

Scothern Neighbourhood Plan Review

Submission Version - March 2023



Contents

1	Introduction	4
2	The Neighbourhood Plan Area	5
3	Public Consultation	13
4	Vision and Objectives	15
5	Planning Policies	17
6	Sustainable Development	17
7	Housing Development	18
8	Design and Character	29
9	Traffic and Transport	33
10	Business and Employment	35
11	Environment	37
12	Community	42
13	Community Aspirations and the Community Infrastructure Levy	43
14	Assets of Community Value	44
15	Monitoring the Neighbourhood Plan	45

Foreword

Following the Localism Act that came into being in 2012 Scothern produced a Scothern Neighbourhood Development Plan to help give the local community a voice in relation to development and influence the way the village grows.

Whilst the existing plan covers the period 2015-2035 there is a need to review the plan at periodic intervals. The review document covers the period 2023-2040.

This document provides updated policies in line with national and local planning policy.

The main change is the housing policy especially in view of the emerging review of the Central Lincolnshire Local Plan (CLLP) which shows the potential for an additional 94 properties to be erected in the village. The Parish Council has made several submissions to the CLLP committee against the two developments but at the time of writing the outcome has not been confirmed.

Residents have already been consulted on what they would like to see and this review document has included these comments.

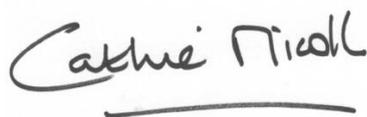
A final document will be produced and offered for independent examination prior to proceeding to referendum for your approval. If approved the plan will then be “made” by West Lindsey District Council at a full council meeting and will have to be taken into account when future planning applications are being considered. It is planned that the process will be completed by Summer 2023 .

Funding for this review has come from Locality resulting in no cost to the residents of Scothern.

I should like to thank you all for your participation at consultation events and sharing your thoughts, to those who have given up their time to assist with the production of this plan review, viz; Luke Brown, Planning Specialist who has guided us through the process and written the final version of the review document, Melanie Tointon, Jane Johnson, John Fotheringham and Robert Creaser all of whom have read several drafts of documents, delivered information to all residents and attended meetings

I recommend this document to you.

Kind regards

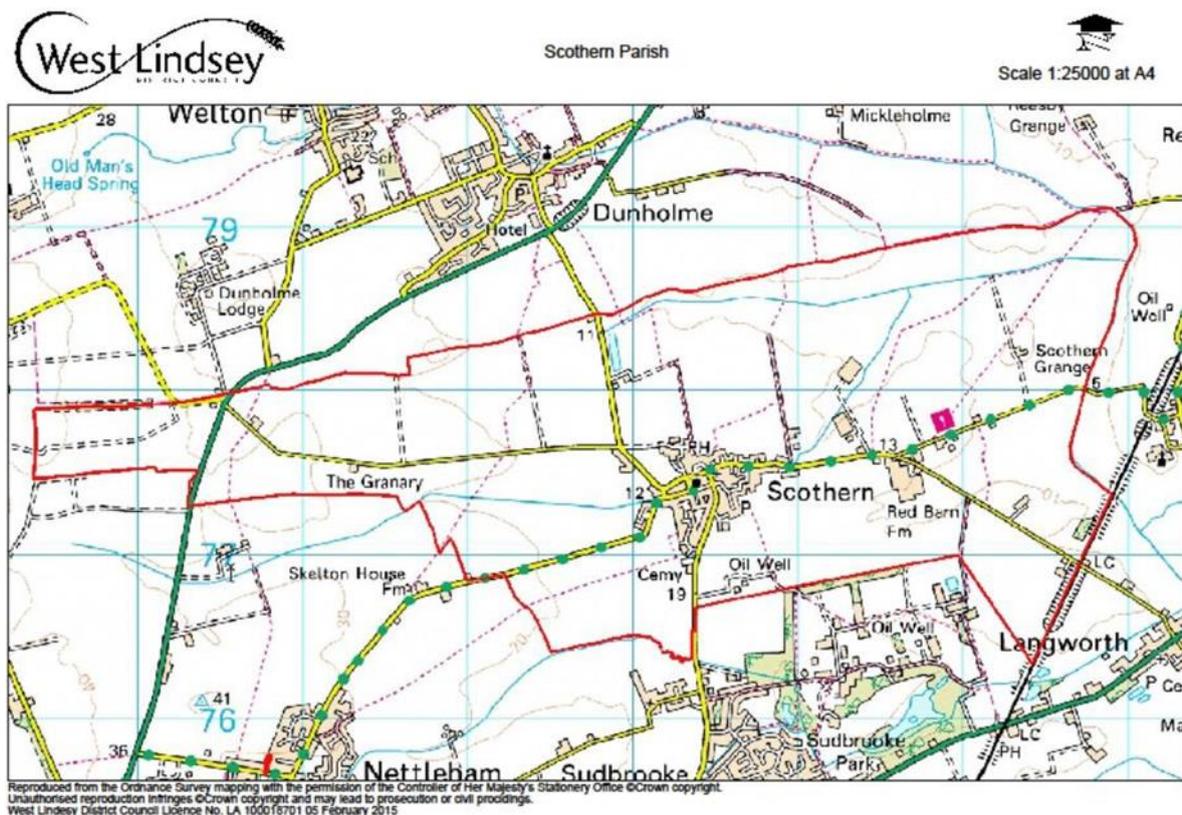


Cathie Tivoll

1 Introduction

- 1.1 The Scothern Neighbourhood Plan was first formally 'made' on the 23rd January 2017 after a successful referendum. The Neighbourhood Plan has been a successful document in helping to manage new development within the community and has overseen the development of its intended housing allocations. Due to changes to national legislation and an emerging review of the existing Central Lincolnshire Local Plan, it was agreed by the Parish Council that the existing Neighbourhood Plan should also be reviewed.
- 1.2 The review of the Plan will maintain the current designated area and will only update sections or policies of the plan where necessary to reflect changes locally and through national policy.
- 1.3 The review of the Neighbourhood Plan has followed the necessary legislative procedures and includes:
 - Updates to the plan showing where development has taken place and where it is now proposed;
 - Provides updated policies related to housing distribution, mix, and provides new design code policies to support the comprehensive development of newly proposed development;
 - Updates to the design policy and a new policy to help mitigate and adapt to climate change;
 - Update the plan in terms of changes to national and local planning policy; and
 - Reinforcing the plan by providing a more recent version that can be considered should West Lindsey District Council lose its 5-year land supply status.
- 1.4 The development plan for the area is the Central Lincolnshire Local Plan, which covers West Lindsey, North Kesteven and the City of Lincoln Council. An emerging review of the Local Plan for the area is likely to be finalised in Summer 2023. Although this neighbourhood plan will not be tested against the policies in the emerging review Local Plan, they have been considered and taken on board as the review Neighbourhood Plan has developed. A basic conditions statement has been prepared which demonstrates that Scothern Neighbourhood Plan meets the legislative requirements including the basic conditions.
- 1.5 This review Plan covers a period from 2023 – 2040 and includes an updated vision, objectives and a set of planning policies that seek to address current and emerging issues in Scothern as well as looking forward and seeking to shape, strengthen and improve the future of the village.
- 1.6 Although the Plan period is 18 years, it is recognised that circumstances may change and as a result the Parish Council proposes to complete a formal review of Scothern Neighbourhood Plan once every five years or depending on local circumstance.

Map 1: Neighbourhood Plan Area



2 The Neighbourhood Plan Area

- 2.1 Scothern is viewed locally as a rural village located approximately 5 miles north east of Lincoln, set in a cluster of four villages: Welton, Dunholme, Sudbrooke and Nettleham.
- 2.2 The village has a long history and dates back to the Domesday book. Records from 1842 show that the village was a thriving, self-contained community with a variety of trades. The village has developed over time and although there has been an increase in housing the village, it has also experienced a decline in community facilities, most recently the closure of the Post Office and shop in the 1999 and the loss of the regular local bus service. These facilities closed as the owners retired and as people access services in neighbouring villages such as Nettleham.

Housing

- 2.3 Reflecting the rural nature of the village the majority of the housing is detached or semi-detached (2011 Census). As an affluent rural village the majority of the properties are owner occupied with 47.5% owned outright and a further 36.3% owned with a mortgage (2011 Census).
- 2.4 The population in Scothern is ageing and according to the 2011 Census 24.5% of the population were over the age of 65 and 16.6% of the population are retired.

2.5 Figure 3 illustrates that of the 371 households in Scothern, the majority have 3 or more bedrooms. Only 22% of properties have one or two bedrooms (1.9% and 18.0% respectively).

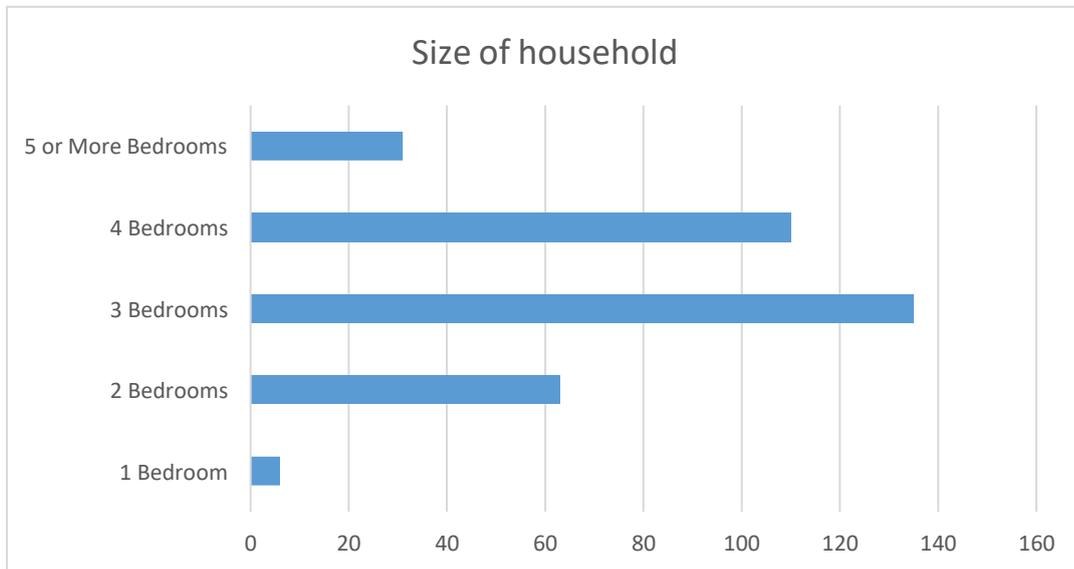


Figure 3: Source, 2011 Census

2.6 However, Figure 4 illustrates that the majority of households in Scothern are comprised of only 1 or two persons:

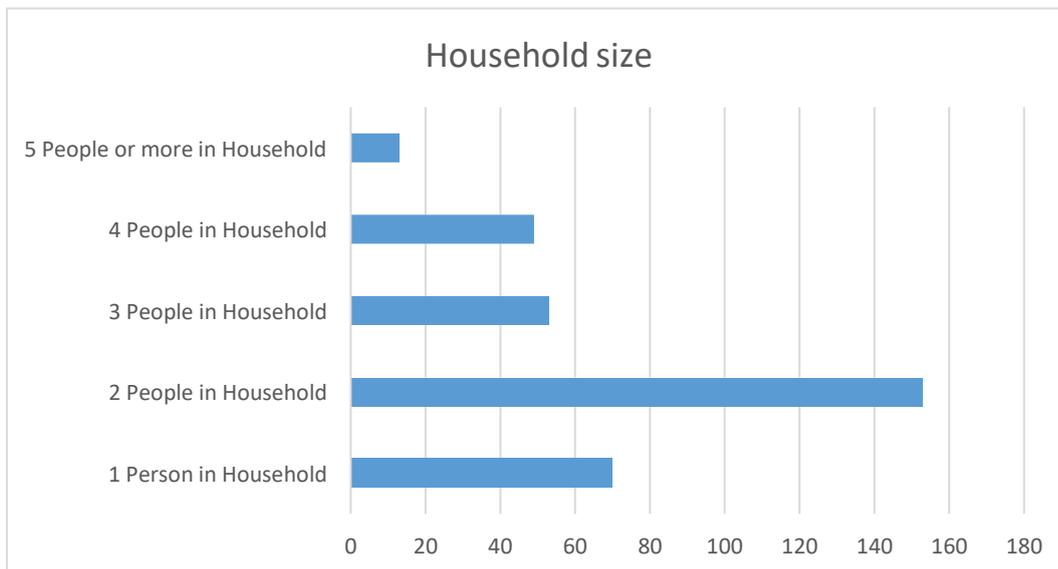


Figure 4: Household size, 2011 Census

2.7 Since the development of the existing housing allocations, around 20 affordable houses have been developed off Dunholme Road and Heath Road helping to meet local accommodation need. Similar to other rural areas, Scothern has fewer small properties than larger properties leading to a generally older population. Younger people tend to move away to seek cheaper accommodation outside the area. The

recently developed sites on Heath Road and Dunholme Road have helped to provide a mix of dwelling types and sizes, but there remains a disproportionate supply of larger dwelling types and lack of smaller homes to help provide a more balanced and sustainable community.

Historic Environment

- 2.8 Scothern has a rich history with the village core retaining a medieval street pattern and properties that date largely from the 18th and 19th Century.
- 2.9 As Scothern has developed over time newer dwellings have been built with 77% of properties dating from the 20th Century. Areas of new housing predominate on the village approaches, especially from Nettleham, Sudbrooke and Langworth, which have been developed as the village has expanded.
- 2.10 The growth of the village also reflects an evolution in building style, type, materials and design. The steering group has produced a comprehensive Character Assessment for Scothern which identifies 5 distinctive character areas outlined in Figure 6.

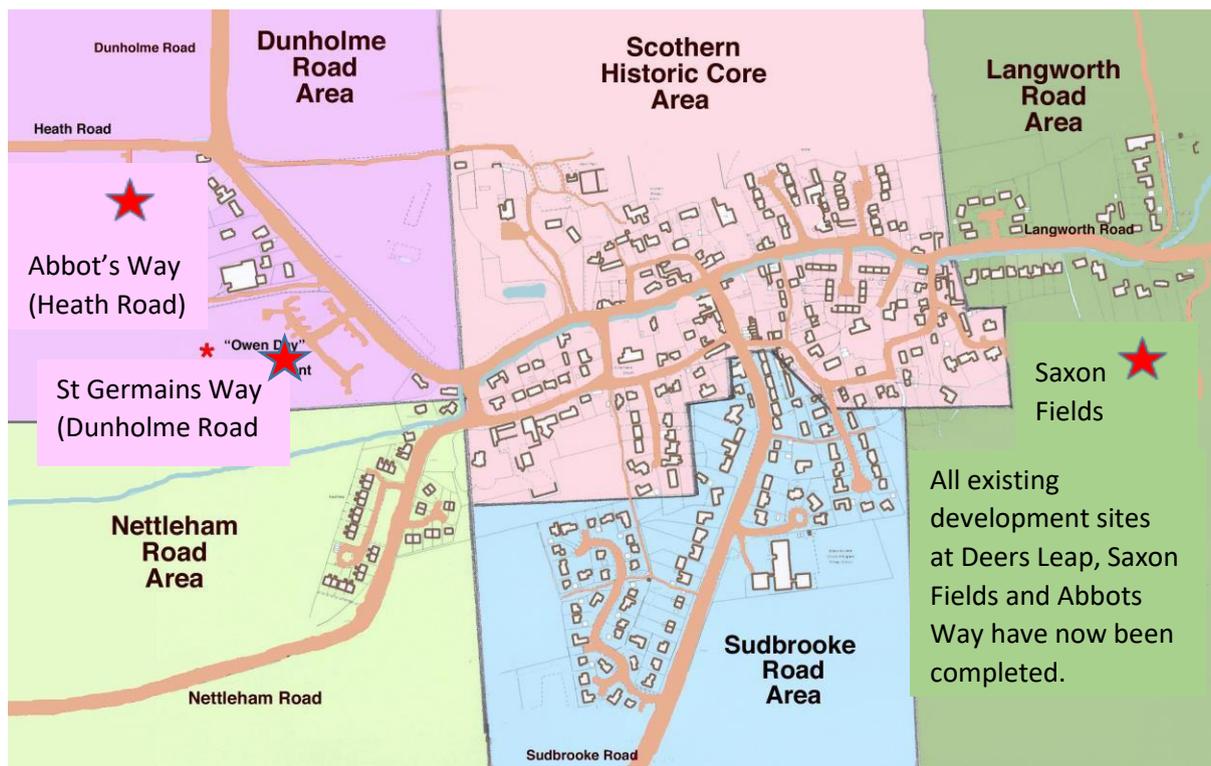


Figure 6: Character Areas

- 2.11 The Character areas comprise:
 - The Historic Core
 - Dunholme Road / Heath Road



- Heathlea /
Nettleham Road /
CadeClose
- Sudbrooke Road
/ Orchard Close /
Juniper Drive
- Langworth Road Area

2.12 The Character Assessment forms part of the evidence base for the neighbourhood plan and can be accessed on the West Lindsey District Council website.

2.13 Within the Parish boundary of Scothern there are three Grade II listed buildings and structures:

- St Germain's Church (St Germain's is a Grade II* building)
- The Manor House
- Former Barn and Stable, Scothern Cliff Farm

2.14 In 2010 the Parish Council formed the Scothern Conservation Area Project to consider whether a Conservation Area should be designated in the village. As part of this process a Schedule of Buildings and Other Features of Interest and Importance was produced which identified some 114 features, most of them buildings, that make a positive contribution to the character of the village. A Conservation Area has not been designated in the village and it is important that the neighbourhood plan seeks to protect and enhance the historic assets in the village.

Traffic and Transport

2.15 Residents have good access to private motor vehicles with 78% of households having access to one or two cars or vans (2011 Census). Residents require access to private vehicles to access a wider range of facilities in neighbouring Nettleham and Welton (including health care facilities, a convenience shop and the secondary school). High levels of car ownership have, however, led to problems with congestion with traffic in Lincolnshire increasing by 12.3% between 2000 and 2009 (Department for Transport). Traffic congestion, around the school and village centre in particular, is of concern to residents.

2.16 At the time of writing, Scothern is served by once a day Call Connect bus service and most people have to rely on a car as the main form of transport. School buses transport students from Scothern to various schools within the wider area.

2.17 A maze of footpaths and cycle routes provide linkages through the village and connect Scothern to the surrounding villages. However, as shown on Figure 7 there are gaps in the network and there is potential for improved connections.

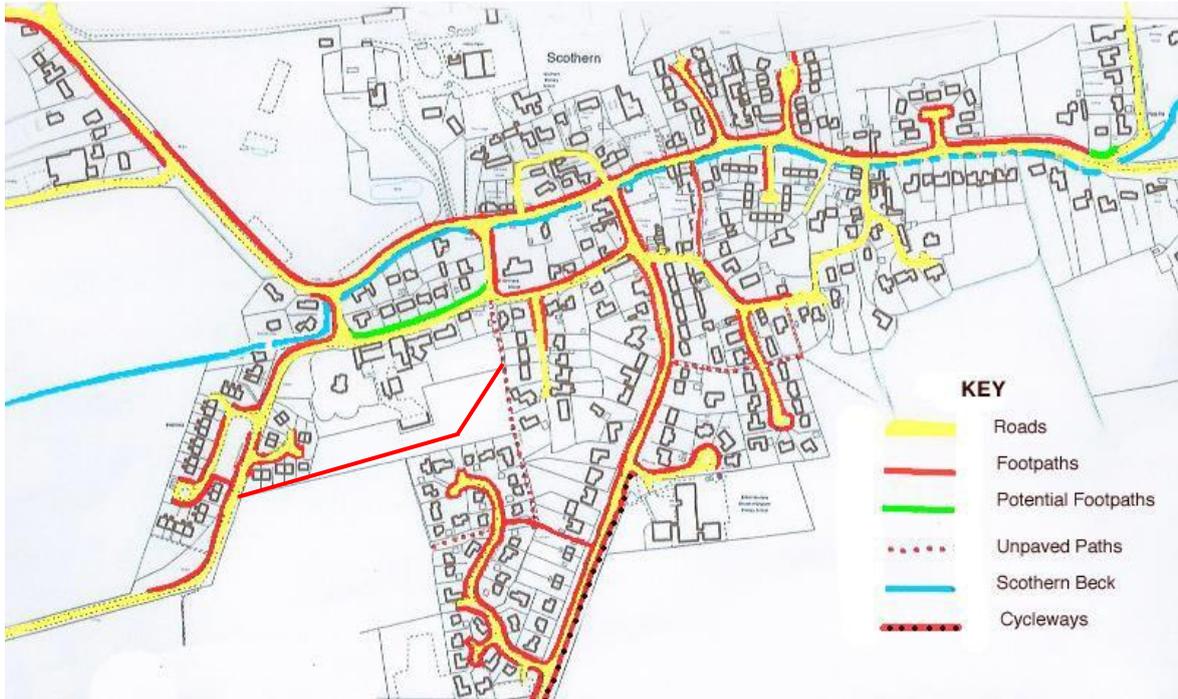


Figure 7: Footpath and cycleway network



- 2.18 Many residents utilise the footpaths surrounding Scothern for recreation and dog walking.
- 2.19 Furthermore, The Viking Way route, a long-distance path which passes through areas occupied by Norse invaders in Lincolnshire, Leicester and Rutland, passes through Scothern and Nettleham.



Economic Profile

- 2.20 Scothern is an affluent village with residents having higher than average educational qualifications and higher than average employment. A high proportion of residents are employed in professional or top management positions; 40.09% of those employed are employed in senior managerial roles or professional occupations compared with 25.7% for Lincolnshire and 27.7% for West Lindsey (2011 Census).
- 2.21 There are five businesses employing more than three people based within the built-up area of the village. These are the pub, the care home, the garden centre, a van sales business and Ellison Boulsters Church of England Academy. Outside the built up area of the village there are several agricultural businesses and a children's nursery.
- 2.22 Figure 8 illustrates that the majority of residents travel to work by car (71%) and over 12% of the population work mainly at or from home. Most residents of Scothern travel out of the village to their place of work in Lincoln or to larger conurbations such as Nottingham and Leicester.

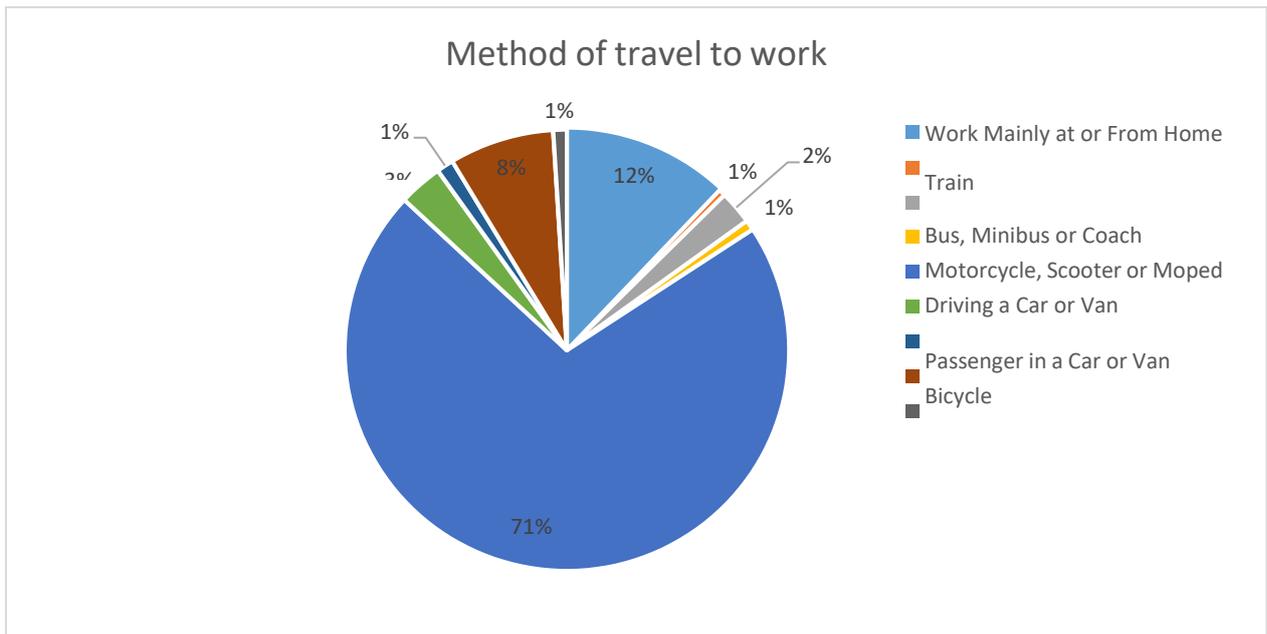


Figure 8: Method of travel to work, 2011 Census

Natural Environment

- 2.23 There are no national or local nature or geological designations within Scothern. There are two Sites of Nature Conservation Interest (SNCI's) in the Parish: Ash Holt and British Rail Wood, which have been designated by West Lindsey District Council for their nature conservation interest. In addition, two Wildlife Trust Reserves lie adjacent to the Parish Boundary.
- 2.24 The roadside verges and hedgerows in Scothern Parish make an important contribution to the landscape character of the village and could be further enhanced in order to enrich their biodiversity.
- 2.25 The Lincolnshire Environmental records illustrate the rich array of biodiversity in Scothern. In 2014 to 2016 recorded species include 4 amphibian species, 101 species of birds, 151 species of flowering plants and 48 species of tree, 14 species of fungi, 3 species of reptiles, 27 species of butterflies and 28 species of mammal. The quiet nature of the village is clearly attractive to biodiversity and the natural features should be protected and enhanced where feasible.



- 2.26 Areas of Scothern are at risk of flooding and Scothern Beck plays an important role in regulating run off and spring water from the surrounding fields. The village was subject to a major flood in 2007 and absorption into the soil remains limited as the sub soil structure is clay over limestone.
- 2.27 Scothern is a compact village surrounded by countryside and fields used for a variety of agricultural purposes. The land surrounding Scothern is graded 2 and 3a which represents the “best and most versatile” land for the purposes of agriculture. The views over and access to the surrounding countryside contribute towards the rural nature and character of the village.
- 2.28 There are a number of green spaces and these are of great importance to the community, for nature conservation and amenity value. It is important to ensure that residents have easy access to areas of open space, recreational and leisure facilities for their mental and physical health.

Community Facilities

- 2.29 The village retains a number of important village facilities and an active network of social clubs. These include the Bottle and Glass public house, St Germain’s Church and the Methodist Church, meeting rooms, a village hall and the Ellison Boulvers Church of England Academy.

- 2.30 In addition, there are a number of active sports and social groups varying social activities, including a cricket club, dramatic society and chorale society and a Scout group.
- 2.31 There are also recreational facilities in Scothern including the village hall playing fields, children’s play area, Grange Park and the cricket pitch.
- 2.32 Further information on these recreational and community facilities can be found in the former telephone box.
- 2.33 The village has no medical practice with the majority of residents accessing services in neighbouring Nettleham and Welton.
- 2.34 Ellison Boulters Church of England Academy in Scothern accommodates the majority of primary children with secondary education mainly provided at the William Farr Church of England Comprehensive School in Welton.

3 Public Consultation

- 3.1 Building on the successful and extensive community engagement undertaken for the previous Plan, Figure 2 adds the more recent public engagement events to the list of events. Further information about the consultation process for the review of the Plan will be detailed within the Consultation Statement.

Task	Date
Discussion at Parish Council meeting	January 2015
Parish Council resolved to undertake feasibility of producing a neighbourhood plan	January 2015
Article in Parish Magazine to seek volunteers to assist in the production of the Plan	February 2015
Bridging grant awarded from Locality to undertake preliminary activities	February 2015
First meeting of Steering Group	February 2015
First survey carried out	February / March 2015
Consultation event held to inform / advise residents	March 2015
Formal decision to pursue developing a neighbourhood plan	March 2015
Neighbourhood area designated by West Lindsey District Council	April 2015
Applications for additional funding from	May 2015

Task	Date
Locality and the Big Lottery (successful)	
Task group and leaders identified to assist in the production of the Plan and the evidence base	May 2015
Second survey carried out (Vision, objectives and housing options)	July 2015
Creation of website for the neighbourhood plan	September 2015
Discussion of evidence and identification of issues and scope of policies	October 2015
“Drop in” session for residents and consultation on ‘Policy intentions’ document	November 2015
Statutory Consultees consulted on the SEA Scoping Report.	November 2015
Consultation on the pre-submission Plan	23 rd April – 6 th June 2016
Public Referendum	23 rd January 2017
Residents’ Notice	Late November 2021
Public ‘drop-in’ consultation event	11 th December 2021
Draft Plan Consultation Event	19 th October 2022
Draft Plan Consultation Event	22 nd October 2022

Pictures from the public ‘drop-in’ events in 2021 and 2022





4 Vision and Objectives

- 4.1 The Scothern Neighbourhood Plan sets out policies for the next 18 years, which seek to improve the lives of residents and to ensure the area grows in a way that is economically, socially and environmentally sustainable. The following vision will help build on the success of the previous vision within the Neighbourhood Plan.

Our Vision

By 2040, 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.

5 Planning Policies

- 5.1 This section of the neighbourhood plan contains a series of updated land-use policies that seek to address the objectives and deliver the vision.
- 5.2 It is not the purpose of the Plan to contain all land use and development planning policy relating to the village. The policies of the Central Lincolnshire Local Plan will also be used by the local planning authority to consider and determine planning applications. The neighbourhood plan does not duplicate National or Local Plan policies.

6 Sustainable Development

Sustainable Development Objectives and Policies	
To focus new development within the built up area.	<ul style="list-style-type: none"> • Location of New Residential Development

- 6.1 Scothern is a small rural village surrounded by open countryside. The majority of the community facilities are located within the centre of the village within walking or cycling distance for many residents.
- 6.2 This policy directs all new development in the plan period to the village of Scothern and to sustainable locations. This will help to ensure new development continues to be located within proximity to the school, village facilities and the village centre. This will help to promote sustainable modes of transport and will in turn reduce traffic congestion and parking issues which are concerns of many residents.



7 Housing Development

Housing Policies and Objectives	
Meeting future housing need	<ul style="list-style-type: none"> • H1: Location of New Residential Development
Ensure that the mix of housing reflects the growing needs of the diverse community of Scothern, including older and younger people	<ul style="list-style-type: none"> • H2: Housing Type and Mix
Allocate land to meet the proposed growth as identified within the Central Lincolnshire Local Plan.	<ul style="list-style-type: none"> • H3 Land to the southwest of Dunholme Road, Scothern
Allocate land to meet the proposed growth as identified within the Central Lincolnshire Local Plan.	<ul style="list-style-type: none"> • H4 Land off Nettleham Road/Juniper Drive, Scothern

Meeting Future Housing Need

- 7.1 In 2016, the Neighbourhood Plan proposed 71 new homes to be delivered over the Plan period. These homes were allocated on three development sites around the village and would provide a good mix of type and tenures to support the needs of the community. The proposed number of dwellings and their location have helped Scothern more than meet its housing need, as identified with the Central Lincolnshire Local Plan (2017). During the early stages of the plan period, the allocated sites and other smaller infilling schemes have delivered all of this growth.
- 7.2 The monitoring of the delivery of these sites showed that 79 homes have been delivered in Scothern since the Neighbourhood Plan was made in January 2017 leading to a 22% increase in growth which is far higher than 10% required growth as identified in the existing Local Plan.
- 7.3 The emerging Central Lincolnshire Local Plan (publication consultation version March 2022) retains Scothern as a ‘Medium village’ designation through Policy S1:

Medium villages are defined as those with between 250 and 749 dwellings at 1 April 2018. Well connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.

7.4 In addition, Policy S4 states:

Large, Medium and Small Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on sites in appropriate locations within the developed footprint (as defined within Policy S2 of the Central Lincolnshire Local Plan) of the village that are typically:

- *up to 10 dwellings in Large Villages and Medium Villages; and*
- *up to 5 dwellings in Small Villages.*

7.5 In addition to Policy S4, the Central Lincolnshire Local Plan proposes two development sites for a further 94 dwellings over the plan period to 2040. These sites include:

- Site H1.4: 53 dwellings at land to the southwest of Dunholme Road
- Site H1.5: 41 dwellings at land off Nettleham Road, Scothern

7.6 The additional housing development, combined with that already delivered, would lead to a 50% increase in dwelling numbers within a short space of time and the cumulative impacts of this is an ongoing concern within the community.

7.7 The review of the Central Lincolnshire Local Plan provides an opportunity for the community to influence the design and development of these two sites through the use of design codes and site allocation policies.

7.8 To manage future growth in line with Local Plan Policy S4, the Neighbourhood Plan has identified a Developed Footprint that defines the existing built-up area from the open countryside. The proposed Developed Footprint is identified on the Policies Map. Proposals for development within or outside of the identified Developed Footprint will be managed through Policy 1.

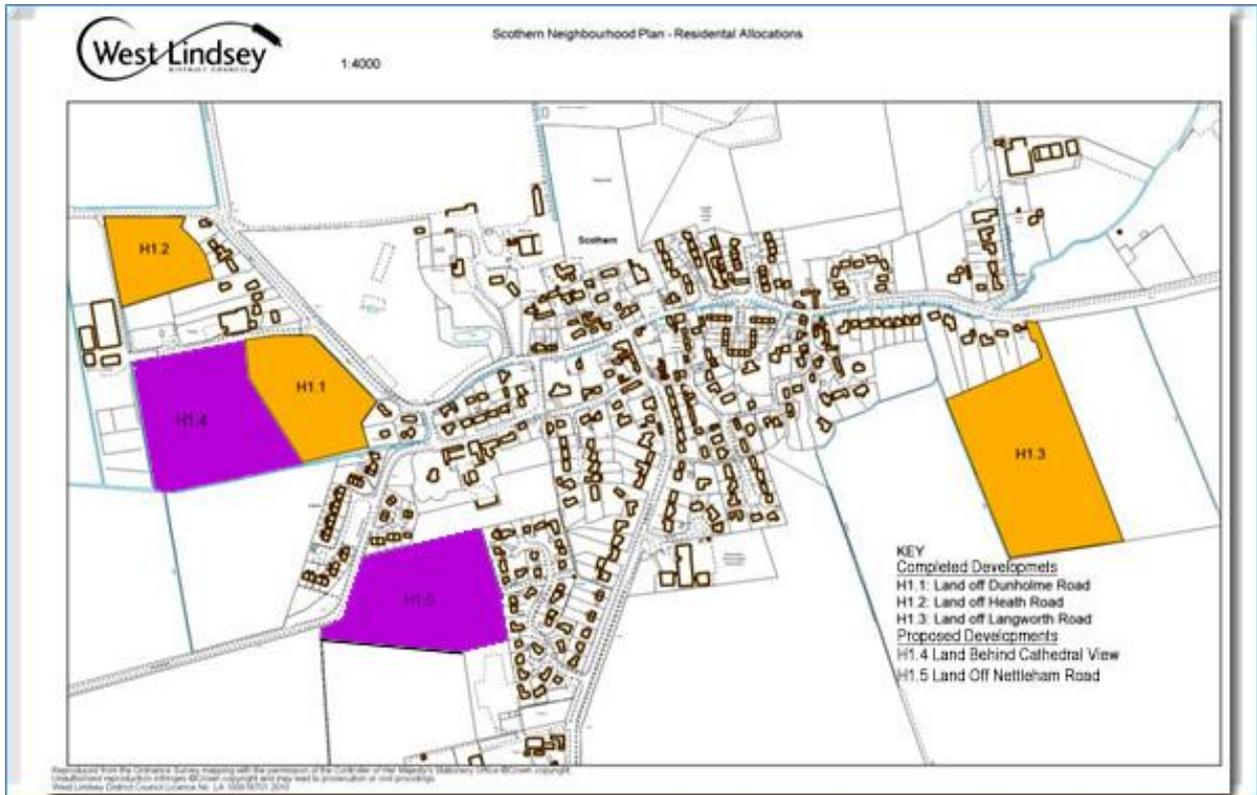
7.9 The periphery of the village is vulnerable to additional development. This is evident from previous developments around Scothern through the late 20th Century and early 21st Century.

7.10 In places, these developments have created 'hard-edges' between the village and the open countryside where there is little transition between housing and fields. These developments have eroded the rural character of the village and it is important that any future development on the edge of the village avoids doing additional harm.

7.11 This Neighbourhood Plan seeks to enhance the rural-urban character by encouraging a softening of development on the settlement edges through improved landscaping, a lower density and appropriate boundary treatments.

7.12 Where sites are allocated for additional development, the site specific design codes will inform edge of settlement design.

Map 2: Location of new residential development allocations in Scothern



Policy H1: Location of New Residential Development

- 1. The majority of new development will be located on two allocated development sites, as identified within Policies H3 and H4. These sites will be a focus for delivering up to 94 new dwellings and good design through the use of a design codes as identified within Policies 3 and 4 of this Plan.**
- 2. Elsewhere, new residential development should be focused within the identified development footprint, as defined within Policy S4 of the Central Lincolnshire Local Plan.**

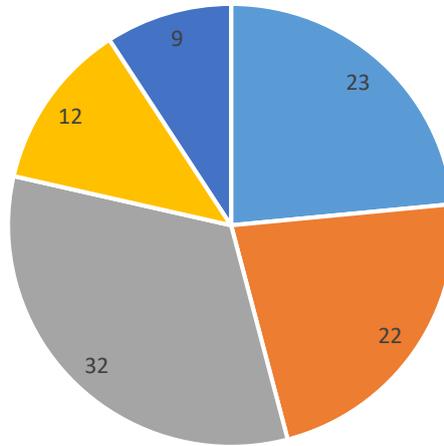
Development should:

- a) consider that the proposed scale of development is compatible with the surrounding or nearby character and density of development and is no larger than 10 dwellings in size, per site;**
 - b) have regard to the overall character of the area in relation to the Scothern Character Assessment and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates;**
 - c) safeguard the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;**
 - d) does not lead to the loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene;**
 - e) provide appropriate landscaping to provide privacy for new and existing dwellings, where appropriate;**
 - f) provide appropriate layouts to safeguard the amenities of residential properties in the immediate locality; and**
 - g) has no unreasonable negative impact on the existing highway capacity or highway safety of the area.**
- 3. Where a site is proposed within the developed footprint, but adjacent to the open countryside, proposals must demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village.**

Housing Type and Mix

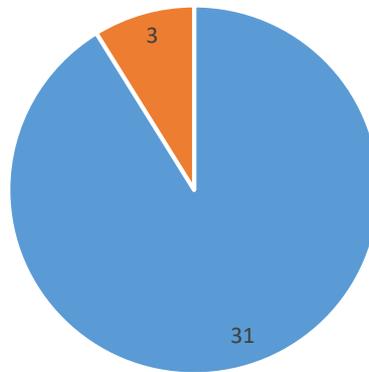
- 7.13 According to the 2011 Census, nearly 80% of houses in Scothern comprise three or more bedrooms and the provision of one or two bedroom properties is limited. However, the majority of households are comprised of one to two people.
- 7.14 The lack of smaller dwellings in Scothern can lead to children leaving the village when they reach adulthood in order to purchase their own property as housing within the village does not meet their needs (both in terms of dwelling size and affordability).
- 7.15 Affordability remains a concern in Scothern and West Lindsey as a whole. The average price for a property in Scothern in 2020 was £270,000, which is considerably more expensive than the nearby villages of Sudbrooke and Dunholme. The neighbourhood plan will seek to tackle these affordability issues by ensuring that a mix of dwellings sizes and types are provided on the proposed housing allocations in the village and by encouraging the provision of smaller dwellings.
- 7.16 The population in Scothern is also ageing; according to the 2011 Census 24.5% of the population were over the age of 65 and 16.6% of the population are retired. The provision of smaller units as part of new developments, including bungalows and single storey dwellings, will enable older residents to downsize.
- 7.17 Recent feedback from a public consultation identified the preferred types and sizes of homes that would continue to support the needs of the community over the plan period. There is a need for accommodation for older people and for younger people in the form of affordable housing. In addition, there was support for adaptive housing and eco-friendly developments to help reduce the impact of climate change on the community.

Type of new dwellings preferred in Scothern



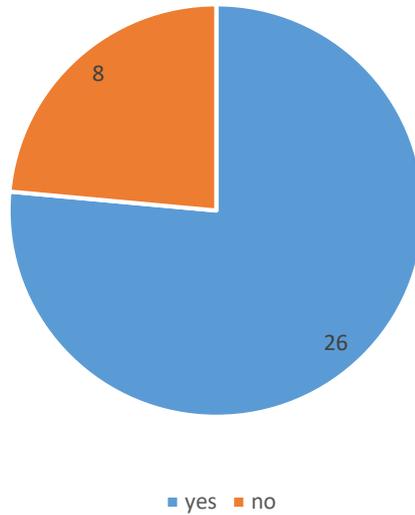
■ Detached ■ Semi-detached ■ Bungalows ■ Mews ■ Town Houses

Should new developments include adaptable and/ or specialist housing for elderly/ disabled



■ Yes ■ No

Should new developments include affordable housing for residents?



7.18 The neighbourhood plan will seek to ensure that a balanced mix of housing is provided which meets the local housing requirements of current and future residents through Policy S2. This provides an approach to help encourage smaller units for market housing rather than just those that are being provided as affordable units.



Policy H2: Housing Type and Mix

- 1. Scothern has an unevenly balanced housing market with a higher proportion of larger 4 and 5 bedroom properties in comparison to smaller sized dwellings of 1-3 bedrooms. 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, open 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 or are wanting to downsize. These houses should firstly be offered to people who have strong local connection to Scothern in terms of family, employment or relocation to undertake elderly care.***
- 2. The affordable housing units will be delivered on the application sites concerned, unless it can be demonstrated, to the satisfaction of the Parish and District Council, that circumstances exist to necessitate equivalent provision on another site and/or the making of a payment for other off-site provision.***
- 3. The dwellings should be integrated into the wider design of the site to help promote community cohesion and avoid individual clusters of single housing types or sizes.***
- 4. Support will be given to schemes that include a proportion of self-build and custom-build housing.***

Site Allocations

- 7.19 The development of the following sites should be carefully managed to reduce any potential negative impacts on the community and the wider environment. To support this, the community has produced a “design code” for the sites so that the new development can be successfully integrated in to the existing character of Scothern. Developers will need to demonstrate, through their design and access statements, how they have responded to the site specific design codes in Policies H3 and H4.
- 7.20 Land at Dunholme Road (Site H1.4) and Nettleham Road (Site H1.5) are allocated for residential development and associated infrastructure within the review of the Central Lincolnshire Local Plan (2023) for 53 and 41 homes respectively
- 7.21 Several community concerns were raised during public consultation in December about the additional traffic, lack of parking provision and impacts on the new occupiers of the dwellings from the existing biomass plant, which is located to the west of the site at Scothern Nurseries. The biomass plant often produces thick smoke and leads to fumes across a wider area. These concerns have been included within the criteria identified in the relevant site allocation policies.



Policy H3: Site H1.4 Land to the southwest of Dunholme Road, Scothern

- 1. Land at Dunholme Road, as identified on Map 2, 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 following design code.**

Development should:

- a) provide a mix of dwelling types, sizes and tenures to help meet local housing need, including specialist, self and custom build housing;**
- b) provide, at least, 25% affordable housing on site as prescribed in Policy H2;**
- c) promote adaptive building spaces to promote home working;**
- d) provide an access from the site to Dunholme Road through the existing Cathedral View site;**
- e) provide a pedestrian footway from the site to the existing footway at St Germain's Way;**
- f) undertake an air quality impact assessment in relation to the smoke fumes associated with the adjacent biomass burner at Scothern Garden Centre;**
- g) provide a linear green buffer landscaped with trees and a hedgerow to the west of the site to reduce the introduction of a hard edge between the new development and the open countryside;**
- h) retain the existing hedgerows around the site;**
- i) allow for the use of passive solar energy through the appropriate orientation of the dwellings, where practicable;**
- j) respond to local character by maintaining the building height levels with other nearby residential developments;**
- k) use sustainable and locally sourced building materials, where practicable;**
- l) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;**
- m) be designed to reduce the impact on the private amenity of adjacent residential dwellings;**
- n) not cause environmental harm to Scothern Beck on the southern boundary of the site;**
- o) retain a 9m easement for maintenance reasons between the development and Scothern Beck;**
- p) establish natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside;**
- q) provide a reasonable level of off-street parking spaces (garages are not included as a parking space);**
- r) provide facility for a vehicle electric charging points at each property;**
- s) not lead to any detrimental impact to the existing highway capacity of safety.**

Policy H4: Site H1.5 Land off Nettleham Road/Juniper Drive, Scothern

- 1. 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 following design code.**

Development should:

- a) provide a mix of dwelling types, sizes and tenures to help meet local housing need, including specialist and self and custom build housing;**
- b) provide, at least, 25% affordable housing on site as prescribed in Policy H2;**
- c) promote adaptive building spaces to promote home working;**
- d) provide an access from the site from Nettleham Road;**
- e) retain the existing public right of way to the east and south of the site which provides access to Juniper Drive for pedestrians;**
- f) maintain pedestrian access to Grange Park from the site;**
- g) reduce surface water runoff or pooling on site or offsite as a result of the development;**
- h) retain a 9m easement between the development and the dyke to the north along Grange Park and east of the site along the rear of properties at The Alders;**
- i) provide a linear green buffer landscaped with trees and a hedgerow to the south of the site to reduce the development of a hard edge between the new development and the open countryside;**
- j) the dwellings that are next to Nettleham Road should face the road to provide a positive entrance to the site and the village from Nettleham;**
- k) retain any existing hedgerows around the site;**
- l) allow for the use of passive solar energy through the appropriate orientation of the dwellings, where practicable;**
- m) respond to local character by maintaining the building height levels with other nearby residential developments;**
- n) use sustainable and locally sourced building materials, where practicable;**
- o) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;**
- p) be designed to reduce the impact on the private amenity of adjacent residential dwellings;**
- q) establish natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside;**
- r) provide a reasonable level of off-street parking spaces (garages are not included as a parking space);**
- s) provide facility for a vehicle electric charging points at each property;**
- t) not lead to any detrimental impact to the existing highway capacity of safety.**

8 Design and Character

Design and Character Objectives and Policies	
To ensure all new development is of high quality design which reflects local distinctiveness and enhances the character of the village	<ul style="list-style-type: none"> • D1: Design and Character
To support the use of renewable energy technology and low carbon materials within new developments.	<ul style="list-style-type: none"> • D2: Renewable Energy and Low Carbon Development

- 8.1 Scothern is a rural village and residents have recorded many benefits of living in the Parish including the size and make-up of the village, peacefulness and village feel and ease of access to the open countryside.
- 8.2 While it is recognised that Scothern has to continue to grow residents have clearly expressed a desire to retain the small village feel and to ensure new developments maintain and where possible enhance the local character.
- 8.3 The existing comprehensive Character Assessment has been updated (where relevant) through this review. The Assessment identifies five distinctive character areas that cover the neighbourhood area. Each of these areas has its own local character, design principles and unique features, views and vistas. The Character Assessment is intended to be used as a tool to inform the design of residential proposals for developers, architects, planners and the local community. It is also intended to ensure that new development is not only of high quality but also appropriate in character to the existing environment and context. The Character Assessment forms the evidence base for Policy D1. It should be referred to as part of the planning application process.
- 8.4 Scothern has a rich history with the village core retaining a medieval street pattern and properties that date largely from the 18th and 19th Century. Almost a third of the village buildings date from earlier than 1900, however, few survive from before 1800 as these buildings have been changed beyond recognition or lost due to redevelopment. There are three buildings in Scothern, which are listed by Historic England as having special architectural and historic interest and are thereby given statutory protection. These are the Parish Church, the Manor House and the Barn and Stable at Scothern Cliff Farm.
- 8.5 In addition to these listed buildings Scothern residents have identified a number of buildings and structures, which are of local importance due to their architectural, historic or environmental significance. These buildings contribute to the quality and character of the local environment by enhancing the street scene and the local character of the village. They are identified in the Character Assessment as Locally

Important buildings and as examples of the type and style of buildings that will be encouraged and the features that should be protected and enhanced.

- 8.6 The surrounding countryside, landscape and natural features within Scothern contribute to the character of the area and its sense of space. In order to retain the village feel the areas of countryside surrounding Scothern will be retained and ribbon development will not be supported. Furthermore, important natural features and assets such as mature trees and areas of Local Green Space will be protected and enhanced.
- 8.7 Recognising the threat of Climate Change new development will need to demonstrate high environmental standards and include measures to reduce carbon emissions. Measures that will be supported include the use of sustainable construction materials, site layout and orientation to make the best use of passive heating and cooling, natural light and ventilation, minimising water consumption and maximising water recycling, achieving the highest feasible level of energy efficiency and maximising opportunities to integrate renewable and low carbon infrastructure (including charging points for electric vehicles).
- 8.8 The following policies provides a positive framework for the achievement of high quality, low carbon and inclusive design that will help Scothern to retain its strong sense of place and reduce its impact on Climate Change. It aims to ensure that development proposals are designed in a manner appropriate to the context and that contributes and enhances the local character of Scothern.

Policy D1: Design and Character

- 1. All new development within Scothern will be design-led and comprise of 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 and comply with Building for Healthy Life Standards.***
- 2. Developers will be expected to demonstrate that design options, proportionate to the nature and scale of development, informed by an understanding of local context have been used to determine the most appropriate form of development. The design-led approach should:***

- a) achieve an appropriate development density having regard to the type and nature of uses proposed and the site context, in relation to the site's surrounding area, taking into account:**
 - i. location setting;**
 - ii. local distinctiveness and built character, including the prevailing and/or emerging form and proportion of development; and**
 - iii. public transport and cycle accessibility, taking into account current and future levels of planned public transport/cycle infrastructure.**

- b) reinforce and enhance the special and distinctive visual, historical, environmental, social and functional qualities of buildings, spaces and places that positively contribute to local identity, character and sense of community by addressing:**
 - i. natural features including green corridors, trees, topography, open spaces and waterways such as the Scothern Beck;**
 - ii. the prevailing or emerging form of development (including built form and the hierarchy of streets, routes and other spaces);**
 - iii. the proportion of development (including height, scale, mass and bulk) in the surrounding area;**
 - iv. building lines along with the orientation of and spacing between buildings;**
 - v. the significance of heritage assets and their setting; and**
 - vi. architectural styles, detailing and materials that contribute to local character.**

- c) ensure buildings and spaces are designed to be inclusive and accessible and can be used safely and easily and with dignity for all; and**

- d) allow for easy adaptation of buildings and spaces to help meet the different and changing needs of users over the lifetime of the development.**

Policy D2: Renewable Energy and Low Carbon Development

- 1. The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes:**
 - a) Siting and orientation to optimise passive solar gain;**
 - b) the use of high quality, thermally efficient building materials;**
 - c) Installation of energy efficiency measures such as loft and wall insulation and double glazing;**
 - d) Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent';**
 - e) Any new development to incorporate on-site energy generation from renewable sources such as solar panels;**
 - f) The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics; and**
 - g) Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.**

- 2. Developments that are proposing over and above energy and efficiency standards on new development will be strongly supported**

9 Traffic and Transport

Traffic and Transport Objectives and Policies	
To reduce congestion in the village and encourage sustainable modes of transport	<ul style="list-style-type: none"> • T1: Parking • T2: Walking and cycling routes

- 9.1 Many residents have continued to express concern about the number and type of vehicles that pass through the village on a daily basis, particularly in relation to recent developments. There is also ongoing concern about congestion around the school at peak times and the problems caused by inadequate off street parking. Owing to the limited facilities and services in Scothern, there are high levels of car ownership as residents have to travel to neighbouring villages, such as Nettleham, Dunholme, Sudbrooke and Welton, to access convenience shops, secondary education and medical facilities. There is only a very limited bus service and no existing footpaths or cycle paths to Nettleham or Dunholme leading to safety issues for residents trying to access these villages by foot or bike.
- 9.2 It is essential that any new development provides adequate off-street parking for residents in order to reduce congestion caused by on-street parking which also clutters the street scene and can limit accessibility for cyclists and pedestrians.
- 9.3 The following car parking standards will apply.

T1: Parking standards:

1. New residential development must provide the following minimum number of off street parking spaces per dwelling:

1 or 2	2 spaces
3 or 4 bedrooms	3 spaces
5 of more bedrooms	4 spaces

- 9.4 The Neighbourhood Plan will seek to ensure new development provides for safe, direct and attractive landscaped pedestrian and cycle routes both within the development and also by considering the wider context and ensuring links are provided to existing networks. The Neighbourhood Plan will seek to ensure that, where appropriate, new developments provide direct and easy access to the village centre as this will reduce traffic, congestion and parking issues and encourage sustainable modes of transport.

9.5 These links should be safe, landscaped, well-lit, wide enough for all users and effectively maintained. New developments on roads where there are no pavements should provide pavements, or alternative pedestrian routes, and ensure that safe pedestrian and cycle routes to the village centre are made available.

T2: Pedestrian and Cycle Routes

- 1. Where practicable, new developments should provide for safe, direct and landscaped pedestrian and cycle routes - through the developments and into the village centre, where these are being delivered by the development and do not currently exist or are in need of improvement.***



Business and employment Objectives and Policies	
Support and encourage small businesses working from home.	<ul style="list-style-type: none"> • B1: Working from home

10 Business and Employment

- 10.1 Although Scothern is predominantly rural, it does have a number of employers. These businesses are largely agricultural or light manufacturing.
- 10.2 In addition, a large number of the villages working population often commute to other locations to access employment. However, since the start of the COVID-19 Global Pandemic, there has been an increasing number of people working from home. This rise in working from home is a national trend and it has also seen a rise in the number of planning applications for home alterations or the creation of standalone home offices.
- 10.3 Working from home does not necessarily need planning permission. The key test is whether the overall character of the dwelling will change as a result of the business: is the premises still mainly a home, or is it used primarily for business? The impact of the business on the surrounding area is also a consideration, for example, permission may be required if the business will result in a marked rise in traffic or people calling; will involve any activities unusual in a residential area; or will impact upon the residential amenity of neighbours such as causing noise or smells.



10.4 In recognition of the importance of home-working to residents in Scothern the neighbourhood plan seeks to encourage working from home:

B1: Working from Home

1. Home alterations or development to enable home working that requires planning permission will only be supported where:

- a) it does not lead to an unreasonable impact on the private amenity of neighbouring properties; and***
- b) it does not lead to a negative impact on the character of the immediate area in terms of its proposed design, height, scale and materials used; and***
- c) it does not lead to a negative impact on the character and setting of any historic buildings; and***
- d) it does not lead to the loss of any mature trees at the property that contribute significantly to the character of the area.***

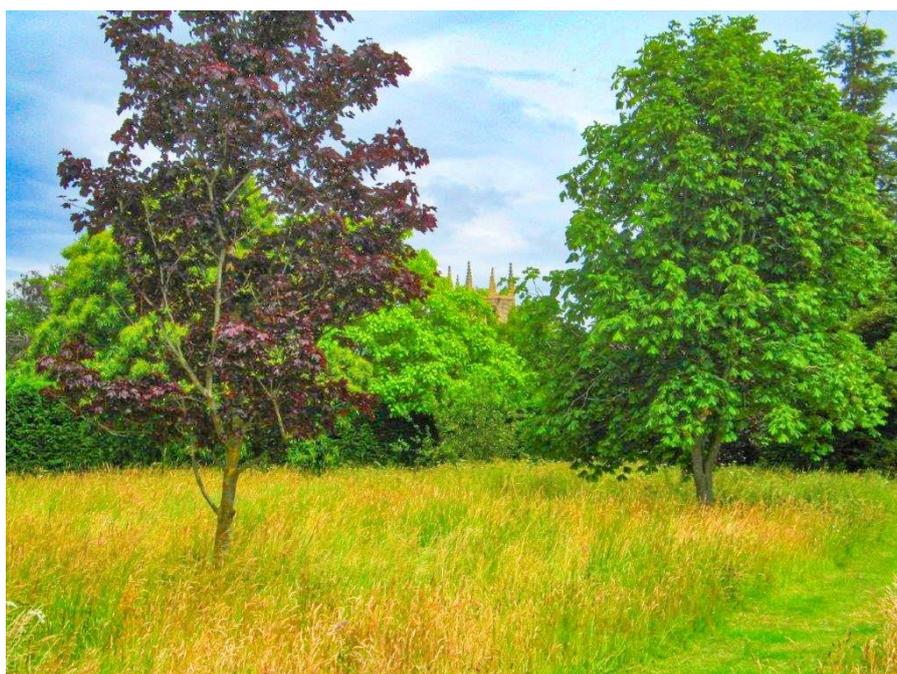


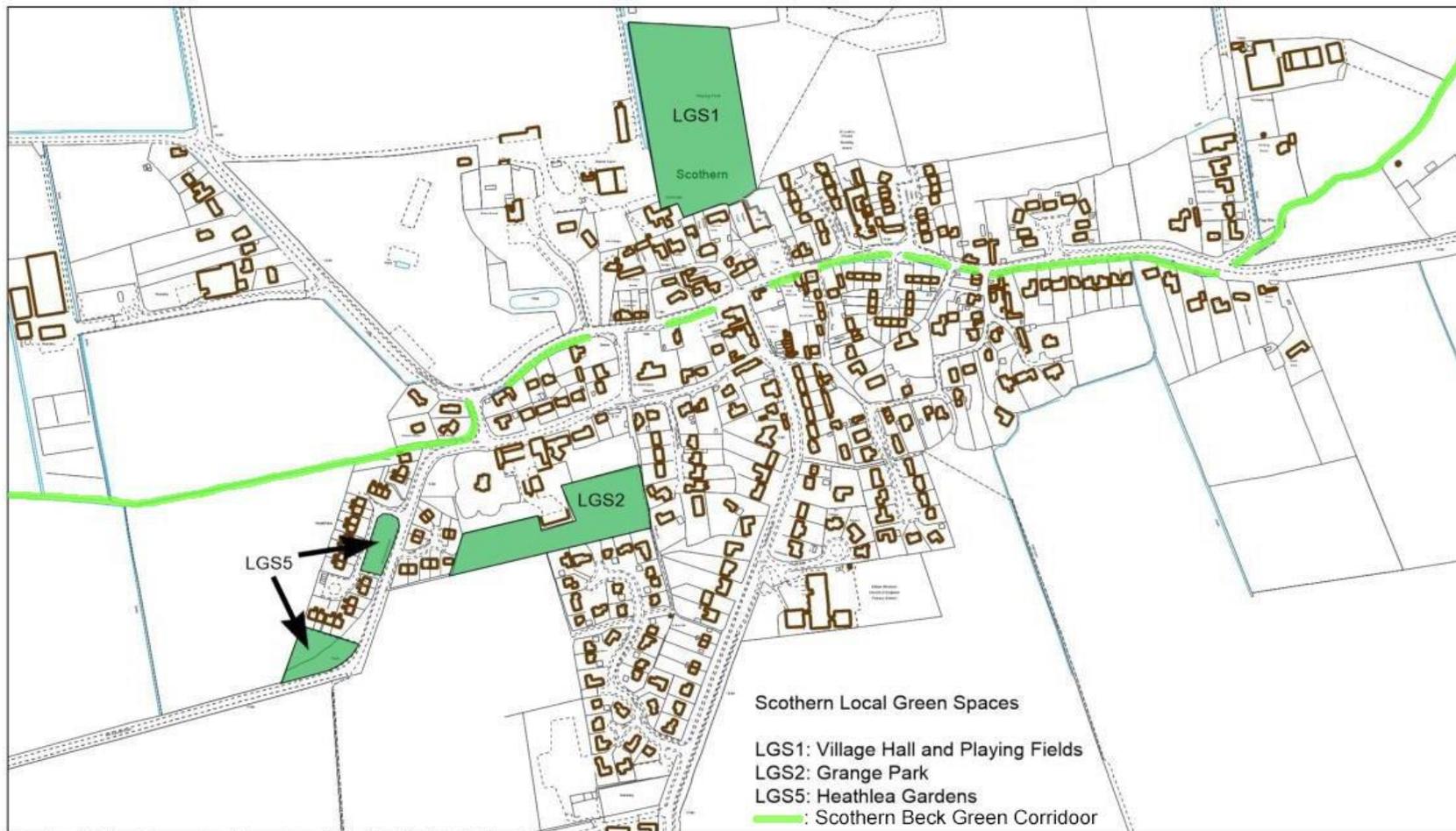
11 Environment

Environmental Objectives and Policies	
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	<ul style="list-style-type: none">• E1: Local Green Space• E2: Local Biodiversity• E3: Scothern Beck Green Corridor

Local Green Space

- 11.1 The provision of accessible, quality open spaces, sports and recreational facilities are important for the health and wellbeing of residents and the rural nature of Scothern is one of the village's greatest assets. In addition to being surrounded by open countryside there are numerous areas of Local Green Space within Scothern which contribute towards the attractive natural environment and are valued by the community.
- 11.2 The Scothern Neighbourhood Plan retains the designated Local Green Spaces which are of particular local significance because of their continued beauty, historical significance, recreational value and tranquillity. The neighbourhood plan will continue to protect these valuable assets from future development.
- 11.3 Due to proposed enhancements to the village hall, Local green Space LGS1 has been revised in site area. This revision takes out the village hall buildings and play equipment from the existing designation, but the playing fields and green space to the rear remain.





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Map 3: Designated Local Green Space and Scothern Beck Green Corridor

E1: Local Green Space

1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Map 3:

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

2. Applications for development on the identified local green spaces which would adversely affect their function as open green spaces will not be permitted.

Biodiversity

- 11.4 Scothern is a haven for wildlife and has a rich array of biodiversity. There are two sites of Nature Conservation Interest in the Parish (Ash Holt and British Rail Wood) which have been designated by West Lindsey Council for their nature conservation value. In addition to these local wildlife sites there are a network of important habitats and a high number of species have been recorded within the neighbourhood area.
- 11.5 The neighbourhood plan will seek to ensure that the natural environment is protected, managed and enhanced.
- 11.6 Where appropriate, all new development should seek to deliver a minimum of a 10% net gain in biodiversity and facilitate the protection, management and enhancement of local wildlife sites, habitats and species of importance, trees, hedgerows and roadside verges, in accordance with National Planning Policy.
- 11.7 The trees, hedgerows and roadside verges in Scothern Parish make an important contribution to the landscape character and local biodiversity of the village. These areas are also important for biodiversity with the short length of roadside verge along Langworth Road identified by the Lincolnshire Wildlife Trust's Life on the Verge Project as being richer than most. Sensitive management of all the roadside verges would enhance their value for wildlife and their appearance. The neighbourhood plan will therefore seek to protect these important features and opportunities to enhance these areas further will be encouraged.
- 11.8 In addition, the Parish Council will continue to work with the Council and landowners to encourage better management practices of the roadside verges including cutting in July as opposed to May / June and the removal of cuttings.

E2: Biodiversity

1. All development proposals should:

- a) respect local wildlife sites and habitats / species of principal of importance; and**
- b) protect, manage and enhance the network of habitats, species and sites of importance including trees, hedgerows and roadside verges along Langworth Road; and**
- c) minimise impacts on biodiversity; and**
- d) deliver, at least, a 10% net gain in biodiversity to the requirements identified within the Central Lincolnshire Local Plan and/or national guidance in association with the District Council**

2. Development proposals that would result in the loss of, or which would create unacceptable harm to wildlife sites and other areas of ecological importance will not be supported.

Scothern Beck Green Corridor

- 11.9 Scothern Beck enters the village through an attractive, grassy gully at the point where Nettleham Road meets Church Street. The Beck remains visible through the village as it runs parallel to the Main Street. Sections of the Beck are extremely attractive and add to the character and distinctiveness of the local environment, for example, access to many of the houses along Main Street is provided by crossing over the Beck. In these areas the Beck is lined by grass verges which provide an attractive natural setting and act as a haven for wildlife.
- 11.10 Unfortunately, as the Beck passes through the historical core of the village it is contained in a deep concrete gully immediately adjacent to the road. This reduces its appearance and attractiveness and the neighbourhood plan will therefore support and encourage proposals which enhance its setting.
- 11.11 The Beck also plays an important role in managing water levels within Scothern by accommodating surface water run-off from the surrounding fields. The centre of the village is at risk of flooding and the Beck acts as an important flood defence mechanism by regulating water flow.
- 11.12 It is recognised that in order to improve the Scothern Beck Green Corridor the Parish Council will need to continue to work with 3rd Witham Internal Drainage Board and/or Lincolnshire County Council.

E3: Scothern Beck Green Corridor

- 1. Proposals to enhance the setting of the Beck, as identified on map 3, and its associated amenity value will be supported. Where appropriate development proposals adjacent to the Beck should:***
 - a) seek to retain public access and extend access through the formation of waterside walkways; and***
 - b) preserve and enhance its amenity, biodiversity and recreational value; and***
 - c) ensure that they do not negatively impact upon its capacity to act as a flood defence and to regulate water flow to reduce flood risk.***
- 2. Development proposals which encroach upon or materially harm the function, character or appearance of the Beck will not be supported.***



12 Community

Community Objectives and Policies	
Protect and enhance community facilities	<ul style="list-style-type: none"> • C1: Provision of new and / or improved community facilities

- 12.1 There are a wide range of community facilities within the village and a number of active social groups and sports clubs. As a result of new development there may be a requirement for additional facilities or proposals to improve the existing amenities and this will be supported.
- 12.2 These community facilities will be best located in or adjacent to the built up area and thereby within walking or cycling distance for many residents. This will help to ensure accessibility for all residents and the promotion of sustainable modes of transport which will in turn reduce traffic congestion. The enhancement of existing facilities such as the village hall remains a key priority for the community and it is important that this Neighbourhood Plan helps to facilitate this where possible. Policy C1 supports new and enhanced community facilities where these are appropriately located and designed. Their impacts should be minimal and benefits maximised to include the whole community where possible.

C1: Provision of New or Improved Community Facilities:

- 1. Proposals for the development of new or the improvement of existing community facilities will be supported subject to the following criteria:***
 - a) the proposal would not have significant harmful impacts on existing public amenities or on the amenity of surrounding residents; and***
 - b) the proposal would not have significant harmful impacts on the surrounding local environment in terms of its design and scale; and***
 - c) the proposal would not have unacceptable impacts on the local road network; and***
 - d) the proposal would provide appropriate car parking facilities; and***
 - e) the proposal is located within or immediately adjacent to the existing developed footprint of Scothern.***

13 Community Aspirations and the Community Infrastructure Levy

- 13.1 During the development of the neighbourhood plan the community suggested a number of proposals which do not directly relate to land-use or that may not be delivered over the lifetime of the neighbourhood plan.
- 13.2 In order to ensure that these suggestions and proposals are not lost they are included in this separate chapter. These aspirations do not form part of the statutory development plan for Scothern, however, they provide a guide for future projects and a steer should the identified development opportunities arise.
- 13.3 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.
- 13.4 As part of the initial village survey (Spring 2015) residents were asked to rank a list of proposals in order of preference and this forms the basis of this community aspirations:

Proposals for CIL Monies.

The Neighbourhood Plan identifies the following local infrastructure projects to be funded from the Scothern Parish Council allocation of the West Lindsey Community Infrastructure Levy:

- 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

- 13.5 Residents in Scothern have to travel to the neighbouring villages of Nettleham, Welton, Dunholme or further afield for a convenience shop. While it is recognised that establishment of a shop will be left to market forces there is community support for the establishment of a community shop / post office should the opportunity arise. For example, St Germain’s Parochial Church Council is currently investigating the possibility of having a mobile post office in the church building for half a day a week.. CIL monies could therefore be used to support the establishment of these facilities.
- 13.6 The neighbourhood plan designates a number of areas as Local Green Space and CIL monies can be used to support further enhancement.

13.7 Other sources of funds include the capital programmes of the District and County Councils. However, the availability of this funding will be limited and uncertain in the coming years.

14 Assets of Community Value

14.1 The assets listed in this section have been formally designated as 'Assets of Community Value' by West Lindsey District Council under the provisions of the Localism Act.

14.2 The assets are considered to be buildings or areas of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the Spring and Summer 2015 surveys). The listing of a community asset does not in itself prevent its development, however, the inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset once placed for sale on the open market.

Assets of Community Value

The following buildings and spaces are designated as Assets of Community Value:

- The Methodist Church
- The Village Hall and associated playing fields
- Bottle and Glass public house and associated beer garden
- The Pinfold
- Heath Lea Green
- Grange Park

Proposals that will enhance the viability and/or community value of these assets will be supported and proposals that would result in their loss or cause significant harm will be resisted.

15 Monitoring the Neighbourhood Plan

- 15.1 The review of the Scothern Neighbourhood Development Plan will run concurrently with the review of the Central Lincolnshire Local Development Plan 2023- 2040. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period. Scothern Parish Council, as the Qualifying Body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

Notes

At the time of writing 2011 Census data information has been used as the 2021 Census data was not available.

