

# **Nettleham Neighbourhood Plan**

**2014-2031**

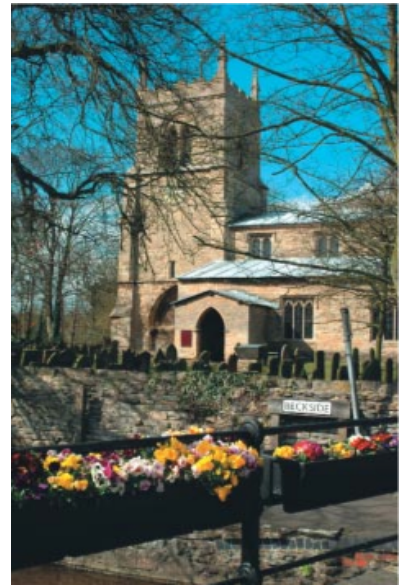


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## **FOREWORD**

In 2012, following the implementation of the Localism Act, the Parish Council decided to promote the production of a Neighbourhood Development Plan that would apply to the whole of the Parish of Nettleham. The main driver behind that decision being the desire to properly manage the way in which the Village would develop over the time span of the Plan (up to 2031). The Parish Council recognised that the Village would inevitably have to change over time, but in its view it was essential to ensure that any such development would be sustainable and in keeping with the intrinsic character of the Village, which is essentially rural in nature. On that basis, the Parish Council established a Neighbourhood Plan Steering Committee (the Committee) to undertake the required work on producing a Neighbourhood Development Plan (the Plan). The Committee comprised of x6 residents as well as x6 Members of the Council; Cllr. John Evans was appointed as its Chair, in view of his previous experience with the production of the Parish Plan back in 2007.

The first major task for the Committee (in 2013) was to undertake an extensive Public Consultation with all households within the Parish. That was closely followed by consultations with the various Statutory Bodies and the carrying out of a detailed Housing Site Assessment in accordance with a recognised Methodology. Following the production of a Pre-Application Draft Plan, the Committee embarked on a second round of Public Consultations with residents during the first part of 2014. This was followed by a further two rounds of 6 weeks' Statutory Consultations in late 2014 and Spring 2015.

The Draft Plan was then submitted to detailed Examination by an Independent Examiner to ensure that it complies with all the relevant Legislation. The Examiner's Report was issued on the 30<sup>th</sup> September 2015, which confirmed that the Plan can now proceed to a Referendum (subject to certain Modifications that were Recommended by the Examiner, the majority of which have been incorporated into the Plan).

The net result is a comprehensive Plan that reflects the overall views expressed during the various stages of consultations and addresses the fundamental issue of how the Village is to be developed over the Plan period. In particular, it provides for the construction of additional new dwellings on 4 allocated sites in the Village. The level of growth permitted under the Plan (in the region of 12%) is considered by the Parish Council to be appropriate to meet the needs of our Community as well as being sustainable and proportionate.

The Plan is accompanied by a Strategic Environmental Assessment Report, which clearly demonstrates that implementation of the Plan in its present form will not have any significant environmental effects, which is very reassuring.

I should like to thank everyone who has been involved with the production of the Plan and those who made an input to the process. In particular, my thanks go to Mike Dando (Planning Aid) for his invaluable professional support and to the Community Development Foundation for contributing towards the funding of the same. I should also like to thank Dr. Ross Marshall and his team for their work on the Strategic Environmental Assessment. Finally, my thanks go to all Members of the Committee, especially its Chair & Vice Chair Cllrs John Evans & Joe Siddall respectively, for their very considerable efforts in producing the Plan, which has been an extremely onerous but I trust worthwhile task.

Accordingly, I have no hesitation in commending the Plan to the Village.

Cllr. Terry Williams – Chairman  
Nettleham Parish Council

1<sup>st</sup> December 2015

## **Section 1: Introduction and Background**

### **1.1 Purpose**

In April 2012 the Localism Act 2011<sup>1</sup> amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

### **1.2 Submitting Body**

This Neighbourhood Development Plan (the Plan) is submitted by Nettleham Parish Council, which is a qualifying body as defined by the Localism Act 2011.

### **1.3 Neighbourhood Area**

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

Nettleham Parish Council confirms that this:

- i.) Neighbourhood Development Plan relates only to the Parish of Nettleham and to no other Neighbourhood Areas.
- ii.) Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.
- iii.) The Plan does not deal with excluded development.

<sup>1</sup> Which received Royal Assent on 15th November 2011

<sup>2</sup> APPENDIX A contains a list of abbreviations used in this Plan

## **1.4 The Context**

The Nettleham Neighbourhood Development Plan must:

- a. Have appropriate regard to national planning policy;
- b. Be in general conformity with strategic policies in the development plan for the local area and contribute to sustainable development. The Parish of Nettleham is part of the District of West Lindsey. The local strategic context is, therefore, set by the West Lindsey Development Plan (first Review) 2006 until superseded by the Central Lincolnshire Local Development Plan 2016-2036;
- c. Be compatible with European Union (EU) obligations and human rights requirements.

## **1.5 Plan Period, Monitoring and Review**

The Nettleham Neighbourhood Development Plan will run concurrently with the West Lindsey Local Plan 2006 until superseded by the Central Lincolnshire Local Development Plan and apply until 2031. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period.

Nettleham Parish Council, as the Qualifying Body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

## **1.6 Reference Documents**

A list of the various reference documents referred to in this plan can be found in APPENDIX I.



## Section 2: About Nettleham

### Shape of the Settlement

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



Map of Nettleham Parish, showing parish boundaries in red.

### Natural Habitat

For a distance of about 100 metres in the vicinity of the Church, the Beck runs clear and shallow alongside the road, but for the rest of its passage through the Conservation Area, it flows behind the buildings on the north side of High Street to Watermill Lane, and Mill Hill as far as Vicarage Lane. A footpath follows the course of the Beck and provides a pleasant waterside walk.

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



Next to the C11<sup>th</sup> Church is Vicars Wood, a small area of woodland which is managed by the Parish Council. Further upstream we have a larger area of woodland and a lake whose reed lined edges is home to a wide range of water birds, and numerous bench seats provide a delightful place for a rest during a walk on one of the many footpaths around the village. The lake and woodland is within the grounds of the Divisional Police Headquarters but free access is provided to all visitors and is located on a sign posted footpath.

Next to the Bishops Palace Scheduled Ancient Monument (SAM) site is Bishops Meadow, an area of approximately half hectare, containing a wildflower meadow, heritage orchard and woodland area of native tree species. The site is leased from Church Commissioners and maintained by the Parish Council with voluntary assistance from the community.

### **Archeological Interest**

The village contains the ruins of the First Bishops (of Lincoln) Palace, a Scheduled Ancient Monument (SAM). The first building on this site was the Manor House of Nettleham, which was owned by Queen Edith wife of Edward the Confessor. It was eventually given to the Bishop of Lincoln in 1101 and converted into a palace.

The Bishops Palace was destroyed almost 400 years ago and only buried foundations remain. This site was recently turned into a public amenity with distinctive oak gateways, discovery trail and information panels along the routes.

### **The Built Environment**

#### **Conservation Area**

In recognition of the number of important historical buildings (25 listed buildings including Grade 1, Grade 2\* and Grade 2) a significant proportion of the village centre was designated as a Conservation Area in November 1969. In 1984 the Conservation Area was reviewed by West Lindsey District Council and a number of boundary changes resulted. A revised Conservation Area was designated by WLDC in March and May 1985. See APPENDIX H for more details on the Conservation Area.



## Religious Buildings

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



## Evolution and Growth of Housing

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

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

**1901-1950s** During the following 50 years virtually all new development with new building consisted of ribbon development along the main thoroughfares into the village such as Sudbrooke Lane and Scothern Lane. The period saw a mixture of detached and semi-detached houses mainly redbrick and was the start of the proliferation of bungalows in various types of brick or render materials. Population in 1951: 1599

**1950s-early 60s** This decade saw the start of estate type development and areas to the south of Washdyke Lane such as Cliff Avenue, Cherry Tree Lane and Beech Avenue: buildings were mainly bungalows and dormer style homes mostly in feature brick. Population in 1961: 1940

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

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

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

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

**2007-2014** As the stable community of Nettleham aged demand came increasingly for low maintenance smaller homes with easily managed gardens. This period saw more building in the centre of the village on the old Coles Garage site on Church Street where 10 smaller properties were built in the courtyard format and designed for more elderly owners. In addition Poplar Farm, near the village centre, off Deepdale Lane was developed into 15 homes mainly detached but included upmarket terraced houses in a mixture of brick stone slates and tile. Over this period a small reduction in population occurred as the children of new residents 20-30 years before left to pursue careers elsewhere or could not afford to purchase their first home in the village. Population in 2011: 3437

(Population data: ref ONS Census data)

## Village Amenities and Facilities

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

### Social Facilities

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

## Sports Facilities

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

## Children's Play Areas

There are three play areas for young children dotted around the village, the largest is Bill Baileys which, located near the village centre, covers about five acres. Bill Baileys has play equipment including swings, seesaws and slide but also has a large grass area for various ball games including football (with fixed goal posts). In addition there are smaller play areas for young children located in some of the newer housing developments around the village.

## Library

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

## Schools

There are also thriving infants and junior schools attracting pupils from around the district, not just Nettleham. Attached to the infants school is an out of hours club where working parents can leave their children during working hours and during school holidays in the sure knowledge that the children will be taken care of and kept safe.

## Health Centre

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

## Cemetery

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

## Section 3: Plan Development Process

### 3.1 Formation of the Neighbourhood Plan Committee

Nettleham Parish Council resolved to develop a Neighbourhood Plan for Nettleham on 18th October 2011. The Parish Council asked for volunteers to form a Neighbourhood Plan Committee of 12 members, which comprise four Parish Council Members and the rest being drawn from a diverse range of residents.

This request was repeated in local village media and a group of 11 village residents (including two ex-officio) met for the first time on 10th April 2012.

Designation of the Parish of Nettleham was made by West Lindsey District Council in January 2013. Over the ensuing period the membership of the committee has changed a little and the following is the current list of members.

#### **Members of the Nettleham Neighbourhood Plan Committee at December 2014**

Cllr. J. Evans (Chair)  
Cllr. J. Siddall (Vice Chair)  
Cllr. Mrs. S. Harland  
Cllr. M. Leaning  
Mr. P. Barnett  
Mrs. S. Bradley  
Mr. D. Bradley  
Mr. D. Cotton  
Mr. S. Jones  
Mr. C. Woolfson  
Mr. C. Williams  
Cllr. T. Williams (ex officio)  
Cllr. Mrs. J. Clayton (ex officio)

#### **Strategic Environmental Assessment Team**

Dr. R. Marshall FIEMA CEnv  
Mrs. J. Fothergill MIEMA CEnv  
Mr. J. Fothergill MIEMA CEnv

### 3.2 Community Engagement

A Neighbourhood Plan is a community plan and must derive its objectives, actions and authority from the community. From the outset the Committee was determined that the residents should be kept informed and given every opportunity to tell the Advisory Group what they wanted. Communication and consultation, in various forms, played a major role in formulating the Plan.

The objectives were to:

- Promote a high degree of awareness of the project;
- Invite residents to join the team advising the Parish Council;
- Encourage everyone to contribute to the development of the Plan;
- Promote consultation events;
- Provide regular updates on the status of the Plan and its development.

Key to this programme was publicity, public events and the use of local print and electronic media to provide regular updates, together with the construction and establishment of a Nettleham Neighbourhood Plan page on the Parish Council Website ([www.nettleham-pc.gov.uk](http://www.nettleham-pc.gov.uk)) to provide easily accessible, extensive information to the whole village and to encourage the village to participate.

During 2012 the Nettleham Neighbourhood Plan Committee (NNPC) considered the output of the Nettleham Parish Plan (2007), Village Design Statement (2008) and Housing Needs survey (2008), to identify the issues that could be addressed by a Neighbourhood Plan. Residents were updated about developments in the Nettleham News free local magazine, which is delivered to every address in the village. In addition in February 2013 there was a leaflet drop to every household in the village with a questionnaire asking what residents thought of the village, what was good, what was bad and what should change. A total of 174 responses were obtained enabling key issues to be identified.

These issues were then put to residents as part of a further consultation in March 2013 when, at a drop-in session in the village's Old School building, residents were asked their opinion on a number of issues relating to new housing, preferred location, type and number. Some 70 questionnaires were returned which helped inform the site allocation process.

Feedback on these consultations was provided via the Nettleham News and in the minutes of Parish Council Meetings when update reports were given.

During the autumn of 2013 focus groups were established to investigate various aspects arising from the consultations:

1. Housing
2. Environment
3. Infrastructure
4. Getting About (traffic and transport)
5. Business and Shops



Grids showing the assessments of each of these topics resulting from the public consultations can be found in the Evidence Base and they formed the basis of the policy formulation.

#### Preliminary Draft Plan

Further consultations took place in June/July 2014 at a public meeting presentation, weekend drop-in sessions, and display at the village carnival where the preliminary draft plan was presented and discussed with over 200 residents. Questionnaires were also provided and some 140 were returned with comments and indicating levels of support for the policies produced.

All events were publicised by leaflet drop to every house, banners and local posters, announcements in the Nettleham News and the Nettleham Neighbourhood Plan page on the Nettleham parish website.

### 3.3 Housing Requirements

This was established by considering:

- Trends in the population of the Parish, household size and residents' age;
- Information from the 2007 Parish Plan and 2008 Housing Needs survey;
- The views of the residents who attended the consultation in March 2013;
- Considering the views of estate agents;
- Hearing the views of owners and interested developers of potential sites;
- Noting the housing numbers initially proposed for Primary Supporter category settlements in the emerging Core Strategy of the Central Lincs Development Plan, subsequently to be replaced by the emerging Central Lincolnshire Local Development Plan (2016-2036).

Potential Sites were identified by:

- Including sites in the Central Lincs Strategic Housing Land Availability Assessment (SHLAA)
- Contacting local land owners for expressions of interest in preferred areas

Selection of Sites was guided by:

- The views expressed by the village in completed questionnaires returned following the public consultation in March 2013; the views expressed in the Parish Plan 2007
- Lincolnshire County Council site scoring system operative in 2013, as can be seen in the Housing Evidence Paper, APPENDIX J. This provided a quantitative framework within which objective assessments could be made and included sustainability objectives and drainage concerns as well as additional traffic impact.
- Feedback from publishing a summary of initial assessment conclusions on the Nettleham Neighbourhood Plan

- The outcome of drop-in sessions in March 2013 and July 2014
- The response of residents at public consultations/meetings in March 2013 and July 2014

More detailed information on the site selection process can be found in APPENDIX J.

### 3.4 Publicity

Regular updates on the plan development process, opportunities to contribute and comment, and outcomes of surveys and events were provided:

- Quarterly in the Nettleham News
- The Neighbourhood Plan website.

The Nettleham News is delivered to all homes in the village and read by a large percentage of adults and young people in the village. It is published quarterly and since January 2012 has carried quarterly articles and updates on the progress of the Plan.

In addition, when special consultation events were planned, leaflets advising residents of what was occurring and why were dropped through every door in the village.

### 3.5 Evidence Base Overview

The analysis, objectives and proposals in this Neighbourhood Plan have drawn on a variety of sources which can be found in greater detail in the Evidence based report. Data on:

- [population, employment, housing, deprivation, car ownership](#) was obtained largely from the Office of National Statistics;
- the [housing need](#) was obtained from an independent survey run by Community Lincs, local estate agents, and the views of residents at the public consultations;
- [Infrastructure data](#) was obtained from 2007 Nettleham Parish Plan, the views of residents at the public consultations and workshops, meetings with key service providers including the schools in the village and local medical centre;
- [Business and Commercial](#) data was provided by contacting every local business large or small, totalling 53, to identify their future local infrastructure needs;
- [Transport](#) - local bus companies were contacted about improvements which could be made to local services;

- **Flood risk data** was obtained from the Department of the Environment and Lincs County Council, West Lindsey District Council, and Faber Maunsell Flood Report 2007 produced for the Nettleham Parish Council;
- **Foul water treatment** capacity information was obtained from Anglian Water Authority;
- **Schools information** was provided by the Headteachers of both village schools;
- **Doctors' surgery** capacity details were provided by the manager of the Nettleham medical centre.

More detailed information on this extensive Evidence Base, including reports on the village consultations and workshops, can be found in the Nettleham Neighbourhood Plan section on the Nettleham Parish Council website ([www.nettleham-pc.gov.uk](http://www.nettleham-pc.gov.uk)).

## Section 4: Vision for the Future of Nettleham

There were extensive consultations in March 2013 where, via leaflet drop through every door, residents were asked what they felt was good and bad about the village. In addition what they felt needed to change and other comments they would like to make. At a subsequent weekend drop-in session people were asked their opinion on potential developments for the village including scale and the sort of development they would prefer to see.

As a result of these comments (available in the Evidence Base report) initial feedback was provided to residents at the village carnival in July 2013, where the key objectives and actions were presented and commented on. Following this consultation the ideas were formalized into the following vision and aims statements:

### 4.1 Vision for Nettleham

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

### 4.2 The Aims for the Nettleham Neighbourhood Plan

- To maintain and where possible enhance the character and vitality of the village of Nettleham by encouraging the rebalancing of the community's demographic profile towards young families by provision of smaller and more affordable housing.
- To minimise the impact of new development on the surrounding countryside, landscape and ecosystems.
- To provide existing and future residents with the opportunity to live in a home appropriate for their needs.
- To reduce the need for travel by car and shorten the length and duration of journeys.
- To reduce road traffic congestion.

An impressive 95% of respondents supported the vision and aims statement in the preliminary plan and over 88% of all respondents agreed with all the outline policies proposed. Detailed results along with comments can be found in the Evidence Base report.

## Section 5: Neighbourhood Plan Policies

### 5.1. Environment

It was clear from the consultations that the community valued the rural setting and village feel of Nettleham. Their pride is reflected in the number of times it has won the Best Kept Village Competition in Lincolnshire. It was clear that any plans/policies to come forth from the Neighbourhood Plan must respect this and should seek to enhance further the values which make this a desirable place to live.

Key Issues - Environment	Details
Retain Nettleham's village feel	Retain the Green Wedge between Nettleham and Lincoln
Maintain attractive built environment	The local environment is valued and must not be degraded
Heritage and natural environment is important to the local community	Conservation Area, Heritage sites, field and woodland walks must be preserved and enhanced (where possible)

#### **Green Wedge**

Public Consultations demonstrated a very strong desire to retain Nettleham's village feel being surrounded by open farmland. A key part of this is to ensure no coalescence with Lincoln and retain the community's sense of identity. The environmental policies in this plan were supported by 98% of all respondents in a survey in July 2014.

It is also considered that this area forms an important green corridor to the north east of Lincoln for migration of wildlife and insects and connects with other green corridors identified within the emerging Local Plan. The gap between Nettleham and the A46 ring road is only approximately 0.75 m (1.2km) and therefore would act as a severe pinch point if further development encroached on to this land.

It is noted that The Green Infrastructure Study (2011) commissioned by Central Lincolnshire Joint Planning Unit states:

*3.3.26 A network of Local Green Links connects the Lincoln Urban Green*



*Grid to the Strategic Green Access Links, greenspaces and habitats in the countryside around the city. This network includes local GI linkages connecting the city centre with open spaces throughout the built-up area and in the surrounding countryside, including the River Witham corridor in particular. In addition to providing a network of greenspaces and access links, the Lincoln Urban Green Grid includes green roofs and walls to provide linkages for wildlife. Proposed areas of search for new accessible natural greenspace required to meet the needs of the expanded population are also shown on Figure 1.4c. Protection of corridors of undeveloped land/countryside as green wedges between the built-up area of Lincoln and the surrounding villages, to safeguard the city's unique setting and character, provides the opportunity to locate accessible natural greenspace in these areas.*

See APPENDIX D for relevant map from Green Infrastructure Study.

This philosophy also complies with the principles of the West Lindsey Local Plan (first review) 2006 Strat 13, and the principal guiding policies of the Draft Central Lincs Local Plan, which defines the area between Lincoln and Nettleham as a “priority area with key opportunities for strategic Green Infrastructure enhancement, linkage and creation.”

Currently the WLDC Local plan (revised) 2006 saved policy Strat 13, specifies land between Nettleham and Lincoln as protected green wedge between the A46 Lincoln Road and Greetwell Lane (see Appendix B).

Since 2006 new planning applications have been approved which will take the settlement boundaries of Lincoln to the edge of the A158/A46 Lincoln bypass to the north east of the city thus restricting the wildlife corridor between Lincoln and Nettleham further. In addition plans for further growth of Lincoln city with Urban Extensions, including a substantial one towards North Greetwell (ref. Central Lincolnshire Preliminary Draft Plan 2014), would have a major impact on this wildlife corridor.

It is recognized that this green wedge designation will not restrict development that is covered by agricultural or other permitted development but seeks to define and protect the southern boundary of Nettleham and preserve Nettleham's sense of identity.

This Neighbourhood Plan will be reviewed in 2023 and at that time the actual scale of development of the Lincoln conurbation will be known. The green wedge policy detailed here will then be reviewed in light of development



plans at that time. In the meantime it is considered to be more prudent to conserve it while we still can.

#### **Policy E - 1 Protect the Green Wedge**

Housing development which restricts the visual/physical gap between Lincoln and Nettleham will not be permitted. This agricultural, wildlife and biodiversity land corridor will be protected as a green wedge. The green wedge will stretch from the south of the built settlement of Nettleham to the A46/A158 NE of Lincoln. The Nettleham Green Wedge will reflect the area in the Central Lincolnshire Local Plan which is designated as Green Wedge. This policy will be reviewed after the Central Lincolnshire Local Plan (2016-2036) is finalised.

This green wedge protection excludes the small Local Authority registered area of land off Lodge Lane designated exclusively for employment purposes NE (2).

#### **Green Spaces**

The rural nature and aspects of the Parish and village are much valued. Individually and collectively a number of important spaces, ranging from playing fields to a village green, make a vital contribution to the character and appearance of the village and are valued by the community, be it for resting on the seats, having a family picnic or learning about the local history etc., as well as providing visual breaks and green lungs for the village.

A detailed assessment and justification for the designation of the fourteen local green spaces against the principles set out in the NPPF can be found in Appendix C.

The largest areas of protected green spaces (over ½ Ha) are principally playing fields (1, 12), a Scheduled Ancient Monument site (4), a burial ground extension (3), recreational amenity (4), and the village green (11).

#### **Policy E - 2 Local Green Spaces**

The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on the proposals map.

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

- 1) Mulsanne Park Playing field

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

### **Heritage Sites**

Heritage is a very important aspect of the sense of place and identity of Nettleham and must be protected. Local heritage sites, including the scheduled ancient monument site off high street and historical earthworks such as ridge and furrow off Deepdale lane, are an irreplaceable resource and should be conserved in a way that ensures they continue to make a positive contribution to the Parish's heritage. Possible sites include:

- a) Public open space
- b) Educational amenity
- c) Wildlife reserve

Their locations can be found on the map in APPENDIX C.

#### **Policy E - 3 Heritage Sites**

Development proposals will be expected to protect and safeguard the local heritage sites identified in Appendix C. Where appropriate these local heritage sites should be enhanced as part of any adjacent or associated development.

### **Historic Buildings and the Conservation Area**

The area around the village green and surrounding Conservation Area is generally considered to form a key aspect defining the character of the settlement of Nettleham. It is the beating heart of the community and a focal point containing many small businesses and shops.

Both listed and non-listed buildings in and around Nettleham Conservation Area are central to the character of the village and should be retained. Development proposals for the loss or alteration of buildings in or near to the Conservation Area that would result in a negative impact on the character, appearance or setting of the Conservation Area will not be permitted.

#### **Policy E - 4 Historic buildings and the Conservation Area**

Development proposals will be expected to safeguard listed buildings in the Plan area and unlisted buildings within the conservation area as shown on the proposals map. Where appropriate these various buildings should be incorporated into or enhanced as part of any adjacent development.

Within the conservation area development proposals will be expected to preserve or enhance the character of the area as set out in Appendix H of this Plan.

#### **The Nettleham Beck**

The Nettleham Beck is a greatly valued local feature for amenity, recreation and wildlife. It is indicated on the Proposals Map. The area along the beckside forms important natural habitat and also a recreational area so natural enhancement of this area as part of any development proposals will be encouraged.

The open fields surrounding the village along with the footpaths, bridleways, trees and hedgerows are likewise greatly valued by residents. A strategy plan has been developed by Nettleham Woodland Trust that goes some way to expand and enhance this feature and can be found in APPENDIX E. This Neighbourhood Plan fully endorses the Ecological Strategy in APPENDIX E. Future developments should include consideration of the strategic aspirations and plans of local environmental organisations.

Development proposals which seek to enhance the setting of the Beck and its associated amenity value will be supported.

There will be significant opportunities within the Plan period for development proposals to improve the function and appearance of the Beck. The Parish Council encourages developers and landowners to explore opportunities for improved walking access, improved footpath connectivity and the formation of new footbridges. The potential exists for a footbridge connecting to Kerrison Way and linking the development of housing sites B and C as identified elsewhere in this Plan.



#### **Policy E - 5 Nettleham Beck Green Corridor**

Development proposals which enhance the setting of the Beck and its associated amenity value will be supported. Where appropriate development proposals adjacent to the Beck should:

- a) Seek to retain public access and extend access through the formation of waterside walkways; and
- b) Preserve and enhance its amenity, biodiversity and recreational value.

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

## **5.2 Development**

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

### **5.2.1 Traffic**

Along with most villages and towns which were founded and predominantly developed before the days of the motorcar, traffic and parking are a major problem for the community. Not only does Nettleham have a good and varied retail and service infrastructure, it is also within a few miles of Scothern and Sudbrooke, whose populations total around 4000, which do not benefit from such a wide range of services and shops. Nettleham therefore provides those communities with a very valuable local resource without the need to travel into Lincoln. This inevitably leads to more traffic congestion in the centre of Nettleham with shoppers appreciating the convenience of parking almost in front of the shops they want to visit. Off road car parking does exist at the rear of the Co-operative supermarket but the convenience of street parking is very attractive for people dropping in to quickly purchase a small number of items.

The worst time for congestion is at school start and finish times. Nettleham's Junior and Infant Schools have a good reputation in the area and are full. However, approximately 50% of the pupils are from outside the village and for those parents to bring their children to school without using a car is not a



realistic option. It is anticipated that as other schools are completed in the area, and in particular in the new housing estates in the North and East Lincoln area, less children will be brought to school from outside Nettleham. Therefore, the viability of the schools is dependent upon the increase in local housing being able to attract young families in sustainable locations around the village.

The Junior School has a problem with regard to insufficient parking on site for some 15 staff who regularly park on the roadside. A potential solution to this matter would be for the staff to park on the current school playground and for some of the local CIL money provided by development to be utilised to provide an alternative playground for the children. This would alleviate some of the parking problems on Mill Hill and the High Street.

<b>Key Issues - Traffic</b>	<b>Details</b>
Current traffic congestion	Cars parked in the centre of the village obstruct traffic flows
Infant School highway parking	Cars parked at peak times outside houses adjacent to Infants School
Junior School highway parking	Cars parked all day outside Junior School obstructing traffic flows on main thoroughfare
Poor condition of roads and footpaths	Limited maintenance due to restrictions available to the highways authority  Reduced level of maintenance of roads and footpaths

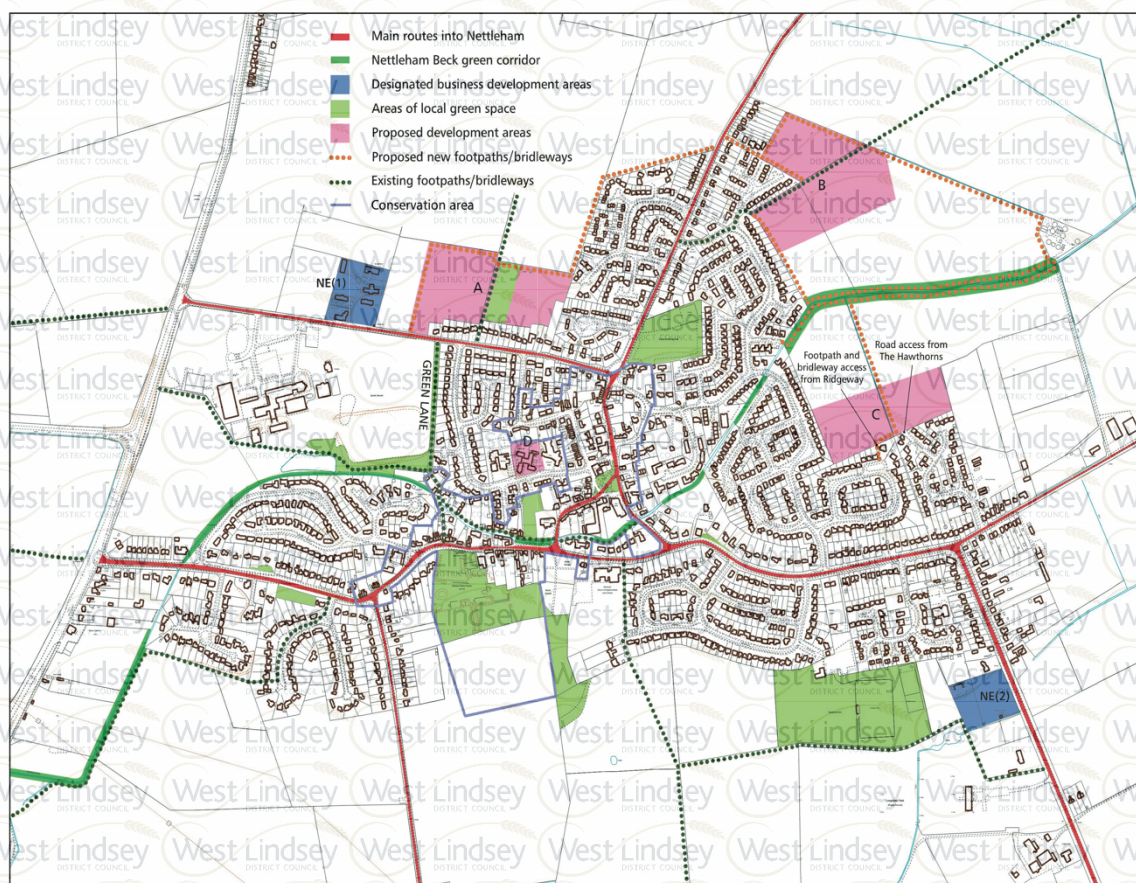
Public consultations have clearly shown, in common with other old villages, that the roads in the centre of Nettleham become very congested at peak times due to inconsiderate roadside parking. Parking within the village centre, and immediate environs, is at a premium. Excessive on street parking in residential areas is inherently hazardous. The following policies are aimed at militating against these problems, and ensuring that new housing development does not exacerbate the problem.

## Policy D - 1 Access

New residential developments (other than infill and extensions) must demonstrate that there is sufficient capacity within the local highway network to ensure the free and safe flow of traffic from the sites concerned both to the village centre and development to either the A158 or A46 trunk roads.

## Pedestrian and Cycle Access

Various routes and extensions have been described in the Environmental Strategy in APPENDIX E which will encourage more sustainable journeys around the village and to the village centre. The following map (also in higher resolution in APPENDIX B) illustrates a proposed strategy for incorporation of a network of footpaths, bridleways and possible cycle routes which should be considered within any new development.



## **Policy D - 2 Pedestrian and Cycle Access**

Proposals for residential and commercial development will be expected to incorporate both pedestrian and cycling access into their design. Where relevant and appropriate development proposals should:

- a) Incorporate routes and access arrangements that minimize distance to travel to the village centre; and
- b) Connect with existing cycle routes and rights of way; and
- c) Address existing physical impediments to safe and easy pedestrian and cycle access; and
- d) Safeguard any wider strategic opportunities for cycling and walking facilities in the immediate locality.

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

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

### **Car/van ownership in Nettleham**

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

*(Source: ONS census 2011)*

The following car parking standards accord with the parking standards proposed by the West Lindsey Local Plan 2006 (see APPENDIX F) and reflects the rural nature of the community and its higher level of car ownership.

**Policy D - 3 Parking Provision (New Housing)**

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

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

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

### 5.2.2 Drainage and flooding issues

Key Issues - Infrastructure	Details
Flooding	Drainage is a concern following various flooding events and in particular the severe flood of 2007

The flood risk implications of new developments around the village are of great concern, especially following the 2007 flood which had a major impact on homes and businesses in the Conservation Area of the village. In order to minimise the risk of the effects of flooding, especially flash flooding, on the centre of the village it is considered essential that no new homes should be built on land that lies adjacent to the Nettleham Beck.

The Environment Agency anticipates that climate change will result in higher intensity rainfall, but over relatively short periods and that 1 in 200 year events (being the 2007 event) will be reclassified as 1 in (100 +30) events in the next decade. This will (principally during summer) result in high runoff rates since the dry ground would not be able to absorb the water sufficiently quickly. It was also considered that runoff from the steep slopes to both the west and east sides of the village could cause rapid accumulations of water in

the Beck either side of the village centre and, with a slow fall rate of 2m over the 1km length through the settlement, this runoff would lead to heightened flood risk.

Land adjacent to the Beck should be used for surface water runoff attenuation by tree and shrub planting, thereby also creating a public open space and wild life corridor alongside the Beck. Assessed land, which was identified as suitable for building, was level and capable of accommodating SUDS. The Environment Agency flood risk map indicates areas of the village that are at risk and it was therefore concluded that schemes which could result in rainwater runoff into these areas should be avoided. Any housing development that has the potential to materially increase surface water discharge into the Nettleham Beck must be accompanied by Hydraulic Modelling investigations (if the Environment Agency so requires) to assess the hydraulic capacity of the Beck's existing channel and culverts to cope with the potential increase in surface water arising from the proposed development.

Policy D-4 also sets out an approach to address a wide range of drainage and water management issues in the plan area. The issues take account of the emerging policies in the Central Lincolnshire Local Plan and which will provide the other component part of the development plan for the plan area.

#### **Policy D - 4 Water Resources and Flood Risk**

Applications for planning permission will be required to demonstrate that they have satisfactorily addressed the water resources available in the plan area and the associated flood risks.

##### **Flood Risk:**

Proposals for development in flood zone 2 as identified on the plan at Appendix L will be required to demonstrate through reference to the West Lindsey Strategic Flood Risk Assessment and to a site specific flood risk assessment that the proposed development will not increase the flood risk to the site and to other parts of the Plan area in general, and to the Nettleham Beck in particular.

##### **Sewage and Drainage:**

Applications for new development (other than for minor extensions) will be required to demonstrate that:

- a) The development contributes positively to the water environment and to its ecology where possible and does not adversely affect surface and ground water quality; and
- b) Any development that has the potential to pose a risk to ground water resources is not located in a sensitive location; and



- c) Appropriate sustainable urban drainage systems have been incorporated into the proposals unless they can be shown to be impractical; and
- d) The design of the scheme incorporates appropriate measures that contribute to the conservation and enhancement of biodiversity and green corridors in the Plan area in general, and to the Nettleham beck in particular.

### 5.2.3 Design

The village has a rural feel with a mixture of newer houses surrounding a Conservation Area of traditional stone and brick built homes of varying styles and sizes where there is a variety of visual evidence of Nettleham's long history.

To the south of the High Street, in an open field, grassy mounds mark the site of the 11<sup>th</sup> century Bishops Palace, a Scheduled Ancient Monument.

The Conservation Area contains four listed buildings associated with religious activity: the Parish Church, All Saints, rebuilt in 1891, exhibiting work of the 13<sup>th</sup> through to the 15<sup>th</sup> centuries, and notable for its gravestones and stone coffins; the former Methodist Chapel and the Wesleyan Chapel - both late 19<sup>th</sup> century, and the former Church Institute, built in the late 19<sup>th</sup> century (converted into offices in 1974).

A number of buildings associated with the village's agricultural past still remain, notably Watermill House, a former watermill, and a number of old farm houses, barns, stables, cart sheds and other associated agricultural buildings. Many with their characteristic limestone rubble walls and pantile roofs give rise to the agricultural character of the village.

The Parish administration up recently was based in the Old School (dating back to 1856), which is also used for community purposes.

Three listed building public houses, The Plough, The Black Horse (formerly a work house) and the White Hart add to the character of the area. The latter was a former Court House, built circa 1730.

However, the focal point is the Village Green in the heart of the Conservation Area and this, along with the adjoining Church Street, is the location of the majority of local shops.

<b>Key Issues - Design</b>	<b>Details/observations</b>
Retain the village just as it is, no new development	Unrealistic, as the emerging Local Plan calls for growth (in villages surrounding the growth hub of Lincoln)
Any future housing development should be split in smaller groups to ease integration	Maximum number of units per development – 50

The intention of the policy on building design is to ensure that new development respects the current feel and ambience of the village and thereby ensures that the character of the village is retained and, where possible, enhanced. It is important that new developments should be similar in style and scale to existing nearby buildings. Urban style homes of three storeys or more are inappropriate and should not be built in the village.

Access into the village from both east and west is via wide, open thoroughfares (Lodge Lane and Washdyke Lane) and new development must respect this aspect of the villages' character.

### **Building in the Open Countryside**

In order to ensure sustainability of any new housing development it is important that new housing is adjacent and connected to the existing built village footprint thereby providing easy foot or cycle access to the main services and facilities of the village. This will prevent the establishment or expansion of small settlement pockets in the open countryside surrounding the village of Nettleham, inevitably leading to greater use of the motorcar. Sustainable development is a critical requirement for new development in Nettleham. In order to ensure a sustainable compact growth strategy for the village, new housing will only be permitted on sites adjacent to existing housing (i.e. not in the open countryside).

Policy D-5 should be read in association with the wider Plan and the Proposals Maps. The Housing section of the Plan proposes four housing sites, three of which are located immediately adjacent to the existing continuous built form of the village and the forth being the Linelands site in the centre of the village.

Nettleham is part of a cluster of villages close to the boundary of Lincoln City, which are known as the Lincoln Fringe Villages. It is considered important in both the West Lindsey Local Plan (2006) and the Emerging Central Lincs Local Plan to ensure that villages retain their individual sense of identity and character. It is therefore essential to control development which is likely to cause Nettleham to morph into an adjacent settlement and thereby lose its self-contained

character. This issue of restricting ribbon development was recognized by the adopted Nettleham Village Design Statement.

The adopted Village Design Statement for Nettleham calls for the rejection of ribbon development along the main corridors into the village, thus ensuring that the existing open vistas of the main entrances to the village, which form an aspect of the character of the village, are retained and urban sprawl does not occur.

The wide access routes into Nettleham are a feature of the character of the settlement and must be protected. Ribbon development along the highways into the village will not be allowed. These highways are Washdyke Lane, Deepdale Lane, Greetwell Lane, Scothern Road, Lodge Lane and Sudbrooke Lane (see APPENDIX B - Proposals Map).

#### **Policy D – 5 Residential Developments in the Open Countryside**

New residential developments will be resisted unless they are adjacent to the existing continuous built form of Nettleham.

Isolated dwellings in the countryside will not be supported.

Proposed new residential development along the principal access roads into the village will only be permitted where those proposals would not extend the linear format of the settlement.

#### **Building Design**

The residential character of Nettleham is defined by a mixture of detached houses and bungalows, generally set in spacious plots with many trees and hedgerows. Grass verges run beside the roads to further separate pedestrians and vehicles.

The ecology of the parish is an important aspect of the character of the place. An Ecological View of Nettleham can be found in APPENDIX E of this document. This Ecological view considers the features that make the landscape of Nettleham special and how it could be protected and enhanced. These are features that should be considered in any proposed new development in the village.

Housing styles have changed dramatically over the centuries that Nettleham has been in existence. However, one aspect which has remained is the relatively low housing density (excluding the Conservation Area). In order to ensure that future development is sympathetic to the existing built environment the maximum density should be retained. This also accords with the WLDC Local Plan 2006 The proposal is sensitively designed, respecting the character, visual quality and built landscape of, and is satisfactorily integrated into, the village or surrounding area.

The low density is reflected by the fact that almost three quarters of the population live in detached homes. It should also be noted that small pockets of higher density housing does exist in the village (including the Conservation Area) but this is not typical of the village as a whole. Clearly there could be viability issues with smaller, lower cost homes built to this density so a higher density will be considered acceptable for small areas (less than 25% of a proposed development) where they deliver other goals of the Plan.

The built area of Nettleham village is 1.31 sq. km so, with a housing stock of approximately 1600 homes that equates to a gross housing density for the village as 12.2 per Ha. A further assessment was made of one of the highest density areas of the settlement of Nettleham, the area around Highfields. Using a detailed map an area of 100m x100m was measured. The number of mixed development homes enclosed in this 1 Ha area was counted, and a number of 20 homes were noted and used to set a bench mark for maximum density for future development. This area included roads and similar infrastructure but did not include any public green space. This technique was used elsewhere in the village to establish this as typical of the higher density areas of the village.

Subsequent discussions have been held with developers who have proposed schemes which achieve an even lower density yet still deliver community benefits, so this is seen as a realistic density figure (see Housing Evidence Paper, APPENDIX J).

#### **Policy D - 6 Design of new development**

New development, including infill development and residential extensions, should preserve and enhance the village of Nettleham by:

- a) Recognising and reinforcing the district local character (as set out in the character assessment and the Village Design Statement) in relation to height, scale, density, spacing, layout orientation, features and materials of buildings.
- b) Designing housing proposals to reflect existing residential densities in the locality of the scheme.
- c) Respecting and protecting local heritage assets and their settings, including Scheduled Ancient Monuments and Conservation Areas.
- d) Protecting natural assets, enhancing the natural environment and biodiversity.
- e) Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing rural village context and respond to the wider countryside setting.
- f) Seeking to retain mature or important trees. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity

value, will not normally be permitted unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.

g) Ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness.

h) Incorporation of appropriate methods of energy generation and conservation in all new builds.

New development should provide sufficient external amenity space, refuse and recycling storage facilities and car parking. The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals and form part of a cohesive and visually appealing environment.

### 5.3. [Housing](#)

Especially following the flooding in 2007 Nettleham residents have become very aware of the issue of flood risk so this, along with sustainability and impact on traffic flows, had a major bearing when undertaking the assessments for suitable building land. The same criteria and weighting as used by Central Lincolnshire Joint Planning Unit were applied to a scoring method in order to identify the most appropriate sites. Details of the scoring methodology are available in the Evidence Base document and Sustainability Appraisal

The public consultations showed clearly that it was accepted that some housing growth would be necessary in Nettleham. The housing policy herein was supported by over 88% of the respondents in the 2014 consultation on the preliminary Draft Plan.

<b>Key Issues - Housing</b>	<b>Details</b>
More affordable homes required to meet local needs	25% affordable meets Local Plan policy
More housing for older people	Bungalows 2 bedroom houses

Care Home	Current care home closed. LCC assessing possible replacement on site for extra care for 30 residents.
Varied range of property across all tenures	Relatively even distribution of types of property on each development site required.

### 5.3.1 Housing Growth

There has been no significant growth in dwelling stock (less than 1%) over the period 2001 to 2011 according to ONS statistics for housing stock by Council Tax band, compared with the District which was 14%.

<b>Key Issues - Housing Growth</b>	<b>Details</b>
More homes	Pockets of small scale housing developments are preferable to a larger single estate
Location of new development	Development to the south of the village should be excluded to avoid merging with Lincoln and losing village identity
Retain village feel/character of Nettleham	New housing should be of a scale, design and density to fit within the existing character of the village

In the Core Strategy of the Central Lincs Joint Planning Strategy Unit in 2013 the average proposed growth figure for Central Lincolnshire Tertiary Attractors (as Nettleham was classified in that document) was 12.6% over the period to 2031. Based on a 2011 housing stock of 1597 (according to ONS) this would represent 201 additional homes in Nettleham. Of that number 25 new homes have been completed in the past two years on new developments plus some infill.

The Draft Local Plan (2016-2036) has not yet allocated numbers to communities or given any guidance on anticipated total numbers at the time



of preparing this Plan. However, it has indicated that Nettleham could be perceived as a possible Lincoln Area Growth Village but no growth figures have been provided in the Draft Local Plan (2016-2036). Alternatively, Nettleham could also fit into the category of “Small Town and Growth Village” for mixed new development sites comprising no more than 50 dwellings unless an exceptional case can be made for larger sites.

The Nettleham Housing Needs Survey of October 2008 showed a need for 34 affordable homes at that time. The population of Nettleham has remained virtually static ever since. The Parish Plan produced in 2007 showed the community is very stable with over 25% having lived in the village for more than 30 years. It is therefore reasonable to assume that the needs highlighted in the Housing Needs Survey are still relevant to the current situation.

A total of 150 mixed houses development over the period to 2031 would equate to 37 affordable homes at a delivery rate of 25% of new builds. An additional 30 homes specifically to meet the needs of older people is also proposed on the 0.4 Ha site of the disused Linelands Care Home. This would help accommodate the anticipated future requirements of the ageing Nettleham population. The 2011 Census shows that Nettleham currently has twice the national average population over 60 years old and some 147 residents (at 2011) were over 85 years old. The number in the age range 75-85 was 395, so in 10 years we would expect the population over 85 to be in excess of 400.

During this review of housing needs and growth to 2031, a total housing growth figure in the region of 180 (excluding infill) was assessed as appropriate to meet local needs. This was based on the foregoing and on the outcome of the 2013 public consultation, which showed that 60% of respondents felt that housing growth in the region of 100-250 could be accommodated and would be appropriate for Nettleham’s growth needs.

Consultations with local services such as doctors, schools and Anglian Water (sewage plant) showed that there is sufficient capacity to cope with approximately 200 new homes implemented over the time frame of this Plan.

Consultations with residents clearly indicated a desire that development should be in small pockets, rather than a large block, to ease integration and minimise the possibility of a “them and us” situation. A notional limit in the region of 50 new homes per site was proposed to meet this requirement, with a housing density no more than 20 per Ha, similar to the higher densities currently in the settlement.

New homes would need to reflect the design and scale of nearby buildings to ensure that there was no negative impact on the character of the village. A delivery of approximately 50 homes per estate also accords with past development rates in the village since the 1970s, with the build per estate ranging between 52 and 66 over four estates, and this has resulted in the

successful integration of new residents. The Draft Central Lincolnshire Local Plan 2014 also identifies 50 homes per site as compatible with a local “growth village”.

It was also made very clear from the public consultations that there should be no new developments to the south of the current village curtilage. This was in order to protect the Green Wedge/corridor that currently exists between Nettleham and Lincoln (see Policy E 1).

Fields adjacent to the settlement of Nettleham to the west, north and east were assessed using the criteria developed by Central Lincolnshire Joint Planning Unit when evaluating sites for its Core Strategy. This provided a rigorous methodology to assess sustainability of new sites (see Evidence Paper on Housing Assessment).

Site assessments were carried out and the optimum sites identified, this accorded with the consultations with residents in 2013. The three larger mixed sites are shown on the village map as A, B and C. In addition up to 30 new homes for older people should be built on the site of the disused Linelands Care Home on All Saints Lane (Site D). These sites are indicative locations for housing and substantially larger than necessary to achieve the 20 homes per Ha maximum density. It is intended to give the site developer a degree of flexibility in the exact layout and location of the housing and other infrastructure required for the site. It is anticipated that further homes will also be built as in-fill (or windfall) developments.

Consideration should also be given to the Anglian Water Policy on encroachment which requires a detailed assessment of the site, where it is within 400m of a water-recycling centre, at the planning application stage. This particularly applies to Site C as identified by Anglian Water in their response to the Draft Plan, and potentially Site B, as they are both in the vicinity of a sewage works.

All greenfield sites were put forward by owners/developers in the SHLAA for the Central Lincs Local Plan (see Housing Evidence Paper, APPENDIX J), so they are developable and deliverable. The sites originally put forward were substantially larger than those identified in this assessment as being suitable for the period of the plan.

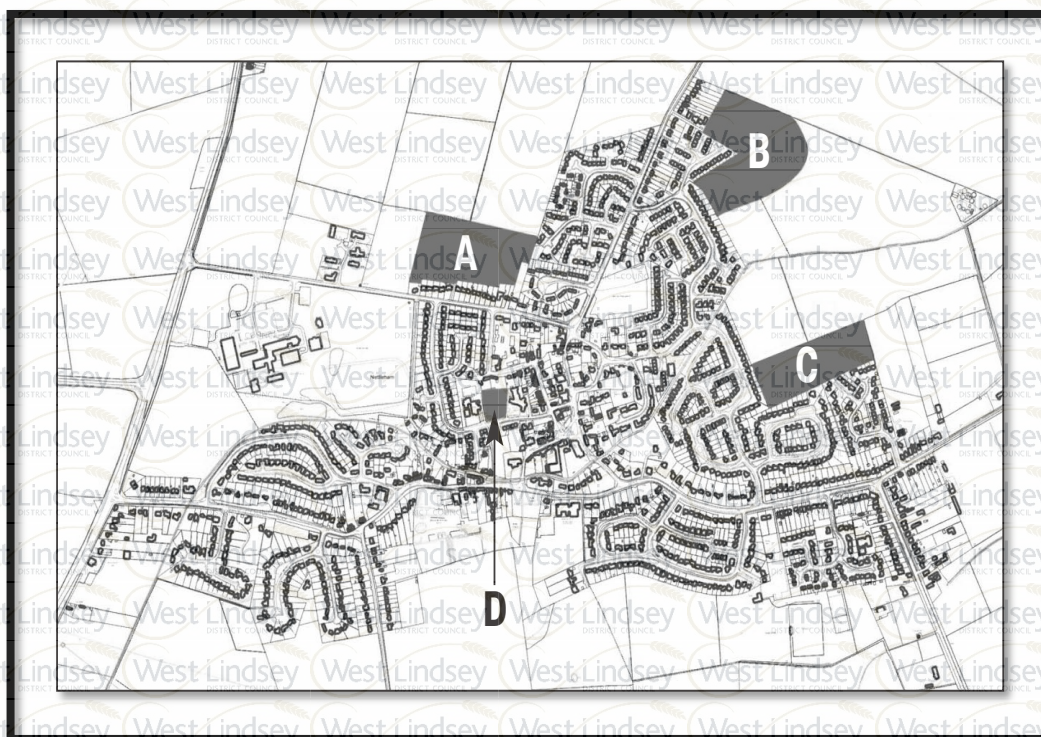
Whilst developments would take place on undeveloped fields, the sites identified effectively sit in an ‘alcove or corner’ of the defined settlement boundary and each would have residential development along two of its edges. They do not constitute an extensive intrusion into open countryside with the size of development areas identified. In terms of visual impact, the development would not be readily apparent when entering the village.

Local Plan policy STRAT1 states development proposals must be satisfactory in regard to the provision of adequate and safe access to the road network to

prevent the creation or aggravation of highway problems. Each site has road access to a different highway into the village, thereby spreading the traffic load rather than having it concentrated in one or two locations. However there is concern about construction traffic through the village if more than one site is under construction at any one time, so it will be necessary for a construction management plan to be in place before work starts on subsequent sites.

The 2014 preliminary draft plan consultations with residents demonstrated over 88% response in favour of these four identified locations as being the most appropriate for development of new homes at the indicative number of homes per site shown.

	SHLAA Ref	Indicative Number of homes	Type of housing
A - Deepdale Lane	CL 3045	50	Mixed 1-4 bed
B - Scothern Road	CL3042	50	Mixed 1-4 bed
C - The Hawthorns	CL1376, CL1375	50	Mixed 1-4 bed
D - on Linelands site All Saints Lane	old Linelands care home site	30	For older people



Site location Map (see APPENDIX B – Proposals Map for more detail)

### **Policy H - 1 Managed Housing Growth**

The primary focus of new residential development in the Plan area will be within the four allocated housing sites identified on the Proposals Map.

These housing sites will each be restricted to a yield of 50 homes unless it can be demonstrated that their proposed numbers can be satisfactorily incorporated into the community and also that their proposed design, layout and dwelling numbers can be satisfactorily incorporated into their topography and landscape settings.

Planning applications for the four allocated housing sites in this Plan will be supported where they demonstrate through the submission and approval of a construction management plan that their development will not have any unacceptable impacts on the community.

### **5.3.2 Housing Mix**

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

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

In Nettleham there are almost twice the national average of residents aged over 60, (approximately 40% of the population), yet only 21.5 % of the population are in the age range 18-44 compared with Lincolnshire at 31.8%. In addition it was shown in the 2007 Parish Plan survey that some 25% of the population has lived in Nettleham for in excess of 30 years. These issues create very special conditions relating to the local housing situation and future needs for the village.

Residents of Nettleham have, in the past, tended to initially buy a smaller house in the village but on a moderate to large plot then, rather than move when their needs get greater, they enlarge the house by adding rooms to

accommodate the growing family. As the children leave home and the residents get in to late old age they find they cannot cope with such a large property and want to down size, so there is an abundance of larger homes and a growing shortage of smaller properties in the village. It is therefore necessary to address the question of housing provision suitable for an ageing population.

Older people will be looking to down size into high quality but smaller, higher efficiency buildings which more appropriately meet their needs. In addition there is the need for lower cost starter homes for younger people. There is not perceived to be a great need for family homes to be built, as the ones that exist will be freed up by older people moving to the new smaller more suitable homes, which this policy would make available. It is therefore necessary to ensure that new housing development proposals take this demographic situation fully into account.

Policy H2 sets out an approach to address these issues. The mix of dwellings required by the first part of the policy should reflect the emerging Central Lincolnshire Local Plan requirements. In particular there should be an emphasis on smaller homes (both low cost and also to a higher build standard) rather than larger family homes.

#### **Policy H - 2 Housing Mix**

Applications for 11 or more dwellings will be required to produce a mix of dwelling types and sizes to meet the identified needs of current and future households in Nettleham.

Applications proposing uniform types and sizes of dwellings will not be supported.

### **5.3.3 Homes for Older People**

The provision of suitable housing for an expanding ageing population is a problem in common with our slightly larger neighbouring Parish – Welton-by Lincoln. It is clear that the current preference is not for the provision of a “care home” per se but for various forms of sheltered and extra care facilities. There are various options for this sort of care to meet a wide range of needs. No one village would be able to support, or justify, that care on its own so it was decided that Welton and Nettleham would have a joint strategy. Welton is only three miles from Nettleham and there is a main bus route directly linking the two villages making this approach a sustainable solution.

The identified solution is to have complementary facilities in each village. In Nettleham there would be the provision of stylish new low maintenance apartments in an ideal location in the centre of the village, Site D which is



currently owned by the Lincolnshire County Council. In addition several developers of the identified sites have expressed interest in accommodating a “care facilities” on their development.

These homes could be bought as owner-occupier apartments with the peace of mind that comes from having support on hand. Alternatively shared ownership options should also be considered to give the best facility to meet the local needs. Various specialist companies can provide this type of retirement living, or assisted living apartments.

In Welton there would be specialist retirement housing. Care and support services are provided within self-contained flats, which are available for rent and for sale. It is particularly relevant to those who require more specialised amenities and greater support in retirement accommodation.

In addition, when designing individual self-contained homes in new developments, consideration must be given to the needs of older people within an increasingly ageing population. Housing for older people must therefore be an appropriate proportion of the new builds, which are based on market needs at the time with the ability for subsequent adaptations as requirements change. These homes do not need to fall in the affordable category for development cost considerations.

It is recognized that a scheme which delivers low cost housing designed for older people may not also be able to deliver the target number of affordable homes so no targets have been set, thus enabling the developer to exercise a degree of flexibility in meeting local needs.

Policy H3 requires all housing developments to make provision for older persons’ housing as appropriate. This provision could be achieved through bungalows and homes which are flexible to cope with changing needs of their occupants.

Whilst Site D in this Plan has been identified as the most suitable in the Plan area for the provision of older persons’ homes (and is to be used exclusively for that purpose) it will not alone meet the identified need. Schemes to address the wider need will be actively encouraged in appropriate sustainable locations.

### **Policy H- 3 Housing for Older People**

All housing developments will be required to incorporate appropriate provision for older persons’ housing.



### 5.3.4 The Provision of Affordable Housing

It is important to support a diverse and vibrant community with a balance of age groups. This is currently a problem in Nettleham due to the lack of affordable housing particularly for first time buyers. The average house price is in the region of 10x the average wage for the district, which clearly puts Nettleham out of consideration for most first, and even second, time buyers in the area unless there is adequate provision for affordable housing.

WLDC data shows that only 91 homes in Nettleham are in the “social housing” category; at 5.7% that is amongst the lowest in the district. The Housing Needs Survey conducted by Community Lincs in 2008 identified that there was a need at the time for some additional 34 affordable and sheltered homes. Based on 25% affordable, then 150 new homes would yield approximately 37 affordable dwellings in the community. Concern has been expressed about owners extending affordable homes leading to them becoming less affordable.

Affordable housing in the village should be primarily for the benefit of people with local connections to enable family units to be retained in the community. Where there is insufficient demand then it should be possible to enable other people from the larger area to occupy the homes on a structured basis. WLDC has a housing register policy which helps people in the district find suitable homes in the rented and low cost areas and this should be consulted.

#### **Policy H - 4 The provision of Affordable Housing**

New residential developments will be required to include an element of affordable/low cost housing in accordance with policies contained in the development plan.

The affordable housing element will be expected to provide an appropriate balance of house size, type and tenure to meet the housing needs of the local community.

Affordable housing units should be delivered on the application site concerned unless it can be demonstrated that exceptional circumstances exist to necessitate equivalent provision on another site and/or the making of a payment for other off-site provision.

In all circumstances affordable housing units should be seamlessly integrated into the wider layout of the housing sites concerned.

### 5.3.5 Site Specific Policies

In addition to the policies in the preceding sections there are policies which apply to specific allocated sites. These policies respond to the particular characteristic or sensitivities of a development site and are identified below. In addition development of all sites should seek to incorporate the strategy and proposals identified in APPENDIX E (An Ecological View of Nettleham – Nettleham Woodland Trust). These site-specific policies relate to areas of land within the ownership or control of the site developer.

These sites are indicative locations for housing and substantially larger than necessary to achieve the 20 homes per Ha maximum density. It is intended that they give the site developer a degree of flexibility in the exact layout and positioning of the housing and other infrastructure required for the site. They also provide the opportunity for developers to introduce additional community benefits into their schemes

#### **Land behind Deepdale Lane**

The land to the north of Deepdale Lane is one of the four allocated housing sites as set out in Policy H1. Its proposed development is set out below in Policy H5. The various detailed elements are indicated on the more detailed plan at the end of the policy. Access to the site has been agreed with the landowner and would be via a new road. The site is adjacent to Deepdale Lane and the National Cycling Route 1 which runs through the village. This matter is addressed in criterion e) in the policy. Subject to negotiation it may be appropriate for the developer to contribute to improvements of this cycling route as part of the development of the site.

#### **H - 5 Site A. Land behind Deepdale Lane**

Land is allocated for residential development to the north of Deepdale Lane and as shown as Site A on the Proposals Map.

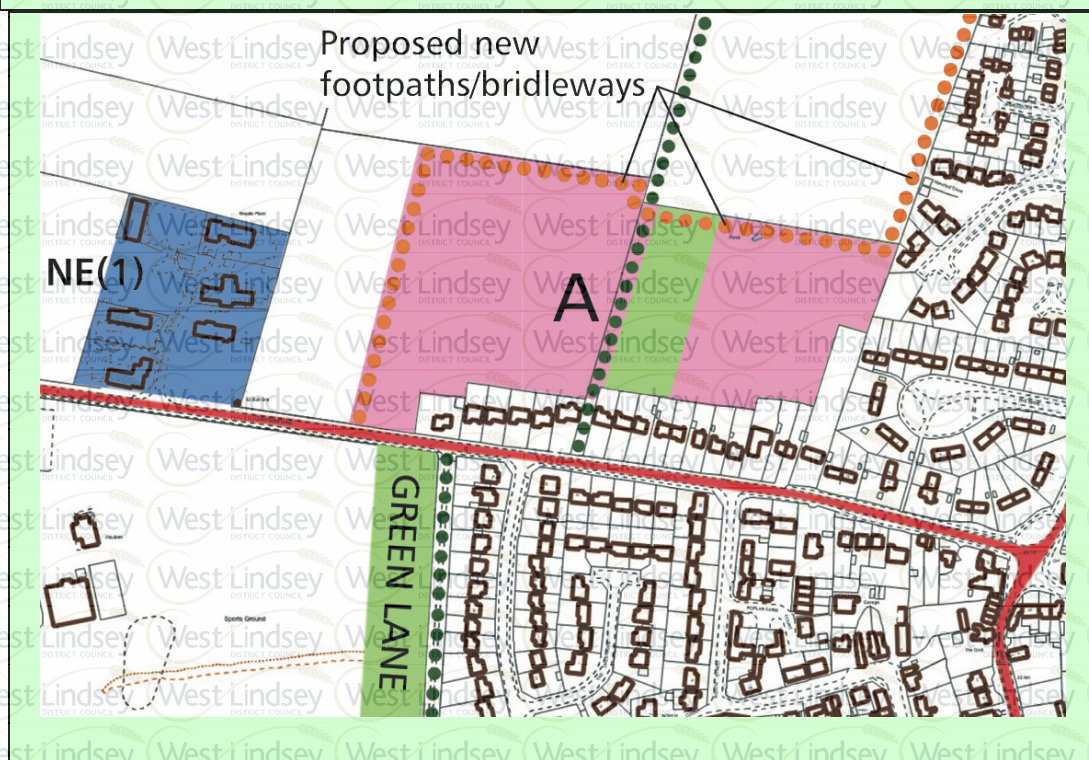
The gross allocated development land area: 4 Ha.

Dwellings allocated within the area: approximately 50 dwellings subject to all the following:

- a) The provision of an access road for the site will be taken from Deepdale Lane opposite Green Lane.
- b) The provision of a new footpath should be created from the access road to FP166, which runs north to south through the site via the proposed buffer land along the northern boundary.
- c) The provision of a 10m buffer of green space is created along the southern and northern boundary of the site east of FP166 with public access rights

through the middle of both areas from FP166 to the proposed open space to the east of site A.

- d) The formation of safe and convenient cycle access to the site from Deepdale Lane and National Cycle Route 1.
- e) The provision of a minimum 10m wide strip of planting is provided on the western boundary of the site with the aim of creating a woodland screen and wind-break for the development. This woodland should be created in perpetuity and planted with native deciduous trees.
- f) The provision of an area of not less than 0.25Ha of land containing examples of the ridge and furrow should be preserved as public open space.



### Land off Scothern Road

The land to the east of Scothern Road is one of the four allocated housing sites as set out in Policy H1. Its proposed development is set out below in Policy H6. The various design elements are indicated on the more detailed plan at the end of the policy.

The development of the site will need to address a range of environmental and access issues. There are a range of existing hedgerows and trees which will provide considerable opportunity for the new dwellings to be sensitively incorporated into the landscape. There will however be a need to introduce a substantial landscape buffer to the south-eastern and immediate eastern boundaries of the site. The field archaeological feature to the south of High Leas is a potentially important component of the site. The Plan anticipates that the feature will be investigated for its archaeological value and that an appropriate watching brief is put in place as development proceeds. The site

has significant potential to incorporate allotments into its design and layout. This matter should be addressed in the submission of the detailed planning application for the development of the site.

There are several potential ways by which vehicular access can be achieved into the site. One such option involves the demolition of No.72 Scothern Road. Full details of the proposed access will be required to be submitted as part of the detailed application for the development of the site. The routing and operation of construction traffic to the site will also need careful consideration. Again this matter will need to be addressed early within the planning process.

The site is adjacent to Scothern Road and the Sustrans National Cycling Route 1 which runs through the village. This matter is addressed in criterion f) in the policy. Subject to negotiation it may be appropriate for the developer to contribute to improvements to this cycle route as part of the development of the site.

#### **H – 6 Site B Land off Scothern Road**

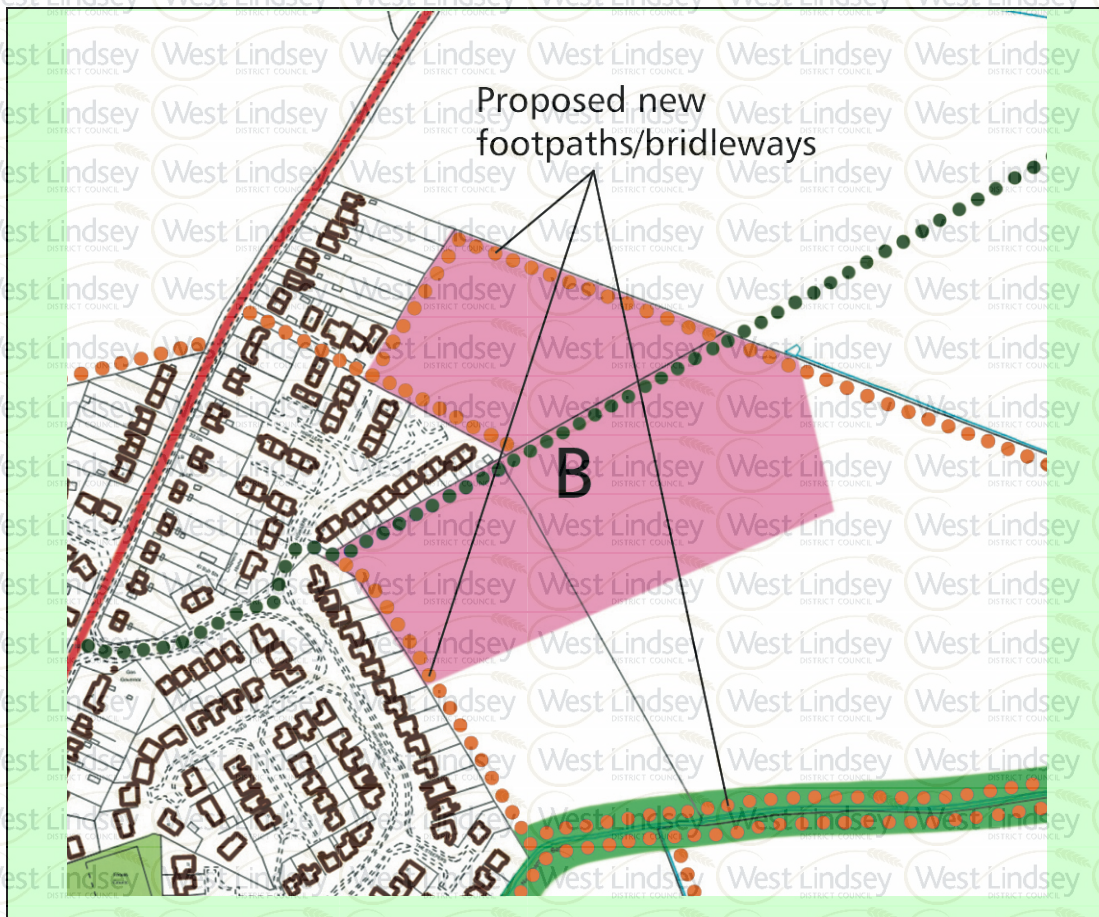
Land is allocated for residential development to the east of Scothern Road and as shown as Site B on the Proposals Map.

The gross allocated development land area: 4.8Ha.

Dwellings allocated within the area: approximately 50 dwellings subject to all the following:

- a) The existing footpath (FP149) is retained and strengthened as part of the development site; and
- b) The creation of a 15 metre planting buffer along the south eastern boundary and eastern boundary of the site.
- c) The retention of a minimum of 50% of the mature trees and hedgerow that runs in a south-easterly direction from the eastern end of High Leas (and as shown on the detailed map with this policy); and
- d) The appropriate safeguarding of the archaeological feature to the south of High Leys (and as shown on the detailed map with this policy); and
- e) The formation of safe and convenient cycle access to the site and National Cycle Route 1; and
- f) The creation of a satisfactory vehicular access into the site; and
- g) The incorporation of allotments on the site.





### **Land Behind The Hawthorns**

The land to the north of The Hawthorns is one of the four allocated housing sites as set out in Policy H1. Its proposed development is set out below in Policy H7. The various elements are indicated on the more detailed plan at the end of the policy.

The detailed map shows the two possible points by which vehicular access could be achieved into the site. This matter will need to be resolved as part of the submission of the first planning application for the development of this site. The positioning and design of the vehicular access will be required to respect and safeguard the amenities of the surrounding residential properties.

The development of the site offers significant potential to provide access to the countryside to the north in general, and to the Beck in particular. The policy requires the creation of a new footpath through the site. Subject to land ownership issues and wider discussions associated with planning applications there is the potential for this footpath to extend outside the allocated site.



### Policy H – 7 Land Behind The Hawthorns

Land is allocated for residential development to the north of The Hawthorns and as shown as Site C on the Proposals Map.

Gross Allocated Development Site Area: 3.5 Ha.

Dwellings allocated within the area: approximately 50 dwellings subject to all the following:

- a) Provision of satisfactory vehicular access; and
- b) The design, layout and vehicular access into the site shall respect and safeguard the residential amenities of the existing residential properties in the Hawthorns, Ridgeway and Brookfield Avenue; and
- c) The provision of a footpath within the site and alongside the existing hedge running north-south (and as shown on the detailed map with this policy).





## 5.4 Local Business

Nettleham has in the region of 53 local businesses from larger employers on the Deepdale Business Park to local retailers and people, such as beauticians, working from home. A survey of all these businesses showed that there were no anticipated plans for expansion at present (2014) but as the economy grew and expanded through the recovery then incremental increase in capacity and facility sizes could be necessary.

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

Previously West Lindsey District Council has identified two sites (which can be found on the Proposals Map) in Nettleham and the land zoned for new enterprise development, one on Deepdale Lane (NE1) is near completion and the other on Lodge Lane (NE2) has not yet commenced.

During the recent consultations with 53 local businesses they have indicated that they have no plans for significant expansion in the short term, so additional land will not need to be allocated for this purpose at this time as the land currently allocated will be sufficient to meet likely demand.

The current employment status of existing residents indicates a high percentage of professional and managerial workers, (35.7%) compared with Lincolnshire generally (24%). It is anticipated that many newcomers will also fall into the same category. These newcomers could potentially work from home or small business units in the vicinity, avoiding travel into Lincoln. This has already been the case on the Deepdale Enterprise Park which tends to be populated by architects, IT businesses and design engineers.

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.

## 5.5 Community Services and Amenities

The village of Nettleham has many locally valued community services and facilities. These facilities and services not only provide useful resources but also help provide the opportunities for residents to meet and interact thereby creating a cohesive society and sense of belonging. Nettleham also tends to act as a small shopping hub for the nearby residents of Scothern (population 1500) and Sudbrooke (2500).

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

The medical centre in Nettleham also serves Sudbrooke, Scothern and Cherry Willingham and 10 other small local communities. Parking on that site is also at times a problem with such a large wide-ranging patient base. Residents expressed concerns regarding the difficulty of getting an appointment with their preferred doctor. They were, therefore, worried about the implications of expanding the population of Nettleham and hence making the situation worse. However, the medical centre did not see this as an issue and would employ more staff if necessary.

Concern was also expressed that there were insufficient facilities for young people in the community. This has been partly addressed by the Parish Council with the provision of more outside sports and games facilities at Mulsanne Park, including skate boarding and multi-use games area. This is in addition to the football, cricket, tennis, and rugby facilities that currently exist in the village and various youth groups such as Scouts and Guides.

With the advent of Internet banking, branch banking is in decline and so it is not anticipated that a bank will locate a branch in Nettleham. The village does have a full time Post Office in the convenience store which can provide banking services.

A dentist has looked at the possibility of locating to Nettleham but it was not considered to be viable. The good bus links into Lincoln do make local supply of this service more of a luxury than essential.

A bakery opened in the village some 10 years ago and found that there was insufficient business to make it viable. The competition from the convenience store and the Tea Room was too great for the business to be viable in this size of community.

It is important to support existing businesses to improve and expand and retain services and facilities, subject to viability and market testing. The market testing requirements would include being marketed at a reasonable rent for at least six months.

#### **S -1 Services and Facilities**

Proposals that result in a loss of service, or facility, or result in significant harm to the community value of such services will be resisted unless it can be clearly demonstrated that the facility or service is replaced by one of enhanced quality, or that the ongoing delivery of such a service or facility is no longer financially viable.

Community services and facilities of significant value include:

Nettleham Library  
Nettleham Medical Centre  
All Saints Church  
Nettleham Methodist Church  
Mulsanne Park Pavilion and playing field  
Nettleham Village Hall  
Nettleham Junior School  
Nettleham Infants School  
Nettleham Bowls club  
The Old School Building  
Bill Bailey's Memorial Field  
The Black Horse Public House  
The White Hart Public House  
The Plough Public House  
The Co-operative convenience store  
All the small shops in the Conservation Area

## **Section 6: Plan Delivery and Implementation**

The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. It is not a rigid “blue-print” and provides instead a “direction for change” through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect the review period will be crucial.

There will be three strands of activity which will direct delivery and each is important in shaping Nettleham in the months and years ahead. These comprise:

- Securing the right private sector investment in the Parish through new development will be crucial. The statutory planning process will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Plan and the wider Local Authority and National Planning Policy Framework.
- Investment in, and management of, public services, assets and other measures to support local services and vitality and viability for the village. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the village will be challenging to secure.
- The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.

In terms of the key areas of action the following summarises the Parish Council’s approach to delivery and implementation.

### **Housing Growth:**

The Parish Council will work with developers and the Local Authority to deliver incremental growth over the Plan period.

### **Local Character:**

The Parish Council will work with landowners and stakeholders to ensure that new developments are in keeping with the wishes of the residents as expressed during the consultation period and reflected in the Nettleham Neighbourhood Plan.

### **Local Facilities:**

The Parish Council will work with local organisations and the District Council to improve facilities and services for local people. The Parish Council will also work with various interest groups, including the County Council, to bring brownfield sites such as the disused Linelands care home building into use to provide appropriate homes for elderly residents.

### **Local Economy:**

The Parish Council will encourage businesses to improve local employment opportunities.

### **Transport and Communication:**

The Parish Council and community will work with Lincolnshire County Council Highways Department to find ways to improve road safety and address speed and parking issues in Nettleham.

### **Landscape and Environment:**

The Parish Council will work with Nettleham Woodland Trust Group and other interested ecologically orientated bodies to ensure that wildlife and the countryside surrounding Nettleham is protected and preserved.

### **Community Infrastructure Levy (CIL):**

Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, policing, waste services, the highways network, healthcare, education, library and leisure services within the village in accordance with the obligations detailed in the West Lindsey District Council Local Plan Revised Version (2006) and the emerging Local Plan for Central Lincolnshire (2016-2036).

A community with a Neighbourhood Plan in place will be entitled to 25 % of the CIL money raised by the District Council from the developer. This money will be available to be spent by the Parish Council on local projects aimed at compensating for the additional development burden in their community. During the consultation process the residents were asked for their suggestions of beneficial projects. A short list of these projects can be found in APPENDIX K and a more detailed listing with the voting can be found in the Evidence Base.

### **Review:**

**The Nettleham Neighbourhood Plan is a “living” document and as such will be reviewed after eight years.**