

# **Nettleham Neighbourhood Plan**



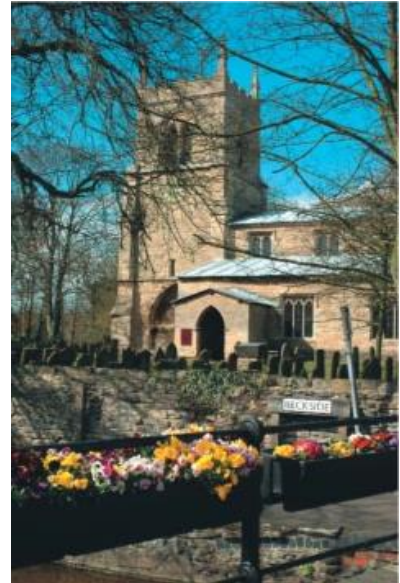
**Review 2022 - 2040**

**Draft Plan (Regulation 14)**

July 2022

**Published by Nettleham Parish Council**

**Scothern Road, Nettleham, Lincoln, LN2 2TU**



## Foreword

In 2016 the Nettleham Neighbourhood Plan was adopted by West-Lindsey District Council having successfully gone through all required statutory process steps. Since that time the policies in the plan have been used on numerous occasions to help determine planning decisions by West Lindsey District Council relating to development in Nettleham. It has given the residents of Nettleham a say in determining future development of Nettleham in terms of scale, location and design of new homes, whilst identifying what's important to residents and what needs protecting.

The Nettleham Neighbourhood Plan was originally conceived as being the plan for the village until 2031. However it was recognised when the plan was made that around halfway through the term a mid life update review would be necessary to ensure that the plan complied with the latest national planning legislation, and possible changes to the Central Lincs Local Plan. Work started on the review in 2019 by a small group of Parish Councillors. It was found that since the Plan was adopted there were a number of areas which needed to be updated to be compliant with the latest changes to National Planning Policy Framework. Without compliance the Nettleham Plan would carry less weight in planning decision making.

In early 2020 a team of Councillors and residents was formed to undertake an in depth review, not least because the Central Lincs Local Plan (CLLP) was also being reviewed. Under planning law where there is a conflict the latest approved plan carries greater weight than older plans in decision making. It was also important that our review should mirror the progress on the Local Plan to avoid conflicts.

One very significant change in planning was that the emphasis for Neighbourhood Plans was modified to defining local design details, green spaces, green corridors etc and less about housing allocations, and new development areas. It was felt by the team that this severely constrained the original concept of Neighbourhood plans for local people to be able determine the shape of the future development of their community, and that delivery of strategic housing numbers now took precedence.

Due to the technicalities of planning, a consultant was engaged; Luke Brown (a former West Lindsey District Council planning officer specialising in Neighbourhood planning). I would like to thank Luke for his invaluable assistance and commitment in the preparation of this revised plan.

This revised plan is based on the original but with more emphasis on providing general design codes to better reflect the character of the village, and specific design codes for the 3 new building sites identified in the emerging CLLP review. Climate change is another significant area of consideration in the plan review and the plan has now includes elements of the Nettleham Parish Council's Climate Change Strategy. Clearly the work was impacted by the pandemic and numerous lockdowns in 2020-2021, but

there were several public engagement sessions to obtain feedback on the emerging ideas and policies.

I would like to thank Ministry of Housing, Communities and Local Government for the grant funding administered by Groundwork (UK) which covered the cost involved in undertaking this work. I would also like to thank the review team and particularly Cllr Chris Higham who, (new to planning matters) took on the role as Chairman of the group and steered the plan review to a successful conclusion.

***Cllr John Evans - Chairman***

***Nettleham Parish Council***

### **Acknowledgements**

The Parish Council would like to thank all those involved in preparing the review of the Nettleham Neighbourhood Plan, including the following individuals:

Chairman Chris Higham

Cllr John Evans

Cllr John Barrett

Cllr Richard Porter

Resident Terry Williams

Resident Chris Johnson

Resident Carol Worthington

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# 1 Introduction and Background

- 1.1 In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.
- 1.2 The Nettleham Neighbourhood Development Plan must:
  - Have appropriate regard to national planning policy;
  - Be in general conformity with strategic policies in the development plan for the local area and contribute to sustainable development. The Parish of Nettleham is part of the District of West Lindsey. The local strategic context is, therefore, set by the most up to date Central Lincolnshire Local Plan;
  - Be compatible with human rights requirements.
- 1.3 In March 2016, the first Nettleham Neighbourhood Plan was made after a successful referendum which was held on the 28<sup>th</sup> January 2016.
- 1.4 At that time, it was anticipated that the Neighbourhood Plan would be subject to an early review due to the emerging Central Lincolnshire Local Plan and changing National Planning Policy.
- 1.5 Since the adoption of the Central Lincolnshire Local Plan in April 2017, the Parish Council have been closely monitoring the effectiveness of the Neighbourhood Plan policies and its evidence base. To a large extent the Central Lincolnshire Local Plan had aligned its growth and environmental policies to those within the Neighbourhood Plan. This included designating a large Green Wedge between Lincoln and part of Nettleham, the allocation of five residential development sites which would accommodate around 250 new dwellings over the plan period.
- 1.6 In early 2020, the Joint Strategic Central Lincolnshire Planning Committee announced that a comprehensive review of the existing Local Plan would commence.
- 1.7 Due to this impending review of the Local Plan, it was decided that a review of the Neighbourhood Plan should also commence to run alongside the Local Plan review. This was to make sure that, similar to the first Plan, the community could influence the development of the Local Plan as much as possible.
- 1.8 In June 2020, the Neighbourhood Plan Group commissioned consultants to help support the review of the existing Neighbourhood Plan against the adopted Local Plan and the updated National Planning Policy Framework and Planning Practice Guidance. This process highlighted which parts of the Neighbourhood Plan were



considered out-of-date and therefore had less weight in decision making and those areas where further work could be included.

**1.9** Since the provisions of the Neighbourhood Plan Regulations were outlined in the National Planning Policy Framework in 2012, they have evolved and the Basic Conditions now state that Neighbourhood Plans should:

- have regard to national policies (including the National Planning Policy Framework) and advice contained in guidance issued by the Secretary of State. A neighbourhood plan must not constrain the delivery of important national policy objectives.
- be in general conformity with the strategic policies contained in the adopted development plan for Central Lincolnshire.
- contribute to the achievement of sustainable development.
- have regard to and be based on up-to-date evidence supporting emerging development plans, especially in regard to housing need
- not breach, and be otherwise compatible with, Human Rights obligations.

### **The Neighbourhood Plan Review**

**1.10** This review has included a comprehensive review of the Plan in terms of changes to national and local legislation through the NPPF, local priorities and proposed changes to growth as identified through the emerging Central Lincolnshire Local Plan Review.

### **Neighbourhood Planning Area**

**1.11** The Plan applies to the Parish of Nettleham in the West Lindsey District of Lincolnshire. In accordance with part 2 of the Regulations, West Lindsey District Council (WLDC), the local planning authority, publicised the application from Nettleham Parish Council and advertised a six week consultation period. The application was approved by WLDC on 8th January 2013 and the Nettleham Parish designated as the Neighbourhood Area. Nettleham Parish Council confirms that this:

- Neighbourhood Development Plan and its proposed content relates only to the Parish of Nettleham. The parish boundary for Nettleham does extend beyond the A46 bypass (Nettleham Fields and Roman Gate) and into the wider Lincoln Policy Area as identified within the CLLP. While the majority of the site specific policies within this Plan may have limited influence to this part of the Parish, the wider environmental, climate and design related policies may still apply.

- Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.
- The Plan does not deal with excluded development.

1.12 Map 1 on page 8 identifies the designated Neighbourhood Plan Area, which is the same as the Parish Boundary, in red.

### Map 1: Nettleham Plan Area



*West Lindsey District Council*

### About Nettleham

#### Shape of the Settlement

1.13 Situated approximately three miles northeast of the City of Lincoln, Nettleham is an attractive village situated on the banks of a rivulet or beck. The Parish runs west east towards Scothern and South towards Lincoln at Minster Fields and Roman Gate over the A46 dual carriageway. The village is situated in a shallow valley, with rich soils and an abundance of water from natural springs. Two old Roman roads pass close to the village - the A158 leading to Wragby and the east coast, and the A15 (Ermine Street) northwards to the River Humber. In addition there is the A46 between Lincoln and Grimsby; this is the extension of the Roman Fosse Way, which linked Lincoln and Exeter via Bath.



- 1.14 For a distance of about 100 metres in the vicinity of the Church the Beck runs clear and shallow alongside the road. A footpath along the beck can be followed from Watermill Lane as far as Vicarage Lane and provides a pleasant waterside walk.

### Natural Habitat

- 1.15 The Beck was, in earlier times, used to supply fresh water to the parish. The source of the Beck is at Riseholme, which was also used to supply fresh water through pipes to Roman Lincoln nearly 2,000 years ago. The Beck is now home to a mixed colony of ducks. A delight every spring is for children of residents and visitors to see the broods of young ducklings paddling around on the water.



- 1.16 Next to the C11<sup>th</sup> Church is Vicar's Wood, a small area of woodland which is managed by the Parish Council. Further upstream we have a larger area of woodland and a lake whose reed lined edges is home to a wide range of water birds, and numerous bench seats provide a delightful place for a rest during a walk on one of the many footpaths around the village. The lake and woodland is within the grounds of the Divisional Police Headquarters but free access is provided to all visitors and is located on a sign posted footpath.
- 1.17 Next to the Bishop's Palace Scheduled Ancient Monument (SAM) site is Bishop's Meadow, an area of approximately half hectare, containing a wildflower meadow, heritage orchard and woodland area of native tree species. The site is leased from Church Commissioners and maintained by the Parish Council with voluntary assistance from the community.

### Archaeological Interest

- 1.18 The village contains the ruins of the First Bishop's (of Lincoln) Palace, a Scheduled Ancient Monument (SAM). The first building on this site was the Manor House of Nettleham, which was owned by Queen Edith wife of Edward the Confessor. It was eventually given to the Bishop of Lincoln in 1101 and converted into a palace.
- 1.19 The Bishop's Palace was destroyed almost 400 years ago and only buried foundations remain. This site was recently turned into a public amenity with distinctive oak gateways, discovery trail and information panels along the routes.

### The Built Environment

#### Conservation Area

- 1.20 In recognition of the number of important historical buildings (25 listed buildings including Grade I, Grade II\* and Grade II) a significant proportion of the village

centre was designated as a Conservation Area in November 1969. In 1984 the Conservation Area was reviewed by West Lindsey District Council and a number of boundary changes resulted. A revised Conservation Area was designated by WLDC in March and May 1985. See APPENDIX D for more details on the Conservation Area and the appraisal (as amended by West Lindsey District Council from time to time).

## **Religious Buildings**

- 1.21 The Parish Church of All Saints, dating back to circa 1055 stands in a pleasant setting of trees and is approached from the High Street by way of a footbridge over the Beck, which flows through the village. The village also has a Wesleyan Chapel which is 100 years old. Both buildings are still in regular use today for religious services and other community activities.

## **Evolution and Growth of Housing**

- 1.22 The evolution of the village tended to follow national trends and styles of building. The village has gradually evolved over the last 100 years from a small rural community of less than 1000 people to a thriving, prosperous, well educated large village. Nettleham now has many good local facilities and also easy road links into Lincoln City, which is only three miles away and therefore ideal for professional workers commuting to the city.

### **Pre 1901**

- 1.23 Up to the end of the Victorian era Nettleham was a small rural community comprising smallholdings, detached houses, rows of cottages, and some semi-detached houses mainly clustered around the Village Green, and shops in the village centre. This area is now classified as the Conservation Area of the village. Buildings were mainly built of stone and Langworth brick, pantile roofing was prevalent. Population in 1901: 953.

### **1901-1950s**

- 1.24 During the following 50 years virtually all new development with new building consisted of ribbon development along the main thoroughfares into the village such as Sudbrooke Lane and Scothern Lane. The period saw a mixture of detached and semi-detached houses mainly redbrick and was the start of the proliferation of bungalows in various types of brick or render materials.

### **1950s-early 60s**

- 1.25 This decade saw the start of estate type development and areas to the south of Washdyke Lane such as Cliff Avenue, Cherry Tree Lane and Beech Avenue: buildings were mainly bungalows and dormer style homes mostly in feature brick. Population in 1961: 1940

## **1960s**

1.26 During this decade there was further proliferation of estate developments including areas such as Brookfield Avenue and Greenfields to the east of the village centre. The design was typical 1960s relatively poor styling, generally brick and tile and a range of detached houses and bungalows. This period saw the maximum growth rate in the village and in 1971 the population almost doubled to 3112 thanks to general growth in affluence and the baby boomer generation settling down.

## **1970s**

1.27 In the 1970s Kingsway and All Saints Lane were built - these comprised of large detached homes for families and some bungalows, built in red or goldbricks style with tile roofs. Georgian rectangular styling proved popular at this time. Population in 1981: 3396.

## **1990s**

1.28 In the 1990s Poachers Meadow and Shaw Way estates were built and also the start of the Paddocks. These homes comprised mainly of detached houses and bungalows, with limited numbers of modern terraces and semi-detached homes built in modern brick. This period witnessed the adoption of UPVC windows. The population was only growing slowly at this time but households were getting smaller as the children born in the 1960s and 1970s left home, leaving a stable population of older residents

## **2001 - 2013**

1.29 Early in 2000 saw the completion of Shaw Way, Larch Avenue and some infill on Kingsway. Population in 2001: 3514

## **Since the adoption of the Neighbourhood Plan in 2017**

1.30 As the stable community of Nettleham aged demand came increasingly for low maintenance smaller homes with easily managed gardens. This period saw more building in the centre of the village on the old Coles Garage site on Church Street where 10 smaller properties were built in the courtyard format and designed for more elderly owners. In addition Poplar Farm, near the village centre, off Deepdale Lane was developed into 15 homes mainly detached but included upmarket terraced houses in a mixture of brick stone slates and tile. Over this period a small reduction in population occurred as the children of new residents 20-30 years before left to pursue careers elsewhere or could not afford to purchase their first home in the village. Population in 2020: 3840 (Population data: ref ONS Census data). Since 2014, a significant level of new housing has been permitted within the Parish leading to concerns about the capacity of existing local infrastructure. The below table highlights the volume and locations of new homes since 2014.

<b>Location</b>	<b>Tenure</b>	<b>Status</b>	<b>Total</b>
Land behind Deepdale Lane	50 market and 36 affordable	Completed.	86
Land behind Deepdale Lane	40 entry level homes	Planning permission granted	40
Land behind Scothern Lane	71, including 10 affordable	Under construction	71
Land off the Hawthorns	63 homes including 25% of units as affordable	Under construction	63
Land at Lodge Lane	34 market homes and 10 affordable	Completed	44
Roman Gate (South of A46 bypass)	24 apartment care facility	Under Construction	24

## Village Amenities and Facilities

1.31 The village of Nettleham is fortunate to have many facilities for use by the local population which include:

### Social Facilities

1.32 The Old School Rooms (originally the village school) in the heart of the village, adjacent to All Saints Church, has both small and large function rooms and fully fitted kitchens to enable catering for some 50+ people. The rooms are hired out to local clubs and other organisations during most of the week, both in the day and most evenings. In addition, nearby, there is the purpose built village hall, which is used for dances, parties, concerts as well as indoor sports activities such as badminton.

### Sports Facilities

1.33 The village has a 10 acre sports field containing a cricket pitch, a floodlit football ground with a covered stand, plus practice football pitches, rugby ground and three hard surface tennis courts. There is a pavilion on the sports field to allow players to shower and change after the match and then enjoy a relaxing drink with friends afterwards. The Pavilion is available to hire for social events in the village.

### Children's Play Areas

1.34 There are three play areas for young children dotted around the village, the largest is Bill Bailey's which, located near the village centre, covers about five acres. Bill Bailey's has play equipment including swings, seesaws and slide but also has a large

grass area for various ball games including football (with fixed goal posts). In addition there are smaller play areas for young children located in some of the newer housing developments around the village.

### **Library/ Coommunity-Hub**

1.35 The village boasts a library with a broadband Internet service and it is also currently the centre for a mobile library service, which reaches out to the more remote and smaller villages around the district.

### **Schools and Early Year's Learning**

1.36 There are also thriving infants and junior schools attracting pupils from around the district, not just Nettleham. Attached to the infants school is an out of hours club where working parents can leave their children during working hours and during school holidays in the sure knowledge that the children will be taken care of and kept safe. The recently renovated Brown Cow building provides a new facility for early year's education facility.

### **Health Centre**

1.37 Nettleham shares a health centre with the nearby village of Cherry Willingham and is located at the eastern edge of Nettleham. The health centre has several doctors and practice nurses and contains the necessary facilities to perform minor surgical procedures.

### **Places of Worship**

1.38 The Parish has a number of places of worship, including; All Saints Church, dating back to circa 1055 and the Wesleyan Chapel.

### **Cemetery**

1.39 The cemetery, attached to All Saints Church, and the extension on the other side of High Street has been the final resting place for generations of Nettleham residents. There is also provision for future needs in the form of a field behind the current cemetery which has been grassed and laid out with various trees and shrub planting to provide a quiet pleasant public space for picnics etc. until it is needed for its designated purpose.

### **Community Engagement**

1.40 Community engagement forms an important part of preparing a Neighbourhood Plan. During the development of the first Neighbourhood Plan, an extensive range of consultation period and methods were undertaken across various sections of the community. During the examination of the first Neighbourhood Plan, the appointed



examiner praised the exemplar consultation process that was undertaken by the Neighbourhood Plan group.

- 1.41 During the review of the Plan, the group will build on the success of the first consultation process. It is expected that the majority of information will largely stay the same in terms of local opinion, however, it is important to make sure a thorough consultation process have been undertaken. Initial publication was put within local media and social media about the review process and what it is likely to involve. Two public events were held to further publicise the review at the Old School Hall on the 25th and 26<sup>th</sup> June 2021.
- 1.42 Following this, a residents' questionnaire was distributed to each household to gain further information to help determine what parts of the plan are reviewed and to update some local evidence. A public meeting was also held on the 27<sup>th</sup> July 2021 at the Old School where over 80 residents attended. The feedback from the questionnaire and public events has helped shape the emerging review of the Neighbourhood Plan.



## 2 Vision for Nettleham

The existing vision for Nettleham village remains valid for this plan review. The issues raised during the previous plan are largely still relevant today and it is important for the revised Neighbourhood Plan to continue to work to address these moving forward.

***Nettleham is one of the most attractive villages in Lincolnshire and its residents are proud of its appearance, sense of community and amenities. The village will continue to support sustainable and appropriate development that blends in with the traditional elements of the village and which can be accommodated within or beside the wider range of housing within the village. The community is committed to maintaining the quality of the local environment whilst accommodating appropriate renewable and low-carbon developments in lifestyle and technology, creating opportunities for residents now and in the future whilst protecting the unique atmosphere of Nettleham for posterity.***

### 3 The Aims for the Nettleham Neighbourhood Plan Review

- To manage new developments in accordance with their location, local character and the housing needs of the local community.
- To minimise the impact of new development on the surrounding countryside, landscape and ecosystems.
- To protect our valued Green Spaces
- Mitigate and adapt to the effects of Climate Change
- To preserve our major and minor Green Corridors
- To preserve our Historic Environment
- To preserve the rural character of the Parish and manage development around the edge of the village.
- To preserve and safeguard our local key amenities and services
- To reduce the need for travel by car and shorten the length and duration of journeys.
- To reduce road traffic congestion.

### 4 Neighbourhood Plan policies

The set of Neighbourhood Plan policies are broken into topic areas. The topic areas and associated policies, include:

#### **The Environment**

Policy E1 – Green Wedge

Policy E2 – Local Green Spaces

Policy E3 – The Historic Environment

Policy E4 – Major and Minor Green Corridors

#### **Development**

Policy D1 – Parking Standards for New Residential Development

Policy D2 – Parking Standards for additional Bedrooms to Existing Dwellings

Policy D3 - Water Resources and Flood Risk

Policy D4 - Design of New Development and Parish-wide Design Code Principles

Policy D5 – Climate Change Mitigation and Adaption

Policy D6 – Housing Development in Nettleham

Policy D7– Housing Mix and Affordable and Specialist Housing

### **Site Specific Policies and Design Codes**

Policy D8 – Land North of Lechler Close

Policy D9– Land behind Brookfield Avenue

Policy D10 – Land at Sudbrooke Lane

Policy D11 –Land at Linelands

### **Local Community Facilities**

Policy S1 - Local Community Facilities

## **5 Environment**

<b>Key Issues - Environment</b>	<b>Details</b>
Retain Nettleham’s village feel	Retain the Green Wedge between Nettleham and Lincoln. In addition, maintain the physical separation between Nettleham and other settlements.
Maintain attractive built environment	The local environment is valued and must not be degraded
Heritage and natural environment is important to the local community	Conservation Area, Heritage sites, field and woodland walks must be preserved and enhanced (where possible)

### **Green Wedge**

**5.1** To preserve the important areas of countryside that separate Lincoln from its nearby rural communities, the Central Lincolnshire Local Plan designated a set of “Green Wedges”. For Nettleham, an extensive area of farmland between the A46

and Greetwell Lane/ High Street to the South of the village is designated as a Green Wedge through Central Lincolnshire Local Plan Policy LP22.

- 5.2 It is also considered that this area forms an important green corridor to the north east of Lincoln for migration of wildlife and insects and connects with other green corridors identified within the emerging Local Plan. The gap between Nettleham and the A46 ring road is only approximately 0.75 miles (1.2km) and therefore would act as a severe pinch point if further development encroached on to this land.
- 5.3 It is recognized that this green wedge designation will not restrict development that is covered by agricultural or other permitted development but seeks to define and protect the southern boundary of Nettleham and preserve Nettleham's sense of identity.

## Map 2: Green Wedge



### Policy E1 – Protecting the Green Wedge

1. Proposals for built development within the identified Green Wedge will be carefully controlled. Development will only be supported where it can demonstrate that it complies to the criteria in Policy LP22 of the Central Lincolnshire Local Plan and, more specifically, how it would retain the separate identity and rural character of Nettleham and its relationship with settlements around the neighbourhood area.

## Local Green Spaces

- 5.4 The rural nature and aspects of the Parish and village are much valued. Individually and collectively a number of important spaces, ranging from playing fields to a village green, make a vital contribution to the character and appearance of the village and are valued by the community, be it for resting on the seats, having a family picnic or learning about the local history etc., as well as providing visual breaks and green lungs for the village.
- 5.5 A detailed assessment and justification for the designation of local green spaces against the principles set out in the NPPF can be found in Appendix B.
- 5.6 The largest areas of protected green spaces (over ½ Ha) are principally playing fields (1, 12), a Scheduled Ancient Monument site (4), a burial ground extension (3), recreational amenity (4), and the village green (11). This review includes an additional Local Green Space (15) with the justification added to Appendix B.

### Policy E2 – Local Green Spaces

1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on the Proposals Map.
2. Applications for development on the identified local green spaces which would adversely affect their function as open green spaces will not be permitted.

- (1) Mulsanne Park Playing field.
- (2) The disused quarry at the southern end of the Swathe.
- (3) The Swathe (burial ground extension).
- (4) The Bishops Meadow area.
- (5) The Bishops Palace.
- (6) The Old Quarry Washdyke Lane.
- (7) Almshouse site Washdyke Lane.
- (8) Police HQ Playing field and woodland walk area.
- (9) Beckside.
- (10) Vicars Wood.
- (11) The Nettleham Village Green.
- (12) Bill Bailey's Memorial playing field.
- (13) Ridge and Furrow earthworks off Deepdale Lane.
- (14) The Pinfold Mill Hill.
- (15) Kingsway junction with Washdyke Lane



## The Historic Environment

- 5.7 The historic environment is a very important aspect of the sense of place and identity of Nettleham and must be protected. Local heritage sites, including the scheduled ancient monument site off High Street and historical earthworks such as ridge and furrow off Deepdale lane, are an irreplaceable resource and should be conserved in a way that ensures they continue to make a positive contribution to the Parish's heritage. Possible sites include:
- a) Public open space
  - b) Educational amenity
  - c) Wildlife reserve
- 5.8 The area around the village green and surrounding Conservation Area is generally considered to form a key aspect defining the character of the settlement of Nettleham. It is the beating heart of the community and a focal point containing many small businesses and shops. Information about the Conservation Area can be found in Appendix D.
- 5.9 Both listed and non-listed buildings in and around Nettleham Conservation Area are central to the character of the village and should be retained. Development proposals for the loss or alteration of buildings in or near to the Conservation Area that would result in a negative impact on the character, appearance or setting of the Conservation Area will not be permitted.

### Policy E3 – The Historic Environment

1. Development will be supported where it conserves or enhances the significance of heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, siting and materials.
2. Development proposals which would directly affect a heritage asset or its setting should be accompanied with a Heritage Impact Assessment.

Justification for alterations to any Heritage Assets or their setting will include:

- a) a heritage statement that clearly describes the significance of the building and explains in detail how the proposals should conserve this significance, and
- b) be in accordance with the most up to date legislation and national policy and guidance.

## Major and Minor Green Corridors

- 5.10 National Planning Policy Framework (NPPF) states that Local Planning Authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, and recognises the role of green infrastructure in managing the risks arising from climate change, and its potential to deliver a wide range of environmental and quality of life benefits. The NPPF is supported by National Planning Practice Guidance (NPPG), which sets out what plan makers must have regard to when producing plans. Recent changes to NPPG have placed notably more emphasis on the important role of green infrastructure in delivering healthy, sustainable communities, building a strong and competitive economy and meeting the challenges of climate change. Further additions to NPPG highlight the importance of ecological networks, including ancient woodland and landscape features, and the role of habitat corridors in helping to link isolated sites and species
- 5.11 Landscaping, tree and shrub planting and habitats such as woodlands, wetlands, heathland and grassland can provide aesthetic benefits, encourage healthy living and link fragmented sites of biodiversity. Identifying existing locations of habitats and how they relate to existing open spaces in and around the built environment is important to understanding the integrity of the green infrastructure network
- 5.12 Different elements of green corridors that have been considered are:
- Biodiversity corridors areas of ecological importance (including waterways) that provide habitat links with an urban area (may or may not be publicly accessible).
  - Trees, shrubs and hedges areas with continuous tree/shrub canopy and hedgerows that provide habitat for wildlife (includes areas in the open countryside and areas within the built up area including back gardens).
  - Greenways off road routes that connect people and wildlife to open spaces and other destinations and are traffic-free routes for shared use.
- 5.13 The following Green Corridors provide a focal point for local conservation effort to aid community cohesion, will increase landscape permeability for wildlife, and help people access the countryside and to experience wildlife first hand. They have been split into two typologies (major and minor Green Corridors) which help to determine their role in the community and for local wildlife.

## Major Green Corridors

- 5.14 The Nettleham Beck is identified as a major Green Corridor that runs through the parish via the village of Nettleham and is a greatly valued local feature for amenity, recreation and wildlife. The area along the becksides forms important natural habitat and also a recreational area via footpaths. The part of the Beck that runs through

the village of Nettleham contributes significantly towards local character and is a prominent feature within the historic centre of the village.

- 5.15 There will be significant opportunities within the Plan period for development proposals to improve the function and appearance of the Beck. The Parish Council encourages developers and landowners to explore opportunities for improved walking access, improved footpath connectivity, whilst preserving local wildlife and biodiversity.

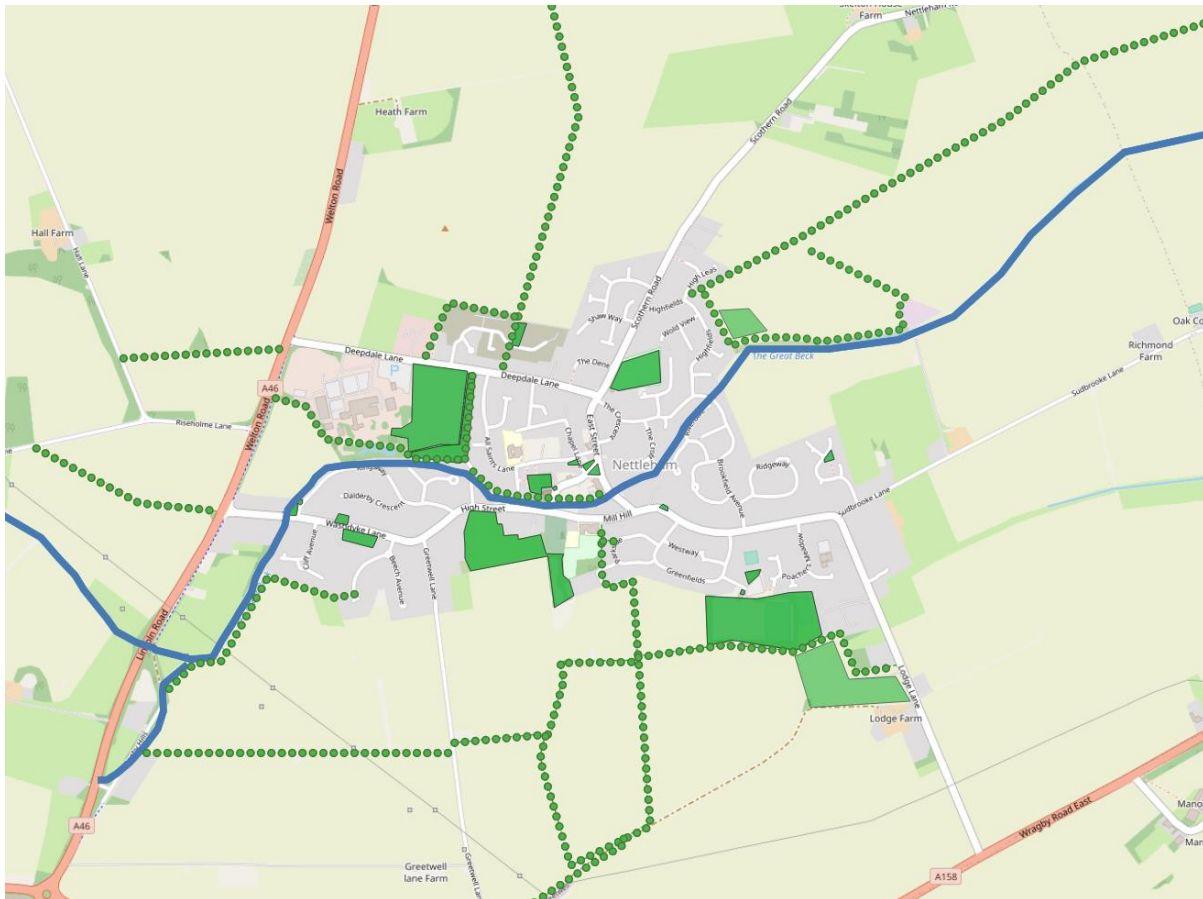
### **Minor Green Corridors**

- 5.16 The open fields surrounding the village along with the footpaths, bridleways, trees and hedgerows are likewise greatly valued by residents and provide a network for people and wildlife
- 5.17 Minor Green Corridors can also provide benefit, at a very localised level, within built up areas and can identify important breeding and nesting areas for birds and other wildlife.
- 5.18 To help preserve and enhance the Green Corridors, Policy E4 identifies the minimum buffer zone for each Corridor. Reflecting their value the buffer zone for major Corridors are wider (30m) than minor Corridors (15m) where appropriate. These are considered to be the minimum width needed for habitats within or adjacent to the Corridor to function, for a distinct landscape to be recognised, or to provide multi-functional space for wildlife, health, access and recreation. Each buffer zone is measured from the centre point of each corridor.
- 5.19 However, Policy E4 also recognises that the buffer zone should be responsive to local context, the existing quality and features of the Green Corridor in that location and the nature of the development proposal. On that basis, proposals lying wholly or partly within the buffer zone of a green corridor will be expected to evidence through a landscape statement the extent of the buffer zone, and how the design and layout will make provision for the green/blue infrastructure functions and activities expected to take place. This could be related to amenity, character, flooding landscape, biodiversity, recreation, movement, and/or drainage.

#### **Policy E4 – Major and Minor Green Corridors**

1. Major and minor Green Corridors, as identified on Map 2a, have been identified for their strong contribution to the character of Nettleham and importance to the movement of local wildlife and people. The function, setting, and biodiversity, landscape, access and recreational value of the major and minor Green Corridors will be protected and enhanced.
2. All proposals wholly or partly within the recommended minimum buffer zone of a major Green Corridor (30m width), or a minor Green Corridor (15m width) should be supported by an Ecological Impact Assessment and Landscape and Character Statement. This should confirm the extent of the buffer zone in that location and demonstrate how the design and layout of the scheme will positively respond to its location and should prioritise wildlife, recreation or green open spaces.
3. Proposals that provide an enhancement to a major or minor Green Corridor will be strongly supported.
4. Proposals for the creation of new Green Corridors are encouraged to help connect spaces and support local wildlife and biodiversity.

## Map 2a: Major and Minor Green Corridors





## 6 Development

Key Issues - Development	Details
Current traffic congestion	Cars parked in the centre of the village obstruct traffic flows
Flooding	Drainage is a concern following various flooding events and in particular the severe flood of 2007 and more recent floods in 2012 and 2019.
More affordable homes required to meet local needs	Provides , at least, 25% affordable housing that meets Local Planning policy
More housing for older people	More 1 and 2 bedroom dwellings
Varied range of property across all tenures	Relatively even distribution of types of property on each development site required.
Location of new development	Development to the south of the village should be excluded to avoid merging with Lincoln and losing village identity
Retain village feel/character of Nettleham	New housing should be of a scale, design and density to fit within the existing character of the village

- 6.1 During the public consultations the need for some small-scale development was generally accepted as necessary, especially to meet the needs of young families, in the form of affordable housing, and for those older members of the community whose homes and gardens are too big for them now and who need to downsize but still wish to retain a high quality home. The development policies overall received support by a minimum of 91% of respondents to the referendum of the existing Neighbourhood Plan.

## Traffic

- 6.2 Along with most villages and towns which were founded and predominantly developed before the days of the motorcar, traffic and parking are a major problem for the community. Not only does Nettleham have a good and varied retail and service infrastructure, it is also within a few miles of Scothern and Sudbrooke, whose populations total around 4000, which do not benefit from such a wide range of services and shops. Nettleham therefore provides those communities with a very valuable local resource without the need to travel into Lincoln. This inevitably leads to more traffic congestion in the centre of Nettleham with shoppers appreciating the convenience of parking almost in front of the shops they want to visit. Off road car parking does exist at the rear of the Co-operative supermarket but the convenience of street parking is very attractive for people dropping in to quickly purchase a small number of items.
- 6.3 The worst time for congestion is at school start and finish times. Nettleham's Junior and Infant Schools have a good reputation in the area and are full. However, approximately 50% of the pupils are from outside the village and for those parents to bring their children to school without using a car is not a realistic option. It is anticipated that as other schools are completed in the area, and in particular in the new housing estates in the North and East Lincoln area, less children will be brought to school from outside Nettleham. Therefore, the viability of the schools is dependent upon the increase in local housing being able to attract young families in sustainable locations around the village.
- 6.4 The Junior School has a problem with regard to insufficient parking on site for some 15 staff who regularly park on the roadside. A potential solution to this matter would be for the staff to park on the current school playground and for some of the local CIL money provided by development to be utilised to provide an alternative playground for the children. This would alleviate some of the parking problems on Mill Hill and the High Street.
- 6.5 Public consultations have clearly shown, in common with other old villages, that the roads in the centre of Nettleham become very congested at peak times due to inconsiderate roadside parking. Parking within the village centre, and immediate environs, is at a premium. Excessive on street parking in residential areas is inherently hazardous. The following policies are aimed at militating against these problems, and ensuring that new housing development does not exacerbate the problem.
- 6.6 To mitigate the increasing volume of traffic resulting from new development, where appropriate, they should contribute towards improving existing junctions into and out of the village at Lodge Lane/A46 and the A158/Greetwell Lane.

Percentage of households					
	No cars or vans in household	1 car or van in household	2 cars or vans in household	3 cars or vans in household	4 or more cars or vans in household
Nettleham	14.0	43.2	33.5	6.4	3.0
Lincolnshire	18.0	44.8	28.4	6.4	2.3
West Lindsey	15.1	42.6	31.8	7.6	2.9

*2011 Census*

### **Pedestrian and Cycle Access**

6.7 Various routes and extensions have been described in the Ecological Strategy in APPENDIX C which will encourage more sustainable journeys around the village and to the village centre.

### **Car parking provision in new and existing developments**

6.8 Nettleham is a rural village with a daytime bus service into Lincoln six days per week but no evening or Sunday service therefore the availability of a car is considered as essential by most residents. Car ownership in Nettleham follows the profile of the County and District as can be seen below with a lower percentage not owning a car. It is essential that any new housing development provides adequate access and accommodation for residents' cars relative to the levels of occupation of homes, if we are to avoid a cluttering of the street scene and causing further congestion in the village.

6.9 The centre of the village is heavily congested with parked cars and parts of the village have been affected by the expansion of existing residential dwellings where additional bedroom provision has also seen an increase in car provision. It is important that the extension of existing dwellings also provide additional parking provision on site where additional bedrooms are provided. This will help reduce the need to park on the street and cater for the additional need for a car on site.

### **Policy D1 – Parking Standards for New Residential Development**

1. Where appropriate, all development proposals will need demonstrate that they can provide suitable access, clear visibility, and pedestrian safety to and from the site.
2. All new development proposals should provide an appropriate level of off-street parking. An appropriate level of off-street parking is defined as:  
  
1 – 2 bedrooms = 2 spaces (per property); or  
3 – 4 bedrooms = 3 spaces (per property); or  
5 or more bedrooms = 4 spaces (per property).
3. A lower residential parking threshold may be acceptable for older person's accommodation or assisted care facility provided that it can be demonstrated it will not lead to parking problems.
4. Garage space is not considered a parking space within this Neighbourhood Plan.

### **Policy D2 – Parking Standards for additional Bedrooms to Existing Dwellings**

1. Where planning permission is required, additional bedroom(s) created through the alteration of an existing residential property should provide sufficient parking space(s) for every new bedroom. Any parking space(s) should be provided within the existing curtilage of the property.

## **Drainage and flooding issues**

- 6.10** The flood risk implications of new developments around the village are of great concern, especially following the 2007 flood which had a major impact on homes and businesses in the Conservation Area of the village. In order to minimise the risk of the effects of flooding, especially flash flooding, on the centre of the village it is considered essential that no new homes should be built on land within the identified high-risk flood zones of the Nettleham Beck.
- 6.11** The Environment Agency anticipates that climate change will result in higher intensity rainfall, but over relatively short periods and that 1 in 200 year events (being the 2007 event) will be reclassified as 1 in (100 +30) events in the next decade. This will (principally during summer) result in high runoff rates since the

dry ground would not be able to absorb the water sufficiently quickly. It is also considered that runoff from the steep slopes to both the west and east sides of the village could cause rapid accumulations of water in the Beck either side of the village centre and, with a slow fall rate of 2m over the 1km length through the settlement, this runoff would lead to heightened flood risk.

- 6.12 Land adjacent to the Beck should be used for surface water run-off attenuation by tree and shrub planting, thereby also creating a public open space and wild life corridor alongside the Beck.
- 6.13 The Environment Agency flood risk map indicates areas of the village that are at risk and it was therefore concluded that schemes which could result in rainwater runoff into these areas should be avoided. Any housing development that has the potential to materially increase surface water discharge into the Nettleham Beck must be accompanied by Hydraulic Modelling investigations (if the Environment Agency so requires) to assess the hydraulic capacity of the Beck's existing channel and culverts to cope with the potential increase in surface water arising from the proposed development.
- 6.14 Policy D3 also sets out an approach to address a wide range of drainage and water management issues in the plan area. The issues take account of the emerging policies in the Central Lincolnshire Local Plan and which will provide the other component part of the development plan for the plan area. The Council's Strategic Flood Risk Assessment has assessed the risk of flooding on the proposed development allocations and the wider area. This assessment will then inform more detailed flood risk assessments that have to be produced as part of planning applications.



### **Policy D3 – Water Resources and Flood Risk**

1. All development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. This should be demonstrated through a Flood Risk Assessment, where appropriate. Development proposals will be supported:
  - a) in the functional floodplain (Flood Zone 3b): if it is water compatible (such as minerals and waste extraction) or essential infrastructure (such as roads and utilities);
  - b) in Flood Zones 2 and 3a; if it passes the Sequential Test and, if necessary, the Exceptions Test as required by national policy; and
  - c) in Flood Zone 1: if it can be demonstrated for sites larger than 1 hectare in size through a Flood Risk Assessment that the development, including access will be safe without increasing flood risk elsewhere in the community.

#### Surface Water Flooding and drainage

2. All major developments should positively contribute to reducing flood risk. Sustainable Urban Drainage systems (SuDS) should be incorporated in line with national standards, and should:
  - a) be informed by the Lead Local Flood Authority, sewage company and relevant drainage board;
  - b) have appropriate minimum operational standards;
  - c) have management and maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development;
  - d) prevent surface water discharge into the sewage system; and
  - e) maximise environmental gain through enhancing the green infrastructure network, securing biodiversity gain and amenity benefits.

## Design of New Development

- 6.15 The village has a rural feel with a mixture of newer houses surrounding a Conservation Area of traditional stone and brick built homes of varying styles and sizes where there is a variety of visual evidence of Nettleham's long history.
- 6.16 To the south of the High Street, in an open field, grassy mounds mark the site of the 11th century Bishop's Palace, a Scheduled Ancient Monument.
- 6.17 The Conservation Area contains four listed buildings associated with religious activity: the Parish Church, All Saints, rebuilt in 1891, exhibiting work of the 13th through to the 15th centuries, and notable for its gravestones and stone coffins; the former Methodist Chapel and the Wesleyan Chapel - both late 19th century, and the former Church Institute, built in the late 19th century (converted into offices in 1974).
- 6.18 A number of buildings associated with the village's agricultural past still remain, notably Watermill House, a former watermill, and a number of old farm houses, barns, stables, cart sheds and other associated agricultural buildings. Many with their characteristic limestone rubble walls and pantile roofs give rise to the rural character of the village.
- 6.19 The Parish administration up until recently was based in the Old School (dating back to 1856), which is also used for community purposes.
- 6.20 Three listed building public houses, The Plough, The Black Horse (formerly a work house) and the White Hart add to the character of the area. The latter was a former Court House, built circa 1730.
- 6.21 However, the focal point is the Village Green in the heart of the Conservation Area and this, along with the adjoining Church Street, is the location of the majority of local shops.
- 6.22 The existing residential character of Nettleham is defined by a mixture of detached houses and bungalows, generally set in spacious plots with many trees and hedgerows. Grass verges run beside the roads to further separate pedestrians and vehicles.
- 6.23 The ecology of the parish is an important aspect of the character of the place. This ecological view considers the features that make the landscape of Nettleham special and how it could be protected and enhanced. These are features that should be considered in any proposed new development in the village.
- 6.24 Housing styles have changed dramatically over the centuries that Nettleham has been in existence. However, one aspect which has remained is the relatively low housing density (averaging 20 dwellings per hectare) (excluding the Conservation Area). In order to ensure that future development is sympathetic to the existing built environment the maximum density should be retained.

- 6.25 The low density is reflected by the fact that almost three quarters of the population live in detached homes. It should also be noted that small pockets of higher density housing do exist in the village (including the Conservation Area) but this is not typical of the village as a whole. Clearly there could be viability issues with smaller, lower cost homes built to this density so a higher density will be considered acceptable for small areas (less than 25% of a proposed development) where they deliver other goals of the Plan.
- 6.26 The built area of Nettleham village is 1.31 sq. km so, with a housing stock of approximately 1600 homes that equates to a gross housing density for the village as 12.2 per Ha. A further assessment was made of one of the highest density areas of the settlement of Nettleham, the area around Highfields. Using a detailed map an area of 100m x100m was measured. The number of mixed development homes enclosed in this 1 Ha area was counted, and a number of 20 homes were noted and used to set a bench mark for maximum density for future development. This area included roads and similar infrastructure but did not include any public green space. This technique was used elsewhere in the village to establish this as typical of the higher density areas of the village.
- 6.27 Due to the continued importance of building design locally and nationally, the Parish Council commissioned a consultant to undertake a parish-wide character assessment to fully assess the areas characteristics, including its landscape, buildings, public views, heritage and natural assets to provide recommendations for an updated design related policy. The character assessment has divided the Parish into four character areas.
- 6.28 In addition, the character assessment has supported the development of design-codes for allocated development sites. These have been developed to further enhance the design of development and enabling them to take fully advantage of the Parish's built and natural assets. The design codes will be developed for each allocated development site within this plan and will form wider parish-wide design code principles within Policy D4.

## **Policy D4 – Design of New Development and Parish Design Code Principles**

1. All new development within Nettleham 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 Nettleham Character Assessment and Design Code principles for each of the identified character areas.
  
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 a density not exceeding 20dph and 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;
    - III. public transport and cycle accessibility, taking into account current and future levels of planned public transport/cycle infrastructure; and
  
  - 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 Nettleham Beck;
    - II. provision of street trees for new roads;
    - III. provision of grass verges for new roads;
    - IV. the prevailing or emerging form of development (including built grain, building typology, morphology and the hierarchy of streets, routes and other spaces);
    - V. the proportion of development (including height, scale, mass and bulk) in the surrounding area;
    - VI. building lines along with the orientation of and spacing between buildings;
    - VII. the significance of heritage assets and their setting; and
    - VIII. 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;
  - 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;
  - e) be sensitive to the site's context, ensuring that development does not excessively project above the streetscape and townscape or adversely impact on its visual amenity by protecting local views and local landmarks, including important historical views, as within the Nettleham Character Assessment.
  - f) positively address amenity of existing and future occupiers and uses, as well as the amenity of neighbouring properties and uses with regard to:
    - i. providing appropriate privacy for users of the development and those in neighbouring properties, ensuring development does not result in unreasonable levels of overlooking;
    - ii. ensuring adequate outlook for users of the development;
    - iii. ensuring adequate levels of ventilation, daylight, sunlight and open aspects including provision of private amenity space where appropriate; and
3. Development proposals must submit a Design and Access Statement to demonstrate how they have followed the design-led approach to deliver high quality development in accordance with (A-G) above.

## Climate Change Mitigation and Adaption

- 6.29 Climate change is likely to bring about more extremes of weather locally such as higher winds; hotter, drier summers and wetter winters. Planning for climate change involves seeking to limit the impact of development on the climate.
- 6.30 In accordance with national policy this Plan seeks to reduce greenhouse gases in accordance with the provisions of the Climate Change Act 2008. In 2021, the UK Government committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050. This significant reduction falls within this plan period, therefore this Plan must put in place an ambitious but flexible approach, with measures to enable a step change locally – to allow for any changes to legislation and technology that may be introduced – to ensure that our communities are able to move towards a zero carbon environment more easily by 2050.
- 6.31 Currently, it is estimated that the Neighbourhood Plan Area produces 35,000 tons of CO<sub>2</sub>e per annum largely from housing, travel and through the consumption of goods and services.
- 6.32 The community is mindful of the progression towards a zero carbon standard and will respond to further measures through the production of a Climate Change Strategy for Nettleham and through a review of the Neighbourhood Plan in the future. Policy D5 is designed to ensure that the development and use of land in the area will contribute to a reduction in emissions through the ‘mitigation’ of, and ‘adaptation’ to, climate change during the design, construction and occupation of any new development.

### Climate Change Mitigation

- 6.33 Climate change mitigation are measures that can be taken to reduce our contribution to climate change, including locating, designing and constructing developments in ways that reduce carbon dioxide emissions and reduce the use of our natural landscape and its resources. Climate change adaptation are those measures that can be included within developments that will take account of the effects of climate change; such as, managing flood risk, using water efficiently and the use of more sustainable materials in development. Methods to reduce the impact of climate change should where practicable, favour natural based solutions over those that required hard engineering.

### Climate Change Adaption

- 6.34 Adaptation to a changing climate will be necessary to avoid unmanageable impacts to communities in the future. The design of new developments will play a crucial role in making communities more resilient to the effects of a changing climate in the future: by minimising risks and exploring opportunities.
- 6.35 It is important that developments are designed to withstand the effects of climate change. Development provides an opportunity for reducing energy consumption



and enabling more efficient use of energy and water, both of which are important for reducing carbon emissions and wasteful use of finite natural resources. This will help to minimise the impact of development on the environment, and ensure that buildings and spaces endure.

- 6.36 Sustainable design also includes the sustainable use of resources. This includes considering how existing buildings can be re-used, and how new buildings might be used in different ways in the future. The use of sustainable materials (those that are degradable, have low embedded energy, are easily renewed, or are recyclable) will also be supported.

### **Efficient use of buildings**

- 6.37 Optimising the use of land in Nettleham is a key priority. One way to do so, is by extending, altering or making the building better work in a modern setting. A number of recent projects demonstrate the positive impacts sensitively altering, extending designated or traditional buildings or retrofitting to incorporate modern and low carbon measures can bring to a historic and traditional urban setting.
- 6.38 High design quality therefore should be achieved through all new development, including extensions, alterations and retrofitting measures. A poor quality extension, alteration or retrofitting can significantly impact the quality of the streetscene, and cumulatively can reduce the attractiveness of a neighbourhood. Across the neighbourhood there are many examples of good quality, but many also jar with the host building, do not complement the streetscene and local context.
- 6.39 Neighbourhood Plan Policy D4 and policy D5 encourages and supports developments that sensitively incorporate such initiatives into new developments and this includes the schemes design, construction, use of materials and their long-term efficiency.
- 6.40 Whilst some retrofitting measures, extensions and alterations are allowed through permitted development rights, others will need consent, especially where they impact historic buildings and their setting. Policy D5 only applies to those proposals requiring planning permission.
- 6.41 Extensions to residential buildings should normally be subordinate in scale to the original. This will ensure that new development does not dominate existing and well-established features of the building or setting, or result in disproportionate additions that detract from local character. Alterations and extensions must also respect the architectural qualities and coherence of the urban grain, for example, by taking into account the distinctive qualities of blocks or terraces of buildings and not undermine their established uniformity.
- 6.42 Innovative, high quality and creative contemporary design solutions that respond positively to the site context will be supported, so long as the design carefully

considers the architectural integrity of the original building and avoids any jarring building forms.

Light wells can help to enhance the amenity of a building's users. Such proposals must give careful consideration to their integration within the site along with their relationship to the host building and wider setting.

### **Energy Efficiency**

**6.43** Many existing buildings in Nettleham are of traditional form and style. These buildings are often less efficient than newer buildings, but provide opportunities for the installation of renewable or low carbon measures retrospectively to reduce their carbon emissions and to make them more appealing commercially.

**6.44** Retrofitting measures to existing buildings will be supported to improve their energy and water efficiency and their adaptability to climate change.

### **Policy D5 – Climate Change Mitigation and Adaption**

1. Proposals should demonstrate how they will reduce their impact on Climate Change and how they intend to incorporate renewable energy or low carbon infrastructure into their proposals, All development should:
  - a) Demonstrate how they contribute towards a net reduction in carbon emissions through the lifetime of the development;
  - b) Demonstrate how they take advantage of passive solar heating opportunities through the layout of the building or scheme;
  - c) Demonstrate how they contribute towards the delivery of the Nettleham Climate Change Strategy;
  - d) Incorporate renewable energy technology into the design of the scheme to help reduce the schemes reliance on conventional fossil-fuel energy supplies;
  - e) Include water harvesting and recycling infrastructure on site;
  - f) Provide green landscaping with the planting of trees and hedgerows to improve air quality, where appropriate;
  - g) Use permeable surfacing materials to reduce standing water and surface run-off;
  - h) Use sustainable and low carbon construction materials that complement the local character;
  - i) provide facility for a vehicle electric charging points at each building, of at least 7kw;
  - j) use high quality, durable and matching or complementary materials, where appropriate;
  - k) ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality and comply with national building regulations and environmental standards;

#### **Greening of buildings and spaces**

2. Living roofs and walls will be supported where they are appropriately designed, installed and maintained. Proposals should have regard to the latest industry good practice guidance to help ensure that green roofs and walls are designed to maximise environmental benefits and will function effectively over the lifetime of the development.

## Housing

6.45 In 2016, the Neighbourhood Plan proposed around 200 new homes to be delivered over the Plan period to 2031 and have already exceeded this. An additional 44 homes were approved prior to the referendum of the Plan. These homes were allocated on five development sites around the village and have provided a mix of type and tenures to support the needs of the community. The proposed number of dwellings and their location have helped Nettleham meet its housing need, as identified with the Central Lincolnshire Local Plan, within the first few years of the plan period the three of the four allocated development sites have been given planning permission or have been built. In addition, other windfall schemes have also delivered a proportion of the required growth. The former Linelands site remains an allocated site within this Plan. In addition, more housing has been built at Nettleham Fields which is located within the Parish but also within the wider Lincoln policy Area.

6.46 The emerging Central Lincolnshire Local Plan (Proposed Regulation 19 version) retains Nettleham as a 'large village' designation through Policy S1:

*'Large villages are defined as those with 750 or more dwellings at 1 April 2018. To maintain and enhance their role as large villages which provide housing, employment, retail, and key services and facilities for the local area, the following settlements will be a focus for accommodating an appropriate level of growth via sites allocated in this plan. 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'.*

6.47 CLLP policy S80 also identifies the need for a further 175 homes to be delivered up to 2040. This is additional growth to any existing committed sites within the parish, any uplifted housing figures for existing permitted sites and the proposed site allocation at Linelands for 30 units. The additional 175 homes will largely be delivered on three undeveloped sites identified within the emerging Central Lincolnshire Local Plan and through Policies D8, D9, D10 and D11 in this Neighbourhood Plan.

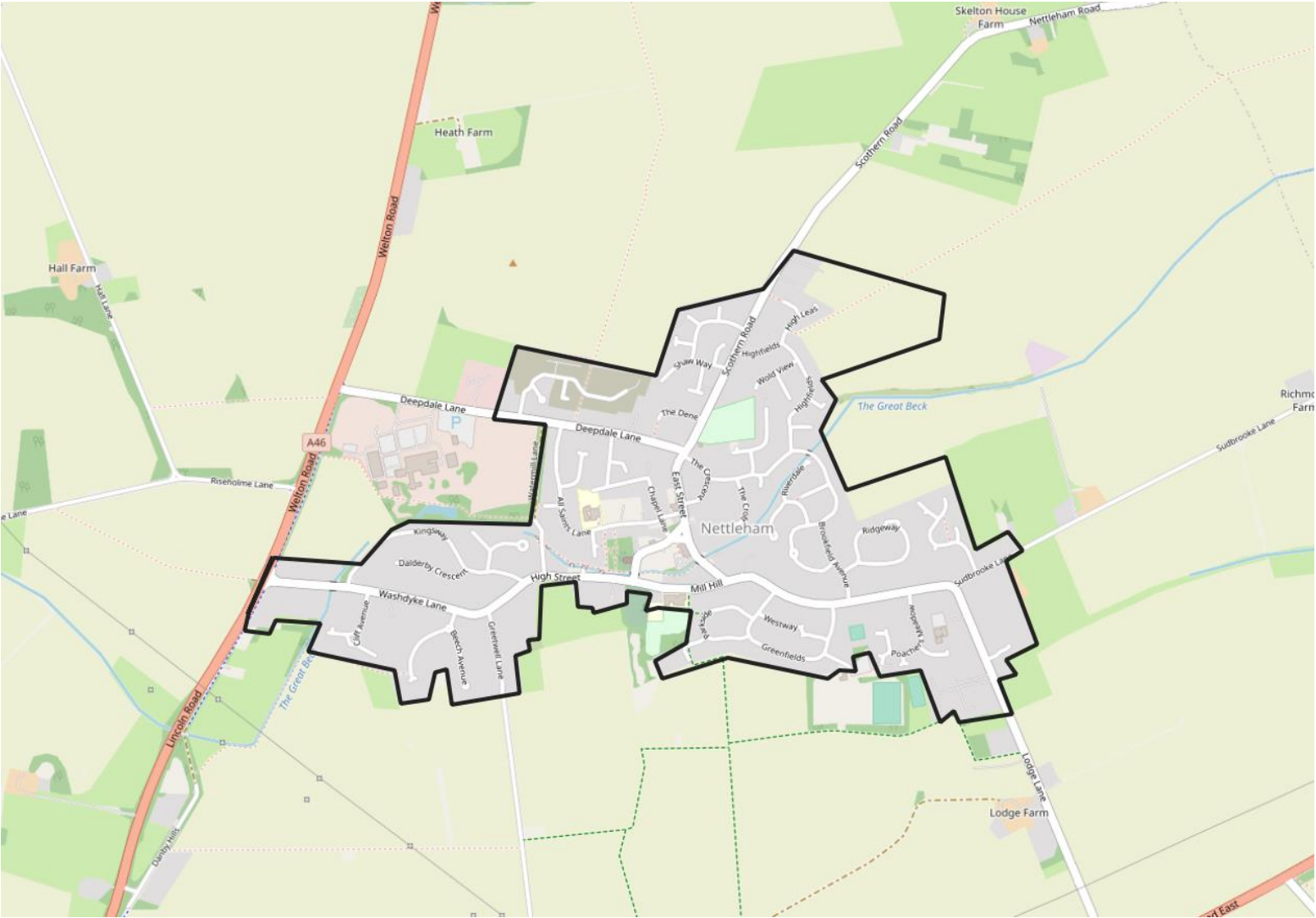
6.48 In addition, CLLP Policy S4 states:

*'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 in the Local Plan, sites allocated in neighbourhood plans, or on sites in appropriate locations within the developed footprint of the village that are typically:*

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

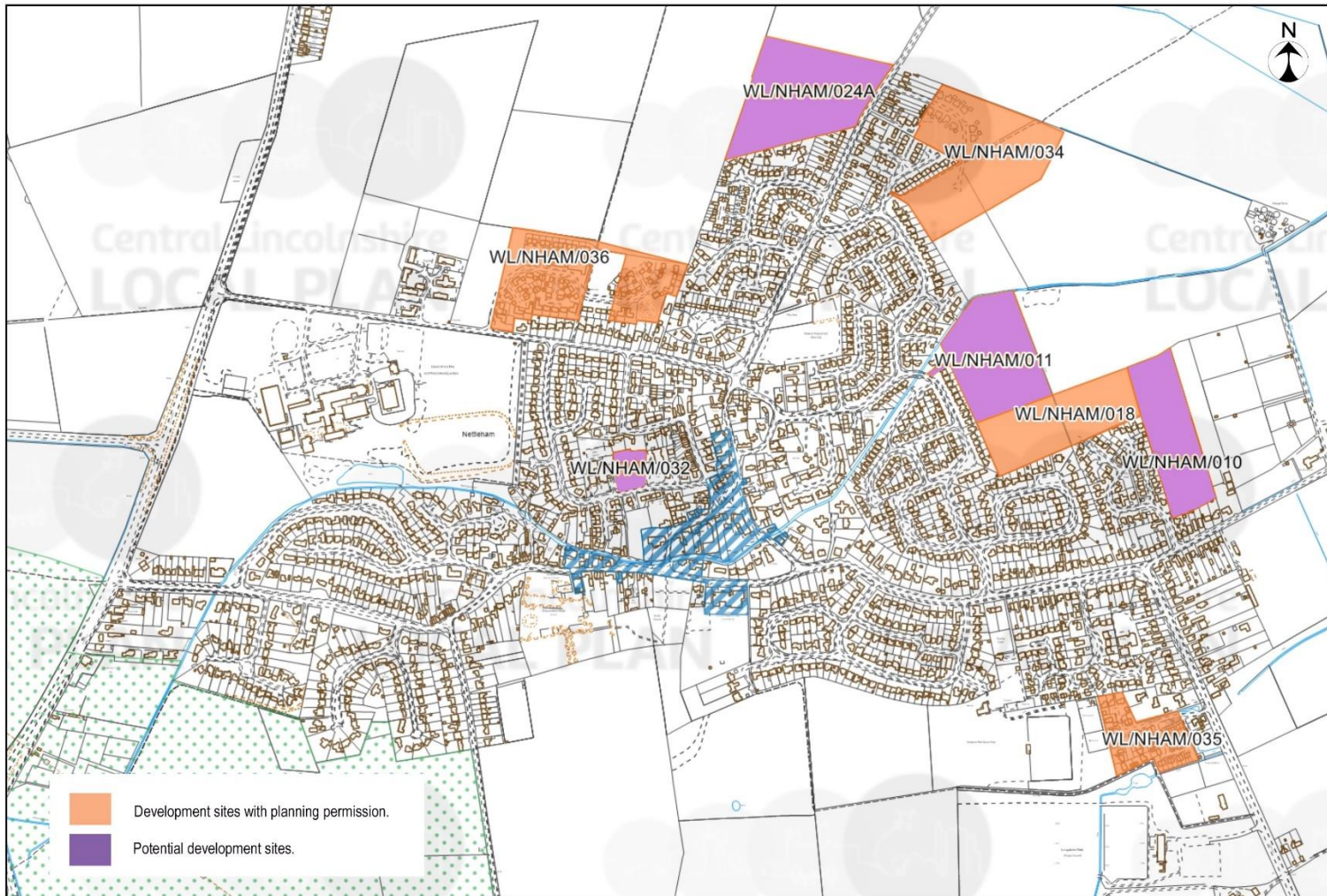
6.49 To manage future growth in line with Local Plan Policy S4, the Neighbourhood Plan has identified a Developed Footprint that defines the existing built-up area to that of the open countryside. The Developed Footprint is identified on Map 3. Proposals for development within or outside of the identified Developed Footprint will be managed through Policy D6. The proposed development footprint include those sites that are under construction but exclude those sites that have not obtained planning permission. A review of this boundary will be made during future reviews of the Neighbourhood Plan.

Map 3: Developed Footprint in Nettleham





**Map 4: Development Sites (existing and proposed in the Central Lincolnshire Local Plan Review 2022)**



**Inset 54 - Nettleham**

**Regulation 18 Draft Policies Map - 21 June 2021**



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## **Policy D6 – Housing Development within Nettleham**

1. Away from identified housing allocations, proposals for new residential development will only be supported if it is filling a gap within the existing\* developed footprint of Nettleham, as identified on Map 3, and it meets all the following criteria:
  - a) It is only proposing up to 10 units, per site;
  - b) has regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates;
  - c) safeguards 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) provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate;
  - f) provide satisfactory 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.
2. Proposals must demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village.
3. Any new residential development outside the existing developed footprint will be limited to countryside use as identified within Local Plan Policy S5.

*\*for the purpose of this policy, the term 'existing' means as from the adoption of this plan.*

- 6.50 The Nettleham Character Assessment identifies that the periphery of the village is vulnerable to additional development. This is evident from previous developments around Nettleham through the late 20<sup>th</sup> Century.
- 6.51 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 feel and character of the village and it is important that any future development on the edge of the village avoids doing additional harm.
- 6.52 This Neighbourhood Plan seeks to enhance the rural-urban character by encouraging a softening of development on the settlement edges through improved landscaping such as tree-lined streets, a lower density and appropriate boundary treatments.
- 6.53 Where sites are allocated for additional development, the site specific design codes will inform edge of settlement design.

### Housing Type and Mix

- 6.54 Nettleham’s demographic mix and housing stock deviate significantly from the national norms (see table). Housing in Nettleham costs, on average, 10-20% more than similar properties in the surrounding district as it is considered to be a very “desirable village” within easy reach of Lincoln.

Percentage of population	Parish of Nettleham	West-Lindsey	Lincolnshire	England
Living in detached homes	74	51	45.8	22.5
Living in unshared accommodation	98	94.1	90.6	22.5
Over 60yrs	40	28.9	28	22.6
18-44 yrs.	21.5	29.1	31.8	35.5
Owner occupier	81.8	72.6	68.5	65.2

*\*West Lindsey District Council 2018*

Council Tax Band	Number of properties	% Split
A	256	12.8
B	385	19.3
C	612	30.7
D	433	21.7
E	210	10.5
F	84	4.2
G	12	0.6
H	1	0

*\*West Lindsey District Council 2021*

- 6.55 In Nettleham there are almost twice the national average of residents aged over 60, (approximately 40% of the population), yet only 21.5 % of the population are in the age range 18-44 compared with Lincolnshire at 31.8%. In addition it was shown in the 2007 Parish Plan survey that some 25% of the population has lived in Nettleham for in excess of 30 years. These issues create very special conditions relating to the local housing situation and future needs for the parish.
- 6.56 Residents of Nettleham have, in the past, tended to initially buy a smaller house in the village but on a moderate to large plot then, rather than move when their needs get greater, they enlarge the house by adding rooms to accommodate the growing family. As the children leave home and the residents get in to late old age they find they cannot cope with such a large property and want to down size, so there is an abundance of larger homes and a growing shortage of smaller properties in the village. It is therefore necessary to address the question of housing provision suitable for an ageing population.
- 6.57 Older people will be looking to down size into high quality but smaller, higher efficiency buildings which more appropriately meet their needs. In addition there is the need for lower cost starter homes for younger people. There is not perceived to be a great need for family homes to be built, as the ones that exist will be freed up by older people moving to the new smaller more suitable homes, which this policy would make available. It is therefore necessary to ensure that new housing development proposals take this demographic situation fully into account.
- 6.58 Affordable housing in the village should be primarily for the benefit of people with local connections to enable family units to be retained in the community. Where there is insufficient demand then it should be possible to enable other people from the larger area to occupy the homes on a structured basis. WLDC has a housing register policy which helps people in the district find suitable homes in the rented and low cost areas and this should be consulted.
- 6.59 Additional affordable housing provision is required by the Local Plan to cater for the new Central Lincolnshire Plan period between 2022 and 2040. This affordable housing will likely be delivered on the proposed residential development allocations.

## Homes for Older People

- 6.60 The provision of suitable housing for Nettlehams expanding ageing population was considered in the 2016 version of the Nettleham Neighbourhood Plan and it was identified there that site D (currently the Linelands derelict County Council care facility) could be rebuilt as a sheltered housing facility providing in the region of 30 homes for over 55s. In the intervening years an appropriate sheltered care facility with 22 apartments and 14 bungalows has been completed in the village as part of the site A (Deepdale Lane) development. In addition planning permission has been granted for a further sheltered housing apartment block to the south of the parish at the new housing development at Roman Gate, adjacent to Lincoln City. It is therefore felt that the initial aim of increasing public sheltered housing need for the over 55s in the parish has been largely satisfied.
- 6.61 However, the old Linelands site (site D) is still considered to be appropriate for meeting the unmet private sheltered housing need focussed for over 55s as it is both close to the village centre and on level ground providing easy access to the local shops and facilities for those with mobility problems.
- 6.62 Careful design should be employed for site D to ensure that it sits comfortably in this sensitive location at the edge of the Conservation area, with particular consideration given to elevation design, height and massing of the buildings.
- 6.63 The site D development will need to include adequate provision for electric disability scooters etc but will not require the same level of car parking required generally for family homes in the village indicated in the general parking policy D1. One parking space per unit with provision made for visitors should be appropriate for this site.

## The Provision of Affordable Housing

- 6.64 It is important to support a diverse and vibrant community with a balance of age groups. This is currently a problem in Nettleham due to the lack of affordable housing particularly for first time buyers. The average house price is in the region of 10x the average wage for the district, which clearly puts Nettleham out of consideration for most first, and even second, time buyers in the area unless there is adequate provision for affordable housing.
- 6.65 A recent appeal for residential development has been allowed for 33 Entry Level housing units off Deepdale Lane.
- 6.66 Affordable housing in the village should be primarily for the benefit of people with local connections to enable family units to be retained in the community. Where there is insufficient demand then it should be possible to enable other people from the larger area to occupy the homes on a structured basis. WLDC has a housing register policy which helps people in the district find suitable homes in the rented and low cost areas and this should be consulted.

### **Policy D7 – Housing Mix and Affordable or Specialist Housing**

1. Nettleham has an unevenly balanced housing market with a higher proportion of larger 4 and 5 bedroom properties in comparison to smaller sized dwellings. 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 affordable dwellings. In addition to the affordable housing proportion, the market homes should also provide a mix of smaller 1, 2 and 3 bedroom dwellings for those people that do not qualify for affordable housing.
2. The affordable housing units will be delivered on the application site concerned, unless it can be demonstrated, to the satisfaction of the District Council, that exceptional circumstances exist to necessitate equivalent provision on another site and/or the making of a payment for other off-site provision.
3. The smaller 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. The provision for 'local needs\*' accommodation, such as elderly care facilities will be supported inside the developed footprint. Proposals for local needs accommodation outside the developed footprint where it can be demonstrated that there are no suitable locations inside the developed footprint.

\*local needs is considered to be the needs for the residents within the Parish of Nettleham.

## 7 Site Specific Policies and Design Codes

- 7.1 In addition to the policies in the preceding sections there are policies which apply to specific allocated development sites. These policies respond to the particular characteristic or sensitivities of a development site and are identified below. In addition development of all sites should seek to incorporate the principles of the Nettleham Character Assessment and specific design codes as prescribed within the following policies. These site-specific policies relate to areas of land within the ownership or control of the site developer.
- 7.2 The following sites are currently undeveloped and are allocated for residential development within the Central Lincolnshire Local Plan:

Site	Ref	Indicative Number of homes	Type of housing
Land off Sudbrooke Lane	S10	46	Mixed
Land East of Brookfield Avenue	S11	57	Mixed
Land North of Lechler Close	S24	72	Mixed
Linelands site, All Saints Lane	Site D	30	Older Person/Affordable

- 7.3 Each of the allocated development sites have their own development and design code policy to help manage this growth appropriately over the plan period. The design codes for each site have been produced in conjunction with the emerging Central Lincolnshire Local Plan, community consultation and the Nettleham Character Assessment.



## Land to the North of Lechler Close (Site 24)

- 7.4 Situated on the northern edge of Nettleham, Site 24 adjoins an existing residential area (Lechler Close) and Coopers Close to the south and the open countryside along its other remaining boundaries. The site will be accessed via Scothern Road and provides an opportunity to create an integrated extension to the village – for 72 dwellings, public open space, landscaping and other associated infrastructure. By providing strong pedestrian connections, the site will have good access to a range of local employment, retail and community facilities within Nettleham.



- 7.5 Site 24 will be guided by a comprehensive masterplan. This will provide a visionary framework appropriate to the site's layout and design. The masterplan will require community consultation and Council approval prior to its submission to the Local Authority.

Map 5: Land off Lechler Close

Site 24A – off Scothern Road/behind Lechler Close



-  Site access
-  Green Buffer
-  Hedgerow
-  Potential footpath

## **Policy D8: Land North of Lechler Close (Site 24A) – Design Code and Development Principles**

1. Land to the North of Lechler Close, as identified on Map 5 is allocated for the development of up to 72 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) fully retain the existing hedgerow along the frontage of the site on Scothern Lane;
- b) provide a positive frontage to the site by setting the development back from the existing retained hedgerow along Scothern Road;
- c) provide smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs;
- d) provide, at least, 25% of the units as affordable housing as prescribed in Policy D8;
- e) promote adaptive building spaces to promote home working and modern living;
- f) Be designed sensitively to avoid the creation of a hard development edge between Nettleham and the open countryside through the planting of trees and through a lower density of development;
- g) respond to local character by maintaining the building height levels with other nearby residential developments;
- h) allow for the use of passive solar energy through the appropriate orientation of the dwellings where practical;
- i) use sustainable and locally sourced building materials, where practicable;
- j) retain existing native hedgerows that bound the site;
- k) retain the strong views towards the Lincolnshire Wolds looking North from the site;
- l) provide a reasonable level of off-street parking spaces, as prescribed in Policy D1;
- m) provide facility for a vehicle electric charging points at each property of at least 7kw;
- n) not lead to an detrimental impact to the existing highway capacity of safety
- o) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;
- p) provide an undeveloped green buffer between the existing properties at Scothern Road, Lechler Close and Coopers Close and the new development on the site;
- q) provide useable and safe public open space on site that can be transferred to the Parish Council;

- r) provide new pedestrian footway links to existing public rights of way to help connect the development to the existing built up part of the village;
- s) provide adequate drainage infrastructure to the standards of the relevant water authorities;
- t) provide a suitable and safe vehicular access from Scothern Road to the standards of the local highway authority;
- u) provide new trees alongside the new roads on the development at a density of 1 tree per 2 houses; and
- v) Provide a new 2m wide footway through the site that connects with the existing footway on Scothern Road;
- w) provide fibre broadband connection to properties;
- x) provide external storage for four bins;
- y) plot sizes should be proportionate to the character of the local area and street-scene;
- z) boundary treatments should be in traditional materials or native species if hedging is used;
- aa) respect the country-lane character of the rural road and entrances to the village;
- bb) provide nature corridors through boundaries.

2. Due to its size, the proposed development on land at Site 24 should be accompanied by a masterplan to inform a planning application for the site and this should be agreed by the Parish and District Council.

## Land behind Brookfield Avenue (Site 11)

- 7.6 Situated on the eastern edge of Nettleham, Site 11 adjoins an existing residential area at Brookfield Avenue to the west and the open countryside along its other remaining boundaries other than to the south where there is a new residential development currently under construction. The site will be accessed via Brookfield Avenue and provides an opportunity to create an integrated extension to the village – for 57 dwellings, public open space, landscaping and other associated infrastructure. By providing strong pedestrian connections, the site will have good access to a range of local employment, retail and community facilities within Nettleham and also through to the (yet to be developed) site to the south of site 11.








- 7.7 Site 11 will be guided by a comprehensive masterplan. This will provide a visionary framework appropriate to the site's layout and design. The masterplan will require community consultation and Council approval prior to its submission to the Local Authority.

## Map 6: Land behind Brookfield Avenue

### Site 11 – behind Brookfield Avenue



-  Site access
-  Green Buffer
-  Trees
-  Hedgerow
-  Potential footpath



### **Policy D9: Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles**

1. Land behind Brookfield Avenue, as identified on Map 6, is allocated for the development of up to 57 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 smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs;
- b) provide, at least, 25% of the units as affordable housing as prescribed in Policy D8;
- c) promote adaptive building spaces to promote home working and modern living;
- d) Be designed sensitively to avoid the creation of a hard development edge between Nettleham and the open countryside through the planting of trees and through a lower density of development;
- e) respond to local character by maintaining the building height levels with other nearby residential developments and working positively with the topography of the site;
- f) allow for the use of passive solar energy through the appropriate orientation of the dwellings, where practical;
- g) use sustainable and locally sourced building materials, where practicable;
- h) retain existing native hedgerows that bound the site to the east;
- i) retain existing mature trees on site along the Nettleham Beck;
- j) provide a reasonable level of off-street parking spaces, as prescribed in Policy D1;
- k) provide facility for a vehicle electric charging points at each property of at least 7kw;
- l) not lead to an detrimental impact to the existing highway capacity of safety;
- m) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;
- n) provide an undeveloped green buffer between the existing properties and the development at Brookfield Avenue;
- o) provide an undeveloped green buffer of, at least, 20m between the development and the Nettleham Beck;
- p) provide useable and safe public open space on site that can be transferred to the Parish Council;
- q) mitigate any adverse effects resulting from odours due to the close proximity to the nearby sewage plant;

- r) provide new pedestrian footway links to Brookfield Avenue, Ridgeway and to the development north of to the Beck to help connect the development to the existing built up part of the village and the development site to the South;
- s) provide adequate drainage infrastructure to the standards of the relevant water authorities;
- t) provide a suitable and safe vehicular access from Brookfield Avenue and through the new development off Hawthorn Avenue to the standards of the local highway authority;
- u) Provide new trees alongside the new roads on the development at a density of 1 tree per 2 houses;
- v) provide fibre broadband connection to properties;
- w) provide external Storage for four bins;
- x) plot sizes should be proportionate to the character of the local area and street-scene;
- y) boundary treatments should be in traditional materials or native species if hedging is used;
- z) respect the country-lane character of the rural road and entrances to the village;
- aa) provide nature corridors through boundaries.

2. Due to its size, the proposed development on land at Site 11 should be accompanied by a masterplan to inform a planning application for the site and this should be agreed by the Parish and District Council.

## Land at Sudbrooke Lane (Site 10)

- 7.8 Situated on the eastern edge of Nettleham, Site 10 adjoins an existing residential development on Sudbrooke Lane to the west and the open countryside along its other remaining boundaries. The site will be accessed via a new access off Larch Avenue and provides an opportunity to create an integrated extension to the village – for 46 dwellings, public open space, landscaping and other associated infrastructure. By providing strong pedestrian connections, the site will have good access to a range of local employment, retail and community facilities within Nettleham and also through to the development site to the east of site 10.







- 7.9 Site 10 will be guided by a comprehensive masterplan. This will provide a visionary framework appropriate to the site's layout and design. The masterplan will require community consultation and Council approval prior to its submission to the Local Authority.

Map 7: Land off Sudbrooke Lane

Site 10 – off Sudbrooke Lane



-  Site access
-  Green Buffer
-  Hedgerow
-  Potential footpath

## **Policy D10: Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles**

1. Land at Sudbrooke Lane, as identified on Map 7 is allocated for the development of up to 46 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 smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs;
- b) Provide, at least, 25% of the units as affordable housing as prescribed in Policy D8;
- c) Promote adaptive building spaces to promote home working and modern living;
- d) Be designed sensitively to avoid the creation of a hard development edge between Nettleham and the open countryside through the planting of trees and through a lower density of development;
- e) respond to local character by maintaining the building height levels with other nearby residential developments;
- f) allow for the use of passive solar energy through the appropriate orientation of the dwellings where practical;
- g) use sustainable and locally sourced building materials, where practicable;
- h) retain existing native hedgerows that bound the site;
- i) provide a reasonable level of off-street parking spaces, as prescribed in Policy D1;
- j) provide facility for a vehicle electric charging points at each property of at least 7kw;
- k) not lead to an detrimental impact to the existing highway capacity of safety;
- l) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;
- m) Provide useable and safe public open space on site that can be transferred to the Parish Council;
- n) Provide new pedestrian footway links through to the neighbouring development site to help connect the development to the existing built up part of the village;
- o) Provide adequate drainage infrastructure to the standards of the relevant water authorities;
- p) Mitigate any adverse effects resulting from odours due to the sites close proximity to the nearby sewage plant;
- q) Provide a suitable and safe vehicular access from Larch Avenue to the standards of the local highway authority;

- r) Provide new trees alongside the new roads on the development at a density of 1 tree per 2 houses; and
  - s) Provide fibre broadband connection to properties;
  - t) Provide external Storage for four bins;
  - u) Plot sizes should be proportionate to the character of the local area and street-scene;
  - v) Boundary treatments should be in traditional materials or native species if hedging is used;
  - w) Respect the country-lane character of the rural road and entrances to the village;
  - x) Provide nature corridors through boundaries.
2. Due to its size, the proposed development on land at Site 24 should be accompanied by a masterplan to inform a planning application for the site and this should be agreed by the Parish and District Council.



## Land at Linelands

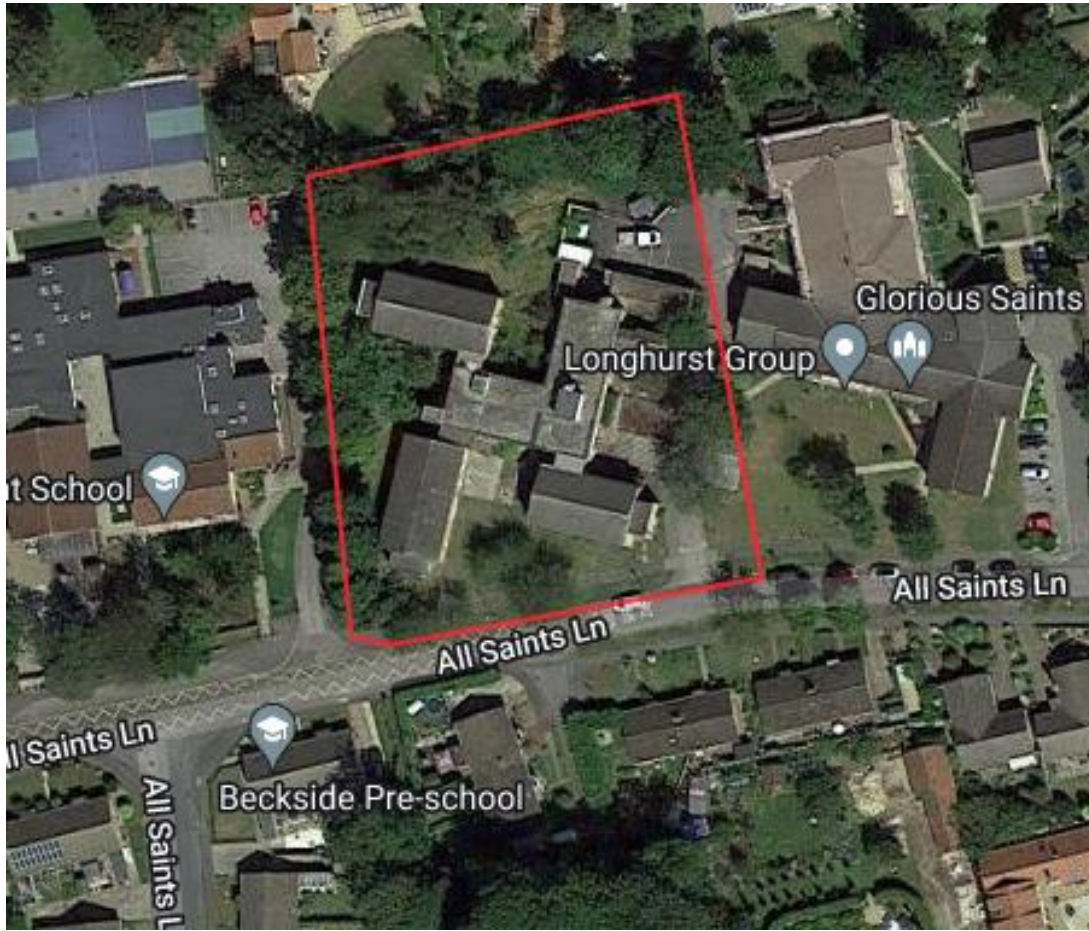
- 7.10** Situated within central Nettleham, Linelands adjoins an existing residential development on North Street and Chapel Lane and is located next to Nettleham Infant School. In addition, the site is also adjacent to the Senior Citizens accommodation at Church View and opposite purpose built bungalows for older persons. The site is a brownfield site and provides a good opportunity to develop a new elderly care or assisted elderly care facility. This should be considered as a preferred option for the sites redevelopment.



- 7.11** The site will be accessed via the existing access off All Saints Lane and provides an opportunity to create a sustainable and well integrated extension to the village – for 30 dwellings, public open space, landscaping and other associated infrastructure.
- 7.12** By providing strong pedestrian connections, the site will have good access to a range of local employment, retail, education and community facilities within Nettleham. A existing hedgerow should be retained between the site and Nettleham Infant School.
- 7.13** The redevelopment of the site will be positive in design and retain and enhance existing positive features such as the existing trees and hedgerows that bound parts of the site.



Map 8: Linelands Site



## **Policy D11: Land at Linelands, All Saints Lane – Design Code and Development Principles**

1. Land at Linelands, as identified on Map 8, is allocated for the development of up to 30 over 55s residential units 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 accommodation for over 55's;
- b) respond to local character by maintaining the building height levels with other nearby residential developments;
- c) allow for the use of passive solar energy through the appropriate orientation of the dwellings;
- d) use sustainable and locally sourced building materials, where practicable;
- e) retain existing mixed specie native hedgerow to the west of the site;
- f) provide a single parking space per residential unit and parking spaces for visitors;
- g) provide storage capacity for electric mobility scooters;
- h) provide facility for a vehicle electric charging points at each property/parking space of at least 7kw;
- i) not lead to an detrimental impact to the existing highway capacity of safety;
- j) not lead to a detrimental impact on neighbouring private amenity due to the scale or size of the development;
- k) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;
- l) Provide adequate drainage infrastructure to the standards of the relevant water authorities;
- m) Provide a suitable and safe vehicular access from All Saints Lane to the standards of the local highway authority;
- n) Provide fibre broadband connection to properties;
- o) Boundary treatments should be in traditional materials or native species if hedging is used.

## 8 Local Business

<b>Key Issues – Employment</b>	<b>Details</b>
Location	New build businesses to be located away from the village centre to minimise traffic congestion
New business/shops size should be encouraged	New businesses introduced to the community should be small in scale and diverse enough not to damage existing business in the village or change the character of the rural nature of the settlement

- 8.1 Nettleham has in the region of 50 local businesses from larger employers on the Deepdale Business Park to local retailers and people, such as beauticians, working from home.
- 8.2 The current employment status of existing residents indicates a high percentage of professional and managerial workers, (35.7%) compared with Lincolnshire generally (24%). It is anticipated that many newcomers will also fall into the same category. These newcomers could potentially work from home or small business units in the vicinity, avoiding travel into Lincoln. This has already been the case on the Deepdale Enterprise Park which tends to be populated by architects, IT businesses and design engineers.
- 8.3 Having regard to the Policies contained within the Local Plan, it is not considered at this stage to be necessary or appropriate to introduce any specific additional Policy relating to Business Sites within this Plan.

## 9 Local Community Facilities

Key Issues – Services, Shopping and Employment	Details/comments
Health services and well-being; is Health centre at full stretch?	Is there sufficient capacity in the existing Health Centre, do they have the possibility to expand to accommodate a larger list of patients
What shortage of services and facilities in the village?	Youth activities Dentist Bank Bakery
Good local facilities and amenities to be retained	Local facilities are greatly appreciated and valued

9.1 The village of Nettleham has many valued local community facilities. Local community facilities are defined in national planning guidance as:

- Local Authority Education establishments.
- Display of works of art.
- Museums.
- Public libraries or public reading rooms.
- Public halls or exhibition halls.
- Places of worship.
- Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres.
- Halls or meeting places for the principal use of the local community.
- Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) and not already protected as a Local Green Space.

9.2 These facilities not only provide useful resources, but also help provide the opportunities for residents to meet and interact thereby creating a cohesive society and sense of belonging. Nettleham also tends to act as a 'service centre' for the nearby residents of Scothern, Sudbrooke, Riseholme and North Greetwell.

- 9.3 Recent investment has provided new and enhanced facilities at Mulsanne Park and Bill Bailey's to help provide space for younger people and community sport and social groups.
- 9.4 The village has a full time Post Office in the convenience store which can provide banking services.
- 9.5 The community also has several retail facilities such as convenience stores which provide local food supply and therefore constitute as a local community facility. These facilities contribute positively towards the local economy and support the role of the village in providing essential facilities to its community and beyond.
- 9.6 It is important to retain these local community facilities to maintain the service offer to residents.
- 9.7 All local community facilities should be located within the existing developed footprint of Nettleham so that they are accessible to the community. Where new local community facilities are proposed outside of the existing development footprint, then these need to be justified in terms of its location, its impact on the environment, local character and whether they are accessible to residents by cycle and foot.
- 9.8 All new local community facilities should provide the necessary parking provision to reduce the need for visitors to park on the streets.

## **Policy S1 – Local Community Facilities**

1. The existing local community facilities listed within this policy will be safeguarded for local community (F) use throughout the plan period. The local community facilities safeguarded, are as follows:
  - 1) Mulsanne Park
  - 2) Nettleham Village Hall
  - 3) Nettleham Infant School
  - 4) Nettleham Junior School
  - 5) Rugby Club
  - 6) Nettleham Community Hub/Library
  - 7) Health Centre
  - 8) The Old School Hall
  - 9) All Saints Church
  - 10) Nettleham Methodist Church
  - 11) Black Horse Public House
  - 12) White Hart Public House
  - 13) The Plough Public House
  - 14) Coop Convenience Store and Post Office
  - 15) Premier Convenience Store
  - 16) Bowling Green
  - 17) Scout Hut
  
2. Proposals to redevelop, or change the use of, an existing community facility to a non-community use shall only be supported where one of the following conditions is met:
  - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
  - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
  - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.
  
3. Proposals for a new community facility (F use) will only be supported if it located within the developed footprint of Nettleham, unless there is a locally demonstrated need for the residents of Nettleham.

## 10 Monitoring and Review

10.1 The review of the Nettleham Neighbourhood Development Plan will run concurrently with the review of the Central Lincolnshire Local Development Plan 2020- 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. Nettleham Parish Council, as the Qualifying Body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.



## 11 The Community Infrastructure Levy

- 11.1 Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, policing, waste services, the highways network, healthcare, education, library and leisure services within the village in accordance with the obligations detailed in the Central Lincolnshire Local Plan.
- 11.2 A community with a Neighbourhood Plan in place will be entitled to 25 % of the CIL money raised by the District Council from the developer. This money will be available to be spent by the Parish Council on local projects aimed at compensating for the additional development burden in their community. Residents will be asked for their suggestions of beneficial projects during the forthcoming public consultation over Summer 2022.

## **12 List of Appendices**

**Appendix A: Nettleham Character Assessment 2021 (Separate document)**

**Appendix B: Local Green Space Justification (updated Separate document)**

**Appendix C: Nettleham Ecology Report (Separate document)**

**Appendix D: Nettleham Conservation Area Appraisal (Separate Document)**

**Appendix E: Community Infrastructure Levy Projects (yet to be produced)**