

# Glentworth Neighbourhood Plan

## 2017 – 2036

Pre-Submission Draft Plan  
December 2017

Prepared by Glentworth Parish  
Council





Children Photographic Competition: Best Picture. Photographer: Tristan Freeman

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## Foreword

The Localism Act 2011 introduced support for the production of Neighbourhood Plans: this is an opportunity for all residents to have an influence in the way their area develops over the plan period. Glentworth Parish Council appointed the Neighbourhood Plan Working Group to develop the Plan on their behalf. Thanks must go to the time and effort the group have given to developing the Plan over the course of the last 18 months along with the professional support and guidance of Open Plan Consultants and Community Lincs. Thanks must also go to all the residents who supported the process and actively gave their input, by coming to consultation events and completing the surveys.

Funding for the production of this plan has been received from Department of Communities and Local Government (Groundworks). Alongside this funding, a minimal contribution was received from the Parish Council for room hire and refreshments for the final consultation event and printing of the final Plan.

The level of community consultation undertaken to develop the Plan is unprecedented and has demonstrated the concerns, interests and aspirations of local residents and their desire to influence the future of their community. The Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.

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# Section 1: The Glentworth Neighbourhood Plan

## 1. What is a Neighbourhood Plan?

1.1 The Glentworth Parish Neighbourhood Development Plan (the Plan) is being prepared in accordance with the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a Vision of the future of the Parish and sets out how this vision will be realised through planning and development.

1.2 This emerging Plan is a new type of planning document, prepared by Glentworth Parish Council on behalf of its residents. It is a legal planning policy document and once it has been 'made' by West Lindsey District Council (WLDC) it must be used by:

- Planning officers at West Lindsey District Council in assessing planning applications;
- applicants as they prepare planning application for submission to West Lindsey District Council;
- Parish Councils in consideration of planning applications in the Parish; and
- Residents and stakeholders in a wider capacity.

1.3 To carry this much influence in planning decisions the Plan will be examined by an independent examiner, who will check that it has been prepared in accordance with the 'basic conditions', these are, that the Plan must:

- have regard to national policy and advice; and contribute to the delivery of sustainable development;
- be in general conformity with the strategic policies of the development plan;
- not breach EU obligations and be compatible with them;
- not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

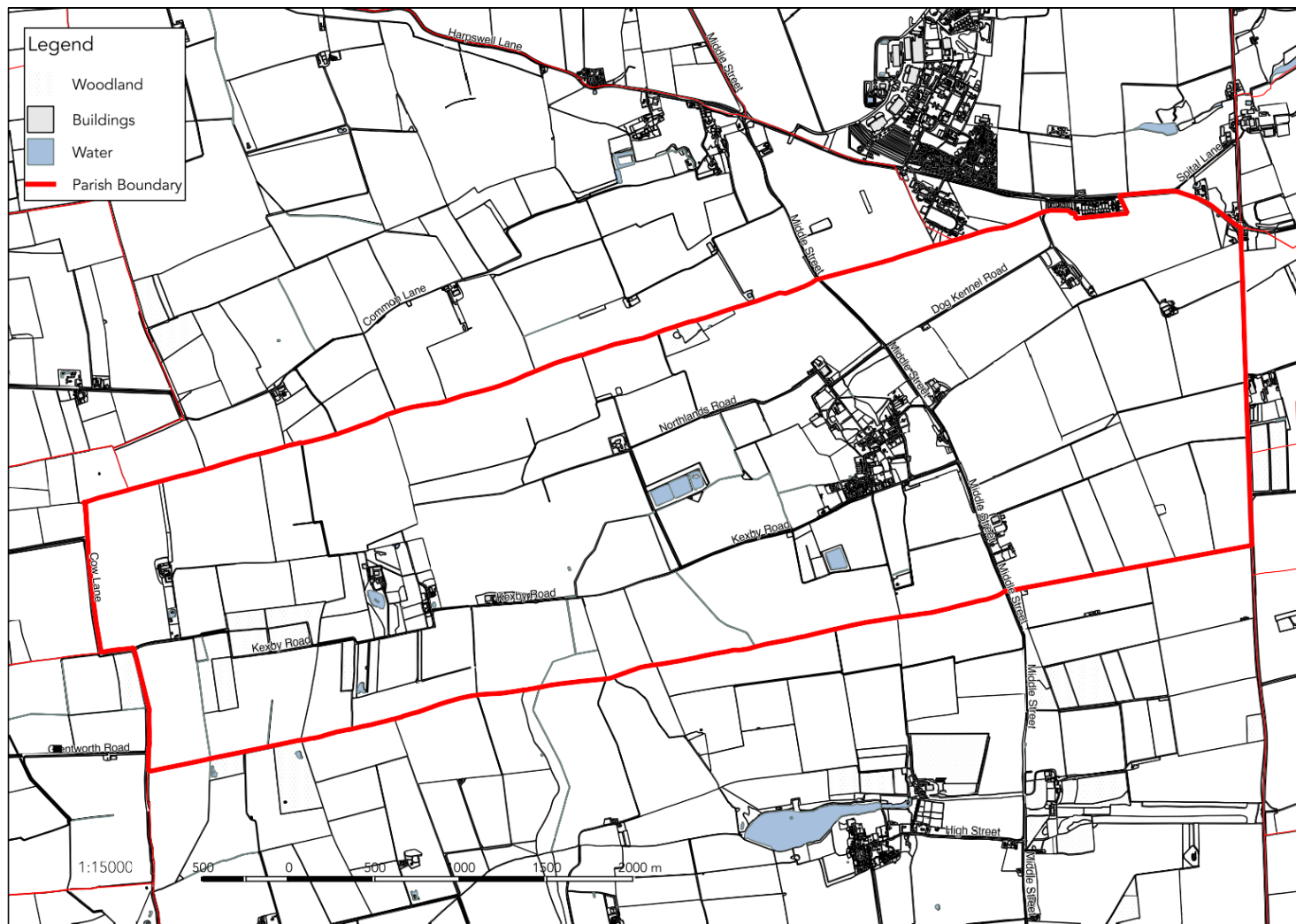
1.4 An independent examiner will test these requirements and, if satisfied, will recommend

to the local planning authority West Lindsey District Council (WLDC) that the Neighbourhood Plan should be put to a referendum of the Neighbourhood Area electorate.

1.5 The Plan has been prepared by the Glentworth Neighbourhood Plan Steering Group on behalf of Glentworth Parish Council; the Group is comprised of members of the public as well as some Parish Councillors. The Plan covers the whole Parish Council area and is intended to cover the period 2017-2036. The Plan area can be seen in the map “Glentworth Neighbourhood Development Plan Area” on the following page.

## 2. Why Prepare a Neighbourhood Plan?

2.1 The Central Lincolnshire Local Plan, which covers West Lindsey, said that we had been allocated up to 19 new homes to be built within the Parish over the next 20 years. The chance to develop a locally influenced Neighbourhood Plan, which has legal status, seemed an ideal opportunity for our community to shape and influence how our neighbourhood evolves. When the Parish Council consulted the community, there was resounding support to take this forward, on the basis that we could either do nothing and allow decisions to be made for us, or decide for ourselves how we want our village to develop in the future.



Glentworth Neighbourhood Development Plan Area



### 3. Process Overview

3.1. As part of the Plan process, Glentworth Parish Council has been committed in enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Plan Steering Group have undertaken a significant level of community consultation at various stages from events, meetings, surveys and drop-in sessions. These are detailed below:

Event	Date	Purpose	Outcome
<b>Public Meeting</b>	15 March 2017	To provide residents with information on Neighbourhood Planning & how it will affect them.	52 attended, totaling almost 20% of Parish residents. Following a lively debate, a show of hands indicated strong support for the development of a Neighbourhood Plan.
<b>Questionnaire</b>	Posted: 29.05.17 Collected: 12.06.17	To gather opinions and ideas from members of the Parish on how they wish to see the Parish develop.	113 Surveys completed – 42% of the adult population. A Headline Analysis was compiled by Janet Clarke which will form the basis of our July Newsletter. The full analysis/report to be ready by August.
<b>Scarecrow Festival</b>	8 <sup>th</sup> July 2017	To provide update information to residents by displaying charts & information from the Survey Headline Analysis and answering	There was a fair amount of interest with a steady flow of people looking at the display/posters and asking questions.



		questions.	
<b>Village Walkabout</b>	17 <sup>th</sup> September 2017	A practical event to help people understand and have input to the Character Assessment. To share the full report from the Survey.	25 attended. Split into 2 groups, each group took half of the village. Information recorded as the groups walked around the village (including village assets, key views, buildings, routes & gateways, landmarks etc.) will form the Neighbourhood Study. Large scale maps set out in the village hall were used for people to 'post' their ideas, likes/dislikes and observations, along with information gathered during the Walkabout..
<b>Visioning Day</b>	30 <sup>th</sup> September 2017	To feedback on activities and progress to date. To start to create a shared Vision for Glentworth by means of a consultancy led interactive session.	30 attended. A number participated in writing down their own vision for the village for the "Glentworth 2036 Wishing Line", and those who hadn't been able to attend the Walkabout added to the large scale maps. The majority stayed for the Visioning session where the draft vision for 2036 was created.

3.2. A number of evidence base reports have also been produced in order to support the information required to produce the Neighbourhood Plan. These include:

- Sustainability Scoping Report
- Neighbourhood Profile Report
- Green Space Assessment
- Consultation Summary (included in the Consultation Statement)

3.3. In February 2018, the Group finalised this Draft Version of the Plan contacted land-owners of potential Local Green Space sites and informed them of the intention to designate their land, and submitted the Draft Plan to WLDC for a Sustainability Appraisal Screening.

3.4. WLDC SA Screening Report comments have been addressed before submitting the Draft Plan for the Regulation 14 Consultation, also known as Pre-Submission Consultation: in this phase, the Draft Plan will be made available to a series of Statutory Consultees (e.g WLDC, Environment Agency, Highways Authority, Historic England etc.) and to all local residents, businesses operating in the Parish, non-resident landowners etc., to collect comments on the Plan's Vision, Objective, policies and supplementary documents (i.e Local Green Space Assessment and Design Character Assessment). Comments will be collected and logged. The consultation period will last from 9<sup>th</sup> February until 23<sup>rd</sup> March 2018.

3.5. After the end of the Pre-Submission Consultation period, all comments will be analysed and addressed by the Steering Group, which will perform the necessary amendments to the Plan. The complete list of all comments, the Steering Group's rationale for amending (or non-amending) the Plan in response to each comment, and the amendments will be available in the Statement of Consultation prepared by the Steering Group.

3.6. The Steering Group will finalise this Submission Plan, which has will be submitted to WLDC for Regulation 16 Consultation: the Council has a requirement to publish the Plan and consult Statutory Consultees and the community once again for a period of six weeks. The Steering Group will submit the Statement of Consultation and the Basic Condition Statement (detailing how the Final Plan complies with all policies and principles of the basic conditions, see paragraph 1.3) together with the Final Submission Plan.

3.7. WLDC and the Parish Council jointly appoint an Independent Examiner to review the

Final Plan. The role of the Examiner is ensuring that the Plan is in accordance with the basic conditions: representations made during Regulation 16 Consultation period are passed to the independent examiner who considers them within the context of the independent examination. The Examiner also reviews the supporting documents to the Neighbourhood Plan and the whole process, with particular attention to the way the local community has been engaged, to ensure an adequate level of local participation have been reached and the community's issues and comments have been reflected and addressed in the Plan.

3.8. Following the examination, the examiner issues a report to WLDC and the neighbourhood planning body. If the plan meets the basic conditions, the examiner recommends that the plan proceed to the referendum stage. The Examiner can also recommend a series of amendments to the Plan.

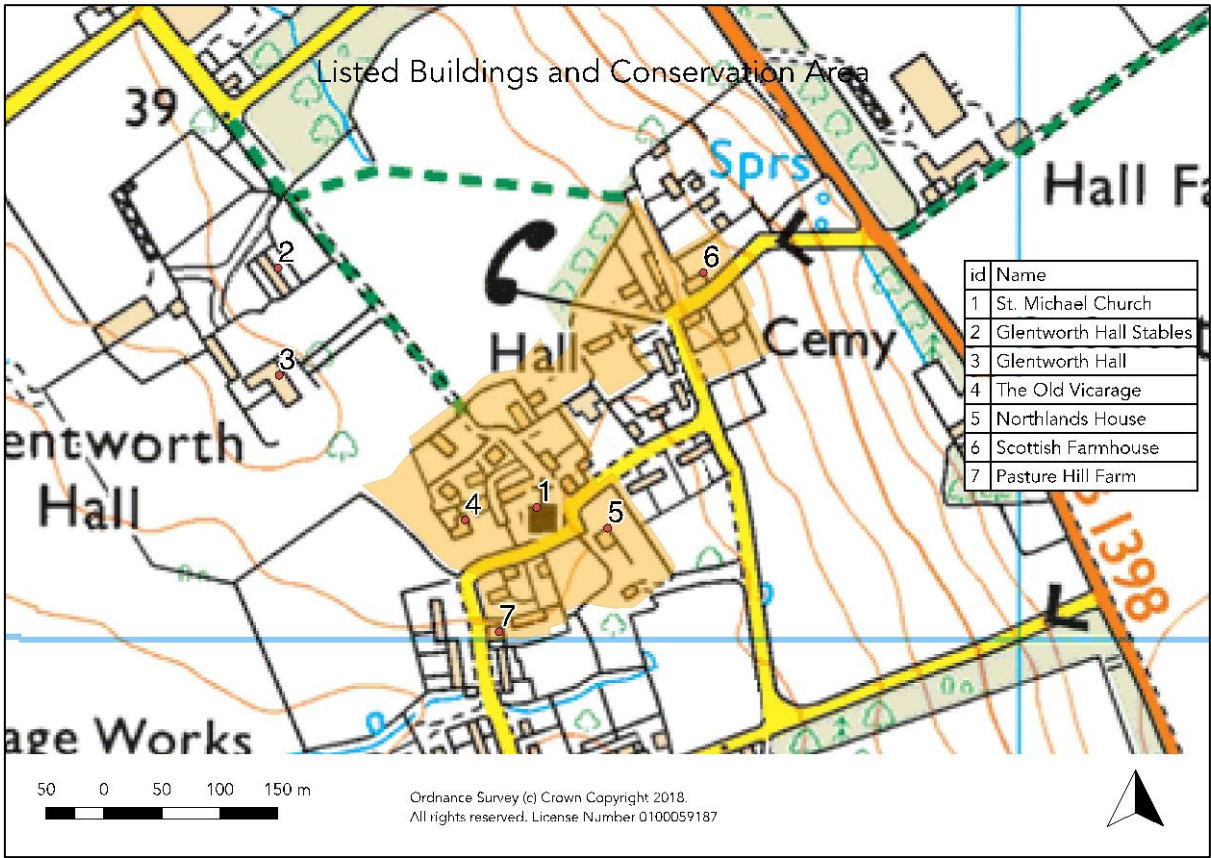
3.9. The Referendum will be organised by WLDC: the Referendum will be successful if supported by the simple majority of the people voting (there is no quorum). If approved, the Plan will be 'made' by WLDC, becoming a material consideration for all future planning applications.

## Section 2: Glentworth

### 4. The Past

- 4.1. Glentworth village is one of a number of Spring-line settlements which stand at the foot of the Lincolnshire Cliff escarpment. These villages are spaced approximately 1-1½ miles apart and are mentioned in the Domesday Book, although there is an accumulation of archaeological evidence to suggest many of these villages were existing in Anglo-Saxon times and earlier.
- 4.2. Most experts agree that Glentworth got its name from “Gle(a)nt warde” meaning a protected place for birds of prey, and is the name recorded in the Domesday Book. Some also suggest “Glente”, meaning a look-out hill or vantage point, for you can see for miles across the Trent plain from the top of the escarpment on a clear day.
- 4.3. Rich in historical charm, Glentworth Parish has a number of significant historical and listed buildings, many within the core Conservation Area of the village (see Glentworth Conservation Area Map 1). In 1566 the greater part of the lands of Glentworth were acquired by Sir Christopher Wray, who was Lord Chief Justice of all England under Queen Elizabeth I. He built a mansion for his family, the remains of which are situated to the rear of Glentworth Hall, the imposing Grade II\* listed building and well known landmark that can be seen when travelling along the B1398 at the top of the escarpment. Built on the same site in 1753 for the 4th Earl of Scarborough, Glentworth Hall was originally a 3-storey building, but after the sale of the Hall in 1917, was allowed to fall into a state of disrepair and decay. The Hall has since changed hands a number of times, having its top-storey removed and the roof lowered in the 1940’s by new owners ‘Arden’s Farms’, with the latest restoration taking place between 1998 and 2000.
- 4.4. Central to the village is St Michael’s Church, a Grade II\* listed building and the oldest standing building in Glentworth. Sir Christopher Wray was buried at the church when he died in 1592, and a magnificent marble tomb with carved effigies of Sir Christopher, his wife, four daughters and son provides an outstanding feature which brings many visitors to the church. Also within the churchyard is a granite memorial to the four Glentworth men who gave their lives in WW1, Messrs. Taylor, Redhead Foster and Strawson.

4.5. For many generations Glentworth Parish has been a working farming community, many of the farms and estates still active to this day, the original limestone and rubble/ironstone and rubble houses and estate cottages being a key feature in helping the village maintains its rural character. A school was provided as early as 1840 for the children of Glentworth by the 8th Earl of Scarborough, believed to be the eastern most end of ‘Peacock Row’ which has a commemorative plaque in the east gable end of the building. Although not listed buildings, their appearance and position in the village, adjacent to St Michael’s church, are important in both visual and historic terms. Four year later, the 9th Earl built a new school at the junction of Stoney Lane and Church Street. The school closed in 1969 and became a private residence in 1979, and remains a prominent feature in the center of the village with its white walls and bell tower.

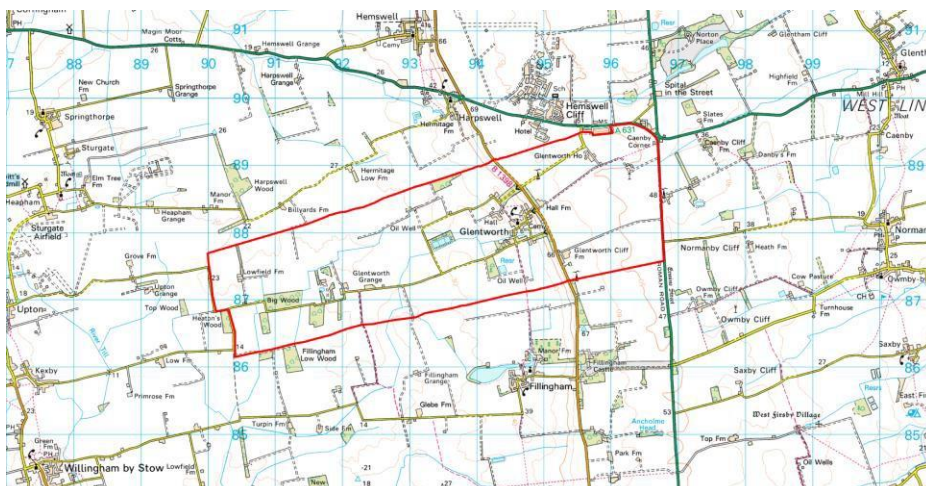


Listed Buildings and Conservation Area

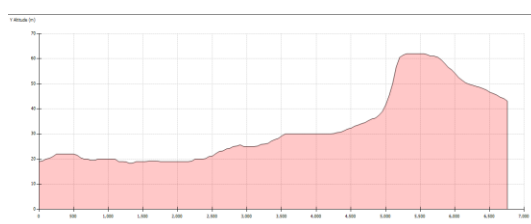
## 5. The Present

## Introduction

5.1. The Parish of Glentworth covers an area of approximately 12.6 square kilometres, extending south and west from Caenby Corner on the A15.



5.2. A profile from the northwest corner to the southeast corner demonstrates the three main topographical areas; from west to east, the Till Vale, the Cliff and the limestone dip slope landscape character.



5.3. The Lincoln Cliff is the most significant landscape element in the Parish. It is a straight and prominent, limestone capped, scarp slope extending north south from the Humber to the South Kesteven Uplands. The scarp is a backdrop for views across the Till Vale.

5.4. The spring-line villages, of which Glentworth is one, have attractive settings at the bottom of the scarp, with many trees and smaller fields with robust hedgerow boundaries. This narrow landscape band contrasts with the wider, open landscape to the west. There are long views from many points along the ridge-top road.



5.5. The majority of the area of the Parish of Glentworth lies within the Till Vale. It is an agricultural landscape with large, flat, open fields, almost in exclusively arable cultivation. The fields have hedgerows of predominantly hawthorn, with some hedgerow trees and are managed with wide headlands to encourage target wildlife species. There are small blocks of mixed woodland and shelterbelts comprising around 45 hectares in total. There is a network of dykes and ditches, and raised irrigation reservoirs, all of which have little visual presence in the landscape.

5.6. Kexby Road, connecting Glentworth with Kexby and Upton is a typical enclosure roads with characteristic wide verges and hedgerow boundaries. There are also scattered houses and farm buildings. There are two small-scale oil extraction sites, screened by banks and by trees from most aspects. From the higher points there are long westward views to the power stations on the Trent, and eastward views to the scarp face of the Lincoln Cliff.

5.7. The character of Limestone Dip Slope is best appreciated from Dog Kennel Lane or from the well-used footpath from Hall Farm to Caenby Corner. The dip slope falls gently to the east from the Cliff and is an exposed, open, agricultural landscape with fine views to the edge of the Lincolnshire Wolds in the east. Individual trees and lines of trees are important landscape features.

## Glentworth Village

5.8. The village of Glentworth is quiet and secluded, accessed by steep minor lanes, which descend the scarp from the ridge-top route of the B1398, Middle Street. There is no direct linkage by road below the Cliff between the village of Glentworth and the neighbouring settlements of Harpswell and Fillingham (although there is a well-used footpath connecting to Fillingham and a lesser well-known footpath to Harpswell).

5.9. St. Michael's church and Glentworth Hall are important landmarks when approaching the village, although they are partially hidden by trees and other village buildings.

5.10. Within the conservation area there are a number of buildings in the characteristic limestone, with brick detailing and pantile roofs. There are good examples of boundary walls constructed from the local limestone. Newer houses in the conservation area have



been designed, with variable success, to blend with these older buildings Socio-economic Profile.

5.11. Glentworth is linked to Ingham and Fillingham in terms of lower super output areas (LSOA) boundary, the census areas in which the whole of England is divided for the sake of comparative study of levels of deprivation. This does however, whilst larger than the parish, provide some useful insights into the social and economic conditions of the village and its surrounding neighbourhood.

5.12. In the table below we have shown the deprivation ranking according to the 7 components of the deprivation index for the Glentworth LSOA area (where it falls in the list of all LSOAs, where 1 is the most deprived and 32,482 the least deprived) and how it compares to the England average for that particular measure.

<b>Deprivation Index Components</b>	<b>Glentworth LSOA</b>	<b>England</b>
Income	19928	16241
Employment	15354	16241
Education	25942	16241
Health	17917	16241
Crime	30549	16241
Barriers to housing	2529	16241
Living environment	16495	16241

5.13. The area fares better than the England average on Education, Income and Crime. This suggests that the area is potentially attractive to well qualified people, which also supports a good level of income and is further reinforced by a low incidence of crime.

5.14. The Glentworth LSOA is in the most challenged 10% of all neighbourhoods in England in terms of Barriers to Housing and Services, which suggests that those individuals with lower incomes or more acute needs for services will find it difficult to live in the village. The fact that the area scores slightly below the national average in terms of Employment further reinforces this picture of an area which is predominantly a base for a relatively affluent and mobile working population. The commuting data set out further on in this

report strengthens this assumption further.

- 5.15. In terms of living environment and health the area position is very much in line with the England average.

## Population

- 5.16. Using data provided by the Office for National Statistics and looking at the breakdown of the population in Glentworth Parish for 2016, there is a suggested growth in population of 12.7%. This population growth is spread equally between the working population, children and over 65's.
- 5.17. Glentworth has a higher proportion of working age people than the England average, a similar number of children and a smaller number of people over 65, these figures may become further exaggerated by 2039. This suggests, particularly in view of the limited amenities in the area that Glentworth has very much the characteristic of a commuter village.
- 5.18. With regard to age, the median age for the population of Glentworth which was 44 in 2014, this compares to a median age of 39.8 for England overall. The 2014 figures for Glentworth show that there were no individuals over 85 living in the village. This may be explained by the fact that a lack of amenities (GP surgery, public transport, shop) means the area is not currently a viable location for the less-mobile older population to live in.
- 5.19. Typical planning assumptions work on a multiplier of 2.25 people per house. If a straight line is projected forward this would suggest, without any assumptions linked to local employment growth in the wider Glentworth area that by 2039 18 additional houses over and above the current stock would be required. The figure required by 2026 would be 8.5.
- 5.20. The 2011 Census collected information about where people commuted to work, with half travelling to Lincoln and areas within West Lindsey with the remaining staying in and around Glentworth and North Lincolnshire.
- 5.21. These statistics confirm there are no employment opportunities directly in the village

and very few people work in the immediate vicinity of the settlement.

## Key Issues

5.22. Glentworth has the character of a relatively affluent (with good levels of workforce skills and income) and healthy environment. It has a strong commuting profile with many people travelling long distances for work, with albeit almost 20% of the workforce working mainly from, but not necessarily at home.

5.23. The lack of services, however, has an impact on the sustainability of the settlement. It is in the worst 10% of neighbourhoods in terms of the ability of people to access housing and services. This means that it is not an easy place for people on low incomes or who have limited mobility to live in. This is further borne out by the fact that in 2014 there were no people over the age of 85 living in the village. The population projections to 2039 suggest that, if anything, Glentworth's circumstances will continue to diverge from those for England, where the number of over 65 residents will grow far more rapidly.

## Section 3: Our Vision and Objectives

The Vision is originated from the key issues listed in the preceding section, which arose throughout the consultation process. The Steering Group developed a Vision for the future of the Parish that acts as the main statement of intention of this Plan.

### 6. Vision

In 2036, Glentworth will continue to be a peaceful rural village, an enjoyable place to live with a thriving, safe community. Glentworth Parish will protect the highly valued features of the natural environment, such as green spaces and the open landscape, preserving the village atmosphere and character for future generations. Existing services and local facilities will be protected and improved to meet the needs of all ages. Any new housing would be sympathetic to the parishes' valued historic, rural and diverse character.

## 7. Objectives<sup>[HF4][JL5][HF6]</sup>

The following objectives are based on the Vision and they provide the context for the Neighbourhood Plan's Policies (in the next section).

### Environment

**Objective 1:** To protect and where possible enhance the natural environment of the plan area, retaining the visual connections with the surrounding countryside.

**Objective 2:** To identify and protect specific assets and features of the natural environment valued by the local community.

### Facilities

**Objective 3:** To protect and improve the community and recreational facilities present in the area to ensure the strong sense of community is maintained.

**Objective 4:** To support the provision of new community facilities and services in the area, reflecting local aspirations.

**Objective 5:** To support and encourage broadband providers to improve speed and connectivity to all properties within the Parish.

### Character and Design

**Objective 6:** Ensure the unique and diverse character of the area is identified and reflected in any new development, with respect to materials, style and type of the existing built boundary and conservation area of the settlement.

## Section 4: Neighbourhood Plan Policies

Once made by the District Council, the following policies will sit together with those in the Local Plan and be used to determine planning applications submitted in the area. Development proposals will be judged against the whole suite of relevant policies in the Development Plan (i.e. all the relevant policies in the Neighbourhood Plan and the Local Plan together).

### 8. Policy 1: Views and Vistas

#### Policy 1: Justification

- 8.1. It is widely recognised that certain views and vistas are key in defining the character of a settlement: these views involve the countryside surrounding settlement as much as views toward village or within the built environment. The NPPF promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognise "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".
- 8.2. The Central Lincolnshire Local Plan policy LP17 protects important views and vistas, demanding development proposal to maintain or enhance important views and allowing for a negative impact only in special circumstances and when mitigation measures are in place. Policy LP17 directly mentions "key local views and vistas", which are detailed as part of this Policy. Part of the Parish also falls under an area of Great Landscape Value.
- 8.3. Local residents have demonstrated that they highly value the retention and enhancement of the Character of the Village: according to the Survey performed in June 2017, 70.1% of the respondents considered "change to the character of the village" as a major concern in case development should go forward and as part of the Visioning Workshop several residents mentioned the importance to maintain the rural character of Glentworth and its landscape. As part of Neighbourhood Profile exercises, including the Asset Mapping and Walkabout, residents identified a number of key local views and vistas and provided valuable information on the reason why such views are so valuable. The Views and

Vistas Map, Assessment and Photographic Evidence are available in the Views and Vistas Section of the Neighbourhood Profile.

## Policy 1: Views and Vistas

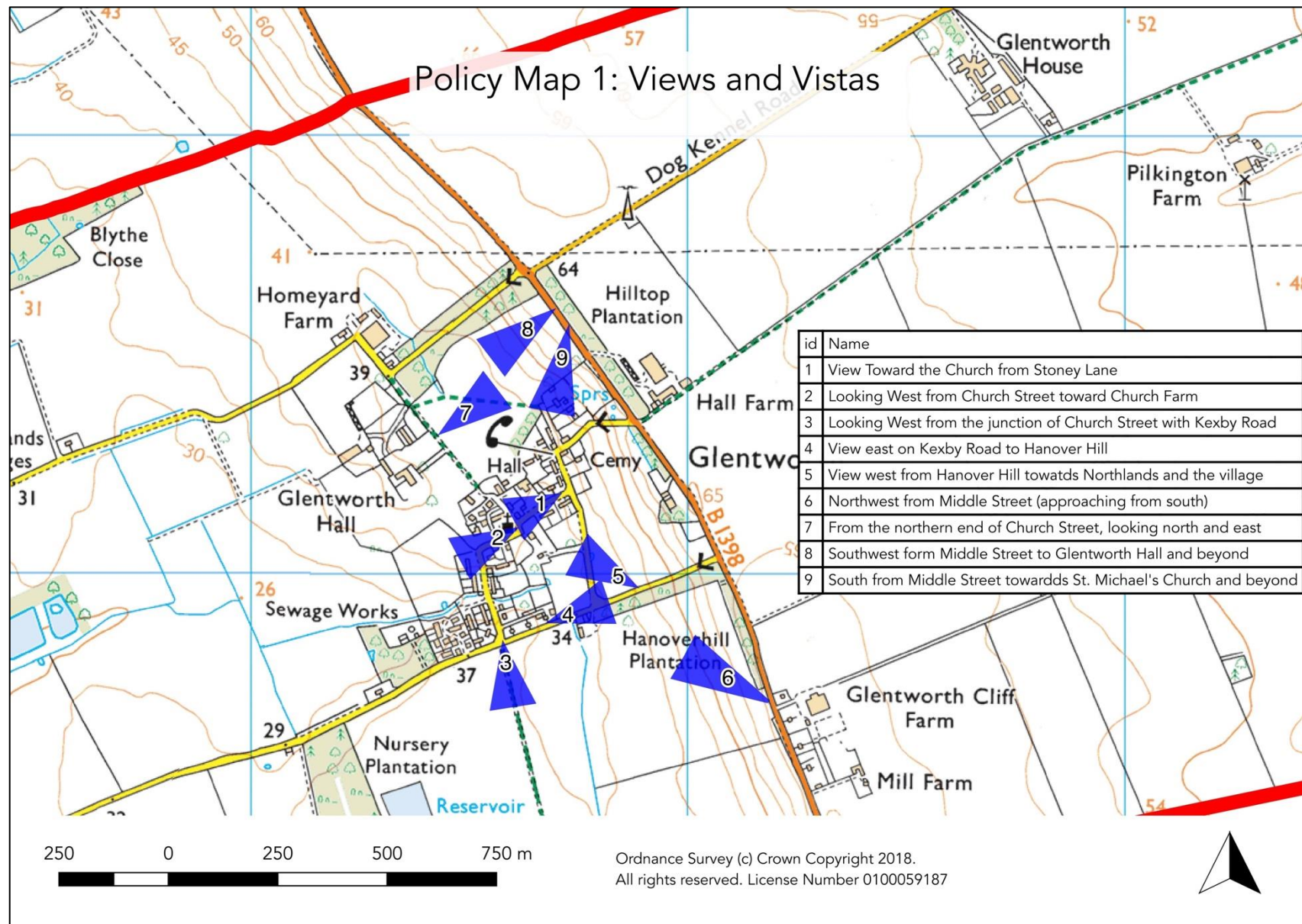
1.1. The following views and vistas, as identified on Policy Map 1 and described in in the Views and Vistas Section of the Neighbourhood Profile Report are identified as Key Local Views and Vistas:

- View towards the church from Stoney Lane
- Looking west on Church Street towards Church Farm
- Looking west from the junction of Church Street with Kexby Road
- View east on Kexby Road to Hanover Hill
- View west from Hanover Hill towards Northlands and the village.
- From the northern end of Church Street, looking south
- From the northern end of Church Street, looking north and east
- Southwest from Middle Street to Glentworth Hall and beyond
- South from Middle Street towards St. Michael's Church and beyond.
- Northwest from Middle Street (approaching from the south)

1.2. Development proposals will be supported provided that they demonstrate to have taken account Key Local Views and Vistas and have demonstrated how they are maintaining and responding positively to such views.

1.3. Development proposals that may cause harm to the Key Local Views and Vistas will need to demonstrate how the benefits of the development outweigh the harm: in such circumstances the harm should be minimized and mitigated.





## 9. Policy 2: Local Green Space

### Policy 2: Justification

9.1. The sites listed in Policy 2 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF (paragraph 76 to 78) enables local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them. By designating land as LGS local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:

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

9.2. The Central Lincolnshire Local Plan Vision aims to protect natural environment and existing open spaces as part of future development. In practice, the CLLP protects Local Green Spaces and Important Open Spaces through LP23, while Policy LP20 and LP21 aim to protect existing green spaces within and around settlement, green infrastructures, green corridors etc. The Central Lincolnshire Green Infrastructure Study and Biodiversity Opportunity Mapping Study, directly mentioned in these last two policies, identify a number of natural and semi-natural green spaces in the Parish, while the Open Space Audit and Provision Standard Assessment (2016) identifies the area west of Glentworth Hall as a Public Park and Garden (see map below). These studies acknowledge the importance of these sites as a key green infrastructure and open space provisions for the community, which should be considered in determining planning applications. To ensure the Glentworth Hall Park is properly protected, the Steering Group decided to designate the central part of this area as Local Green Space; moreover, the Group identified three additional sites that are considered worthy of protection.

9.3. Local residents have demonstrated to highly value existing local green spaces and nature

in the village: according to the Survey performed in June 2017, 88% of the respondents considered "loss of green spaces" as a major concern in case development should go forward, and 72.0% mentioned the "impact on natural environment". The Neighbourhood Profile community event validated this information, and through the Asset Mapping exercise and the Walkabout exercise participants have been able to identify directly specific green spaces worthy of protection, providing at the same time valuable information on their recreational, historic, and natural value.

9.4. Having regard to the NPPF criteria, it is considered that a number of these green spaces meet the NPPF requirements and merit special designation and protection. These LGS's are defined on Policy Map 2. For each site, a specific assessment has been prepared, showing a map of the site, pictures of the green area, details on ownership and dimensions, and how the site meets the criteria of the NPPF and why it is special to the local community. The LGS Assessment and description is available as a separate document accompanying the Neighbourhood Plan. Within Local Green Spaces, development is normally prohibited in the same way as it is on Green Belt.

## **Policy 2: Local Green Space**

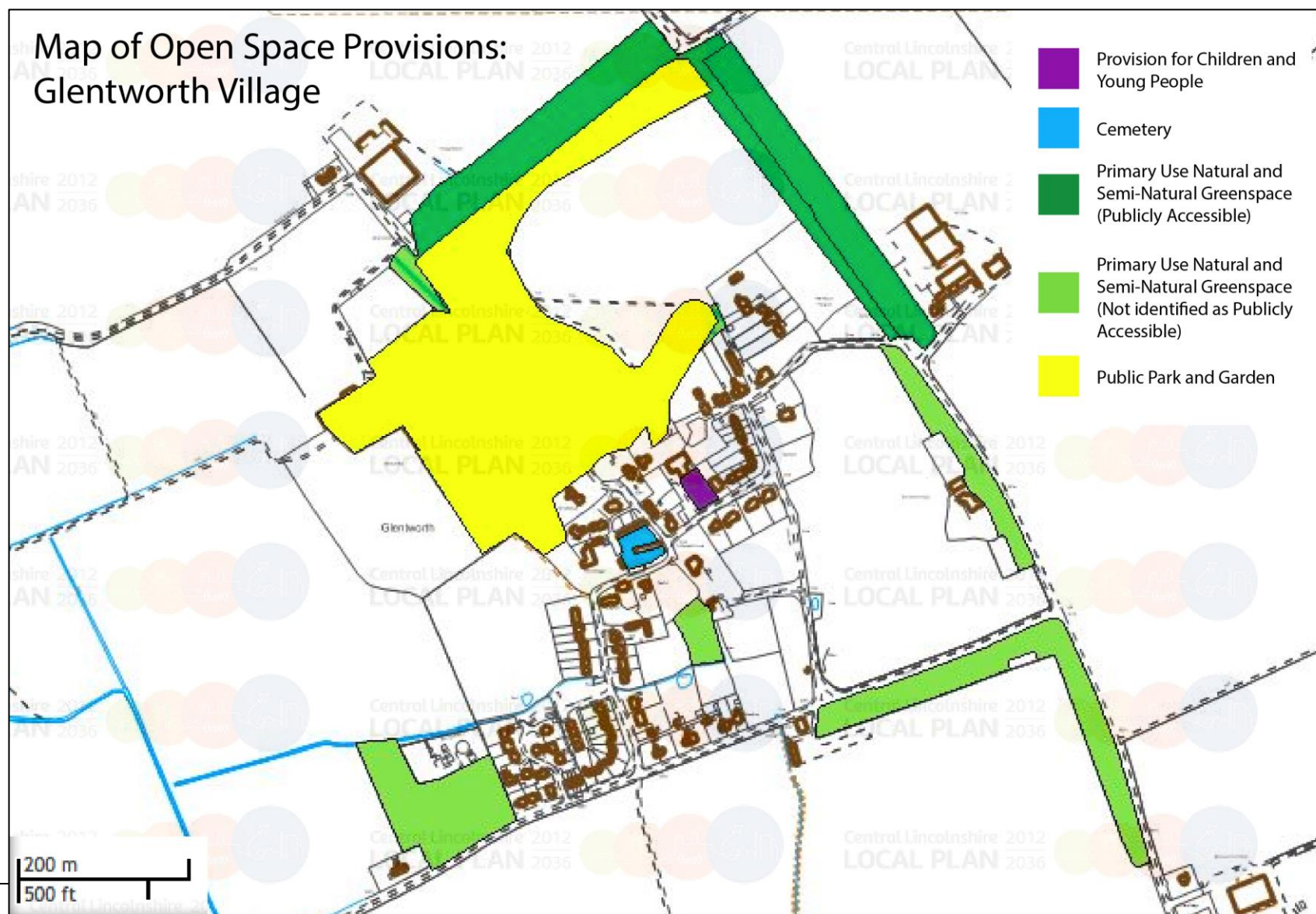
2.1 To ensure the protection of areas of high natural value and ensure the delivery of adequate green infrastructure, the sites listed below and identified in Policy Map 4 are designated as Local Green Spaces:

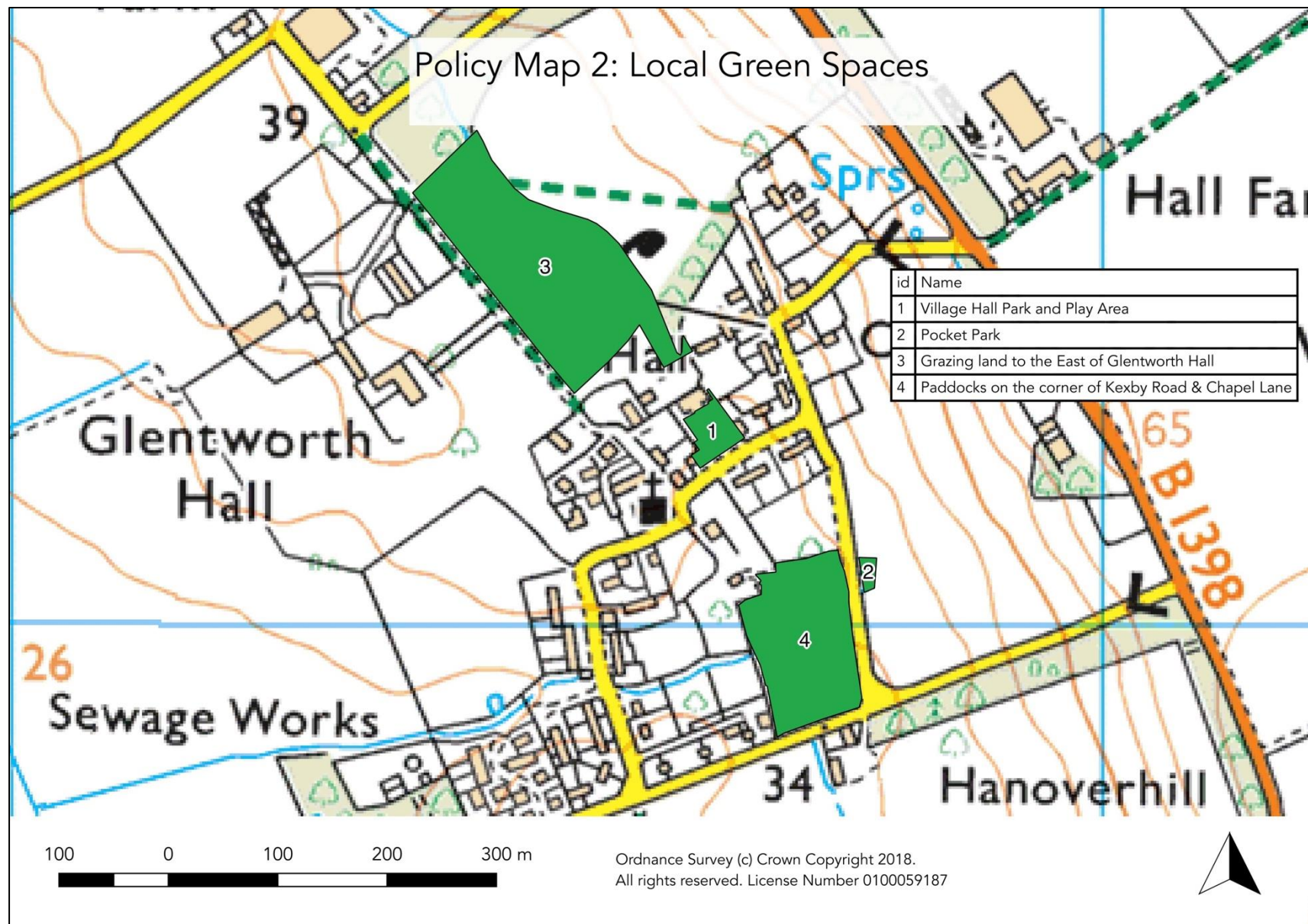
- Village Hall Park and Play Area
- Pocket Park
- Grazing land to the East of Glentworth Hall
- Paddocks on the corner of Kexby Road & Chapel Lane

2.2 Applications for development that would adversely affect the function of a Local Green Spaces will not be permitted other than in very special circumstances, in accordance with the NPPF.



## Map of Open Space Provisions: Glentworth Village





## 10. Policy 3: Green Infrastructures

### Policy 3: Justification

- 10.1. The NPPF defines Green Infrastructure as "a network of multi- functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." The Framework also clearly states "Local Authorities should planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure". Since we can list sustainable connectivity, carbon sequestrations, physical and mental wellbeing etc., among the benefits provided by green infrastructures, we can conclude that they contribute to fulfil a number of other objectives of the NPPF, such as promoting sustainable transport, conserving and enhancing the natural environment, promoting healthy communities etc.
- 10.2. The Central Lincolnshire Local Plan protect existing Green Infrastructures and promote the creation of additional ones through Policy LP20, and supports "development proposals which are consistent with and help deliver the opportunities, priorities and initiatives identified in the latest Central Lincolnshire Green Infrastructure Study and Biodiversity Opportunity Mapping. Study". Glentworth is crossed by a Strategic Green Access Link (one of the component of the Central Lincolnshire Green Infrastructure Study), while the Central Lincolnshire Open Space Audit and Provision Standard Assessment identifies a number of Natural and Semi-natural Greenspace. Moreover, LP13 aims to deliver network of walking and cycling, and supports maintenance and improvement of existing infrastructures. More information on public footpaths, bridleway and carriage ways have been retrieved from the Definitive Map of Public Right of Ways of the Lincolnshire County Council.
- 10.3. As part of the production of the Neighbourhood Profile, local residents identified the most important walking and cycling routes, as well as a number of sites that, although do not meet the requirement to be designated as Local Green Spaces, are important components of Green Infrastructures Linkages and Green Corridor. Such Green Infrastructures are identified on Policy Map 3.
- 10.4.



10.5. There are two designated footpaths within the Parish, and two bridleways: one leading from Glentworth to Fillingham and the other opposite Glentworth Grange [HF7] which finishes in a dead end. There is an old footpath that runs from the Pig Farm to Harpswell, however, this footpath is under threat of closure and the Parish Council are actively pursuing this in the hope of getting the footpath reinstated. [HF8][JL9] Horse riders ride on the roads around the Village or heading towards Kexby or use these bridleways. There are many fields surrounding the Village, but horse riders are not permitted [HF10] to ride round the perimeters.

10.6. For the sake of this Policy, green infrastructure is defined as a collective term to indicate green spaces, footpaths, bridleways, natural ecosystems etc., that provide a benefit to local residents in the form of sporting and recreational facilities, areas for quiet contemplation, visual amenity etc. Existing Public Rights of Way and important Green Infrastructure are presented in Policy Map 3. The Map is not exhaustive, and any facility that meets the description of this Justification Text and of Justification Text of Policy LP20 of the Central Lincolnshire Local Plan should be considered as covered by this Policy.

## Policy 3: Green Infrastructures

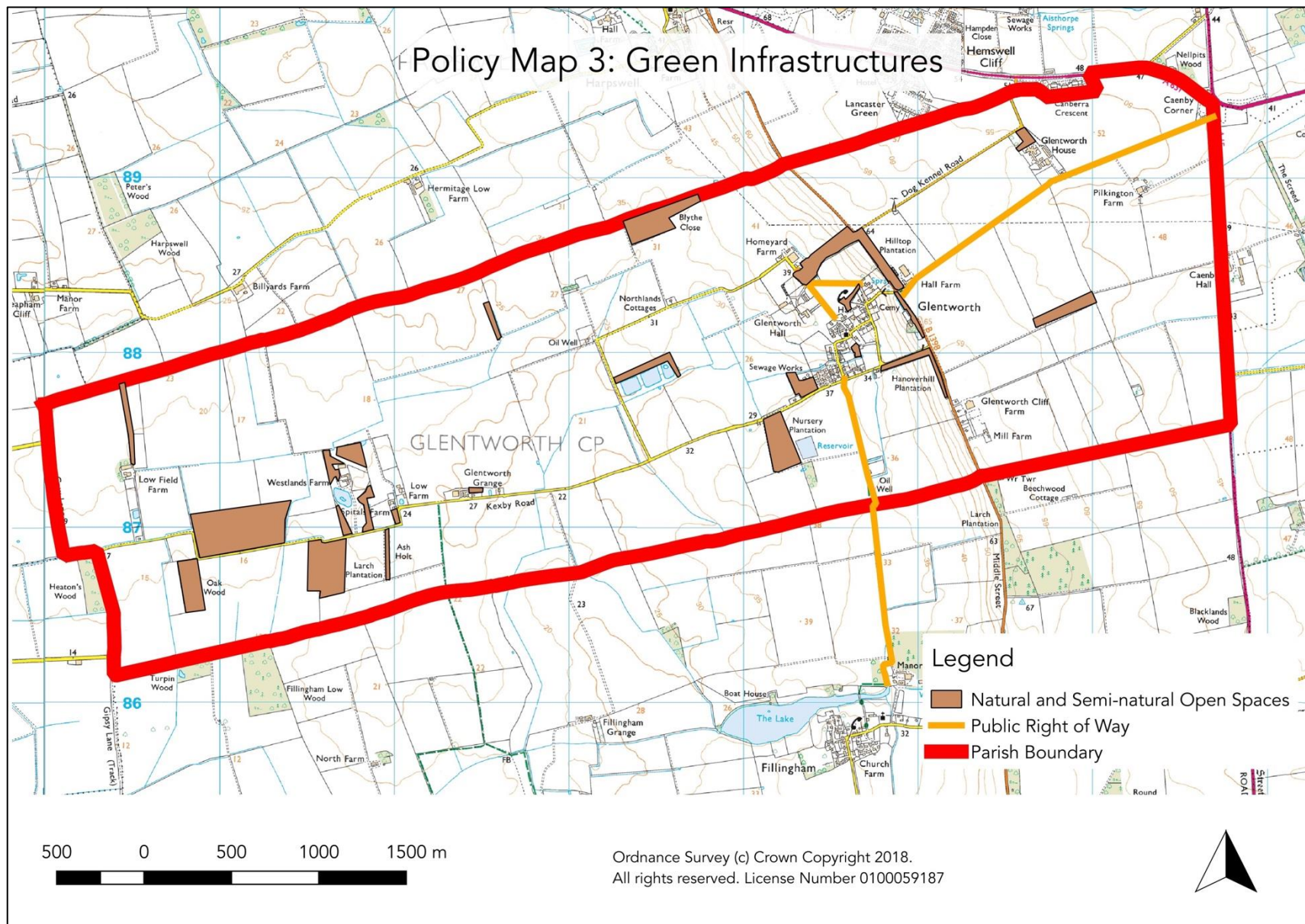
3.1 Development proposals will be supported provided that:

- they contribute to the enhancement and management of existing green corridors and infrastructure assets, as presented in Policy Map 3, where practicable; and
- they contribute to the provision of new public green spaces and enhances green infrastructure linkages, where practicable.

3.2 Development proposals that will result in a detrimental impact on the purpose or function of existing green infrastructure will not be supported, unless it

- demonstrates that the detrimental impact on the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefit of the development;
- and demonstrates the implementation of alternative solutions as part of the development, that reinstate green infrastructures purpose or function to the previous quality and connectivity.





## 11. Policy 4: Community Facilities

### Policy 4: Justification

- 11.1. The NPPF states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of that is the protection and retention of existing community facilities and policies that prevent the reduction of community service and facilities offered, unless it can be demonstrated the unviability of such facilities. Although the NPPF does not define what constitute community facilities, it provides a series of examples to clarify the concept (local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.).
- 11.2. The Central Lincolnshire Local Plan Policy LP15 defines what constitute community facilities in more details. The Policy also set the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.
- 11.3. Glentworth key communities facilities have been identified through the Neighbourhood Profile and the Visioning Workshop. Most residents identified the Village Hall and the St. Michael Church as a key community hub, while the Notice Board as an important means to promote community event and the Post Box as a key service facility. While the Village has no shops or pubs, these are accessible within a short distance <sup>[JL11]</sup> at Caenby Corner and in Ingham, Hemswell and Welton. The village also has no medical practice so the majority of residents either attend clinics at Willingham or Ingham.

## Policy 4: Community Facilities

4.1. The following Community Facilities, as presented in Policy Map 8, have been identified as important facilities to sustain the development of a thriving community in Glentworth:

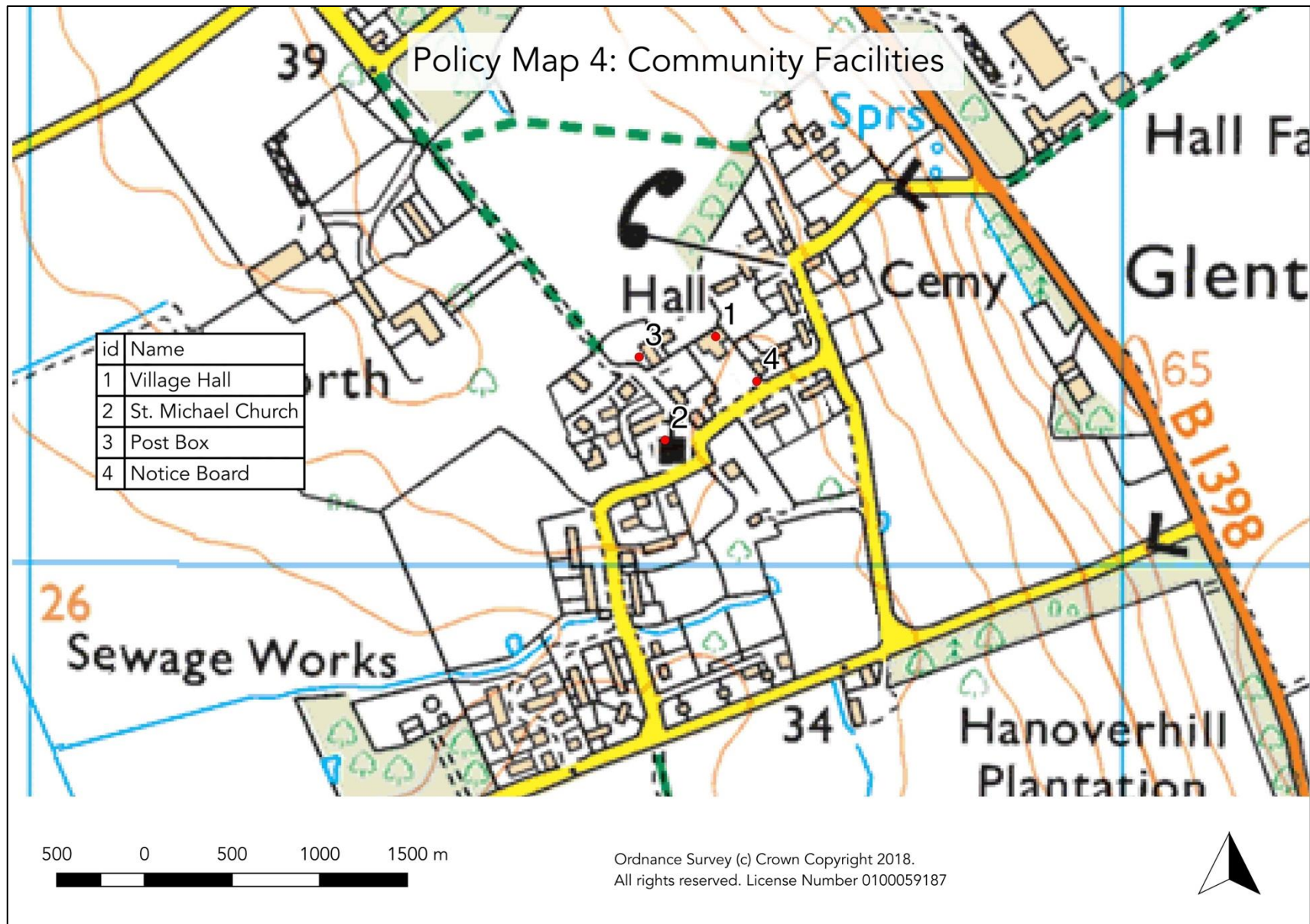
- The Village Hall
- St. Michaels's Church
- Notice Board
- Post box

4.2. Proposals for the conversion or change of use of the existing community facilities to different uses will not be supported unless they demonstrate that the site is unviable for the current use to continue and no longer capable of providing an acceptable location for the current use.

4.3. Development that will result in a detrimental impact on the existing community facilities will not be supported, unless they demonstrate:

- that the detrimental impact on the community facility is unavoidable and significantly and demonstrably outweighed by the benefit: and,
- the implementation of alternative solutions as part of the development, that mitigate the impact on the community infrastructure and reinstate its function.





## 12. Policy 5. Broadband Connection

### Policy 5: Justification

- 12.1. The NPPF promotes the "development of high speed broadband technology and other communications networks", and aims for the planning system to help delivering such development. The Central Lincolnshire Local Plan aim to improve the existing Communication Network and promote widespread access to the fastest broadband network available.
- 12.2. As part of the consultation process, several residents lamented low speed in private internet connection and difficulties in connecting properties to the most up-to-date a broadband network. Policy 11 aims to ensure future residential development consider these issues from the early stages of the design of properties and promote the development of new communication infrastructure.

### Policy 5: Broadband Connection

- 5.1. Development proposals that improve existing and provide new access to a high-speed broadband network to serve properties in the Parish will be supported. New residential development should provide the means for new residents to access the high-speed broadband network when it becomes available and, if possible, contribute to improvements in the service for existing residents and businesses.

## 13. Policy 6: Design and Character of Development<sup>[HF12]</sup>

### Policy 6: Justification:

- 13.1. The design quality of new developments is important to local people, as made clear by the responses to consultations that have been carried out.
- 13.2. The NPPF establishes that "local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area". Although such policies should not be overly prescriptive in term of architectural style and should not prevent innovative solutions, they have the power to direct design of proposed development in a direction "that respond to local character and history, and reflect the identity of local surroundings and materials". Section 12 of the NPPF promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 103 of the Framework promotes the use of design solutions to implement Sustainable Urban Drainage.
- 13.3. The Central Lincolnshire Local Plan Policy LP25 set the requirements development proposal must meet in order to protect heritage assets, both designated and non-designated, Conservation Area and Listed Buildings. This Policy and the Neighbourhood Profile Report add depth to this Policy, as they map and describe the Historic Environment of Glentworth and identify key non-designated heritage assets (i.e. Landmarks). The Policy is also in line to Policy LP26, detailing and adding local context to the Design Principles. The policy is consistent with the parking requirements of Policy LP13, with the provision on Sustainable Urban Drainage Solutions of Policy LP14, and the access standard for ageing population of LP10.
- 13.4. Protection of the character of Glentworth has been identified as a key element of the Plan in the June 2017 Survey, where 70.1% of the respondents considered "change to the character of the village" as a major concern in case development should go forward. Moreover, 63.6% of the respondents mentioned "Impact on drainage and flooding" as another key issue, and 51.4% marked Effect on traffic. Regarding the typologies of houses required in the parish, the second most preferred typology (following 3-4 bedroom family houses) has been bungalows: homes normally fit for older families or people with mobility difficulties. The Steering Group recognised that a Design Policy

could do much to address all these issues, and included provision for Sustainable Urban Drainage, off street parking and high access standards into such Policy.

- 13.5. To define the Character of the settlement and identify key design elements and built environment characteristics, the Steering Group carried out a Neighbourhood Profile exercise: this community events allowed residents to identify collectively these key components, both through a map-based exercises and walkabouts. The final result of this activity, the Neighbourhood Profile Report, combines elements of a Character Assessment and place-making assessment: it defines the overall character of the settlement; it identifies key design principles, providing useful photographic evidences; it describes street-specific elements that development proposal should consider in their design; it identifies non-designated heritages and landmarks worth of protection. The Neighbourhood Profile Report is considered a valuable tool to inform future development proposals and as such it is directly referenced into the Policy.



## Policy 6: Design and Character of Development

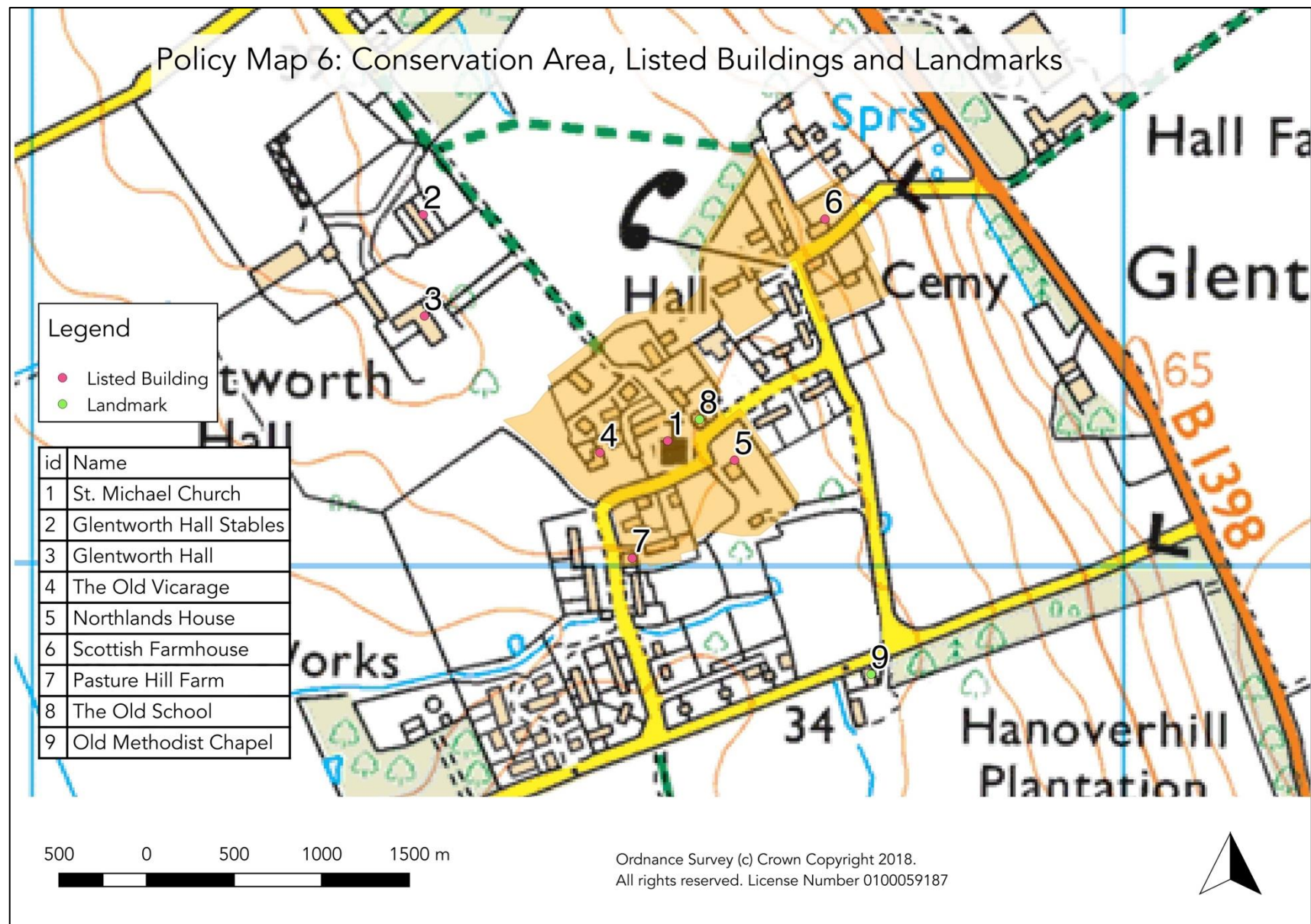
6.1. Development proposals will be supported provided that their design and specification complement the established character of the village as described in the Neighbourhood Profile Report, taking particular account of:

- the ways in which the overall form, scale, massing, and proportions of new buildings and extensions relate to neighboring buildings and impact on the character and appearance of the villages as a whole;
- the layout of the development, and the desirability of echoing the current layout of Glentworth characterised by a tight linear development with buildings facing existing roads, large front gardens and large space in between dwellings;
- the visual impact of materials used for external walls and roofs, and the desirability of selecting these from a locally distinctive palette such as red brick, vernacular limestone, wooden windows and clay pantiles;
- the ways in which the development impacts on the Conservation Area, on surrounding and nearby Listed Buildings and Landmarks as identified in the Neighbourhood Profile Report and on Policy Map 6;
- The desirability of echoing and interpreting locally distinctive architecture and building elements of traditional buildings and heritage assets in the design and construction of new buildings and structures;
- the visual importance of defining boundaries - particularly boundaries between public and private realms - in ways that are consistent with the mixture of hedges and limestone walls that traditionally contribute to the character and distinctiveness of the villages;
- the importance of retaining existing mature trees, hedgerows and verges, and to incorporate in new development and roads landscaping solutions such as treelines and wide verges

Applicants should explain how these issues and other advice contained in the Neighbourhood Profile Report have been taken in to account in the design of developments for which planning permission is sought.

## **Policy 6: Design and Character of Development (cont.)**

- 6.2. Development proposals will be required to demonstrate adequate consideration of Flood Risk and adoption of best practice in the provision of Sustainable Urban Drainage.
- 6.3. Development proposals will be required to demonstrate provision of adequate access and off-street parking. In case development includes a garage or any other form of car shelter, it will need to demonstrate that the garage or car shelter is able to accommodate a family car, leaving enough room for the driver to comfortably get in and out of the vehicle.
- 6.4. Development proposals which meets the higher access standards of Part M Building Regulations (Access to and use of buildings) will be supported.



## Section 5: Reviewing the Neighbourhood Plan

This Plan operates until 2036 in parallel with the Central Lincolnshire Local Plan. It is acknowledged there could be a need to review the Plan over this period, for example if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review. In particular, the Parish Council will consider review of the Plan following any review or amendment made to the Central Lincolnshire Local Plan. In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Plan.

If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so. Following review, the Parish Council will agree any proposed changes to the Neighbourhood Plan. Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

## Section 6: Community Aspirations

The Aspirations set out in this section of the Neighbourhood Plan take into account matters of importance to the community that cannot be addressed through land use planning policies at the time of the Plan's preparation. However, the Parish Council will pursue these issues through other tools and processes, including but not limited to cooperation with WLDC. The priorities identified are not intended to be subject to Examination, Referendum or to form part of the Statutory Planning Policy Framework.

The following aspirations have been identified through the Neighbourhood Profile exercise and other Consultation events held in preparation of the Neighbourhood Plan [HF13]

- Improve [HF14] the maintenance of the gates and hedges around the graveyard in Chapel Lane
- Add dropped kerbs in Chapel Lane [HF15]
- Improve the maintenance of the Pocket Park and replace seats.
- Add more benches in the Village Hall grounds
- Improve drainage on Stoney Lane and on the bottom of the Hill [HF16].
- Improve maintenance of the Village Hall car park [HF17].
- Add more benches in the Churchyard
- Improve maintenance of the Church Wall [HF18]
- Stop vehicle access (particularly delivery vehicles) across track in front of Glentworth Hall
- Improve maintenance of the Anglian Water pumping station
- Improve maintenance of verges
- Improve maintenance of the path up Hanover Hill
- Place a white gate on the verge side at the entrance to the village on Kexby Road, which would focus people's attention on the fact they are entering the village and a 30mph zone.
- Make St George's Hill one-way down
- Create a Community Orchard
- Provide a picnic area
- Provide a dog park
- Improve the Playground.
- Re-open footpath from the Pig Farm to Harpswell
- Access to fields for horse riders [HF19]





Children Photographic Competition: Runner up. Photographer: Olivia Weller