

Appendix B. Neighbourhood Plans

B.1 Glentworth Neighbourhood Plan (adopted 4 November 2019)

Glentworth Neighbourhood Plan 2018 – 2036

**Approved Plan
September 2019**

**Prepared by:
Glentworth Parish Council**





Children's Photographic Competition:

Best Picture.

Photographer: Tristan Freeman

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Foreword

The Localism Act 2011⁽¹⁾ introduced support for the production of Neighbourhood Plans: this provides an opportunity for residents to have an influence in the way their area develops over the plan period. Glentworth Parish Council appointed the Neighbourhood Plan Working Group to develop a Plan on its behalf. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.

Thanks must go to the group for the time and effort they have given to developing the Plan over the course of the last 18 months, guided and supported by Open Plan Consultants and Community Lincs. Thanks are also due to the residents who have supported the process and actively given their input, using consultation events and surveys to express their concerns, interests and aspirations and their desire to influence the future of their community.

Funding for the production of this Plan has been received from the Department of Communities and Local Government (Groundwork). The Parish Council funded the room hire and refreshments for the final consultation event and the printing of the final Plan.

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1 Introduction to Neighbourhood Plans

1.1 What is a Neighbourhood Plan?

1.1.1 A Neighbourhood Plan is a document that sets a vision for the future of a neighbourhood and sets out how this vision will be realised through planning and development. The document must reflect the views of the residents of the neighbourhood.

1.1.2 A Neighbourhood Plan is a legal planning policy document and once it has been made (i.e. brought into force by the Local Authority), it must be used by:

- Planning officers at the Local Authority in assessing planning applications;
- Applicants as they prepare planning application for submission to the Local Authority;
- Parish Councils in consideration of planning applications in the neighbourhood; and
- Residents and stakeholders in a wider capacity.

1.1.3 Plans and their use are subject to legislation and regulation including:

- the Town and Country Planning Act 1990⁽²⁾;
- the Planning and Compulsory Purchase Act 2004⁽³⁾;
- the Localism Act 2011⁽⁴⁾;
- the Neighbourhood Planning (General) Regulations 2012⁽⁵⁾; and
- Directive 2001/42/EC on Strategic Environmental Assessment⁽⁶⁾.

1.2 Why does Glentworth need a Neighbourhood Plan?

1.2.1 An early draft of the Central Lincolnshire Local Plan (CLLP)⁽⁷⁾, which covers West Lindsey, appeared to set a development target of nineteen new homes in Glentworth in the period 2012 to 2036*. The target of 15% growth is higher than for other small villages in the CLLP area due to the identification of the Hemswell Cliff Business Park area as a national Food Enterprise Zone, expected to lead to significant investment and job creation. This prompted an examination of the ways to ensure local input into future development. A Neighbourhood Plan provides the best mechanism for the community to shape and influence how its neighbourhood evolves. When the Parish Council consulted the community, there was resounding support to take this forward, on the basis that we could either do nothing and allow decisions to be made for us, or decide for ourselves how we want our village to develop in the future.

* The growth target for the settlement of Glentworth remains 15% but the base number of dwellings was amended to 94. The revised target is therefore fourteen for the period 2012 to 2036; at 5 June 2109, permission had been granted for thirteen dwellings against that target. See <https://www.west-lindsey.gov.uk/my-services/planning-andbuilding/planning-policy/housing-growth-in-medium-and-smallvillages-policy-lp4/>

1.2.2 The Plan will add depth and local context to the policies contained in the CLLP, such as policies LP17: Landscape, Townscape and Views, LP23 Local Green Space and other Important Open Space, LP26 Design and Amenities etc. The policies of the CLLP already offer a level of protection to key natural and human facilities and amenities in the Parish, and the Plan will strengthen and add local specificity to them.

2 Creating a Neighbourhood Plan for Glentworth

2.1 The Process

2.1.1 The main steps in the process for establishing a Neighbourhood Plan are shown in Figure 1.

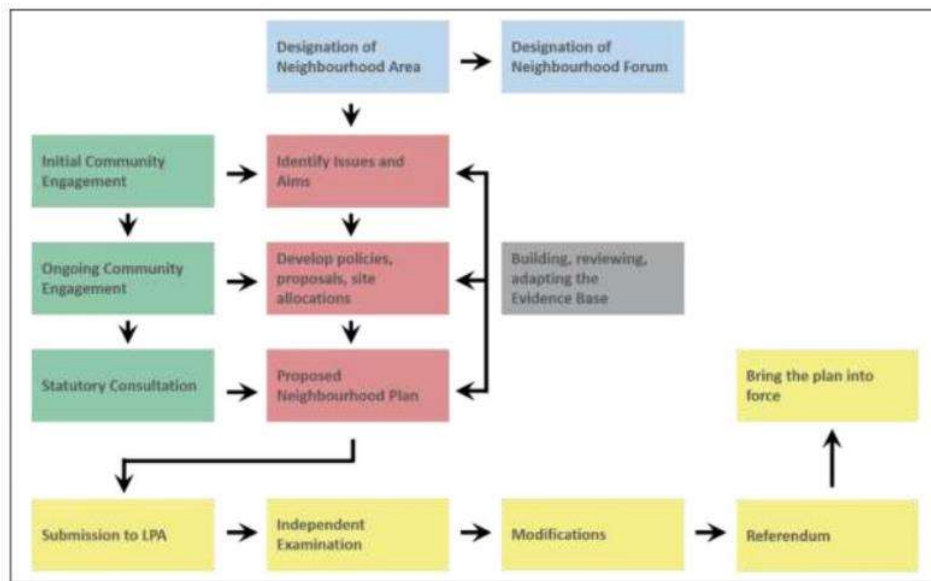


Figure 1. Neighbourhood Plan Process Flow

2.1.2 The designated area of the Glentworth Neighbourhood Plan is the Parish of Glentworth (see Map 1, below).

2.1.3 Glentworth Parish Council is committed to engaging the community in the development of the Plan. On behalf of the Council, the Neighbourhood Plan

Working Group has provided opportunities, including meetings, surveys and drop-in sessions, for community consultation. These are detailed in Table 1 below.

2.1.4 The Policies in this Plan are supported by a number of evidence-based reports. These include:

- West Lindsey District Council Strategic Environmental Assessment Screening Report
- Neighbourhood Character Profile Report
- Green Space Assessment
- Consultation Summary (included in the Consultation Statement)

2.1.5 In February 2018, the Group:

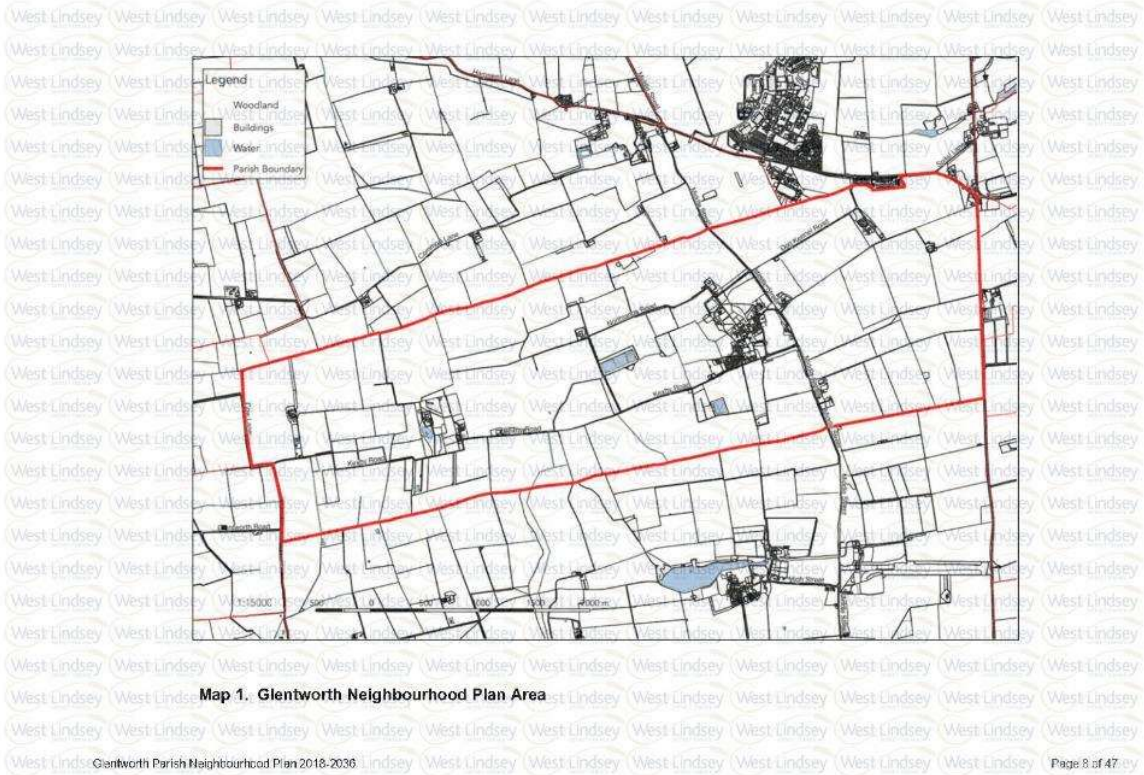
- contacted landowners of potential Local Green Space sites and informed them of the intention to designate their land,
- submitted the Draft Plan to West Lindsey District (WLDC) for a Sustainability Screening Report, and
- finalised this Draft Version of the Plan, incorporating comments from the WLDC Sustainability Screening Report.

2.1.6 This draft version of the Plan was submitted for the Regulation 14 Consultation, also known as Pre-Submission Consultation. In this phase, the Draft Plan was made available to Statutory Consultees (e.g. WLDC, the Environment Agency, the Highways Authority, Historic England) and to local residents, and businesses operating in the Parish. Comments were collected and logged. The consultation period ran from 9th February until 23rd March 2018. A drop-in event to present the Plan and provide a further opportunity to collect comment and feedback from residents was held on 10th March 2018.

2.1.7 After the end of the Pre-Submission Consultation period, all comments were analysed and addressed by the Working Group, making amendments to the Plan as necessary. The list of comments, the Working Group's response to each comment, together with the rationale, is available in the Statement of Consultation.

2.1.8 The Working Group finalised a Submission Plan, together with a Statement of Consultation and a Basic Conditions Statement detailing how the Final Plan complies with all policies and principles of the 'basic conditions'. These are that the Plan:

- has regard to national policy and advice,
- contributes to the delivery of sustainable development,
- is in general conformity with the strategic policies of the local development plan,
- is compatible with EU obligations,
- does not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012)⁽⁸⁾.



Event	Date	Purpose	Outcome
Public Meeting	15th March 2017	To provide residents with information on Neighbourhood Planning & how it will affect them.	52 attended, totalling almost 20% of Parish residents. Following a lively debate, a show of hands indicated strong support for the development of a Neighbourhood Plan.
Questionnaire	Posted: 29th May 2017 Collected: 12th June 2017	To gather opinions and ideas from members of the Parish on how they wish to see the Parish develop.	113 Surveys completed – 42% of the adult population. A Headline Analysis was compiled by Janet Clarke and formed the basis of the July Newsletter. The full analysis/report to be ready by August.
Scarecrow Festival	8 th July 2017	To provide update information to residents by displaying charts & information from the Survey Headline Analysis and answering questions.	There was a fair amount of interest with a steady flow of people looking at the display/posters and asking questions.
Village Walkabout	17 th September 2017	A practical event to help people understand and have input to the Neighbourhood Character Assessment. To involve the children in developing the Neighbourhood Plan through the launch of a photographic competition.	25 attended. Split into 2 groups, each group took half of the village. Information recorded as the groups walked around the village (including village assets, key views, buildings, routes & gateways and, landmarks) will form the Neighbourhood Study. Large scale maps set out in the village hall were used for people to 'post' their ideas, likes/dislikes and observations, along with information gathered during the Walkabout.
Visioning Day	30 th September 2017	To share the full report from the Survey, feedback on activities and on all progress made to date. To start to create a shared Vision for Glentworth by means of an interactive session with all those attending.	30 attended. A number participated in writing down their own vision for the village for the "Glentworth 2036 Wishing Line", and those who hadn't been able to attend the Walkabout added to the large scale maps. The majority stayed for the Visioning session where the draft vision for 2036 was created.
Final Consultation Flyer & Questionnaire	Posted: 9th February 2018 Collected: 24th March 2018	To notify residents of the start of the final 6 week consultation period, and of the forthcoming Consultation Event on 10th March. To provide them with a summary of the Neighbourhood Plan and associated policies, with information on where to view the full versions of these documents. A questionnaire was included for residents to comment on, and indicate their support or objections to, the plan and policies.	30 questionnaires were completed and returned. All responses were positive in their support of the Neighbourhood Plan and policies. A number of residents commented on certain aspects of the plan and policies: these comments will be responded to by the working group within the next month, and included when all Neighbourhood Plan documentation is submitted for examination.
Final Consultation Event	10th March 2018	To provide a further opportunity for the community to view and give their final comments on the draft Neighbourhood Plan, the corresponding Neighbourhood Character Profile, and associated Policies.	This was a drop in event which 16 people attended. All working group members were there, plus our consultant Janet Clarke from Community Lincs, to answer any questions that people had. On display were hard copies of the draft Neighbourhood Plan, plus laminated copies of all policies with an invitation for people to use coloured stickers to indicate their support or objection for each. The indications of support were unanimous.

Table 1. Consultation Events

- 2.1.9 In November 2018, the Parish Council submitted the documents to WLDC. WLDC published the Plan and opened the Regulation 16 consultation with Statutory Consultees and the community for a period of six weeks from Wednesday 9 January 2019 to Wednesday 6 March 2019.
- 2.1.10 In May 2019, WLDC and the Parish Council appointed Mr Andrew Ashcroft as Independent Examiner to review the Final Plan.
- 2.1.11 On the basis of the representations received from the Regulation 16 consultation and the Examiner's report, the Plan was further amended and submitted for approval by referendum of the electorate of the Parish of Glentworth on 5 September 2019
- 2.1.12 At the Referendum, 62 votes were cast (turnout 26.7%) with 61 (98.4%) in favour and 1 (1.6%) against. The Plan therefore goes to be 'made' by WLDC, becoming part of the statutory development plan for the area.

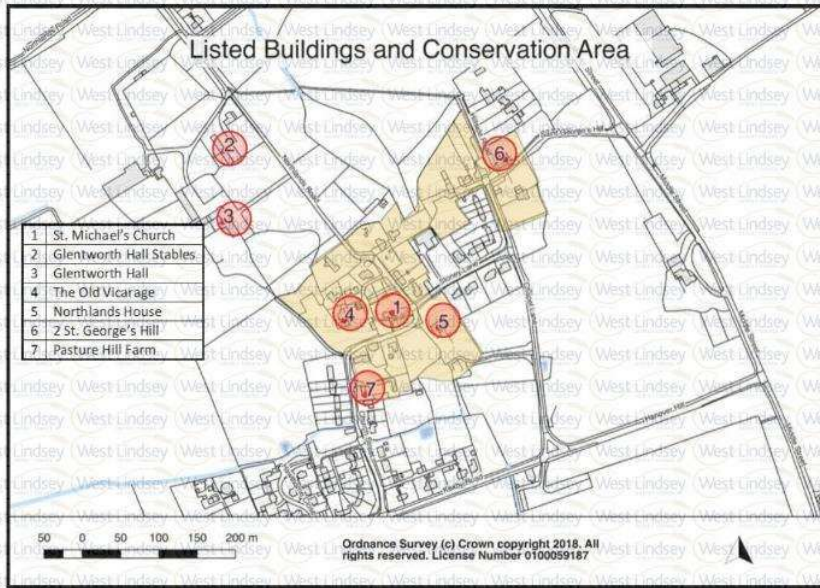
3 About Glentworth

3.1 The Past*

- 3.1.1 Glentworth village is one of a number of spring-line settlements which stand at the foot of the Lincolnshire Cliff escarpment, spaced approximately 1-1½ miles apart. Glentworth was recorded as an existing settlement in the Domesday Book (1068) and had therefore developed in the preceding Anglo-Saxon period. However the village has also produced a number of finds of Roman date, including a villa in the grounds of the Hall.
- 3.1.2 Most experts agree that Glentworth got its name from "Gle(a)nt warde" meaning a protected place for birds of prey, and is the name recorded in the Domesday Book. Some also suggest "Glente", meaning a look-out hill or vantage point, for you can see for miles across the Trent plain from the top of the escarpment on a clear day.
- 3.1.3 Rich in historical charm, Glentworth Parish has a number of significant historical and listed buildings, many within the core Conservation Area of the village (see Map 2 Listed Buildings and Conservation Area). In 1566 the greater part of the lands of Glentworth were acquired by Sir Christopher Wray, who was Lord Chief Justice of all England under Queen Elizabeth I. He built a mansion for his family, the remains of which are situated to the rear of Glentworth Hall, the imposing Grade II* listed building and well-known landmark that can be seen when travelling along the B1398 at the top of the escarpment. The Tudor Hall was remodelled in 1753 for the 4th Earl of Scarborough, with a new Georgian façade facing East instead of West. This version of Glentworth Hall was originally a 3-storey building, but after the sale of the Hall in 1917, was allowed to fall into a state of disrepair and decay. The Hall has since changed hands a number of times, having its top-storey removed and the roof lowered in the 1940's by new owners, with the latest restoration taking place between 1998 and 2000.
- 3.1.4 Central to the village is St Michael's Church, a Grade II* listed building and the oldest standing building in Glentworth. Sir Christopher Wray was buried at the church when he died in 1592, and a magnificent marble tomb with carved effigies of Sir Christopher, his wife, four daughters and son provides an outstanding feature which brings many visitors to the church. Also within the churchyard is a granite memorial to the four Glentworth men who gave their lives in WW1, Messrs. Taylor, Redhead Foster and Strawson.
- 3.1.5 For many generations Glentworth Parish has been a working farming community, many of the farms and estates still active to this day, the original limestone and rubble/ironstone and rubble houses and estate cottages being a key feature in helping the village maintain its rural character. A school was provided as early as 1840 for the children of Glentworth by the 8th Earl of Scarborough, believed to be the eastern most end of 'Peacock Row' which has a commemorative plaque in the east gable end of the building. Although not listed buildings, their appearance and position in the village, adjacent to St Michael's church, are important in both visual

and historic terms. Four year later, the 9th Earl built a new school at the junction of Stoney Lane and Church Street. The school closed in 1969 and became a private residence in 1979, and remains a prominent feature in the centre of the village with its white walls and bell tower.

* Sources H Parker, 1935⁽⁹⁾ and J R Foster 2011⁽¹⁰⁾

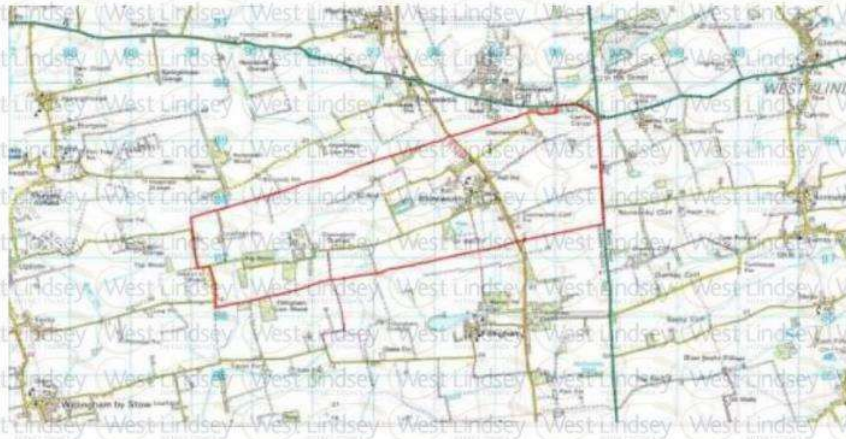


2. Listed Buildings and Conservation Area

3.2 The Present

3.2.1 Introduction

The Parish of Glentworth covers an area of approximately 12.6 square kilometres, extending south and west from Caenby Corner on the A15.



Map 3 Glentworth Parish and Surrounding Area

A profile from the northwest corner to the southeast corner demonstrates the three main topographical areas; from west to east, the Till Vale, the Cliff and the Limestone Dip Slope.

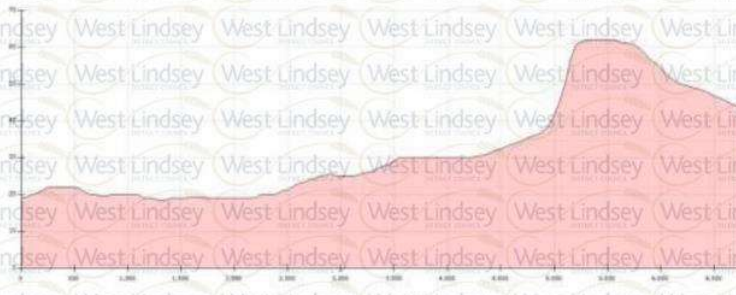


Figure 2 Profile

3.2.2 Landscape Character*

The Lincoln Cliff is the most significant landscape element in the Parish. It is a straight and prominent, limestone capped, scarp slope extending north south from the Humber to the South Kesteven Uplands. The scarp is a backdrop for views across the Till Vale.

The spring-line villages, of which Glentworth is one, have attractive settings at the bottom of the scarp, with many trees and smaller fields with robust hedgerow boundaries. This narrow landscape band contrasts with the wider, open landscape to the west. There are long views from many points along the ridge-top road.

The majority of the area of the Parish of Glentworth lies within the Till Vale. It is an agricultural landscape with large, flat, open fields, almost in exclusively arable cultivation. The fields have hedgerows of predominantly hawthorn, with some hedgerow trees and are managed with wide headlands to encourage target wildlife species. There are small blocks of mixed woodland and shelterbelts comprising around 45 hectares in total. There is a network of dykes and ditches, and raised irrigation reservoirs, all of which have little visual presence in the landscape.

Kexby Road, connecting Glentworth with Kexby and Upton is a typical enclosure road with characteristic wide verges and hedgerow boundaries. There are also scattered houses and farm buildings. There are two small-scale oil extraction sites, screened by banks and by trees from most aspects. From the higher points there are long westward views to the power stations on the Trent, and eastward views to the scarp face of the Lincoln Cliff.

The character of Limestone Dip Slope is best appreciated from Dog Kennel Lane or from the public footpath from Hall Farm to Caenby Corner. The dip slope falls gently to the east from the Cliff and is an exposed, open, agricultural landscape with fine views to the edge of the Lincolnshire Wolds. Individual trees and lines of trees are important landscape features.

*Source: West Lindsey Landscape Character Assessment 1999 Parts 1 & 2⁽¹¹⁾

3.2.3 Glentworth Village

The village of Glentworth is quiet and secluded, accessed by steep minor lanes, which descend the scarp from the ridge-top route of the B1398, Middle Street. There is no direct linkage by road below the Cliff between the village of Glentworth and the neighbouring settlements of Harpswell and Fillingham (although there is a well-used public bridleway connecting to Fillingham and a less well-known alledged footpath to Harpswell).

St. Michael's Church and Glentworth Hall are important landmarks when approaching the village, although they are partially hidden by trees and other village buildings.

Within the conservation area there are a number of buildings in the characteristic limestone, with brick detailing and pantile roofs. There are good examples of boundary walls constructed from the local limestone. Newer houses in the conservation area have been designed, with variable success, to blend with these older buildings.

3.2.4 Population

The population of the Parish at the 2011 census⁽¹²⁾ was 323, including seventeen resident at the Meadow View Hospital. The age profile, when compared with that of England as a whole, suggests that Glentworth is less attractive to people in the 18 – 29 age range and to those 75 or over, compared with the averages for England. (See also section 3.2.4 Socioeconomic Profile).

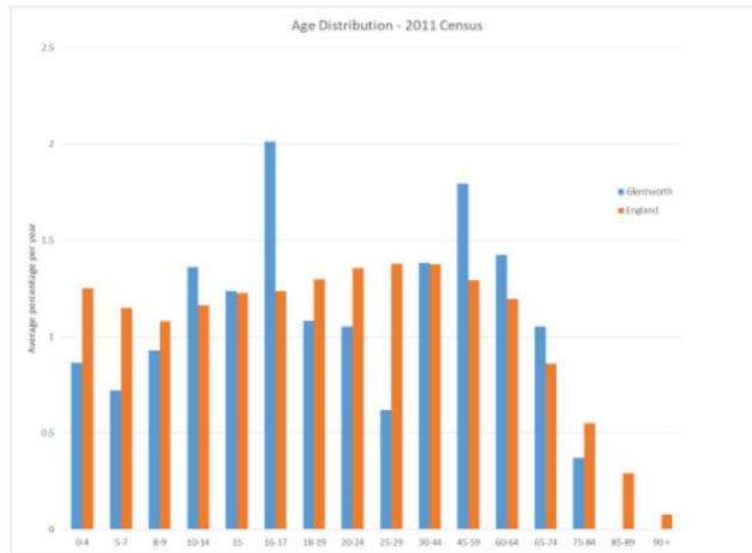


Figure 3 Age Distribution – 2011 Census

The 2011 census data also show the distances being travelled to work. Of those who travelled, the average distance was 22.7 km with 104 people travelling more than 10 km to work i.e. beyond the adjacent Hemswell Cliff/Caenby Corner area. These data are consistent with the limited employment opportunities (agriculture, the Meadow View Hospital) within the Parish.

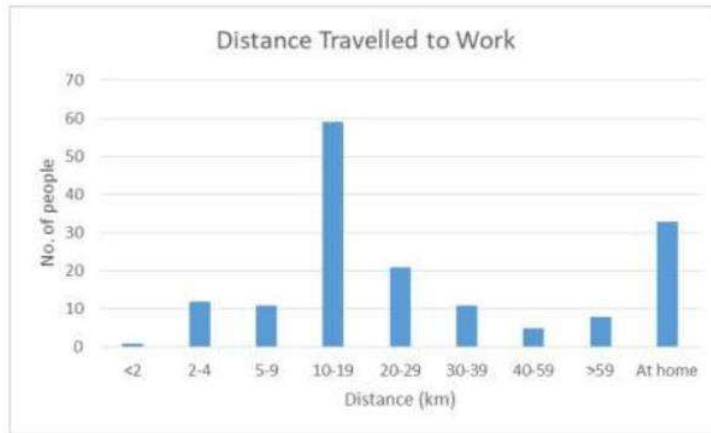


Figure 4 Distance Travelled to Work – 2011 Census

3.2.5 Socioeconomic Profile.

The English indices of deprivation 2015⁽¹³⁾, published by the Government, provide statistics on relative deprivation in small areas in England. For this purpose, England has been divided into 32,482 units referred to as a “Lower Layer Super Output Areas” or LSOAs. In this analysis Glentworth falls into the LSOA E01026399 which also includes Ingham and Fillingham.

The index uses seven dimensions – Income, Employment, Education and Skills, Health and Disability, Crime, Barriers to Housing and Services, and Living Environment – and for each dimension, ranks each LSOA from 1 to 32,482, where 1 is the most deprived and 32,482 is the least deprived (or most advantaged). The rankings for the individual dimensions are combined, using weighting factors, to produce an Index of Multiple Deprivation.

Table 2 below shows the position of the Glentworth, Fillingham, Ingham LSOA against each of the dimensions and the Index of Multiple Deprivation.

Deprivation Index and Dimensions	Glentworth LSOA	Decile
Index of Multiple Deprivation	17,865	6
Income	19,928	7
Employment	15,354	5
Education and Skills	25,942	8
Health and Disability	17,917	6
Crime	30,549	10
Barriers to housing and services	2,529	1
Living environment	16,495	6

Table 2: Deprivation Index and Dimensions for the LSOA

The area fares as well as or better than the England average in six of the seven dimensions, reflecting its attractiveness to a relatively affluent and mobile working population. However, the Glentworth LSOA is in the most challenged 10% of all neighbourhoods in England in terms of Barriers to Housing and Services, which suggests that those individuals with lower incomes or more acute needs for services find it difficult to live in the village.

In particular, Parish has no shop or Post Office (the nearest is in the neighbouring Hemswell Cliff), school, pub, doctor's surgery or dental practice. The limited accessibility and availability of public transport makes Glentworth a challenging place to live for those without access to a car.

Public transport comprises:

- the Stagecoach 103⁽¹⁴⁾ route from Scunthorpe to Lincoln (approx. two-hourly between 07:30 and 18:30) along the B1398, Middle Street,
- the 354 service (schooldays only) between Lincoln and Gainsborough, leaving Chapel Lane for Gainsborough at 07:57 and returning at 16:11 *en route* to Lincoln,
- the "Tesco bus", picking up and returning through the Village each Thursday morning, and
- the Call Connect service.

4 Our Vision and Objectives

The Vision is originated from the key issues listed in the preceding section, which arose throughout the consultation process. The Working Group developed a Vision for the future of the Parish that acts as the main statement of intention of this Plan.

4.1 Vision

In 2036, Glentworth will continue to be a peaceful rural village, an enjoyable place to live with a thriving, safe community. Glentworth Parish will protect the highly valued features of the natural environment, such as green spaces and the open landscape, preserving the village atmosphere and character for future generations. Existing services and local facilities will be protected and improved to meet the needs of all ages. Any new housing would be sympathetic to the Parish's valued historic, rural and diverse character.

4.2 Objectives

The following objectives are based on the Vision and they provide the context for the Neighbourhood Plan's Policies (in the next section).

Character and Design

Objective 1: Ensure the unique and diverse character of the area is identified and reflected in any new development, with respect to materials, style and type of the existing built boundary and conservation area of the settlement.

Environment

Objective 2: To protect and where possible enhance the natural environment of the plan area, retaining the visual connections with the surrounding countryside.

Objective 3: To identify and protect specific assets and features of the natural environment valued by the local community.

Facilities

Objective 4: To protect and improve the community and recreational facilities present in the area to ensure the strong sense of community is maintained.

Objective 5: To support the provision of new community facilities and services in the area, reflecting local aspirations.

Objective 6: To support and encourage broadband providers to improve speed and connectivity to all properties within the Parish.

5 Neighbourhood Plan Policies

Once made by the WLDC, the policies of the Glentworth Neighbourhood Plan will become, with the policies of the CLLP, the Development Plan for the Parish, against which proposals for development will be assessed.

5.1 Policy 1: Views

5.1.1 Justification

It is widely recognised that certain views are key in defining the character of a settlement: these views involve the countryside surrounding settlement as much as views toward village or within the built environment. The National Planning Policy Framework (NPPF)⁽¹⁵⁾ promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognising "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".

The Central Lincolnshire Local Plan policy LP17 protects important views, demanding development proposal to maintain or enhance important views and allowing for a negative impact only in special circumstances and when mitigation measures are in place. Policy LP17 directly mentions "key local views and vistas", which are detailed as part of this Policy. Part of the Parish also falls under an area of Great Landscape Value (see Figure 5).

Local residents have demonstrated that they highly value the retention and enhancement of the Character of the Village. According to the Survey performed in June 2017, 70.1% of the respondents considered "change to the character of the village" as a major concern in case development should go forward and as part of the Visioning Workshop several residents mentioned the importance to maintain the rural character of Glentworth and its landscape. As part of Neighbourhood Character Profile exercises, including the Asset Mapping and Walkabout, residents identified a number of key local views and provided valuable information on the reason why such views are so valuable. The Views Map, Assessment and Photographic Evidence are available in the Views Section of the Neighbourhood Character Profile.

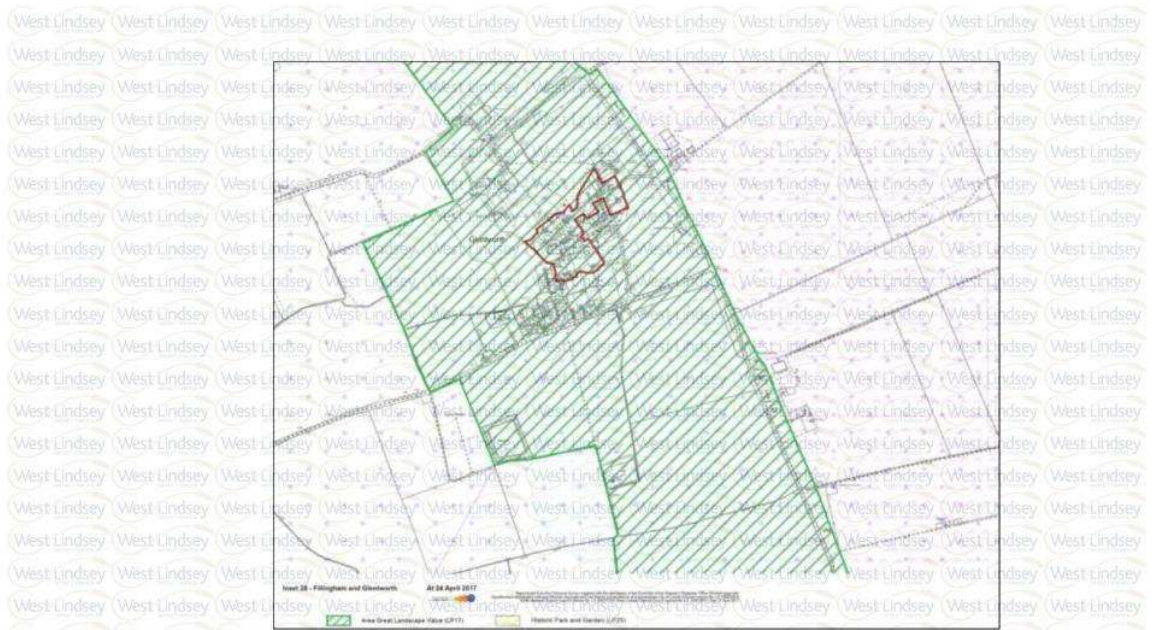


Figure 5 Showing the Area of Great Landscape Value – CLLP Policy LP17

<https://www.n.kesteven.gov.uk/central-lincs/shire/policies-map-and-interactive-map/>

Policy 1: Views

1.1. The following views, as identified on Policy Map 1(a) and 1(b)* and described in the Views Section of the Neighbourhood Character Profile Report are identified as Key Local Views:

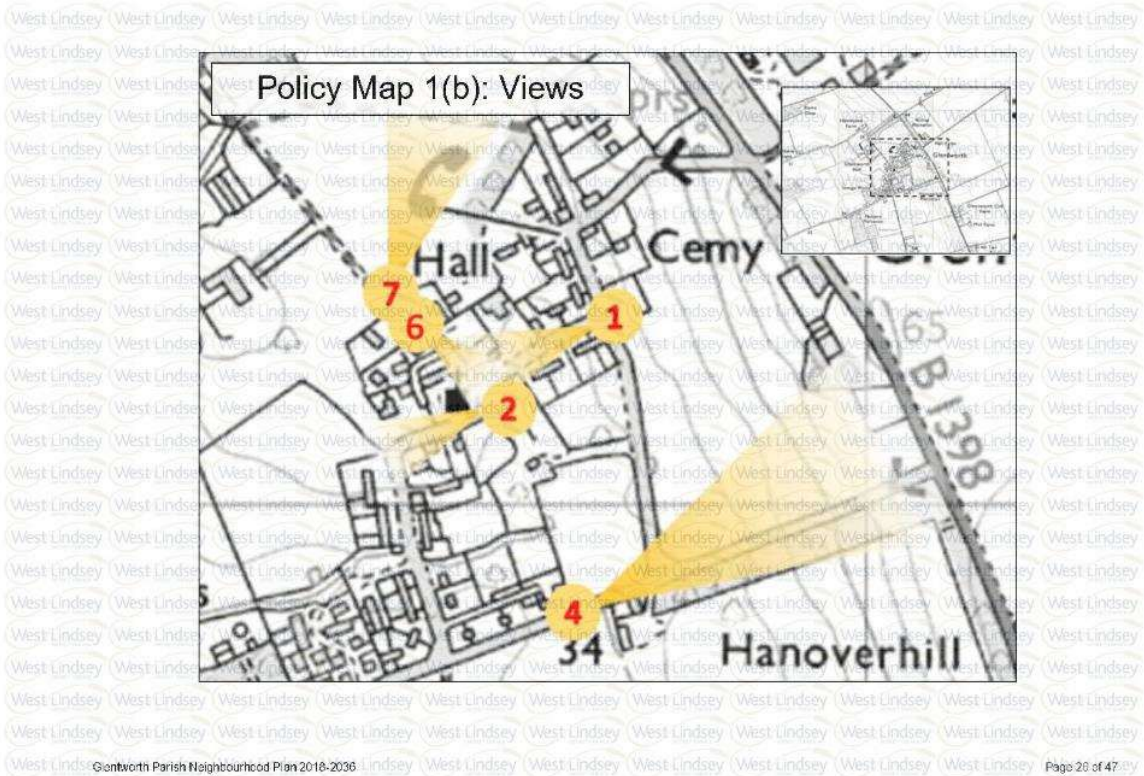
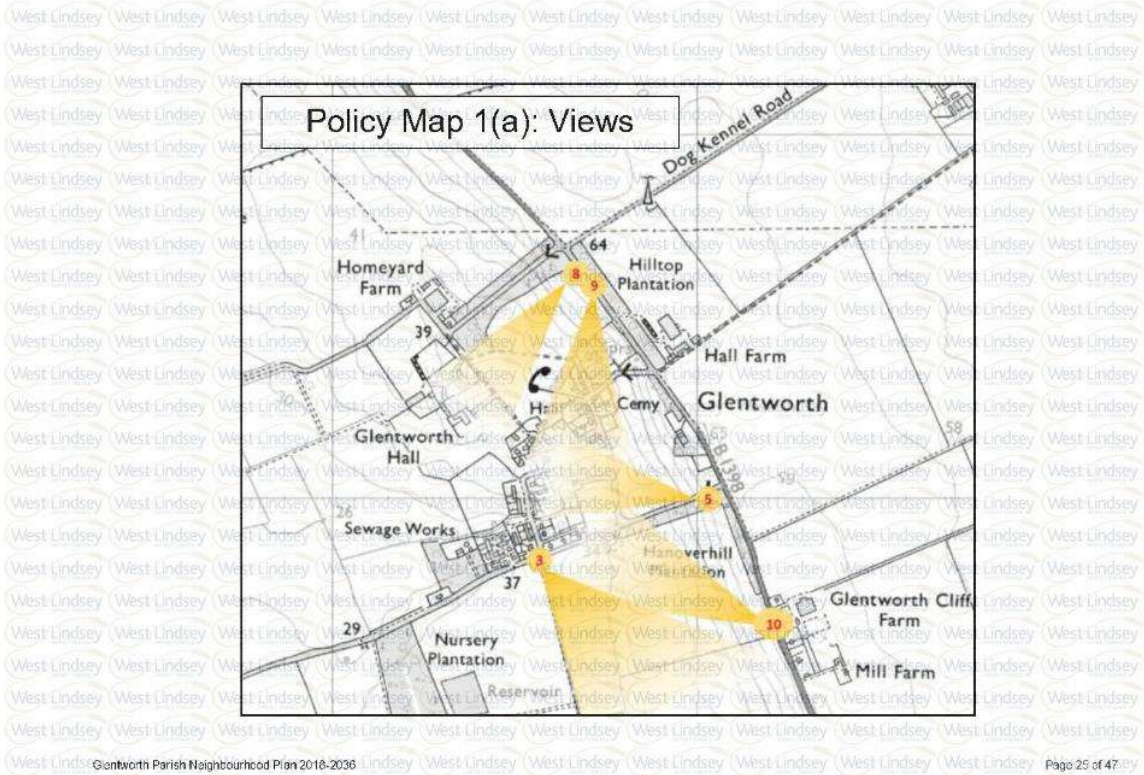
No.	Direction of the View	Description of the Importance of the View
1	View towards the church from Stoney Lane	<p>This part of the village is particularly pretty and is considered the heart of the village by many. It forms part of the conservation area of Glentworth.</p> <p>The Church is raised by at least four feet above the level of the 'T' junction at the western end of Stoney Lane and Church's eastern transept window can clearly be seen.</p> <p>The graveyard and the back of the traditional stone and brick built Peacock Cottages can also be seen from the 'T' junction.</p> <p>A predominant feature is the limestone retaining wall that runs along the edge of the graveyard and curves around the corner running towards the south end of Church Street.</p>
2	Looking west on Church Street towards Church Farm	Was considered beautiful by the group – stone buildings and mature stone walls, enhanced by the trees.
3	Looking south and east from the junction of Church Street with Kexby Road	Views across the open fields towards Fillingham and up to the escarpment/ridge were considered beautiful by the group. It illustrates the rural setting and springline position of the village below the ridge.
4	View east on Kexby Road to Hanover Hill	Looking up Kexby Road towards horse chestnut tree and the sunlit escarpment is particularly beautiful (and was the subject of the winning entry of the children's photographic competition).
5	View west from Hanover Hill towards Northlands and the village.	This "gateway" view of the village across the paddock where horses and chickens currently graze, including the horse chestnut tree at the junction of Hanover Hill, Chapel Lane and Kexby Road provides a first impression of a quiet, rural settlement in a green setting enhanced by mature trees.
6	From the northern end of Church Street, looking south	The view of the limestone ridge is very important, showing the characteristic springline setting.
7	From the northern end of Church Street, looking north and east	The view opens up across the track, over paddock and open fields to the woods beyond. The eye travels up the limestone ridge, which is maintained as arable farm land. This view is important to the sense of place as a distinct and well-defined settlement.

8	Southwest from Middle Street to Glentworth Hall and beyond	Superb view of this historic house in its parkland setting with distant views across the Trent in the background.
9	South from Middle Street towards St. Michael's Church and beyond.	Provides the best opportunity to appreciate the character and setting of the entire village in one view.
10	Northwest from Middle Street (approaching from the south)	Glimpses of the church, Glentworth Hall and the characteristic pantile roofs, softened and harmonised by the trees. Emphasises the discrete rural setting.

1.2. Development proposals will be supported where they take account of Key Local Views and have demonstrated how they are maintaining and responding positively to such views.

1.3. Development proposals that that would cause harm to Key Local Views will be supported where the benefits of the development outweigh the harm: in such circumstances the harm should be minimised and mitigated.

** Note: The direction and scope of the views identified in the maps are for indication only; they are not definitive.*



5.2 Policy 2: Local Green Space

5.2.1 Justification

The sites listed in Policy 2 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF (paragraph 76 to 78) enables local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them. By designating land as LGS local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- the green area concerned is local in character and is not an extensive tract of land.

The Central Lincolnshire Local Plan Vision aims to protect natural environment and existing open spaces as part of future development. In practice, the CLLP protects Local Green Spaces and Important Open Spaces through LP23, while Policy LP20 and LP21 aim to protect existing green spaces within and around settlement, green infrastructure, green corridors etc. The Central Lincolnshire Green Infrastructure Study⁽¹⁶⁾ and Biodiversity Opportunity Mapping Study for Central Lincolnshire ⁽¹⁷⁾, directly mentioned in these last two policies, identify a number of natural and semi-natural green spaces in the Parish, while the Open Space Audit and Provision Standard Assessment (2016) identifies the area west of Glentworth Hall as a Public Park and Garden (see Map 4 Open Space Provisions: Glentworth Village). These studies acknowledge the importance of these sites as a key green infrastructure and open space provisions for the community, which should be considered in determining planning applications.

The grazing land east of Glentworth Hall not only forms part of the historic parkland of the Hall but is of high archaeological significance because it contains the remains of the medieval village that was cleared to improve views of the Hall. It is also the site of a Roman villa discovered in the 18th century during excavations for the lake. This site has therefore been included in the list of designated Local Green Spaces (see Policy 2, below) in order to protect the significant buried archaeology and to preserve the setting of the Grade II* Hall.

The Group identified three additional sites that are considered worthy of protection. LGS3 overlaps with one of the identified areas of green infrastructure within the context of Policy LP20 of the CLLP. LGS3 is a part of a wider green infrastructure site identified on the CLLP policies map. The two policies have complementary roles. The wider area in the CLLP is a defined area of green infrastructure. The proposed

LGS3 in the submitted neighbourhood plan identifies a specific section of this wider area to which it apportions local green space status.

Residents have demonstrated that they value highly the existing local green spaces and nature in the village. According to the survey performed in June 2017, 88% of the respondents considered "loss of green spaces" as a major concern in case development should go forward, and 72.0% mentioned the "impact on natural environment". The Neighbourhood Character Profile community event validated this information, and through the Asset Mapping exercise and the Walkabout exercise participants have been able to identify directly specific green spaces worthy of protection, providing at the same time valuable information on their recreational, historic, and natural value.

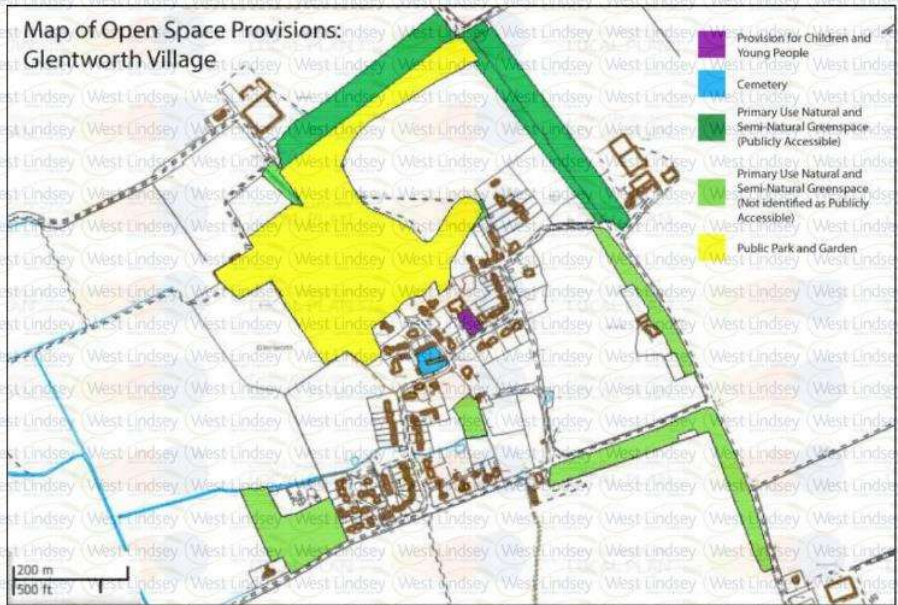
Having regard to the NPPF criteria, it is considered that a number of these green spaces meet the NPPF requirements and merit special designation and protection. These LGS's are defined on Policy Map 2. For each site, a specific assessment has been prepared, showing a map of the site, pictures of the green area, details on ownership and dimensions, and how the site meets the criteria of the NPPF and why it is special to the local community. The LGS Assessment and description is available as a separate document accompanying the Neighbourhood Plan. Within Local Green Spaces, development is normally prohibited in the same way as it is on Green Belt.

Policy 2: Local Green Space

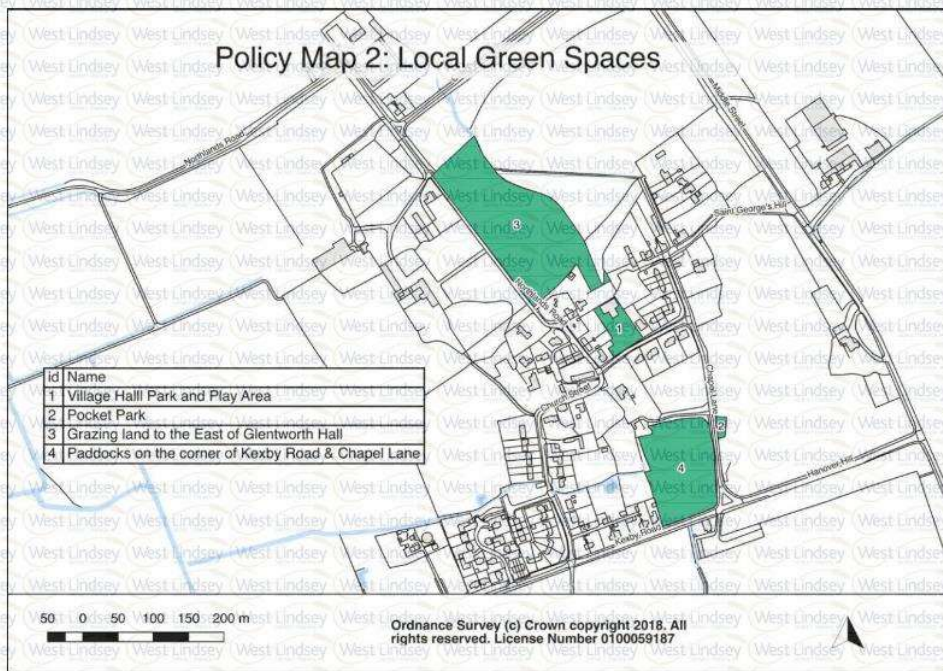
2.1. The following parcels of land are designated as local green space':

- 2.1.1. Village Hall Park and Play Area
- 2.1.2. Pocket Park
- 2.1.3. Grazing land to the East of Glentworth Hall
- 2.1.4. Paddocks on the corner of Kexby Road and Chapel Lane

2.2. Development will not be supported on local green spaces except in very special circumstances.



Map 4 Open Space Provisions: Glentworth Village. Source: Central Lincolnshire Local Plan Interactive Map



5.3 Policy 3: Design and Character of Development

5.3.1 Justification:

The design quality of new developments is important to local people, as has been made clear by the responses to consultations that have been carried out.

The NPPF establishes that "local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area". Although such policies should not be overly prescriptive in terms of architectural style and should not prevent innovative solutions, they have the power to direct design of proposed development in a direction "that respond to local character and history, and reflect the identity of local surroundings and materials". Section 12 of the NPPF promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 103 of the Framework promotes the use of design solutions to implement Sustainable Urban Drainage.

Policy LP25 of the CLLP sets the requirements that a development proposal must meet in order to protect heritage assets, Conservation Areas and Listed Buildings. Policy 3 of the Neighbourhood Plan and the Neighbourhood Character Profile Report, add depth to this Policy, as together they map and describe the Historic Environment of Glentworth and identify key non-designated heritage assets*. The Policy is also in line with Policy LP26 of the CLLP, detailing and adding local context to the Design Principles. The policy is consistent with the parking requirements of Policy LP13, with the provision on Sustainable Urban Drainage Solutions of Policy LP14, and the access standard for ageing population of LP10.

**Non-designated heritage assets" are those landmark buildings and monuments, identified by residents as of architectural or historical importance, that are not currently Listed Buildings or Scheduled Monuments.

Protection of the character of Glentworth has been identified as a key element of the Plan in the June 2017 Survey, where 70.1% of the respondents considered "change to the character of the village" as a major concern in case development should go forward. Moreover, 63.6% of the respondents mentioned "Impact on drainage and flooding" as another key issue, and 51.4% marked "Effect on traffic". Regarding the typologies of houses required in the Parish, the second most preferred typology (following 3-4 bedroom family houses) has been bungalows: homes normally fit for older families or people with mobility difficulties. The Working Group recognised that a Design Policy could do much to address all these issues, and included provision for Sustainable Urban Drainage, off street parking and high access standards into such Policy.

The Working Group compiled a Neighbourhood Character Profile Report as a basis for this Policy and to inform future development proposals. The report defines the overall character of the settlement. It identifies key design principles, describes street-specific elements and identifies non-designated heritage assets worthy of protection. The information and opinions were collected at a community event

combining map-based exercises and focussed “walkabouts”. The synthesis of these inputs into the report used elements of Character Assessment and Place-making Assessment.

Policy 3 sets out the way in which new development should take account of key design principles. Applicants should demonstrate the way in which they have addressed the various matters, and their relationship to the Character Profile Report in the details submitted with planning applications.

Policy 3: Design and Character of Development

3.1. Development proposals will be supported where their design and detailing complement the established character of the village as described in the Neighbourhood Character Profile Report, taking particular account of:

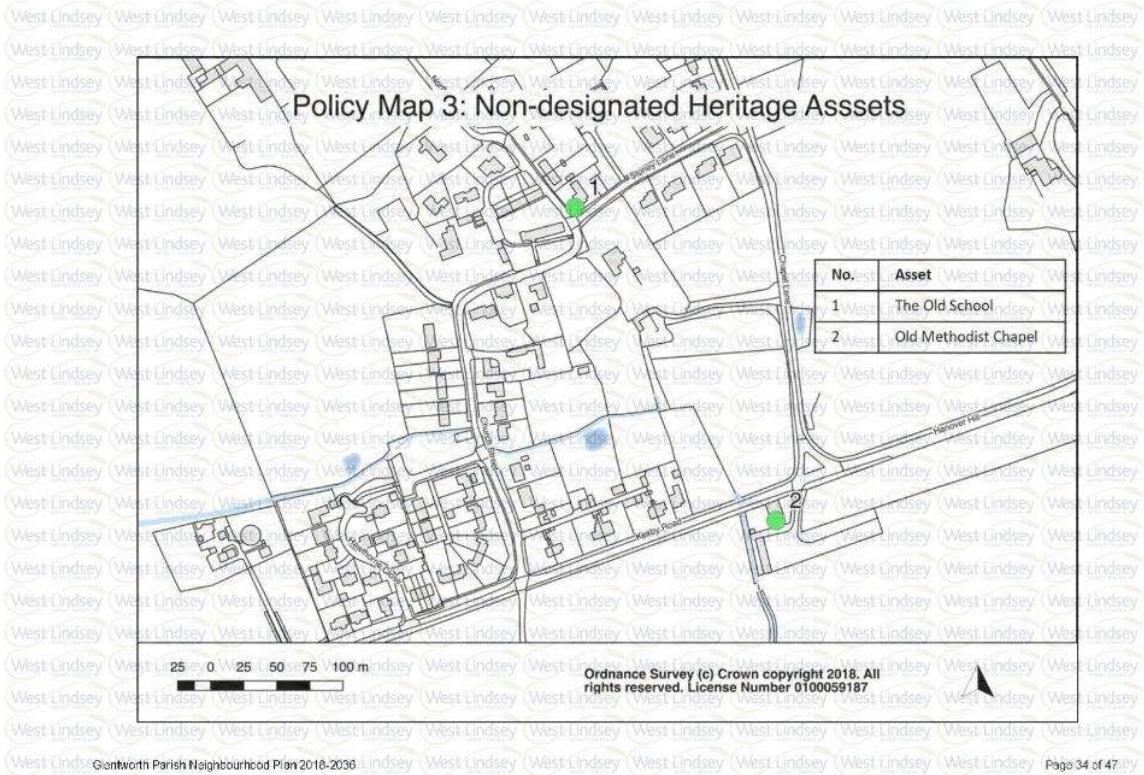
- 3.1.1. the ways in which the overall form, scale, massing, and proportions of new buildings and extensions relate to neighbouring buildings and impact on the character and appearance of the village as a whole;
- 3.1.2. the layout of the development, and the desirability of echoing the current layout of Glentworth, characterised by a linear development with buildings facing existing roads, large front gardens and large space in between dwellings;
- 3.1.3. the visual impact of materials used for external walls and roofs, and the desirability of selecting these from a locally distinctive palette such as red brick, vernacular limestone, wooden windows and clay pantiles;
- 3.1.4. the ways in which the development impacts on the Conservation Area, including features and Important Buildings listed in the Glentworth Conservation Area Appraisal (1993)⁽¹⁸⁾, on surrounding and nearby Listed Buildings and Non-designated Heritage Assets as identified in the Neighbourhood Character Profile Report and on Policy Map 3;
- 3.1.5. the desirability of echoing and interpreting locally distinctive architecture and building elements of traditional buildings and heritage assets in the design and construction of new buildings and structures;
- 3.1.6. the visual importance of defining boundaries - particularly boundaries between public and private realms - in ways that are consistent with the mixture of hedges and limestone walls that traditionally contribute to the character and distinctiveness of the village;
- 3.1.7. the importance of retaining existing mature trees, hedgerows and verges, and to incorporate in new development and roads landscaping solutions such as treelines and wide verges.

3.2. Development proposals should take account of flood risk issues in the immediate locality and incorporate solutions appropriate to local circumstances.

Proposals which incorporate sustainable urban drainage measures appropriate to the site will be supported..

3.3. Development proposals should provide adequate access and off-street parking. Where development includes a garage or any other form of car shelter, it will need to demonstrate that the garage or car shelter is able to accommodate the vehicle, leaving enough room for the driver to comfortably get in and out of the vehicle.

3.4. Development proposals that meet the higher access standards of Part M Building Regulations (Access to and use of buildings)⁽¹⁹⁾ will be supported.



5.4 Policy 4: Community Facilities

5.4.1 Justification

The NPPF states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of that is the protection and retention of existing community facilities and policies that prevent the reduction of community service and facilities offered, unless it can be demonstrated the unviability of such facilities. Although the NPPF does not define what constitutes community facilities, it provides a series of examples to clarify the concept (local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.).

The Central Lincolnshire Local Plan Policy LP15 defines what constitutes community facilities in more details. The Policy also set the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.

Glentworth key communities facilities have been identified through the Neighbourhood Character Profile and the Visioning Workshop. Most residents identified the Village Hall and the St. Michael Church as a key community hub, while the Notice Board as an important means to promote community events and the Post Box as a key service facility. While the Village has no shops or pubs, these are accessible within a short distance at Caenby Comer and in Ingham, Hemswell Cliff and Kirton-in-Lindsey. The village also has no medical practice so the majority of residents either attend clinics at Willingham, Ingham or Kirton-in-Lindsey.

Policy 4: Community Facilities

4.1. The following Community Facilities, as presented in Policy Map 4, have been identified as important facilities to sustain the development of a thriving community in Glentworth:

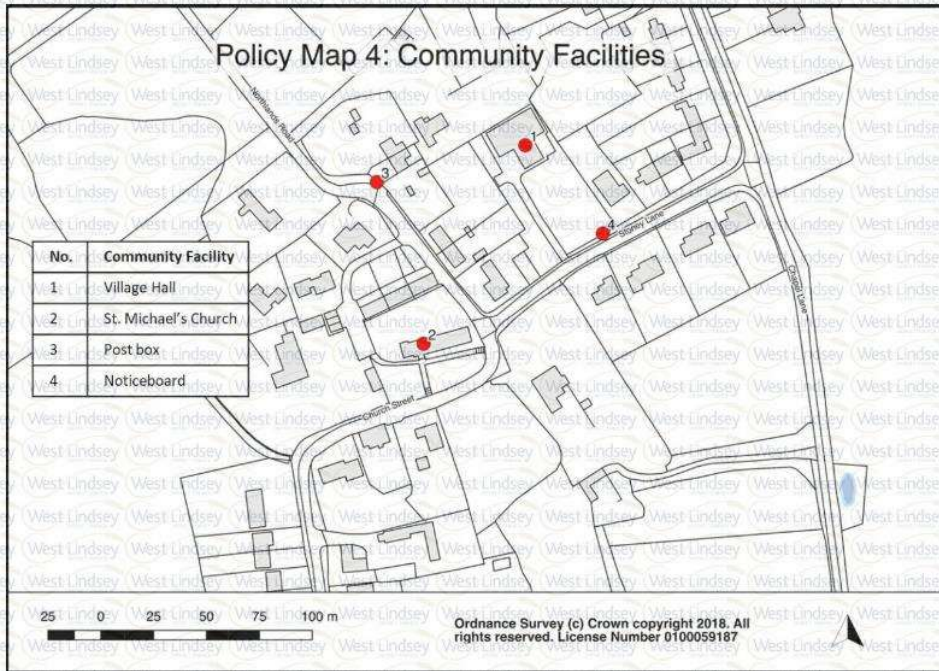
- 4.1.1. The Village Hall
- 4.1.2. St. Michael's Church
- 4.1.3. Post box
- 4.1.4. Notice Board

4.2. A proposal for the provision of a new or enhanced Community Facility will be supported.

4.3. A proposal for the conversion, or change of use, of an existing community facility will be supported where it demonstrates that the site is unviable for the current use to continue.

4.4. A development proposal that will result in a detrimental impact on an existing community facility will be supported where it demonstrates that:

- 4.4.1. the detrimental impact on the community facility is unavoidable and significantly and demonstrably outweighed by the benefit of the proposal and,
- 4.4.2. the implementation of alternative solutions as part of the development, will mitigate the impact on the community infrastructure and reinstate its function.



5.5 Policy 5: Green Infrastructure

5.5.1 Justification

The NPPF defines Green infrastructure as "A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." The Framework also states that "Plans should: ... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; ...". (NPPF para. 171)

Policy LP 20 of the CLLP protects existing Green Infrastructure and promotes its extension:

"The Central Lincolnshire Authorities will aim to maintain and improve the green infrastructure network in Central Lincolnshire by enhancing, creating and managing multifunctional green space within and around settlements that are well connected to each other and the wider countryside.

"Development proposals which are consistent with and help deliver the opportunities, priorities and initiatives identified in the latest Central Lincolnshire Green Infrastructure Study and Biodiversity Opportunity Mapping Study, will be supported."

The Central Lincolnshire Green Infrastructure Study (November 2011) identifies Lincoln Edge North, running across the Parish of Glentworth adjacent to the village, as a Strategic Green Access Link. Moreover, LP13 of the CLLP aims to deliver a network of walking and cycling routes, and supports the maintenance and improvement of existing infrastructure.

As part of the production of the Neighbourhood Character Profile, local residents identified the most important walking and cycling routes, as well as a number of sites that, although not meeting the requirements for designation as Local Green Spaces, are important components of Green Infrastructure Linkages and Green Corridors. Such Green Infrastructure is identified on Policy Map 5.

Within the Parish there are two public bridleways and three public footpaths that are recorded on the Definitive Map and Statement of public rights of way. The bridleways lead from Glentworth village to Fillingham and from the Kexby Road, close to Glentworth Grange, to Willingham Road. The footpaths link Church Street and Hillside to Coachroad Hill, and Middle Street at Hall Farm to the A15 at Caenby Comer. There is an old footpath, not marked on the Definitive Map, that runs from the Pig Farm to Harpswell. The Parish Council is actively pursuing the recognition of this path as a Public Right of Way (Definitive Map Modification Order application 371). There is also an application to reinstate a public footpath to the northeast of Meadow View Hospital (DMMO application 370) and to establish a public footpath between Hawthorn Close and Elizabeth Close (DMMO application 402).

Horse riders ride on the roads around the Village or heading towards Kexby or use the public bridleways. There are many fields surrounding the Village, but horse riders are not permitted to ride round the perimeters.

In this Policy, "green infrastructure asset" includes green spaces, corridors of natural habitats connecting settlements, footpaths, bridleways and natural ecosystems that provide a benefit to local residents in the form of sporting and recreational facilities, areas for quiet contemplation and visual amenity. Existing Public Rights of Way and important Green Infrastructure are presented in Policy Map 5. The map is not exhaustive, and any facility that meets the description of this Justification Text and of Justification Text of Policy LP20 of the Central Lincolnshire Local Plan should be considered as covered by this Policy.

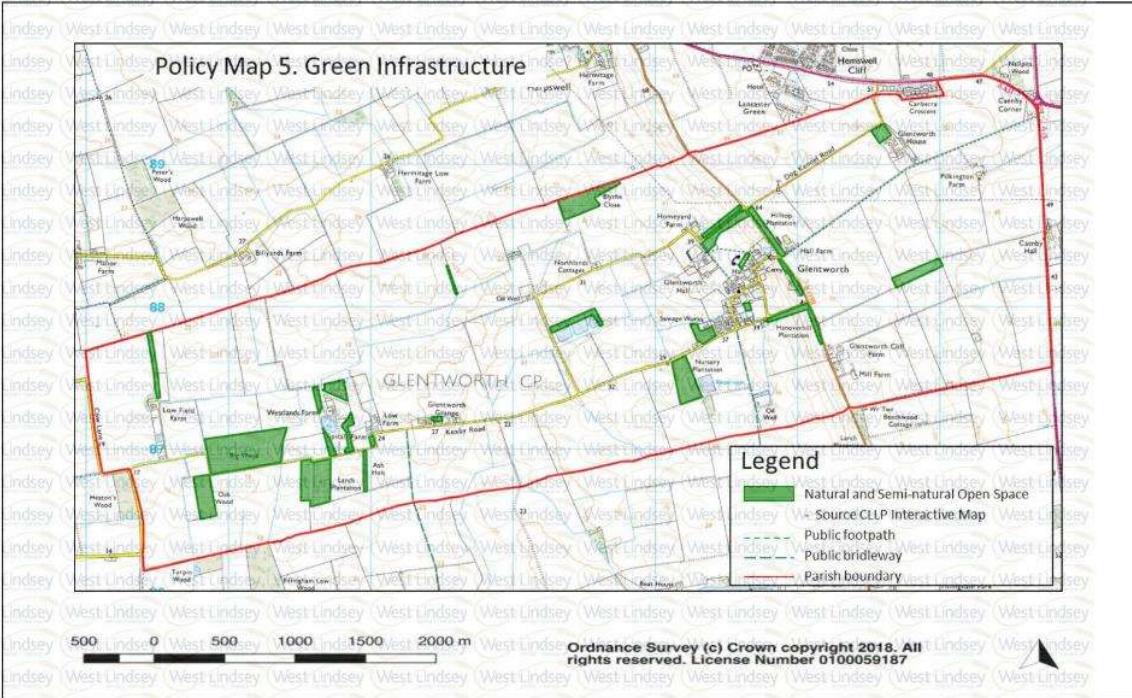
Policy 5: Green Infrastructure

5.1. A development proposal will be supported where it contributes, where practicable, to:

- 5.1.1. the enhancement and management of existing green infrastructure assets, as presented in Policy Map 5, and
- 5.1.2. the provision of new public green spaces and enhances green infrastructure assets.

5.2. A development proposal that will result in a detrimental impact on the purpose or function of existing green infrastructure will be supported only where it demonstrates that:

- 5.2.1. the detrimental impact on the green infrastructure is unavoidable and is significantly and demonstrably outweighed by the benefit of the development; and
- 5.2.2. the implementation of alternative solutions as part of the development, reinstates the green infrastructure's purpose or function to the previous quality and connectivity.



5.6 Policy 6. Broadband Connection

5.6.1 Justification

The NPPF promotes the "development of high speed broadband technology and other communications networks", and aims for the planning system to help delivering such development. The Central Lincolnshire Local Plan aims to improve the existing Communication Network and promote widespread access to the fastest broadband network available.

As part of the consultation process, several residents lamented low speed in private internet connection and difficulties in connecting properties to the most up-to-date broadband network. Policy 6 aims to ensure future residential development considers these issues from the early stages of the design of properties and promote the development of new communication infrastructure. The second part of Policy 6 addresses this matter. Developers should provide for potential future connections to improve broadband networks. This requirement should be applied on the basis of information available on planned or future networks available at the time that the relevant planning applications are determined.¹

The centre of the village is provided with internet connectivity from "Cabinet 2" at the foot of St. George's Hill. Cabinet 2 is connected by fibre optic cable to the Hemswell exchange, allowing VDSL ("superfast broadband") to much of the village, depending on distance from the cabinet. Note: "superfast" is defined as a download speed in excess of 24 Mbps. FTTP (fibre-to-premises) is available for a one-off connection fee charge and an annual rental charge. Outside of the village, alternatives include fixed wireless broadband, broadband via mobile telephone technology and broadband via satellite.*

*Source: The OnLincolnshire website. ⁽²⁰⁾

Policy 6: Broadband Connection

- 6.1. Development proposals that improve existing and provide new access to a high-speed broadband network to serve properties in the Parish will be supported. New residential development should be specified and constructed in a fashion that would allow future access to the high-speed broadband network when it becomes available and, if possible, contribute to improvements in the service for existing residents and businesses.

6 Community Aspirations

The Aspirations set out in this section were identified through the Neighbourhood Character Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. They are presented as a collection of matters that cannot be addressed through land use planning policies but that are of importance to one or more community members. The level of support has not been tested and they are not necessarily supported by the Working Group. However, the Parish Council may pursue these issues through other tools and processes.

The views collected are not intended to be subject to Examination, Referendum or to form part of the Statutory Planning Policy Framework.

The following aspirations have been collected.

- Improve the Playground.

Note: The Parish Council began the process to develop improved playground facilities at the Council meeting in May 2018.

- Improve the maintenance of the gates and hedges around the graveyard in Chapel Lane
- Add dropped kerbs in Chapel Lane
- Improve the maintenance of the Pocket Park and replace seats.
- Add more benches in the Village Hall grounds
- Improve drainage on Stoney Lane and St. George's Hill.
- Improve maintenance of the Village Hall car park.
- Add more benches in the Churchyard
- Improve maintenance of the Church Wall
- Stop vehicle access (particularly delivery vehicles) along the track in front of Glentworth Hall
- Improve the overall appearance and maintenance of the Anglian Water pumping station
- Improve maintenance of verges
- Improve maintenance of the path on Hanover Hill

- Place a white gate on the verge side at the entrance to the village on Kexby Road, which would focus people's attention on the fact they are entering the village and a 30mph zone.
- Make St George's Hill one-way down
- Create a Community Orchard
- Provide a picnic area
- Provide a dog park
- Re-open footpath from the Pig Farm to Harpswell
- Access to fields for horse riders
- Encourage and support the landowner to rehabilitate pond in front of Glentworth Hall grazing land
- Have ornamental trees planted along the village's main streets

7 Reviewing the Neighbourhood Plan

This Plan operates until 2036 in parallel with the Central Lincolnshire Local Plan. It is acknowledged there could be a need to review the Plan over this period, for example if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review. In particular, the Parish Council will consider review of the Plan following any review or amendment made to the Central Lincolnshire Local Plan. In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Plan.

If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so. Following review, the Parish Council will agree any proposed changes to the Neighbourhood Plan. Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

The monitoring and any potential review of a made neighbourhood plan will have a focus on the delivery of the committed sites* within the neighbourhood area. Where necessary the Plan will be reviewed by the Parish Council to take corrective action in the event that some or all of the sites do not come forward. Within the context of its annual monitoring process the Parish Council will consider the need for a partial

or a full review of the Plan within five years of it being made or the adoption of the review of the CLLP (whichever occurs first). Thereafter the need for any subsequent partial or full review of the Plan will be undertaken on a five-year cycle.

**Note: "Committed sites" includes those with current planning permission, as recorded by WLDC in the Planning Application Database - <https://planning.west-lindsey.gov.uk/planning/>*

8 Attachments and References

8.1 Attachments

- 8.1.1 WLDC Strategic Environmental Assessment - Screening Report
- 8.1.2 Neighbourhood Character Profile Report
- 8.1.3 Green Space Assessment
- 8.1.4 Consultation Summary
- 8.1.5 Basic Conditions Statement

8.2 References

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20. *The OnLincolnshire website* at <http://www.onlincolnshire.org/>.



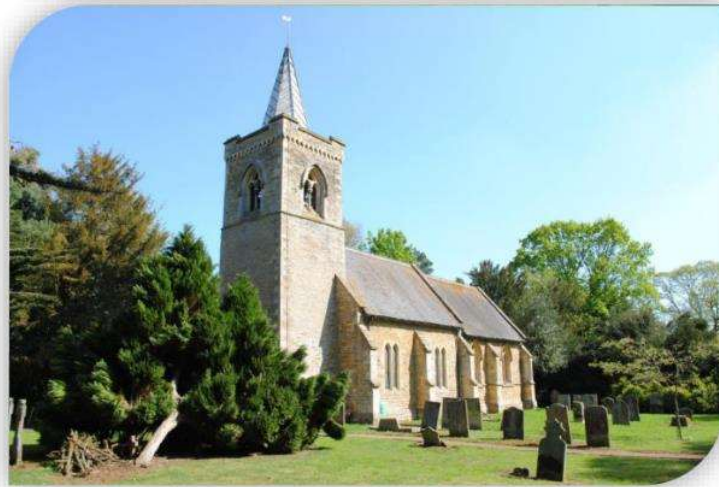
Children Photographic Competition: Runner up. Photographer: Olivia Weller

B.2 Brattleby Neighbourhood Plan (adopted 13 November 2017)



Final
Brattleby's
Neighbourhood
Development Plan
2016-2036





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1. Introduction

1.1 Neighbourhood Plans are a new type of statutory plan brought into force through the Localism Act (2012). Not only are they intended to be produced by local people for their own areas, they also have to be approved by a referendum of the people living in that area. Unlike national planning policy, which is approved by Parliament, or local planning policy, which is approved by the local authority, a Neighbourhood Plan can only be brought into force following a majority vote by residents of the Neighbourhood Area.

1.2 Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications the policies and proposals in the Neighbourhood Plan must be taken into account by the local planning authority, West Lindsey District Council. The Neighbourhood Plan process enables communities to inform future planning applications and better shape their environment to determine where development takes place. It can also help to influence the type and quality of that development and to ensure that the change brings with it local benefit.

1.3 This Plan has been prepared by Brattleby Neighbourhood Plan group on behalf of the Brattleby Parish Council. It covers the Brattleby parish area and sets out planning policies for this area for 20 years and covers the period 2016-2036. The Parish Council intends to monitor the progress of development over this period and review the Neighbourhood Plan against actual developments to ensure the Neighbourhood Plan is delivering what is intended.



2. The scope of the Neighbourhood Plan

2.1 Whilst the purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas, each Neighbourhood Plan must be in line with and should not contradict higher level planning policy. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must:

Have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);

Contribute to the achievement of sustainable development;

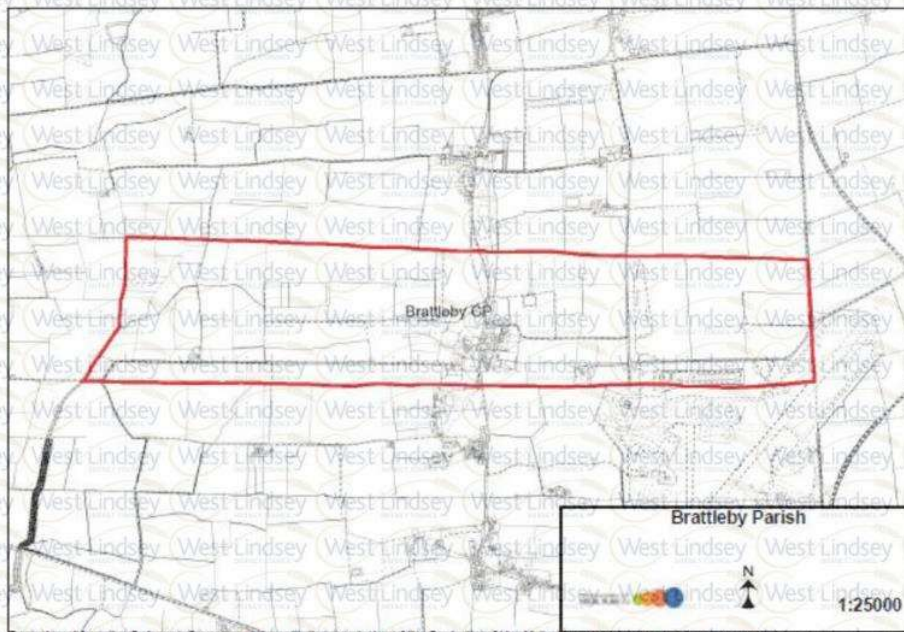
Be in general conformity with the strategic policies in the local plan for the area; and

Be compatible with EU obligations, including human rights requirements.

It is a legal requirement for Neighbourhood Plans to have appropriate regard to the NPPF and to be in general conformity with strategic policies.

2.2 The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Brattleby Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan for the area. The area was designated by West Lindsey District Council on the 13 August 2015.

2.3 Figure 1: Brattleby Designated Neighbourhood Plan Area



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2.4 The development of the Neighbourhood Plan involved a very lengthy and highly inclusive consultation process. The key events are summarised below. The issues that the community expressed at the consultation events and through the community questionnaire have formed the vision and objectives for the plan. Policies have been formulated in order to achieve the objectives.

2.5 Table 1: Neighbourhood Plan Consultation Events

Event	Date	Purpose	Outcome
Questionnaire	November 2015	To gain the views and identify the issues from the community	34.4% of questionnaires were returned.
Exhibition at the village Hall	30 th March 2016	To gain the views of the residents on the Vision, Objectives and policy Intentions	35 People attended to discuss the Vision, Objectives and Policy intentions.
Cheese & Wine Night	4 th May 2016	To discuss the policies in the draft NP	16 local residents attended to discuss the policies and suggested some amendments to the policies.
Village Hall	4 th October 2016	To discuss draft NDP	10 people attended

Why are we doing a Neighbourhood Plan?

2.6 Brattleby is classified as a ‘Small Village in the Submission Central Lincolnshire Local Plan (2016) which is expected to provide small scale development of a limited nature. Proposals will be considered on their merits and according to preferences stated in the Plan. Brattleby is expected to deliver 10% housing growth up to 2036 (which equates to 4.5 dwellings).

2.7 Consultation for this Neighbourhood Plan has revealed the following key community issues for the Neighbourhood Plan to address:

- The location of new development
- The type of new housing
- The design of new housing to reflect existing building character
- Broadband connectivity
- The protection and enhancement of Brattleby’s environmental assets
- Agricultural Heritage



2.8 The Central Lincolnshire Joint Planning Unit intends to introduce the Community Infrastructure Levy (CIL). In anticipation of the CIL charging schedule being implemented in Lincolnshire this Neighbourhood Plan sets out community projects in **Appendix A**. This shows where any resulting investment (levied on the developer) will be spent.

3. Community Vision

Our Vision

Brattleby would accept high quality new housing to the village in suitable locations, whilst retaining its old historic core, preserving the rural character and protecting and enhancing its highly valued open spaces. Brattleby Parish will preserve its quintessential rural English village character for current and future generations to live, work and visit the area.

Community Objective 1

To ensure that any new development is sited where it does not detract from the historic and rural character of the area.

Community Objective 2

To ensure that all new development relates positively in its form and function, with respect to materials, type, style, and its connection to the village in particular, where it's within the existing built boundary and conservation area of the settlement.

Community Objective 3

To encourage broadband providers to improve broadband connectivity and speed to existing properties as well as new development.

Community Objective 4

To protect and enhance the best of Brattleby's environmental assets to:

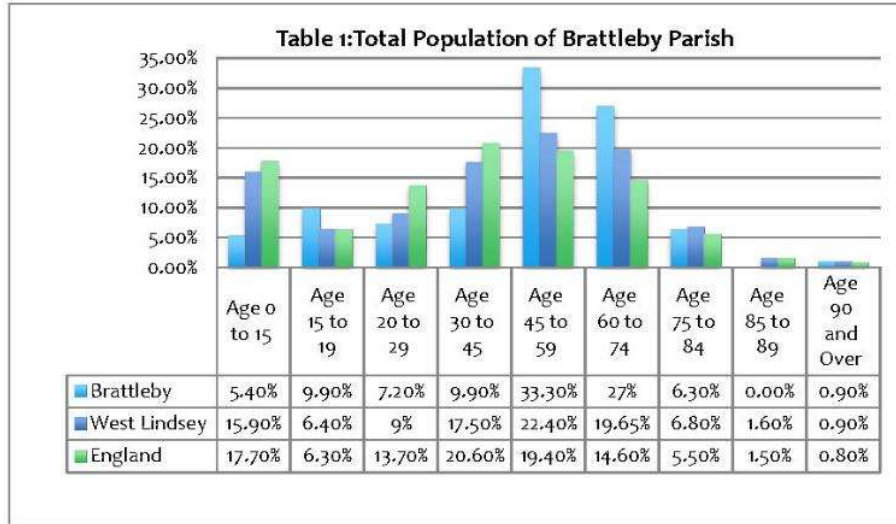
- a) promote biodiversity and protect and enhance wildlife habitats
- b) protect and enhance existing highly valued open spaces
- c) enable people to access the countryside for leisure and recreation
- d) retain the rural, open character of the area
- e) retain the visual connections with the countryside from within the settlement



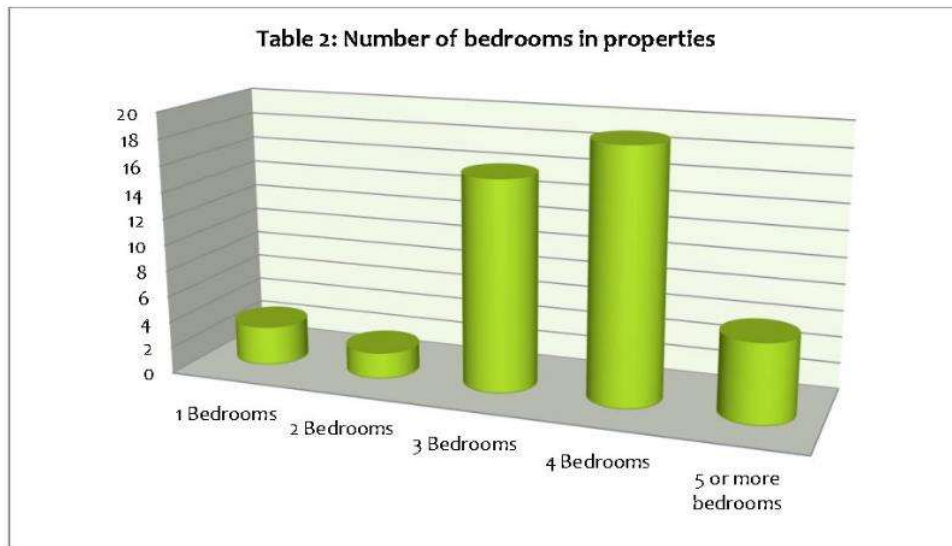
4. Brattleby - Key Facts

4.1 Brattleby, has an overall average house price of £396,500 which is more expensive than nearby Saxilby (£174,460), Sturton By Stow (£144,714) and Ingham (£208,445).

4.2 The total population of Brattleby Parish is approximately 111 according to the 2011 census. The table below shows the breakdown of the age profile in Brattleby compared with the West Lindsey District, East Midlands and Nationally. The table shows that the Parish has an ageing population with the largest age range in the parish being that of age 45 – 59 with 33.3 % of the residents being in this age range.



4.3 There are currently 46 dwellings in the Parish and more than half of the properties in the Parish are detached (73.9%). Table 2 shows that the majority of properties in the Parish are 3 or 4 bedrooled properties.



5. Character of the Area



5.1 The village of Brattleby is enveloped by trees and as a result appears both enclosed and compact giving the village an attractive natural charm. The village has a well-defined perimeter, with its winding lanes, hedges, stone walls and grass verges.



5.2 The moss covered limestone dry walling fronting a number of houses is an important feature, as are similar walls fronting the Village Green on School Lane and the rear of houses on Back Lane.

5.3 The stone wall to the west of the B1398 extends north-south and varies between 1 metre and 2.3 metres high. Behind this, mature woodland, grass paddocks and fields of Willow and Miscanthus spread to the western horizon.

5.4 A predominant feature of Brattleby village is both its internal and surrounding 'Green Spaces', provided by open countryside, paddocks, orchards, hedgerows and woodland, which – in many cases - abuts directly onto resident's gardens, providing a pleasant and much valued feeling of 'openness'.



5.5 The traditional and quintessential character of the village is created by these small 'open frontages' between properties, which retain the village's agricultural identity. Most of the

meadows surrounding the village are historically and environmentally important and are currently used as horse paddocks, or for sheep grazing which characterise the features of this small rural village.



5.6 Because of the existing character of the village as described above the design and materials of any new development in the village needs to be carefully considered and should in its form, function, colour and texture be in harmony with the traditional buildings and character of the existing settlement.

6. Housing

6.1 The National Planning Policy Framework (NPPF) highlights the fact that the housing needs of a settlement should be clearly understood and should provide a mix of housing types and tenures based on the current and future local demographics, market trends and the needs of different groups in the community

6.2 The local demographics of Brattleby show that the current housing stock is predominantly large detached properties (with 73.9% being detached) with 3 or more bedrooms. The settlement has a population of which 67.5% are over the age of 45. Throughout the consultation the older residents in the parish raised the issue of wanting more, smaller properties to down size into and also the need for smaller, lower value properties for younger families to stay in the village or new families to locate to the village. Local residents suggested that they would like to see a mix of property types built in the village and not just large detached properties.

6.3 The local demographics along with the consultation results indicate that the local housing need in the area is for smaller 2/3 bedroomed properties

6.4 The amount of housing to be provided in the Parish will be set through the Central Lincolnshire Joint Local Plan. Currently, the submission draft proposes that the settlement can take 10 % growth up to 2036. Therefore this Neighbourhood Plan shows a preference for small scale new housing development on infill plots in accordance with the proposed submission Central Lincolnshire Plan 2016.

6.5 It is intended that any growth of the settlement should appear as natural and organic as possible which would be expected in a small rural village to have occurred over time. The Neighbourhood Plan policy supports new housing development of a small scale in locations that do not compromise the character and appearance of the area.

6.6 New developments in the Parish should make a positive contribution to Brattleby. The Neighbourhood Plan encourages the design of new development to reflect and reinforce the historic character and landscape character of the Parish so as to deliver the Plan's objectives. There will be a requirement to demonstrate through Design and Access Statements how the local vernacular has been taken into account in preparing the design and layout of the new development and how the proposed scheme will reinforce the distinctive character of Brattleby.

6.7 A questionnaire was sent out to all 96 adults in Brattleby in November 2015 and local residents were asked the following:

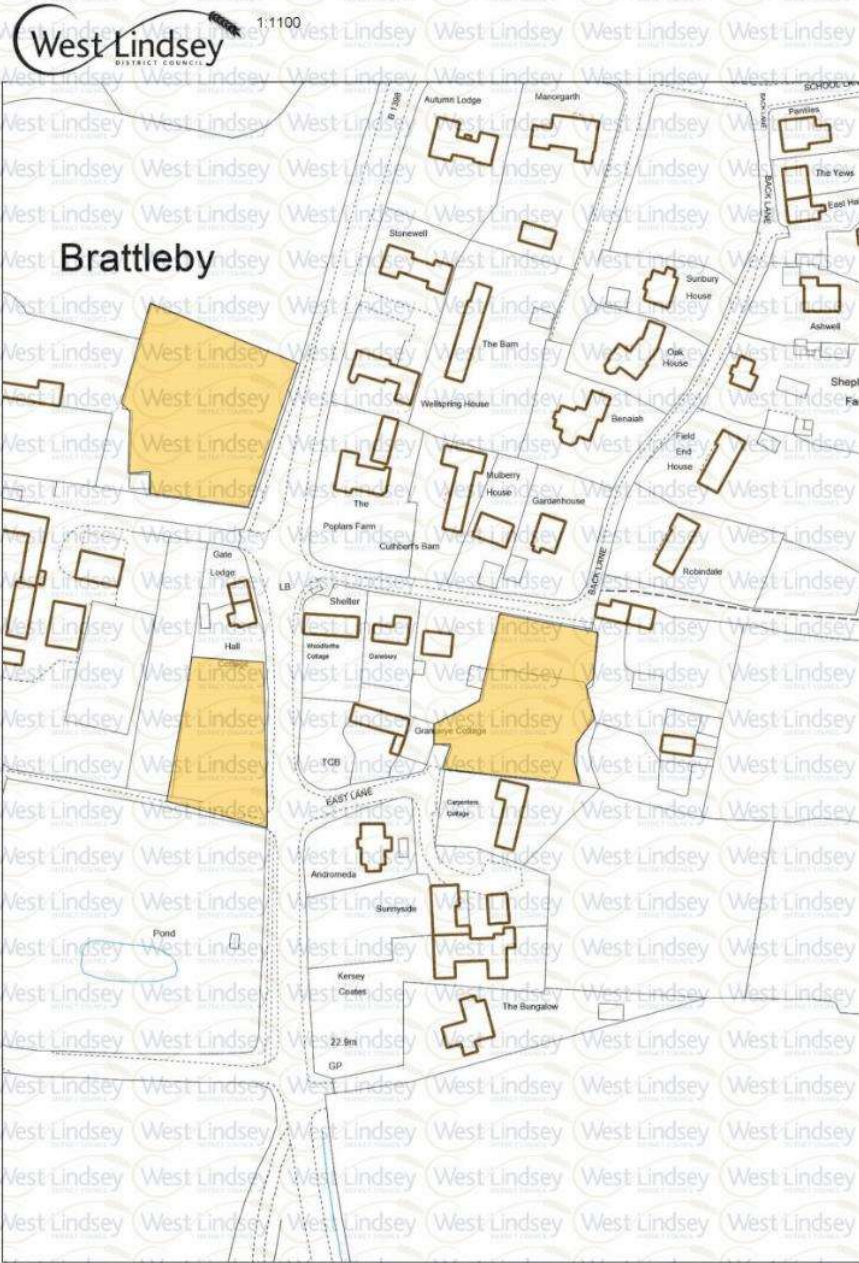
Which of the following describe the essential characteristics of our Village?

Characteristics	Number of Responses
Conservation Area	28
Open / green spaces inside and around the village	26
Mature Trees and Hedgerows	31
Agricultural Heritage	20
Varied building styles throughout the village	16
Working farms in and around the village	19
Separation from other villages by surrounding countryside	26

6.8 When local residents were asked if they would be happy to see more housing in Brattleby, respondents were split almost 50/50 with 17 respondents saying a few more were needed and 16 respondents stating that the village already had about the right amount of housing.

6.9 When local residents were asked what kind of development they would prefer to see in Brattleby, the majority of respondents said single new dwellings on garden infill or brownfield sites would be preferred.

6.10 Local residents were asked as part of the questionnaire if they thought there were any suitable or unsuitable sites for development in the village. The map below shows the sites that were preferred and considered as suitable by local residents for development in the future.



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Policy 1: Design of New Developments

New development should deliver good quality design. In order to achieve this all new development should:

- a) Respect the existing patterns of development;
- b) Where possible reinforce existing connections and take opportunities to create new connections;
- c) Create a place with a locally inspired or distinctive character;
- d) Take advantage of the local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings and site orientation;
- e) Take advantage of views from the site;
- f) Integrate car parking within landscaping so that it does not dominate the street;
- g) Be of an appropriate scale and density in relation to its setting;
- h) Use materials appropriate to the development's context; and
- i) Preserve or enhance the conservation area, listed buildings and other heritage assets

Applicants must explain, in a Design and Access Statement or otherwise in writing, how the design of the proposed development responds to the above criteria.

Policy 2: Extension and remodelling to Existing Properties

Planning permission will be supported for extensions and remodelling to dwellings in the Parish where these accord with the following:

- a) The overall design, size, appearance, scale, height and mass of the extension remains visually and functionally subservient to the main dwelling;
- b) The external facing materials used in the construction match or complement the materials used in the main dwelling;
- c) No significant and adverse impact arises from the development on the amenity of neighbouring residents; and
- d) The cumulative effects of such extensions with regards to the relationship between the built form of the village and the surrounding countryside are acceptable.

Policy 3: Housing Mix & Type

1. Where appropriate planning permission will be supported where an application reflects the need of local people particularly in terms of smaller dwellings for older people and for young families.



7. The Historic Environment

7.1 The village name Brattleby derives from its origins as a Danish settlement. The early settlement of Brattleby was to be found in the parklands to the West of the Hall and is indicated by the earthworks now grassed over in the fields. The only built remains from this time are parts of the Church tower which date back to the 11th Century. A Conservation Area Appraisal for Brattleby in 1981 by West Lindsey District Council.

7.2 The shift of the village to its present location is believed to have taken place in 1780 with the building of the original Hall and its grounds. Most of the buildings in the existing settlement date from early 19th Century, and it is known that in 1809 Middle Street (now the B1398) was constructed on its present line through Brattleby that is seen today. Once this had taken place the landscape we see today was created. Sporadic development within the village took place from this date up until 1990's.

7.3 For generations, Brattleby has been a working agricultural village. A continuing visual link with its agricultural past is provided by the 'coursed stone and rubble' estate cottages and farms, several carrying inscriptions to the Wright family, estate owners since the early 19th century. The 'single track' winding lanes within the Conservation Area remain a key feature and a constant reminder of the heritage of the village.

7.4 The majority of the built area of Brattleby is within the designated Conservation Area, which was established by the District Council in September 1981. The Conservation Area is shown on Proposal Map 1. Conservation Areas seek to protect an area of special architectural and historic interest. Brattleby Parish also contains a non designated Historic Park and Garden that can be seen on Proposal map 3.



7.5 Brattleby is rich in historical charm and beauty and has a number of significant historic buildings. There are eight Listed Buildings in Brattleby and three listed structures (such as the Saxon Cross in St Cuthbert's churchyard). If a building is considered by the Secretary of State (for Culture, Media and Sport) to be of special architectural or historic interest it will be included in a list of such buildings. The Listed Buildings in the Parish are shown on Proposal Map 1.

7.6 Brattleby also has nine Heritage Assets. Heritage Assets are buildings and sites in an area that make a positive contribution to its local character and sense of place because of their heritage value. Although heritage assets are not nationally designated, they are afforded some level of protection by the local planning authority by their formal identification and adoption. The heritage assets in Brattleby are shown on Proposal Map 1.

7.7 The Neighbourhood Plan Steering Group have identified one building, the Grade 2* church, that is important to the local character of the area and have designated this as a Local Listed Heritage Asset as it is locally significant and is of value to the village. Proposal Map 1 shows the Local Listed Heritage Asset.



7.8 Throughout the consultation local residents have expressed a strong concern that the local heritage of the area needs to be protected and enhanced for future generations to enjoy. In responses to the questionnaires 18 out of the 33 respondents said that 'what they liked about living in Brattleby was the local heritage

Policy 4: The Historic Environment

1. The Heritage Assets as shown in Proposals Map 1 within the Plan area will be protected, conserved and enhanced as part of development proposals.

Development will be resisted where it would include or involve any of the following:

- a) The demolition or partial demolition of a listed building or a building or structure on the local list; or
 - b) An inappropriate alteration or extension to a listed building or a building or structure on the local list; or
 - c) Any detrimental impact on the setting or context of a listed building or a building or structure on the local list.
2. Proposals for the change of use of a building or structure on the Local List will be required to demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.
 3. Any applications proposing demolition of buildings or structures will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, it must be ensured that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.



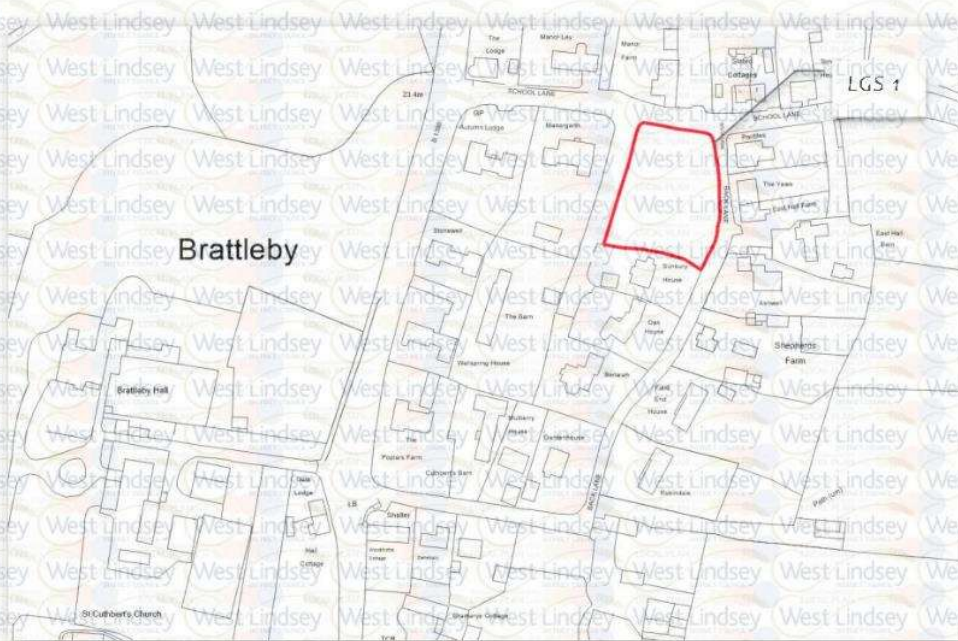


8. Green Spaces

8.1 The National Planning Policy Framework grants Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The designation gives these spaces the same protection as green belt policy. The Green Infrastructure Project Proposal identified several areas that meet the eligibility criteria in the NPPF (see paragraphs 76-78).

8.2 Local residents have requested that the Village Paddock should be designated as a Local Green Space as the space is central in the village and is valued for its visual and open space amenity. The space is owned by the Parish Council but the community along with the Parish Council wish to designate this area as a Local Green Space. Figure 1 below shows the location of the village paddock.

Figure 1: Designated Local Green Space



8.3 When local residents were asked what their greatest concerns would be should further development take place in Brattleby, respondents said that the loss of views and green spaces was their biggest concern, followed by a change to the village atmosphere and the effect on traffic.

Policy 5: Local Green Space

1. The area identified as The Village Paddock (LGS1) is considered to be a designated Local Green Space. It will be protected from development due to its particular local significance and community value.
2. Development on the land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.
3. Proposals for built development that support the formal recreation uses that take place on The Village Paddock will be considered on their merits taking into account the scale of the individual proposal and the contribution that it makes to the existing or proposed new use of the Local Green Space.



9. Countryside and the Environment

9.1 During the summer, the village nestles into its surrounding woodland and becomes invisible from the cliff top, with the exception of the leaded spire of St Cuthbert's Church, protruding through the leafy canopy.

9.2 A number of the tracks across the farm (Brattleby House Farm) and woodland surrounding the village are 'permissive footpaths' to walkers, with thanks to the generosity of the Wright family who are the local landowners and keen conservationists. The Wright family has entered into a Stewardship Scheme in conjunction with Natural England. Of particular note is the walk past the reservoir to the top of the escarpment, providing magnificent panoramic views west across the Trent Valley into Nottinghamshire. The Stewardship scheme is for a ten year period and it is hoped by all local residents that this access to the countryside will continue.



9.3 In the village there are many spectacular trees that have been planted individually and in groups. The important trees in the village as identified by local residents are shown on Proposal Map 1. The trees are a mixture of indigenous species and are important in several ways; they are attractive, give shade and shelter and are havens for wildlife and biodiversity.

9.4 At present there are five trees in Brattleby with Tree Preservation Orders but equally all trees within the Conservation Area do have some protection. The Conservation Area affords protection to these trees as the land owners have to seek permission from the District Council before carrying out any work on the trees.

9.5 Brattleby has a number of important environmental assets that need protecting and preserving. These include Sites of local Importance for Nature Conservation (SINC) that are not legally protected. Sites are usually selected by the Wildlife Trust, along with representatives of West Lindsey District Council and other local wildlife conservation groups. There are two SINC within the NP area, namely Popular Wood, Brattleby Thorns and Whinhills Gorse. The environmental assets are shown on Proposal Maps 1 and 2 as areas offering safe sanctuaries for local wildlife and biodiversity.

9.6 Whichever way you choose to enter Brattleby, the first and over-riding impression is that of trees, hedgerows, 'green open spaces' and stone walls. So much so, that during the summer months, many of the dwellings and buildings vanish into the tree-scape, giving the impression of a village from a bygone era. It is therefore important that these environmental features are retained, enhanced and replicated where possible.

9.7 Through the public consultation local residents expressed a strong concern that the views into and out of the village should remain unaffected and should be maintained and if possible enhanced. The views A-D identified on Proposal Map 1 are regarded by local residents to be locally significant and important to the character of the village.

9.8 Brattleby has an area of great landscape value along the cliff edge and this adds to the picturesque views and vistas when entering and exiting the village. These views and vista should be respected and retained to preserve the rural character of the area. Please see proposal map 4 for the Area of Great Landscape Value.



Locally important views and vistas

Area A – Shown on the Proposal Map 1 on page 30



The eastern approach to Brattleby, is again, by a single track lane across the cliff top from the A15. The steep 'Brattleby Hill' descends through a 'tunnel' of overhanging trees forming part of 'Pitts Wood', framing a view over the previously mentioned lanes and roads. On a clear summer's day, it can be quite breath-taking. With most of the village enveloped by trees and only the spire of St Cuthbert's church visible through the leaf canopy, the village becomes almost invisible.

Area B – Shown on the Proposal Map 1 on page 30



When entering the village from the south along the B1398 from Lincoln, the gentle curve of the road ensures the viewer will only be aware of parts of the village at any given time. The copse of trees and grassed wild flower area to the left, catch the eye. A fine view over open farmland towards the cliff and its wooded tree line, can be seen above the thorn hedge to the right.



Venturing further into the village the charm of the stone walls, cottages and farms, provide evidence of the village's agricultural heritage and that of being part of an 'old' country estate.

Area C – Shown on the Proposal Map 1 on page 30

Entering the village along the B1398 from the north, agriculture dominates the views on both sides of the road. To the east, the ever present 'cliff' can be glimpsed through a belt of Lombardy poplars, behind which, fields of rape, cereals and 'coppice willow' blanket the hillside.



Also to the west of the settlement is, the 'Fish Pond' belt of mature trees, planted in the nineteenth century by the current landowners grandfather, almost fill the now redundant 'millpond', leaving the stream to meander unencumbered towards the River Till.

A short walk along the 'Natural England Permissive Trail' to the west, which follows the Fish Pond belt, fields of 'coppice willow' and miscanthus, reach out across the Trent Valley towards Nottinghamshire. This stretch of woodland and 'wet area' has been left undisturbed for several generations. It provides an invaluable wildlife corridor for many species including, deer and badger. The horse paddocks adjacent to the main road also provide much valued 'green spaces' in terms of its visual amenity.

Area D – Shown on the Proposal Map 1 on page 30



Approaching Brattleby from a westerly direction from Sturton By Stow and Thorpe Le Fallows, along the 'single track' road that is 'Thorpe Lane', the full extent of Lincolnshire's agricultural heritage becomes apparent. Open fields to the south, provide uninterrupted views towards Roman, 'Till Bridge Lane', with the towers of Lincoln Cathedral, dominating the sky- line some six miles distant. Thorpe Lane is renowned for its green woodpeckers and lapwings, which, after many years of absence, have returned to nest amongst the 'coppiced willow.'

Prior to entering the centre of the village, the wooded 'parkland' to the north precedes St Cuthbert's grade 2* church. Surrounded by stone walls, the church nestles amongst trees of, oak, beech, lime and sycamore. In the churchyard, the lofty 'cedars of lebanon' are particularly striking. During the summer months, it's quite possible for visitors to be unaware of the church's existence, until the sound of the bells striking the time of day, betray its whereabouts.

Refer to the map on page 30 to see the locations

9.9 When local residents were asked what they enjoyed about living in Brattleby, respondents said that they enjoyed the 'trees and hedgerows' along with the 'rural atmosphere' as the joint most popular choice. 'Easy access to the countryside' was the second most popular choice and 'quiet village' was third. In joint fourth position were 'village identity / feeling part of a community' and 'local heritage' followed by 'village activities / community groups.

9.10 Local residents expressed the view that the paddocks around the village are very important to the ambience of the village and should be protected to keep the rural feel.



Policy 6: Countryside & the Environment

- 1) Any new housing developments in the Parish should address and take account of the following criteria through the submission of a green space and landscaping strategy with application for the development of the site:
 - a) existing and proposed hard and soft landscaping which includes sensitively designed boundary treatments;
 - b) the condition of all existing trees and hedgerows;
 - c) an outline of the measures to be taken to protect any existing trees and hedgerows during construction and their replacement if removed; and
 - d) consideration of both near and distant views in particular those shown on proposal map 1 to and from the development and the principal public advantage points showing existing landscaping and that proposed that will be established after 10 years;
- 2) Any proposal must demonstrate how it will have no detrimental impact on the sites of local importance for nature conservation the Historic Park and Gardens and the area of Great Landscape Value.

10. Broadband Connectivity

10.1 A recent study undertaken by the Office of National Statistics showed that in the UK 13.9% of the population work from home. Significantly for Brattleby, this study showed that growing numbers of home workers tend to be self-employed, older, live in rural areas and earn more than the rest of the population.

10.2 The internet is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. Brattleby residents and businesses are unable to take advantage of these opportunities, as local internet connection speeds are currently around 6 to 7mbps despite recent improvement. Local people think that current connection speeds are unacceptable.

10.3 The National Planning Policy Framework encourages policies to promote good broadband connections as part of a wider benefit including 'enhancing local community services and facilities' (paragraph 42 of the NPPF). Support for broadband reduces the need to travel and promotes economic development by enabling more people to set up business from home. As such it is part of sustainable planning.

10.4 When local residents were asked what amenities participants would like to see more of in the village, better broadband was the most popular response.

Policy 7: Improving Digital Connectivity

1. Proposals that provide access to a superfast broadband network will be supported.

11. Monitoring & Implementation

11.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Whilst West Lindsey District Council will be responsible for development management, Brattleby Parish Council will use the Neighbourhood Plan to frame its representations on any future planning applications submitted in the Parish.

11.2 The use of section 106 agreements, Community Infrastructure Levy and other planning conditions required by West Lindsey District Council will be expected to assist in delivering the objectives of this Plan.

11.3 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.

11.4 As the Neighbourhood Plan becomes part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives.

11.5 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed accordingly.

11.6 Any amendments to the Plan will only be made following consultation with West Lindsey District Council, local residents and other statutory stakeholders as required by legislation.

12. Appendix A: Community Aspirations

The Neighbourhood Plan Group and Parish Council intend to pursue the following in addition to the policies contained in the Plan:

Transport and traffic

Encourage the use of public transport by seeking an increase in service provision and improve the waiting facilities for villagers.

Aim to reduce the volume and speed of traffic through the village on the B1398 by a range of measures including speed limit changes, traffic calming measures and support for the dualing of the A15.

Footpaths

Ensure public and permissive footpaths are maintained and retained. Re-instate the historic (lost) footpath connecting East Lane to Back Lane thus linking two parts of the village.

Working with neighbouring communities

Work with neighbouring communities to achieve mutual benefits e.g. regularise speed limits along the B1398, frequency of public transport, improve broadband speeds, grass cutting contracts etc.

Work with landowners and neighbouring communities to build and maintain wildlife corridors and habitats.

Facilities for community activities

Encourage the ongoing upgrading and future use of the local village hall and church for community activities.

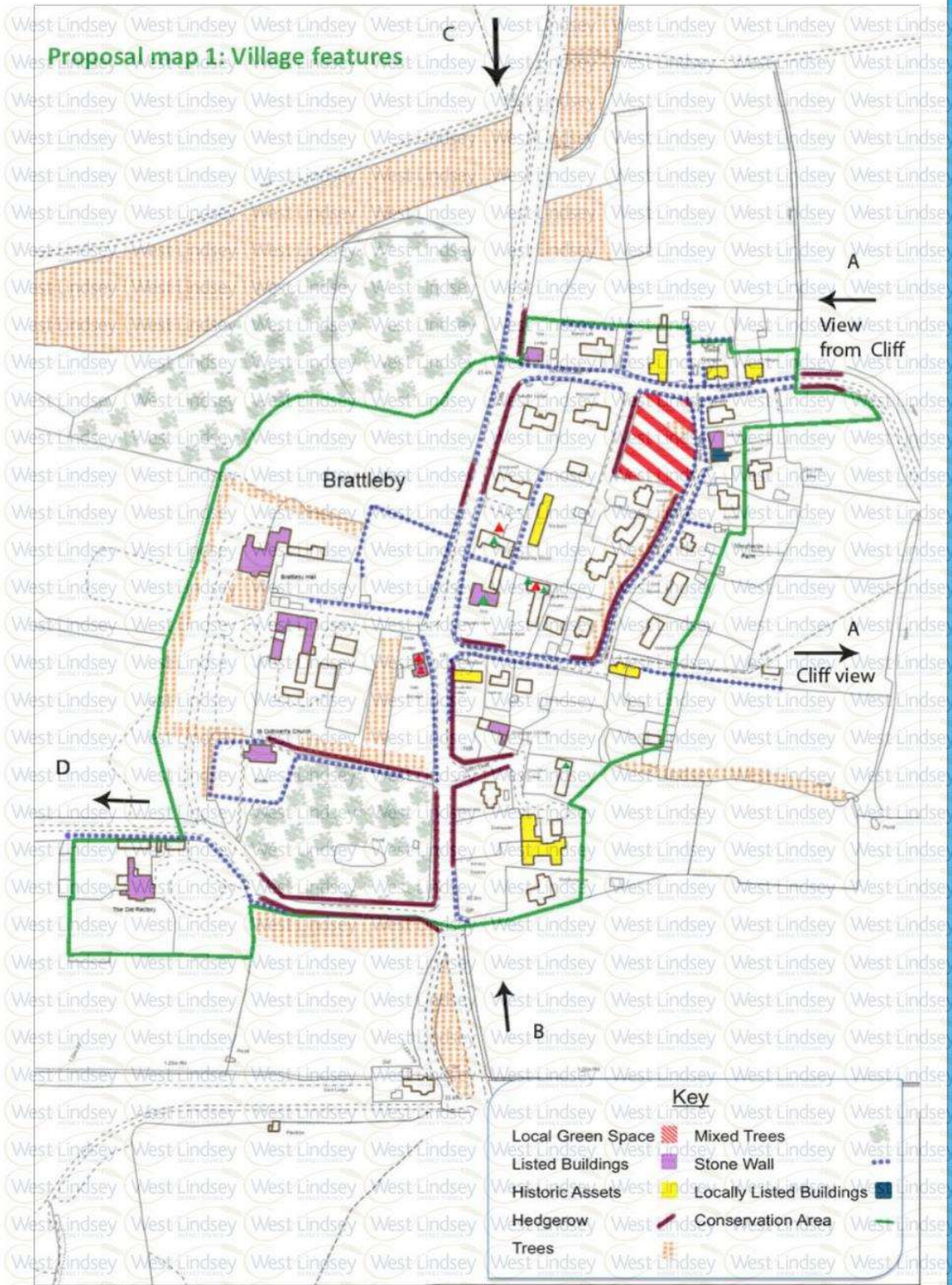
Small industrial/rural craft facilities

Encourage small scale commercial/craft developments which:

- support local agriculture
- promote traditional rural skills
- promote the countryside and nature

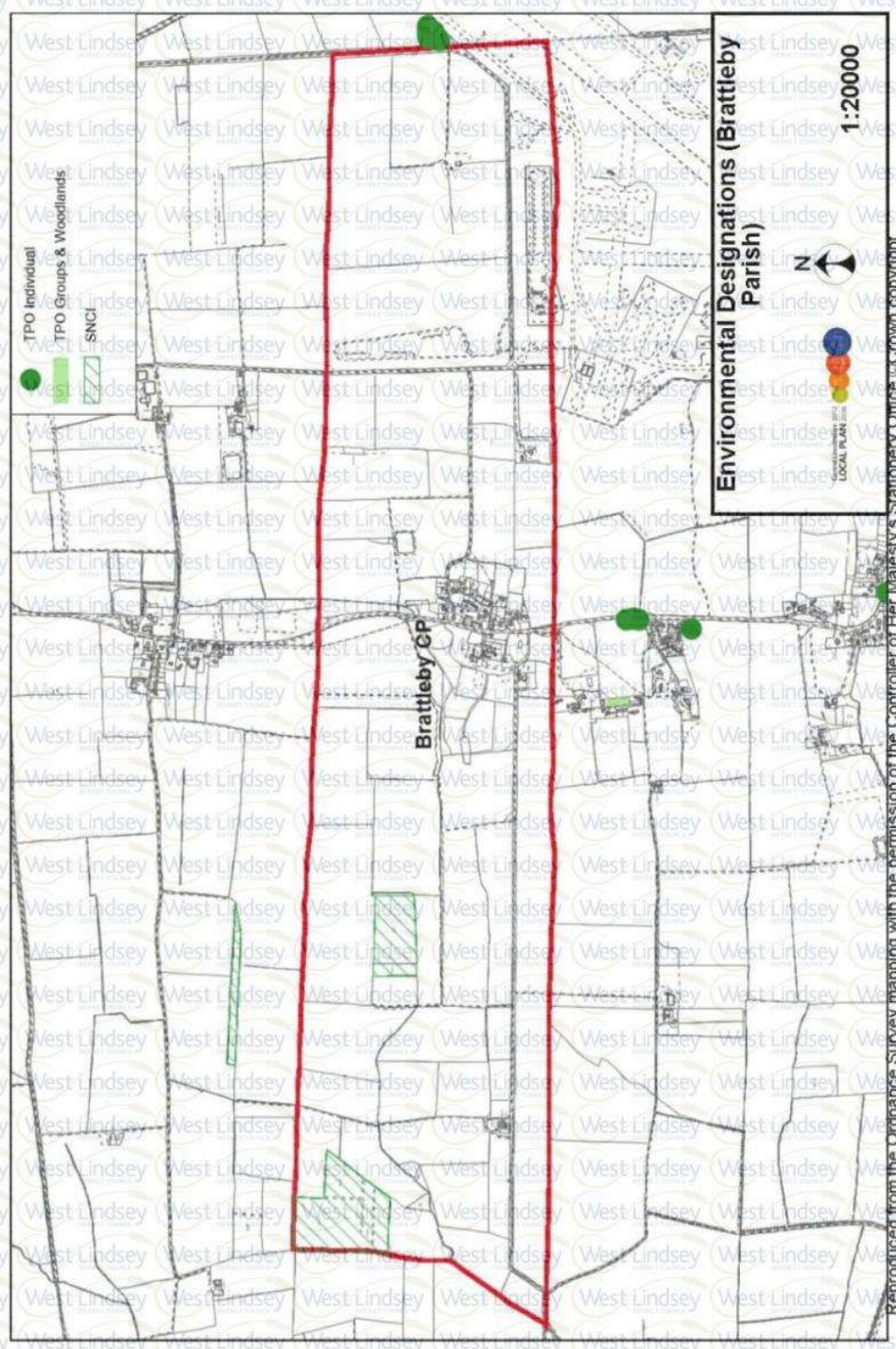
Conservation Area

Seek to expand the conservation area to further protect the built environment.



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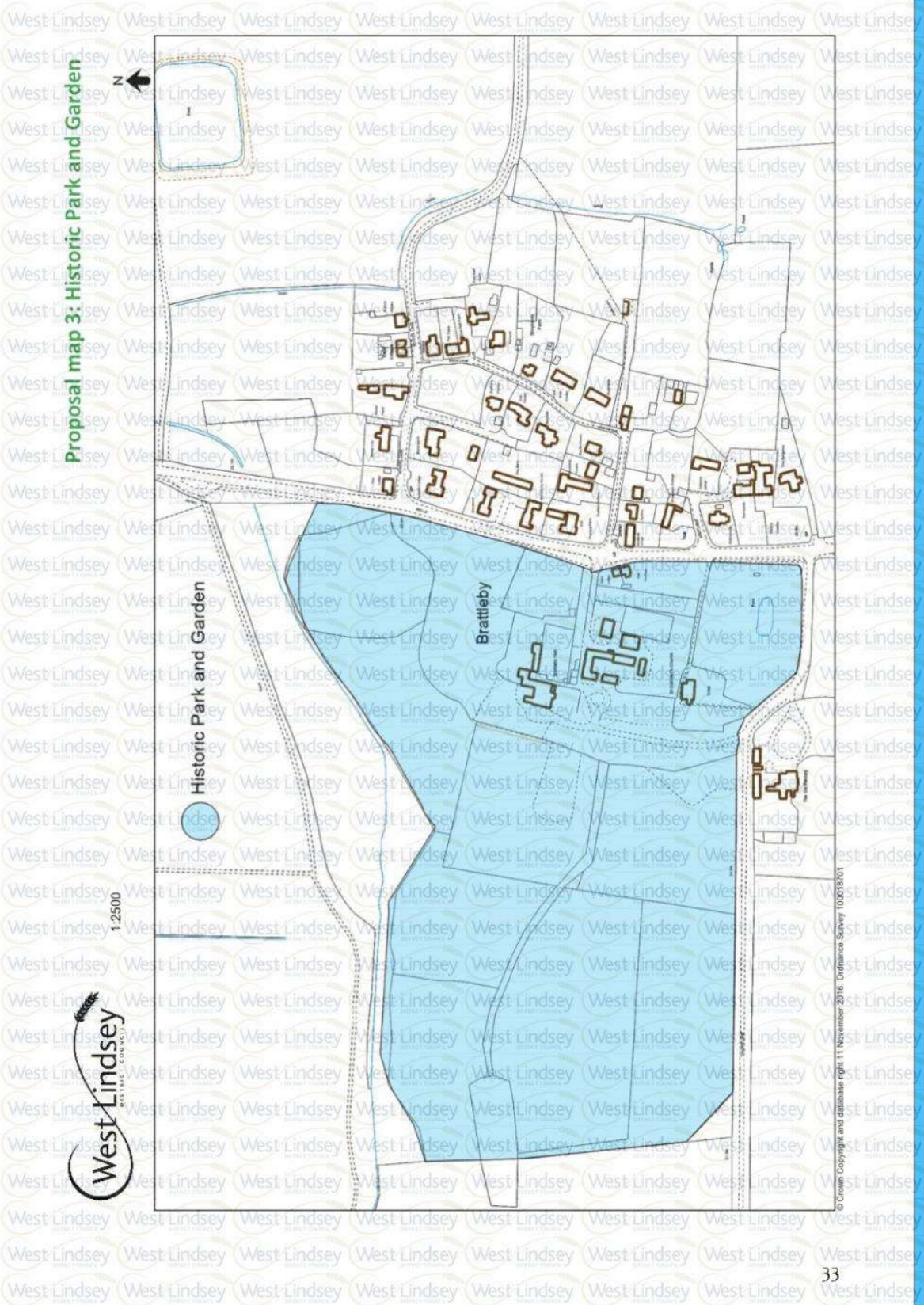
Proposal map 2: Environmental Assets in the Plan Area



Environmental Designations (Brattleby Parish)

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 Date 22 October 2015



Proposal map 3: Historic Park and Garden

Historic Park and Garden

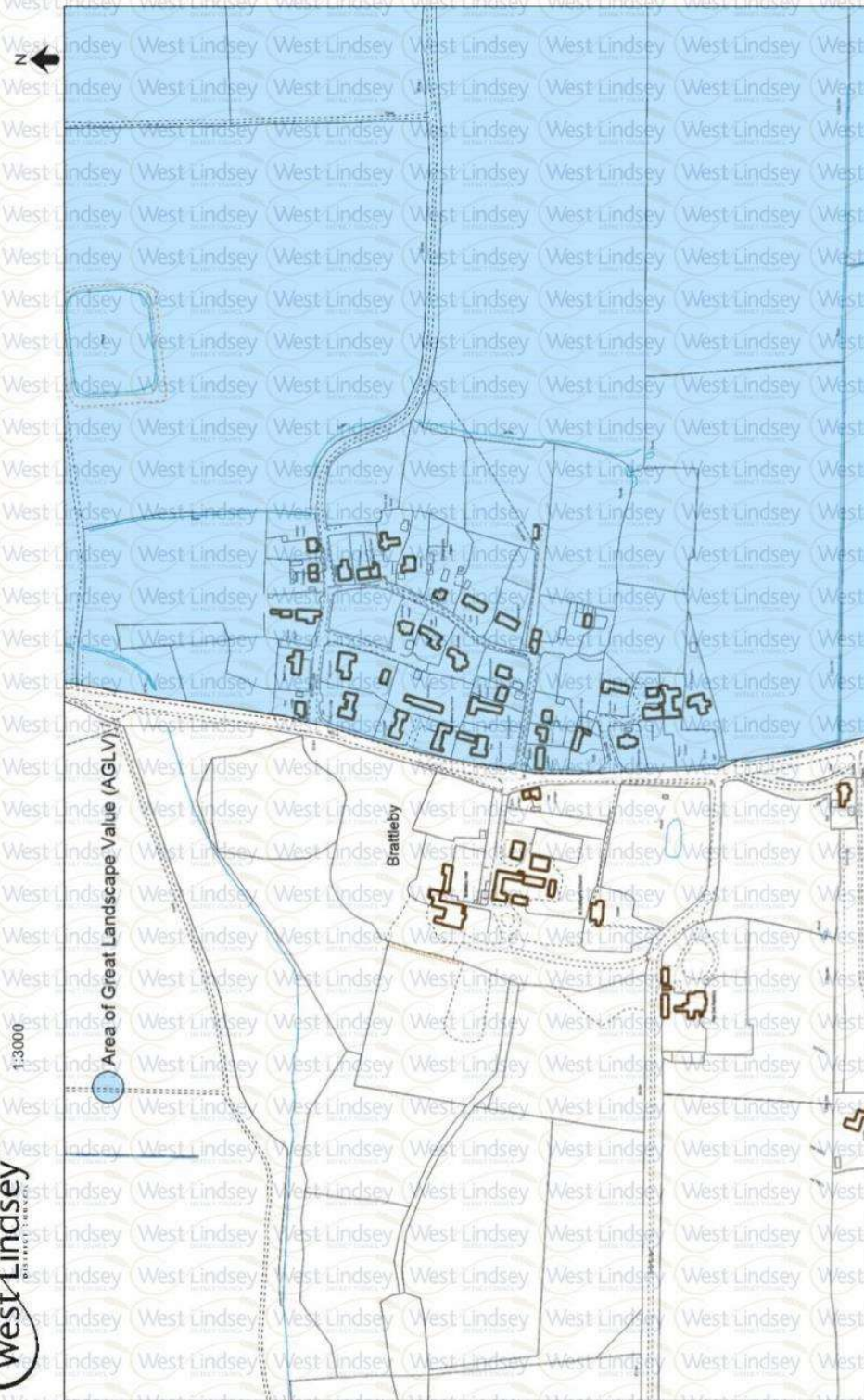
Brattleby



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Proposal map 4: Area of Great Landscape Value



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B.3 Sturton by Stow and Stow Neighbourhood Plan Review (minor modifications only – 09 August 2024)

Sturton by Stow and Stow Neighbourhood Plan 2019 – 2036

Minor Modifications Review July 2024

Prepared by Sturton by Stow & Stow Neighbourhood Plan
Steering Group
on behalf of
Sturton by Stow Parish Council & Stow Parish Council



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Supplementary and Supporting Documents

The following documents have been prepared, either to present evidence on which, this Neighbourhood Plan is based or to supplement its provisions and proposals:

- a) Neighbourhood Profile
 - Appendix 1 Enlarged Maps; and
 - Appendix 2 Supplementary Photographs and Views;
- b) Local Green Space Assessment;
- c) Locally Important Heritage Assets Study;
- d) Protected Views Assessment.

Foreword

Neighbourhood Plans (introduced by the Localism Act 2011) provide an opportunity for residents and businesses to influence the way their area develops. Sturton by Stow and Stow Parish Councils have appointed a Neighbourhood Plan Steering Group to work with the community and develop a Plan for Sturton by Stow and Stow.

This is the first review of our original Plan, but the overall aim remains the same, which is to provide positively for developments that can enhance the economic, social, health and environmental well-being of Sturton by Stow and Stow's residents and businesses.

Thanks must go to the group for the time and effort they have given to reviewing the Plan. Thanks also go to West Lindsey District Council, for its support and help in the production of the Plan. Thanks are also due to the residents and businesses, who have supported the process and actively participated in consultation events to express their concerns, interests and aspirations and their desire to influence the future of their community.

Funding towards the production of the original Plan was received from the Ministry of Housing, Communities and Local Government through "My Community", a support scheme administered by Locality (Locality is a national network supporting local community organisations through the delivery of technical support and funding for the preparation of neighbourhood plans).

1 Introduction to Neighbourhood Plans

1.1 What is a Neighbourhood Plan?

1.1.1 A Neighbourhood Plan is a document that sets a vision for the future of a particular Plan Area (a neighbourhood, a parish, a village or town) and sets out how this vision will be realised through planning and development. The document must reflect the views of the residents and businesses of the Plan Area.

1.1.2 A Neighbourhood Plan is a statutory planning policy document and, once it has been made (i.e. brought into force by the Local Planning Authority), it will be used, together with the Local Plan by:

- planning officers and elected members of the local authority in assessing planning applications;
- applicants as they prepare planning applications for submission to the local authority;
- the parish council in consideration of planning applications in the neighbourhood;
- residents, businesses and stakeholders in a wider capacity.

1.1.3 Plans and their use are subject to legislation and regulation, including:

- the Town and Country Planning Act 1990¹;
- the Planning and Compulsory Purchase Act 2004²;
- the Localism Act 2011³;
- the Neighbourhood Planning (General) Regulations 2012⁴;
- Directive 2001/42/EC on Strategic Environmental Assessment⁵.

1.1.4 As well as being in general conformity with national planning policies and guidance and with local strategic policies, every Neighbourhood Plan must also satisfy specified “Basic Conditions” before it can be approved and then taken into account when planning applications are being considered. It must be shown that the Plan:

- contributes to the achievement of sustainable development;

¹ Town and Country Planning Act 1990: www.legislation.gov.uk/ukpga/1990/8/contents

² Planning and Compulsory Purchase Act 2004: www.legislation.gov.uk/ukpga/2004/5/contents

³ Localism Act 2011: www.legislation.gov.uk/ukpga/2011/20/contents

⁴ Neighbourhood Planning (General) Regulations: www.legislation.gov.uk/uksi/2012/637/contents/made

⁵ Strategic Environmental Assessment: www.ec.europa.eu/environment/eia/sea-legalcontext.htm⁶ UK Government (2012), *Conservation of Habitats and Species Regulation*, Available at: www.legislation.gov.uk/uksi/2012/1927/contents/made

- is in conformity with the National Planning Policy Framework;
- is in conformity with the adopted Local Plan and, as far as possible, with any emerging review of the Central Lincolnshire Local Plan;
- is in conformity with EU obligation and the European Convention on Human Rights.

1.1.5 The Parish Councils and the Steering Group have worked collaboratively with West Lindsey District Council to ensure that this plan meets these basic conditions.

1.1.6 This Neighbourhood Plan does not address minerals and waste matters, such as shale gas and oil extraction by fracking or any other method. Such policy is determined by Lincolnshire County Council as the minerals and waste authority. Neighbourhood Plans have no jurisdiction over minerals and waste policy and therefore can have no direct influence over planning applications for minerals extraction.

1.1.7 The Neighbourhood Plan does not directly address highway and road management matters, specifically transport network and traffic management. Such policy is determined by Lincolnshire County Council as the highway authority. Neighbourhood Plans have no jurisdiction over transport network and traffic management and therefore can have no direct influence over proposals for new or enhanced roads.

1.2 Why do Sturton by Stow and Stow need a Neighbourhood Plan?

1.2.1 The Sturton by Stow and Stow Neighbourhood Plan sets out a vision for the local area up to 2036. The Neighbourhood Plan will enable the views and opinions of the local residents in the area to be taken into account when making decisions about future developments that may affect the community.

1.2.2 Sturton by Stow and Stow Parish Councils are committed to producing the Neighbourhood Plan, promoting and monitoring its implementation, and then reviewing it regularly to ensure that the Parishes continue as a thriving community where individuals and businesses may live, work and flourish.

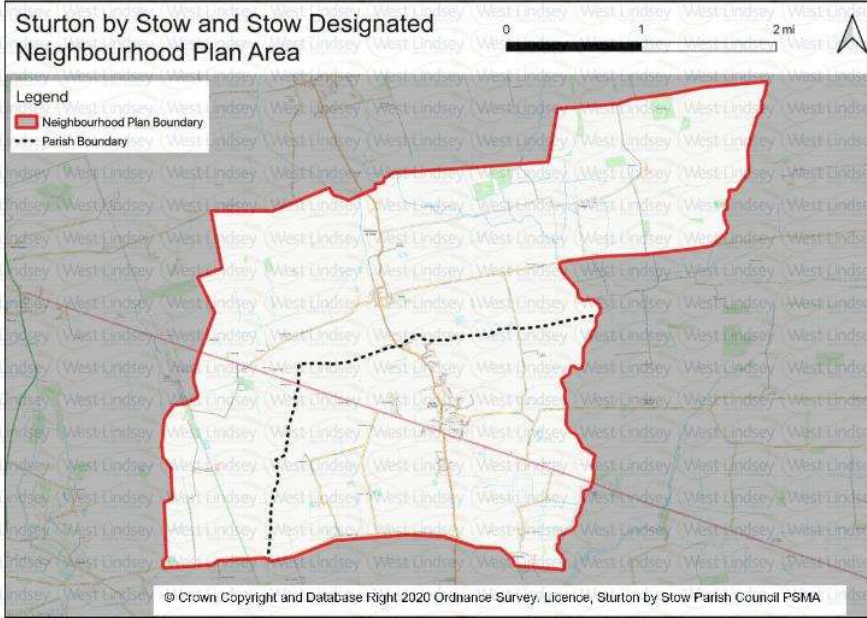


Figure 1 Sturton by Stow and Stow Neighbourhood Plan Area Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701

2 Creating a Neighbourhood Plan for Sturton by Stow and Stow

2.1 The Process

2.1.1 The main steps in the process for establishing a Neighbourhood Plan are shown in “Figure 2 Neighbourhood Plan Process Flow”.

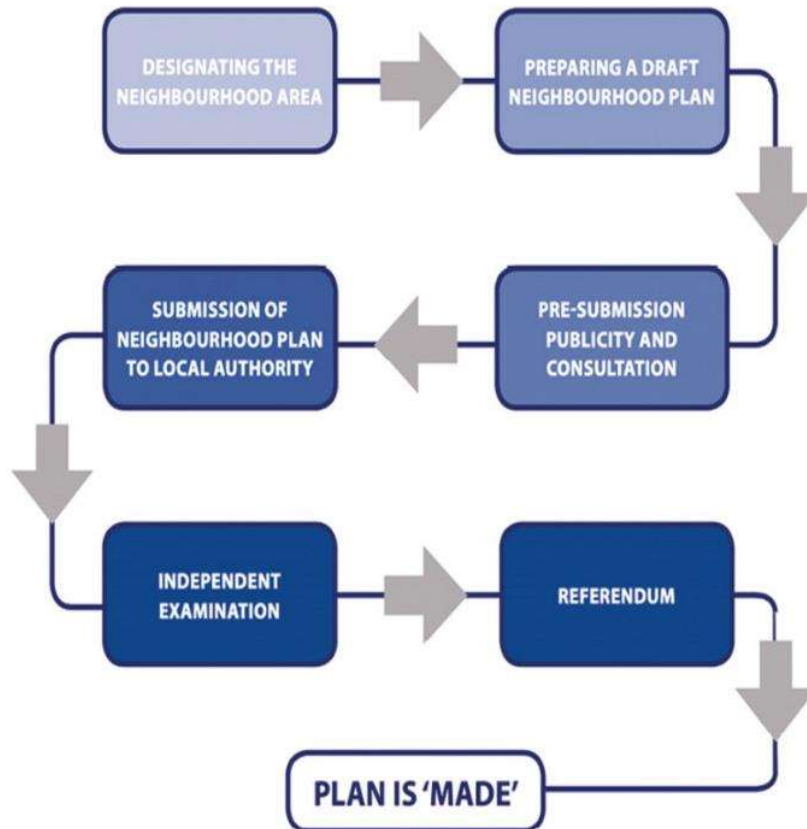


Figure 2 Neighbourhood Plan Process Flow

2.1.2 The decision to produce a Neighbourhood Plan was first discussed by both Sturton by Stow and Stow Parish Councils in 2017. Having regard to Part 2 of the Neighbourhood Planning Regulations 2012, Sturton by Stow Parish Council prepared an application for designation of their parish council area as the Designated Area for the purpose of creating a Neighbourhood Plan. However, before submission Stow Parish Council requested to join the Sturton By Stow application to increase the proposed Designated Area to encompass both parish council areas. This approach was mutually agreed and a combined application was submitted by Sturton by Stow Parish Council on behalf of both councils. Stow Parish Council made their decision on 13/11/17 and Sturton by Stow on 3/01/18. The Plan was adopted in July 2022. This Plan has been updated to make reference to the:-

- Review Central Lincolnshire Local Plan adopted April 2023
- Release of Census 2021 results post 2022
- Revised NPPF December 2023 and
- Delivery of community aspirations since July 2022

2.1.3 As outlined in the Regulations, the Local Authority has a duty to publicise the Area Application and the 6-week consultation period in a manner that will bring them to the attention of people who live, work or carry out business in the area. The full Application and information about how to comment were made available on the West Lindsey District Council's website, and information was placed in the local press.

2.1.4 After the six-week consultation period, West Lindsey District Council formally contacted Sturton by Stow and Stow Parish Councils to confirm that they may proceed with the preparation of a Neighbourhood Plan.

2.1.5 As a result of the new Central Lincolnshire Local Plan 2023 being adopted in April 2023, this neighbourhood plan has been updated and minor modifications incorporated into this edition.

2.2 Key Community Events

2.2.1 Since the very first steps, the Steering Group has put consultation with the communities of Sturton by Stow and Stow at the heart of the plan-making process and has organised a number of well-attended Community Events to collect evidence and the views and comments of residents, businesses and other key stakeholders. The main consultation events are described below and summarised in “Figure 3 Table of Key Community Events”.

Date	Event	Attendance	Info Given	Feedback & Evidence
23rd November 2017	West Lindsey District Council and Community Lincs Public Meeting	50+	Benefits of Neighbourhood Planning & Process.	Majority support; main community issues identified
3rd January 2018	Sturton by Stow and Stow Parish Councils resolved to pursue a Neighbourhood Plan	20+	Responses to Community Lincs event	Support for a combined plan
Monthly Meetings	Neighbourhood Planning Group	10	Open to Public, progress	
Monthly	Sturton By Stow Market	50	Manned Display Stand	
Permanent	Website www.sturtonandstowplan.co.uk		All records	
Quarterly	Sturton By Stow Newsletter Articles	1000		
As Required	Roadside Banner, Posters		Upcoming Events	
12th July 2018	Publicity Leaflet distributed to all households in the designated area	1000	Initial publicity on Designation and Parish Council intent for Planning Group	Widely welcomed
14th July 2018	Publicity Stand at History Society Open Day, St Mary's Church Stow	100	Neighbourhood Planning - Who, What, How, When	Key issues – Affordable housing frustration, flooding
6th October 2018	Sturton by Stow Annual Village Show	500+	Neighbourhood Planning - Who, What, How, When	Clarifications of the designated area and what issues the group cannot address.
24th November 2018	Publicity Stand at Stow Christmas Mkt	50+	Progress and upcoming 'Walkabout' activity	Residents signed up to join 'Walkabouts.'
1st December 2018	Publicity Stand at Sturton Christmas Mkt	50+	Progress and upcoming 'Walkabout' activity	Residents signed up to join 'Walkabouts.'
January 2019	Household questionnaire advertising campaign	1000	Distribution of Household Questionnaire	

Sturton by Stow and Stow Neighbourhood Plan

Date	Event	Attendance	Info Given	Feedback & Evidence
	throughout the Designated Area using four roadside banners, website and local newsletters			
13th March 2019	Public Meeting to release questionnaire analysis	40	Response rate and insights	Positive. Chance to ask follow up questions and capture outstanding concerns
1-15 April 2019	Primary School Survey	150		
5- 11 May 2019	Walk & Drive-about (Neighbourhood Profile)	<10		
5th October 2019	Sturton by Stow Annual Village Show	500+	Explanation of Neighbourhood Profile	Very Positive, captured the essence of the areas.
December 2019	Articles in Quarterly editions of Stow Bugle from Dec. 2019			
19th January 2020	National Village Hall Week	100	Draft Vision and Objectives. Neighbourhood Profile report.	Still positive steady stream of interest.
March 2020	Meetings Suspended TFN due to Coronavirus Pandemic.			
2 nd November – 14 th December 2020	Regulation 14 Public Consultation	1000+	On-line and paper survey seeking comments on Draft Plan and Neighbourhood Profile. 1:1 Drop-in sessions offered in Village Hall.	50+ Responses plus direct email to steering group secretary.
March 2024	Publicity leaflet distributed to all households in the designated area (paper and electronically)	800 paper 150+ electronically (Bugle and village Facebook pages for Sturton by Stow and Stow)	Publicity on the review inviting comments from residents	Residents attended the Public Consultation events on 6 th and 9 th April 2024
6 th April 2024	Public Consultation Sturton by Stow Village Hall (Monthly Market)	120+	Explanation of changes made to the NP due to the review	Positive response. Steady stream of interest.
9 th April 2024	Public Consultation St. Mary's Stow	10+	Explanation of changes made to the NP due to the review	Positive response

Date	Event	Attendance	Info Given	Feedback & Evidence
22 nd April 2024	Steering Group meeting	4	Explanation of changes. Opportunity for comment prior to submission to each Parish Council	Positive response. No changes requested

Figure 3 Table of Key Community Events

Main Events

Community Questionnaire

- 2.2.2 The Community Questionnaire was conducted in January 2019 to collect additional information about the issues that had been raised in the consultation events and to help understand which key issues need to be addressed in the Sturton by Stow and Stow Neighbourhood Plan. 827 questionnaires were hand-delivered to every home and business in the Neighbourhood Plan area
- 2.2.3 An online version of the survey was made available on Survey Monkey. Residents could also download a copy to print.
- 2.2.4 247 households and businesses of Sturton by Stow and Stow completed the survey. The survey data was organised for analysis and the preparation of a Community Questionnaire Report, this report would provide evidence and justification for the Neighbourhood Plan.

Neighbourhood Profile Walkabouts

- 2.2.5 The Neighbourhood Profile describes the overall character of the neighbourhood plan area, this includes; Sturton by Stow, Stow, Bransby, Coates by Stow and Normanby by Stow as well as the surrounding rural areas. The Neighbourhood Profile examines the character of the various neighbourhoods from which the villages and hamlets are composed. It forms part of the “evidence base” for the Neighbourhood Plan, informing its spatial strategy and design policies, serving as a supplementary planning document to the Neighbourhood Plan, and providing the basis for Design Guidance for the Parishes.
- 2.2.6 Five walkabouts/drive-about were undertaken in May 2019 by residents of Sturton by Stow and Stow. The walkabouts’ aims are to gather information regarding the character of development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.

2.2.7 The purpose of the Character Assessment was to note:

- the ages of the buildings – modern, post-war;
- the use of the land – commercial, residential, agricultural, etc.;
- the layout – plot sizes, open spaces, etc.;
- open space and recreation – public open spaces, allotments, etc.;
- natural features – green spaces, waterways, etc.;
- shops, services, recreation – commercial premises, services, etc. and,
- landmarks – meeting points, focal points, important views, etc.

2.3 Supplementary and Supporting Documents

2.3.1 Supplementary documents are evidence-based supporting documents, providing detailed thematic or site-specific assessments and reports explaining or supporting the policies in this Neighbourhood Plan.

2.3.2 The Policies in this Plan are supported by a number of evidence-based supplementary documents, including:

- Neighbourhood Profile Report;
- Local Green Space Assessment;
- Locally Important Heritage Assets Study; and,
- Protected Views Assessment

2.3.3 These documents have been produced using information and data collected through analysis of reports and national statistics, field observation and consultation surveys and events.

2.3.4 The evidence-base documents are available as appendices to this Plan, and they are referred to in the Policies and Justification Text.

2.3.5 The following documents have also been prepared in accordance with the statutory requirements relating to the preparation and submission of Neighbourhood Development Plans:

- Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report;
- Basic Conditions Statement;
- Consultation Statement.

2.4 Consultations on the Draft Neighbourhood Plan

- 2.4.1 Ordinarily a public consultation event would have been held to collect the public's views and suggested changes to the derived Issues, Vision, Objectives and Policies. However, as a result of the Coronavirus Pandemic assembly prohibition, it was decided by the steering group to go straight to the Draft Plan (Regulation 14) stage where the public opinion could be still be accommodated in the Submission Plan.
- 2.4.2 The Draft Version of the Sturton by Stow and Stow Neighbourhood Plan was consulted on for a period of six weeks, as part of a statutory process known as a "Regulation 14" consultation period. After the end of the Regulation 14 consultation period, all comments were analysed and addressed by the Steering Group, and amendments were made to the Plan as necessary. The list of comments the Steering Group's response to each comment and eventual changes to the Plan (together with the explanation and rationale for such responses and changes) is available in the Consultation Statement.
- 2.4.3 Following its consideration of responses to the Regulation 14 consultation, the Steering Group has finalised this Submission Plan, for submission to West Lindsey District Council. A Basic Conditions Statement, a document detailing how the final Plan complies with all policies and principles of the basic conditions, has also been prepared. The Basic Conditions are that the Plan:
- o has regard to national policy and advice;
 - o contributes to the delivery of sustainable development;
 - o is in general conformity with the strategic policies of the Central Lincolnshire Local Plan (2023), and as far as possible, with any emerging review of the Local Plan;
 - o is compatible with EU obligation under the provision of The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018; and,
 - o does not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012⁶).
- 2.4.4 Having been approved and supported by both Parish Councils, the Draft Plan was submitted, together with the Consultation Statement, the Basic Conditions Statement, and other supplementary documents, to West Lindsey District Council, for the final - "Regulation 16" - consultation period.

⁶ UK Government (2012), *Conservation of Habitats and Species Regulation*, Available at: www.legislation.gov.uk/uksi/2012/1927/contents/made

- 2.4.5 It was published and publicised by West Lindsey District Council, and a period of not less than 6 weeks allowed for responses/representations by Statutory Consultees and the community.
- 2.4.6 All comments and responses received by West Lindsey District Council during the Regulation 16 consultation period were then collated for consideration by an Independent Examiner appointed by West Lindsey District Council and the Parish Councils to review the final Plan. The Examiner verified that the process requirements, particularly in respect of consultation and representation of the views of the community, have been met and that the Plan is in accordance with the basic conditions.
- 2.4.7 On 25th March 2022 the Examiner issued a report to West Lindsey District Council and the Parish Councils with a recommendation that, subject to a series of modifications, the plan proceed to the referendum stage.
- 2.4.8 West Lindsey District Council and the Parish Councils have agreed to the Examiner's report, a decision statement has been issued and West Lindsey District Council will organise a referendum of the electorate for the Parish of Sturton by Stow and the Parish of Stow. If supported by a simple majority of the people voting in the referendum (there is no quorum), the Neighbourhood Plan will be approved. If approved, the Plan will then be formally 'made' by West Lindsey District Council, becoming part of the statutory Development Plan, the first consideration when planning applications are being considered

Following the review by both parish councils' amendments to the adopted neighbourhood plan were presented for public consultation. Two public consultation events were held to explain the changes and to receive public comment. After final amendment the plan was agreed by both parish councils and passed to WLDC for approval.

3 About Stow and Sturton by Stow

3.1 The Past

Stow

- 3.1.1 Stow is a small village and civil parish within the West Lindsey district of Lincolnshire, England. By road, it is 11 miles (18 kms.) north-west of the city of Lincoln and 8.5 miles (13.6 kms.) south-east of Gainsborough, and lies alongside the B1241 road. The parish encompasses Normanby by Stow, Coates by Stow and part of Stow Park. The total resident population was 369 (and including Thorpe in the Fallows) at the 2021 census.
- 3.1.2 Stow, which itself means "Holy Place", is an ancient settlement. It dates back at least to Roman times and in the Anglo-Saxon period was known as Sidnaceaster ("ceaster" meant fortification or camp). It has a long-documented history with evidence of Roman activity within the village, including the discovery of ancient coins, ruins and foundations from this period. Finds of archaeological significance include Roman, Anglo-Saxon, Late Saxon and Medieval coinage, jewellery and pottery.
- 3.1.3 One of the oldest churches in Britain, Stow Minster or St Mary's, is a Grade 1 listed building. St Mary's is amongst the most significant ecclesiastical buildings in the county, even the country.
- 3.1.4 According to legend, St Etheldreda (c.630-679) rested at a place called 'Stow' whilst travelling. Her ash staff, planted in the ground, is said to have miraculously burst into leaf. The church of 'St Etheldreda's Stow' (later renamed Stow St Mary) was then built. This legend is celebrated in a Victorian stained-glass window in the church and is referred to on the village sign.
- 3.1.5 In 870, the Danes are documented to have burnt the church down. A graffito of a Viking ship can be seen on the Chancel arch in the church; it may date from the 10th or 11th century and is the earliest known representation of a Viking ship in England.
- 3.1.6 Stow was part of the ancient Kingdom of Lindsey and belonged to the Saxon bishops of Dorchester on Thames. Bishop Aelfnoth, in 975, built a church to serve as Head Minster (or mother church) for the Lincolnshire part of his vast diocese. This building was later damaged by fire.
- 3.1.7 In the 11th century, Bishop Eadnoth and Leofric, the powerful Earl of Mercia and Lord of Coventry, rebuilt the church. Leofric was husband to, Godgifu or Godiva, more famous for her legendary exploits. Together Leofric and Godifu gave an endowment to Stow to support both the rebuilding and to pay for a number of residentiary canons to live on site.

- 3.1.8 The fortunes of St Mary's appear to have waxed and waned over the centuries, including depredations during the English Civil War and by the 19th century, several parishioners wanted to allow the Minster to fall to ruin as it was deemed by many to be too big and expensive. The fighting spirit of the Rector, Revd. George Atkinson, helped preserve it by appointing the architect, John Loughborough Pearson, to oversee the restoration work of 1846 - 1866, and thus kick started the idea of what we would now call conservation, leading to a revival in protecting Mediaeval buildings.
- 3.1.9 In the village there are also a number of buildings which have historic significance:
- Manor Farm, on Stow Park Road, includes a Grade 2 Listed farmhouse and a moat. The farmhouse was built in c.1636 but underwent alteration in c.1870;
 - A whipping post with one iron marked 1789 (and Grade 2 listed) is now positioned on the village green;
 - The Cross Keys pub, 1799;
 - The 17th century house at 9, Ingham Road is well known and Grade 2 listed, as are Belle Vue Farm, The Wesleyan Chapel (built in 1824 and now a private house), and the late 18th century Threshing Barn and Dove Cote at Church End Farm to the west of Stow Minster;
 - The old School House on School Lane;
 - There is a thatched cottage at the start of Ingham Road believed dating from 1670, as indicated on the building itself, or possibly earlier; and,
 - Gothic House on Church Road is both large and of architecture unusual to the village.
- 3.1.10 In addition to the historical significance of Stow village, Stow Parish includes a scheduled monument in the hamlet of Coates by Stow. The hamlet itself is now little more than a farm and earthworks, which are designated as a scheduled ancient monument, but was a separate parish in 1086. The site of the scheduled monument includes the manorial hall and moat and the site of a medieval village with ridge and furrow fields plus Grade I listed 12th century St Edith's Church (with roodscreen that has survived both the Reformation and the Civil War) and a Grade 2 listed monument to the Maltby family (1790).
- 3.1.11 The hamlet of Normanby by Stow to the north of the parish has two farmhouses (on the site of medieval and 19th century dwellings), an 18th century granary, and barns and is the site of a medieval shrunken village. A deserted medieval village (DMV) is situated to the west of the B1241, bounded on the north by the Till, to the south by a track and to the west by the drain.

- 3.1.12 There are a significant number of 19th century (ex) farmsteads along both Ingham and Stow Park Roads. There is a possible deserted medieval village (DMV) on the north side of Stow Park Road, just before Tillbridge Lane and also one on Ingham Road near the Till.
- 3.1.13 In the early 1960s, a significant change was made to the road layout, with attendant demolition of buildings e.g. the Smithy and Blacksmith's house. A 'new road' was made which upgraded a narrow lane to the east of the Minster. Subsequently, but as a direct result of the development, significant amounts of house building occurred to the east of the 'new road'.
- 3.1.14 At Stow Park, the Medieval Bishop's Palace was the official residence of St Hugh and the location of the legendary swan, which lived in the extant moat (itself a scheduled monument). This led to the long association with Lincoln and the swan, still seen today in, for example the University of Lincoln's coat of arms and the village sign of Sturton by Stow and the village school logo. The Medieval Bishop's Palace and Deer Park are a listed scheduled monument. The former 275ha Deer Park connected to the palace site retains two notable boundaries, East Lawn and West Lawn, both of which are wide banks and ditches with mature oak trees. The earthworks protected in these two areas represent the only surviving parts of a formerly extensive landscape feature now viewed as modern farmland, although the ground beneath is included.

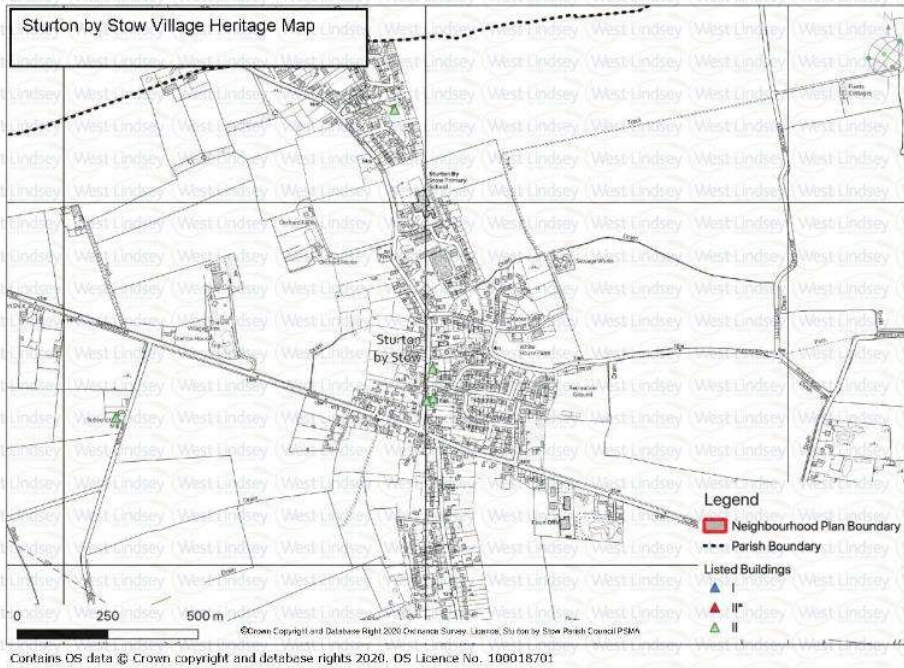
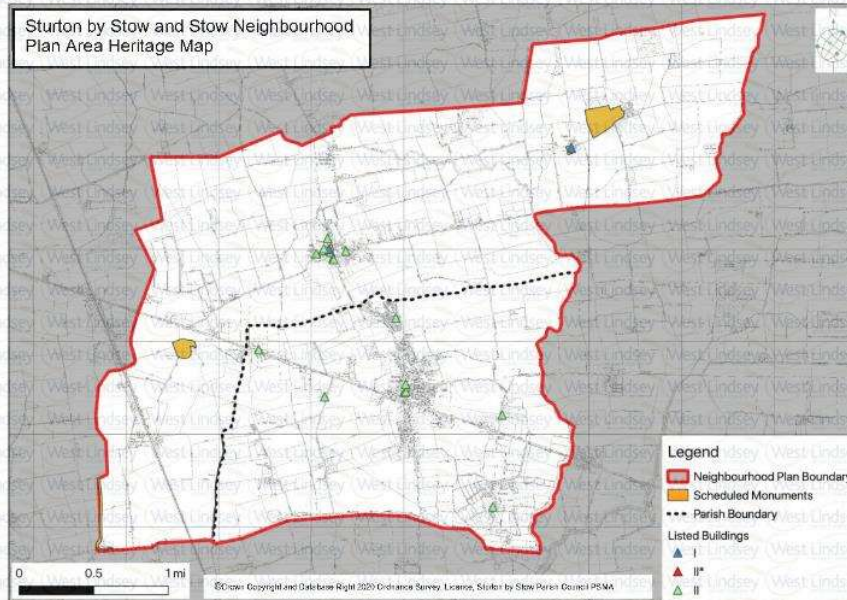
Sturton by Stow

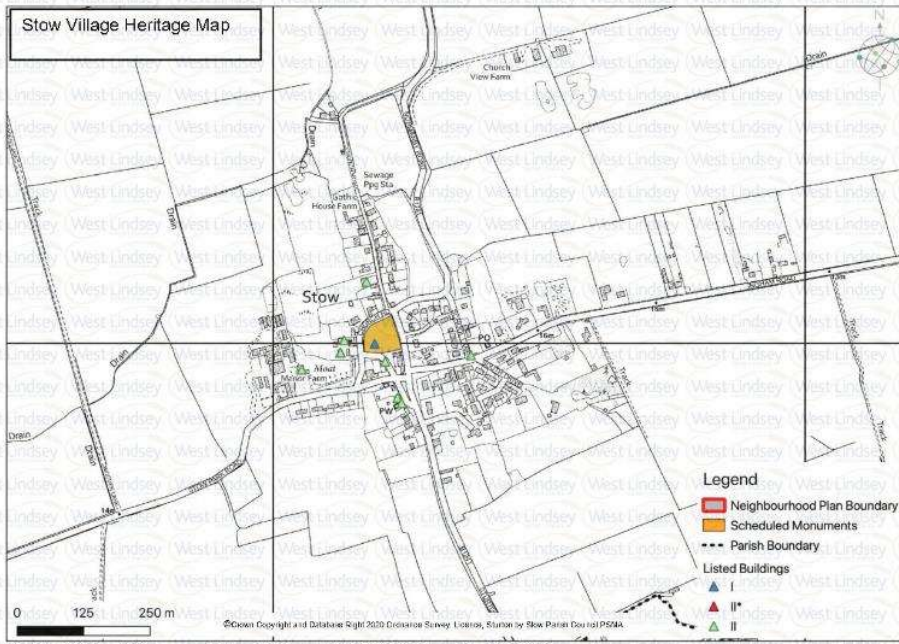
- 3.1.15 Sturton by Stow is not an ancient parish but was formed in 1866 out of a township in Stow parish. The parish encompasses Bransby (Bransby cum Sturton), Westwoods and Gallows Dale. The total resident population was 1485 at the 2021 census.
- 3.1.16 The village is situated on the crossroads of the B1241 and east-west A1500 Tillbridge Lane, a Roman road. Sturton by Stow falls within the ecclesiastical parish of Stow, consequently the parish church of Sturton is Stow Minster. Until recently the Church of England maintained a Mission Church in Sturton by Stow, a brick building erected in 1879, dedicated to St Hugh and designed by John Loughborough Pearson.
- 3.1.17 'Sturton' has held various names - Stratone, Straton, Streeton and Stretton, then in recent centuries, Sturton-in-the-Street, from its location on the Roman Road (Tillbridge Lane). After the coming of the railways in the 19th century, it became Sturton by Stow.
- 3.1.18 In the village there are also a number of buildings with historic significance:
- Manor Farm House, on Fleets Lane, part of a larger site demolished in the 1970s;
 - The Old Hall, part of which dates to 17th century and encompassed land now occupied by The Close, other dwellings and the Recreation Ground;
 - The Old School Room (1840);
 - The Plough pub (1856);
 - St Hugh's;
 - Gallows Dale Farmhouse on Marton Road; and
 - The Old Rectory.
- 3.1.19 In addition there are the 17th century house building now housing The Tillbridge Tastery, former Board School House (1878) on School Lane (now a private house), Home Farm House in Bransby, various former chapels including the Wesleyan Chapel (1805) on Tillbridge Lane (now a private house), the late 18th Century granary on Tillbridge Lane (now a terrace of private houses) and the Subscription Mill 1815 (now a private house),
- 3.1.20 Bransby hamlet has a number of traditional brick and tile buildings, almost certainly made from local materials, together with two listed buildings. The origins of Bransby are unclear as it appears that its current form developed after the Enclosures.
- 3.1.21 Sturton by Stow had a village pond, possibly spring fed, until the 1950s. It appears that the pond was not only a source of water for stock but also for

some villagers until mains water was installed in the late 1940s. The pond was situated at the junction of the A1500 and B1241 and explains the unusually wide T-junction.

- 3.1.22 In Bransby, a pond in a private garden thought possibly to be Bonny Well, is spring fed and may have gained its name as it is reputed to have never dried out. Bonny Well may have served the inhabitants of Bransby until mains water was installed.
- 3.1.23 Until the draining of the pond and subsequent mains engineering works Sturton by Stow High Street had open dykes on either side, with small bridges for residents. Flooding of the High Street appears to have been a regular occurrence with floods recorded in photographs in 1900, 1947 and 1972, after main drains were installed. There have been further floods since and occasional flooding of a small area of the High Street remains an issue.
- 3.1.24 The River Till, ultimately a tributary of the River Witham, marks the eastern boundary of the plan area. Much of the channel is managed by the Environment Agency as it is classified as a main river. The river is enclosed by earth embankments on both sides of the channel to increase its capacity and to prevent floodwater from inundating the surrounding land. Most of the embanking was in place by 1886 but extended during the 20th century.
- 3.1.25 Following flooding of the High Street and properties in Sturton by Stow during 2007 the Internal Drainage Board installed a flood relief dyke to the immediate east and north of the village in order to combat flooding and hold water for slow release into the River Till. This appears to have been largely successful with more recent flooding due to lack of maintenance of piped drains under the High Street.

Figure 4 Map of Designated Heritage Assets





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3.2 The Present

3.2.1 Whereas the older Stow community is some three times the geographical area of that of Sturton By Stow, the latter's development overtook the older village and Sturton by Stow now has almost four times the population of Stow.

3.2.2 2021 Census data is from PARISH.UK; a Community Action Initiative⁷ and Nomis⁷ with some percentages rounded up or down to nearest full percentage figure. Due to the difference in population and number of dwellings the following percentages reflect general comparisons only.

3.2.3 The following table summarises population, dwelling type and ownership:

	Sturton by Stow parish	Stow parish
Total population	1485 (Year 2001: 1,280) (Year 2011: 1369)	369 (Year 2001: 355) (Year 2011: 365)
Dwellings	661	167
Detached houses or bungalows	62.7%	60.1%
Semi-detached	22.5%	23.8%
One family households	66.8%	66.5%
One person households	28.4% relatively evenly split between under and over 65 years of age	30.5% with a slightly greater percentage over 65 years of age
Properties are either wholly owned or owned with mortgage or loan,	82.2%	59.9%
Social rented	5.9%	12%
Private rented	9.4%	27.6%

3.2.4 In both Parishes the average house price has constantly increased in the last few years: the increasing cost of accommodation may discourage first time buyers and young families, some of whom will have been born and raised or feel rooted in the community. The level of available private and socially rented

⁷ Nomis offers free access to detailed and up-to-date UK Labour Market statistics <https://www.nomisweb.co.uk/>

⁷ Community Action Initiative <https://www.Parish.uk/>

accommodation in the Plan area also impacts on residents wishing to remain in the community.

3.2.5 Most of the dwellings are concentrated in the villages of Stow, Sturton by Stow and Bransby with the hamlets of Coates and Normanby and clusters or individual properties in open countryside. Where clustered together in the villages, properties tend to form a nucleus with ribbon development, often with open fields between buildings, radiating along main access routes through the settlements.

3.2.6 Within the Central Lincolnshire Local Plan, adopted April 2023, Policies S1, S2 and S4 give strategic direction on how the levels of growth until 2040 will be achieved. The new philosophy replaces percentage growth targets with the identification of Residential site allocations, sites for developments 10 dwellings or more. Unallocated sites for up to 5 dwellings in Small Villages (Stow) and 10 dwellings in Medium Villages (Sturton by Stow) will only be supported subject to certain conditions.

Under Policy S81: Housing Sites in Medium Villages, Sturton by Stow has 4 sites allocated primarily for residential development;

WL/STUR/003 Land at High Street, south of School Lane, Sturton by Stow

WL/STUR/006a Land south of Gilberts Barn, Saxilby Road and Tillbridge Lane, Sturton by Stow

WL/STUR/007 Land adjacent Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow

WL/STUR/008 Land at Queensway, Sturton by Stow

These allocations can be viewed in Appendix C

3.2.7 CLLP Table A1.1 Housing requirements for Parishes clearly shows the requirements are;

Stow – Dwellings built (2018-2021) 6; Dwellings with permission 11; Dwellings allocated only 0; Requirement from the Plan 17

Sturton by Stow – Dwellings built (2018-2021) 14; Dwellings with permission 48; Dwellings allocated only 69; Requirement from the Plan 131

	Sturton by Stow parish	Stow parish
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Sturton by Stow and Stow Neighbourhood Plan

Good or Very Good Health	81.3%	78.2%
Day-to-day activities limited a lot	4.4%	6.6%
Sturton by Stow residents tend to report better health than the average resident of West Lindsey District with 'limited a lot' only slightly higher than the District comparator. Stow residents also tend to report better health than the average resident of West Lindsey District with 'limited a lot' in keeping with the District comparator.		
Economically active (usual residents aged 16 to 74)	56.9%	48.7%
Economically Inactive	42.1%	51%
These figures appear broadly similar to that of West Lindsey District.		
No car or van owned	8.3%	9.1%
One or two cars or vans owned	75.4%	76.4%
More than two	16.3%	14.5%
The percentages reflect the rural situation of the Plan area, indicating that most households have a degree of independent vehicle mobility, often linked to work, but that some households and individuals rely on public transport and access to local services.		
Employment:		
Agriculture, Energy & Water	3%	9%
'Manufacturing, Distribution, Transport, Communication and construction	42%	39%
'Public sector, education and health or social services'	37%	35%
This indicates that in keeping with a wider picture there are fewer people directly connected with agriculture generating produce for a growing population, which is not directly connected to the land or their environment through their employment. The implication of this is that many people living in the Plan area commute to work, often by car or are home based and rely on a vehicle for work.		

3.2.8 The health and wellbeing of the communities is broadly through access to major leisure facilities outside our communities together with informal opportunities in the Plan area. The opportunity for walking, running, cycling and horse-riding on lanes and Public Rights Of Way in a healthy environment are an important facility. Alongside more traditional enterprises the area of fitness and wellbeing is developing in the communities. These enterprises use community facilities such as Sturton by Stow village hall as well as outdoor spaces and bespoke self-funded business facilities.

- 3.2.9 The health and wellbeing of our environment is key to sustainable development and continued climate change will affect how resources for development such as water drainage to cope with flood risk are managed. The design of buildings and greenspace will also need to develop to help cope with temperature increase and weather extremes, exposure to high levels of ultraviolet rays, etc and the effects on people, lifestyle and our economy.
- 3.2.10 The Plan Area contains no designated sites of high biodiversity and ecosystem value although certain sites and features have biodiversity and ecosystem value in both their individual right and as part of wildlife corridors.

3.3 Key Issues

The key issues identified through the community engagement and data analysis are set out below.

Themes of Sustainability	Identified Issues
Social	<ul style="list-style-type: none"> • We need a range of low carbon and energy efficient homes in terms of size and affordability to meet the needs of local residents including provision of smaller homes, both as starter homes allowing young people to remain within the area, and for older people downsizing. New development should reflect the character of the area in which it is situated and include sufficient off-road parking for the property size. • Conserving the built heritage assets we have. • Maintaining the separation of arable land between the two villages. • Development in Stow to be within the current footprint with conversion of existing buildings, brownfield sites or infill to be utilised before any expansion of the village footprint. • Keeping the rural character and the views and vistas people cherish. • Solutions to the shortage of parking spaces, which plagues the villages in both parishes. • Increased availability of rural charging points for electric vehicles. • Facilities to meet the everyday needs of our community while enhancing health and wellbeing amongst our residents and including: <ul style="list-style-type: none"> - Access to the surrounding countryside, and improved transit between adjacent villages by walking and bicycle, through maintenance and expansion of a network of safe pedestrian and cycle routes and promotion of footpaths, bridleways and green lanes including widening of some pavements and footpaths and ensuring reinstatement of PROWs by landowners across arable fields after ploughing/seeding (encouraging walkers to use field margins is an informal diversion) and ensuring landowners do not close off PROW across grassland, placing gates, fences or general waste across openings to stop people using them; - Crossing points/zebra crossings to facilitate movement across roads particularly by people with disabilities and children; - Access to healthcare facilities; - Improved play and recreation facilities for children and adults; - A place (library) for young people to relax in and to study;
Environmental	

Themes of Sustainability	Identified Issues
	<ul style="list-style-type: none"> • Address climate change by requiring all new buildings to have renewable energy features, rainwater harvesting built in and, with carbon friendly building design, to be carbon neutral. • Encourage the adoption of individual and community scale renewable energy schemes. • Stop the degradation, and ensure conservation, of our designated and locally important heritage assets such as ridge and furrow fields and historic sites. • Protect and enhance opportunities for the wildlife that remains (eg owls, great crested newts) and for the creation of wildlife habitats including the management of trees and hedges and of road verges and development of community woodlands/wetlands ensuring biodiversity net gain. • Mitigate the impact of climate change with associated flooding through: <ul style="list-style-type: none"> - The management of the River Till and the floodplain; - Maintenance of drains and dykes; - Surface water management with improved drainage capacity; - Improvement in the capacity of sewerage systems in both villages; - No further development until remedial action drainage and sewerage completed; • Reduce all forms of pollution including noise, smell and light pollution and ensure carbon sequestration; • Encourage and support recycling, both through local authority mechanisms and other initiatives.
Economic	
	<ul style="list-style-type: none"> • Encourage zones for development of small incubator units and re-purposing of industrial sites; • Work to address the poor utilities infrastructure locally including broadband availability and capacity, drainage and reliable electricity supply; • Support the development of local employment opportunities by: <ul style="list-style-type: none"> - supporting proposals for housing linked to workspace/enterprise; - encouraging provision of proportion of new houses with job opportunities attached, to enhance diversification of the economy; - supporting provision for people to work from home; - supporting small business and green enterprises; • Encourage and support measures that help existing local businesses and employers to reduce their carbon footprint.

4 Our Vision and Objectives

The Vision Statement derives from the key issues listed in the preceding section, which emerged from the consultation process. The Steering Group developed this Vision for the future of both Parishes as the main statement of intent of this Plan.

4.1 Vision Statement

**We are strong, safe and thriving communities. We value and protect our historic, natural and rural environments, with development and amenities reflecting the needs of the communities. We value the distinctive character of our various settlements.
Our people love living here.**

4.2 Objectives

The following objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies (in the next section).

- Ensure housing provision meets local needs of a changing population in both the market and social sector, so that new development retains, reflects and complements the character of our area with the highest levels of environmental sustainability, and for Stow remaining within the 2019 village footprint.
- Achieve sufficient capacity in all utilities (water, mains drains and sewerage, electricity, gas and telecommunications) to meet current and future demand.
- Conserve and protect our environment by; enhancing the space and opportunities for wildlife to thrive in the natural and built environment, reducing all forms of pollution, stopping degradation of our designated and locally important heritage assets such as ridge and furrow and historic sites, ensuring our area has resilience to climate change.
- Support the creation, strengthening and development of key services and facilities to meet the everyday needs of our community while enhancing health and wellbeing amongst our residents by; supporting effective use of existing facilities to provide a wider range of services to meet needs, and development of key services including transport and play and recreational facilities.
- Promote development of appropriate local employment opportunities and infrastructure in order to improve skills, knowledge and the local economy of our community
- Enhance the safety and security of residents by reducing the incidents of anti-social behaviour, speeding, inappropriate parking and criminal activity, whilst expanding a network of safe footpaths and cycle routes.

4.3 Climate Change – Mitigation, Adaptation and Resilience

- 4.3.1 **Climate change** – is the greatest threat to our planet and requires immediate action in all aspects of our lives. We are already experiencing the local impacts of climate change with increased flooding and extreme weather conditions and potentially as a result, adverse impacts on our communities, businesses and environment. Predictions are that this will increase over time, so it is especially important that new development does not contribute negatively to climate change and make matters even worse. Therefore, this plan supports development that conforms to both its and CLLP policies that include measures that mitigate for climate change impacts, adapt to its consequences and provide resilience to it.
- 4.3.2 What this means is best described by way of examples although the distinctions are not clear cut and there is overlap:
- 4.3.3 **Mitigation** – if a development includes lots of hard surfaces such as roads and driveways, the increased rain run-off from these could increase local flood risk. But if the driveways were constructed of permeable material and the roads incorporated sustainable urban drainage systems, this would mitigate that impact.
- 4.3.4 **Adaptation** – Climate change will likely mean we experience prolonged periods of high temperatures. New homes and buildings that incorporate design features that reflect heat, circulate air, have solar powered air conditioning, landscapes that provide shade including trees that can cope with the heat and drought will be adapted to the change when it occurs.
- 4.3.5 **Resilience** – is about being able to recover quickly from the impacts of climate change. In practice, it is difficult to achieve resilience at the local development level, but it arises as a result of good mitigation and adaptation combined with processes and procedures in place to facilitate bounce back. A redesign of the infrastructure that manages our waste water so that it can cope with sudden massive increases in volumes of rain water, perhaps incorporating an area of wetland habitat that reconnects the rivers to their floodplains and buffers pollution and provides wildlife habitat and amenity is a local example that could potentially be deployed.
- 4.3.6 In this plan, policies 1, 2, 5, 7 and 10-13 support principles that will contribute to the mitigation, adaptation and resilience of our area to climate change.

5 Neighbourhood Plan Policies

The Neighbourhood Plan Policies will be used to guide the delivery of development in Sturton by Stow and Stow up to 2036. They are based on the objectives and vision and will contribute to the delivery of the growth requirements set out in the Central Lincolnshire Local Plan. If the National or District policy position changes before 2036 it is expected that since the proposals in this Plan meet local need and are locally supported, additional site allocations within Sturton by Stow and Stow are unnecessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where that is the case, the Neighbourhood Plan will be updated.

When development is proposed within the Neighbourhood Plan Area, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in National policies and the Central Lincolnshire Local Plan. **No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.**

Each policy is preceded by justification text, making reference to the National Planning Policy Framework; the adopted Central Lincolnshire Local Plan (2023); and how the policy is informed and guided by the data and the residents' responses collected as part of the community consultation events.

Evidence to support the policies has been gathered from the household survey, and the work undertaken to develop the Neighbourhood Profile, Local Green Space Assessment, Protected Views Assessment and the Locally Important Heritage Assets Study.

5.1 Policy 1: Sustainable Development

Policy Aim

Policy 1: Supports sustainable development in Sturton by Stow and Stow. Managed development in the area will support the economic, social and environmental growth of the community, supporting additional commercial and community services in the villages.

Justification (National Planning Policy Framework (NPPF))

- 5.1.1 Paragraph 11 of the NPPF establishes that by planning positively to support local development, shaping and directing development within and adjacent to the built-up area, Policy 1 is aligned to the NPPF's presumption in favour of sustainable development.
- 5.1.2 Furthermore, by setting out a positive vision for the future of the area and by taking account of the different roles and character of different areas, the policy regards the core planning principles in the NPPF (Paragraph 16). The Policy recognises the intrinsic character and beauty of the countryside and supports

thriving rural communities, by seeking to contribute to conserving and enhancing the natural environment.

Justification (Local Plan)

- 5.1.3 Policy S1 of the Central Lincolnshire Local Plan Policy designates Sturton by Stow as a “Medium Village” that may receive some limited growth through allocations in the CLLP in order to achieve a balance between ensuring the vitality of the village and protecting the rural character.

Policy S1 designates Stow as a “Small Village” that may receive some limited growth primarily through allocations in this plan (CLLP) in order to achieve a balance between ensuring the vitality of the village and the rural character.

Justification (Community Consultation)

- 5.1.4 The Neighbourhood Plan process has allowed people to fully engage and recognise the implications of housing allocations on the viability of existing and future community facilities, and the impact on the social cohesion of a village that does not offer a variety of houses for families to move to in the Parish or for those wishing to down size.
- 5.1.5 There may be infill sites that become available either through subdivision or demolishing existing buildings that, by their number and nature, cannot be identified at this time. It is imperative that such infill developments do not spoil the existing character of the Plan area.
- 5.1.6 Sturton by Stow Parish Council and Stow Parish Council are statutory consultees on development proposals and will take a positive approach that reflects the presumption in favour of sustainable development following the National Planning Policy Framework and Central Lincolnshire Local Plan. The Parish Councils will work pro-actively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions.
- 5.1.7 Policy 1 addresses these factors by the principle of actions, which will benefit the villages by causing more sustainable development to occur in Sturton by Stow and Stow for future generations.

NOTE:

For the purposes of the policy “the existing or planned built-up areas” are indicated on Policy Maps 2.1 and 2.2, and include the continuous built form of the settlements but not:

- a) Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;

- b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;
- c) Agricultural buildings and associated land on the edge of the settlement; and;
- d) Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Policy 1: Sustainable Development

1. To support and enhance the sustainability of the Parishes of Sturton by Stow and Stow, development will be supported where it is consistent with the following principles as appropriate to the proposal's scale, nature and location within the neighbourhood area:
 - a. new homes are of size, type and tenure that meet local housing requirements;
 - b. through local provision of commercial, public and community services of suitable types and scale, Sturton by Stow and Stow's residents are enabled to meet a large proportion of their daily requirements within the Parishes;
 - c. any necessary physical or social infrastructure or improvements to such infrastructure that may be required to make a particular development proposal acceptable in planning terms are delivered in association with that development;
 - d. development outside the existing or planned built-up areas of Sturton by Stow and Stow villages will only be supported if it:
 - i. is required for agricultural purposes; or
 - ii. is required to support an existing agricultural or non-agricultural use; or
 - iii. makes sustainable use of a previously developed site; or
 - iv. is infrastructure provision required by a utility provider and consistent with the objectives and policies of this Neighbourhood Plan;
 - e. development does not increase the risk of flooding and should reduce such risk where possible;
 - f. developments in Sturton by Stow and Stow are located, designed, constructed and operated so as to be consistent with the national target of bringing the United Kingdom's greenhouse gas emissions to net zero by 2050;

- g. development is located and designed so that any potential negative impact on climate change such as increased carbon emissions or flood risk is mitigated.
- h. developments should incorporate clear measures for adaptation and resilience to climate change.

5.2 Policy 2: Residential Development Management

Policy Aim

Policy 2: Residential Development Management aims to add more detailed criteria on infill sites within the built-up area of Sturton by Stow and Stow: additional houses in the area will support the economic and social growth of the community, supporting additional commercial and community services in the villages. At the same time, the policy ensures that rural and environmentally valued sites in the countryside are protected from development pressure.

Justification (NPPF)

Policy 2: The NPPF is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF supports sustainable development in rural villages, as explicitly mentioned in paragraphs 82 and 83.

- 5.2.1 Protecting the intrinsic character and beauty of the countryside is also an NPPF core planning principle.
- 5.2.2 Policy 2 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development and the enhancement of local assets and facilities. The scale of development considered appropriate in Sturton by Stow and Stow takes into consideration planning guidance which advises that land of lesser environmental value should be used for development.

Justification (Local Plan)

Policy S1 of the Central Lincolnshire Local Plan Policy (The Spatial Strategy and Settlement Hierarchy) and Policy S4 (Housing Development in or Adjacent to Villages) both support residential development within the village built up area and in line with the local character of the area. The boundary of the villages' built-up areas are influenced by the 'Built-up Areas Boundaries 2018'⁸. The boundary of the areas should not be interpreted as a hard line, but development which would extend the built-up area will require close scrutiny. Further guidance on residential development is given

⁸ Built-up Areas - Methodology and Guidance:
https://www.nomisweb.co.uk/articles/ref/builtupareas_userguidance.pdf

in the Central Lincolnshire Local Plan policies S12 (Water Efficiency and sustainable Water Management), S21 (Flood Risk and Water Resources), S6 (Design Principles for Efficient Buildings) and S53 (Design and Amenity).

- 5.2.3 Policy Maps 2.1 and 2.2 give an illustrative description of the built-up area in Sturton by Stow and Stow as interpreted from the Central Lincolnshire Local Plan description of a Built-Up Area. Policy 2 addresses the need for sustainable development within urban and rural spaces while focusing on development within the built-up areas with the overall goal to achieve sustainable rural communities and villages.

Residential Site allocations identified for development within the adopted Central Lincolnshire Local Plan 2023 are shown in Appendix C.

NOTE:

The “existing or planned built-up areas” are indicated on Policy Maps 2.1 and 2.2, and include the continuous built form of the settlements, but not:

- a) individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlements;
- b) gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlements;
- c) agricultural buildings and associated land on the edge of the settlement; and;
- d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

**Amenities, in this context, include reasonable privacy; reasonable access to daylight and sunlight; freedom from undue noise and disturbance.

Justification (Community Consultation)

- 5.2.4 From the comments collected from local consultations between November 2017 and January 2020, there was a common view about housing design, layout, parking and traffic in the village. Local people expressed a need for various house sizes to suit different demographics in the village, in particular young families and elderly residents. Furthermore, the community expressed the view that the design and quality of housing should be in keeping with the current housing stock. Other topics cited include the current and future availability of parking in the village, and the release of untreated sewage into the environment. Policy 2 sets out a series of criteria against which new proposals will be assessed in the built-up areas of Sturton by Stow and Stow. Criterion m) comments about the capacity of local utilities and services; In some circumstances on-site sewage facilities will be acceptable where they meet industry standards and include maintenance and breakdown facilities.

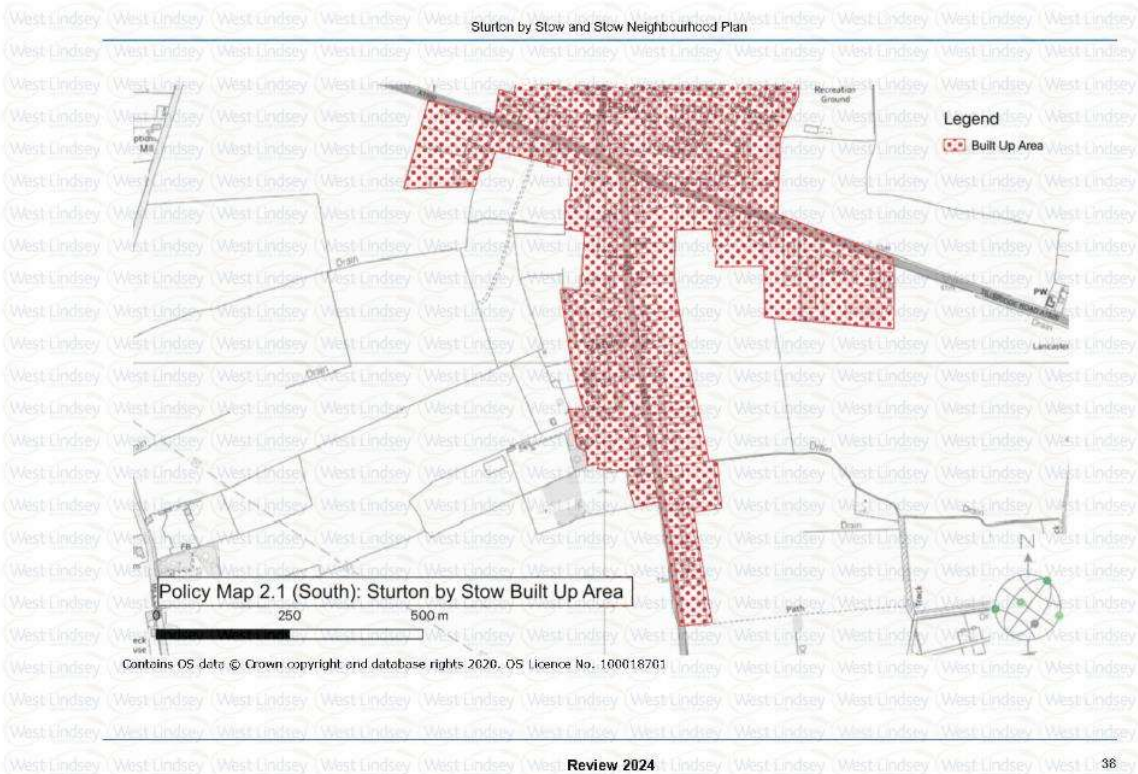
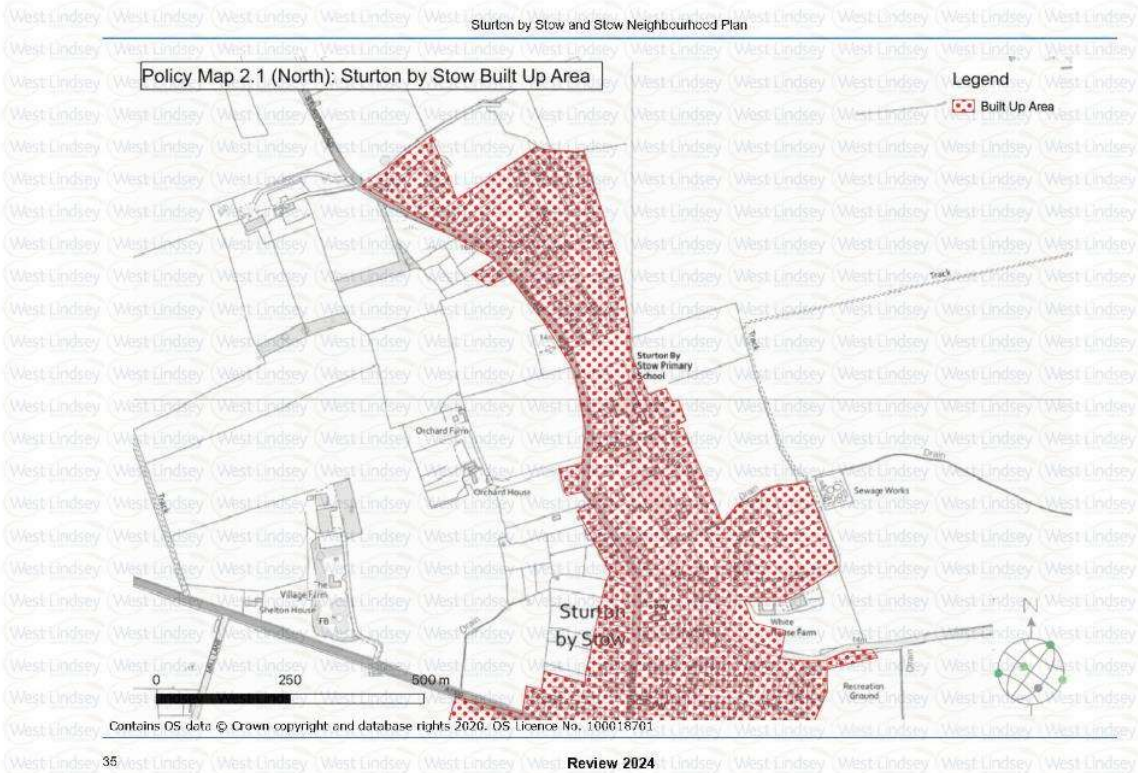
Policy 2: Residential Development Management

1. Proposals for residential development of up to nine dwellings in Sturton by Stow or four dwellings in Stow, on infill and redevelopment site will be supported where they meet the following criteria:
 - a) they fill a gap in an existing frontage, or on other sites, within the existing or planned built-up area* of the villages (as shown in Policy Map 2.1 and Policy Map 2.2);
 - b) they are well designed and in keeping with their local surroundings, and respect the character of the area - including any heritage assets;
 - c) they do not unacceptably reduce the privacy and/ or amenity of nearby properties;
 - d) the proposed development provides appropriate access, off street parking and turning arrangements;
 - e) the proposed development does not unacceptably affect the free and safe flow of traffic on Tillbridge Road, Stow Road, Ingham Road and Sturton Road including all junctions;
 - f) the proposed development does not result in back-land development, unless it is demonstrated that a particular back-land development will not unacceptably reduce the amenities** which neighbouring residents may reasonably expect to enjoy;
 - g) there is no unacceptable impact on the natural environment and the development includes biodiversity enhancements;
 - h) there are no adverse impacts on locally important heritage assets and/or wildlife features.
 - i) the proposed development does not adversely impact on any outdoor sports or recreational facilities or other designated open spaces;
 - j) appropriate mitigation measures are incorporated in the design of the proposal where any potentially negative impacts from a development on climate change are identified;
 - k) the proposal demonstrates clear measures for adaptation and resilience to climate change;
 - l) there is safe foot and cycle path access to the centre of the closest village;

m) the capacity of all utilities is adequate to support the additional burden of any proposed development.

2. In the surrounding countryside, residential development proposals will be supported where they demonstrate that residential development is clearly essential to the effective operation of rural operations or local agriculture. In the event that development outside the existing or planned built-up areas is required, for example to accommodate growth targets required by government which cannot be met by building conversions, brownfield and infill developments, such development should be consistent with the following principles:

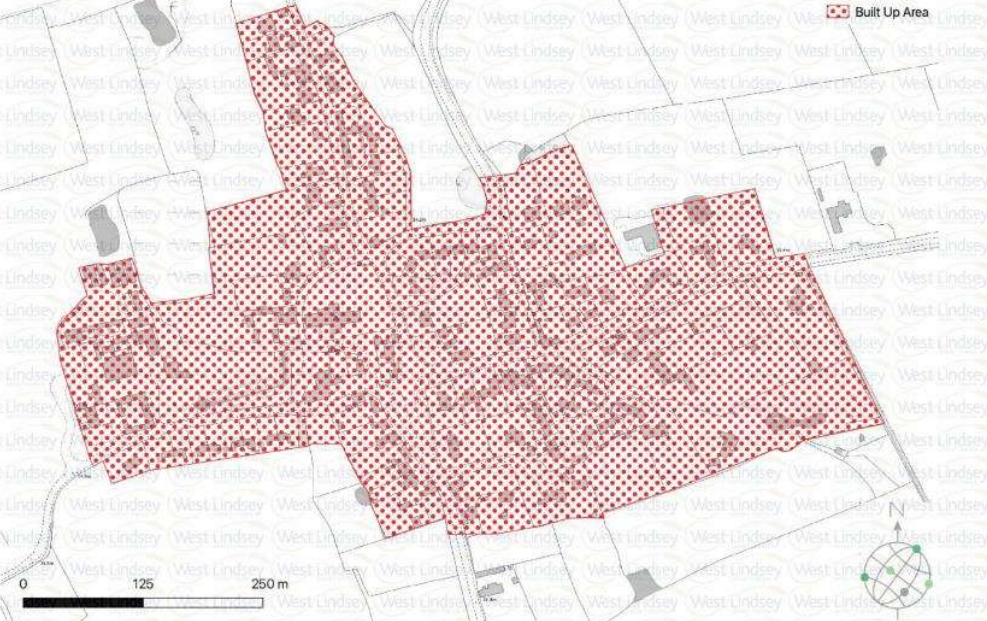
- i. as far as possible the overall shape of the village concerned should be maintained as defined by the existing or planned built up area of each settlement shown on policy maps 2.1 and 2.2.;
- ii. creation of ribbon development should be avoided;
- iii. priority should be given to locations where development has previously been approved but has not been completed;
- iv. the development of land used as permanent grassland should be avoided, so as to maintain the carbon capture function of such land;
- v. land containing the remains of ridge and furrow field systems and other sites of archaeological interest, such as abandoned historic settlements, should not be developed.



Policy Map 2.2: Stow Built Up Area

Legend

 Built Up Area



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5.3 Policy 3: Area of Separation between Sturton by Stow and Stow

Policy Aim

Policy 3: Area of Separation between Sturton by Stow and Stow aims to maintain the rural gap existing between Sturton by Stow and Stow, thus protecting this valued landscape and taking account of the role of this area in separating the two settlements and thus retaining their individual village character.

Justification (NPPF and Local Plan)

- 5.3.1 Policy S5 (Development in the Countryside) of the Central Lincolnshire Local Plan provides a clear context for the types of development that would be acceptable outside rural settlements. In particular, it identifies the circumstances in which new development may be acceptable in the countryside. Most of the circumstances identified in that policy are not directly applicable to the defined Area of Separation. Additionally, this area includes a non-designated Heritage Asset, remnants of a mediaeval ridge and furrow agricultural system, the value of which is particularly dependent on openness and its open context.
- 5.3.2 Policy Map 3 identifies the undeveloped zone. It shows the area of agricultural fields in between Sturton by Stow and Stow, and it is drawn around the built-up areas of the two villages. Any planning applications, which may come forward within the defined Area of Separation will be determined on the basis of Policy 3 of this plan and as supplemented by Policy S5 of the CLLP. This reflects its undeveloped nature. Elsewhere in the neighbourhood area Policy S5 (Development in the Countryside) of the CLLP will apply to development in the countryside. This will include those parcels of land to the immediate south of Stow, which are not included in the Area of Separation.

Justification (Community Consultation)

- 5.3.3 From the local consultations between November 2017 and January 2020, a common view expressed by local people was to preserve an area of separation between Sturton by Stow and Stow. Sturton by Stow and Stow are two distinct settlements, with their unique character and history. Residents have emphasised that the physical separation existing between Sturton by Stow and Stow is an important contributor to their distinctiveness, and it is instrumental in preserving and promoting their individual character and identity.
- 5.3.4 This stretch of agriculture lands contributes to the individuality of the villages by physically separating them; it also provides a buffer around each

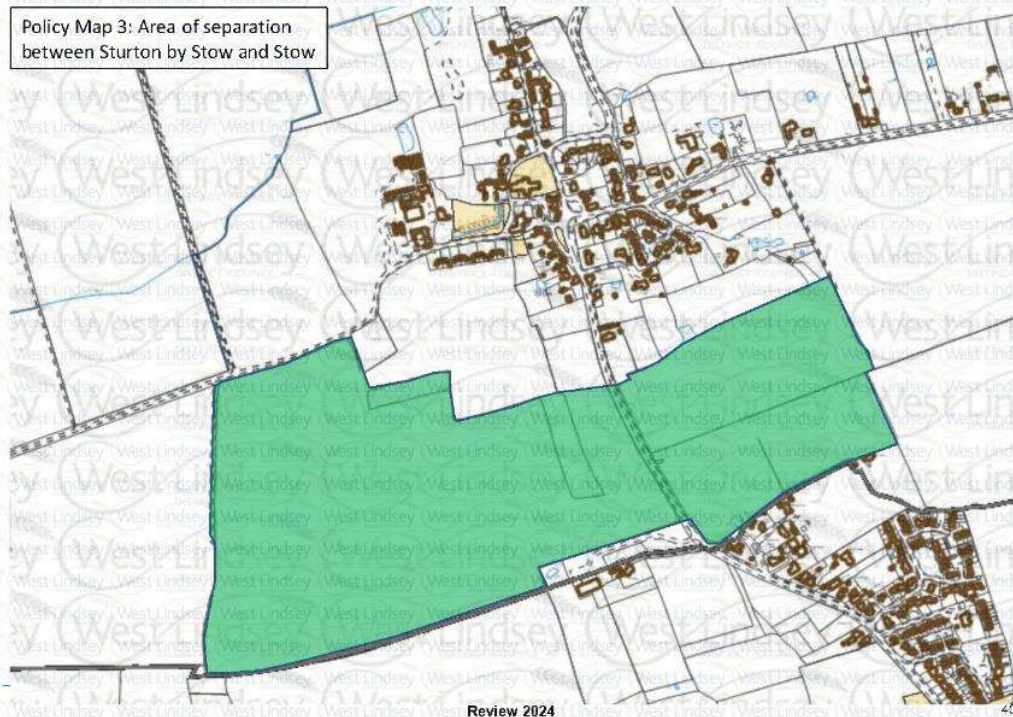
settlement, giving the distinct impression that both villages are surrounded by open countryside and are small and rural in nature, rather than a single uninterrupted developed ribbon around Sturton by Stow and Stow.

Policy 3: Area of Separation between Sturton by Stow and Stow

The Plan identifies an Area of Separation between Sturton By Stow and Stow, as shown on Policy Map 3.

Proposed developments that would have an unacceptable impact on the open character of the Area of Separation will not be supported.

Policy Map 3: Area of separation between Sturton by Stow and Stow



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5.4 Policy 4: Housing Mix and Affordability

Policy Aim

This Policy supports the development of affordable housing in Sturton by Stow and Stow. This can help to achieve sustainability and balance of the community to help preserve and sustain the local populace for future generations.

Justification (NPPF)

- 5.4.1 Policy 4: This policy seeks a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people. It also seeks the provision of different types of housing to give a variety of opportunities for people to attain their own homes. This will help to achieve a healthy and inclusive community.
- 5.4.2 Affordable Housing is defined in the NPPF as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and typically includes these options:
- a) Affordable housing for rent
 - b) Starter homes
 - c) Discounted market sales housing
 - d) Other affordable routes to home ownership such as shared ownership and rent to buy.

Justification (Local Plan)

- 5.4.3 Policy 4 supports the delivery of affordable houses. It offers specific support for a mix of house types to meet the specific local issues, which were identified during the Plan-making process. They include the delivery of smaller homes, which are likely to meet the needs of newly-created households. The Plan also offers support to the national initiative for the delivery of First Homes. The CLLP (Adopted in 2023) provides guidance on Affordable Housing in Policy S22. This divides the plan area into 4 value zones. Both Stow and Sturton by Stow parish council areas are contained within Value Zone A. The Value Area defines the developer contribution to meet the CLLP Affordable Housing target. In Value Area A the contribution is 25% on sites of 10 or more dwellings or 0.5 hectares or more.

Justification (Community Consultation)

- 5.4.4 From the collated comments collected from local consultations between November 2017 and January 2020, a common view was shared about the need to provide affordable housing for local people in both villages. Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, mainly aimed towards enabling families and younger people to remain in the Parishes. This Policy would help to develop a sustainable community for future generations in Sturton by Stow and Stow.
- 5.4.5 Policy 4 addresses the issue of housing mix and affordability. The Parish Councils are keen to ensure that new affordable housing in the neighbourhood area should be allocated on local connection criteria. The following local connection criteria overlap with those used by the District Council in its Section 106 lettings principles. All new affordable housing in Sturton By Stow and Stow Parish Council areas should be allocated based on local connection criteria, meaning that priority should be given to people who can demonstrate a strong local connection to the village and whose needs cannot be met by the open market. The local connection prioritisation is as follows:
- I. In allocating affordable dwellings to applicants, the following local connection criteria will need to be considered, giving priority to applicants who:
 - a) were born in the Parish of Sturton by Stow or Stow; or,
 - b) are currently residing or are employed in the Parish of Sturton by Stow or Stow; or,
 - c) have resided in the Parish of Sturton by Stow or Stow in the past, but were forced to move away due to the lack of affordable housing; or,
 - d) have family associations living in the Parish.
 - II. Lacking any applicants who meet the above requirements within the Parish of Sturton by Stow or Stow, applicants will be considered from neighbouring parishes if they satisfy the local connection criteria, giving priority to applicants who:
 - a) were born in the parishes neighbouring Sturton by Stow or Stow; or,
 - b) are currently residing or are employed in the parishes neighbouring Sturton by Stow or Stow; or,

- c) have resided in the parishes neighbouring Sturton by Stow or Stow in the past, but were forced to move away due to the lack of affordable housing; or,
 - d) have family associations living in the parishes neighbouring Sturton by Stow or Stow.
- III. Lacking any applicants who meet the above requirements within the local area, applicants will be considered from the West Lindsey District area if they satisfy the local connection criteria, giving priority to applicants who:
- a) were born in the West Lindsey District area; or,
 - b) are currently residing or are employed in West Lindsey District area; or,
 - c) have resided in the West Lindsey District area in the past, but were forced to move away due to the lack of affordable housing; or
 - d) have family associations living in the West Lindsey District area.
- IV. Lacking any applicants who meet the above requirements, any other applicant in the WLDC housing register will be considered.

Policy 4: Housing Mix and Affordability

1. New residential development should provide a range of housing types and a mix of tenures based on identified housing needs in the most up-to-date housing needs assessment available at parish or District, or housing market area level. Developments which provide accessible and adaptable dwellings, wheelchair user dwellings and/or First Homes will be particularly supported.
2. The delivery of affordable housing will be supported. Proposals for older people's accommodation, including bungalows and smaller properties (1-2 bedrooms) will be particularly supported.

5.5 Policy 5: Delivering Good Design

Policy Aim

Policy 5: Delivering Good Design ensures future residential and business development is designed sustainably and in a way that respects the existing character of the settlements. In doing so, it supports the social and cultural wellbeing of the community through high-quality design, while ensuring housing and other needs are met. This policy protects and enhances the historic and natural environment in the Parish, protecting designated and non-designated buildings, existing mature trees, green features, and traditional features of the built environment.

Justification (NPPF)

5.5.1 The NPPF establishes that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. Although such policies should not be overly prescriptive in terms of architectural style and should not prevent innovative solutions, they have the power to lead the design of proposed development in directions that are sympathetic to local character and history, including the surrounding built environment and landscape setting. Section 16 of the NPPF promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 173 of the Framework promotes the use of design solutions to implement Sustainable Drainage.

Justification (Local Plan)

5.5.2 Policy S57 of the CLLP sets the requirement that a development proposal must meet in order to protect heritage assets, Conservation Areas and Listed Buildings. Policy 5 of the Neighbourhood Plan and the Sturton by Stow and Stow Neighbourhood Profile Report together map and describe the Historic Environment of Sturton by Stow and Stow and identify key designated heritage assets. Development proposals should also be consistent with CLLP policies S53, S49, S12 and S21 and S23 and NS27 in terms of design, parking provision, water and flood management and accommodation standards.

Justification (Community Consultation)

5.5.3 The Steering Group compiled a Neighbourhood Profile Report as a basis for this Policy and to inform future development proposals. The report defines the overall character of the settlement. It identifies key design principles, describes street-specific elements and identifies heritage assets worthy of protection. The information and opinions were collected at community events combining map-based exercises and focussed "walkabouts". The synthesis

of these inputs into the report used elements of Character Assessment and Place-making Assessment.

- 5.5.4 Policy 5 sets out the way in which new development should take account of key design principles. Applicants should demonstrate the way in which they have addressed the various matters, and their relationship to the Neighbourhood Profile in the details submitted with planning applications. Policy 5 applies to all developments irrespective of their scale and nature. It acknowledges that good design is important for all development. It also acknowledges that the majority of planning applications in the Plan period will be minor or domestic in their nature. In day-to-day terms the policy will be applied as appropriate to the scale, nature and location of the development concerned.

Policy 5: Delivering Good Design

1. As appropriate to their scale, nature and location, developments should demonstrate good quality design and respect the character and appearance of the surrounding area. All development proposals will be assessed to ensure that they effectively address the following matters, as described in detail in each Character Area chapter of the Neighbourhood Profile:
 - a. siting and layout;
 - b. density, scale, form and massing;
 - c. detailed design and materials;
 - d. landscaping and streetscape.
2. Development proposals will be supported if it is demonstrated that their design solutions:
 - a. apply principles of good design to ensure that both neighbouring users and occupiers of the proposed development will benefit from reasonable standards of amenity, unimpaired by unacceptable overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;
 - b. promote safe and secure neighbourhoods, with natural surveillance and protection, following Secure by Design principles;⁸
 - c. minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency, minimise risk of flooding, the design of all aspects of the development should mitigate for climate change impacts and incorporate climate change

⁸ Secure by Design. *Design Guides*, Available at <https://www.securedbydesign.com/guidance/design-guides>

adaption and resilience measures that ensure there is no increase in carbon emissions (preferably a reduction), they promote renewable energy generation and energy efficiency and do not increase the risk of local and nearby flooding (including the use of Sustainable Urban Drainage Solutions, permeable surfaces etc).;

- d. avoid adversely impacting on Heritage Assets listed in Policy 6 and/or the Protected Views of Policy 9;
 - e. ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development (ensuring that where garages are proposed, they are able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle);
 - f. where practicable, provide for the introduction of electric car charging points in off-street parking spots;
 - g. promote safe access by vehicles, pedestrians, wheelchair users and cyclists, and promote connectivity across and around the development for pedestrians, pushchairs, wheelchair users, cyclists and mobility vehicles;
 - h. will secure as many green lights and as few red lights as practicable against Building for A Healthy Life design code.⁹
3. All development proposals will need to consider the following aspects in terms of infrastructure provision and impact on community facilities:
- a. ensuring that infrastructure (gas, electricity, water, drainage and sewerage, internet, road capacity and parking) is adequate for each new development, or that firm, approved and funded plans are in place for delivery in a timely manner, to serve the development without overall unacceptable impact on Sturton by Stow and Stow;
 - b. having no overall unacceptable impact on existing community services, and, where necessary, delivering additional ones to meet any need created by the development;
 - c. having no overall unacceptable impact on existing outdoor play areas and open amenity space and where necessary deliver additional ones;
 - d. ensuring that, taking account of on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed in a safe and acceptable manner.

⁹ Building for a Healthy Life is a tool for assessing the design quality of homes and neighbourhoods in England. The criteria are based on national planning policy guidance and on urban design principles to achieve functionality, attractiveness and sustainability in homes and neighbourhoods:
<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

5.6 Policy 6: Historic Environment

Policy Aim

Policy 6: Historic Environment aims to support development that conserves and enhances Sturton by Stow and Stow's heritage assets. In doing so, the policy has regard to conserving and enhancing designated and locally important heritage assets in a manner appropriate to their significance, so that they can be appreciated by future generations.

Justification (NPPF)

5.6.1 Policy 6: Historic Environment is in line with Chapter 16 of the NPPF, in particular paragraphs 195 to 198. The identification and protection of locally important heritage assets and locally important assets, which this policy pursues, is in line with paragraphs 198 and 209 of the Framework. The second part of Policy 6 addresses this important matter. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.

Justification (Local Plan)

5.6.2 Policy S57 of the Central Lincolnshire Local Plan (The Historic Environment) seeks to protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

Justification (Community Consultation)

5.6.3 From the Neighbourhood Profile and the Heritage Asset Study, local residents identified certain designated and non-designated locally important heritage assets of historical importance. These assets have significant meaning to the community, who want to see them protected for future generations. Additionally, from the local consultation a common view expressed by local people was to preserve the villages' rural setting and protect and enhance their own distinctive character such as ridge and furrow fields, some of which are indicated on Policy Map 6. Policy 6 addresses these factors by seeking to conserve, protect and enhance the Historic Environment in Sturton by Stow and Stow for future generations.

Policy 6: Historic Environment

1. Proposed developments will be supported where they preserve or enhance the character or appearance of the historic settlements, listed buildings and their settings and any features of special architectural or historic interest, including locally important heritage assets, all as identified in Policy Map 6.
2. When considering the impact of a proposed development on the significance of a designated and non-designated heritage asset (as shown on Policy Map 6), great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be.

Policy Map 6: Listed and Non-Designated Heritage Assets (Key on next page)



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Ref	Listed buildings		
1	Stables and pigeon cote	32	The 'White House'
2	Threshing Barn	33	Former Friends' Meeting House
3	21 Church Lane	34	Home Farm
4	Church of St Mary	35	Bransby Horses Visitor Centre
5	Whipping post	36	Rome Farm
6	Monument at Church of St Edith, Coates	37	Coates Hall
7	Church of St Edith, Coates	38	Old Granary
8	No 9 Ingham Road	39	1-3 Marton Road
9	Manor Farm House	40	Old smithy and workshop
10	Former Wesleyan Chapel	41	Nos 38 & 40 High Street
11	No 6 Sturton Road	42	West Farm, Normanby
12	Church of St Hugh of Avalon	43	No 3 Sturton Rd, Stow
13	Lych gate and wall of Church of St Hugh of Avalon	44	No 10 Sturton Rd, Stow
14	Subscription Mill	45	No 3 Normanby Rd, Stow
15	Old Rectory	46	The Cross Keys, Stow
16	Old Hall	47	Mere House, Sturton by Stow
17	Gallows Dale Farmhouse	48	No 2 Stow Park Road
18	Barn at Bransby Horses	49	Whitegates
Scheduled monuments		50	No 1 High Street
19	Site of a college and Benedictine Abbey, St Mary's Church	51	Pair of Festival of Britain senior citizens' bungalows
20	Coates medieval settlement and moated site	Non scheduled monuments	
21	Medieval Bishop's Palace and deer park	52	Normanby by Stow deserted medieval village
Non listed buildings		53	Royal Observer Corps Observation Station
22	Gothic House	54	Roman villa site
23	Old School	55	Plymouth Brethren & Quaker Cemetery
24	Thatched House	56	Sturton by Stow War Memorial
25	Manor Farm House	Biodiversity and landscape	
26	No 1 White House Farm Cottages	RF	Ridge and Furrow fields (indicative)
27	The Old School Room	57	River Till
28	Former Wesleyan Chapel	58	Road verges at Westwoods
29	The Plough	59	Sturton by Stow village cemetery
30	Store room, The Plough	60	Parish Field, Stow
31	Old School	61	St Mary's Church Yard
		62	Stow village cemetery

Key to Policy Map 6: Listed and Non-Designated Heritage Assets

5.7 Policy 7: Employment and Business Development

Policy Aim

Policy 7: Employment and Business Development aims to support employment opportunities in the Parishes. Within the villages, some of the economic activities supported by this policy will deliver key services to the community. By also promoting working from home, characterised by the remote working transformation as a result of the Coronavirus pandemic, the Plan aims to promote Sturton by Stow and Stow as places to live and work, thus enhancing the social and economic growth of the Parishes as whole.

Justification (NPPF)

- 5.7.1 Policy 7: Employment and Business Development identifies appropriate area for development opportunities. The delivery of sufficient land and employment opportunities are the principles underlined by paragraphs 86 to 89 of the NPPF.
- 5.7.2 Provision for rural employment opportunities in the countryside surrounding Sturton by Stow and Stow are also in line with paragraphs 88 and 89 of the NPPF. Policy 7 provides a context for economic development to come forward in the neighbourhood area. The first part of the policy takes a general approach. The second part of the policy offers particular support for proposals that make use of brownfield land. Developers of more general schemes are encouraged to provide a supporting statement which comments about their efforts to explore opportunities for their proposals to come forward on brownfield land within the neighbourhood area.

Justification (Local Plan)

- 5.7.3 The Central Lincolnshire Local Plan Policy S33 (Non-designated Employment Proposals within Identified Settlement) provides guidance for other employment proposals not within SES, IEEA, SUE and not defined as a LEA, but that are within a settlement named in the Settlement Hierarchy in Policy S1. According to Policy S34 of the CLLP (Non-designated Employment Proposals in the Countryside) proposals for employment generating development will be limited to the expansion of an existing employment use and development proposals that support the growth of the agri-food sector or other land-based rural businesses and buildings in accordance with relevant parts of Policy S5

5.7.4 Justification (Community Consultation)

The Neighbourhood Profile displays how the Neighbourhood Plan area is an employment-generating region and that promoting the local economy and providing additional employment is vital to the sustainability of the communities. Due to the movement and growth of on-line technological services, this policy, together with Policy 14, will support the growth of remote digital working. Policy 7 addresses these factors through a series of actions, which will benefit both employers and home-based workers.

Policy 7: Employment and Business Development

1. Proposals for new business premises, or the expansion and regeneration of existing business premises will be supported, subject to the following criteria:

- a) It can be demonstrated that any proposals protect and, where practicable, enhance:
 - (i) the character of the Parishes – including local heritage assets, as detailed in the Neighbourhood Profile, in line with Policy 5: Delivering Good Design.
 - (ii) the local environment and biodiversity.
 - b) Measures are implemented which enable remote digital working in the proposed development.
 - c) The proposal incorporates measures to mitigate any nuisance from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development.
 - d) The proposal improves the visual amenity of the neighbourhood area where it is practicable to do so and relates directly to the development proposed.
 - e) Residential amenity of nearby properties is protected.
3. Proposals, which secure the re-use of vacant or redundant buildings and sites – especially those with historical merit – as part of the proposed development will be particularly supported.

5.8 Policy 8: Community Facilities

Policy Aim

Policy 8: Community Facilities supports the retention and development of local services and community facilities, and the delivery of social, recreational and cultural facilities and services within the community.

Justification (NPPF)

5.8.1 The NPPF states that planning policies should 'ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. An important element of this is the protection and retention of existing community facilities, and policies that seek to prevent the reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF does not define what constitutes as community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.

Justification (Local Plan)

5.8.2 The Central Lincolnshire Local Plan Policy S50 defines what constitutes as community facilities in more detail. The Policy also sets the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.

Justification (Community Consultation)

5.8.3 Sturton by Stow and Stow's key community facilities have been identified through the Neighbourhood Profile and the Visioning Workshop. From the comments collected from local consultation between November 2017 and January 2020, local people and businesses expressed concerns about the potential loss of community facilities in Sturton by Stow and Stow and the need to conserve and enhance the community facility infrastructure in the villages. Policy 9 addresses these factors by principle of actions, which will benefit the future of community facilities in Sturton by Stow and Stow. Developers are encouraged to engage with the relevant Parish Council prior to the preparation of any planning application, which may have an impact on an identified important community facility. This will enable the Parish Council concerned to confirm the nature of local priorities and to ensure that, where appropriate and viable, the facilities proposed complement the existing provision.

Policy 8: Community Facilities

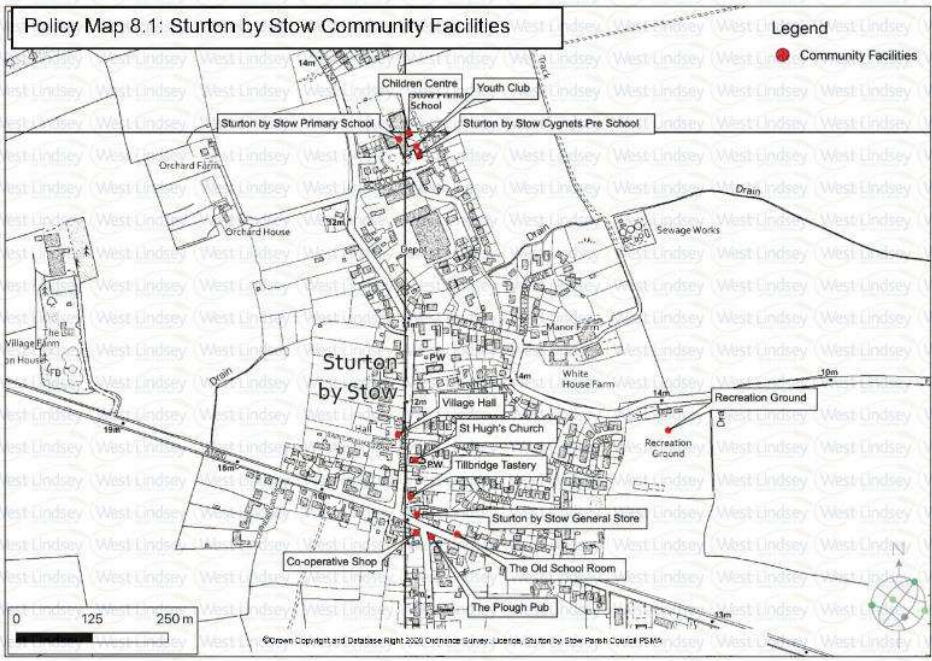
1. The Plan identifies the community facilities listed below and as shown in Policy Map 8.1 and 8.2 as important facilities for the community:

- | | |
|------------------------------------|---|
| i) Sturton by Stow Cemetery | xiv) Stow Minster; |
| ii) Sturton by Stow General Store; | xv) Cross Keys Pub; |
| iii) Co-operative Shop; | xvi) Stow's Allotments; |
| iv) St Hugh's Church; | xvii) Stow's Cemetery; |
| v) The Plough Pub; | xviii) St Edith's Church; |
| vi) The Old School Room; | xix) The Village Green; |
| vii) Village Hall; | xx) The Christmas Tree stand; |
| viii) Primary School; | xxi) The bus stops, particularly the bus shelter; |
| ix) Cygnets Pre School | xxii) The Children's Playground; |
| x) Tillbridge Tastery; | xxiii) The Village Sign. |
| xi) Children's centre; | |
| xii) Youth Club; | |
| xiii) Recreation field; | |

2. Proposals to redevelop, or change the use of, an important community facility, as identified on Policy Map 8.1 and 8.2, will only be supported where one of the following conditions is met:

- a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
- b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location. Proposals for a replacement community facility directly adjacent to the existing built-up areas of Sturton by Stow and Stow will be supported where there is a clear need for such a proposal and a more central site is not available elsewhere in the villages.

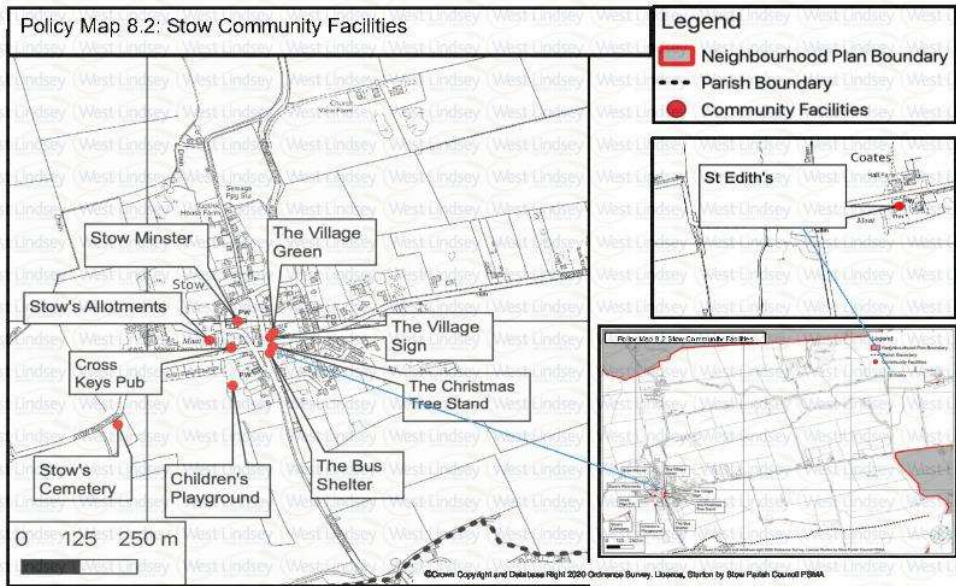
* In relation to criterion 2. a) This would require demonstration to the Local Planning Authority that the property has been marketed for its existing use(s) or another community use, at a realistic price for, at least, a twelve-month period.



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5.9 Policy 9: Protected Views

Policy Aim

Policy 9: Protected Views identifies views that contribute to maintaining and enhancing the character of the villages and hence promote a sense of place and community cohesion. Moreover, the protection of views over the countryside, natural features, and historic sites helps to enhance and protect the historic, natural environment and streetscape of the villages and the Neighbourhood Plan area for future generations.

Justification (NPPF)

- 5.9.1 It is widely recognised that certain views are key in defining the character of a settlement: these views involve the countryside surrounding the settlement as much as views toward villages or within the built environment. The National Planning Policy Framework (NPPF) promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognising “the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”.

Justification (Local Plan)

- 5.9.2 The Central Lincolnshire Local Plan policies S53 (Design and Amenity) and S58 (Protecting Lincoln, Gainsborough and Sleaford’s Setting and Character) safeguard local views, demanding development proposals that ‘protect any important local views into, out of or through the site’;

Justification (Community Consultation)

- 5.9.3 When undertaking the Neighbourhood Profile, local residents undertook walkabouts around different neighbourhood areas in Sturton by Stow and Stow. The aim of the walkabouts was to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, local residents identified certain views which had significant meaning and beauty to the local community. An assessment of each area and rationale for inclusion in this policy is contained in the Local Protected Views Assessment, which works as a supplementary planning document and is used in conjunction with Policy 9.
- 5.9.4 Policy 9 addresses these factors by requiring proposers of developments to consider and explain the measures to be taken to conserve, protect and

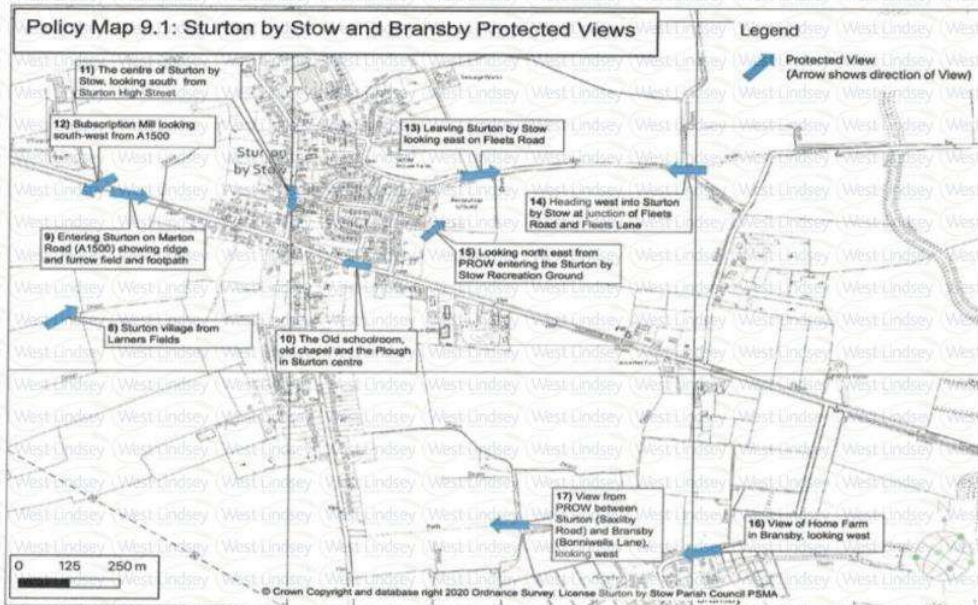
enhance the views of Sturton by Stow and Stow. The location of such views is present in Policy Map 9.1 and 9.2. Where appropriate, planning applications should be accompanied by a supporting landscape assessment demonstrating how these views have been taken into account and explaining the steps taken to preserve or minimise the impact on the views.

Policy 9: Protected Views

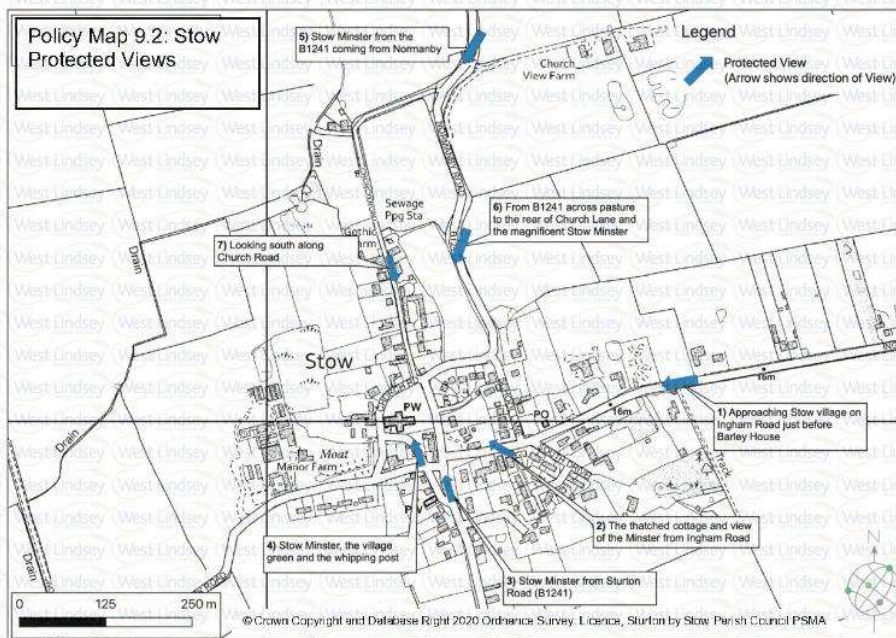
The Plan identifies Protected Views as shown on Policy Maps 9.1 and 9.2.

Development proposals should be located and designed to take account of the identified Protected Views and, where practicable, to enhance or provide greater accessibility to the views concerned.

Development proposals which would have an unacceptable impact on a Protected View will not be supported.



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5.10 Policy 10: Local Green Space

Policy Aim

Policy 10: Local Green Space designation aims to protect sites important for their environmental value as ecosystems and biodiversity sites; for their community importance as sites used for recreation, tranquil contemplation; and for their value as historical or beautiful sites.

Justification (NPPF)

5.10.1 The sites listed in Policy 10 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF (paragraphs 103 to 107) enables local communities, through Neighbourhood Plans, to identify, for special protection, green areas of particular importance. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open spaces and the designation should only be used where:

- a) the green space is in reasonably close proximity to the community it serves;
- b) the green space is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) the green space concerned is local in character and is not an extensive tract of land.

Justification (Local Plan)

5.10.2 The Central Lincolnshire Local Plan aims to protect the natural environment and existing open spaces. In practice, the CLLP protects Local Green Space through policy S64 and Important Open Spaces through policy S65.

Justification (Community Consultation)

5.10.3 From the local consultations held between November 2017 and January 2020, a common view expressed by local people was to preserve the village green and open spaces within the parishes of Sturton by Stow and Stow. These LGS's are defined on Policy Map 10.1 and 10.2. For each site, a specific assessment has been prepared, showing a map of the site, pictures of the green area, details of ownership and dimensions, and how the site meets the criteria of the NPPF and why it is special to the local community.

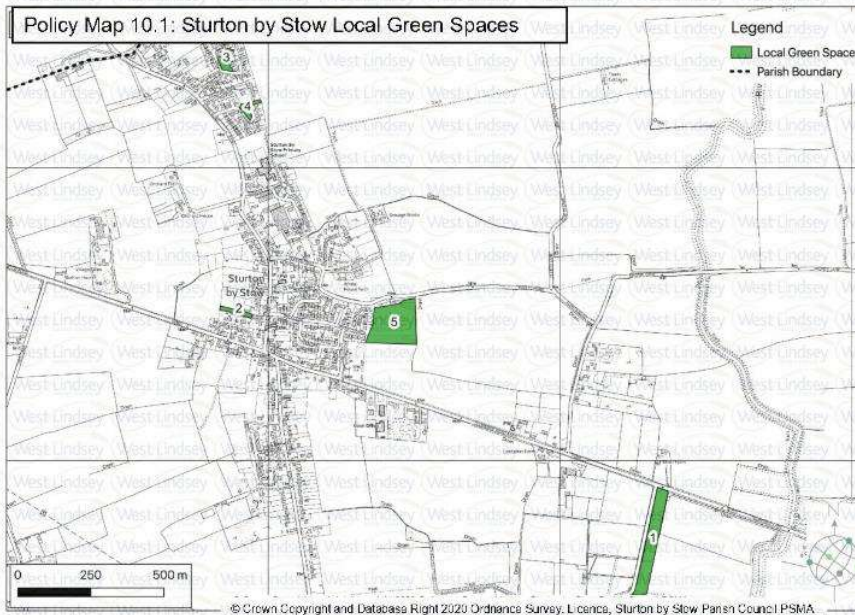
While Jubilee Wood and the Parish Field are further out of the built-up areas, they are on well-used cycling and walking routes, using the roadside footpath, PROWs and unclassified roads, and their wildlife is valued. The Steering Group contacted LGS landowners and undertook a Local Green Space Assessment, demonstrating how these sites meet the NPPF criteria and why they should be protected as Local Green Spaces. The Local Green Space Assessment report works as a supplementary planning document that will be used in conjunction with Policy 10. Within Local Green Spaces, development is normally prohibited in the same way as it is on a Green Belt.

- 5.10.4 Policy CNP11 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

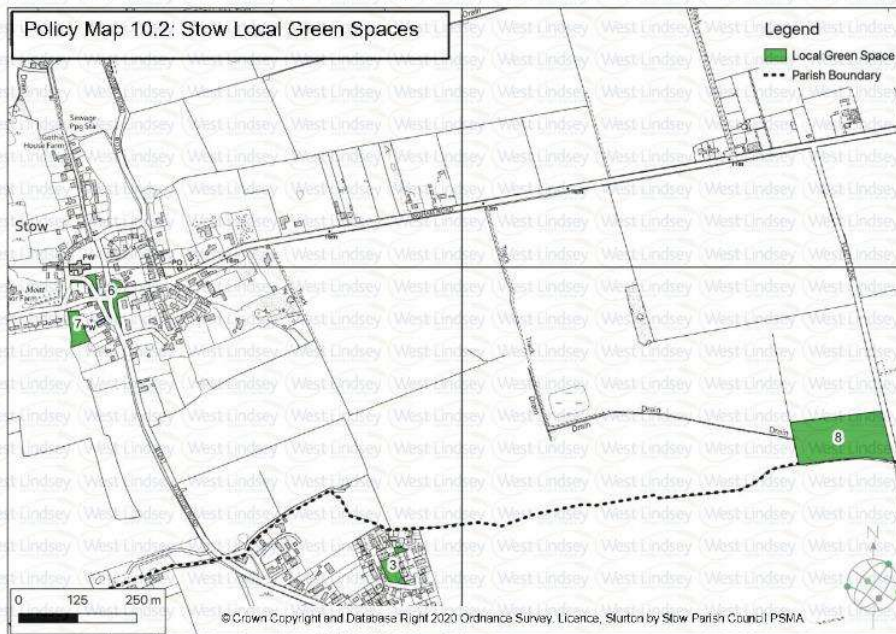
Policy 10: Local Green Space

1. The Plan designates the following parcels of land (as shown on Policy Map 10.1 - Sturton by Stow and Policy Map 10.2 – Stow), as Local Green Spaces:
 - 1) Jubilee Wood, Sturton by Stow;
 - 2) Playpark, Sturton by Stow;
 - 3) The green at Davey Close and the playpark at Allan Close, off Old Rectory Gardens, Sturton By Stow;
 - 4) The playpark and green, The Glebe, Sturton by Stow;
 - 5) Recreation Ground, Sturton by Stow;
 - 6) 'Village Green', Stow;
 - 7) Play Park, Stow; and,
 - 8) The Parish Field, Stow

2. Development proposals within the designated Local Green Spaces will only be supported in very special circumstances



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5.11 Policy 11: Green Infrastructure

Policy Aim

Policy 11: Green Infrastructure aims to protect and enhance existing green infrastructure and public green spaces; this will be positive in terms of protecting the natural environment and improving biodiversity and will have beneficial social impacts in terms of promoting healthy lifestyles and recreational opportunities.

Justification (NPPF)

5.11.1 Policy 11: Green Infrastructure aims to protect existing openair green networks and spaces that are used by the residents of Sturton by Stow and Stow for recreational and social purposes. The NPPF defines Green Infrastructure as a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. The protection, as well as the enhancement and improvement of such infrastructure, is a key priority of the NPPF, in line with paragraphs 20, 34 and 185. Policy 11 sets out an approach to ensure that green infrastructure is properly taken into account when planning applications are determined. For the sake of this policy, green infrastructure includes, but is not limited to, the following green corridors, linkages, and green assets:

- I. Network of footpaths linking between Sturton By Stow and Stow, and between and with other villages and hamlets;
- II. Ditches and dykes;
- III. Grass verges, mature trees and hedgerows;
- IV. non-listed green spaces e.g. ridge and furrow fields.

The first part of the policy seeks to ensure that new development contributes to the maintenance of the existing and the creation of new green infrastructure. It takes a proportionate approach based on the scale and nature of the development proposed. It will be applied so that it complies with the three principles for developer contributions as included in the Community Infrastructure Levy Regulations and as captured in the CLLP Developer Contributions Supplementary Planning Document.

Justification (Local Plan)

5.11.2 The Central Lincolnshire Local Plan Policies S59 (Green and Blue Infrastructure Network) and S60 (Protecting Biodiversity and Geodiversity) seek to conserve and enhance the biodiversity and geological diversity of Central Lincolnshire and continue the connection of green corridors and walkways while enhancing the geological diversities of the green infrastructure networks.

Justification (Community Consultation)

5.11.3 When selecting areas of Green Infrastructure in Sturton by Stow and Stow, local residents undertook walkabouts around different character areas. The aim of the walkabouts was to gather information regarding the characteristics of the development that can only be collected through an on-site investigation. From this, local residents identified certain managed networks of natural spaces and access routes, landscapes, biodiversity and heritage. This infrastructure and its green features are important for the local community and they want to protect it for future generations.

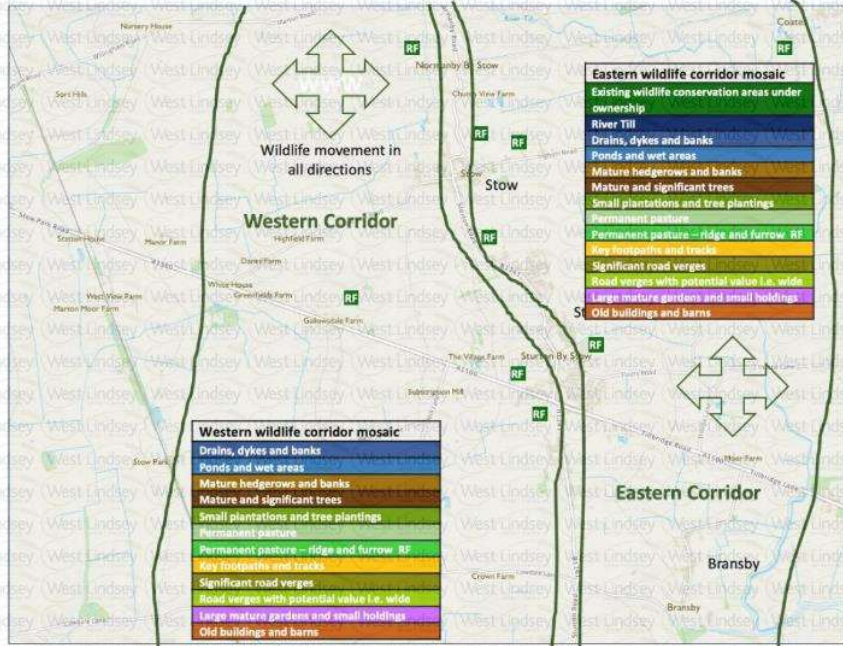
5.11.4 Additionally, from the local consultation undertaken between November 2017 and January 2020, a common view expressed by local people was to preserve the villages' rural settings and protect and enhance their character, heritage and functionality. Policy 11 addresses these factors by seeking to conserve, protect and enhance the identified green infrastructure in Sturton by Stow and Stow. Policy Map 11 indicates the location and extent of key Green Infrastructure elements.

Policy 11: Green infrastructure

1. As appropriate to the scale, nature and location, development proposals should:
 - a) contribute to the enhancement and management of existing green corridors and infrastructure assets, where practicable; and
 - b) contribute to the provision of new public green spaces and enhance green infrastructure linkages, where practicable.
2. Development proposals that result in an unacceptable impact on the purpose or function of existing green infrastructure will not be supported unless they:

- a) demonstrate that the impact on the purpose or function of the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefits of the development; and
 - b) provide for the implementation of alternative solutions, as part of the development, to reinstate the green infrastructure's purpose or function to the previous quality and connectivity.
3. Development proposals that result in unacceptable harm to the biodiversity of existing green infrastructure and that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will not be supported.
 4. Developments that enhance and/or connect existing or create new Green Infrastructure will be supported, in particular where they clearly demonstrate mitigation, adaptation and resilience to climate change.
 5. Proposals for development that create/make provision for new green space (in addition to and not a replacement for existing green space) will be supported. Where practicable, such proposals should provide amenity for residents, be of value for wildlife and provide climate change mitigation, adaptation and resilience.

Map 11: indicating key Green Assets and Wildlife Corridors



5.12 Policy 12: Environmental Protection

Policy Aim

Policy 12 aims to protect local environmental assets to ensure the quality of the local environment is preserved. The policy confirms the importance of local nature biodiversity by protecting existing assets, creating new and ensuring their appropriate and effective management for future generations.

Justification (NPPF)

5.12.1 Policy 12 puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated. In doing so, Policy 12 is in keeping with Chapter 15 of the NPPF.

Justification (Local Plan)

5.12.2 Central Lincolnshire Local Plan Policies S60 (Protecting Biodiversity and Geodiversity) and S61 (Biodiversity Opportunity and Delivering Measurable Net Gains) seek to ensure that developments protect and enhance the natural environment, biodiversity and geodiversity in the Neighbourhood Plan area.

Justification (Community Consultation)

5.12.3 The walkabouts undertaken as part of the Neighbourhood Profile demonstrated that residents value the protection of environmental assets and wildlife habitats within the Parishes of Sturton by Stow and Stow. Residents value in particular environmental assets such as, woodland, hedges, natural habitats and ridge and furrow fields.

Policy 12: Environmental Protection

1. Development proposals will be supported where the primary objective is to conserve or enhance biodiversity or geodiversity of the environment.
2. All developments, projects and activities will be supported which:
 - a. provide a practicable level of protection to legally protected sites and species;
 - b. protect irreplaceable habitats, such as ancient woodlands and ancient or veteran trees, except where there are wholly exceptional reasons and a suitable compensation strategy exists;
 - c. maintain and where practicable enhance conditions for priority habitats¹⁰;
 - d. maintain and where practicable enhance recognised geodiversity assets;
 - e. maintain and where practicable enhance other sites, features, species;
 - f. identify, protect, maintain and expand as appropriate networks of ecological interest and provide for appropriate management;
 - g. identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
 - h. mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.
 - i. seek and exploit opportunity to conserve, augment and reinstate the stock of trees, hedges, woodlands, wetlands and countryside as wildlife habitat and for aesthetic enjoyment, in both the rural and urban environment;
3. As appropriate to their scale, nature and location, development proposals should incorporate environmental protection measures, which clearly demonstrate mitigation, adaptation and resilience to climate change.

¹⁰ Priority Habitats are defined by the UK Biodiversity Action Plan (UK BAP). Priority Habitats were those that were identified as being the most threatened and requiring conservation action in the Report on the Species and Habitat Review: www.jncc.defra.gov.uk/page-5706

5.13 Policy 13: Flood Risk

Policy Aim

Policy 13: Flood Risk ensures that the impact of flood risk is taken fully into account when considering the location of residential and business developments, thus protecting people and properties from the impact of extreme events. In doing so, the policy represents an adaptive response to the projected effects of climate change, which will make extreme events such as flooding more likely in the future.

Development of any kind will not be supported that poses an increased risk of flooding both locally and nearby and where it will likely exacerbate the impacts of climate change. Developments that clearly demonstrate that they will reduce the risk of flooding through the provision of climate change mitigation, adaptation and resilience will be supported. An example would be the creation of water catchment areas serving a dual purpose. As well as addressing flooding, they could help reduce traffic speeds by including green traffic calming or rain garden¹⁵ measures into their designs.

The aim of this policy is to eliminate flooding, particularly where any such flooding could lead to the release of sewage into the environment.

Justification (NPPF)

5.13.1 NPPF paragraphs 165 to 168 states that plans should consider the impact of flood risk and steer new developments towards areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area. Policy 13 considers the importance of steering development away from the areas of higher risks while recognising that tracts of the Parishes are in Flood Risk Zone 2 or even 3 and they have considerable risk from surface water flooding.

Justification (Local Plan)

5.13.2 The Central Lincolnshire Local Plan Policy S21 (Flood Risk and Water Resources) requires flood assessments to be undertaken when development is proposed in areas of potential risk of flooding, with flood mitigation measures required as part of any new development that may be permitted. Environment Agency flood risk maps current at the time of preparing this Neighbourhood Plan are reproduced on pages 78, 79 and 80, but when development is being proposed and/or considered, the most up to date maps

¹⁵ <https://www.climateinterchange.com/adaptation-projects/alma-road-rain-gardens>

should be consulted, as published at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Justification (Community Consultation)

5.13.3 From local consultations undertaken between November 2017 and January 2020, local people expressed concerns regarding flood risk in the Neighbourhood Plan area, due to the parishes falling into Flood Risk 2 and 3 Zones and currently having surface water flooding risks in both villages. Policy 13 reflects the importance of applying flood risk assessments and flood mitigation measures required as part of future development. Policy 13 sets out a comprehensive approach to this matter. Proposals for new residential and commercial development, and/or infrastructure should be accompanied by a drainage strategy which outlines the way in which the drainage infrastructure (surface water and foul) will be designed and constructed such that it does not increase the level of flood risk or the risk of sewage being released into the environment, and, wherever practicable, reduces flood risk and the possibility of sewage release in the area.

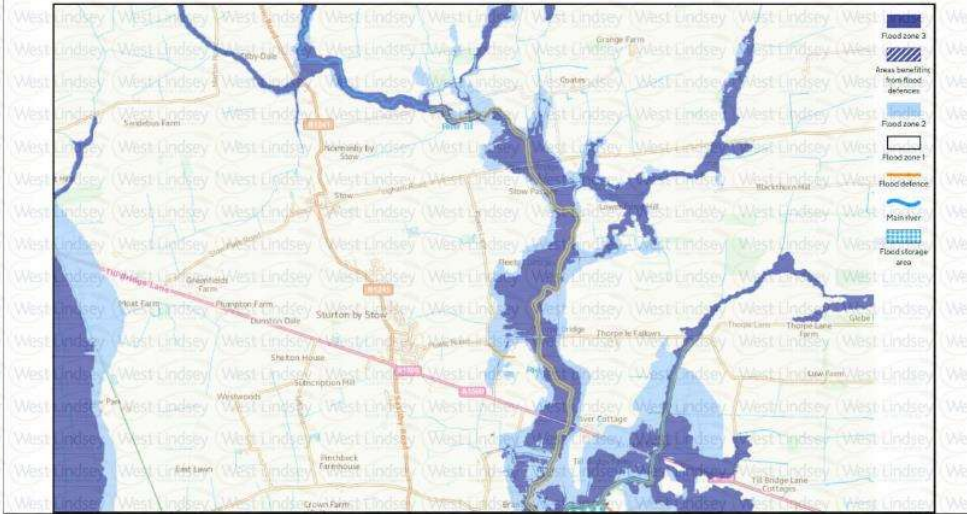
Policy 13: Flood Risk

1. Development proposals, including those within areas that have experienced flooding, as shown on accredited flood risk maps¹¹, should demonstrate that the proposal has considered the risk of flooding from all sources and will not have an unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.
2. Development proposals should not increase the rates of surface water run-off or increase flood risk in the area.
3. Development proposals that include de-culverting any culverted watercourses within the development boundary will be particularly supported.
4. Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable parking spaces and driveways will be particularly supported.

¹¹ Flood Risk Maps showing flood risk from rivers and surface water: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

5. Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.

Map showing flood risk from rivers (Source: Environment Agency 2020)



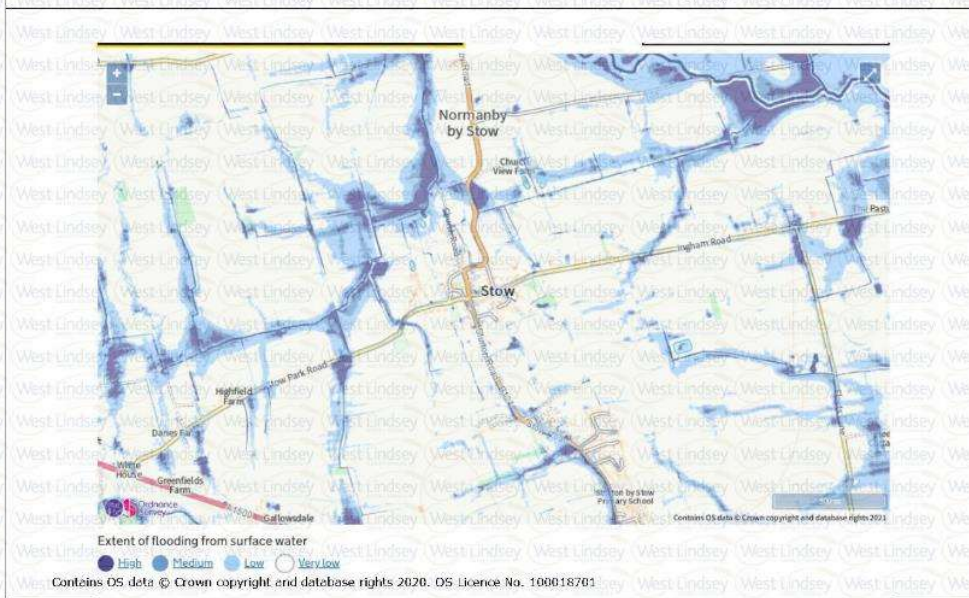
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Map showing surface water flood risk (Source: Environment Agency 2020)



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Map showing surface water flood risk (Source: Environment Agency 2020)



5.14 Policy 14: Broadband and Services

Policy Aim

Policy 14: Broadband and Services aims to provide high-speed broadband and mobile connectivity to promote working from home, enhancing the number of people working within the Parish. Moreover, it will improve access to online connectivity and internet services for the whole community.

Justification (NPPF)

5.14.1 The National Planning Policy Framework recognises the importance of infrastructure in delivering sustainable economic growth, and states that “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.” (Paragraph 118).

Justification (Community Consultation)

5.14.2 From the comments collected from local consultation between November 2017 and January 2020 local people voiced their desire to improve the broadband and the quality of internet speeds throughout the villages.

5.14.3 Residents expressed the desire to improve the broadband and mobile connectivity, ensuring inclusivity for all residents within both Parishes whilst exploring opportunities to work with neighbouring communities to further enhance the broadband and telecommunications technology.

Policy 14: Broadband and Services

1. Development proposals that improve existing and provide new access to a high-speed broadband network will be supported.
2. Where practicable, new development, which includes solutions to install all necessary telecommunications cables and fibres in ducting underground and not on new or existing roadside poles, will be supported. Where practicable, new development proposals, which contribute to the replacement of nearby overhead lines and poles with underground ducting, will be supported.
3. Development proposals that contribute to the improvement of phone coverage and the most advanced connectivity technologies in mobile communication will be supported, provided that the installation, size and siting of the equipment will have no unacceptable impact on the villages' character and identified protected views.

5.15 Policy 15: Walking and Cycling

Policy Aim

Policy 15: Walking and Cycling aims to promote additions to the stock of foot- and cycle paths, bridleways, unmade roads and green lanes, and enhance the quality and safety of the existing ones

Justification (NPPF)

- 5.15.1 The NPPF recognises the value of cycling and walking to provide health benefits and sustainable transport solutions (Paragraph 108 to 110).
- 5.15.2 Development in the villages should help provide walking and cycling links to services and facilities, and help improve access to and enhance the routes across the Neighbourhood Plan Area and nearby settlements.

Justification (Local Plan)

- 5.15.3 The Central Lincolnshire Local Plan Policy S48 (Walking and Cycling Infrastructure) expects priority to be given to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of high-quality pedestrian and cycle routes and green corridors, linking to existing routes and public rights of way

Justification (Community Consultation)

- 5.15.4 From the comments collected from local consultation between November 2017 and January 2020, local people identified a range of open spaces and footpaths that were valued by the community.
- 5.15.5 This policy is intended to support the enhancement and further connection of existing public rights of way within the plan area. It is hoped that improving the connectivity in the village will encourage more people to use the green infrastructure network.
- 5.15.6 The community would like to see the enhancement of the public access network through upgrading the condition, context and / or status of existing paths; and the creation of new off-road routes, to provide a range of safe and attractive interconnected footpaths and cycleways. The linking of new and existing routes will lead to the establishment of a series of circular routes, providing walking, cycling and in places horse riding options to both residents and visitors to the area.

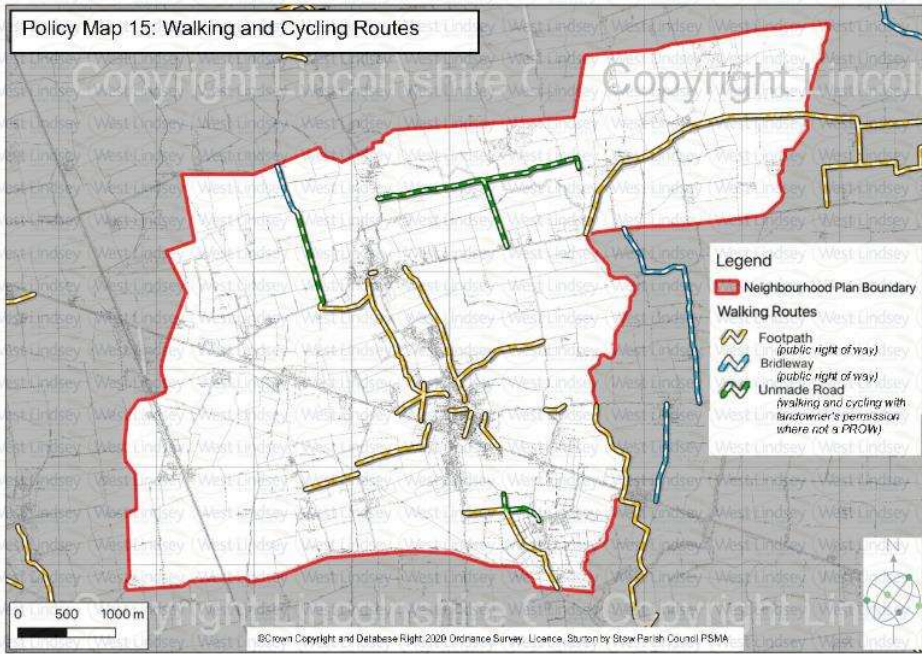
5.15.7 It is expected that new footpath and cycleways will adhere to best practice requirements including, 'Making Space for Cycling'¹².

Policy 15: Walking and Cycling

1. Development proposals directly related to improving or extending walking and cycling routes, as identified on Policy Map 15, will be supported where they:
 - a) do not have an unacceptable impact on the landscape character or ecological value, as defined in the Sturton by Stow and Stow Neighbourhood Profile.
 - b) do not have an unacceptable impact on the privacy and amenity of nearby or directly adjoining neighbouring properties.
2. Developments that propose improvements or extensions to the existing public rights of way footpaths, as identified on Policy Map 15, from Sturton by Stow to Stow and other nearby settlements, or the creation of new walking and cycling routes, will be strongly supported.

¹² Making Space for Cycling: www.makingspaceforcycling.org.uk

Policy Map 15: Walking and Cycling Routes



6 Monitoring and Implementation

- 6.1.1 This Plan operates until 2036. The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Sturton by Stow Parish Council and Stow Parish Council will also be actively involved, in line with the with the adopted Statement of Community Involvement¹³.
- 6.1.2 Whilst West Lindsey District Council will be responsible for development management, Sturton by Stow Parish Council and Stow Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 6.1.3 Sturton by Stow Parish Council and Stow Parish Council will monitor how well the provisions in the Plan help achieving the Vision and Objectives set out in this Plan. They will also monitor the evolution of social, economic, environmental and demographic dynamics within their own Parish, as well as changes at local and national levels, especially in terms of policies and legislations. Monitoring will include a critical review of the provisions in the plan, to establish how well they perform in such a changing environment.
- 6.1.4 It is anticipated that the need to undertake further reviews of the Plan over this period will arise. Sturton by Stow Parish Council and Stow Parish Council will consider at their respective Annual Meetings whether the Neighbourhood Plan remains appropriate or requires further review. Such a review will need to go through the NP review process and through consultation with residents. The parish councils will give particular attention to any future reviews of the CLLP. This will be a key element in the assessment of the need or otherwise for a potential review of the neighbourhood plan.
- 6.1.5 In exceptional cases, Sturton by Stow Parish Council and Stow Parish Council may agree at any other time to do another review of the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Councils will agree and decide the manner in which the review will be undertaken and allocate resources for doing so.
- 6.1.6 Following review, the Parish Councils will agree, in conversation with West Lindsey District Council, any proposed changes to the Neighbourhood Plan.

¹³ Central Lincolnshire Local Plan-Statement of Community Involvement (2018): <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/57933.pdf>

- 6.1.7 Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

Appendix A: Community Aspirations

The Aspirations set out in this section were identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. They are presented as a collection of matters that cannot be addressed through land use planning policies but that are of importance to the community.

Sturton by Stow Parish Council and Stow Parish Council will seek collaboration with West Lindsey District Council, Lincolnshire County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), community groups, the private sector and individual residents to achieve and realise these aspirations and will consider using C.I.L. resources and other financial resources to fund such interventions.

These Community Aspirations are not intended to be subject to Examination, Referendum or to form part of the Statutory Planning Policy Framework.

These have been identified and gathered from:

- Residents' questionnaire;
- Business questionnaire;
- Children's questionnaire;
- Young people's consultation via the youth club;
- Walkabouts; and,
- Public events.

They are aspirations of members of the community and, as such, provide information for both Parish Councils about the concerns and issues, which are of importance to local residents of all ages.

The following Community Aspirations have been identified:

Promoting health and well-being

1. Facilities to meet the everyday needs of our community while enhancing health and wellbeing amongst our residents
2. Access to healthcare facilities
3. Play and recreation facilities for children and adults
4. More after school facilities
5. More play facilities accessible to those with a disability
6. Access to books, computers and homework clubs
7. Promotion of walking and cycling and development of safe routes

Providing a safe environment

8. Reducing anti-social behaviour including:
 - dog fouling
 - vandalism
 - bullying
 - littering
 - fly tipping
 - criminal activity
9. Developing relationships with PCSOs
10. Managing traffic including:
 - speed reduction
 - providing safe places to cross the roads
 - Maintaining and expanding a network of safe pedestrian and cycle routes:
 - maintenance (and widening) of pavements and footpaths
 - reducing inappropriate parking including parking on pavements
 - ensuring access to PROWS including reinstatement of PROWs by landowners across arable fields after ploughing/seeding, encouraging walkers to use field margins being an informal diversion; ensuring landowners do not close off PROW across grassland by placing gates, fences or general waste across openings to stop people using them.
 - use of green traffic calming measures to alleviate surface water flooding, reduce speed of vehicles and enhance visual amenity.

Protecting and enhancing our environment

11. Ensuring biodiversity net gain.
12. Reducing all forms of pollution including noise, smell and light pollution through:
 - reduction of litter,
 - carbon sequestration,
 - reduction of noise levels
13. Stopping the degradation and ensuring conservation of our designated and locally important heritage assets such as ridge and furrow fields and historic sites.
14. Protecting and enhancing opportunities for wildlife and creation of wildlife habitats through:
 - management of trees and hedges
 - maintenance of drains and dykes
 - road verge management for wildlife
 - community woodlands/wetlands

Economic development and infrastructure

15. Promotion of improved utilities infrastructure including broadband availability and capacity
16. Encouraging transport options to better match needs of residents including public transport, car sharing, car share schemes (community owned vehicle for hire), cycling.
17. Promotion of local employment opportunities through:
 - supporting working from home
 - supporting local businesses and encouraging small business and green enterprises to develop
 - housing linked to workspace/enterprise.
 - zoning of areas for development of small incubator units and re-purposing of industrial sites
18. Lobbying Lincolnshire County Council regarding potholes and road maintenance.

Aspirations achieved up to review in 2024

1. New inclusive swing has been installed in the Tom Treadwell Playpark, Sturton by Stow and more accessible play equipment has been added to Stow's play park.
2. New permissive path has been created by Bransby Horses between unclassified road of Bonniwells Lane, Bransby and Tillbridge Road, Sturton by Stow.
3. The 40mph zone on Tillbridge Road (A1500) has been reclassified as 30mph. (Whilst it is recognised a Neighbourhood Plan does not have remit for Highways changes lobbying by Sturton by Stow Parish Council has been recognised to reduce the speed limit in this particular area).
4. The 50mph zone between Sturton by Stow and Stow has been changed to 40mph and a new 40mph zone has been added along Ingham Road prior to the 30mph limit at the start of the village footprint. Stow Parish Council was central to the campaign to achieve these changes.
5. The installation of a Puffin Crossing at the junction across Marton Road/ Tillbridge Road (A1500), Sturton by Stow.

Appendix B: Glossary of Terms*

*Please note that some Terms may have updated definitions given in the National Planning Policy Framework and/or the Central Lincolnshire Local Plan

Affordable housing - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provision for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Building for A Healthy Life - A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

Community Consultation - A communication process by the qualifying body to the local community about the delivery of the Plan (See- **Regulation 14**).

Community Infrastructure Levy (CIL) - Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to

fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

County Council Core Strategy (CS) - A core strategy document is the key compulsory local development document specified in United Kingdom planning law. Every other local development document is built on the principles it sets out, regarding the development and use of land in a local planning authority's area.

Exception Site - Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing

Green traffic calming measures (Rain Gardens)¹⁵ – we understand this to be the implementation of surface water retention areas. Rain gardens maximise infiltration of highway runoff into the ground without undue encroachment into the highway or pavement. They are planted with robust flora to enhance the visual area, reduce traffic speeds and mitigate for surface water flooding. These are often used in Flood Action Group areas (FLAG)¹⁶

Gross Internal Area (GIA) - GIA is the total area of buildings owned, occupied or maintained, measured to the internal face of the perimeter walls at each floor level (i.e. the footprint of the building excluding the width of the outside walls).

Large Scale Housing Development – A development which consists of 10 or more dwellings.

Local Connection – Individuals who either are current residents or have an existing family or employment connection to the local area.

Local Plan Review – a local planning authority should review its Local Plan at regular intervals to assess whether some or all of it may need updating to meet any changes required. Local Plans are generally reviewed every five years.

My Community – Locality - is a national government membership network supporting local community organisations in assisting and funding of neighbourhood plans

Regulation 14 - A qualifying body (Parish Council) must publicise the draft neighbourhood plan for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal.

Central Lincolnshire Local Plan (CLLP) - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Section 106 - Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public

¹⁵ <https://www.climateinterchange.com/adaptation-projects/alma-road-rain-gardens>

¹⁶ <https://nationalfloodforum.org.uk/working-together/communities/what-is-a-flood-action-group/>

cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Statutory Consultants - Statutory consultees need to provide clear, positive and transparent information to both local planning authorities and applicants about the information they require to provide a substantive response to consultations.

The National Planning Policy Framework (NPPF) - The government policy document adopted in March 2012 (amended in 2018, 2019, 2021 and 2023) intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

Tree Protection Orders - An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority

Use Class - A Use Class is something that falls under the General Use Classes Order. The General Use Classes Order is a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.

Appendix C: Central Lincolnshire Local Plan Policy S81: Housing Sites in Medium Villages

The following sites as identified on the Policies Map, are allocated primarily for residential development within Medium Villages;

There are no residential allocations for Stow.

CLLP – Inset Map 81 – Stow and Sturton by Stow A3

Ref WL/STUR/003



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©Copyright from Central Lincolnshire Local Plan. (Aurora Map)

Site name/address: Land at High Street, south of School Lane, Sturton by Stow

Site Area (ha): 1.76

Planning Status: None

Indicative dwellings during planning period (2018-2040) 30

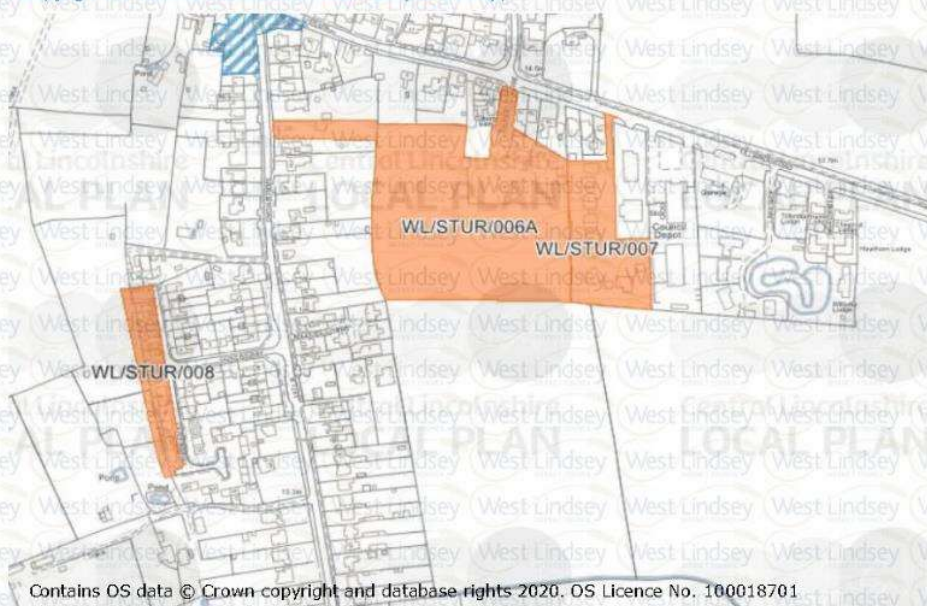
Site specific requirements: (e.g. what is needed to be achieved on the site to make it acceptable – may be left blank on some sites)

- Allocated at the point the existing use ceases or finds alternative site
- Design to be sensitive to the local rural context and in keeping with the local vernacular
- Surface water flood risk to be assessed

CLLP – Inset Map 81 – Stow and Sturton by Stow A3

Sturton by Stow and Stow Neighbourhood Plan

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WL/STUR/006a

Site name/address: Land south of Gilbert's Barn, Saxilby Road and Tillbridge Lane, Sturton by Stow

Site Area (ha): 2.62

Planning Status: None

Indicative dwellings during planning period (2018-2040) 39

Site specific requirements (e.g. what is needed to be achieved on the site to make it acceptable – may be left blank on some sites):-

- Design to be sensitive to the local rural context and in keeping with the local vernacular
- Development of the site will need to assess drainage and local surface water flood risk on the site

WL/STUR/007

Site name/address: Land adj Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow

Site Area (ha): 0.7

Planning Status: Has planning permission

Indicative dwellings during planning period (2018-2040) 10

Site specific requirements (e.g. what is needed to be achieved on the site to make it acceptable – may be left blank on some sites):-

WL/STUR/008

Site name/address: Land at Queensway, Sturton by Stow

Site Area (ha): 0.38

Planning Status: Has planning permission

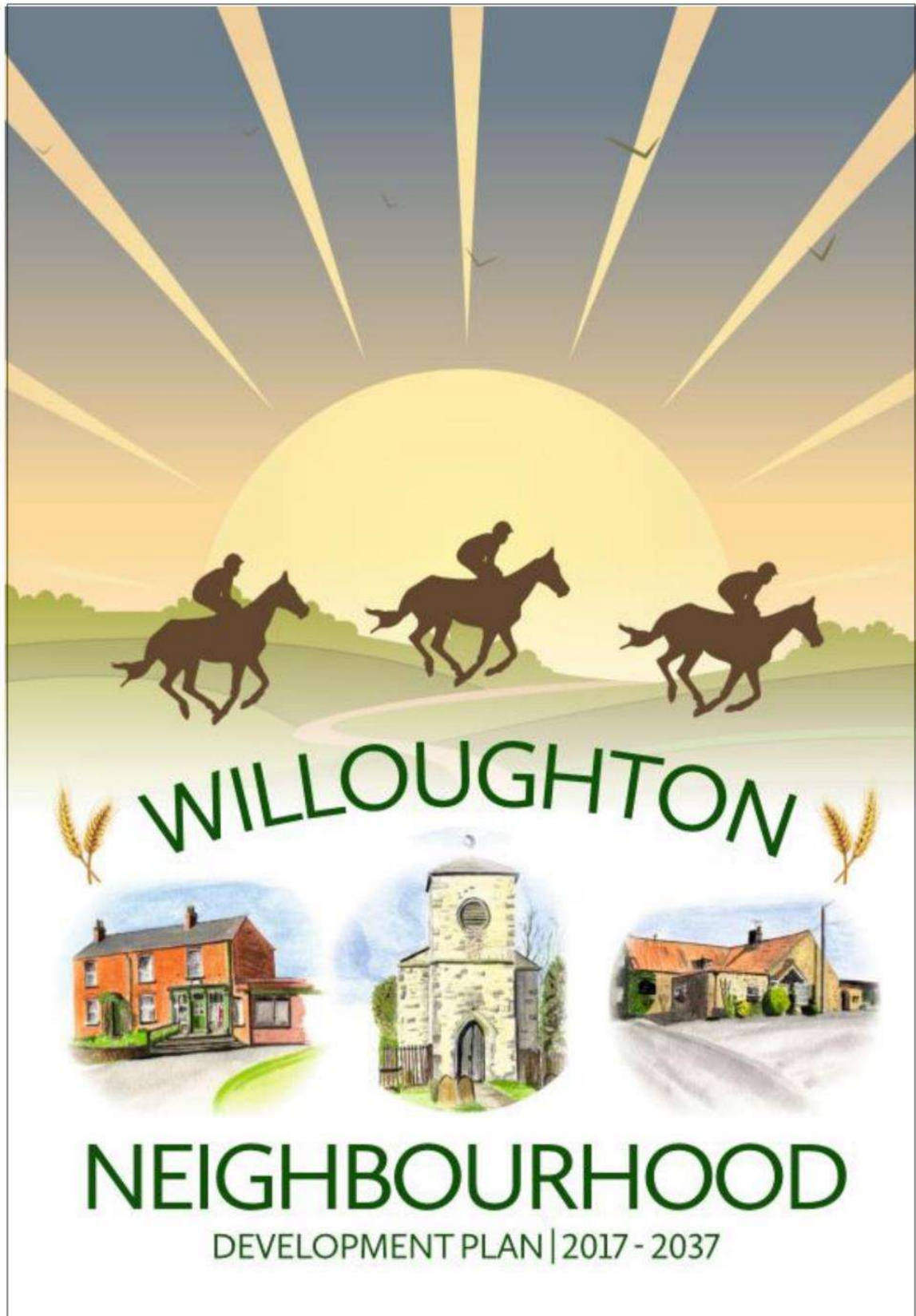
Indicative dwellings during planning period (2018-2040) 14

Site specific requirements (e.g. what is needed to be achieved on the site to make it acceptable – may be left blank on some sites):-

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**Sturton by Stow and Stow Neighbourhood Plan
2019 – 2036**

B.4 Willoughton Neighbourhood Plan (adopted 01 July 2019)



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Policy List

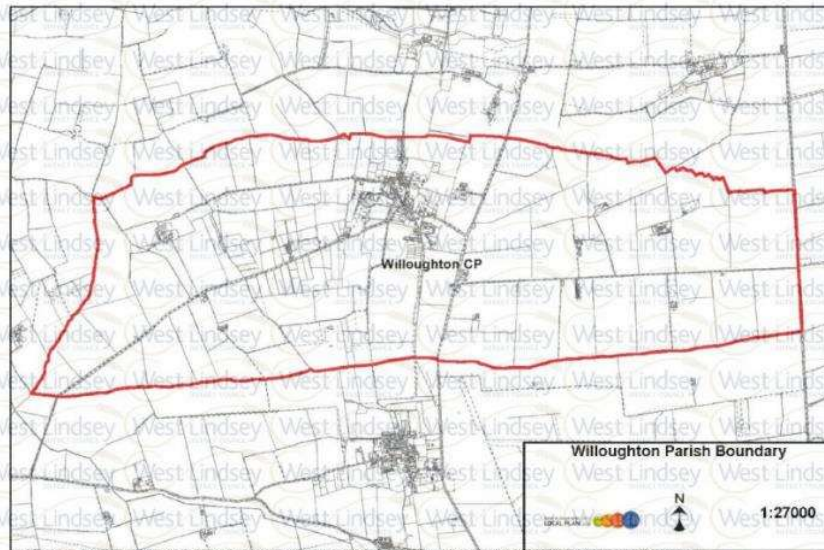
Policy 1: New Residential development in Willoughton	20
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1 What is the Willoughton Neighbourhood Development Plan?

1.1 This Neighbourhood Development Plan has been prepared by the local people of Willoughton Parish.

1.2 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area, shown in figure 1, was designated as a Neighbourhood Plan Area, and Willoughton Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in April 2016.

Figure 1: Neighbourhood Plan Area



1.3 A Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Willoughton Parish Council has prepared this land use development plan that will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable serving current and future residents. When it has been 'made' by West Lindsey District Council (following rigorous consultation, independent examination and a local referendum) the policies will be used in assessing planning applications in the Neighbourhood Plan area (Figure 1).

1.4 The document has been prepared by the Willoughton Neighbourhood Plan Steering Group. Membership includes a collection of residents and local councillors and is led by the Parish Council. The Plan runs from 2017 - 2037 and includes the whole of the Parish of Willoughton.

1.5 Various public consultation events have been held to gain an understanding of the views of residents and businesses that operate within the Parish. The consultation feedback, and

the evidence from the events undertaken, have been analysed and are fundamental to the formulation of the policies within this Neighbourhood Development Plan.

Figure 2: List of consultation events and methods

Date	Event	Attendance/ responses
15/03/2016	Neighbourhood Plan Public Meeting with WLDC	25
From March 2016	Village Questionnaire	52
18/10/2016	Vision and Objectives workshop	39
5/07/2017	Character assessment and update event	12
28/09/2017	Draft Plan Consultation	30

- 1.6 Willoughton is considered a 'Small Village' within the Central Lincolnshire Local Plan. The village has expanded slowly over the past 20 years with small scale developments.
- 1.7 Local Planning policy has always been formulated at District level and West Lindsey District Council continues to have a legal duty to provide this via its adopted Local Plan. Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.

History of Willoughton Parish

- 1.8 The parish of Willoughton is situated about 4 miles south of Kirton in Lindsey. The boundary at the eastern edge is the Roman road called Ermine Street (A15) and Willoughton is bordered by the villages of Blyborough (North) Corringham (West) and Hemswell(South).
- 1.9 Willoughton sits below the limestone ridge and the settlement's water supply was derived from the local springs and wells. The prehistoric route known as the Jurassic way is now followed by Middle Street (B1398) which passes through the parish. The main economic activities of the village have always centred on farming.
- 1.10 Archaeological evidence indicates a long period of human activity in the Willoughton area. From Mesolithic era flint scatters, through Roman remains, evidence of Anglo-Saxon settlement (including a notable decorated hanging bowl) and intriguing earth works that hint at the stories of Knights Templars and ancient priories. The building material of the older cottages is the local limestone and even where houses have been rebuilt the evidence of older cottages remains in the foundations and in the walls of the newer buildings.

The Two Manors of Willoughton

- 1.11 The Domesday book of 1085 is the first documentary evidence of Willoughton. It describes a settlement of two manors awarded by William the Conqueror to the Norman soldiers Waldin Ingeniator (The Engineer) and Odo Arbalistar (The Crossbowman). The previous Saxon farmers of the territory are named as Alestan, Oclinar and Grimchel.

Waldin's Manor

- 1.12 This manor is in the south-east area of the parish. The manor was at first leased and by 1115 the manor had been given to the French Benedictine abbey of St Nicholas at Angers by the Empress Matilda. There is not much evidence to suggest that a priory of monks was established in Willoughton, but it is more likely that the site became a grange (farm with tithe barns for monastery or feudal manor) to provide income for the Abbey in France.
- 1.13 However, the records for English Monastic estates state that in 1139 the churches at Holbeach, Monks Kirby, Surfleet and Wing as well as the manor at Willoughton all belong to Willoughton Priory. A hamlet known as Helpesthorpe was established flanking a lane which ran directly South from the moated site (Monksgarth) on the east of the village. (Long Lane) It is undocumented apart from the fact that its tithes were given to St Nicholas at Angers (14th and 15th Century). It is suggested the inhabitants of Helpesthorpe farmed the manor.
- 1.14 The fields which run from Hollowgate Hill towards the church contain archaeological remains of the moated site. A rectangular moat surrounding a small platform artificially raised above the surrounding area is occupied by what appear to be the foundations of a large building. The site also contains channels and ditches and a series of ponds. These are thought to have

been fishponds. In a later period the ponds were used by a ropery for retting flax (19th century).

- 1.15 The Hundred Years War against the French led to the confiscation of French-owned lands including Willoughton Priory. The holdings at Willoughton were subsequently gifted to King's College, Cambridge in 1441 who kept their property in Willoughton until 1912 when it was sold to the Nicholson family.

Odo's Manor

- 1.16 The Domesday manor given to Odo had a minimum population of 24. It was passed on to Anfrid de Canceio and then on to Simon de Canci and Roger de Busei who were responsible for the founding of the Knights Templar Preceptory. The Preceptory was formed of the majority holding of the Domesday manor and consisted of 24 tofts with 23 tenants.
- 1.17 Willoughton Preceptory was established as an economic and administrative centre for the Templar's estates in northern Lincolnshire, becoming one of their richest holdings. Indeed, it was even visited by King John in 1216.
- 1.18 By 1312 the Knights Templars had been suppressed and their lands at Willoughton were gifted to the St John Hospitallers and Willoughton continued its role as the centre of a network of estates in central and north Lincolnshire. The Hospitallers owned the land until Henry VIII's Dissolution of the Monasteries Act. The land was held directly by the King from 1540 until 1545 when he gifted it to two London merchants who sold it to another merchant John Sutton in the same year.
- 1.19 The Sutton family owned the estate for several generations and some evidence of the Sutton family can still be seen in the village particularly the remains of a family tomb for Nicholas Sutton in St Andrew's Church. The land in this holding was eventually sold to the Earl of Scarborough.

Archaeological evidence

- 1.20 From documentary and archaeological evidence, the preceptory is thought to have consisted of a main precinct which was roughly rectangular and defined by moats on the west, north and south and south-east sides. The ones on the west and north sides are still deep and water filled. The present Temple Garth farm house sits within the precinct and is thought to be on the site of earlier buildings. Descriptions of the preceptory buildings list a chapel (1392), a dovecote (1535-76) gardens and orchards.
- 1.21 The main precinct appears to be divided into a series of plots separated by dry ditches, but whether these were tofts (homesteads with arable land) or part of the gardens mentioned is unclear.

1.22 The other part of this manor which was retained by Simon de Canci passed down the family until the Monboucher family gave the land to the College of Holy Trinity at Tattershall. The college was dissolved by Henry VIII in 1520 and eventually this part of the manor was obtained by the Earl of Scarborough.

1.23 Throughout the 17th and 18th centuries the Earls of Scarborough vigorously worked at increasing their estates in Lincolnshire and Yorkshire – purchasing land wherever possible, leasing land from other landowners, leasing land to tenants, rearing sheep, selling wool and timber as well as other mixed farming. Initially based at Fillingham, the family eventually settled on a family seat at Sandbeck (South Yorkshire). The Earl of Scarborough was very much in favour of enclosure and when Willoughton was enclosed from 1768-9 the Earl of Scarborough was the principle landowner.

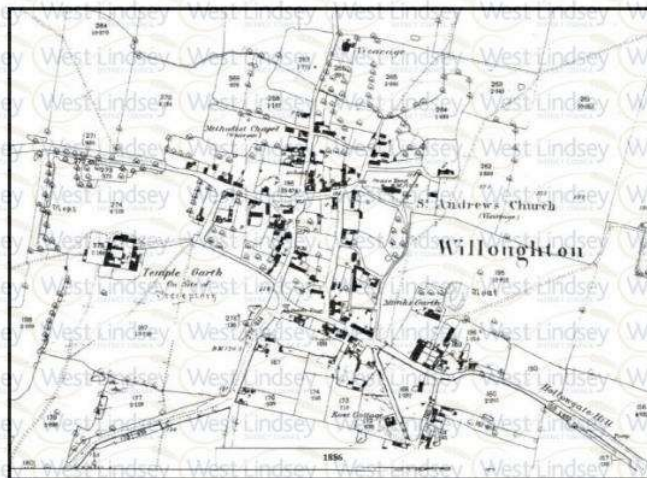
1.24 The Earl of Scarborough eventually sold his Willoughton holdings to prosperous Willoughton farmer Arthur Bright Cross who lived at The Mount House, Long Lane. Arthur Bright Cross died in 1925 and his land was purchased by the Nicholson family (Frederick Francis Nicholson – died 1930, was then succeeded by Clifford Nicholson).

1.25 With the acquisition of both manors and having purchased much of the freeholders land in the early 20th Century the Nicholson family owned most of the parish farm land. The estate is now managed by the trustees as the Limestone Farming Company.

The Village

1.26 The earliest map of the village is the 1769 enclosure map. The road and settlement pattern established by 1769 is relatively unchanged today. The map below demonstrates this.

Figure 3: 1866 OS Map)





The Church of St Andrews

- 1.27 The chancel of the church has been identified as being built in the 13th century. The Domesday book (1085) did not record a church, but one is mentioned in 1185 when part of its property was gifted to the priory. Very little is known about this early church. In 1794 a new nave and tower were built on to the chancel. The tomb of Nicholas Sutton sits within the chancel, however only part of the tomb is there being further evidence of the changes that have taken place in the building. The interior had further changes during the Victorian and Edwardian eras. This included changes of seating and the removal of an earlier gallery. The church is part of the Lincoln Diocese and is Grade II listed.

Methodist Chapels

- 1.28 The Primitive Methodist chapel on Hollowgate Hill was built in 1837 and rebuilt in 1867. The chapel closed in 1978 and had several uses before being converted into two flats. It is Grade II listed.
- 1.29 A Wesleyan chapel and Sunday school was established in 1814 in a lane off Vicarage Road. It ceased to be a place of worship in 1934 and was converted to a domestic dwelling. It is now unoccupied. An inscribed stone within the building is evidence of its previous use.

The Inn

- 1.30 The inn was recorded as being a part of the holdings of the St John Hospitallers in 1536. The present building is known to have existed from 1661. The inn has had several name changes previously being called The White Hart, and The Commercial Inn. 'The Stirrup' inspired by the racing stables in the village was a name adopted in the 1980s.

Temple Garth farmhouse

- 1.31 The buildings are standing on the site of the Knights Templar Preceptory. The current house was built in the mid-1700s. It is a Grade II listed building.

Schools:

- 1.32 In the Victorian era a series of small 'dame' schools existed in the village. In 1845 a new school was built in the grounds of the old vicarage. It was closed and converted to the village hall when the county primary school was opened in 1929.
- 1.33 The war memorial standing in the village centre was erected in 1927 to remember those who sacrificed their lives in the First World War.
- 1.34 Standing opposite the war memorial on the remnants of a village green is the old blacksmith's workshop in a building from the 1700s.



The Villagers:

- 1.35 The village supported its largest population in the mid -19th century peaking at 657 in 1851. Much of the population was employed in farming. However, during the latter half of the 19th Century the village supported a variety of shops and trades including a saddler, blacksmiths, wheelwrights, threshing machine owners, stone masons, well diggers, a ropery, boot and shoe makers, tailors, dressmakers and bonnet makers as well as grocery shops and a bakery.
- 1.36 Changes in farming practices, social change and the introduction of cheaper mass-produced goods, led to a rapid decline in the services provided in the village during the early part of the 20th century.
- 1.37 Clifford Nicholson had a passion for horse racing, and alongside the farming estate he established the Limestone Stud and racing yard. It was recognised as one of the best in the country and was visited by her Majesty Queen Elizabeth, the Queen Mother in 1962. A successful racing stable and stud is still present in the village.
- 1.38 Ethel Rudkin (1893 – 1985) whom was a writer, Antiquarian, Archaeologist, Local & Folklore Historian. Ethel was born and lived for most of her life at Rose Cottage, Willoughton. Her Home was filled with her diverse collections & became a place of pilgrimage for researchers, one of whom was C W Philips the archaeologist best known for leading the Sutton Hoo excavation in 1939. Phillips said 'I have never met one to whom this side of their regions culture has been more indebted over many years than to Ethel Rudkin, a lady of indomitable spirit.
- 1.39 Ethel helped to create The Museum of Lincolnshire Life & some of her collection also forms part of North Lincolnshire Museum.

Limestone Rangers Football Club:

- 1.40 The club was originally founded in 1924 and was known as Willoughton Rovers AFC. In 1971 the club was revived, and the pitch and financial backing was provided by the Limestone Farming Company, which was why the new name was adopted. The club has a range of teams from under 8's to senior levels. The teams are members of several leagues affiliated to the Lincolnshire Football Association. Limestone Rangers has been twinned with Stourby GIF in Denmark since 1979, with regular visits between the two communities.

Sources:

- 1.41 Change and Continuity: Rural Settlement in North West Lincolnshire. (1991) P.L. Eveson, C.C. Taylor, C. J. Dunn, Royal Commission on Historical Monuments.
- 1.42 A North County Estate. (1975) T.W. Beastall. Phillimore Books

Location

- 1.43 The Parish of Willoughton, Figure 1, is located within West Lindsey District, Lincolnshire and consists of circa 300 people.
- 1.44 The Parish adjoins Blyborough and Hemswell. The village has an historic centre that significantly contributes towards the rural feel and character of the wider Parish. Willoughton currently has very few local services and facilities and residents are reliant on Kirton Lindsey, Gainsborough or Lincoln for most of their essential services. The village does, however, have a shop, Post Office, School, Public House and Village Hall.

How has this Neighbourhood Plan been developed?

- 1.45 As part of the process, Willoughton Parish Council has been committed in enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Plan Steering Group has undertaken a significant level of community consultation at various stages from events, parish meetings and a village survey.



Neighbourhood Development Plan Survey

All surveys need to be completed by 29th April 2016



- 1.46 From these events, the following ‘key’ issues were consistently raised by the community as areas where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits. This was produced at a community consultation event where residents were asked to look at the existing/ future strengths, weaknesses, opportunities and threats for Willoughton.

SWOT Analysis undertaken by residents at a consultation event on the 18/10/2016

Strengths	Weaknesses
<ol style="list-style-type: none"> 1. Village approaches Hollowgate Hill and Gainsborough Road 2. Views from the cliff edge 3. Village Hall 4. Bus route 5. Access to the countryside 6. Pub 7. School 8. Church 9. Playing field 10. Shop 11. Landowner involvement 12. Sense of community 13. Rural views from the cliff 14. Football field and club 15. Listed Buildings 16. Play area 17. Limited growth allocated to the village through the Central Lincolnshire Local Plan 	<ol style="list-style-type: none"> 1. Constantly moving population due to most of the housing in the village being rented 2. Aging population 3. Nothing for children to do 4. Play park is out of date 5. Too few bungalows 6. Lack of street lighting in the village 7. Junction at Hollowgate Hill – Needs lighting, traffic calming and improved visibility 8. There’s a spring on Hollowgate Hill that is dangerous in the winter months due to ice 9. No public bus route to Gainsborough 10. Limited public transport to medical services 11. Shop – the provision is very limited
Opportunities	Threats
<ol style="list-style-type: none"> 1. Potential for a better mix of housing 2. Traffic Calming 3. Shop – to be upgraded 4. Village Hall could develop more activities and facilities 5. More infill development i.e. in gardens and paddocks 6. Need to attract families to sustain the school 7. Dining place at the pub 8. Upgrade the play area 9. Sign on the top road for the pub 10. Young people in the village 	<ol style="list-style-type: none"> 1. Narrow road ways near the stirrup Inn. This area needs traffic calming (20mph, speed humps and footpaths). 2. Ageing population 3. Potential school closure as 60% of the children are from outside the village. 4. Flooding – poor drainage on Long Lane, Hollowgate Hill and Pond Corner 5. Increase in passing road traffic; 6. Potential loss of views to the “cliff”.

2 Our Vision and Objectives

Our Vision

“The Parish of Willoughton will be a thriving rural community that provides a range of homes, employment, education, open spaces and valued community facilities for its residents. New developments within the village should be designed to enhance and preserve the landscape character of Willoughton”.

Our Objectives

- 2.1 Following from public consultation and feedback on issues, this Neighbourhood Plan supports the following community objectives:
1. To provide new, well – designed and sympathetic housing within the village to support the growth and sustainability of the Parish.
 2. To provide a mix of new homes that is suitable for the local demographic now and in the future.
 3. The Neighbourhood Plan will support the improvement to the B1398 at the top of Hollowgate Hill.
 4. Seek the retention of the surrounding landscape and to protect our valued community open spaces.
 5. Promote the retention, and where possible, the expansion of existing community facilities, for example, the shop, public house, school, village hall, playing field and church for the use and enjoyment of future generations.

Consulting the Community: Statement of Intent

- 2.2 This Plan reflects the community’s need to have a greater involvement and influence in the future growth of the plan areas. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 2.3 The local community want their extensive local knowledge about this area to help inform the preparation of future planning applications. Furthermore, these proposals must consider the issues and concerns of the community across the Parish and recommends consultation on minor proposals.
- 2.4 Ensuring the community are involved at an early stage in the process will be of benefit to all parties as issues can be discussed and resolved early in the development of a scheme.
- 2.5 The requirements necessary to constitute, community consultation’ are set out in the Statement of Intent below.

Statement of Intent

Those submitting proposals for development are encouraged to actively engage in consultation with local people and other stakeholders. Engagement with the Parish Council will be welcomed.

In consulting with the community, it will be considered best practice for the applicant to follow the guidelines set out in Appendix 1.

3 A Spatial Plan for development in Willoughton – New Housing Development

- 3.1 Public Consultation on this Neighbourhood Plan was undertaken during 2016 and 2017. Feedback supported the need for some housing development to sustain and grow the local population and existing services and facilities.
- 3.2 With new development in the area, policies must be in place to help make Willoughton more sustainable. Some policies in this Neighbourhood Plan are proactive to anticipate this change, whilst other policies provide greater clarity on what parts of the Plan area require protection.

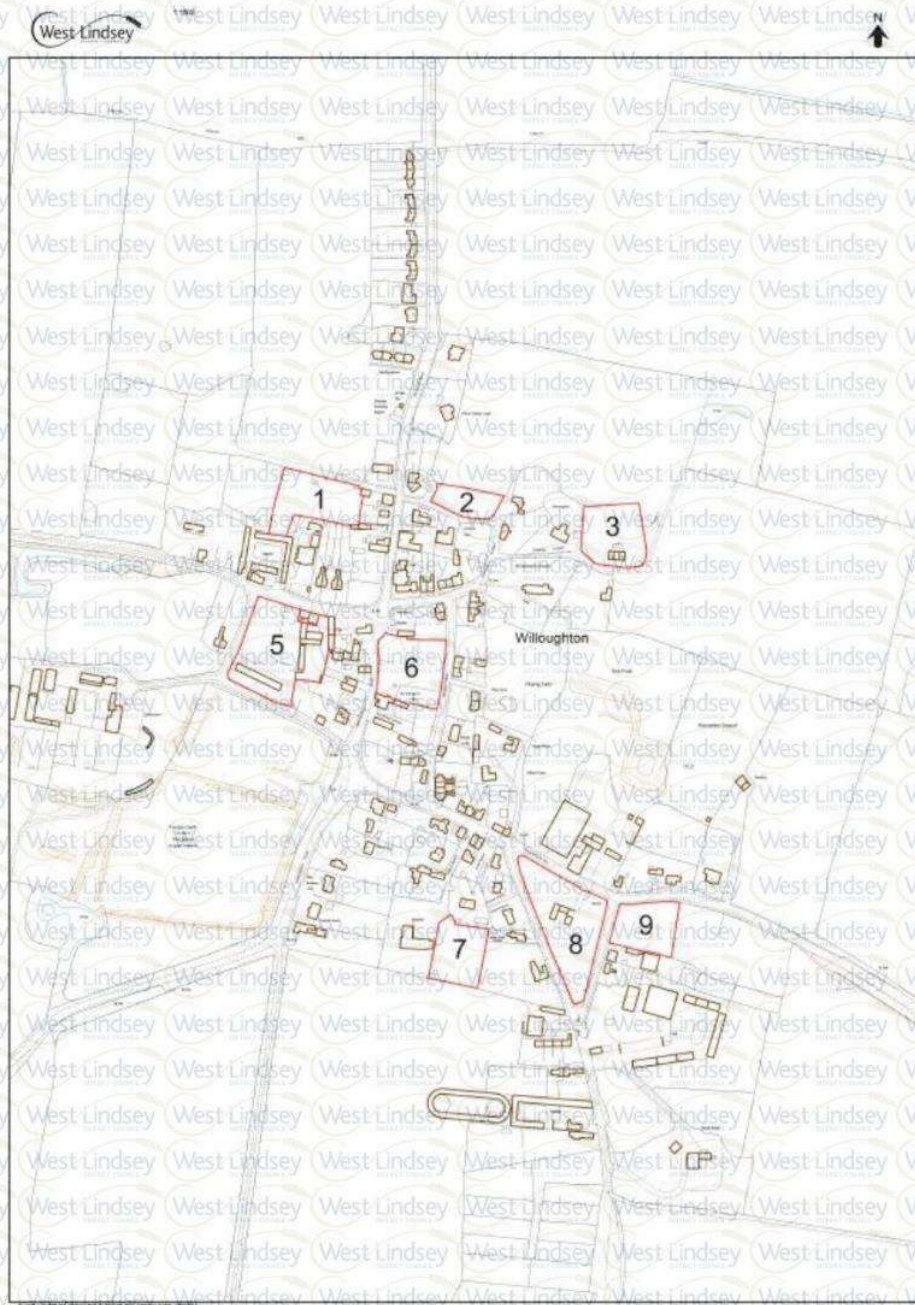


- 3.3 Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aims and vision outlined on page 13. The overarching development objectives are intended to sit alongside the specific policies detailed later in this document.
- 3.4 The Neighbourhood Plan will take a positive approach to development where it brings forward a balance of new housing to ensure the village remains an attractive and vibrant place to live. When commenting on development proposals, the Parish 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. This approach will mean that proposals can be supported to secure development that improves the economic, social and environmental conditions for the whole parish.
- 3.5 Willoughton is considered a ‘small village’ within the adopted Central Lincolnshire Local Plan. The Village has been allocated a 10% increase in housing stock over the Plan period to 2037. Although it is recognised that this is not a maximum, additional growth will only be supported where it contributes towards a sustainable neighbourhood and there is demonstrable community support. In August 2018 the delivery of an additional 16 houses was outstanding.

- 3.6 During the consultation with the community and the production of the Neighbourhood Plan, there were discussions about how the village should manage the projected growth. On this basis the policy sets out a range of options for the delivery of the strategic housing target for the village. These include the development of the potential sites identified in Appendix 2 (and shown in Figure 4) together with infill sites and the conversion of existing buildings. The policy has been designed primarily to operate within and adjoining to the existing settlement footprint. However, its final section addresses development which may arise in the countryside.
- 3.7 The neighbourhood plan provides an opportunity to address the likelihood for small scale infill developments of around 4 dwellings (as per Local Plan Policy LP4), to come forward on sites within the existing settlement footprint (see character assessment) of Willoughton. This is likely to make an effective and appropriate use of suitable development land within, or directly adjoining, the settlement footprint of the village. It also provides an opportunity for sensitive development to contribute towards addressing the specialist housing needs in the area such as accommodation for older people, for example. The Plan uses the terminology of 'the existing settlement footprint of the village' to reflect the work undertaken as part of the plan-making process in the Character Assessment. Its effect is very similar to 'the developed footprint' used in the Central Lincolnshire Local Plan. It has regard to the inherent design and layout of the village which does not readily lend itself to the definition of a developed footprint as anticipated in the Local Plan. Nevertheless, the approach taken in the submitted Plan has been designed to ensure that development taking place would accord with the three criteria included in the definition of 'appropriate locations' in the Local Plan.
- 3.8 Through the development of the Plan, the community identified potential suitable sites (on figure 4) within Willoughton that are considered either previously developed, suitable buildings for conversion, a redevelopment opportunity or an appropriate infill site. The steering group are working with the relevant landowner to see these developed as priority sites over the plan period. More information on these potential sites can be found in Appendix 2.
- 3.9 These sites are not allocations, but simply an identification of what areas of land are available for development within the village to accommodate the required 10% growth. There was a strong opinion from the consultation feedback that residents preferred the development of infill and previously developed sites around the village. The policy also supports the conversion of existing buildings to residential use. Due to the historic nature of much of the existing building stock in the village the redevelopment of existing buildings for residential purposes will only be supported in specific identified circumstances.

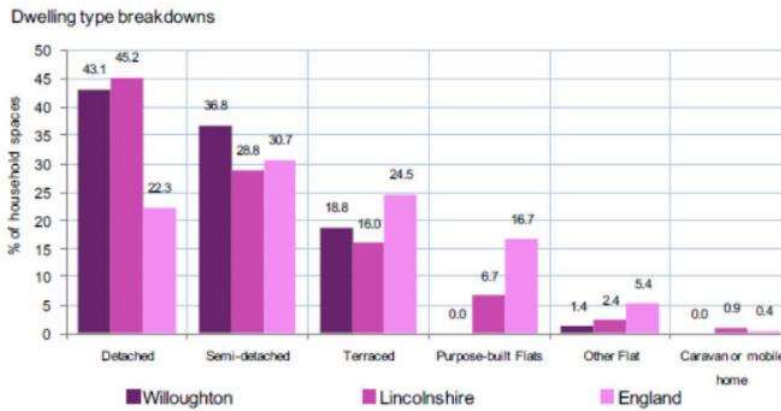


Figure 4: Potential Development Sites in Willoughton



Dwelling Types

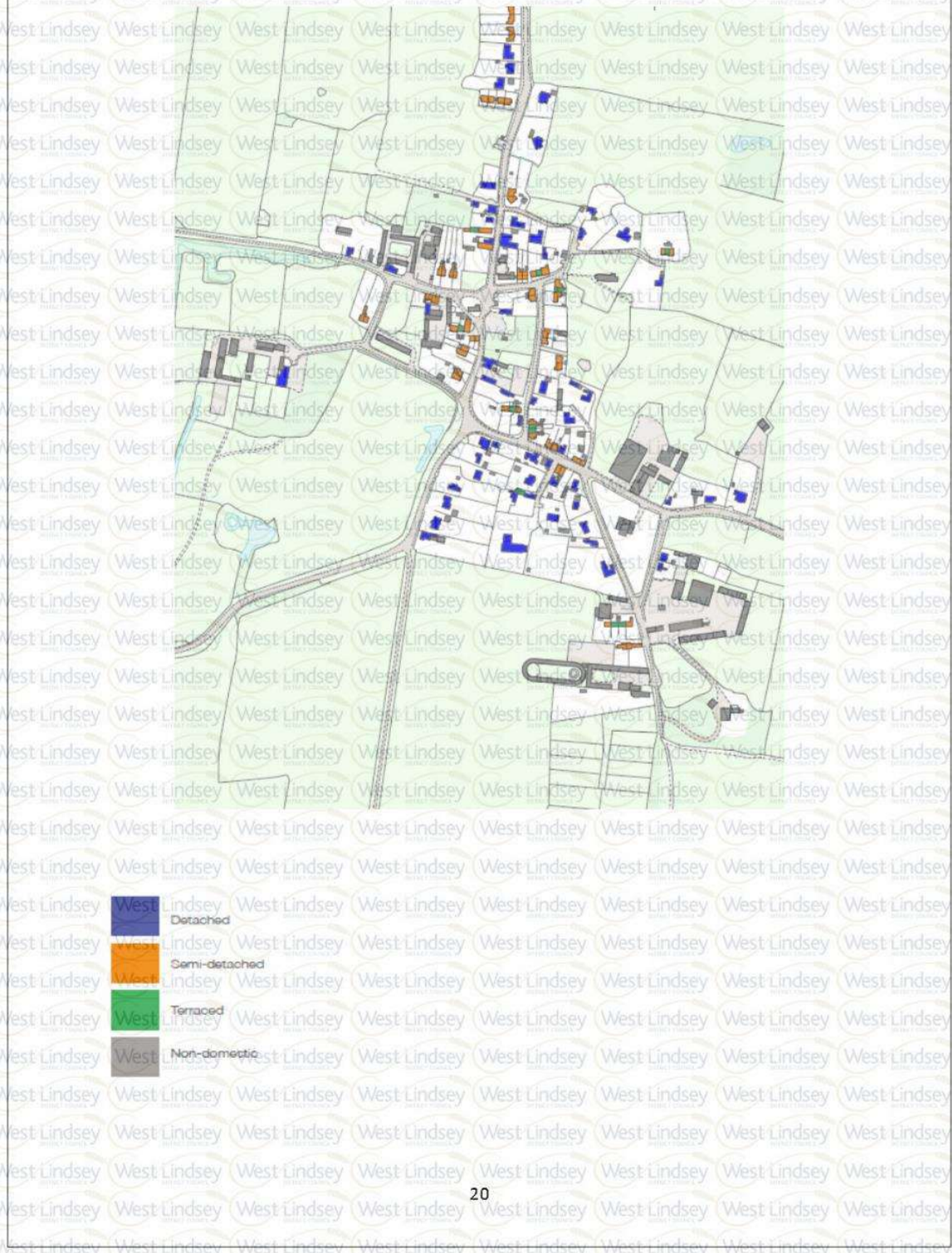
- 3.10 The type and distribution of dwellings within Willoughton is another key element to the character of the village. Semi-detached dwellings typify development from around the 1950's, with replacement buildings in the village core subdividing plots to add more homes, or with linear development running to the north using this type. The number of both detached and semi-detached dwellings in Willoughton are higher than the national average, but lower than that in other villages within Lincolnshire.



ONS – Neighbourhood Statistics 2012

- 3.11 A very small number of terraces are present within the village, and these tend to be short - around three or four homes - and are mainly clustered around the village core.
- 3.12 Through the feedback from the public consultation, residents supported the development of smaller, more affordable, homes to support younger families moving to the village. There was also support for additional accommodation for elderly residents.

Figure 5: Housing types in Willoughton



Policy 1: New Residential development in Willoughton

1. Proposals for new residential development, of a limited nature of around 4 dwellings, including the conversion of existing buildings, shall be supported where they provide suitable opportunities for infilling or the redevelopment of previously developed sites within, or directly, adjoining the existing settlement footprint of Willoughton and they conform to other relevant planning policies within this Neighbourhood Plan and where the resulting development would:
 - a) retain the core shape and form of the village;
 - b) not significantly harm the settlement's character and appearance as described in the Character Assessment; and
 - c) not significantly harm the character and appearance of the surrounding countryside or the rural setting of Willoughton in general and its listed buildings, scheduled ancient monuments and the Area of Great Landscape Value in particular.

2. Proposals for new residential development of any of the potential sites included in Appendix 2 of the Plan (and as shown in Figure 4) and which that would deliver 5 or more dwellings will be supported where the resulting development would:
 - a) retain the core shape and form of the village;
 - b) not significantly harm the settlement's character and appearance as described in the Character Assessment;
 - c) not significantly harm the character and appearance of the surrounding countryside or the rural setting of Willoughton in general and its listed buildings, scheduled ancient monuments and the Area of Great Landscape Value in particular; and
 - d) include an appropriate mix of dwellings to cater for younger families and older persons.

Conversion of existing buildings

3. Proposals for new residential development within or directly adjoining the existing settlement footprint of Willoughton that involve the conversion of existing buildings to residential use will be supported where they can demonstrate:

Cont.....

- a) the building is capable of conversion without significant extension, rebuilding or external alteration;
- b) the proposal makes a positive contribution to the street scene, its wider landscape setting, and respects the buildings historic value, through the retention of historic or positive architectural features, including any non-designated heritage assets, and use of appropriate design and detailing of new elements that do not compromise the external (often non-domestic) character of the building;
- c) the resulting development is in accordance with the dwelling number size thresholds set out in the first part of the policy.

Replacement of buildings

4. Residential development proposals for the replacement of buildings within Willoughton shall only be supported where they can demonstrate that:

- a) the redevelopment of the site is for its existing permitted use (other than where this is clearly no longer appropriate in the context of the immediate area);
- b) the replacement building is not of a larger scale that would cause a detriment to local character or the private amenity of nearby properties; and
- c) the resulting development is in accordance with the dwelling number size thresholds set out in the first part of the policy.

Private Garden Space

5. In all cases proposed new dwellings should provide appropriate garden amenity space to meet household recreation needs. The space provided should be in scale with the dwelling concerned, reflect the character of the surrounding area and be appropriate in relation to the local topography and to secure privacy between adjacent dwellings.

Residential development in the countryside

6. Proposals for new residential development in the countryside beyond the existing settlement footprint of Willoughton will be determined against Policy LP55 of the Central Lincolnshire Local Plan and any successor policies which may arise within the Plan period.

4 Public Open Space

- 4.1 Willoughton has some quality public green spaces that are accessible to the community.
- 4.2 To be sustainable, future growth of the village must be matched with growth to support services, facilities and infrastructure, notably health and recreation facilities that reflect the needs of the demography of the village.
- 4.3 Any development needs to enable and encourage residents to protect, maintain and enhance the village's public spaces. Whilst there are already footpaths, public rights of way and public open space facilities available in the village, some may require enhancement. Any enhancement would also support an increase in their usage, which will help promote the social health and well-being of the community.
- 4.4 In addition, exploring opportunities to improve our existing assets need to be considered through the plan period by the Parish Council and active community groups.
- 4.5 Willoughton has four public spaces, which include:
 - POS1: Land opposite the Village Hall**
- 4.6 This is a private green space within the village and has been recognised within the Central Lincolnshire Local Plan as an "important green space".



POS2: The Churchyard

- 4.7 This space has informal public access through to the recreational area and is used regularly by residents for walking.



POS3: The Playing Field

- 4.8 This area is a multi-use recreational space which is regularly used by children, the school and dog walkers. There is public access to and across this site to other parts of the village forming an important green infrastructure route.

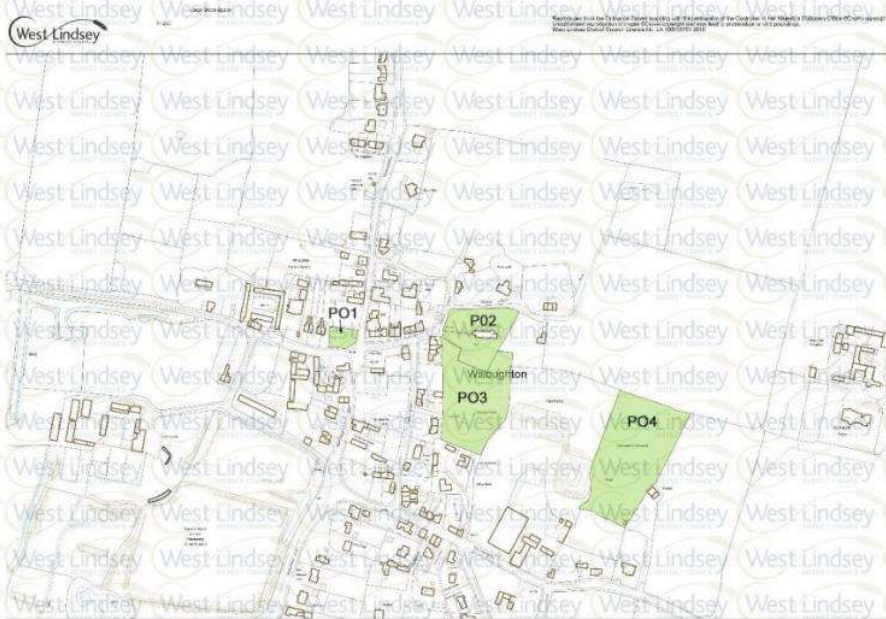


POS4: Football Field

- 4.9 The large football field to the east of the playing field where football matches are played. However, this site does have a restricted access to the community when matches are not being played.



Figure 6: Public Open Spaces

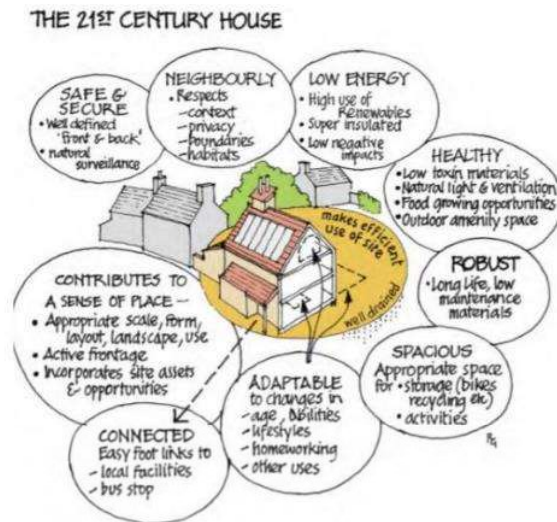


Policy 2: Public Open Space

1. All new proposals shall seek to preserve, and where possible, enhance the green spaces, as identified on figure 6.
2. Where opportunities exist, proposals shall seek to restore underused or poorly maintained spaces, whilst retaining their amenity value.
3. Where developments propose to create new green spaces, or connections to existing spaces, they should accord with the following:
 - a) the space or connection is easily accessible to all;
 - b) be easy to maintain;
 - c) clearly signed;
 - d) provide opportunities to improve local wildlife and habitats; and
 - e) improve the connections to neighbouring villages.

5 Local Character and Design Principles

- 5.1 To design successful places, all new development should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning and place making.
- 5.2 High quality sustainable design is design that is of a notable standard, which, by its nature, will sustain over the longer term, is adaptable, and it is fit for purpose in the 21st Century.



- 5.3 A fundamental part of achieving high quality sustainable design, and ultimately high quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities that contribute to local distinctiveness.
- 5.4 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.
- 5.5 It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of this policy is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site, or in the context of the wider neighbourhood area.
- 5.6 "Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development." (PPG: Design (2015)).



Development Principles

1 Working with the site

- 5.7 Working with what you have on site enables new developments to make the most of their setting, embedding existing landscape and other natural features into the design in a way that helps maintain links to the history of the area whilst retaining the character of the site. New development in the Plan area should seek to work with the landscape, retaining important trees and other ecological features and using the topography to influence the alignment of streets.
- 5.8 Existing trees and vegetation should, where practical, be retained in such a way as to add visual amenity and ecological value to the development. Existing trees and hedges can give new development a mature look. However, difficult to maintain or manage greenery should be avoided, as this has the potential to cause problems in the future.

2 Connecting to the neighbourhood

- 5.9 New developments should be designed in a way that offers more than just a movement corridor for cars; they should be pedestrian and cycle friendly, have sufficient space for parking.
- 5.10 Any new streets should be simple and uncluttered, with decent lines of sight, low speeds and space for trees and planting. Over-engineered junctions should be avoided, and all streets should be designed taking inspiration from the most up-to-date Manual for Streets principles.

3 Making a place

“Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation”. (PPG: Design (2015)).

- 5.11 All new development in the Plan area should seek to promote local character and identity, because through doing so it is possible to protect and enhance what is already there for existing residents and provide community and social cohesion for those new to the area. A criticism often levelled at new development is that it ‘lacks character’, with many new developments looking generic despite the wide range of building types and materials used. Often this is due to overly standardised approaches to streets and spaces, where very little room is given for the types of innovation that allow one place to be different from another. Also, too wide a range of materials and styles can confuse the identity of new development, with the lack of a coherent approach weakening the overall visual quality and diluting the overall character.
- 5.12 To maintain local distinctiveness, new development should be reflective of local aspects such as:
- The local landform and the way development sits upon it;
 - The local pattern of streets, blocks and the dimension of plots;
 - Development style and vernacular;
 - Built form, massing and materials (including street furniture and boundaries).
- 5.13 Developers should demonstrate how they have embedded local character in their Design and Access Statement.

Settlement Pattern

- 5.14 Historic Willoughton is a predominately nucleated settlement and its shape has a strong relationship with the underlying topography of the area. The main streets within the village, such as; Templefield Road and Middle Street, run along the local ridge lines, parallel to the Cliff. Where streets run against the topography, they do so perpendicular to the slope. Church Street, Hollowgate Hill and Long Lane all run directly up the slope towards the ridge line, allowing for long and uninterrupted views to the high ground. These views and the way streets allow for them is an important characteristic of the village, giving it a rural feel with visual links to the wider countryside.
- 5.15 The settlement pattern is essentially compact, with development clustered around the key junctions such as where Templefield Road meets with Hollowgate Hill or where Church Street, Northfield Lane and Vicarage Road converge near to the war memorial. Some linear development has occurred in the village, especially along Vicarage Road heading north

towards Blyborough, but this is unusual from the historic and characteristic pattern. Note how the development here is very noticeable on the plan (figure 5). Beyond the main streets are small lanes that run along local ridges, which generates a distinctive relationship between the orientation of the streets and the local landforms. This relationship also allows for the formation of a deformed grid of interconnecting streets. Dead ends are uncommon in Willoughton, and this is an important lesson should future development require the formation of new streets and lanes.

Local Character features

- 5.16 Willoughton Parish has a predominantly rural landscape interspersed by the village of Willoughton and isolated farmsteads. The parish is characterised by the limestone escarpment of the “Lincoln Edge” or “Willoughton Cliff” as it is locally known. Towards the west and south, the parish is dominated by agricultural lowlands that extend towards Corringham Parish. The upland of the Lincoln Edge rises some 60m above the surrounding landscape and therefore plays a significant role in the areas visual amenity and is designated, in the Central Lincolnshire Local Plan, as an Area of Great Landscape Value. Willoughton, like neighbouring parishes has a close relationship to “the Edge” and forms one of the areas “Edge Villages” that run from Sleaford along to Scunthorpe.

View from the Cliff down Hollowgate Hill, Willoughton



View from the cliff looking south-west over the Trent Valley



- 5.17 Willoughton is a predominately nucleated settlement and its shape has a strong relationship with the underlying topography of the area. The main streets within the village, such as Templefield Road and Middle Street, run along the local ridge lines, parallel to The Cliff. Where streets run against the topography, they do so perpendicular to the slope.



- 5.18 Church Street and Hollowgate Hill run directly up the slope towards the ridge line, allowing for long and uninterrupted views to the high ground. These views and the way streets allow for them is an important characteristic of the village, giving it a rural feel with visual links to the wider countryside. The settlement pattern is essentially compact, with development clustered around the key junctions such as where Templefield Road meets with Hollowgate Hill.

Beyond the main streets are small lanes that run along local ridges, which generate a distinctive relationship between the orientation of the streets and the local landforms. This relationship also allows for the formation of a deformed grid of interconnecting streets.

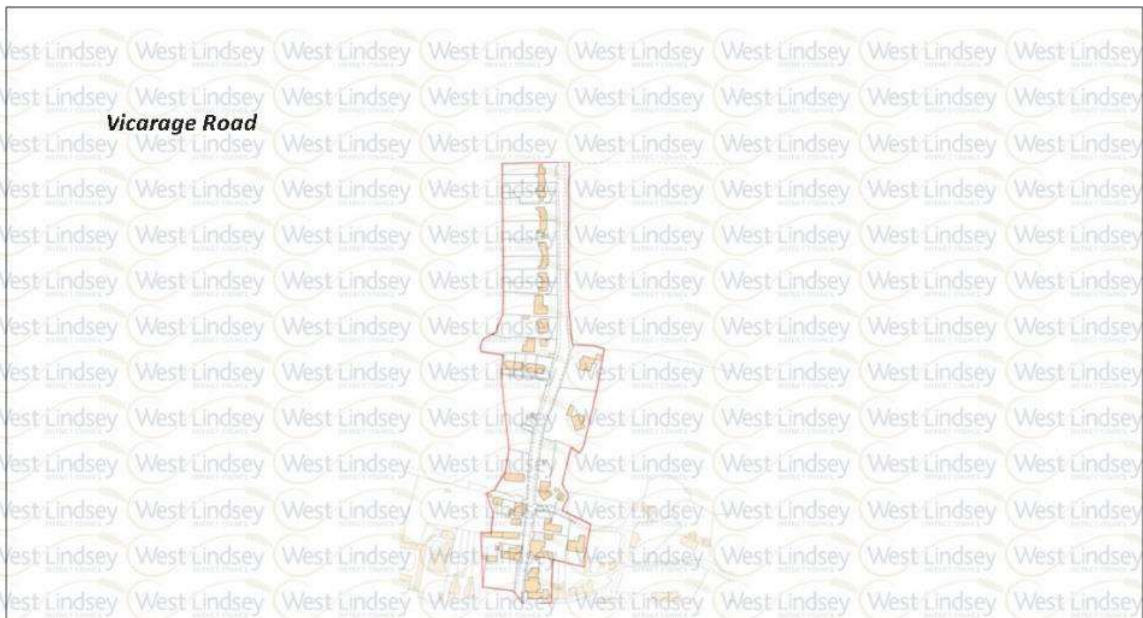
Evolution of the village

- 5.19 When tracking the evolution of Willoughton over time, a pattern starts to emerge; most of the development has occurred within the historic confines of the original village. Many of the newer buildings in the village are either replacements of previous ones or infill development, occurring through plot sub-division.
- 5.20 Some of the recent additions to the village do not adhere to this approach. Some newer dwellings form the distinct spur to the north, where the village form becomes more linear along Vicarage Road. This is a noticeable break from the close, densely nucleated core of the village and is out of character in terms of growth patterns. This pattern of densification and infill gives important clues as to how to manage any future growth in the village.
- 5.21 New development should, where possible, be contained within the existing village curtilage. Past linear development has damaged the urban morphology of the village and introduced alterations to the settlement pattern that are not in keeping with villages of this nature. Spring line villages have tight, nucleated patterns and this forms an essential part of their character.



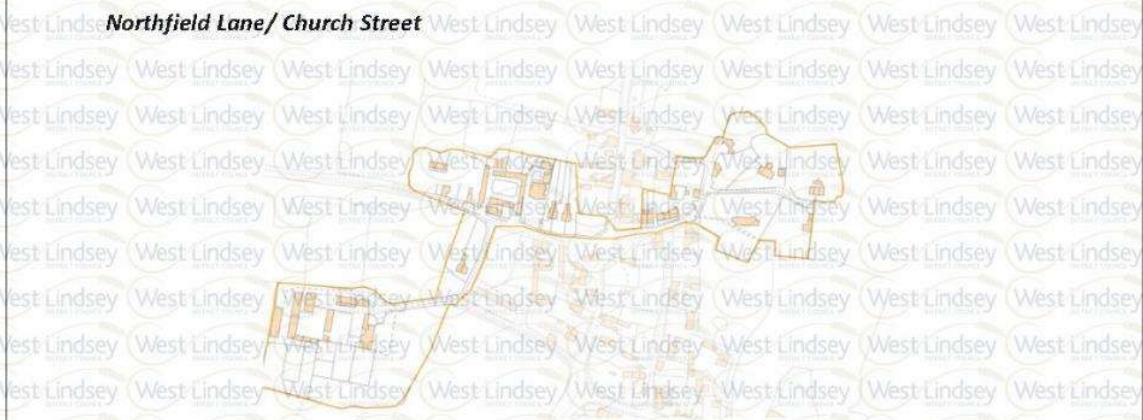
Character Areas

- 5.22 New developments should assess whether the site relates to an existing area of character and determine how the scheme can introduce areas that strengthen character and reinforce local distinctiveness. There may be opportunities to introduce new elements or character areas if a place has a weak, unremarkable character. However, the context (immediate or wider) should normally provide the starting point to developing the principles that will define a character area, with the aim of strengthening the distinctiveness of the settlement and being appropriate to the place.
- 5.23 The Willoughton Character Assessment (Appendix 3) identifies five-character areas within the village. The assessment details the areas distinctiveness and common features that should help inform new developments in the future. A summary of each character area is provided on the following pages.



Vicarage Road

5.24 The main approach to the village from the north is comprised of 19th linear development, with detached and semi-detached houses set within long, linear plots that line the street in a regular fashion. This development pattern is reflective of house building of that time. The arrangement is simple and repetitive, enabling on-plot parking and active frontages, and with gardens to the rear offering a soft transition between the built form and the open countryside to the west. Close to the village core, more vernacular development can be found.



Northfield Lane/ Church Street

5.25 Northfield Lane and Church Street from the main east-west route through the village, taking in the school, parts of the village core and the main approach from the west, plus the historic church and grounds to the east. Long views onto the Cliff can be found on Church Street. The look and feel of the north and south, with a more rural treatment and a character more reflective of historic Willoughton. Here, you can find some replacement buildings, rebuilt on the existing plots.

Templefield Road/Middle Street



5.26 Templefield Road and Middle Street form the core of the village, taking in the space near to the war memorial. This area has a loose grain of plots and buildings, feeling rural and fragmented. Many of the buildings appear as individual items rather than being part of clusters or collections. The streets have large soft verges and mature trees. Several of the plots are open to the street, allowing the garden spaces to feel part of the public space.

Templefield Road/Hollowgate Hill



5.27 The southern extent of Templefield Road and the turn to the east on Hollowgate Hill are where some of the larger properties in the village can be found clustered. There are new-build units in the vernacular style to Templefield Road, where as similarly large units on adjacent Long Lane are less village-specific. Hollowgate Hill contains many fine buildings, ranging from domestic dwellings through to the former Methodist chapel.

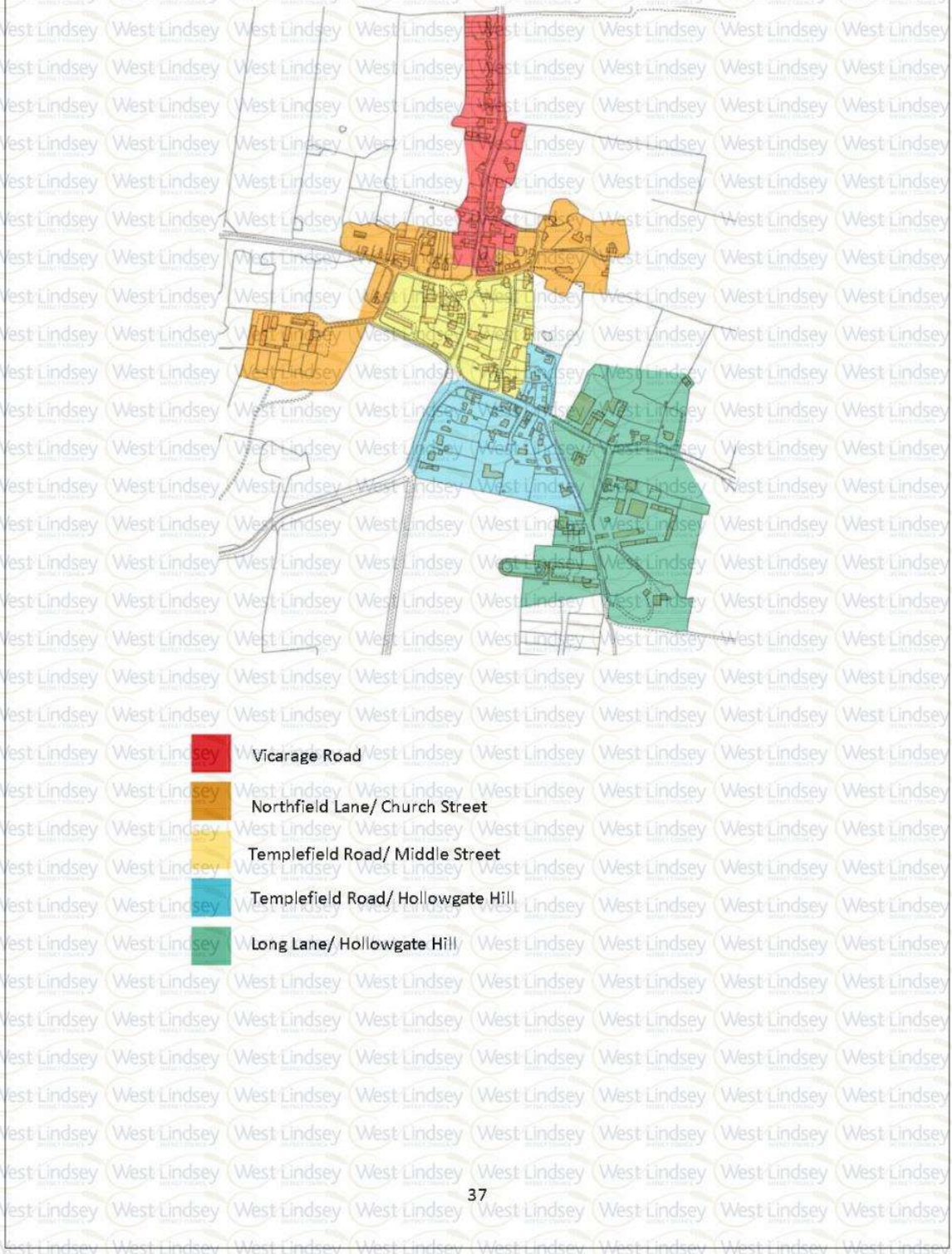
Long Lane/Hollowgate Hill



5.28 As you head out of the village to the east, you head into an area characterised by non-domestic buildings, with a fragmented layout and the look and feel of historic rural industry. Mature trees and soft verges combined with views across paddocks and fields are key aspects of this part of the village, and long views onto the Cliff beyond help connect the village with the landscape through this character area.

Please see the Willoughton Character Area Assessment for more detail on each identified character area.

Figure 7: Character Areas in Willoughton



Rural Lanes within Willoughton

- 5.29 A key characteristic of the village is its rural lanes. These have soft verges to the side of the street, often wide and green, backed at the plot boundary by either low walls or hedges. These can be found on Church Street, Long Lane, Northfield Lane, and elements can be found on the approaches to the village, especially to the south.
- 5.30 Some of these verges are narrow - around 1m - but others extend for several metres and add generosity and spaciousness to the streets. The informal nature of these lanes is one of their key aspects, with no kerb upstand, minimal street markings and no lighting. This street type is a useful precedent for adding low-key, minor routes within the village that help it to maintain a rural look and feel.

Views of the rural lanes around Willoughton

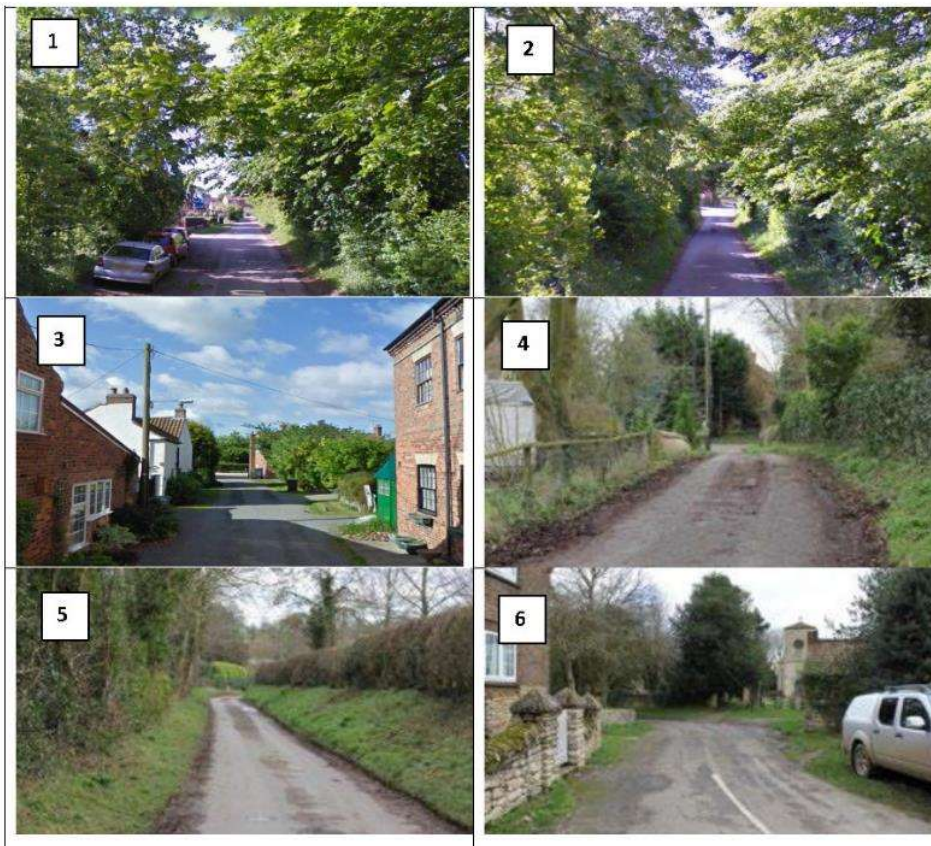


Figure 8: Rural Lanes in Willoughton

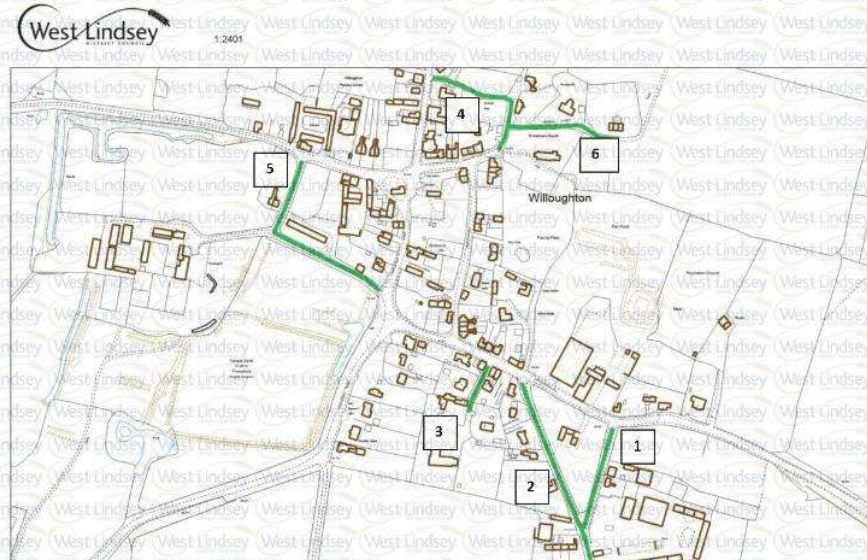


Figure 9: Designated Heritage Assets

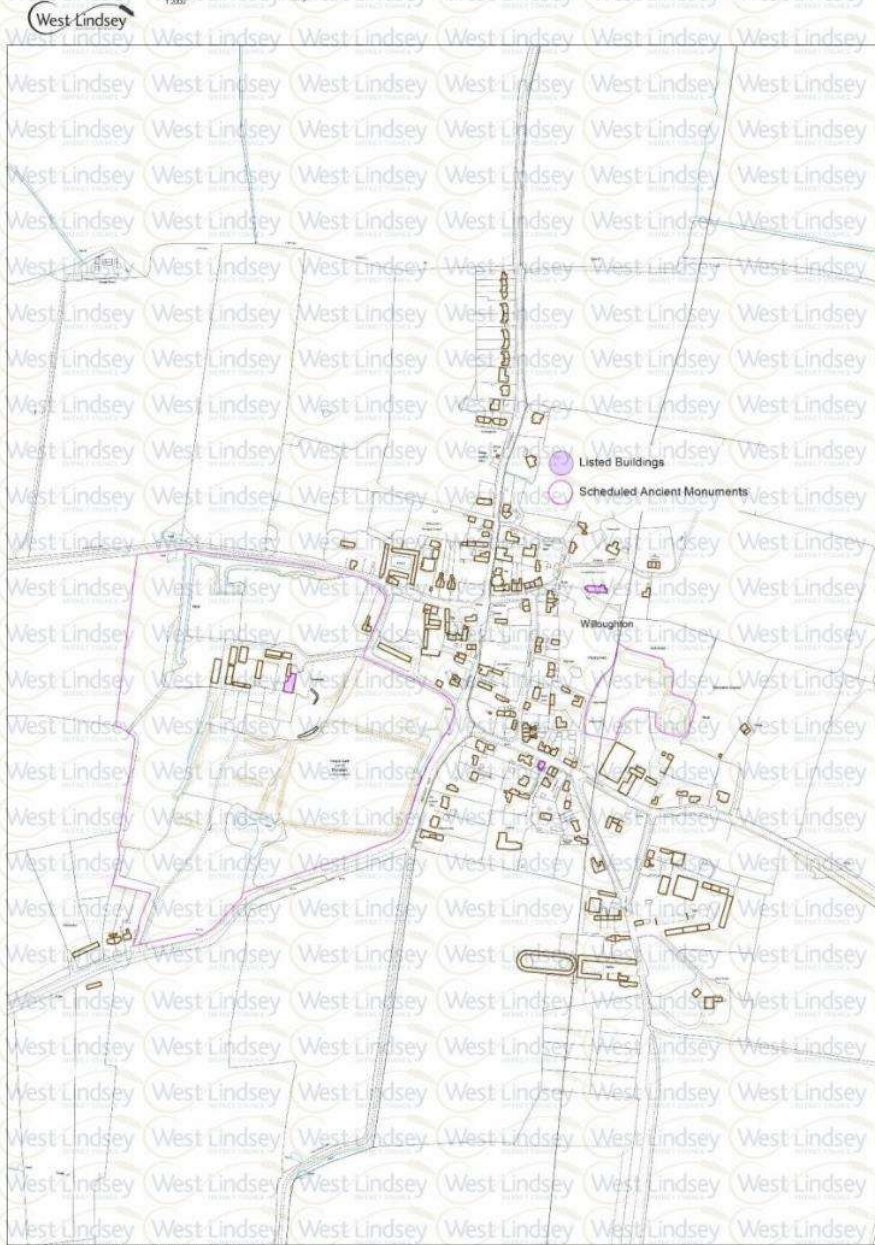
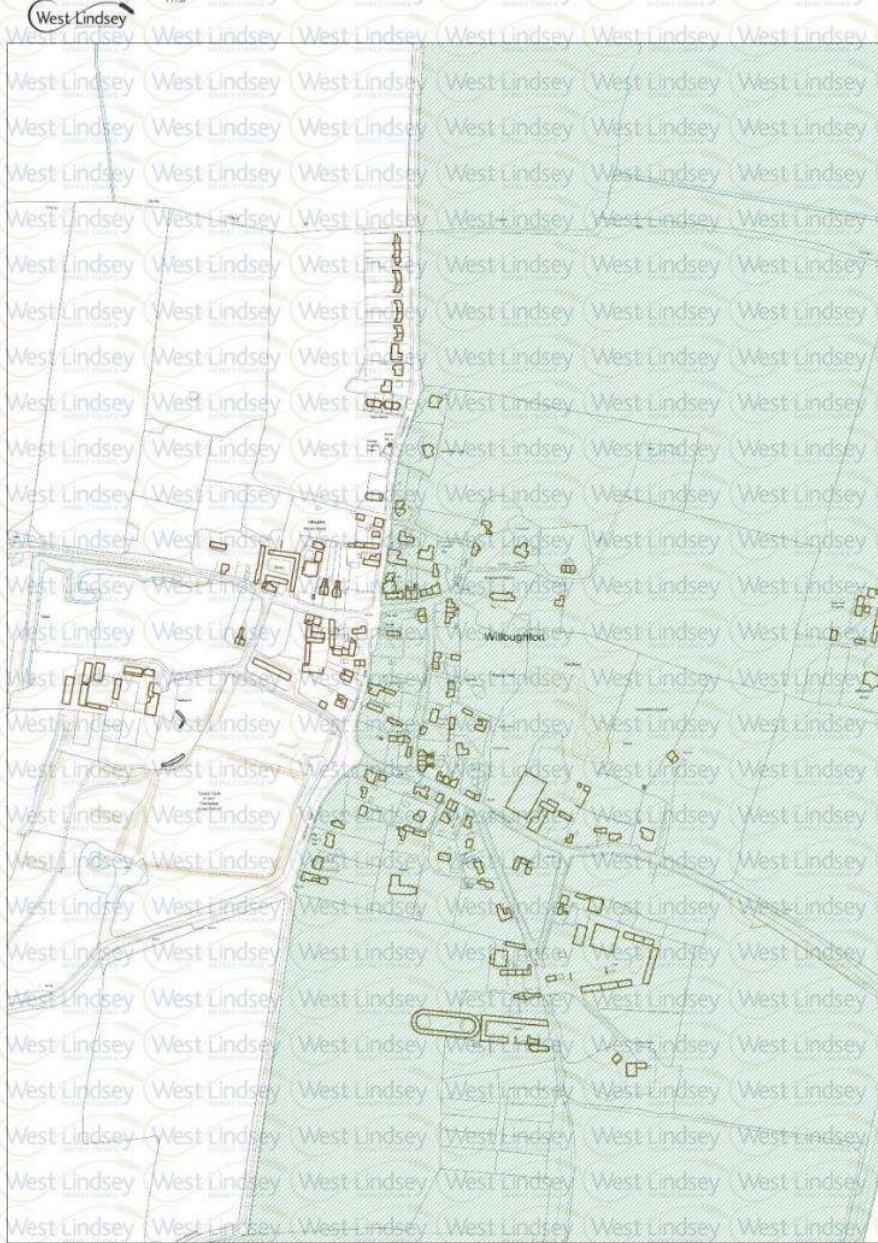


Figure 10: Area of Great Landscape Value

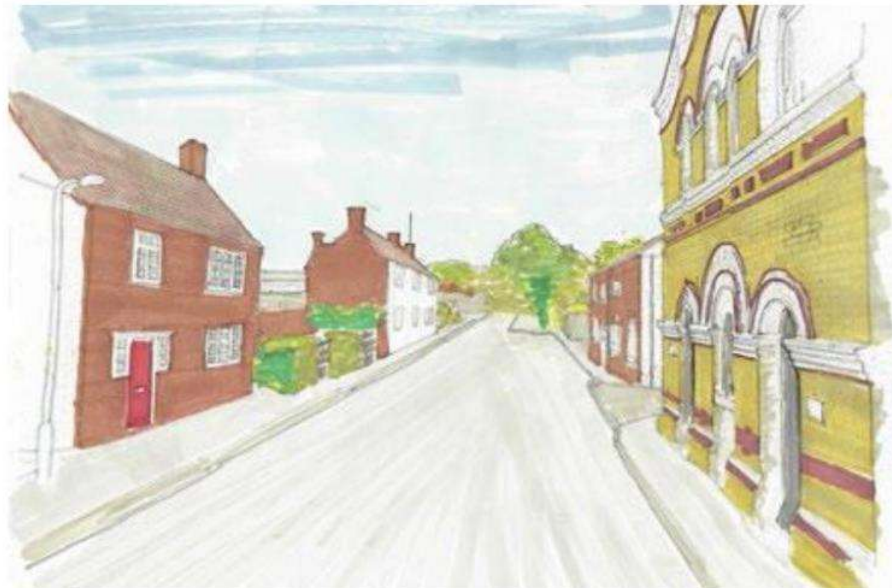


Policy 3: Design and Development Principles

1. Developments should create places or character based upon an appreciation of the site and surrounding area, responding positively to its natural and built context. This policy should be read in conjunction with the most recent Willoughton Character Assessment (Appendix 3). To achieve this, development proposals should accord with the following principles:
 - a) developments shall take inspiration from the identified character area concerned, as identified within the most up-to-date Willoughton Character Assessment;
 - b) development shall be designed to sustain significant views that contribute to the character and appearance of the area. These views include (but not limited to) the views to and from the Area of Great Landscape Value, as identified on figure 10, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;
 - c) development shall respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;
 - d) developments shall respect the predominant materials used in the area, which consist of either local Magnesian limestone or red brick with red-clay pantiles or natural slate;
 - e) architectural design shall reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
 - f) the height of new buildings shall be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;
 - g) existing green spaces shall be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;
 - h) The rural lanes as identified on figure 8 shall be protected from unsympathetic development which would have an adverse impact on the character area concerned. New development in the identified rural lanes should preserve and where possible enhance their rural appearance and green verges;

- i) developments shall take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of low brick or rubble stone walls, hawthorn or yew hedging, or wooden post-and-rail fencing;
- j) existing buildings and structures of recognised heritage value, as identified on figures 9 and within Appendix 4, shall be protected from inappropriate development. New development shall take care to ensure that the setting of such heritage assets is not compromised, and where possible, efforts should be made to enhance and relate positively to the heritage asset and its wider setting;
- k) provide adequate off-road parking; servicing and access arrangements in accordance with the most recently published standards by Lincolnshire County Council; and
- l) proposals should maximise opportunities for solar gain through an appropriate orientation of the dwelling(s). Any incorporation of renewable energy materials shall consider their impact on both the character of the building and the wider area.

2. Proposals that do not have regard to the key features of the character area concerned and would create demonstrable harm to its key features and attributes, will not be supported.



6 Local Services and Facilities

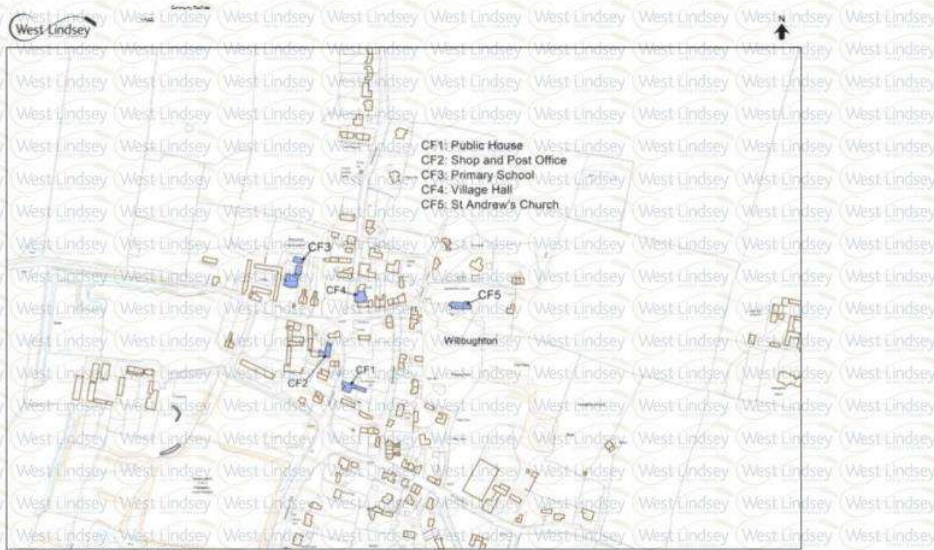
- 6.1 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development. The consultation identified that the 'built' community facilities within the village were of a good quality and provided useful spaces to provide social activities.



Willoughton Shop and Post Office

- 6.2 Not all community facilities are classified as 'critical' to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis and therefore should be identified as 'key' services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be near these facilities or provide new, enhanced or additional links to improve access to and from these facilities.
- 6.3 For a small community, Willoughton is fortunate to have some local services and these are valued by residents. There are opportunities to improve, and potentially expand, these services over the plan period and this is something the residents have supported.
- 6.4 The key community services and facilities within the Parish are identified as:
- The Primary School;
 - The Village Shop and Post Office;
 - The Public House;
 - The Church; and
 - Village Hall

Figure 11: Community facilities in Willoughton



Policy 4: Preserving our Community Services and Facilities

1. The following are identified as community services and facilities in the neighbourhood area:
 - CF1 the Public House;
 - CF2 Shop and Post office;
 - CF3 Primary School;
 - CF4 Village Hall;
 - CF5 St Andrew's Church.

2. Proposals for the enhancement, improvement and extension of existing community facilities, as shown on figure 11, shall be supported, subject to the compliance with all other policies.

2. Development that will result in the loss of sites or premises currently or previously used for service and facilities will not be supported unless:
 - a) alternative provision, with explicit community support, or of equivalent or better quality will be provided and made available prior to the commencement of development; or
 - b) it is evidence that there is no reasonable prospect of the service or facility being retained or resurrected; or
 - c) it is evident that the service or facility is no longer economically viable*; or
 - d) there is little evidence of local use of that service or facility.

**Applicants will be expected to demonstrate, to the Council's satisfaction, that all reasonable efforts have been made to sell and let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.*

7 Community Aspirations

Highway improvements

- 7.1 One of the main concerns residents raised during the village survey and public consultation was the level of speeding traffic through the village and the junction at the top of Hollowgate Hill. The danger is then compounded by an increase of local agricultural and heavy goods vehicles also accessing these routes.
- 7.2 Measures to address this issue could reduce car journeys, reduce traffic flow, enhance the quality of life of the local population. While the scale of any development permitted by the Neighbourhood Plan is unlikely to have any major impact on this issue, it would still be considered essential that all reasonable measures are taken to minimise car use and ensure road safety across the area.

Broadband

- 7.3 In most rural areas, access to superfast broadband is limited. In Willoughton, the network speeds vary significantly, and some properties have a poor connection. Through the consultation, it has been mentioned about the poor connectivity and the Parish Council will work with relevant providers to improve the connectivity over the plan period.

Tourism Development

- 7.4 Although not a major industry locally, Willoughton is closely positioned to the Historic City of Lincoln and the Lincolnshire Wolds and tourism opportunities may arise over the plan period. The Parish Council will support appropriate tourism opportunities and work with the relevant landowner or business to get the best outcome for the Parish.

8 Monitoring of the Neighbourhood Plan

- 8.1 The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been adopted. Willoughton Neighbourhood Plan group recognise that there has already been some development granted planning permission of which nothing has yet commenced.
- 8.2 The Parish Council will be working closely with the developers to support their delivery. In particular, the Plan will monitor the delivery of new dwellings to meet the residual strategic housing requirement as set for the neighbourhood area in the adopted Central Lincolnshire Local Plan. Where necessary appropriate action will be taken to review the Plan policies.
- 8.3 The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable, Willoughton Parish Council will also be actively involved, for example as part of the pre-application process. Whilst West Lindsey will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 8.4 This Plan provides a 'direction for change' through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period and this plan may be modified accordingly.
- 8.5 To this extent, the review period will be crucial. There are several strands of activity which will shape delivery, and each is important in shaping Willoughton in the months and years ahead. These comprise:
 - a) Private sector investment in the village. Securing the right type and nature of investment through adaptations and new development will be crucial; and
 - b) The statutory planning process. This, under the Neighbourhood Plan, will direct and control private developer and investor interest in the village in the context of the plan itself and the wider Council and national planning framework; and
 - c) Investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability of the village.
 - d) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- 8.6 From July 2017, the Neighbourhood Planning Act (2017) requires all Neighbourhood Plans to be reviewed every 5 years.

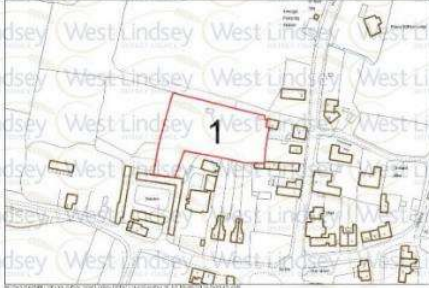
9 Appendix 1: Community Consultation

- 9.1 This Plan reflects the community's need to have a greater involvement and influence in the future growth of the plan areas. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 9.2 An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues.
- 9.3 Those submitting proposals for development are encouraged to actively engage in consultation with local people and other stakeholders such as the Parish Council. In consulting with the community, it will be considered 'best practice' for the applicant to follow the guidelines set out below:
- a) A broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, was consulted on the development proposals in a timely fashion.
 - b) The means used to involve and engage with local people in consultation, using a range of ways in which to input. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending public events and meetings.
 - c) A record of all comments, in writing, expressed by local people and the Parish Council.
 - d) An explanation of how the proposals, being submitted, have addressed any issues or concerns raised by local people and the Parish Council.

10 Appendix 2: Information on the potential sites

- 10.1 The information for each site is provided to identify the location and availability of land around the village. Most of land in Willoughton is owned by a single landowner from a large estate. They have confirmed that all the sites identified are available for development over the plan period. Ideally, the required growth for Willoughton will be developed within the existing settlement footprint (see figure 12) of the village. However, it may be necessary for some of this growth to be on other sites if they become available over the plan period prior to the ones identified on figure 4.

Potential Site (1) Site Information



Site Available	Yes	Current Use	Existing Garden land
Site Size (hectares)	0.14	Brownfield/Greenfield	BF

The site is an area of garden land is located to the rear of existing properties along Vicarage Road. The current condition of the site is overgrown and generally in a poor condition. The site is located within the existing settlement footprint of the village. Any development here would likely be restricted to only a few properties due to the existing accessibility and the private amenity of neighbouring properties.

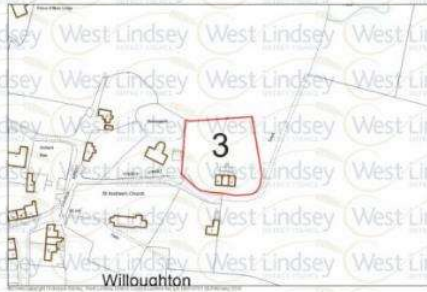
Potential Site (2) Site Information



Site Available	Yes	Current Use	Existing grazing land
Site Size (hectares)	0.08	Brownfield/Greenfield	GF

The site is a small area of grazing land off Church Street. The site does provide the opportunity for sensitive in-fill development to complete the existing built form in this part of the village. This part of Church Street has seen some recent new infill residential development. The site is located within the existing settlement footprint of the village. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane. Any development here is likely to be limited to only a couple of properties.

Potential Site (3) Site Information



Site Available	Yes	Current Use	Existing Garden land
Site Size (hectares)	0.14	Brownfield/Greenfield	BF

The site is a small area of garden land off Church Street. The site does provide the opportunity for sensitive in-fill development of a couple of units to complete the existing built form in this part of the village. This part of Church Street has seen some recent new infill residential development. The site is located within the existing settlement footprint of the village. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane. Due to the small and narrow road, it is expected that any development here will be limited.

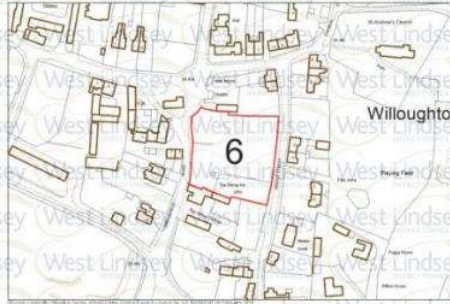
Potential Site (5) Site Information



Site Available	Yes	Current Use	Existing agricultural buildings
Site Size (hectares)	0.22	Brownfield/Greenfield	BF

This site is located off Northfield Lane and is are existing previously developed agricultural buildings that could be suitable for sensitive conversion in to dwellings over the plan period. The site is located close to the school and shop and is located within the existing settlement footprint of Willoughton. Existing access is available from Long Lane. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane. It is expected that any development here will be limited due to the existing access through the narrow Northfield Lane.

Potential Site (6) Site Information



<u>Site Available</u>	Yes	<u>Current Use</u>	Existing lorry park
<u>Site Size (hectares)</u>	0.16	<u>Brownfield/Greenfield</u>	BF

This is situated in the middle of the village and while it is perfectly adequate as a lorry park the positioning leaves a little to be desired given it is located in the heart of the village on Middle Street. This is a brown-field site which could easily be converted into a development opportunity which in turn would enhance the appearance of Willoughton and would be in accordance with the wishes of the Community. Middle Street is developed along one side of its length to the east but on the west side has properties at either end. Between these end properties there are no developments and the land is rough and overgrown with weeds and brambles. The west side would provide good development opportunity and would be considered as "in-fill" by the Community. This part of the village would be enhanced greatly with appropriate developments.

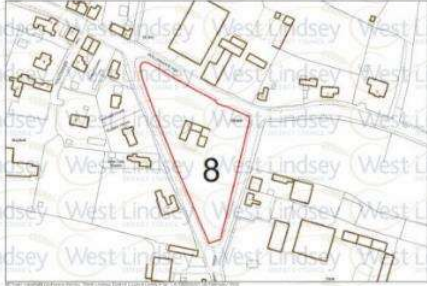
Potential Site (7) Site Information



Site Available	Yes	Current Use	Existing Garden land
Site Size (hectares)	0.07	Brownfield/Greenfield	BF

This site is an existing large garden to an adjacent property. The site is directly adjoining the existing settlement footprint of the village. The site is considered deliverable as it is a current Planning permission for a single dwelling. Existing access is available from Long Lane through an existing access to an adjacent property. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane.

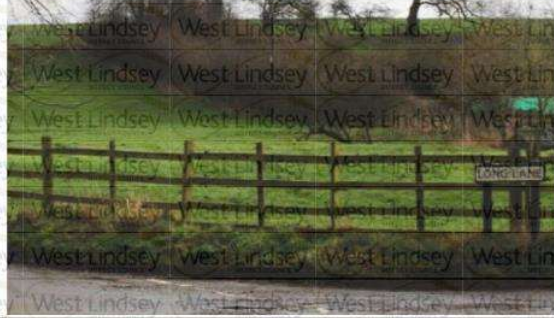
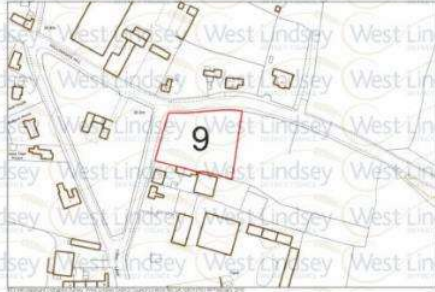
Potential Site (8) Site Information



Site Available	Yes,	Current Use	Existing Farm buildings
Site Size (hectares)	0.23	Brownfield/Greenfield	BF

This site is an existing large farm site surrounded by road and development. The site is within the existing settlement footprint of the village. The site is considered brownfield as it is previously developed with hard standing and a range of agricultural buildings. The site is considered deliverable as it is a current Planning permission for 9 dwellings. Existing access is available from Long Lane or Hollowgate Hill. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane.

Potential Site (9) Site Information



Site Available	Yes	Current Use	Grazing land
Site Size (hectares)	0.13	Brownfield/Greenfield	GF

This site is directly adjoining the existing built settlement footprint of the village on the corner of Long Lane and Hollowgate Hill. The site is currently grazing land and could support some limited sensitive development to extend the existing buildings on Long Lane to the buildings on Hollowgate Hill. Existing access is available from Hollowgate Hill or Long Lane. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane.

**If you would like a copy of this document in large print, audio, Braille or in another language:
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