LEA Neighbourhood Development Plan 2017 - 2036
Table of Contents

List of Policies .................................................................................................................. 2
The Lea Neighbourhood Development Plan ................................................................. 3

1 Introduction .................................................................................................................. 4
What is the Lea Neighbourhood Plan? ......................................................................... 4

2 History of Lea and Lea Park ....................................................................................... 7

3 Demographics of the Neighbourhood Plan Area ....................................................... 9

4 The Development of the site off Willingham Road .................................................... 15

5 Small Scale development and Infill .......................................................................... 19

6 Appropriate Housing Mix .......................................................................................... 21

7 Design ....................................................................................................................... 23

8 Green Infrastructure and Designated Local Green Spaces ...................................... 29

9 Designated Local Green Spaces .............................................................................. 36

10 Green Wedge .......................................................................................................... 38

11 Local Services and Facilities .................................................................................... 40

12 Flooding and Drainage ............................................................................................. 43

13 Monitoring & Implementation .................................................................................. 48

14 Glossary .................................................................................................................... 49

15 Appendix A: Community Projects .......................................................................... 50

16 Appendix B: Views and Vistas ................................................................................ 51

17 Appendix C: Lea Design Guide 2016 ..................................................................... 55

18 Appendix D: Designated Local Green Spaces ......................................................... 56

19 Appendix E: Flooding Evidence .............................................................................. 60
List of Policies

Policy 1: Development of Site 1 off Willingham Road..........................Page 17
Policy 2: Small Scale and Infill Development ...............................Page 20
Policy 3: Housing Mix..................................................................Page 22
Policy 4: Design and Character.....................................................Page 28
Policy 5: Green Infrastructure.........................................................Page 35
Policy 6: Lea Green Wheel...............................................................Page 35
Policy 7: Designated Local Green Spaces ......................................Page 36
Policy 8: Green Wedge – Gainsborough Road ................................Page 38
Policy 9: Community Facilities .........................................................Page 42
Policy 10: Flooding and Drainage ......................................................Page 47
Policy 11: Waste Water and Water supply............................................Page 47
The Lea Neighbourhood Development Plan

This Neighbourhood Development Plan (NDP) for the Parish of Lea has been produced by the Lea NDP Steering Group which was formed as a result of the early consultation events held in 2016 and 2017. The NDP Steering Group has produced the Neighbourhood Plan on behalf of the community. This NDP will guide future land use planning in the settlement of Lea up to 2036.

From previous public consultation, local residents said that they wanted the NDP to guide the future development of the site allocation set out within the Central Lincolnshire Local Plan, to ensure the site is developed sensitively to stay in keeping with the rural nature and character of the existing settlement. Local residents also wanted to ensure that key open spaces, views and community facilities were protected and enhanced over the plan period.

The Draft NDP was subjected to the statutory regulation 14 consultation which started on the Friday 31st March 2017 and finished on the 2 June 2017. The comments received during the consultation period are contained within the document entitled ‘Consultation Statement Lea Neighbourhood Development Plan 2017 - 2036’. This submission NDP contains the suggested changes where it was deemed appropriate. We would like to thank the community and the statutory consultees who have taken the time to submit their comments and those who attended the consultation events.

The Parish Council have now submitted this Submission NDP to West Lindsey District Council where, it will undergo further consultation and it will be independently examined. If successful, the community will vote in a public referendum (yet to be organised) to decide whether the NDP should be used by West Lindsey District Council when determining future planning applications within Lea Parish.

Remember a NDP can only influence ‘land-use’ related activity, so not everything raised at the public consultation events can be included in the Plan but the Steering Group has used as much of the information as it can.

The NDP Steering Group can be contacted on the details below:

Address: Neighbourhood Plan Steering Group, 28 Gainsborough Road, Lea Gainsborough DN21 5HS or by email: enquires@leaplan.co.uk Tel: 07720053368

NP website www.leaplan.co.uk
2 Introduction

What is the Lea Neighbourhood Plan?

2.1 This Neighbourhood Development Plan (NDP) has been prepared by and for the residents of Lea Parish. The Localism Act 2011 provides new powers for Parish Councils and community forums to prepare land use planning documents. The Lea Parish area\(^1\) shown below was designated as a Neighbourhood Plan area and Lea Parish Council was designated as a qualifying body to prepare a NDP in November 2016.

**Proposal Map 1: Neighbourhood Plan Area**

2.2 Working with and on behalf of its parishioners, Lea Parish Council and the NDP Steering Group have prepared this land use development plan that will shape future growth across the parish until 2036. When this NDP is ‘made’ by West Lindsey District Council (following rigorous consultation, independent examination and a local referendum) the policies within this NDP along with the National Planning Policy Framework and the Central Lincolnshire Local Plan will be used when assessing planning applications in the NDP Area (Proposal Map 1).

2.3 The NDP has been prepared by the Lea Neighbourhood Plan Steering Group. Membership includes a collection of local residents and local councillors and is led by the Parish Council. The NDP Steering Group has worked with a number of key stakeholders and partners and these are shown in the diagram 1. The Plan runs from 2017 - 2036 and includes the whole of the Parish of Lea.

\(^1\) Advisory note – The Area Designation for the NDP is the same as the parish boundary for Lea.
Various public consultation events have been held to gain an understanding of the views of residents and businesses that operate within the Parish. The consultation feedback and the evidence from the events undertaken have been analysed and combined, and are fundamental to the formulation of the policies within this NDP.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Outcome</th>
<th>Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>17/11/2016</td>
<td>NDP public meeting with WLDC</td>
<td>73 local residents attended the meeting.</td>
<td>Distribution of a leaflet to every household</td>
</tr>
<tr>
<td>20/11/2016 -</td>
<td>Village questionnaire</td>
<td>95 (21%) responses to the questionnaire</td>
<td>Questionnaire distributed to every household</td>
</tr>
<tr>
<td>30/11/2016</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/12/2016</td>
<td>Vision and objectives workshop</td>
<td>41 local residents attended</td>
<td>The workshop formed the vision and objectives within the NDP</td>
</tr>
<tr>
<td>25/01/2017</td>
<td>Primary school consultation</td>
<td>10 young representatives from the primary school</td>
<td>The comments received formed part of the NDP</td>
</tr>
<tr>
<td>2/02/2017</td>
<td>Public consultation on vision, objectives and policy intentions</td>
<td>76 local residents attended the event.</td>
<td>The comments formed part of the NDP and created the themes and</td>
</tr>
</tbody>
</table>
2.5 Lea is considered a ‘Medium Village’ within the Central Lincolnshire Local Plan. The village has expanded over the past 50 years and there are particular socio-economic issues that continue to affect the Parish. In addition, due to the lack of up-to-date planning policy, there is a concern within the community that local context is not always given sufficient consideration and this is where a NDP can complement existing planning policy, whilst providing up-to-date local context.

2.6 Local planning policy has always been formulated at District level and West Lindsey District Council continues to have a legal duty to provide this via its adopted Local Plan. Both this Neighbourhood Plan and District’s planning policies must be in general conformity with the National Planning Policy Framework (NPPF) in order to meet the set of ‘basic conditions’ as stated within the Neighbourhood Planning Regulations (amended) 2012.
3 History of Lea and Lea Park

3.1 The settlement of Lea dates back to the Roman period and it is mentioned in the Domesday Book (1086).

3.2 In 1070 Robert de Treatune was given the Lordship of the Manor of Lea by William the Conqueror. His heirs, anglicised to Trehampton, retained this until 1565 when it passed in quick succession through the Dalyson and Burgh families to Judge Anderson in 1600.

3.3 In 1180 a Nunnery was established at Heynings about ¾ mile to the east of the church and was occupied by generations of nuns until 1537 when it was forced to close by the Dissolution of Monasteries.

3.4 There is no evidence of a church in Lea before the mid-13th century; the building was gradually added to and finally finished with the tower in the 16th century.

3.5 The original manor house, on the area now known as Hermit Dam, was replaced by the building of Lea Hall in 1600 and this was continually being altered and extended by successive generations of Andersons until eventually becoming the mansion shown to the right.

3.6 In 1643, during the Civil War, a force under Oliver Cromwell defeated a much larger Royalist force in a battle along the escarpment between Foxby Hill and Norbury Hills, driving them down on to the marshes, where General Cavendish was killed.

3.7 Throughout all of this time Lea remained a small rural farming community with tenant farmers and farm labourers working the land owned by the Lords of the Manor.

3.8 The change from an estate village to the village of today began in 1913 when the whole of the estate comprising the entire village, the Hall and grounds, seven farms, cottages and 2,000 acres of land, was sold.

3.9 It is doubtful if the village changed much during the Great War; unlike many Lincolnshire villages, where the memorials to the dead run to many tens of names, the plaque in Lea church only records four, indicating how small the population was 100 years ago. In 1921 there were 36 houses in the village, the same as in 1821, with 182 inhabitants. On the west side of the A156 the only properties were the Village Farm and farm cottages and Holly House; “Redcote” was added in 1923, to be followed by the houses going south towards the Boundary. In 1933 the road was diverted and the green in front of Holly House formed. In 1938 the W.I. Hall was built. In 1937 Lea Hall was vacated and remained empty until it was commandeered by the Army in World War II.

3.10 The infrastructure, as we know it today, was virtually non-existent. Water came from wells, indicative of the springs that were – and still are – present in the area; lighting was from oil lamps and sewage was disposed of in the privy at the bottom of the garden. There was a steep muddy track going up the hill past the church to Willingham.

3.11 There was a strong community spirit, with nativity plays being performed in the theatre in the Hall, Sunday School treats for the children and a summer garden party at the Rectory.
3.12 After the War the Hall fell empty again until 1953 when the Order of Poor Clares opened it as a Convent School. Fifteen years later it closed and in 1972 the Parish Council bought the empty building and six acres of grounds. The building, with the exception of the Butler’s Pantry, was demolished. The grounds were developed as a village amenity space.

3.13 In 1978 the Lea Estate, comprising four working farms, Moorhouse, Grange, Rectory, Lea Wood & Priory, totalling 1,800 acres, was again sold. Of these now only two are still farmed.

3.14 Although electricity had come to the village in 1934 and mains water in 1939 it was only after WWII and the installation of mains drainage in 1953 that expansion of the village accelerated. Various housing estates have been developed; Lea Meadows, The Grove, Stainton Close, St Helen’s Road and Trehampton Drive (1960s), Park Close, Meadow Rise, Priory Way (1980s), Anderson Way, Church View (1990s).

3.15 With these developments came easier access to Gainsborough, making village resources no longer viable; the Filling Station closed in 1993, as did the shop and Post Office, the latter breaking a link with the opening of the Penny Post in 1840, when a sub post office was opened in the village.

3.16 Notwithstanding all the recent changes there are still many features of the village which owe their presence to the Anderson family. The school bears the Anderson name and is a tribute to Lady Anderson who started teaching the village children in 1814 and to Sir Charles who built a school in 1843. The Lindens was formerly the Dower House. Sheriff’s Walk was planted in 1851 to mark Sir Charles’ tenure of the office of High Sheriff. The large bend in the A156 around the park was formed to divert the road away from the front of the Hall, and Lea railway station was sited a mile east in Knaith Park to preserve the tranquility of the Hall and grounds. The woodland to the west of Willingham Road still shows where the Drying Ground for the Hall laundry was, although the Laundry Maid’s cottage made way for the road-widening. The woodland behind Park Close and the cricket pavilion still retain traces of the 15 acres of the formal gardens of the Hall stretching to the Head Gardener’s cottage (now known as Keeper’s cottage); the many holly hedges were a feature of the Hall grounds.
4 Demographics of the Neighbourhood Plan Area

4.1 The total population of Lea Parish is approximately 1010 according to the 2011 census. Graph 1 shows the breakdown of the age profile in Lea compared with the West Lindsey District and East Midlands. The Graph shows that the Parish has an ageing population with the largest age range 45-59. Nearly two thirds (64.5%) of the population in Lea are over the age of 45. In almost all the age range groups from 0-44 years Lea has the lowest percentage compared with West Lindsey District and the whole of the East Midlands area. This contrasts with those age range groups from 45–95 plus where Lea has the largest percentage.

Graph 1: Total Population of Lea Parish

4.2 There are currently 450 dwellings in the Parish. Table 1 shows that the majority of the properties in the Parish are 3, 4 or 5 bedroomed and mainly detached.

Table 1: Type and number of bedrooms in Properties in Lea

<table>
<thead>
<tr>
<th>Total Number of Houses</th>
<th>450</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Tenure</strong></td>
<td></td>
</tr>
<tr>
<td>%</td>
<td></td>
</tr>
<tr>
<td>Owned</td>
<td>90.0</td>
</tr>
<tr>
<td>Socially Rented</td>
<td>0.2</td>
</tr>
<tr>
<td>Privately Rented</td>
<td>1.1</td>
</tr>
<tr>
<td>Living for Free</td>
<td>8.7</td>
</tr>
<tr>
<td><strong>Housing Type</strong></td>
<td></td>
</tr>
<tr>
<td>%</td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>67.7</td>
</tr>
<tr>
<td>Semi Detached</td>
<td>29.4</td>
</tr>
<tr>
<td>Terraced</td>
<td>1.7</td>
</tr>
<tr>
<td>Flats/other</td>
<td>1.2</td>
</tr>
<tr>
<td><strong>Housing Size</strong></td>
<td></td>
</tr>
<tr>
<td>%</td>
<td></td>
</tr>
<tr>
<td>1 – 2 bed</td>
<td>0.2</td>
</tr>
<tr>
<td>3 bed</td>
<td>21.4</td>
</tr>
<tr>
<td>4 bed</td>
<td>49.1</td>
</tr>
<tr>
<td>5 + bed</td>
<td>27.7</td>
</tr>
</tbody>
</table>

4.3 The accessibility of transport heavily influences local residents’ lives and how they move around as well as their capability in accessing nearby services and facilities. Table 2 shows that only 9.3% of households within the village were recorded as having no access to either a car or van. This is the lowest percentage compared with West Lindsey District Council, East Midlands and the whole of England. This shows strongly the use of private transport in order to travel to work and access services and amenities which are not available in Lea.
Table 2: Car/Van Availability in Lea

<table>
<thead>
<tr>
<th></th>
<th>Lea %</th>
<th>West Lindsey %</th>
<th>East Midlands %</th>
<th>England %</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Cars or Vans in</td>
<td>9.3</td>
<td>15.1</td>
<td>22.1</td>
<td>25.8</td>
</tr>
<tr>
<td>Households</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Car or Van in</td>
<td>42.7</td>
<td>42.6</td>
<td>42.5</td>
<td>42.2</td>
</tr>
<tr>
<td>Household</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Cars or Vans in</td>
<td>35.6</td>
<td>31.8</td>
<td>27.4</td>
<td>24.7</td>
</tr>
<tr>
<td>Household</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Cars or Vans in</td>
<td>10.6</td>
<td>7.6</td>
<td>6.0</td>
<td>5.5</td>
</tr>
<tr>
<td>Household</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 or More Cars or</td>
<td>1.8</td>
<td>2.9</td>
<td>2.0</td>
<td>1.9</td>
</tr>
<tr>
<td>Vans in Household</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The data in table 3 shows that out of the 1010 residents living in Lea, 473 residents are of employment age (16-74) and economically active. A further 252 residents are economically inactive and only 41 residents declare themselves as unemployed. There are limited employment opportunities available within Lea. However, the village is located next to Gainsborough, is 17 miles from Lincoln and 28 miles from Doncaster, where local residents seek employment opportunities.

Table 3: Employment Status of Residents in Lea

<table>
<thead>
<tr>
<th>Employment Status</th>
<th>Number of Local Residents</th>
<th>Employment Status</th>
<th>Number of Local Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economically active</td>
<td>473</td>
<td>Unemployed</td>
<td>41</td>
</tr>
<tr>
<td>residents</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Economically inactive</td>
<td>252</td>
<td>Full-time employees</td>
<td>243</td>
</tr>
<tr>
<td>residents</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Working from home</td>
<td>30</td>
<td>Part-time employees</td>
<td>107</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self employed</td>
<td>88</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A measure that can be used to assess the health and well-being of local residents in Lea is by looking at the amount of households that fall into any of the deprivation dimensions. There are four deprivation dimensions, these are: employment; education; health and disability and housing.

Table 4 shows that the levels of households that are in deprivation are significantly lower in Lea than the levels experienced across West Lindsey and regionally.
Table 4: Households by Deprivation Dimensions

<table>
<thead>
<tr>
<th></th>
<th>Lea %</th>
<th>West Lindsey %</th>
<th>East Midlands %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household is Not Deprived in Any Dimension</td>
<td>48.9</td>
<td>45.4</td>
<td>42.8</td>
</tr>
<tr>
<td>Household is Deprived in 1 Dimension</td>
<td>33.8</td>
<td>33</td>
<td>32.4</td>
</tr>
<tr>
<td>Household is Deprived in 2 Dimensions</td>
<td>16.6</td>
<td>17.8</td>
<td>19.6</td>
</tr>
<tr>
<td>Household is Deprived in 3 Dimensions</td>
<td>0.6</td>
<td>3.6</td>
<td>4.8</td>
</tr>
<tr>
<td>Household is Deprived in 4 Dimensions</td>
<td>0</td>
<td>0.15</td>
<td>0.04</td>
</tr>
</tbody>
</table>

4.7 The Parish adjoins Gainsborough, Knaith Park and Knaith. Although physically joined by ribbon development on one side of Gainsborough Road, Lea considers itself a separate village and of a different built form to Gainsborough. The village has an historic centre and park that significantly contribute towards the rural feel and character of the wider Parish. Lea currently has very few local services and facilities and residents have to rely heavily on Gainsborough and the surrounding area to most of their essential services.

4.8 How has this Neighbourhood Plan been developed?

As part of the process, Lea Parish Council has been committed to ensure the community influences the development of the Plan. On behalf of the Council, the Neighbourhood Plan Steering Group has undertaken a significant level of community consultation at various stages, from events, parish meetings, surveys and drop-in sessions.
At these events, the following ‘key’ issues were consistently raised by the community as those where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits.

### Table 5: Community Issues and Opportunities for the NDP

<table>
<thead>
<tr>
<th>Community Issues</th>
<th>Neighbourhood Plan Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Managing future housing development</td>
<td>Accepting the planned growth identified within the Central Lincolnshire Local Plan will provide the means for the residents of Lea to have a greater say on how the allocated site and any infill or small scale housing should be developed.</td>
</tr>
<tr>
<td>Protect and enhance public open spaces</td>
<td>Protect and enhance our open spaces within the village. These are important and used regularly. Providing policies supporting their protection will give the community a greater say in how/ if these spaces are to change in the future.</td>
</tr>
<tr>
<td>Traffic flow and safety</td>
<td>Encouraging investment to our existing infrastructure over the plan period. The projected development could also bring developer contributions which will enable the enhancement of some of our identified infrastructure issues.</td>
</tr>
<tr>
<td>Access to other parts of the village and neighbouring villages</td>
<td>Creating opportunities to enhance our existing public right of way through policy</td>
</tr>
</tbody>
</table>
will preserve these for the future use of the village.

| Local design and character of new development | Creating a design policy to enable new homes to respect the character of the village. |
| Flooding and Drainage | Directing growth away from the highest risk areas, including those within Flood Zone 3. |

4.10 Local residents were asked what they thought were the Strengths, Weaknesses, Opportunities and Threats (SWOT) to the village currently and over the lifetime of the NDP. These are shown in the table below. The SWOT analysis then helped to form the Vision and Objectives within the plan.

Table 6: SWOT Analysis of the Plan Area

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village feel and character</td>
<td>No Shop</td>
</tr>
<tr>
<td>Community spirit</td>
<td>No Public House</td>
</tr>
<tr>
<td>Local Facilities</td>
<td>Lack of Affordable Housing</td>
</tr>
<tr>
<td>Lea Park</td>
<td>Dormitory village</td>
</tr>
<tr>
<td>Mixture of housing types</td>
<td>Lack of local employment</td>
</tr>
<tr>
<td>Mixture of people</td>
<td>Traffic /noise</td>
</tr>
<tr>
<td>Access to the Countryside</td>
<td></td>
</tr>
<tr>
<td>Sports facilities/ clubs</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create a community-led plan</td>
<td>Becoming part of Gainsborough</td>
</tr>
<tr>
<td>Improve the Play Area</td>
<td>Losing identity as a village</td>
</tr>
<tr>
<td>Improve woodland walks</td>
<td>Parking issues outside the school</td>
</tr>
<tr>
<td>Community gym space</td>
<td>Ageing population</td>
</tr>
<tr>
<td>Cricket Pitch improvement</td>
<td>Overdevelopment</td>
</tr>
<tr>
<td>Reduce speed of traffic</td>
<td>Seen as part of Greater Gainsborough</td>
</tr>
<tr>
<td></td>
<td>High level of private rented properties</td>
</tr>
</tbody>
</table>
The proposed development at Willingham Road could potentially result in the loss of the views across the Historic Park Land.

**Community Vision**

In 20 years’ time, Lea will continue to be a green and pleasant village with a distinct local character and rural feel. The new housing allocated to Lea will provide a suitable range of houses to meet the needs and aspirations of the local community, whilst respecting the village’s unique character and wider countryside. Its community assets, green open spaces and public rights of way will have been enhanced in order to increase usability and the enjoyment of local residents old and new.

**Community Objectives**

4.11 Following public consultation and feedback on issues, this Neighbourhood Plan supports the following community objectives:

1. **Promote a sense of place with a positive ‘feeling’ for people and local distinctiveness.**

2. **Protect the public green spaces, and their accessibility, in order for them to continue to be used by everyone.**

3. **Provide good quality and a sufficient range, diversity, affordability and accessibility of housing within a balanced and inclusive housing market.**

4. **Provide an appropriate size, scale, density and layout, including mixed use development that complements the distinctive local character of the community.**

5. **Support the retention of the local services and facilities, whilst promoting the creation of new and appropriate facilities to support sustainable growth.**

6. **To protect and, where possible, enhance the natural environment and open countryside and avoid coalescence with nearby settlements.**

7. **Improve community safety and accessibility of the public rights of way.**

8. **To accept the development of up to 68 homes on Site 1 off Willingham Road over the Plan period.**
5 Development of the Site off Willingham Road

Evidence and Justification

5.1 The Government’s overarching aim of achieving sustainable development is a key part of the Localism Agenda. Sustainable development provides an appropriate mix of social, economic and environmental development that suits the needs of the local population where there is access to key services and facilities, whilst minimising the impacts on the local environment.

5.2 The housing growth that has taken place in Lea over the last 50 years has considerably increased the number of dwellings; in particular with the development of the Lea Meadows (also known as Cavendish Estate). Lea has also witnessed the associated changes to traffic on local roads and the impact of the population growth on local infrastructure such as the school and drainage network. These matters have featured heavily in the community consultation that underpins this NDP. In order for any future development to take place in Lea it is imperative that these issues are addressed and any development meets all the relevant policies set out in this NDP.

5.3 This NDP accepts the Central Lincolnshire housing allocation (known in the Central Lincolnshire plan as site CL3044) as shown on Proposal Map 2. The NDP accepts the comprehensive development of this site for up to 68 new homes. The figure for the 68 dwellings is taken from the Central Lincolnshire Plan relating to this site. Since 2012 Lea has had 8 houses either built or had been granted planning permission and therefore, this should be taken into consideration.

5.4 The site is located in the grounds of Historic Parkland of the former Lea Hall. The design, style, density, layout and materials used on this proposed development site must be exemplary to ensure that the new development fits into the historic landscape and relates to the historic core of Lea. However, due to possible site constraints such as:

- the need for the development to reflect the local character,
- possible drainage issues on site schemes,
- green boundary treatments within the site and
- the topography of the site

the site may not be able to accommodate the full amount indicated in the Central Lincolnshire Local Plan for up to 68 homes. Therefore, if the site cannot accommodate this, other small scale or infill development sites should be considered to meet the Central Lincolnshire Local Plans target for 15% growth.

5.5 The proposed site has been appraised through the Central Lincolnshire Local Plan Site Assessment Criteria which can be found on the link below:

https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/

What the Community Told Us

5.6 During the consultation on the NDP the local community’s opinions on future housing growth in the settlement were and still remain divided. Some local residents do not wish to see any further housing growth within the settlement. Many residents at the start of the process did not understand why they needed to accept the proposed housing for up to 68 dwellings as set out in the Central Lincolnshire Local Plan. However, as the Local Plan sets the principle of development on this site this is classed as a strategic policy that cannot be altered. This NDP cannot oppose the site allocation, as the document would not be in ‘general conformity’ with the Central Lincolnshire Local Plan. Once the community understood this, they decided that it would be better to work with the land owner and West Lindsey District Council on the proposed
development site in order to try and have some influence on the style, type, density, layout and housing mix that may be developed on the site.

5.7 A public consultation event took place on the 8 March 2017 to consider three indicative development options for the site. The community was invited to inspect the three development options to make comments on and determine which indicative development option they preferred. Residents were advised that the options were and still remain as indicative schemes only and would be subject to change once further onsite investigation works are carried out. As such the final scheme could look very different but it was deemed necessary that local residents had this opportunity to have their say on the: type of housing, layout, open space and any other issues so these could be detailed within the policy section within this NDP. This also allowed the landowner to become fully aware of the community’s requests and concerns for the site. The final scheme that will be submitted as a planning application to West Lindsey District Council may look very different to the preferred option voted for on the consultation day. Option three was the preferred indicative scheme voted for on the day. The community did, however make requests on specific issues they had about the development. The details that they wished to see on the site are outlined in the table below. The full consultation report outlining the event and residents comments is available on the NDP website www.leaplan.co.uk.

5.8 Policy 1 offers support for the development of this important site. It has already been allocated for residential use in the CLLP. The policy has been designed to achieve sustainable development and to promote community cohesion. Early engagement with the Parish Council and the wider community on emerging proposals for the site will be particularly welcomed.

<table>
<thead>
<tr>
<th>What Do you like about the Options</th>
<th>What do you dislike or what would you prefer?</th>
</tr>
</thead>
<tbody>
<tr>
<td>It provides a mix of housing across the site</td>
<td>No three storey houses and a less dense scheme with less semi-detached houses.</td>
</tr>
<tr>
<td>Bungalows on the development</td>
<td>Would like to see detached bungalows and bungalows that are single storey without dormers.</td>
</tr>
<tr>
<td>Linked footpath to Lea Park is a good idea but should come out between the tennis courts and the cricket club not near the play area</td>
<td>A footpath on the side of the site on Willingham Road</td>
</tr>
<tr>
<td>It’s about bringing the younger people into the village and more local children into the school</td>
<td>The mature sycamore tree should be retained along with as many trees as possible</td>
</tr>
<tr>
<td>The affordable housing should be shared ownership</td>
<td>The impact on the infrastructure is a concern</td>
</tr>
<tr>
<td>Lower density is important to retain the rural parkland character. It must be sensitively designed.</td>
<td></td>
</tr>
<tr>
<td>Like the idea of landscape buffers but these should be evergreen and in keeping with Lea Hall Park</td>
<td>Would like to see a fenced open space on site.</td>
</tr>
</tbody>
</table>

**Policy Compliance**

This NDP is required to comply with and be in general conformity with the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan as set out in the

**Policy 1: The Comprehensive Development of Site 1 off Willingham Road**

Proposals for residential development of up to 68 dwellings on land off Willingham Road as shown on Proposals Map 2 will be supported subject to the following criteria:

a) the layout respects the residential amenities of existing properties along Willingham Road and Park Close;

b) the technical design of the scheme does not have an unacceptable impact on surface water runoff and foul sewage drainage within the village;

c) the proposal takes account of the existing capacity of the local school and health facilities;

d) the proposal takes account of the existing capacity of the highway network and provides for a satisfactory vehicular access to Willingham Road in particular;

e) the design and layout of the proposal reflects the character, density and distinctiveness of the surrounding area including the height, scale and mass of existing residential properties;

f) the design and layout of the proposal provides sensitive boundary treatments and screening to create an appropriate green buffer between the new development and existing residential properties;

g) the design and layout of the proposal protects and, where appropriate, enhances trees, hedgerows and the natural environment by taking account of local topography, landscape and the orientation of the site; and

h) the layout of the scheme provides useable and functional open space to development plan standards.

Proposals for the residential use of the site should demonstrate how they have addressed and incorporated the following features into its layout and design:

a) the views from Willingham Road towards the historic park land;

b) the provision or the enhancement of existing connections to other parts of Lea through the creation of green infrastructure;

c) the provision of an appropriate mix of property types and tenures that help meet the needs of the local community, as set out in policy 3;

d) the provision of an appropriate level of off-street garages and driveways for residents and visitors parking that are integrated into the wider scheme;

e) the incorporation, where appropriate of Sustainable Urban Drainage systems;
Proposal Map 2: Proposed Housing Allocation off Willingham Road
6 Small Scale Development and Infill

Evidence and Justification

6.1 This NDP also provides an opportunity to address the possibility for small scale infill and windfall developments to come forward on sites within the existing built up form of Lea of no more than nine dwellings. This approach follows that adopted in the Central Lincolnshire Local Plan Policy LP2 in respect of Medium Villages. As previously stated within section 5.4 of this NDP, small scale development and infill development may be required to ensure Lea takes its 15% housing growth as suggested in the Central Lincolnshire Local Plan. This is likely to make an effective and appropriate use of available Brownfield land or other land within the parish. It also provides an opportunity for sensitive small scale residential units to contribute towards addressing the specialist housing needs in the Plan area.

What the community told us

6.2 Through the community survey local residents were asked where they would prefer to see future development within the parish. 68 respondents said ‘a number of smaller developments’ followed in descending order; ‘Brownfield’ sites which had 50 respondents selections, ‘infill developments’ which was selected by 49 people, ‘conversion of existing buildings’ with 38 selections, ‘Greenfield’ sites was chosen by 5 people and ‘larger developments’ had 1 respondent selection. However, it should be noted that because the Central Lincolnshire Local Plan allocates the site on Willingham Road for housing development this Greenfield site will still come forward for development.

Graph 2: Where would you prefer to see new housing development?

<table>
<thead>
<tr>
<th>Number of respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of smaller developments</td>
</tr>
<tr>
<td>Infill developments</td>
</tr>
<tr>
<td>Conversion of existing buildings</td>
</tr>
<tr>
<td>Brownfield</td>
</tr>
<tr>
<td>Greenfield</td>
</tr>
<tr>
<td>Larger developments</td>
</tr>
</tbody>
</table>

Policy Compliance

6.3 This NDP is required to comply with and be in general conformity with the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan as set out in the Neighbourhood Planning Regulation 2012. The proposed policy complies with Delivering a Wide Choice and Variety of Homes within the NPPF. It also complies with Policy LP1: A Presumption of Sustainable Development and LP2: The Spatial...
Strategy, and Settlement Hierarchy and LP4: Growth in Villages contained within the Central Lincolnshire Local Plan.

**Policy 2: Small scale and Infill Development**

1. Proposals for residential development of up to nine dwellings, on infill and redevelopment sites, will be supported where they meet the following:

   a) they fill a gap in an existing frontage, or on other sites, within the ‘built up area’ of the village;
   
   b) they are well designed and in keeping with their local surroundings, and respect the character of the area - including any heritage assets;
   
   c) they do not harmfully reduce the privacy and/or amenity of nearby properties;
   
   d) the proposed development provides appropriate access, off street parking and turning arrangements;
   
   e) the proposed development does not adversely affect the free and safe flow of traffic on Gainsborough Road and Willingham Road including all junctions;
   
   f) the proposal must demonstrate clear evidence of community support;
   
   g) the proposed development does not result in back land development;
   
   h) there is no significant negative impact on the natural environment and the development includes biodiversity enhancements; and
   
   i) the proposed development does not adversely impact any outdoor sports and recreational facilities or other designated open spaces.
7  Appropriate Housing Mix

Evidence and Justification

7.1 Paragraph 50 of the National Planning Policy Framework (NPPF) requires Local Authorities to:

“deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities”.

7.2 The level of need for affordable housing within Central Lincolnshire is over 17,400 homes and Lea would be required to take a percentage of this according to the local need anticipated over the plan period. Policy LP11: Affordable Housing states that 20% of affordable housing should be provided on site unless in exceptional circumstances it can be provided off site. This NDP supports the proposals put forward by the Central Lincolnshire Local Plan.

7.3 The community would like to ensure that all new housing developments fully respect the housing needs of the wider community. Whilst Lea has grown significantly in the last fifty years or so, it has retained a strong sense of community spirit and cohesion. Younger residents within the village however, are finding it difficult to find appropriately sized or priced housing within the village and there has been a decline in the younger population as people seek cheaper housing and better employment prospects in Gainsborough and Lincoln or further afield.

7.4 In order to understand the scale and significance of these issues, table 1 within this NDP shows the existing housing provision, type and tenure. The demographics show that the village has predominantly 3, 4 and 5 bedroomed detached properties. Only 0.2% of the properties in Lea have 1 or 2 bedrooms and there are very few socially rented properties or private rented properties available within the village. In addition to this the consultation evidence showed that it is difficult for first time buyers to get onto the housing market within Lea and for elderly residents to downsize. The population data for the parish also demonstrates that the settlement has an ageing population and it is not retaining its young people. The housing stock and the housing prices within the settlement will be a significant contributing factor to this. Therefore, it is evident that there is a need for smaller properties in Lea in both public and private ownership.

7.5 Previously developments in Lea have contained large private housing developments that have not provided a full mix of properties that are considered inclusive. Therefore, due to the issues raised above, this NDP is encouraging an appropriate mix of new properties that will help to diversify the housing stock within the settlement.

What Our Residents Told Us

7.6 Of those local residents that responded to the survey the results showed that when they were asked about what types of housing they felt were needed within the parish, 59 respondents said ‘bungalows’, followed in descending order of the number of times selected, ‘family housing’ which was selected by 58 people, ‘two storey houses’ with 41 people, ‘retirement housing/apartments’ had 30 respondent selections, and ‘low cost/affordable/starter homes’ had 28 respondent selections. ‘Eco friendly housing’ was selected by 27 people, ‘luxury housing’ by 20, ‘rented accommodation’ had 6 selections while ‘sheltered housing’ had 5. ‘Care home’ and ‘social housing’ were both selected by 3 respondents, whilst 0 respondents selected ‘flats’, ‘three storey houses’ or ‘Gypsy and Traveller sites’.
Graph: What types of housing do you feel are needed in the Parish?

Policy Compliance

7.7 This NDP is required to comply with and be in general conformity with the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan as set out in the Neighbourhood Planning Regulation 2012. The proposed policy complies with Delivering a Wide Choice and Variety of Homes within the NPPF. It also complies with Policy LP10: Meeting Accommodation Needs and Policy LP11: Affordable Housing contained within the Central Lincolnshire Local Plan.

Policy 3: Housing Mix

Proposals for residential dwellings should provide an appropriate type and mix of units, including styles and sizes that help address the needs of the community.

Proposals of housing developments with 4 or more properties should also, where relevant, contribute to the provision of affordable housing as detailed within the most up-to-date statutory Local Development Plan.
8 Design

Evidence and Justification

8.1 The historic core of Lea formed as a cluster of houses that then further developed in a linear form which has a strong relationship with the underlying topography of the area. The main streets within the village run along the local ridge lines, with only a small amount of development around the junction of Gainsborough Road and Willingham Road, where the topography begins to form a small plateau. Beyond the main streets are small lanes that run along the local ridges, which generates a distinctive relationship between the orientation of the streets and the local landforms. This relationship also allows for some of the longer views west over the open countryside towards the Trent Valley. The views into and out of the village are an important feature of the settlement. During the consultation local residents highlighted the need to retain and respect the existing views as shown on Proposal Map 3. The justification as to why these views are important to local residents is outlined in Appendix B.

8.2 The design of new development can have a significant impact on local distinctiveness and the quality of the environment. It is therefore crucial that the designs of new developments are of the highest quality and respects and reinforces the local character in Lea. The Lea Design Guide 2016 in Appendix C identifies nine distinct character areas for Lea and these have their own distinguishing features.

8.3 Development proposals should seek to respect and draw inspiration from those positive features and unique qualities which characterise the Character Area(s) as identified in the Lea Design Guide 2016. In areas of drab or uninteresting character, development proposals should take the opportunity to create new buildings and areas of distinction and, where possible, to rectify identified flaws in the existing streetscape.

8.4 If new development is built in Lea this NDP requires the development to reflect the local area and the setting of the site and its connection to the existing settlement. In particular the community does not want new developments that are typical of some characterless housing estates being built across the country. They want high quality new builds that reflect the setting, built form and context of the proposed development site.

8.5 Lea contains eleven listed buildings and one Scheduled Monument as shown on Proposal Map 5, which have been identified as having special architectural and historic interest. These buildings are valued by the local community and make a particularly important contribution to the village character.

8.6 This NDP also requires the density of any new developments to reflect that of the surrounding built form and respect and complement the rural setting and character of Lea. The density of the existing character areas is shown in Proposal Map 6.
Proposal Map 3: View & Vistas
Proposal Map 4: Character Areas in Lea
Proposal Map 5: Listed Buildings
Proposal Map 6: Density of Developments within Lea
8.7 The National Planning Policy Framework recognises that well-designed buildings and places improve the quality of people’s lives and that it is a core planning principle always to secure good design.

8.8 Building for Life 12 is the national standard against which proposals for new housing development can be assessed. Local residents would like the Building for Life standards to be used when designing new development in the area. Applicants should demonstrate in their design and access statements how the Building for Life standards have been taken into account and applied to the design of the site.

**What Our Residents Told Us**

8.9 Throughout the consultation on the NDP one of the biggest concerns for local residents was about the amount of new development and the design, layout and form of any new development. Local residents were very insistent on the fact that new development must respect the rural and historic character of Lea and any new developments should respect the height of the existing properties surrounding the site. During the consultation on the 8th March local residents were asked to consider the views and vistas into and out of the settlement. From this the key views and vistas of the settlement were identified as shown in Appendix B.

**Policy Compliance**

8.10 This NDP is required to comply with and be in general conformity with the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan as set out in the Neighbourhood Planning Regulation 2012. The proposed policy complies with Requiring good design within the NPPF. It also complies with Policy LP17: Landscape, Townscape and Views and LP26: Design and Amenity.

**Policy 4: Design and Character**

All new developments must deliver good quality design. In order to achieve this all new development, where relevant, should accord with the following local design principles:

a) should respect the linearity of settlement and the way the streets and spaces relate to the underlying land form;

b) recognise and reinforce the distinct local character in relation to scale, mass, form, character, density, landscape setting and materials;

c) the scale of the development should be limited to a maximum of 2 storey throughout the development site to reflect local characteristics;

d) provide a mix of housing types and tenures that suit local housing needs;

e) provide clear and appropriate boundary treatments to provide screening;

f) sustainable urban drainage should be incorporated into the design of the schemes and it must not cause any surface or foul water problems to existing properties;

g) respect and protect listed buildings and their settings and the key views towards these important structures are retained;

h) the views into and out of the settlement as identified in Appendix B should be retained; and

i) sufficient parking must be provided for residents and visitors within the developments plot.
9 Green Infrastructure and Designated Local Green Spaces

Evidence and Justification

9.1 Green Infrastructure is a network of green spaces and blue spaces such as parks and rivers and the connections between these open spaces which are capable of delivering a range of environmental, economic, health and wellbeing benefits for the local community. The Green Infrastructure network may comprise of spaces in both public and private ownership, with or without public access. Green Infrastructure in the plan area includes community gardens, amenity green spaces including play areas, communal spaces within housing areas, cemeteries, churchyards, the River Trent, main drains, hedgerows, ditches, public rights of way, natural and semi-natural green spaces, woodland and agricultural land.

9.2 Green infrastructure can offer a wide range of direct and indirect benefits for a community. This includes: reducing climate change, improving the quality of a place, improving health and social wellbeing, protecting and enhancing biodiversity and protecting and enhancing the landscape character of the area. It is important that this NDP wherever possible encourages the protection and enhancement of the Parish’s green assets.

9.3 Lea has a number of high quality public open green spaces that are accessible to most within the community. These include sports facilities, amenity spaces, green corridors, play areas and churchyard.

9.4 To be sustainable, future growth of the village must be matched and supported with services, facilities and infrastructure - notably health and recreation facilities that reflect the needs of the demographics of the population. However, key to the success of any development is the retention and enhancement of the character of the village. Defining “character” is difficult, but it is a mixture of both the physical and built environment and the attitudes and outlooks of the residents, and their associated health and wellbeing.

9.5 Any development needs to enable and encourage the residents of Lea to protect, maintain and enhance the village’s leafy streets, surrounded by accessible countryside walks and beautiful landscaped views. There are already footpaths, public rights of way and public open space facilities available in the village, with a tennis court, play area, playing field, woodland walks and a number of public footpaths connecting various parts of the Parish together. Some of these open space facilities may require
enhancing to cater for an increasing population with the allocation of up to 68 new houses within Lea.

9.6 In addition, exploring opportunities to improve our existing assets such as Lea Park need to be considered through the plan period.

9.7 For the more active, there is also the opportunity to link traffic-free routes within the Parish to provide 'community walks' around the village through the promotion of the 'Lea Green Wheel' as shown on Proposal Map 7. The areas that form part of the Green Wheel are that of Lea Park, Sheriffs Walk and New Plantation. These spaces do not just offer places to walk but are also rich with wildlife and biodiversity and should be retained and enhanced over the plan period.

**Lea Park**

9.8 Lea Park is part of the gardens to the former Lea Hall. The Parish Council purchased the site in 1972. The park is a multifunctional space that contains a football pitch, a cricket pitch, nature reserve, tennis courts, play area and amenity green space. The Park is used by local residents but also offers a sanctuary to other villages such as Knaith and residents in Gainsborough. It also provides a community hub for annual social events. This site is also recommended for a Local Green Space designation in the subsequent section of the NDP.

**New Plantation leading to Sheriff's Walk**

9.9 These woods form an important section of Lea village’s green wheel, and the public footpaths within these spaces also form part of Gainsborough’s Health Walk circuit.

9.10 Sheriff’s Wood is native scrub and broad-leaved woodland and the New Plantation is a broad-leaved plantation. They have a mixture of Beech, Silver Birch, Ash, Sycamore, Oak, Horse Chestnut and Maple trees. There is a diverse scrub and undergrowth collection which include blackberry, celandine, hazel, hawthorn, holly, ivy, red campion, hedge woundwort and rough chervil. This in turn supports a massive diversity of wild life, invertebrates, and birds etc. especially on the broken sections of trees which are left to rot naturally over the years.

9.11 Access to Sheriff’s Walk and the New Plantation can be through Lea Park or from either of the public footpaths on Willingham Road. These woods give easy access on to the surrounding country side. The woodland walks are enjoyed by all generations, predominantly by dog walkers and families from the local area.
Proposal Map 7 Lea Green Wheel
There are a number of valued green infrastructure assets that form part of Lea which are not in public ownership but the community are keen to retain and enhance these spaces for visual amenity and continued permissive community access. The sites are Norbury Hills, the SSS and the Local Nature Reserve. The Local Nature Reserve and the SSSI are shown on Proposal map 8. The justification of why Norbury Hills is so important is outlined in the section below.

**Norbury Hills**

Norbury Hills is a highly valued community green infrastructure asset to Lea. The woods are divided into two sections; a conifer plantation to the east and a native scrub and broad leaved woodland to the west. The broad leaved wood also contains wet woodland and has rushes growing around this area. Although the wet woodland appears to be relatively new it has potential to support notable botanical interest. Wet woodland is an extremely rich invertebrate habitat, supporting a very large number of species, many of which are now rare in Britain. There is a pond located to the north of the woodland, and supports a higher diversity of undergrowth including an area of Hyacinthoides non-scripta (Bluebells). This species is protected under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). The broad leaved woodland includes many English Oaks, Silver Birch, Sycamore and Elder. The undergrowth includes a mixture of Blackberry, Bracken and Rhododendrons.

These beautiful woods are enjoyed by all generations, predominantly by dog walkers and families from the local area. The woodlands are easily accessed across the field from Sheriffs Walk and the New Plantation. This route through Norbury Hills Woods is also one of Gainsborough's Health Walks. The area is free from traffic, set well back from the main road. It is clean and relatively safe. Whilst walking around you can hear the various birds singing in the trees and buzzards calling from above.
Proposal Map 8: Local Nature Reserve and SSSI
What Our Residents Told Us

9.15 Local residents were asked as part of the Survey what they enjoyed most about living in Lea Parish. Respondents said that the ‘rural atmosphere’ was what they most enjoyed, with 87 people selecting this, followed by ‘Lea Park’ with 86 respondent selections, ‘easy access to the countryside’ with 82 selections. ‘Woodland walks’ and ‘low density housing’ were each selected by 78 respondents, ‘village hall & local facilities’ had 57 respondent selections, ‘primary school’ had 32, and ‘close to the railway station’ had 25 selections.

Graph 2: What do you enjoy about living in Lea Parish?

9.16 During the public consultation event on the 2nd February 2017 local residents stated the following:

“We agree with green wheel approach and support the green spaces shown on the maps and these should be protected”

“Access from the Woods by Lea Park to Norbury Hills should be kept accessible and protected as a green space”.

“We definitely support the open spaces and the Gainsborough Road Green Wedge should be retained”

9.17 When discussing the NDP with young people they made the following comments:

- We want more play equipment like Richmond Park
- Picnic area in the Park
- Adult outdoor gym
- Climbing frames at the park
- We would like 1 or 2 community wind turbines to generate money for the Parish
- We need to maintain the village feel and protect green spaces

Policy Compliance

9.18 This NDP is required to be in general conformity with both the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan. This policy meets the requirement of the NPPF Conserving and enhancing the natural environment and
Central Lincolnshire Local Plan Policy LP17: Landscape, Townscape and Views and LP20: Green Infrastructure and LP23: Local Greenspace and other important open spaces and LP24: Creation of New Open Space, Sports and Recreation Facilities.

**Policy 5: Wider Green Infrastructure**

Where appropriate development proposals should contribute towards the protection, enhancement and provision of new green infrastructure, public spaces and linkages for benefit of biodiversity and the community.

Developments that propose a ‘net’ loss of existing Green Infrastructure nodes, spaces and linkages will only be supported where it has been demonstrated that an appropriate alternative scheme will both benefit the community and the local environment without having any detrimental impact.

In line with the requirements set out in the most up to date local plan new development proposals should provide:

a) functional on site open space and/or sports facilities; or

b) contributions towards new or improved facilities elsewhere within the village.

**Policy 6: Lea Green Wheel**

1. Development proposals which enhance the accessibility of the ‘Lea Green Wheel’ and its associated amenity value will be supported. Where appropriate, development proposals, directly adjacent to the ‘Lea Green Wheel’, should:

a) Seek to retain and enhance public access and extend access through the formation of walkways; and

b) Preserve and enhance its amenity, biodiversity and recreational value.

2. Development proposals which encroach upon or materially harm the function, character or appearance of the ‘Lea Green Wheel’ will not be supported.
10 Designated Local Green Spaces

Evidence and Justification

10.1 The National Planning Policy Framework grants Neighbourhood Plans powers to designate certain areas as Local Green Spaces. Such designation gives these spaces the same protection as green belt policy. Paragraph 77 of the NPPF states that Local Green Spaces should only be designated:

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

10.2 The Neighbourhood Plan Steering Group wish to put forward four public accessible open space sites and these are shown on the Proposal Map 9 along with the justification and supporting evidence in Appendix D.

What the community told us

10.3 Throughout the consultation period local residents of all age groups expressed the need for Lea to remain open and with adequate open space provision. The proposed Designated Local Green Spaces were put forward by the local community and have been supported unanimously from all sectors of the community throughout the consultation on the NDP.

Policy Compliance

10.4 This NDP is required to be in general conformity with both the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan. This policy meets the requirement of the NPPF paragraph 77 and Central Lincolnshire Local Plan Policy LP17: Landscape, Townscape and Views and LP20: Green Infrastructure and LP23: Local Green Space and other important open spaces.

Policy 7: Designated Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as identified on Proposal Map 9:

LGS1: Lea Park
LGS2: St Helen’s Churchyard
LGS3: Green Space Gainsborough Road
LGS4: Old Village Green

Proposals for development on the identified local green spaces will not be supported other than in very special circumstances. The associated buildings, fixtures and fittings required to enhance LGS1 as a multifunctional public space, will be supported. In addition to this, the necessary works required to the utility infrastructure provided by Anglian Water on LGS3 will be supported.
Proposal Map 9: Designated Local Green Spaces

LGS1: Lea Park
LGS2: St. Helen’s Churchyard
LGS3: Green Space Gainsborough Rd
LGS4: Old Village Green
11 Green Wedge

Evidence and Justification

11.1 The village of Lea is located to the immediate south of Gainsborough. It is separated from Gainsborough on the east side of Gainsborough Road by a green wedge of land. At its widest, the green wedge between the two settlements runs from the rear of Churchill Way in Lea northwards to Mayflower Close in Gainsborough separating the two settlements by approximately 800 yards.

11.2 Lea is a green and pleasant village that contains mature and ancient woodlands, farmland and a community park. For the gap between Lea and Gainsborough, development should be resisted altogether as this area is the only physical break between the settlements still remaining. The built form along Gainsborough Road is such that should infill occur on the East of Gainsborough Road, then it would be difficult to tell where one settlement stops and the other begins.

11.3 The Central Lincolnshire Local Plan formally designates the area, as identified on Proposal Map 10, as a “Green Wedge”. The justification and policy are extensively covered within the Central Lincolnshire Local Plan. The policy on Green Wedge between Gainsborough and Lea within this Neighbourhood Plan supports this strategic designation.

11.4 It is important to retain a settlement’s character by preserving and enhancing its important features and its identity. Residents in Lea feel strongly that the area of the green wedge is retained as it marks distinction between the two built forms of each settlement.

What the community told us

11.5 During recent public consultation events, the feedback from residents identified the potential coalescence with neighbouring settlements as a threat to the village.

Policy Compliance

11.6 This NDP is required to be in general conformity with both the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan. This policy meets the requirement of the NPPF Conserving and enhancing the natural environment and Central Lincolnshire Local Plan Policy LP22: Green Wedges.

Policy 8: Green Wedge – Gainsborough Road

Development that would detract from the purpose of the Green Wedge, which is to protect the open rural character of land between Lea and Gainsborough and prevent the coalescence of the two settlements, will not be supported.
Proposal Map 10: Green Wedge
12 Local Services and Facilities

Evidence and Justification

12.1 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development.

12.2 The consultation identified that the ‘built’ community facilities within the village were of a good quality and provided useful spaces in order to provide social activities.

12.3 Not all community facilities are classified as ‘critical’ in order to support growth but there are some services and facilities that do support new developments and an increased population and are used on a regular basis. Therefore these should be identified as ‘key’ services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be located in close proximity to these facilities or provide new, enhanced or additional links in order to improve access to and from these facilities.

12.4 The key community services and facilities within the Parish are shown on Proposal Map 5 and are identified as:

- CF1: St Helen’s Church
- CF2: Methodist Chapel
- CF3: Butler’s Pantry
- CF4: Village Hall
- CF5: Primary School

12.5 The community supports the development of additional community facilities to support the existing population and new residents locating to the village.

What the Community Told Us

12.6 The local community wish to protect and enhance the community facilities they have but would like to see more facilities provided in Lea such as a village shop and a public house. The community acknowledge that significant large scale housing developments would bring about community gain but this is not something the community would support in order to gain these additional community facilities.
Proposal Map 11: Existing Community Facilities in Lea

CF1: St Helen’s Church
CF2: Methodist Chapel
CF3: Butler’s pantry
CF4: Village Hall
CF5: Primary School
Policy Compliance

12.7 This NDP is required to be in general conformity with both the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan. This policy meets the requirement of the NPPF Supporting a prosperous rural economy Central Lincolnshire Local Plan Policy LP15: Community Facilities.

Policy 9: Community Facilities

Proposals to redevelop or change the use of a community facility identified on Proposal Map 11 will only be supported where one of the following conditions is met:

a) A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility is to be provided or an alternative site within the ‘built up area’ of Lea. Exceptionally, the replacement facility will be permitted adjacent to the built up form of Lea where there is a clear local need for the facility to be relocated and a more central site within the village is not available; or

b) It has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility and there is no reasonable prospect of securing an alternative community use of the land or building.
13 Flooding and Drainage

Evidence and Justification

Fluvial

13.1 The Parish of Lea is situated adjacent to the tidal River Trent, which meanders towards Gainsborough, flowing from the Midlands through Newark to the Humber. Lea has suffered a number of flood events over the past 50 years and a large area of farmland between the built village and the River is a natural flood plain. This area floods regularly, but there have been times when parts of the village have flooded, most notably in the winter of 2000, The summer of 2007 and 2012. This indicates an increasing frequency possibly as a result of global warming and climate change.

13.2 Part of the Parish lies in the Environment Agency’s Flood Zones 2 and 3, which run to the west of the settlement and follow the River Trent Flood Plain as shown on Proposal Map 12\(^2\). This is an extract from the Flood Map for Planning, which indicates the likelihood of an area flooding from rivers or the sea, if there were no defences in place. Flood Zone 1 shows the areas that are least likely to flood, Zone 2 the areas with medium probability and Zone 3 those with a high probability. The Flood Map does not always take into account all the watercourses in an area or recent or expected effects of climate change; it also does not show flood risk from other sources such as surface water flooding or blocked drains.

13.3 Developments within Flood Zone 3 are required to submit a flood risk assessment as part of its planning application which enables the Environment Agency to take into account the flood risk on the proposed site and submit, where possible, suitable mitigation.

13.4 To fulfil the housing needs of this Plan (to 2036) it is unacceptable to build on land in the proximity of the River Trent Flood Plain where there is a likelihood of flooding. This is shown on Proposal Map 12.

\(^2\) The Environment agency maps are correct as of the 6 April 2017 please refer to [http://maps.environment-agency.gov.uk](http://maps.environment-agency.gov.uk) for the most up to date version.
Proposal Map 12: Environment Agencies Flood Zones
Surface Water and Waste Water

13.5 Lea village and the surrounding area has consistently suffered as a consequence of inadequate surface water drainage systems and this has contributed towards localised flooding within the village in certain heavy rain conditions. Over the last 30-40 years, and, following the developments off Willingham Road such as Anderson Way, this has resulted in other properties within Lea suffering from surface water and foul water flooding. As the soil becomes saturated within the settlement, water flows with the topography of the land which mean its collects as standing water at the lower lying area of the village as shown on Proposal Map 13.

13.6 Lincolnshire County Council (LCC) as the Lead Local Flood Authority (LLFA) is the body with overall responsibility to deal with surface water issues across Lincolnshire. LCC work in partnership with other bodies and organisations in order, for example, to consider flood risk assessment and drainage management. As LLFA, LCC are required to operate within the terms of the National Framework. At a local level this would require any development to ensure that it does not increase the impact of surface water and drainage "on or off the site". LCC would not normally be involved with the preparation of Neighbourhood Development Plans. They do however, become involved at the outline planning stage for developments of 10 or more dwellings when this is requested by the local planning authority. Following discussions held with them, they have reviewed Policy 10 in this document and consider it compliant with the National Framework requirements.

13.7 The foul water capacity within the village is dealt with by Severn Trent Water who are fully aware of the capacity issues within the village. The foul water system is occasionally overloaded and the local pumping station may be required to be upgraded in order to accommodate the anticipated future development. Severn Trent Water has been fully involved in the development of the NDP and will assess the requirement for upgrading as part of their modelling system when a planning application is submitted.

13.8 Developers should consider the net increase in water and waste water demand to serve their developments. They should also assess any impact the development may have off-site - further down the network.

13.9 Developers should engage with Severn Trent Water, West Lindsey District Council, Lincolnshire County Council and the Environment Agency at the earliest opportunity; Severn Trent Water must also be consulted regarding proposals involving building over or close to a public sewer.

13.10 In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater and water infrastructure.

What The Community Told Us

13.11 Flooding featured heavily in the consultation feedback from local residents. Local residents have suffered as a result of flooding over a number of years. During the consultation local residents showed the NDP steering group photographic evidence of the flooding issues that they have had to endure over a number of years. This evidence has been collated and is shown in Appendix E. Local residents along with a representative from Severn Trent have assisted with the mapping of the flooding issues within Lea as shown on Proposal Map 13 which forms part of the flooding evidence.
Proposal Map 13: Surface Water Flooding Problems within Lea
Policy Compliance
13.12 This NDP is required to be in general conformity with both the National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan. This policy meets the requirement of the NPPF Meeting the challenge of climate change, flooding and coastal change and Central Lincolnshire Local Plan Policy LP14: Managing Water Resources and Flood risk.

Policy 10: Flooding and Drainage

1) Development proposals, within areas that have experienced flooding as shown on proposal map 13 should demonstrate that the proposal will not have a detrimental impact on the foul and surface water drainage infrastructure.

2) The development proposed should not increase the rates of surface water run-off or increase flood risk in the area;

3) Proposals for new residential development should be accompanied by a drainage strategy which outlines the way in which the drainage infrastructure will be designed and constructed such that it does not increase the level of flood risk and, wherever possible, reduces flood risk in the area;

4) Proposals that include de-culverting any culverted watercourses within the development boundary will be particularly supported;

5) Where viable dwellings should be designated to minimise the discharge of surface water and proposals that include the provision of permeable parking spaces and driveways would be particularly supported.

6) Drainage strategies for the management of surface water run-off from new development should incorporate sustainable drainage techniques and should be designed to deliver ecological benefits where possible; and

7) Proposals for residential and commercial development will not be supported on Flood Zone 3 as shown on the most up to date Environment Agency maps.

Policy 11: Wastewater and Water Supply

Developers will be required to demonstrate that there is adequate wastewater and water supply capacity or that it can be made available, both on and off the site to serve the development and that it would not lead to problems for existing or new users.
14 Monitoring & Implementation

14.1 The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Whilst West Lindsey will be responsible for development management, Lea Parish Council will use the Plan to frame its representations on submitted planning applications. The Parish Council will also monitor the effectiveness of the policies on an annual basis.

14.2 The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering some of the objectives of this Plan. The forthcoming Community Infrastructure Levy (CIL) funds will be utilised to deliver community projects and priorities.

14.3 The impact of the Neighbourhood Plan Policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. Any amendments to the Plan will only be made following consultation with the District Council, local residents and other statutory stake holders as required by legislation.

14.4 The Parish Council will work towards reviewing the Lea Neighbourhood Plan every 3-5 years, producing a report for each review outlining the impacts and necessary amendments required for Policies in the Plan.
<table>
<thead>
<tr>
<th>Subject</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing</td>
<td>Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.</td>
</tr>
<tr>
<td>Evidence base</td>
<td>The evidence base is a collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other strategies and policies.</td>
</tr>
<tr>
<td>Historic Environment</td>
<td>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</td>
</tr>
<tr>
<td>Listed buildings</td>
<td>Buildings and structures which are of special architectural and historic interest and whose protection and maintenance are subject to legal inspection before any works are carried out.</td>
</tr>
<tr>
<td>Local green spaces</td>
<td>It is a designation to provide special protection of a green area of particular importance to the local community, using the criteria of paragraphs 76-77 of the NPPF.</td>
</tr>
<tr>
<td>Localism Act</td>
<td>The Localism Act introduced a new right for local people to create ‘Neighbourhood Development Plans’ for their local area.</td>
</tr>
<tr>
<td>National Planning Policy Framework (NPPF)</td>
<td>The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government’s strategic planning policies for England and how these are expected to be applied in development planning documents, including neighbourhood plans, and in decisions on planning applications.</td>
</tr>
<tr>
<td>Neighbourhood Plan</td>
<td>Neighbourhood Plans are a new method for Communities to decide the future of the places where they live and work. The Government has introduced the right for communities/settlements to create Neighbourhood Planning through the Localism Act, which gained Royal Assent on the 15th November 2011.</td>
</tr>
<tr>
<td>Sustainable Development</td>
<td>Sustainable Development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.</td>
</tr>
</tbody>
</table>
16 Appendix A: Community Projects

Project 1: Lea Park – woodland management plan

Project 2: Updating of Butler’s Pantry

Project 3: Continued updating and maintenance of the Childrens’ Play Area in Lea Park

Project 4: Old Village Green – to maintain the open space
### Appendix B: Views and Vistas

**Lea Views and Vistas justification**

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Local Value</th>
<th>Landscape</th>
<th>Historical</th>
<th>Recreational</th>
<th>Wildlife</th>
<th>Why is it so special?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Trent View</td>
<td>Currently used for grazing sheep</td>
<td>Views over Lea Marshes</td>
<td>Unimproved flood plain and wetland pasture adjacent to the River Trent and an area of Great Landscape Value</td>
<td>Finds of Roman Pottery on site</td>
<td>Access prohibited by owners</td>
<td>Access to Lea Marshes’ where there are bats, owls, deer, snakes, variety of birdlife</td>
<td>Panoramic views over marshes to power station. There are also rare plants including Trifolium Subterraneum, diverse range of grasses and Lea Marsh SSSI.</td>
</tr>
<tr>
<td>2. A156 from Knaith Park</td>
<td>Field used for mainly root crops</td>
<td>Important green space used by walkers and families</td>
<td>Gentle upward slope eastwards.</td>
<td>Includes a pathway which forms part of the “Lea Green Wheel”.</td>
<td>Deer, badgers, foxes, birdlife, owls, grass snakes</td>
<td>Views looking into woodland and Lea Park. Public footpath to A156</td>
<td></td>
</tr>
<tr>
<td>3. Up Willingham Road towards St Helen’s Church</td>
<td>B1241 heading East</td>
<td>Access to Primary School and is on the main bus route between</td>
<td>Leafy thoroughfare on a rising gradient, traditional</td>
<td>Access to church and graveyard with origins dating back to the 13th Century.</td>
<td>Linking walks through the church grounds to the village hall.</td>
<td>Small wooded areas adjacent to the nearby road.</td>
<td>Views towards the Church and a picturesque road through the village.</td>
</tr>
<tr>
<td>Name</td>
<td>Description</td>
<td>Local Value</td>
<td>Landscape</td>
<td>Historical</td>
<td>Recreational</td>
<td>Wildlife</td>
<td>Why is it so special?</td>
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<td>4. Gainsborough road – view across The Green</td>
<td>Green area adjacent to the main road A156 between Gainsborough and Lincoln. Bus stop and shelter on a quiet service loop road was formerly main road with petrol pump.</td>
<td>Gainsborough and Lincoln</td>
<td>cottage type dwellings.</td>
<td>Created in 1933 when the present main road was constructed.</td>
<td>Informal amenity green space which includes a bus stop and seating areas</td>
<td>Large trees and spring bulbs.</td>
<td>A significant contribution to the rural character of the village.</td>
</tr>
<tr>
<td>5. Grange Farm view – across the historic parkland</td>
<td>Long views over Lea parkland Uninterrupted views towards woodland and over the Trent Valley</td>
<td></td>
<td></td>
<td>Forms part of an old estate and parkland</td>
<td>Walks and public access within the woodlands and across farmland. It is regularly used by residents for dog walking, running and health walks</td>
<td>Bats, owls, foxes and birdlife including rare birds such as little bunting.s</td>
<td>Provides a strong local view over historic parkland and the Trent Valley.</td>
</tr>
<tr>
<td>Name</td>
<td>Description</td>
<td>Local Value</td>
<td>Landscapes</td>
<td>Historical</td>
<td>Recreational</td>
<td>Wildlife</td>
<td>Why is it so special?</td>
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<tr>
<td>6. Views from Green Lane and the Crescent</td>
<td>Sloping ground which descends into flood plain of River Trent area known as Lea Marshes</td>
<td>Import ant visual amenity over the valley and beyond (Clarborough Hills).</td>
<td>River Valley Flood Plain AGLV</td>
<td>Evidence - spring indicative Roman British Settlement. Quantity Roman coins etc. Medieval and post Medieval finds.</td>
<td>Access prohibited by current owner. Was used regularly by walkers to Lea Marshes. Sledging.</td>
<td>Bats, owls, herons, crested newts, snakes, deer and badger</td>
<td>Panoramic Open views. Wonderful sunsets. Views of Power station.</td>
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</table>
This can be found on the Neighbourhood Plan Website: www.leaplan.co.uk
## 19 Appendix D: Designated Local Green Spaces

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Local Value</th>
<th>Landscape</th>
<th>Historical</th>
<th>Recreational</th>
<th>Wildlife</th>
<th>Why is it special?</th>
<th>Photograph</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Helen’s Church (LGS: 2)</td>
<td>Church yard. C of E Church owned by Diocese- small churchyard.</td>
<td>Local</td>
<td>Land with mature trees and mowed grass</td>
<td>Built between 13 C and 15C - restored in 1849. Grade 1 listed.</td>
<td>Regularly used by community and local C of E primary school</td>
<td>Trees and grasses provide haven for wildlife. Snowdrop s and bluebells</td>
<td>Utilised by residents of village</td>
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<tr>
<td>Village Green (LGS 4)</td>
<td>Open green space with old village pump. Adjacent to established homes and lane leading to Village Hall</td>
<td>Local</td>
<td>Open area with mature trees, mown grass and wooden seat.</td>
<td>Replica of Village pump still in position - situated under Maple tree. Originally used for village water supply.</td>
<td>Provides a small amenity space for residents. Lights are hung from one of the trees every Christmas Wooden bench for use</td>
<td>Trees and grass provide a haven for wildlife. Provides a rural setting within the village with historical feature maintained.</td>
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<tr>
<td>Lea Park Green Space (LGS 1)</td>
<td>Open green space with mature trees and grasses, spring flowers and fruit orchard. 2 ponds which attract wildlife.</td>
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<td></td>
<td>Approx 6 acres owned by Lea Parish Council and opened as Lea Park in 1973. A further 10.5 acres of land south of Park was purchased by Parish Council in 1980.</td>
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<td></td>
<td>Picnic area with benches. Popular with dog walkers, families, school children, disabled adults and children.</td>
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<td></td>
<td>Part of area is a Local Nature Reserve since 2010. Provides green space for all community. Provides recreational and health benefits for community. Free parking which is easily accessible from main road.</td>
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Green Space
Gainsborough Road (LGS3)

- Green area adjacent to the main road A156 between Gainsborough and Lincoln.
- Bus stop and shelter on a quiet service loop road was formerly main road with petrol pump.
- Pleasant green area bordered by attractive dwellings including former farmhouse and barn.
- Created in 1933 when the present main road was constructed.
- Informal amenity green space which includes a bus stop and seating areas.
- Large trees and spring bulbs.

A significant contribution to the rural character of the village.
| Lea Park and Playing fields (LGS 1) | Open green space with mix of trees and grasses. | Rotary Club hold annual bonfire in Lea Park. | Owned by Lea Parish Council. ‘Butler’s Pantry’ renovated and opened in 2001. | Utilised by residents and visitors to Lea. Cricket, football, tennis played by residents and members as well as small playground area for children. | Provides a sense of open, safe areas for children and residents to walk, relax and play a variety of sports. |
20 Appendix E: Flooding Evidence

This can be found on the Neighbourhood Plan Website: www.leaplan.co.uk