

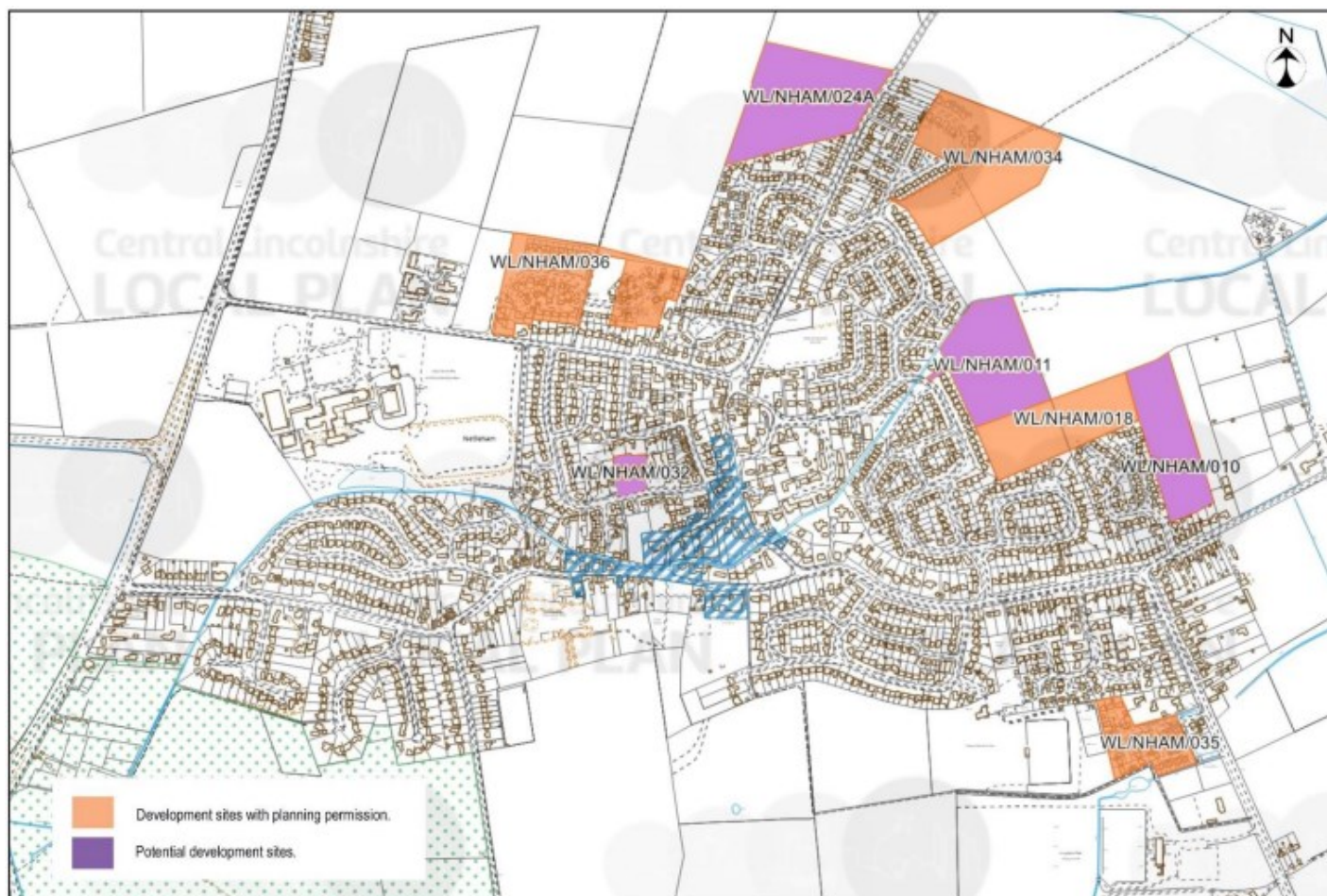


# Nettleham Neighbourhood Plan 2022-2040

## Public Consultation 2022

### 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 reduce road traffic congestion.
- 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.



Inset 54 - Nettleham

Regulation 18 Draft Policies Map - 21 June 2021



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## Draft Plan June 2022

### *The role of the Neighbourhood Plan*

Since the 2015 Nettleham Neighbourhood Plan became active, the Parish Council has been able to use it as a legal means to influence decisions on potential planning developments within Nettleham.

Since its adoption a total of 288 properties have either been completed or are under construction. A site for a further 40 has also been given planning permission. Under new legislation, it is for the Central Lincolnshire Local Plan (CLLP) to decide the locations for significant developments and the numbers of houses to be built.

The role of the Parish Council is now to develop `design codes` which indicate factors such as the property mix and size, the character and environmental features which we deem suitable.

### *The review process*

The Parish Council established a Neighbourhood Plan Review group in 2020. As `Character Assessment` was commissioned as an initial task. Local consultation, took place in summer 2021, however at the time we were unaware that the CLLP would designate the sites allocated for development.

It is important that the community understands the Final Plan and supports it. This Draft Plan enables the community to comment and make suggestions which may be incorporated into the Final Plan document. After a 6-week public consultation and subsequent modification, the Final Plan will be subject to independent inspection; this will ensure it complies with legal Planning obligations. Finally, it will be put before the people of Nettleham in a referendum.

### *The Parish of Nettleham*

The Parish of Nettleham extends to include land which is to the south the A46 Lincoln bypass. All areas to the south of the bypass already have planning permission. However, policies referring to any future modification of these properties will apply.

## 1. Environmental policies

Public Consultations have demonstrated a very strong need to retain Nettleham's village feel. New development must respect the rural nature of the

community and its setting. It must actively encourage the incorporation of natural features which enhance any development; for example, the provision of footpaths and woodland, especially around the Beck. Valued assets must be protected.

### **Policy E1 – Protecting the Green Wedge**

There will be a policy which protects the green wedge of land between Lincoln and Nettleham.

### **Policy E2 – Local Green Spaces**

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

### **Policy E3 – The Historic Environment**

Local heritage sites will be respected and preserved as public open space

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

`Green Corridors` have been identified which strongly contribute to the character of Nettleham and the movement of local wildlife and people. Proposals that protect, enhance or create new green corridors will be supported.

## 2. Development Policies

### Traffic

Public consultations have clearly shown, in common with other older villages, the roads in the centre of Nettleham become very congested at peak times. Parking within the village centre, and its immediate vicinity, is at a premium. Excessive on-street parking in residential areas is inherently hazardous.

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

All new development proposals should provide an appropriate level of off-street parking, defined as:

Number of Bedrooms	Number of parking spaces required (per property)
1 or 2	2
3 or 4	3
5 or more	4

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

Alteration to existing properties adding bedrooms must meet the parking standards as in Policy D1.

## Drainage & Flooding

Parts of Nettleham are subject to flooding from surface water runoff, groundwater and overspill from the Nettleham Beck. New development must not make the situation worse; it must demonstrate that all forms of flood risk have been assessed and addressed, where appropriate, applying sustainable drainage techniques.

### Policy D3 – Water Resources and Flood Risk

Proposals must consider and, where necessary, address the effect of the proposed development on flood risk, both on-site and off-site. Any measures should relate to the scale and impact of the development.

All major developments should positively contribute to reducing flood risk. Sustainable Urban Drainage systems (SuDS) should be incorporated in line with national standards.

## Design & Climate Change Mitigation

The intention is to produce `design codes` which ensure that new development respects character of the village. The current feel and ambience should be retained, and where possible enhanced.

Planning for climate change involves both seeking to limit the impact of development on the climate and taking mitigating measures which can reduce our contribution to climate change.

### Policy D4 – Design of New Development and Village Design Code Principles

Design criteria for all new development within Nettleham will be of high quality and in accordance with the character of the village.

Each of the new allocated sites must meet both the general and any site specific `design codes`. These will reference housing density, local context, accessibility and transport infrastructure. They will reinforce and enhance the living and built environment.

### Policy D5 – Climate Change Mitigation and Adaption

Potential development schemes should demonstrate how they will reduce their impact on Climate Change and how they intend to incorporate renewable energy or low carbon infrastructure.

## Housing

During the public consultations residents were informed that there would be some housing growth in Nettleham. New housing should be sympathetic to and respect the nearby housing density. It should be designed in line with the adopted Nettleham Village Design Statement.

In the emerging Central Lincolnshire Local Plan Nettleham retains a `large village` designation, providing housing, employment, retail, and key services and facilities for the local area.

The CLLP identifies the need for a further 175 homes to be delivered within Nettleham up to 2040. This is growth additional to any existing committed sites within the parish (sites 034 and 018 and 032\*) It is anticipated that further homes will be built as infill or windfall developments. (\*See map)

### Policy D6 – Housing Development within Nettleham

Development sites have been allocated by the CCLP. Additional development will only be supported if it fills a gap within existing developed footprint of Nettleham.

Such sites will have a maximum of 10 units per site, and fit in with the overall character of the area.

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

On the allocated sites, to help rebalance Nettleham's mix of housing types and sizes, proposals should prioritise a mix of 1, 2, and 3 bed houses, and at least 25% of the whole site should be `affordable housing`.

The smaller dwellings should be integrated into the wider design of the site, avoiding clusters of single housing types or sizes.

Housing in Nettleham costs on average 10-20% more than similar properties in the surrounding area. The definition of `affordable housing units` indicates that such properties will be below market value and typically managed and rented out by housing associations.

### Specific Allocated sites

The additional 175 homes will be delivered on three undeveloped sites identified within the emerging CLLP, 024A, 011 and 010. The former `Linelands` site, 032, was also previously allocated but planning is yet to be approved (an additional 30).

#### Policy D8-11 Allocated Sites

Development should:

- >Retain existing native hedgerows and trees which bound the sites;
- >Provide suitable traffic access and not adversely affect the existing highway capacity of safety;
- >Provide an undeveloped green buffer between the existing properties and the new development;
- >Enhance any public rights of way through and around the site and connect to existing public rights of way

The above design codes applying to all allocated sites

#### Policy D8: Land North of Lechler Close (Site 24A)

Land to the North of Lechler Close is allocated for the development of up to 72 residential dwellings and associated infrastructure.

Development should:

- >be set back from the existing retained hedgerow along Scothern Road;
- >Provide useable and safe public open space on site This should promotes healthy neighbourhoods and a net gain in biodiversity. This will be managed subsequently by the Parish Council

#### Policy D9: Land behind Brookfield Avenue (Site 11)

Land behind Brookfield Avenue is allocated for the development of up to 57 residential dwellings and associated infrastructure.

Development should:

- >Provide an undeveloped green buffer between the development and the Nettleham Beck;
- >Mitigate any adverse effects resulting from odours due to the close proximity to the nearby sewage plant;

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

Land at Sudbrooke Lane is allocated for the development of up to 46 residential dwellings and associated infrastructure.

Development should:

- >Mitigate any adverse effects resulting from odours due to the sites close proximity to the nearby sewage plant;

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

Land at `Linelands` is allocated for the development of up to 30 over 55's residential units and associated infrastructure.

Development Should:

- >Provide a single parking space per residential unit and parking spaces for visitors;
- >Provide storage capacity for electric mobility scooters;
- > The scale or size of the development should not have a detrimental impact on neighbouring properties

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.

Nettleham has in the region of 50 local businesses and has many valued local community facilities. 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.

#### Policy S1 – Local Community Facilities

Existing local community facilities will be safeguarded for local community use throughout the plan period.

Proposals for a new community facility will only be supported if it located within the developed footprint of Nettleham. There should also be a locally demonstrated need for the residents of Nettleham.

*This summary leaflet is only able to give a flavour of the design codes and supporting evidence in the Nettleham Neighbourhood Plan. The full Plan can be found on the Parish council website.*

<https://nettleham.pariah.lincolnshire.gov.uk/>