

# Scothern Neighbourhood Development Plan

2015 – 2035



December 2016

Scothern Parish Council

## Foreword

In 2012 the Localism Act was passed to give communities greater influence in the decisions affecting them particularly planning, and to support the production of a Neighbourhood Development Plan (NDP) as a way of giving all residents a chance to have an influence in the way the village develops over the plan period. The Plan plans positively for development and seeks to improve the lives of residents by ensuring the area grows in a way that is economically, socially and environmentally sustainable.

In presenting this latest and final version of the Scothern Neighbourhood Development Plan to you it is the last stage of around 18 months of hard work by the Steering Group and a number of other residents in the village who have helped with the plan by preparing documents in relation to housing development, health, education, historic buildings, the environment etc. Many other people have helped by delivering consultation papers and collecting feedback sheets. A full list of “helpers” is available.

Comments received from the last consultation exercise have all been considered and where appropriate addressed in this version of the plan.

This plan has been submitted for examination by an Independent Examiner. Prior to the examination there will be one more opportunity for you to make any further comments. If the Plan is recommended to proceed to referendum this will be held in the autumn when 50% of those residents voting will need to vote ‘yes.’ The plan will then be ‘made’ by West Lindsey District Council at a full council meeting and it will be taken into account when future planning applications for development are being considered.

Funding for the production of this plan has been received from Department of Communities and Local Government (Groundworks) and the Big Lottery (Awards4All) resulting in no cost to residents of the community.

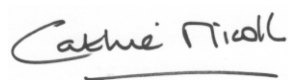
It would be very remiss of me to not thank all of those people who have assisted with the production of this plan: special thanks must go to Luke Brown at West Lindsey District Council for his invaluable support and advice; Kat Salter the planning professional engaged to write the plan (formulated from all the evidence provided) following consultations with the Steering Group; Peter Montgomery of Scothern who has unstintingly analysed the surveys; Ruth Northeast of Scothern who has acted as Project Co-ordinator and all members of the Steering Group who have dedicated a vast amount of time.

I recommend this document to you.

Best wishes

Cathryn Nicoll (Mrs)

Chair Scothern Parish Council and Neighbourhood  
Development Plan Steering Group, December 2016



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## 1. Introduction

This Plan has been prepared by the community of Scothern and defines a vision for how the Parish of Scothern will develop from 2015 to 2035. The Neighbourhood Plan plans positively for change and seeks to meet the needs of current and future residents while protecting and enhancing the assets and features that contribute towards the character and essence of Scothern. Once made, the Plan will form part of the statutory development plan for the area and will guide future development in the Parish and be used to assess planning applications.

The Plan relates to the Parish of Scothern and the area was designated by West Lindsey District Council on 09/04/2015. Figure 1 shows the extent of the designated neighbourhood area.

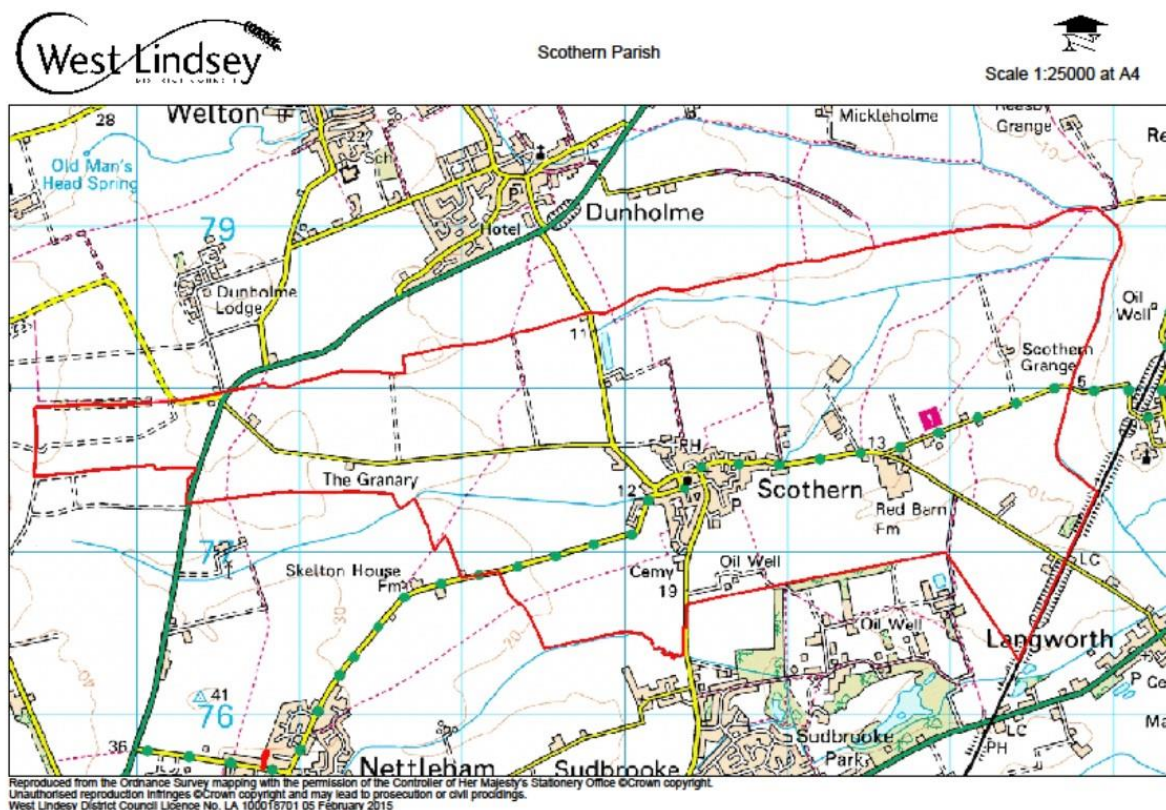


Figure 1: Designated neighbourhood area

Figure 2 shows the process followed in the production of this Plan and further information is provided in the Consultation Statement. The consultation statement meets the requirements of the Neighbourhood Planning (General) Regulations 2012 and details amendments made in response to comments on the pre-submission plan.

<b>Task</b>	<b>Date</b>
<b>Discussion at Parish Council meeting</b>	January 2015
<b>Parish Council resolved to undertake feasibility of producing a neighbourhood plan</b>	January 2015
<b>Article in Parish Magazine to seek volunteers to assist with the production of the Plan</b>	February 2015
<b>Bridging grant awarded from Locality to undertake preliminary activities</b>	February 2015
<b>First meeting of Steering Group</b>	February 2015
<b>First survey carried out</b>	February / March 2015
<b>Consultation event held to inform / advise residents</b>	March 2015
<b>Formal decision to pursue developing a neighbourhood plan</b>	March 2015
<b>Neighbourhood area designated by West Lindsey District Council</b>	April 2015
<b>Applications for additional funding from Locality and the Big Lottery (successful)</b>	May 2015
<b>Task group and leaders identified to assist in the production of the Plan and the evidence base</b>	May 2015
<b>Second survey carried out (Vision, objectives and housing options)</b>	July 2015
<b>Creation of website for the neighbourhood plan</b>	September 2015
<b>Discussion of evidence and identification of issues and scope of policies</b>	October 2015
<b>“Drop in” session for residents and consultation on ‘Policy intentions’ document</b>	November 2015
<b>Statutory Consultees consulted on the SEA Scoping Report.</b>	November 2015
<b>Consultation on the pre-submission Plan</b>	23 <sup>rd</sup> April – 6 <sup>th</sup> June 2016

*Figure 2: Key stages in development of the neighbourhood plan*

## 1.1 About the Plan

There are a legislative requirements and tests that the Plan has to meet in order to pass examination. These tests are known as the ‘basic conditions’ and the Plan has to:

- have regard to national planning policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area and;



- ensure that it does not breach and is otherwise compatible with European Union (EU) obligations and human rights requirements.

The development plan for the area is the Saved Policies in the West Lindsey Local Plan, 2006 and the Minerals and Waste Local Plan. A new Local Plan for the area is currently being prepared for the Central Lincolnshire area which will cover West Lindsey, The City of Lincoln and North Kesteven District Council. It is anticipated that the new Plan will be adopted in 2016. Although this neighbourhood plan will not be tested against the policies in the emerging Local Plan they have been considered and taken on board as the Plan has developed. A basic conditions statement has been prepared which demonstrates that Scothern Neighbourhood Plan meets the legislative requirements including the basic conditions.

This Plan covers a 20-year period from 2015 – 2035 and includes a vision, objectives and planning policies that seek to address current issues in Scothern as well as looking forward and seeking to shape, strengthen and improve the future of the village.

Although the Plan period is 20 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. If feasible, the review will coincide with the review of Central Lincolnshire Local Plan and the publication of the Central Lincolnshire Five Year Land Supply Report.

## 2 The neighbourhood area

Scothern is a small village located approximately 5 miles north east of Lincoln, set in a cluster of four larger villages: Welton, Dunholme, Sudbrooke and Nettleham. It is surrounded by open countryside and in 2011 consisted of approximately 345 households comprising 860 persons (451 females, 409 males).

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 a limited increase in housing the village has experienced a decline in community facilities, most recently the closure of the Post Office and shop in the 1999. These facilities closed as the owners retired and as people access services in neighbouring villages such as Nettleham.

The village has a good sense of community with over a third of respondents to the Spring 2015 survey stating that the aspects of life they most liked in Scothern were the size and make-up of the village; the peacefulness and village feel and community spirit and friendliness.

### 2.1 Housing

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).

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.

Figure 3 illustrates that of the 345 households in Scothern, the majority have 3 or more bedrooms. Only 20% of properties have one or two bedrooms (1.7% and 18.2% respectively).

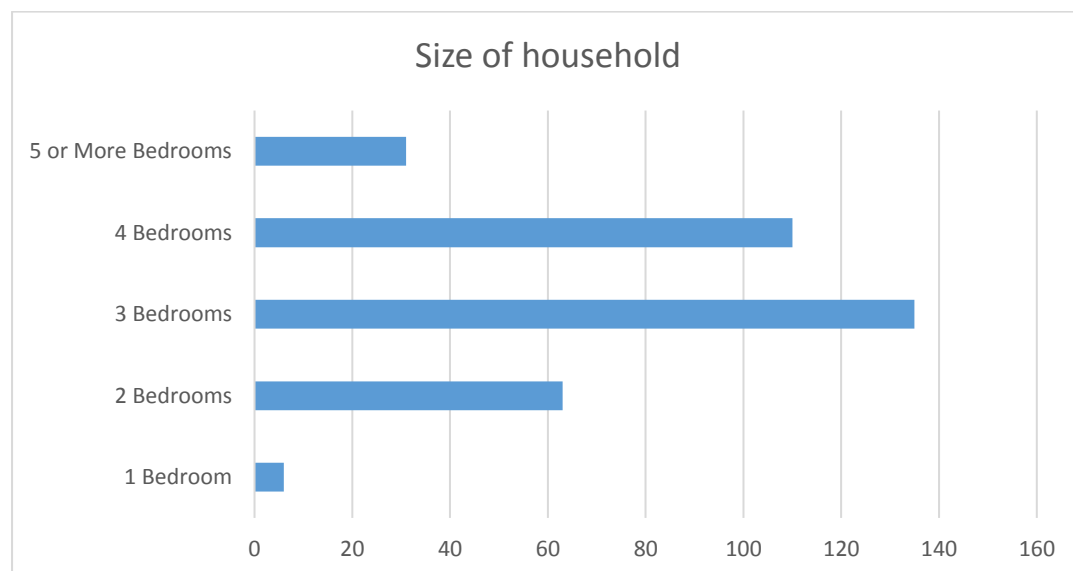


Figure 3: Source, 2011 Census

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

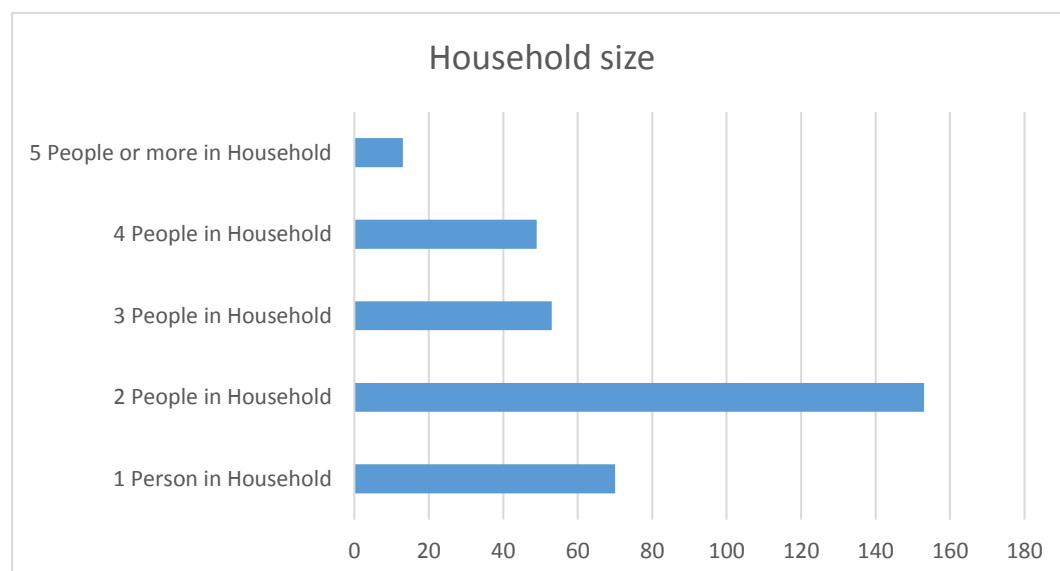


Figure 4: Household size, 2011 Census

The Community Lincs Survey, January 2014, identified a need for 10 affordable homes within Scothern. This need will be met by the Affordable Housing Policy in the Local Plan which seeks to ensure that market housing, subject to viability, provides an appropriate level of affordable housing.

Over the last 10 years Scothern has experienced limited housing development. However, the population will increase over the plan period as in 2015 planning permission has been granted for an additional 75 dwellings in the following locations and as shown in Figure 5 :

#### Large sites:

- H1.1: Land off Dunholme Road (outline planning permission) 33
- H1.2: Land at Heath Road 30
- H1.3: Land adjacent to South Dene off Langworth Road 8

#### Small sites:

- Land at Heath Road 2
- Land at Back Lane 2

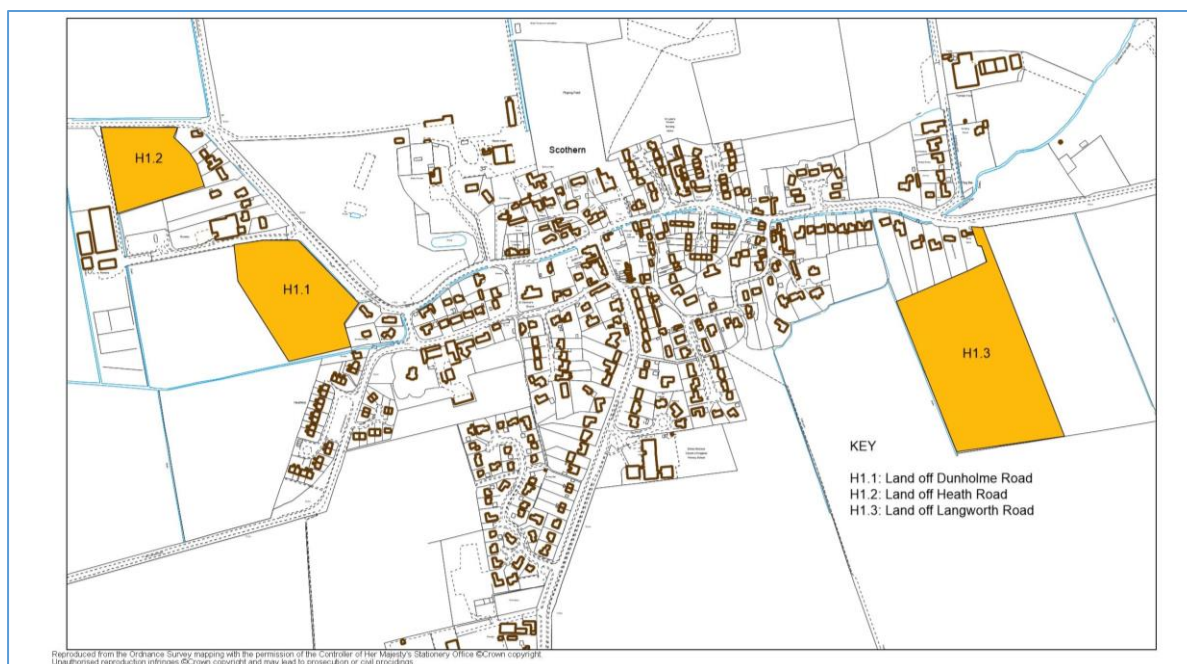


Figure 5: Sites with planning permission (8 homes or more) as at April 2016.

The Council recently refused planning permission for 35 dwellings on land to the rear of Weir Farm and Lime Tree Paddocks and this decision was recently upheld at appeal. However, a further planning application has been submitted on the site for 36 dwellings and a decision is awaited.

As a result of these planning permissions and planning applications Scothern will therefore experience steady population growth in the coming years.

The Saved Policies of the West Lindsey Local Plan identify Scothern as a primary rural settlement. The village is bounded by a settlement limit and included a site allocation of 3 dwellings at Northing Lane. This site has since been developed and in fact 5 properties have been built. Future development in Scothern will be limited to small scale and infill housing development or conversions within the confines of the settlement boundary.



While the neighbourhood plan has to conform to the strategic policies in the West Lindsey Local Plan (2006) the Central Lincolnshire Local Plan is currently being developed and will supersede the West Lindsey Local Plan in due course. The emerging Local Plan identifies Scothern as a 'medium village' and in these areas 'typically, development proposals will be on sites of up to 9 dwellings or 0.25 hectares for employment uses.' It is further stated that proposals may exceptionally come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses where proposals can be justified by local circumstances.' No land is allocated for development in Scothern and Policy LP4: Growth in villages states that proposals, in combination with other developments built since April 2012, extant permissions and allocated sites, that would increase the number of dwellings in the village by more than 10% should be accompanied by demonstrable evidence of clear local community support for the scheme.

Based on the above a requirement for an additional 32 dwellings in Scothern has been identified (see Appendix B of the emerging Central Lincolnshire Local Plan).

Settlement name	Base number of dwellings	Growth level (%)	Number of dwellings for growth	Completions April 2012-March 2015	Dwellings from permissions to be built	Percentage of growth level reached	Remaining growth
	(a)	(b)	(c) = (a) x (b)	(d)	(e)	(% of (b)) (%)	(f) = (c) – (d) – (e)
Scothern	364	10	36	1	3	11%	32

Since this table was produced planning permission has been granted for an additional 75 dwellings. This means that Scothern will deliver an additional 43 dwellings over the Plan period.

The emerging Central Lincolnshire Local Plan has yet to be tested at examination and the policies discussed above (including the identified housing need) may change over the life of the Neighbourhood Plan.

## 2.2 Historic environment

Scothern has a rich history with the village core retaining a medieval street pattern and properties that date largely from the 18<sup>th</sup> and 19<sup>th</sup> Century.

As Scothern has developed over time newer dwellings have been built with 77% of properties dating from the 20<sup>th</sup> 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.

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.

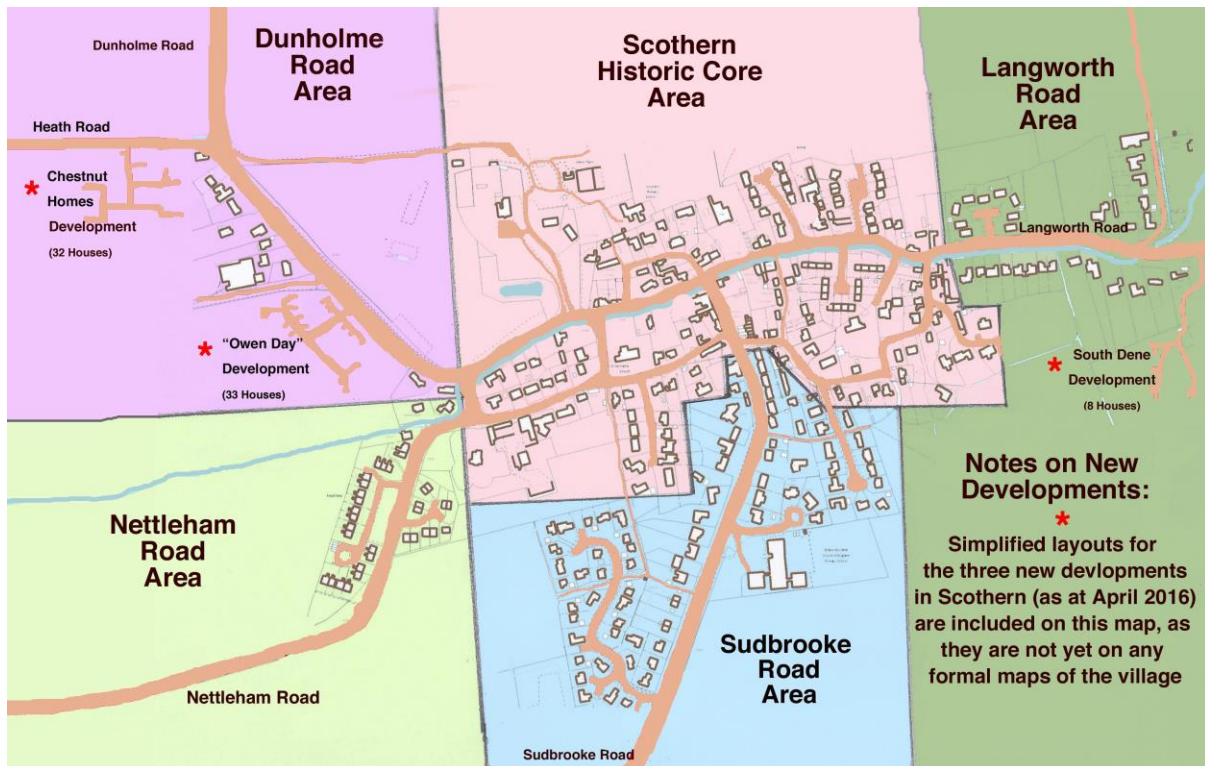


Figure 6: Character Areas

The Character areas comprise:

- The Historic Core
- Dunholme Road / Heath Road
- Heathlea / Nettleham Road / Cade Close
- Sudbrooke Road / Orchard Close / Juniper Drive
- Langworth Road Area



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

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

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

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.

### 2.3 Transport and traffic

Residents have good access to private motor vehicles with 78% of households having access to one or 2 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, in turn 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. The majority of comments received during the Spring 2015 survey of what residents do not like about Scothern related to concerns about parking at the school especially as start / finish times and through traffic.

Scothern is served by a valuable bus service with two buses an hour to Lincoln via Nettleham or Welton from Monday to Saturday. Throughout most of the day there is an hourly service to Welton, via Dunholme, and an hourly service to Nettleham. Unfortunately, these services are incompatible with some hours of employment as there are no bus services after 7pm or on Sundays and Bank Holidays. These routes are currently being reviewed by Stagecoach and a decision regarding future service provision is on hold until the new transport hub in Lincoln is completed (anticipated in 2017).

In addition, school buses transport students from Scothern to various schools within the wider area.

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.



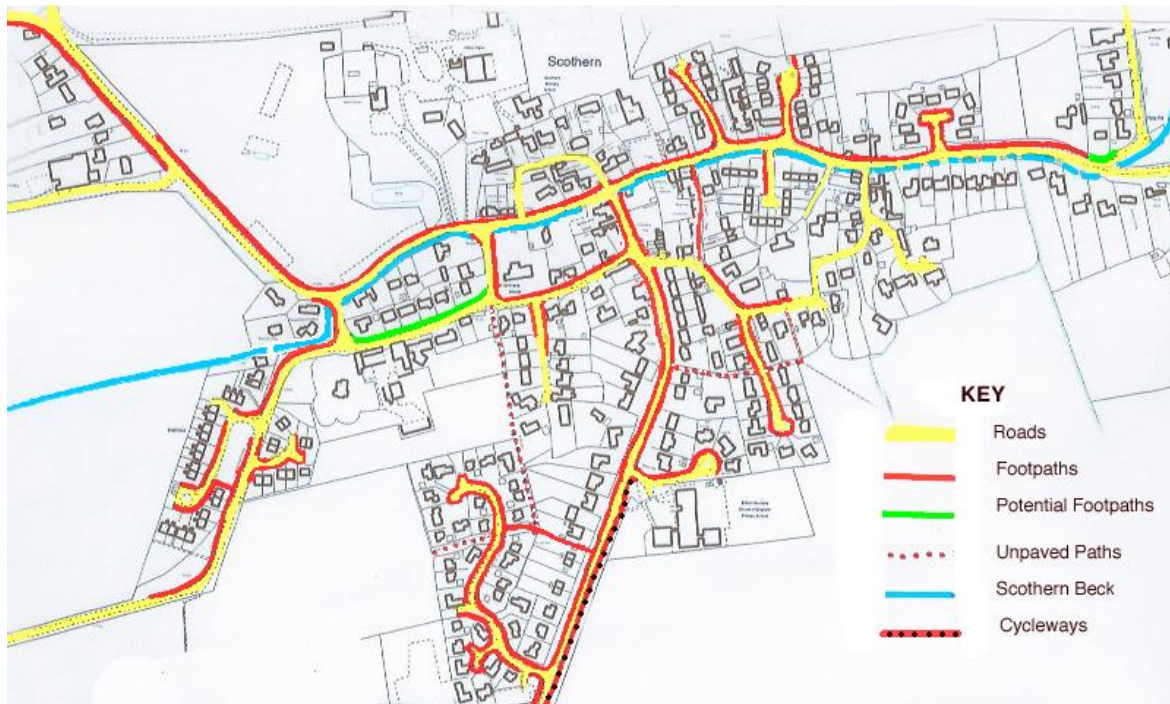


Figure 7: Footpath and cycleway network

Many residents utilise the footpaths surrounding Scothern with 311 respondents to the Spring 2015 survey indicating that they use the fieldpaths around Scothern for walks.

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.



## 2.4 Economic profile

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).

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 plant nursery, a van sales business and

Ellison Boulters Church of England Academy. Outside the built up area of the village there are several agricultural businesses and a children's nursery.

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.

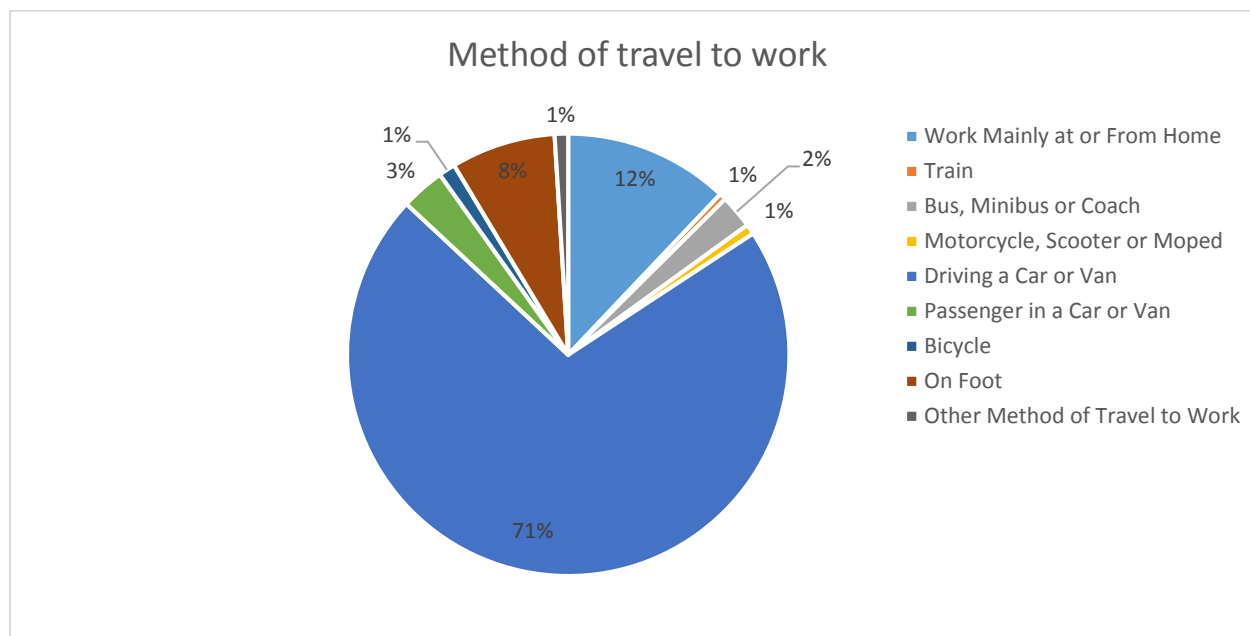


Figure 8: Method of travel to work, 2011 Census

## 2.5 Natural environment

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.

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.

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.

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 1993 and absorption into the soil remains limited as the sub soil structure is clay over limestone.



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.

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.

## 2.6 Community facilities

The village retains a number of important village facilities and an active network of social clubs. These include the Bottle and Glass public house, three Churches, meeting rooms, a village hall and the Ellison Boulters Church of England Academy. In addition, there are a number of active sports and social groups including cricket and football clubs, dramatic society and choral society and Scout and Guide movements.

There are also recreational facilities in Scothern including the village hall playing fields, children’s play area, Grange Park, the football pitch, cricket pitch and tennis court.

Further information on these recreational and community facilities can be found in the Village Profile and ‘Scothern Recreational and Leisure Needs, Now and in the Future’ report which form part of the evidence base.





The village has no medical practice with the majority of residents accessing services in neighbouring Nettleham.

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 Vision and Objectives

Scothern Neighbourhood Plan sets out policies for the next 20 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 has been developed following extensive community engagement and a review of the evidence base:

#### 3.1 Vision

By 2035, we will be a thriving, 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

To achieve this vision a number of key objectives have been identified.

#### 3.2 Objectives

##### **Sustainable development**

- To focus new development within the built up area

##### **Housing**

- To provide sufficient housing to meet the future housing need
- 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
- To respect, conserve and enhance the historic features of Scothern

##### **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

The objectives cover a range of economic, social and environmental issues that reflect the nature of the Parish and the direction the community wants Scothern Neighbourhood Plan to take.

## 4 Planning Policies

This section of the neighbourhood plan contains a series of land-use policies that seek to address the objectives and deliver the vision.

It is not the purpose of the Plan to contain all land use and development planning policy relating to the village. The saved policies of the 2006 West Lindsey District Plan, and those of the Central Lincolnshire Local Plan in due course, 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.

### 4.1 Sustainable development

Sustainable Development Objectives and Policies	
To focus new development within the built up area.	<ul style="list-style-type: none"><li>• S1: Location of new development.</li></ul>

#### **S1: Location of new development**

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.

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.

The implementation of Policy S1 will ensure:

- future housing, economic and community related development is directed to the village to enhance its role as a resilient and sustainable community.
- the spread of the village is contained by promoting infilling up to its natural physical boundaries.
- the re-use of previously-developed sites.

#### **S1: Location of new development**

New developments will be focussed within the built up area of Scothern.

Proposals for development located within the built up area will be supported, provided they accord with the provisions of the Neighbourhood Plan and other relevant development plan policies.

The built up area of Scothern is defined as the continuous built form and excludes:

1. Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of Scothern;
2. Gardens, paddocks, and other undeveloped land within the curtilage of buildings on edge of Scothern where land relates more to the surrounding countryside than to the built up area of Scothern;
3. Agricultural buildings and associated land on the edge of Scothern; and
4. Outdoor sports and recreation facilities and other formal open spaces on the edge of Scothern

## 4.2 Housing

Housing Policies and Objectives	
Meeting future housing need	<ul style="list-style-type: none"><li>• H1: Future Housing need</li></ul>
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"><li>• H2: Housing mix and type</li></ul>

### 4.2.1 H1: Meeting future housing need

Scothern is identified in the West Lindsey Local Plan as a primary rural settlement. Over the plan period Scothern will see limited growth due to its size and lack of key services and facilities. Planning permission has been granted for 71 dwellings on 3 large sites in the village; outline permission has been granted for Land of Dunholme Road (anticipated to deliver 33 units) and full planning permission for Land at Heath Road and Land adjacent to South Dene off Langworth Road (anticipated to deliver 30 units and 8 units respectively)

Furthermore, planning permission has been granted for development on two smaller sites: two dwellings are to be built on Heath Road and two on Back Lane.

Planning permission for these sites was granted while the neighbourhood plan was being prepared and they will be delivered over the Plan period. The delivery of these dwellings will ensure that the future housing need of Scothern is met and any additional housing requirement will be limited to small scale infill within the existing built up area of the village.

Limiting additional development to infill will help to ensure that the village does not further expand into the open countryside and that new development is located within sustainable locations, close to the village centre and amenities.

In order to provide certainty for developers and for the community these large sites with planning permission are allocated in the neighbourhood plan as although they have planning permission this may lapse over the lifetime of the neighbourhood plan.

At the time of the submission of the Plan, development was well-underway on the Heath Road site.

### H1: Future Housing Need

The neighbourhood plan allocates land for approximately 71 new dwellings on the following sites:

<u>Site reference</u>	<u>Location</u>	<u>Anticipated no. of dwellings</u>
H1.1	Land off Dunholme Road	33
H1.2	Land at Heath Road	30
H1.3	Land adjacent to South Dene off Langworth Road	8

Planning permission will be granted on the above sites provided the development meets the requirements set out in this Plan and the Local Plan.

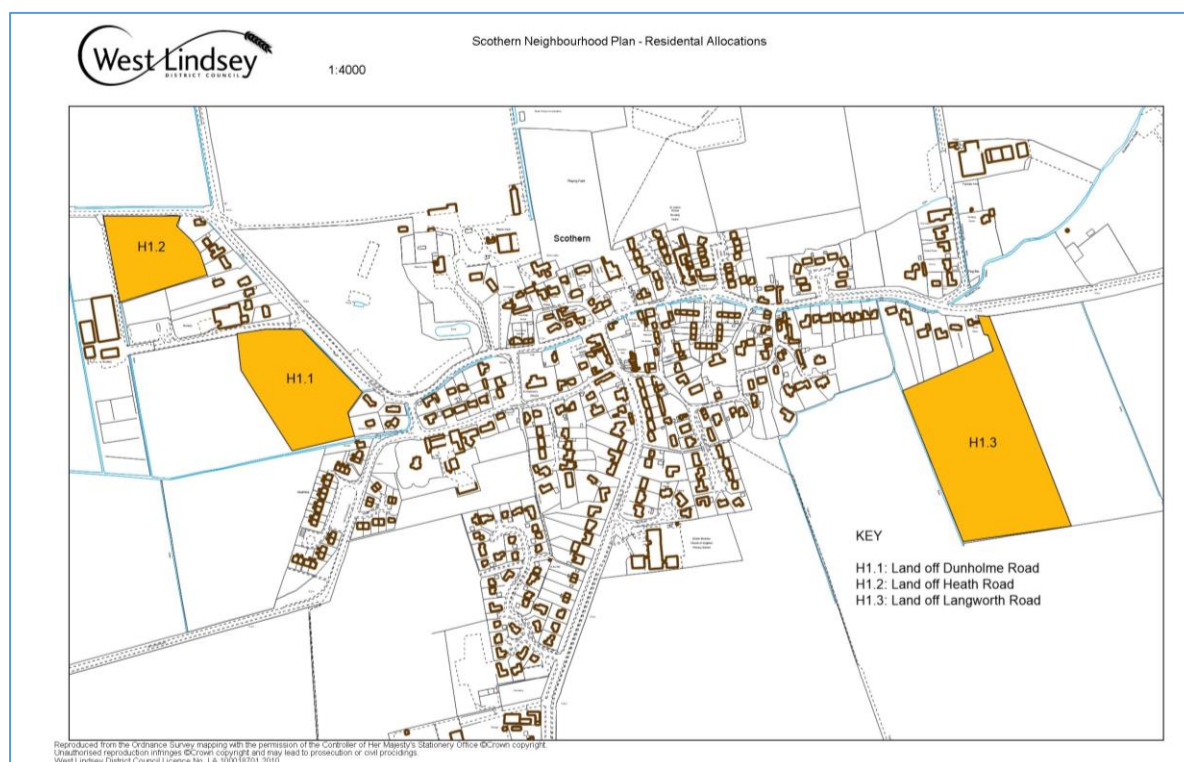


Figure 9: Housing sites allocated for development

It is recognised that affordability is an issue of concern in Scothern. On new developments affordable housing will be delivered according to the policies in the Local Plan, for example, the planning permission associated with H2, land at Heath Road will ensure 14 affordable homes are delivered.

It is acknowledged that the future housing need may change and is likely to increase over the lifetime of the neighbourhood plan. The plan will therefore be reviewed every 5 years in



order to ensure that it is kept up-to-date and sufficient housing is provided to meet the needs of all residents.

The Council recently refused planning permission for 35 dwellings on land to the rear of Weir Farm and Lime Tree Paddocks and this decision was recently upheld at appeal. However, a further planning application has been submitted on the site for 36 dwellings and a decision is awaited.

## **H2: Housing mix**

According to the 2011 Census, nearly 80% of houses in Scothern comprise 3 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.

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).

Affordability remains a concern in Scothern and West Lindsey as a whole. In West Lindsey District the cheapest homes cost 5.6 times average earnings and in recent years only 6 properties have sold for less than £120,000 in Scothern (Community Lincs, 2015). The average price for a property in Scothern in 2014 was £255,540 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 in the village and by encouraging the provision of smaller dwellings.

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. Furthermore, reflecting Local Plan policies a proportion of new dwellings should also be built to the access standards in [Part M4\(2\) of the Building Regulations](#) (accessibility, adaptability and wheelchair housing standards). The building regulations seek to ensure all housing and wider developments are accessible to all those with physical and mental health limitations, including dementia, and will enable residents to remain within their own house as their needs change.

Policy H2 identifies that there may be viability issues that could prevent the delivery of some sites to these higher standards. In circumstances where a developer considers this to be relevant to any particular site an open book policy should be applied to any planning application that does not include housing to the standard required.

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:

## H2: Housing Mix and Type

All new developments for housing should meet locally identified needs. Proposals that provide a mix of houses and which cater for the housing needs of the local community will be supported. Proposals that include one and two bedroom houses based on the local housing need will be particularly supported.

At least 30% of dwellings on sites of over six dwellings should be built to the higher access standards in Part M4 (2) of the Building Regulations, other than in circumstances where the commercial viability of the scheme would be unacceptably affected.

## 4.3 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"><li>• D1: Design and Character</li></ul>
Local heritage buildings contained within the historic core area of the village will be respected and conserved	<ul style="list-style-type: none"><li>• D1: Design and Character</li></ul>

### D1: Design and Character

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.

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.

The steering group has produced a comprehensive Character Assessment for Scothern which identifies 5 distinctive character areas within the neighbourhood area. Each of these areas has its own local character, design principles and unique features, views and vistas. This 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 this design policy. It should be referred to as part of the planning application process.

Scothern has a rich history with the village core retaining a medieval street pattern and properties that date largely from the 18<sup>th</sup> and 19<sup>th</sup> 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 English Heritage 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.

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.

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.

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).

The following design policy provides a positive framework for the achievement of high quality and inclusive design that will help Scothern to retain its strong sense of place. 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.

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

Future development proposals will be supported where they have regard to the Scothern Character Assessment, and particularly, where they:

- respect the archaeological, historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local character and a strong sense of place; and
- recognise and reinforce local character in relation to height, scale and space of buildings; and
- Respect and safeguard the important, predominantly undeveloped gaps between Scothern and the settlements of Langworth, Dunholme, Nettleham and Sudbrooke; and
- enhance pedestrian and cyclist connectivity. This can include the improvement and upgrading of existing routes; and
- respect local landscape quality ensuring that views and vistas are maintained wherever possible; and
- retain mature or important trees of good arboricultural and / or amenity value; and
- where practicable and viable, incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation; and
- respond to and enhance the setting of Local Green Spaces and other valued green spaces

## **4.4 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"><li>• T1: Parking</li><li>• T2: Walking and cycling routes</li></ul>

### **T1: Parking:**

Many residents have expressed concern about the number and type of vehicles that pass through the village on a daily basis. There is also 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 and Welton, to access convenience shops, secondary education and medical facilities. This is further exacerbated by the limited public transport with no bus services after 7pm, on Sundays and Bank Holidays and the services being incompatible with some hours of employment.

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.

The following car parking standards will apply. These are based on the parking standards in the West Lindsey Local Plan and reflect the rural nature of the village, high levels of car ownership and reliance on private vehicles to access facilities and services.

**T1: Parking standards:**

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

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

Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations.

**T2: Pedestrian and cycle routes**

The issue of pedestrian and cycle linkages has been highlighted by residents during the Spring 2015 and Summer 2015 surveys. 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 local 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.

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**

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.

## 4.5 Business and employment

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

### B1: Working from home

Scothern is primarily a residential village with over 71% of residents travelling by car to access employment opportunities (2011 Census). 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. The 2011 Census and the 2015 village survey also identify that a relatively large proportion of residents in Scothern work from home.

While it is anticipated that these trends will continue there are a number of existing employers in Scothern that play an important role in the local economy and contribute towards the liveliness and activity in the Parish. Existing businesses in Scothern will be supported, new employment opportunities encouraged and the neighbourhood plan seeks to actively support opportunities for working from home.

While working from home may not be a suitable option for every employee in every business, using home as a working base for at least part of the week offers a number of benefits for business. Furthermore, home working reduces the need for residents to commute to work thereby reducing traffic and congestion and can also contribute towards a work-life balance by, for example, assisting residents to manage childcare.

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.

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

### B2: Working from home

Planning permission for development that enables home working will be supported if the development:

- is in keeping with the scale, form and character of its surroundings; and
- does not significantly adversely affect the amenities of residents in the area; and
- does not significantly increase vehicular traffic flow; and
- has safe and suitable access to the site for all people.



## 4.6 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"><li>• E1: Local Green Space</li><li>• E2: Local Biodiversity</li><li>• E3: Scothern Beck Green Corridor</li></ul>

### E1: Local Green Space:

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.

The National Planning Policy Framework (NPPF) enables neighbourhood plans to designate Local Green Spaces, which are of particular importance to the local community, in order to offer them protection from development other than in very special circumstances.

Paragraph 77 of the NPPF states that Local Green Spaces should only be designated:

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

The Scothern Neighbourhood Plan has identified the following four areas which are of particular local significance because of their beauty, historical significance, recreational value and tranquillity. The neighbourhood plan will seek to protect these valuable assets from future development by designating them as Local Green Space.

## E1: Local Green Space

The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Figure 10:

- LGS1: Village Hall Playing fields
- LGS2: Grange Park
- LGS5: Heathlea Greens

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

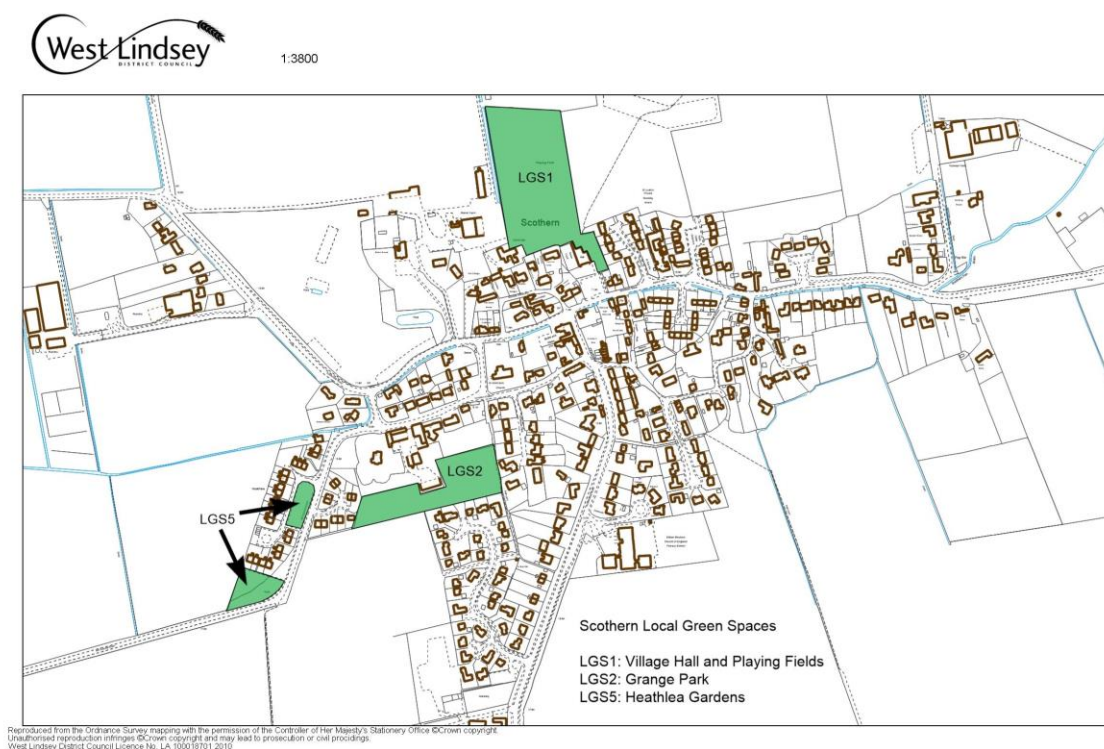


Figure 10: Designated Local Green Space

Further information and justification for these designations can be accessed in the evidence base: Local Green Space.

## E2: Biodiversity

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.

The neighbourhood plan will seek to ensure that the natural environment is protected, managed and enhanced.

### E2: Biodiversity

All development proposals should:

- Respect local wildlife sites and habitats / species of principal importance unless exceptional circumstances can be demonstrated; and
- protect, manage and enhance the network of habitats, species and sites of importance including trees, hedgerows and roadside verges; and
- minimise impacts on biodiversity; and
- where possible seek to deliver a net gain in biodiversity

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.

Developments must seek to deliver no net loss to biodiversity or negative impact on local wildlife sites and habitats / species of importance unless exceptional circumstances can be demonstrated. If this situation arises mitigation and compensation would be required to ensure no net loss of biodiversity and environmental value. Wherever possible developments should seek to deliver a 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.

The trees, hedgerows and roadside verges in Scothern Parish make an important contribution to the landscape character 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.

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 oppose to May / June and the removal of cuttings.

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

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 Road 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.

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.

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.

Over 97% of respondents to the Summer 2015 survey supported the aim of encouraging proposals to retain a green corridor either side of the Beck, to improve the setting of the Beck (in particular to the appearance of the concrete sections) and to enhance the amenity, biodiversity and recreational value of the Beck.

The neighbourhood plan will seek to deliver on this aim.

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

Proposals to enhance the setting of the Beck and its associated amenity value will be supported.

Where appropriate development proposals adjacent to the Beck should:

- seek to retain public access and extend access through the formation of waterside walkways; and
- preserve and enhance its amenity, biodiversity and recreational value; and
- 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

Development proposals which encroach upon or materially harm the function, character or appearance of the Beck will not be supported.

It is recognised that in order to improve the Scothern Beck Green Corridor the Parish Council will need to continue to work with 3<sup>rd</sup> Witham Internal Drainage Board and/or Lincolnshire County Council. The neighbourhood plan has also identified enhancements to Scothern Beck as a project on which the neighbourhood proportion of CIL receipts could be spent (see CA2: CIL monies).

## 4.7 Community

Community Objectives and Policies	
Protect and enhance community facilities	<ul style="list-style-type: none"><li>• C1: Provision of new and / or improved community facilities</li><li>• C2: Loss of existing community facilities</li></ul>

### **C1: Provision of new or improved community facilities:**

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.

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.

#### **C1: Provision of new or improved community facilities:**

Proposals for new or improved community facilities will be supported subject to the following criteria:

- the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities; and
- the proposal would not have significant harmful impacts on the surrounding local environment; and
- the proposal would not have unacceptable impacts on the local road network; and
- the proposal would provide appropriate car parking facilities; and
- the proposal is located within or immediately adjacent to the built up area boundary

The community has expressed support for the redevelopment and or refurbishment of the existing village hall and this is also considered as part of Community Aspiration CA1 for use of CIL monies.

### **C2: Retention and improvement of existing community facilities**

The existing community facilities are well used by the community and the Spring 2015 survey identified the most popular and well used amenities as follows: Ellison Boulsters Church of England Academy, the Field-paths, The Bottle and Glass pub, the Village Hall, Grange Park, the Methodist Church and St Germain's Church (as illustrated in Figure 11). Furthermore, over 262 respondents to the survey participated in clubs or societies in the village which include Scothern Players, Friends of St Germain's Church, Cricket Club, Mother and Toddler Group, Scouts / Cubs / Brownies / Rainbows, Gardening Club and the Football

Club These groups are hosted within the existing community facilities and contribute significantly towards village life in Scothern.

The neighbourhood plan will seek to ensure the retention, continued use and refurbishment of existing facilities and to prevent their loss. This is particularly important as the population is ageing and residents may be unable to easily access facilities in neighbouring villages.

## **C2: Retention and improvement of existing community facilities**

The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses will be supported.

Proposals for the redevelopment or change of use of land or buildings that would result in the loss of community facilities will only be supported where:

- it can be demonstrated that the existing use is no longer economically viable; and
- the site has been actively marketed at a reasonable price for a minimum of 12 months and that no sale or let has been achieved; or
- any replacement use will provide equal or greater benefits to the community

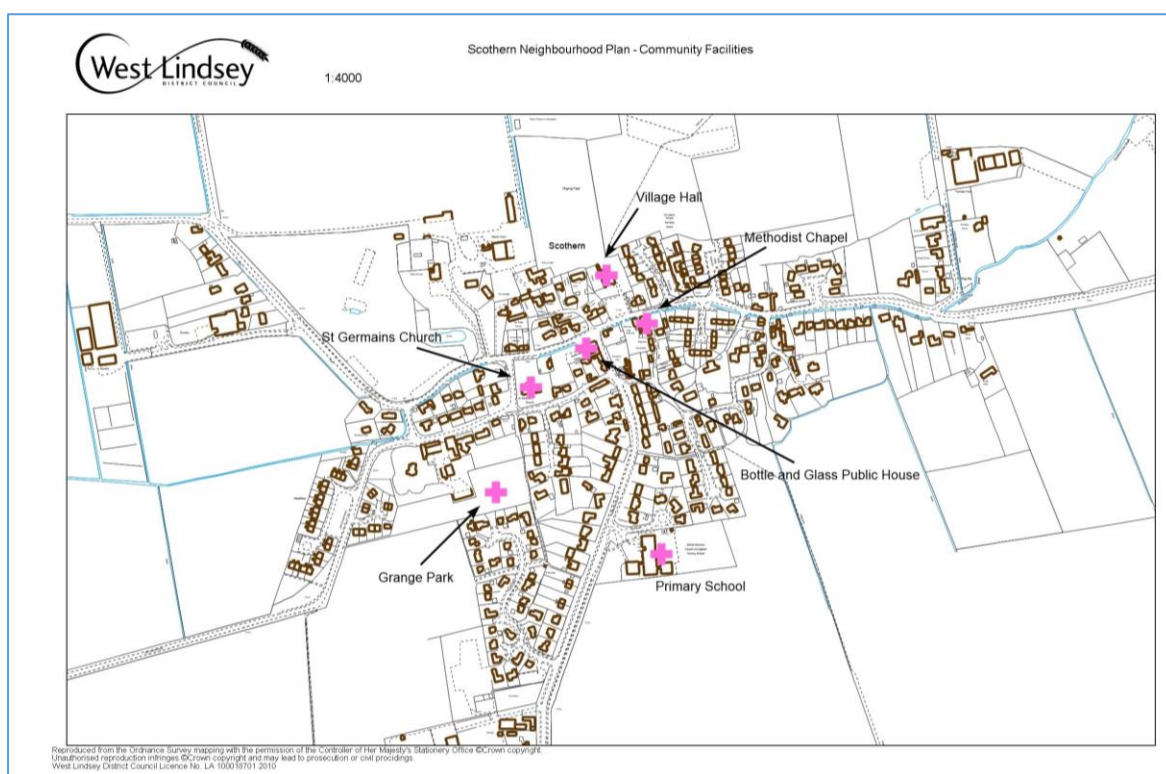


Figure 11: Community facilities in Scothern

In addition, the neighbourhood plan proposes to designate a number of these facilities as Assets of Community Value and this is considered in Community Aspiration 5: CA5 Assets of Community Value.



## 5 Community aspirations:

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.

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.

### CA1: Proposals for CIL 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<sup>1</sup>.

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 aspiration:

#### CA1: 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:

- Establish a Community Shop / Post Office
- Replacement facilities in the children’s Play Park
- Improvements / enhancements to the Village Hall
- Enhancement of Scothern Beck, as identified in Policy E4
- Improvements to traffic management
- Improved cycle and walking routes, as identified in Community Aspiration, CA2
- Improvement and enhancement of Local Green Spaces, designated in Policy E2.

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. Moreover, the current landlord of the Bottle and Glass Pub has identified an unused garage on the property that

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<sup>1</sup> This only refers to developments granted planning permission once the CIL levy is in place and not those sites allocated in the neighbourhood plan.

has the potential to be used as a Community Shop. CIL monies could therefore be used to support the establishment of these facilities.

In October 2015 Community Lincs Consultancy Services were commissioned to undertake a review of 'Scothern Recreational and Leisure Needs, Now and in the Future.' Their survey identified as an urgent priority a need to upgrade and update the children's play equipment which is located to the front of the village Hall. There is widespread community support for this proposal and respondents to the Spring 2015 survey identified an enhanced play park as a top priority.

The Community Lincs survey results also demonstrate a need and support for improvements to the standard of the village hall. It was suggested that if monies are available the village hall could be either refurbished or rebuilt to serve as a 'Community Hub' which can provide a general meeting place for people to come and socialise as well as offering facilities for specific user groups. This proposal has support from the wider community with 69% of respondents to the Spring 2015 survey, when asked if they felt the village hall needed replacing, indicating their support for a new or refurbished village hall.

The neighbourhood plan seeks to support proposals which will enhance the setting of Scothern Beck and its associated amenity value – see Policy E4. In order to deliver on this aim CIL monies may be used to improve the visual attractiveness of the Beck as it passes through the village and in particular to improve the appearance of the concrete sections.

Residents have expressed concern about levels of traffic, congestion and parking within Scothern and particularly in the village centre and around the school. CIL monies can be used to fund the introduction of appropriate traffic management schemes and to fund improvements to the bridleways, walking and cycling routes. Policy T2 seeks to ensure new development provides safe walking and cycling routes and Proposal CA2 supports improvements to the existing network.

The neighbourhood plan designates a number of areas as Local Green Space (Policy E1) and CIL monies can be used to support further enhancement.

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.

### **CA2: Improvements to bridleways, walking and cycling routes:**

Residents expressed strong views about traffic issues, highlighting problems with a lack of footpaths and concerns over road safety due to the heavy traffic and congestion through the village and the associated risks to pedestrian and cyclist safety. The view was expressed that opportunities to encourage cycling and walking should be pursued along with measures to improve safety for all road users.

Due to the small size and compact nature of the village Scothern is well suited to walking and cycling and improved connections between existing residential areas and the village centre would reduce traffic, reduce congestion and parking issues and make the village more sustainable. A number of the footpaths through the village have 'missing links' and

proposals to improve these linkages will be supported. The current footpath network and missing links can be identified on Figure 12.

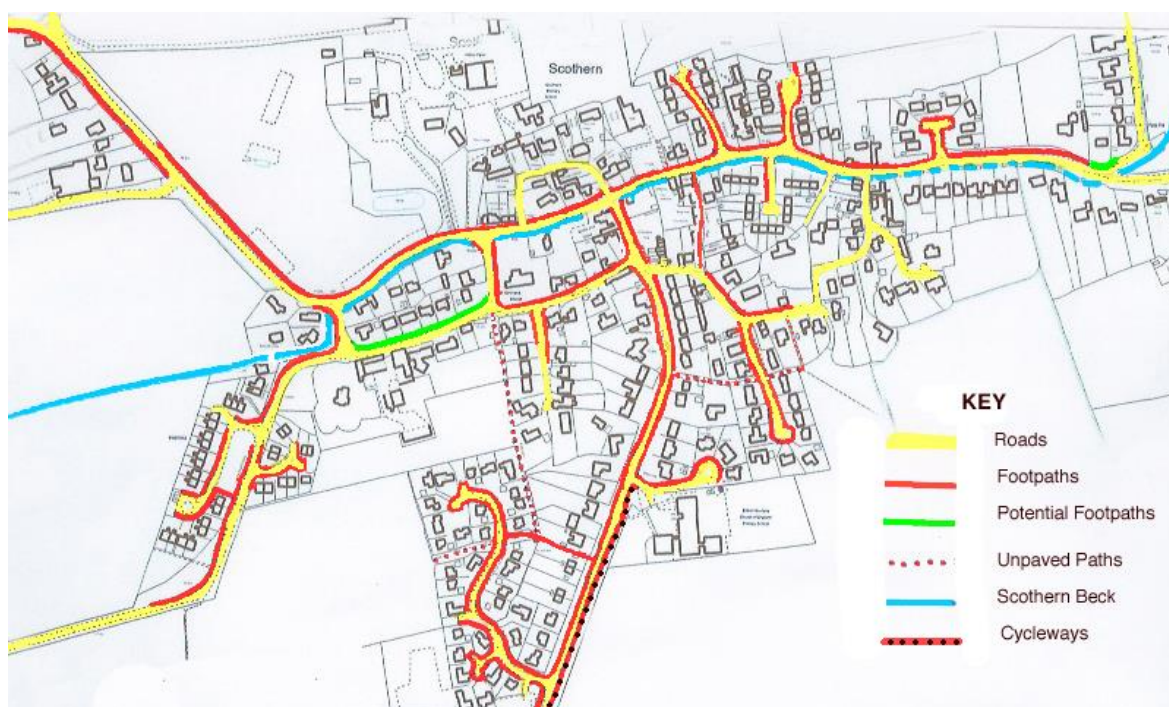


Figure 12: Footpath and cycleway network in Scothern

One of the key assets of Scothern is its rural location and easy access to the surrounding countryside. As identified in the 2015 Spring Survey 311 respondents to the survey use the surrounding fieldpaths for walking and the Viking Way route, a long-distance path which passes through areas occupied by Norse invaders in Lincolnshire, Leicester and Rutland, passes between Scothern and Nettleham and is an important visitor and tourist attraction. The neighbourhood plan will therefore support proposals that enhance these recreational routes for walker, cyclists and horse riders and improve connections to and within the village.

#### **CA2: Improvements to bridleways, walking and cycling routes**

Support will be given to proposals which would increase or improve the network of cycleways, bridleways, footways and footpaths, either by making land available for that purpose or by means of financial contributions through legal agreements or (when adopted) the Community Infrastructure Levy.

As identified in Community Aspiration CA1: Proposals / Projects for CIL monies, developer contributions may be used to fund these improvements.

#### **CA3: Enhancement of village facilities:**

Land close to Ellison Boulters Church of England Academy has been identified as a possible site for the location of new village facilities.

The land is not available at present as it is leased out. It lies close to the 'nodding donkey' and is unsuitable for housing development as it falls within the HSE zone surrounding the oil field.

Should the land become available over the plan period Community Aspiration CA3 outlines the range of uses and facilities that would be considered and supported:

**CA3: Enhancement to Village Facilities**

Should land close to Ellison Boulters Church of England Academy become available over the plan period the following uses would be supported:

- Car-parking
- A burial ground
- Recreational facilities including a cricket pitch
- Allotment provision, community spaces and / or community orchards
- School playing fields

The community has expressed concern about levels of congestion and traffic within the village. If land were to become available a car park could be provided which would reduce the impact of on-street parking and ease traffic flow through the village.

There is a need to identify land for new burial space as the existing burial group at St Germain's Church has become increasingly waterlogged. St Germain's Parochial Church Council, having taken the advice of the Diocesan Advisory Committee and the Archdeacon, passed a resolution of 9 March 2016 to apply to close the extension Churchyard on Sudbrooke Road. As a result of this closure a new location will need to be found and land close to Ellison Boulters Church of England Academy may be suitable.

Community Lincs survey identified that the playing field which is adjacent to the village hall is used by both the cricket team and the football team. The field is too small to accommodate these users and at this time there is overlap between the cricket and football usage. In order to ensure that the football and cricket team have adequate facilities the neighbourhood plan will support the development of a new field which can be used in all weathers. A larger cricket pitch would also assist the cricket team in their aspiration for promotion.

There is currently no allotment provision within Scothern. Should land become available then the need for allotments should be assessed and if a need identified then suitable facilities should be provided.

Should the school need to expand then the site could provide an appropriate location for school playing fields. Dual use by the community of these school facilities would be supported including amenities for young people.

#### **CA4: Redevelopment of the cricket ground**

If the site identified in CA3: land close to Ellison Boulsters Church of England Academy is developed for recreational uses, then this would release the existing cricket ground. The existing cricket ground could then be redeveloped and this would allow the existing village hall to expand and new recreational facilities provided. As discussed in CA1 there is widespread community support for the provision of a new village hall or improvements to the existing facilities and provision.

#### **CA4: Redevelopment of the cricket ground**

Should the existing cricket ground become available because of relocation of the cricket club, expansion of the village hall and provision of recreational facilities will be supported.

#### **CA5: Assets of Community Value**

This community aspiration proposes land and buildings of an existing social purpose and value are considered by the local planning authority for designation as Assets of Community Value under the Community Right to Bid provisions of the Localism Act 2011. The assets listed in this policy are considered to meet the definition of the Act i.e. that “a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values.”

All the assets selected 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.

#### **CA5: Assets of Community Value**

The neighbourhood plan proposes the following buildings are assessed by the local planning authority for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:

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

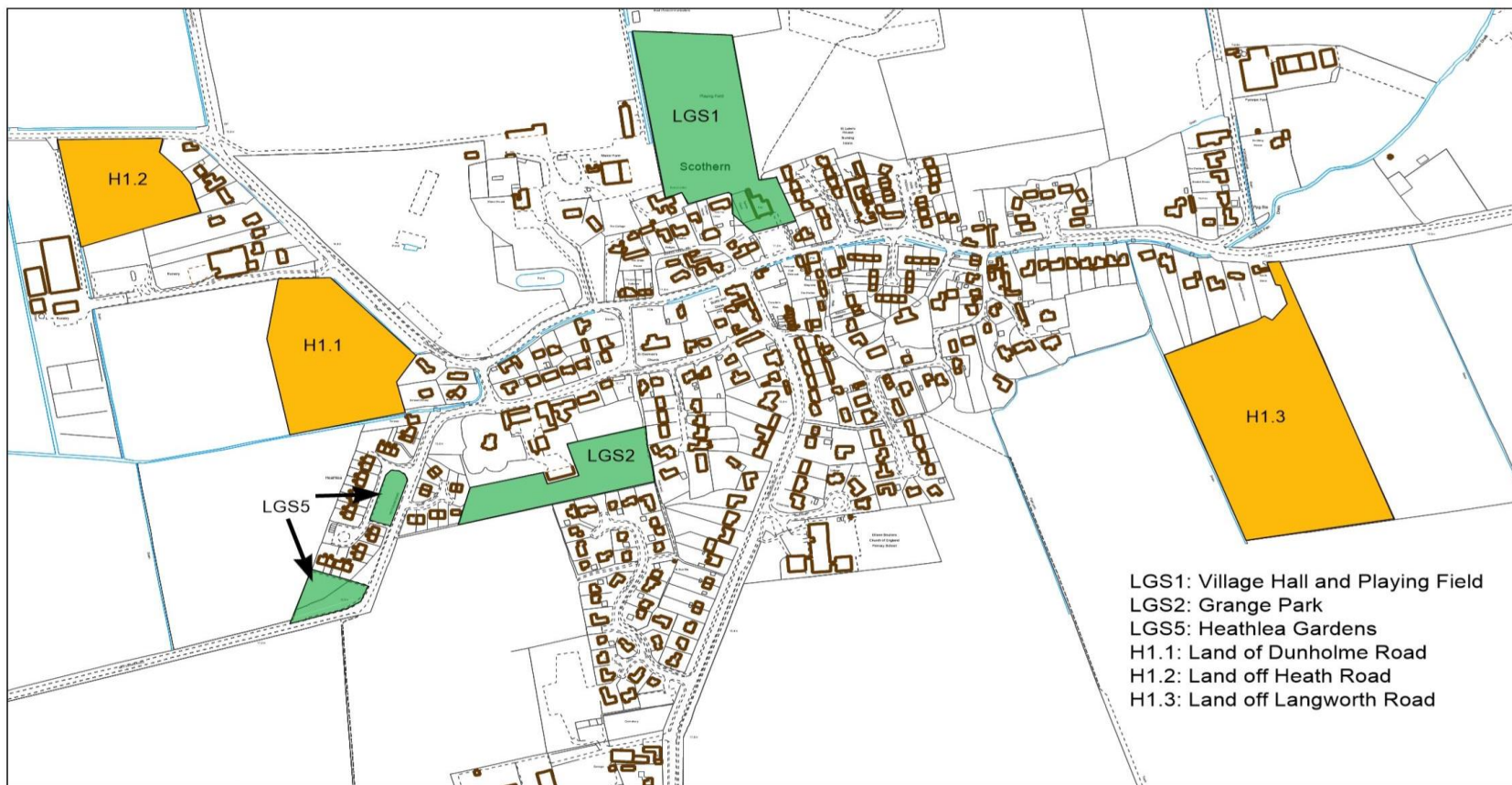
Proposals that will enhance the viability and/or community value of these assets will be supported and proposals that would result in their loss or cause significant harm will be resisted.



## 6 Appendix 1: Proposals Map



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LGS1: Village Hall and Playing Field  
LGS2: Grange Park  
LGS5: Heathlea Gardens  
H1.1: Land of Dunholme Road  
H1.2: Land off Heath Road  
H1.3: Land off Langworth Road

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