

# **Consultation on the Review of the Draft Scothern Neighbourhood Plan 2022 - 2040**

**The Consultation period begins on the 28<sup>th</sup> September 2022  
and closes on the 9<sup>th</sup> November 2022.**

**There are two Public Events planned:**

- Wednesday 19<sup>th</sup> October 2022 at the Methodist Church 6pm – 8.30pm**
- Saturday 22<sup>nd</sup> October at the Methodist Church 10am – 2pm**

**The questionnaires will be collected on Sunday 23<sup>rd</sup> October  
(please leave them in a visible place)**

**Or alternatively, responses can be dropped off at one of the  
public events, posted to 19 Church Street or e-mailed to  
[scothernneighbourhoodplan2020@btinternet.com](mailto:scothernneighbourhoodplan2020@btinternet.com)**

Full documentation, including a copy of this form, is available on the website;  
<http://scothern.parish.lincolnshire.gov.uk/> and if you would like to see a hard copy, please call  
07776240967

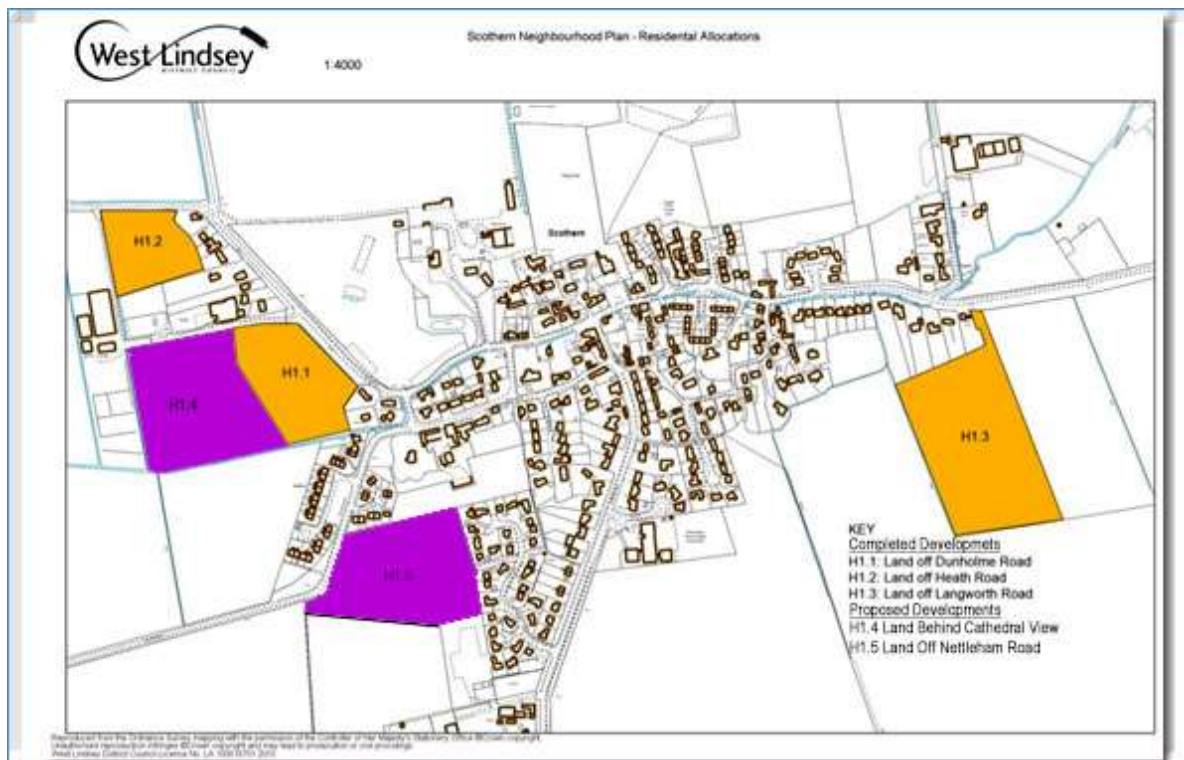
Dear Resident,

Scothern has been allocated a significant level of future growth through the emerging review of the Central Lincolnshire Local Plan. This proposed growth is on top of the recent developments we have had off Dunholme Road, Heath Road and Langworth Road which has already increased the size of the village by more than 20%.

The additional growth equates to a further 94 new homes located on two sites:

- 1) land behind the existing development at Cathedral View off Dunholme Road (53 homes).
- 2) land off Nettleham Road next to Grange Park (41 homes).

Throughout the consultations on the emerging Central Lincolnshire Plan, the Parish Council and Neighbourhood Plan Group have both raised their objections, but with little effect so far. The map below identifies the two new development sites (in purple).



This change in circumstance has led to the existing Scothern Neighbourhood Plan needing to be reviewed. It is important to keep the Neighbourhood Plan up-to-date so that maximum weight can be afforded to its policies when planning applications are determined by West Lindsey District Council.

Following recent consultation with residents, the Neighbourhood Plan Group has been updating the Plan and reviewing the existing planning policies and producing 'design-codes' for the two proposed development sites so that they are developed in a way that has the least impact on the community. The design codes, include influencing the overall look and style of the development and to provide more detail on issues such as the landscaping, parking, drainage and layout of the sites.

We are now at a stage where we are seeking further views from residents on the revised draft of the Neighbourhood Plan. It is important that the community provide feedback so that we can make sure all issues have been considered.

We have provided some questions for you to answer in relation to the proposed content within the revised Neighbourhood Plan and we would appreciate your feedback.

Our Vision,

Scothern will continue to be a thriving, sustainable, supportive, rural community in which people enjoy living and working.

Scothern will:

- Remain a distinctive, rural Parish which treasures its heritage assets
- Ensure housing meets the needs of current and future residents
- Retain its high quality natural environment
- Sustain a thriving community with excellent facilities.

Our Objectives,

#### **Housing and Development**

- To provide sufficient housing to meet the future housing need in sustainable locations within the existing built form of the village.
- To ensure that the mix of housing reflects the growing needs of the diverse community of Scothern.

#### **Design and Character**

- To ensure all new development is of high quality design which reflects local distinctiveness and enhances the character of the village and respects, conserves and enhances the historic features of Scothern.
- To promote the use of renewable and low carbon design materials to help reduce our impact on Climate Change.

#### **Traffic and transport**

- To reduce congestion in the village and encourage sustainable modes of transport.

#### **Business**

- To support and encourage local businesses and home working.

#### **Environment**

- To protect and enhance the local green spaces; to ensure that new development responds appropriately to local landscape character and supports and enhances local wildlife and habitats.

## **Community**

- To maintain and where required enhance existing community, recreational and sports facilities.

A summary of our Planning Policies,

### ***Policy H1: Location of New Residential Development***

Outside housing allocations H3 and H4, all new residential development will be strictly controlled within the existing developed footprint of the village and limited to less than 10 units per site.

### ***Policy H2: Housing Type and Mix***

To help rebalance the mix of housing types and sizes, development proposals for 10 or more units (per site) should demonstrate that, at least, 25% of the total number of dwellings are for affordable housing of which all should be a mix of 1, 2 and 3 bedroom dwellings. In addition to the affordable housing, 30% of the market homes should also provide a mix of smaller 1, 2 and 3 bedroom dwellings, including single story dwellings for those people that do not qualify for affordable housing. These homes should be offered to local residents first.

### ***Policy H3: Site H1.4 Land to the southwest of Dunholme Road***

Land at Dunholme Road, is allocated for the development of up to 53 residential dwellings and associated infrastructure. The development of this site will be of the highest quality design and will need to demonstrate how it complies with the community design code.

### ***Policy H4: Site H1.5 Land off Nettleham Road/Juniper Drive***

Land off Nettleham Road, as identified on Map 2, is allocated for the development of up to 41 residential dwellings and associated infrastructure. The development of this site will be of the highest quality design and will need to demonstrate how it complies with the community design code.

### ***Policy D1: Design and Character***

All new development within Scothern will be design-led and comprise development and spaces that are high quality and distinctive to the Parish. To ensure that growth across the Plan Area is delivered in a coherent and coordinated way, development should positively address the relevant principles in the most up to date Scothern Character Assessment for each of the identified character areas.

### ***Policy D2: Renewable Energy and Low Carbon Development***

To support the development of appropriately designed renewable energy and low-carbon technologies to support the transition towards a zero carbon economy by 2050, including electric charging points at new properties.

### ***T1: Parking standards***

New residential development must provide the following minimum number of off street parking spaces per dwelling (Garage is not considered a parking space):

1 or 2 bedrooms = 2 spaces

3 or 4 bedrooms = 3 spaces

5 or more bedrooms = 4 spaces

### ***T2: Pedestrian and Cycle Routes***

New developments should provide for safe, direct and landscaped pedestrian and cycle routes - through the developments and into the village centre, where these are required by the development and do not currently exist or are in need of improvement.

### ***B1: Working from Home***

Supporting the adaption of infrastructure such as reliable and fast broadband connection to enable working from home.

### ***E1: Local Green Space***

The Neighbourhood Plan designates the following locations as Local Green Spaces

- LGS1: Playing field (to the rear of the Village Hall)
- LGS2: Grange Park
- LGS5: Heathlea Greens

### ***E2: Biodiversity***

To support and protect our local wildlife and their habitat from harm or unjust alteration from new development such as the protection of trees, hedgerows and open green spaces.

### ***E3: Scothern Beck Green Corridor***

To protect and enhance the Scothern Beck Green Corridor from harm or alteration.

### ***C1: Provision of New or Improved Community Facilities***

To support the development of sustainably located new or improved community facilities within the village.

Please state whether you agree or disagree (tick) with the planning policies (summary provided on page 4)

<b>Policy</b>	<b>Agree</b>	<b>Disagree</b>	<b>Comment</b>
<b><i>Policy H1: Location of New Residential Development (excluding sites H3 and H4)</i></b>			
<b><i>Policy H2: Housing Type and Mix</i></b>			
<b><i>Policy H3: Design Code for Site H1.4 Land to the southwest of Dunholme Road</i></b>			
<b><i>Policy H4: Design Code for Site H1.5 Land off Nettleham Road/Juniper Drive</i></b>			
<b><i>Policy D1: Design and Character</i></b>			
<b><i>Policy D2: Renewable Energy and Low Carbon Development</i></b>			
<b><i>T1: Parking standards</i></b>			
<b><i>T2: Pedestrian and Cycle Routes</i></b>			
<b><i>B1: Working from Home</i></b>			
<b><i>E1: Local Green Space</i></b>			
<b><i>E2: Biodiversity</i></b>			
<b><i>E3: Scothern Beck Green Corridor</i></b>			
<b><i>C1: Provision of New or Improved Community Facilities</i></b>			

***Community Aspirations for the spend of local Community Infrastructure Levy monies***

A Community Infrastructure Levy is to be adopted over the lifetime of the neighbourhood plan. As part of CIL the Parish Council will receive a “neighbourhood portion” that they can spend on improvements to the infrastructure within the village. Once the neighbourhood plan is made this will equate to 25% of the levy receipts for new developments within the neighbourhood area boundary.

As part of this consultation, we are seeking views from residents on whether the following community proposals suggested in 2015 are still considered a priority for the future.

Community Aspirations	Agree	Disagree
To provide an additional children’s play area on one of the new development sites to help cater for children and families within that part of the village.		
Improve wider recreational facilities		
Additional burial ground		
Improvements to Bridleways, walking routes and cycle ways		
Establish a community pub and shop		
Improvements to traffic management		
Improvement and enhancements of Local Green Spaces		
Any further suggestions.....		

Any further comments.....



***Thank you for your time. Your views will be considered and the draft plan reviewed once the consultation period has closed. If you would like any further information about the Neighbourhood Plan, then please visit the Parish Council website***