

# **Bishop Norton and Atterby Neighbourhood Plan**

**2019–2036**



**Referendum Version  
January 2021**



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## **Foreword**

*The Localism Act, 2012 provided the opportunity for all civil parishes to produce a neighbourhood plan. The plan needs to reflect the requirement placed upon the Parish for growth by the Central Lincolnshire Local Plan, but it may also address aspirational matters that affect the residents and the sustainability of the Parish as a thriving community. We hope that this pre-submission draft meets these important goals.*

*This document would not have been possible without the support of many people who have delivered questionnaires, made cakes for the open events, or devised clever strategies for consulting the children of the parish. Others have provided technical advice and debated the issues at steering group meetings, and still others have carried out specific bits of important research. The Parish Council would like to record here their thanks to everyone for their efforts and hope that the resulting draft plan is repayment for their work.*

*John Orchard, 'Project Lead' from March 2016 stepped down in 2018 having moved away from the area. The Parish Council wish to thank him and the original 'steering group' for all the work done over a two-year period. The Parish Council is now acting as the 'steering group' under the guidance of a planning consultant.*

## **Mick Hallam**

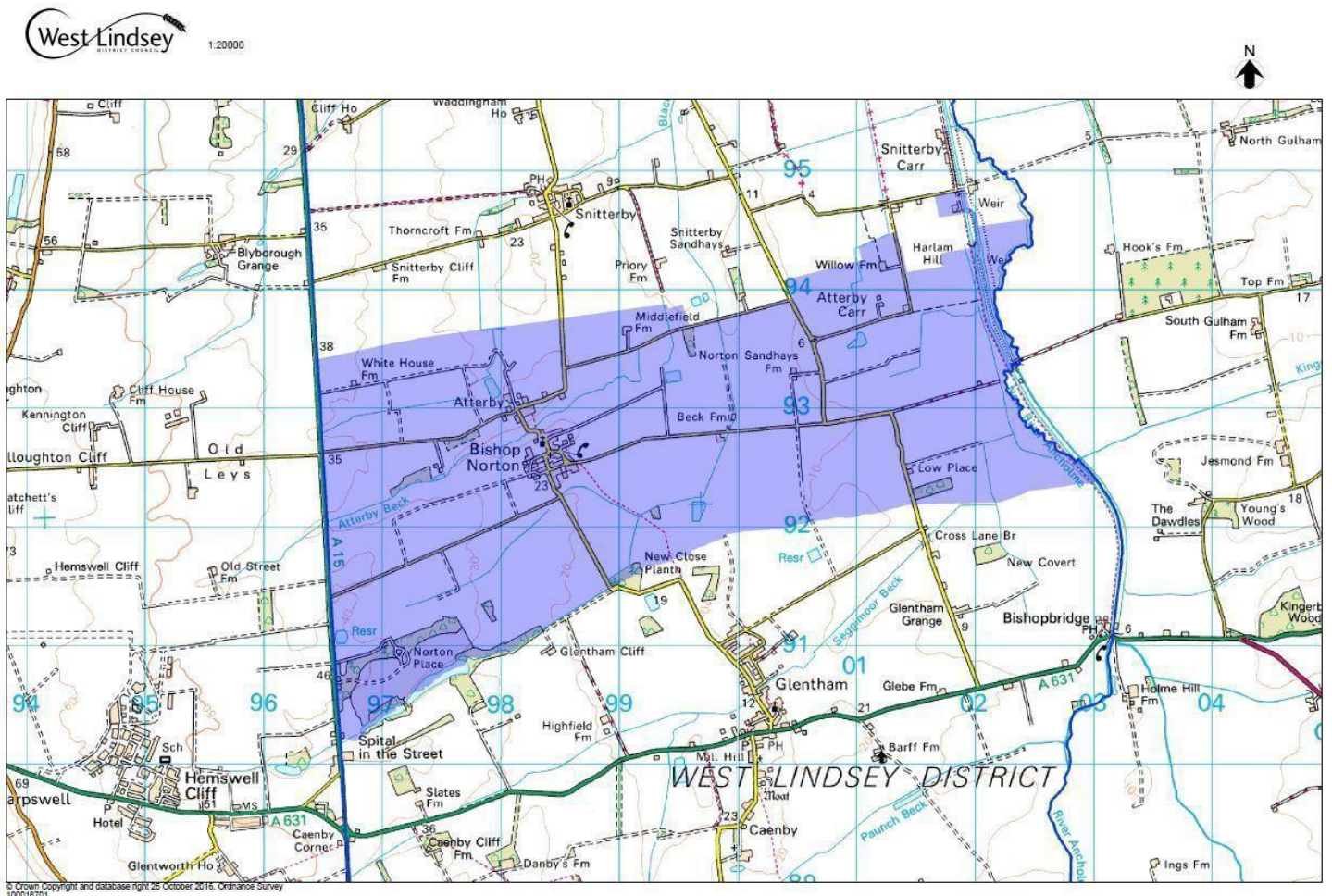
Chairman of the Parish Council  
Bishop Norton and Atterby  
Parish Council

Funding and support received from the following organisations, for which we also add our thanks:



- 1 Introduction
- 11 Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF in (July 2018)). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Plans (NPs) must be in conformity with the Local Planning Authority's (LPAs) Development Plan. In the case of the Parish of Bishop Norton and Atterby, is the Central Lincolnshire Local Plan which was formally adopted in April 2017.
- 12 The NP process enables communities to inform future planning applications, better shape their environment and determine where development takes place. It can help to influence the type and quality of that development and ensure that the change also brings with its local benefit.
- 13 Whilst the purpose of the NP is to allow local people to have a greater say in the development of their areas, each NP must be in line with and not contradict National or local level planning policy. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that NPs must:
  - Have appropriate regard to National policies and advice contained in the National Planning Policy Framework (NPPF 2018).
  - Contribute to the achievement of sustainable development.
  - Be in general conformity with the strategic policies in the local plan for the area.
  - Be compatible with EU obligations, including human rights requirements.
- 14 Once 'made' by West Lindsey District Council (WLDC) as the local planning authority the Bishop Norton and Atterby NP will become part of the District's statutory Local Development Plan and will be used in the determination of planning applications within the Neighbourhood Plan Area.
- 15 This Plan has been prepared by Bishop Norton and Atterby Parish Council. It covers the Bishop Norton and Atterby Parish area and sets out planning policies for this area for 17 years covering the period from 2019 -2036.
- 16 The Parish area shown in Map 1 below was designated as a Neighbourhood Plan area and Bishop Norton and Atterby Parish Council was designated as a qualifying body to prepare a NP for the area. The area was designated by WLDC on the 16<sup>th</sup> May 2016.

**Map 1: Bishop Norton and Atterby Neighbourhood Plan Area**



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### **Map 2: The settlements of Bishop Norton and Atterby**



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## 2. Public Engagement

21 The parish council and the steering group were always conscious that the level of interest in the plan would be centred upon Bishop Norton since this is the only settlement which is allocated a growth target in the Central Lincolnshire Local Plan. A communications policy has been adopted to ensure that all residents in the parish, including those in isolated farmsteads on the Carrs, or elsewhere, were effectively communicated with. This policy includes not being reliant on the internet but ensuring that all homes are communicated with directly. The population of the village of Bishop Norton is approximately 80% of the whole Parish.

22 The sequence of events has been as follows:

Month	Year	Key Event
February	2016	Parish Councillors attend a meeting about neighbourhood planning in Waddingham
March	2016	Bishop Norton and Atterby Parish Council resolve to develop a plan
March	2016	Project Lead appointed and Steering Group terms of reference agreed
March	2016	Parish Council submits the proposed Neighbourhood Area to West Lindsey DC
April	2016	Project Lead attends several training sessions about the process
May	2016	Adverts go into Triangle tri-parish magazine and on the PC noticeboard for Steering Group
May	2016	Grant applications submitted
May	2016	Bidding process for the supply and design of website concluded
May	2016	WLDC approves the Neighbourhood Area
July	2016	Several members of the Steering Group are recruited
August	2016	Grant application fails because of incorrect details - process recommences
September	2016	First full meeting of the Steering Group
October	2016	Initial Grant received. Community Lincs are contracted to support initial public engagement
November	2016	Web site goes live
November	2016	Delivery of first questionnaire sent to every dwelling in the parish, with on-line version also
November	2016	First open event for community engagement in village hall First Questionnaire returned from 9.7% of adults in parish First open event was attended by 14.7% of the adults within the parish The data collected was then taken to be analysed first by Community Lincs
January	2017	First reporting of the data collected from the questionnaires and the open event
February	2017	Steering group plans new open event and questionnaire as follow up
March	2017	Second questionnaire is circulated and online with 23% of all adults replying Second open event is held with 27% of all adults attending
April	2017	Easter Egg hunt - the child friendly public consultation for younger residents

May	2017	Published initial drafts of the Landscape Character Assessment
May	2017	Published initial draft of the Historical and Archaeological Assessment
June	2017	Commenced the process for second round of grant applications
June	2017	Published final call for development sites
August	2017	Development sites call expired with several applicants submitting proposals
September	2017	Confirmation from all site applicants about potential sites for inclusion in consultation process
October	2017	Development of policy statements and pre-draft submissions for public consultation. Plan preparation and policy development for the pre-submission draft consultation.
November	2017	
January	2018	Parish Council and Neighbourhood Plan meeting
March	2018	Parish Council and Neighbourhood Plan meeting
May	2018	Parish Council and Neighbourhood Plan meeting
July	2018	Parish Council and Neighbourhood Plan meeting
October	2018	Parish Council and Neighbourhood Plan meeting
December	2018	Parish Council and Neighbourhood Plan meeting
January	2019	Parish Council and Neighbourhood Plan meeting
March	2019	Parish Council and Neighbourhood Plan meeting
May	2019	Parish Council and Neighbourhood Plan meeting
July	2019	Parish Council and Neighbourhood Plan meeting
2 <sup>nd</sup> September	2019	Public Consultation event on the draft Neighbourhood Plan
7 <sup>th</sup> September	2019	Public Consultation event on the draft Neighbourhood Plan
October	2019	Parish Council and Neighbourhood Plan meeting
December	2019	Parish Council meeting to agree the final Neighbourhood Plan for submission to WLDC.



23 The methods by which the residents have been engaged are:

- Open events in November 2016, March, April and December 2017
- Questionnaires in November 2016 and in March 2017. These were both hard copies delivered to every address, and using Survey Monkey® online via the website at [www.bishopnortonandatterby.org.uk](http://www.bishopnortonandatterby.org.uk)
- Ad hoc responses to questions raised during that period including at the Annual Meeting of the Parish in 2016.
- The neighbourhood plan is a permanent agenda item for the Parish Council, to which all residents are invited.
- Information via the Parish Council notice board and via the tri-parish magazine, The Triangle.



*Public Consultation events*



### 3. The evolution and brief history of Bishop Norton and Atterby

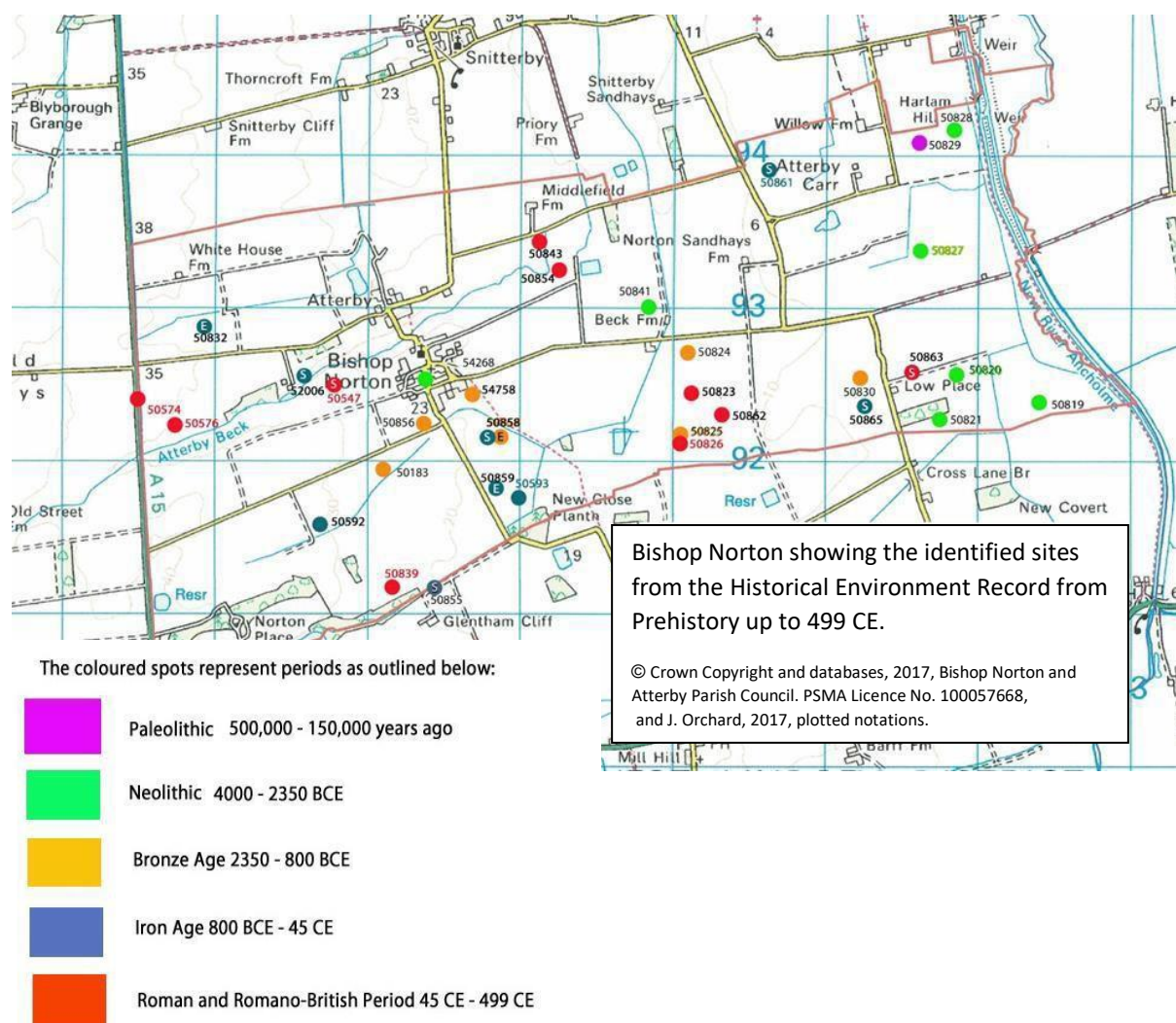
- 3.1 The parish of Bishop Norton was established in the early part of the Anglian settlement of Lindsey. It very quickly became part of the elite Middle Saxon estate belonging to the Bishop of the Lindissiware.
- 3.2 Bishops were granted land, usually by the local chieftain or king, to provide for them, their household and their mission. The bishop was appointed to a folk (the people) or a king, rather than as later with a geographical see.
- 3.3 The Lindissiware, the folk of Lindsey, were given a bishop at least as far back as 678, due to secular and ecclesiastical politics one bishop was recorded by Bede to have been driven out in that year. Another bishop of the Lindissi attended a synod in 746. It is reasonable to assume that the Bishop's estate existed by this time to support him and his mission.
- 3.4 The bishopric of Lindsey was merged with that of Dorchester-on-Thames, a major see of the Mercian kingdom under whose rule Lindsey then was, in the early tenth century. The author of the merge was Bishop Leofwine, newly consecrated bishop of Dorchester.
- 3.5 The bishopric of Lincoln was established immediately after the Norman Conquest and this Bishopric inherited its predecessors' estates.
- 3.6 The land which supported the Bishop of Lindsey was an estate of twelve manors based on the manor of Stow and the Minster church there. Minsters were the earliest churches, many going on to become the seat of a Bishop, the cathedra.
- 3.7 Bishop Norton, also variously known as Bishop's Norton and Norton Episcopi, was one of those twelve manors. The name suggests that it was the most northern of that group, Nor- tūn.
- 3.8 These middle-Saxon Elite Lordships are regarded as having had an estate centre with specialised dependent settlements contributing to the whole. Duncan Wright (2012) in carrying out reviews of archaeological work carried out on similar estates in Cambridgeshire. Amongst other things noted he says that relatively little work has been done on those settlements that were not the estate centre, or chief manor. There is no evidence of any significant archaeological investigations within the parish.
- 3.9 The Anglian settlement of Bishop Norton was far from being the earliest in the parish. However, its name is from that time. Various also known as Bishop's Norton and Norton Episcopi, the name relates to the Lordship of the Bishop and the two elements of Nor, meaning north, and tūn, from which the modern word town is derived. It is possible that it referred to the more northerly of the twelve manors of the bishop.
- 3.10 The oldest settlement may date back to the Neolithic. There is evidence of settlement through the Bronze Age, The Iron Age and the Romano-British period. There is evidence that there



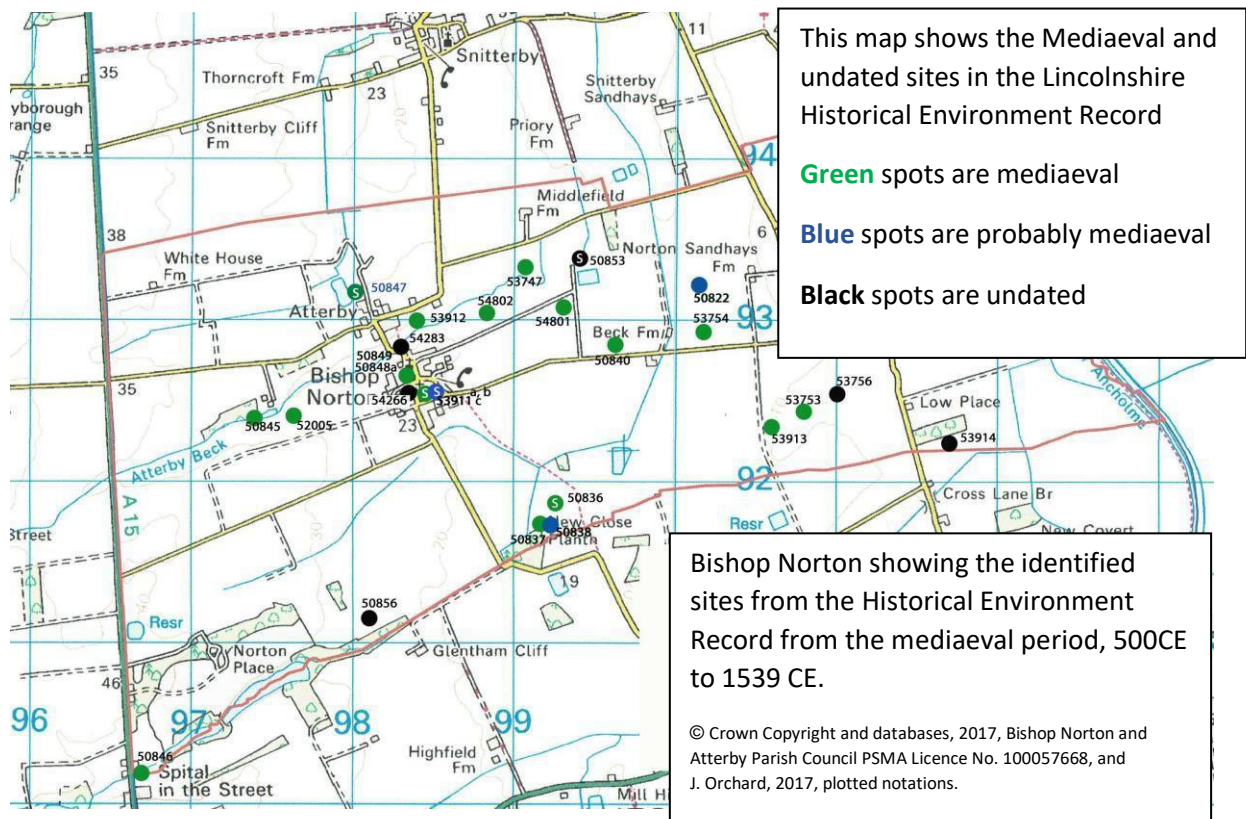
may have been continuous settlement throughout that period by groups whose cultural outlook developed alongside the latest socio-political changes.

- 3.11 The oldest evidence of mankind in the area is from Snitterby Carr, within the parish, where a Palaeolithic Axe was discovered on what was probably a gravel terrace or island of the river Ancholme. This artefact is deemed to be at least 150,000 years old and perhaps as much as 450,000 years old. The person who dropped this axe was likely not of our own species.
- 3.12 The area closest to the river Ancholme was where the earliest settlements are found. By the time the Romans arrived, and their arrival expedited this change, the settlements had drifted to the western end of the parish.

**Figure 1 Evolution of the Settlements in Bishop Norton**

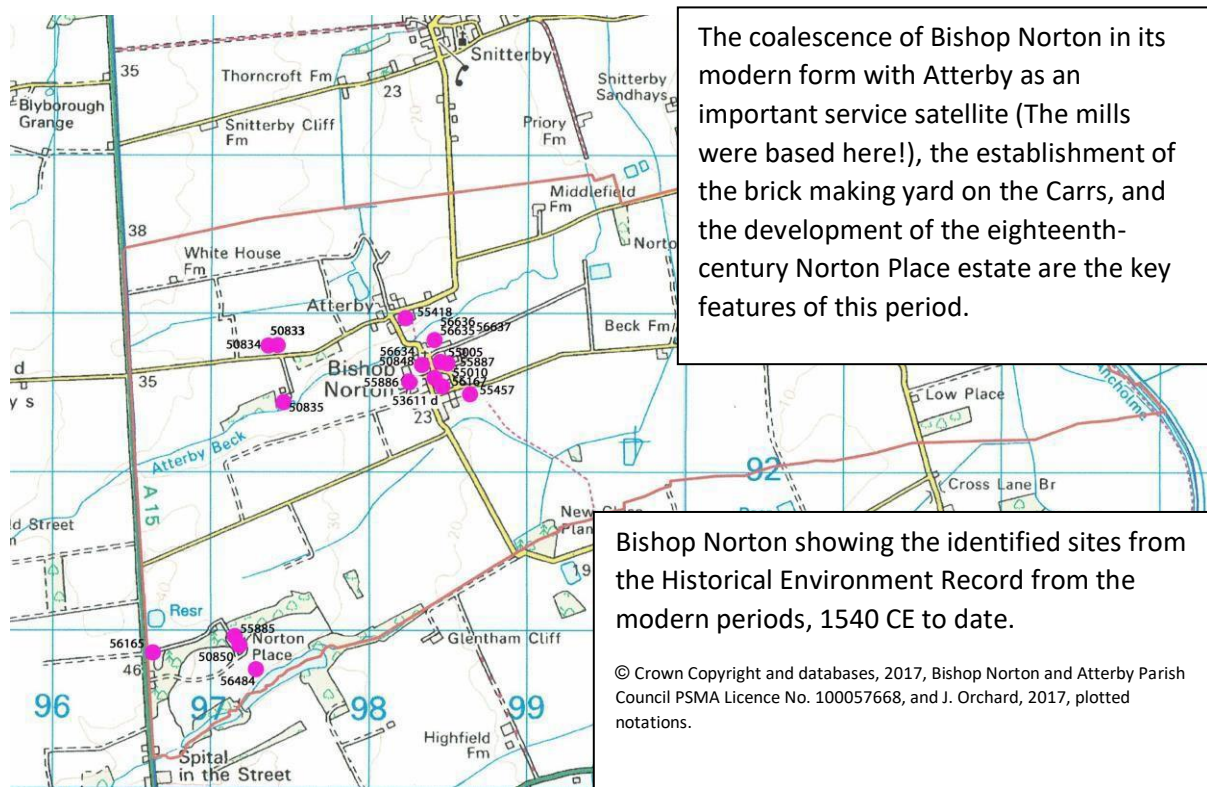


**Figure 2 Evolution of the Settlements in Bishop Norton – phase 2**



- 3.13 There were three manors in the parish during this period. The original Bishop's manor, a manor to support the new Prebendary of Bishop Norton, and Crossholme manor. This manor had farming and rents from properties in the City of Lincoln as its sources of revenue. The last record of the manor of Crossholme was recorded as recently as 1924. The last of the buildings were ploughed under in 1964.
- 3.14 The Prebendary Manor was created alongside the creation of the cathedral chapter at Lincoln. In common with other manors of the bishop's Stow estate, Prebends, members of the chapter of the cathedral, were granted small estates to provide income. The Prebendary Manor of Bishop Norton consisted of the advowson of the church, which entitled the Prebend to appoint the vicar. He was entitled to the Rectorial tithes and the income from a parcel of land. Pingle Lane is probably named for this parcel of land.
- 3.15 Additionally, the Prebend had the right to a share of the income normally the right of the Consistory Court of the See, with the creation of a Peculiar Court of the Prebendary of Bishop Norton, the Prebend could derive income from the proving of wills within the area of Bishop Norton, Atterby and Spital-in-the-Street. The Prebendary stall of *Norton Episcopi* is still in place in the cathedral next to that of the archdeacon of Stow, but the Church Commissioners took over the income from this manor in the 1860s, several decades after the Prebend lost the rights to it. Stow, Corringham and Caistor also had Peculiar Courts for the Prebendaries in their name.

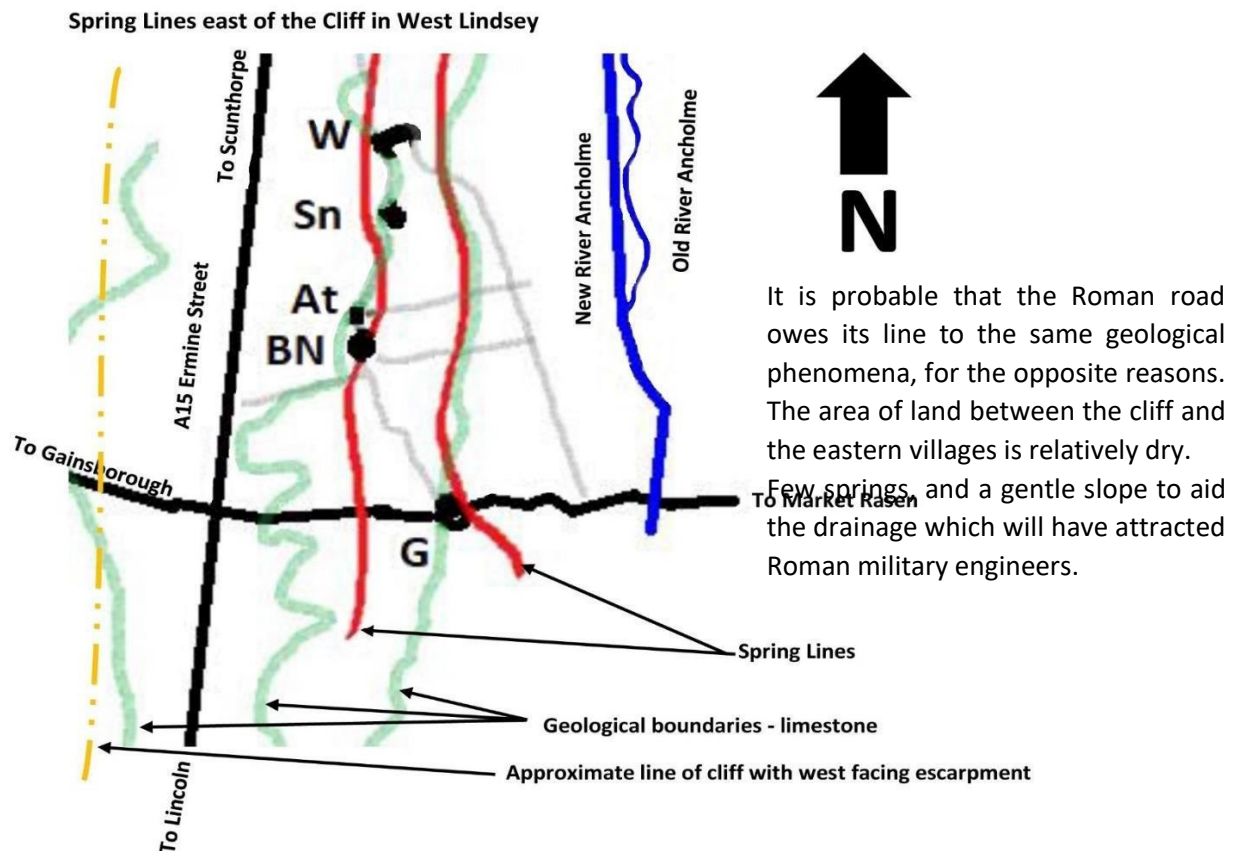
**Figure 3 Evolution of the Settlements in Bishop Norton – phase 3**



- 3.16 The siting of the settlements of Bishop Norton and Atterby were not by chance. There are two strings of villages either side of the Roman road, now the A15. Those on the western side are situated on the edge of the Lincoln Edge, or Cliff and adjacent to the prehistoric ridgeway now known as Middle Street. Those on the eastern side, are on the edge of the downward dip of the same limestone ridge which runs generally north-south. The importance of this is due to the spring-lines from which potable water might easily be extracted. There are three roughly parallel spring lines. One serves the Cliff edge villages, such as Hemswell, Willoughton, Blyborough and Kirton-in-Lindsey, all of which sit on the west facing escarpment of the Cliff. A second serves Bishop Norton (BN), Atterby (At), Snitterby (Sn), Waddingham (W) and Redbourne, and a third serves Glentham (G). It is the existence of these spring lines that determined the precise siting of the mediaeval settlements.



**Figure 4 Spring Lines east of the Cliff in West Lindsey, north of Caenby Corner.**

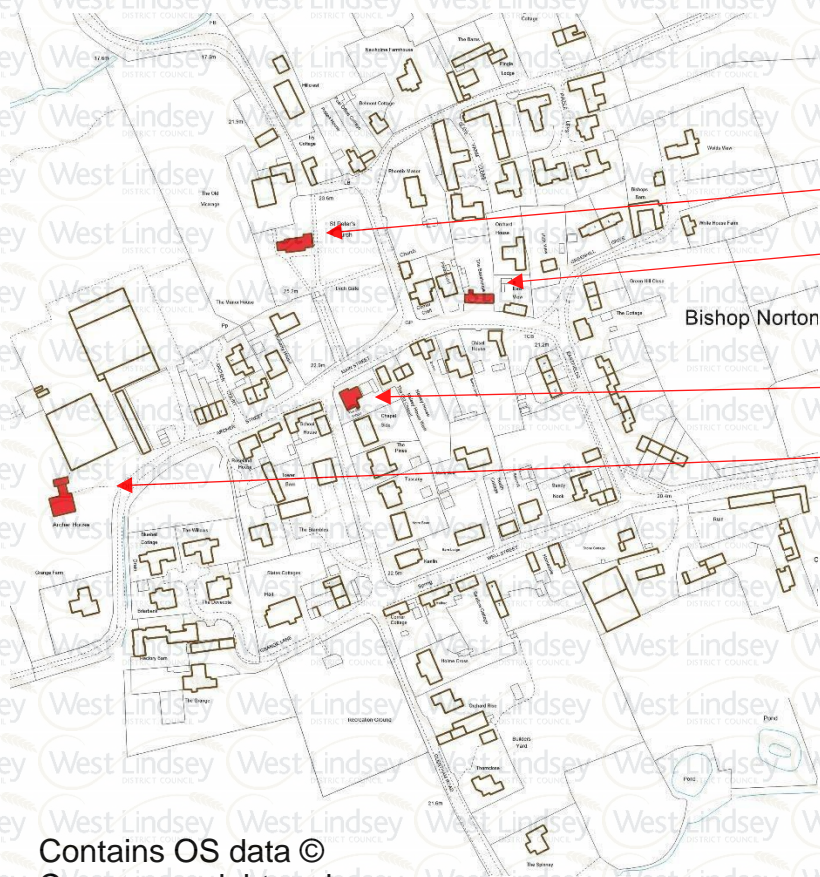


- 3.17 **Spital-in-the-Street** is partly within the parish boundary. Uniquely within the parish, the settlement owes its existence entirely to its situation on the old Roman Road. It is a classic ribbon development which was centred upon the hospital after which the place takes its name. In the term hospital it needs to be understood that it was not a place to seek medical assistance, but rather to obtain hospitality, and this in the full mediaeval sense with sustenance, shelter and spiritual needs. In many ways the activities of the businesses around Caenby corner continue the ancient traditions of Spital.
- 3.18 The church in Spital was a chapel-of-ease under the cure of the vicar of Bishop Norton, and, as has already been discussed, it fell with Bishop Norton and Atterby under the jurisdiction of the Peculiar Court of the Prebendary of Bishop Norton. The civil parish of Bishop Norton includes the cottages north of the beck on the eastern side of the road. The remainder of the eastern side of the road up to Caenby corner lies within the civil parish of Glentham. The whole of the western side of the road lies within the civil parish of Hemswell Cliff.
- 3.19 **The Carrs, Low Place and the outlying farmsteads.** The farmsteads were once an important part of the local economy, although those whose buildings remain are no longer all active farms. The nineteenth century seems to have been the zenith of the activity of these

farmsteads when judged by the architecture. Unlike in Bishop Norton and Atterby, the farms east of the village and onto the Carrs are not on the underlying limestone. This useful local building material was simply not available on-site. The development of the brickyard on the western fringe of the Carrs may well have been the catalyst for the development of these many outlying farm buildings, using the materials local to them.

- 320 The area around Low Place is another area of potentially significant archaeology outside of the village. The close proximity of archaeological evidence from each of the periods of Neolithic, Bronze and Iron Age and the later Romano-British period is suggestive of the possibility of continuity of occupation.
- 321 **Listed Buildings.** For a parish with so few dwellings, there is a rich mix of historic buildings which are either listed or have some special local interest. The listed buildings within the main settlement, the village of Bishop Norton are shown on the following plan. The plan is restricted to the village since this plan is primarily about development which is entirely focused on the village within the Central Lincolnshire Local Plan.
- 322 Outside of the village there are many other listed and important buildings. The Norton Place Estate contains the greatest concentration of listed buildings within the parish. Norton Place, the main house, is the only grade I listed building in the parish. There are a sizable number of grade II listed buildings on the estate, including the gatehouses which are on Ermine Street (A15) and others including the Keeper's cottage and the Stables. This is surrounded by open countryside and conforms to the rest of the parish being that of rural open countryside with little buildings.
- 323 West of the settlement of Atterby there is the old mill, which is a grade II listed building. The historic environment record indicates that the area between the western side of Bishop Norton and going westwards along Atterby Beck past the old Mill, is amongst the most critical areas of potential archaeology within the parish. The area contains the early nineteenth century mill, plus the archaeology of earlier manifestations of this water mill and the mill race and weirs. There is evidence of a Roman road linking a large villa or settlement to the main Roman road to the west. The villa or settlement itself, which lies between Bishop Norton and the old Mill and the possibility of the archaeology of the Middle Saxon village extending out towards these sites.

**Figure 5 Listed Buildings within Bishop Norton village**



**Listed buildings as at October 2017:**

St. Peter's church      **Grade II\***

The Old Bakehouse (listed under its  
former name of Rosedene **Grade II**

**Bishop Norton**

The Old School      **Grade II**

Archer House      **Grade II**

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#### 4. About Bishop Norton and Atterby

- 4.1 The population of Bishop Norton parish has never been large. In common with most rural settlements the actual numbers have fluctuated dependent upon many economic and social factors.
- 4.2 From census and electoral roll data it is possible to say that since 1801, the highest population was recorded in the census of 1841, when the population stood at 475 in 96 dwellings. A density average of 4.95 people per dwelling. The low point was in 2001 when the population had declined to 233, with 98 dwellings. A density average of 2.4 people per dwelling. The most recent census recorded a growth in numbers of both people and dwellings, with 308 people in 135 dwellings or 2.3 people per dwelling.
- 4.3 The population in December 2016 was 306, with 133 dwellings, which is also 2.3 people per dwelling.
- 4.4 Households with multiple deprivation are households experiencing four measures of deprivation: all adult household members have no qualifications; at least one household member is out of work; at least one household member has a limiting long-term illness; the household is living in overcrowded conditions<sup>1</sup>.
- 4.5 There were no households with multiple deprivation in the parish of Bishop Norton at the dates of these data, taken jointly from the Census 2011 and DWP Benefits data 2012.
- 4.6 The census in 1951 showed a population of 316. From that date until 2007 the population declined steadily. During that period of decline, the village lost its assets of post office and village shop. (There is a part-time post office continuing in a private dwelling each week, but it cannot serve the social function that the shop and old post office will have done).

**Figure 6 Population change from 2007 -2016**

Fig. PDF1	Total
2007	252
2008	266
2009	287
2010	308
2011	292
2012	312
2013	314
2014	312
2015	301
2016	306

The peak in this ten-year period was reached during 2012/2014, having risen significantly from the 2007/2008 population.

The years 2008 and 2009 saw the completion of several of the developments by Advocate Homes at Grange Lane, Archer Street, And along Pingle Lane. This explains the increase in population by over 20% between 2008 and 2010. The increase in the number of dwellings in the village increased by 40% between 1996 and 2012. This was additional to the increase in the number of dwellings in the previous twenty years, which amounted to 19%.

Nonetheless the population densities when measured by household had reduced, a continuing trend from the previous 100 years.

<sup>1</sup>Taken from census 2011 table QS119EW

- 4.7 In terms of sustainability with the tendency towards declining household sizes, just to maintain the level of population, new dwellings need to be built at a rate commensurate with the previous forty years. To obtain the maximum viability for local services then the population needs to grow. The Central Lincolnshire Local Plan (CLLP) requires a minimum growth in the number of dwellings in Bishop Norton of ten, this being 10% of the number of dwellings within the village envelope. This number was a standard allocated to all small and medium villages and not based on the specific needs of this parish or village.
- 4.8 Between 1975 and 2012, the net number of dwellings within Bishop Norton village grew by 54% to 104. Despite this significant growth in the number of dwellings, the population by 2012 had only just achieved the level that it had been in 1951.
- 4.9 The intention of the Government drive towards building new homes is to accommodate predicted demand. This demand will arise because of a growing population allied to smaller household sizes. The age of the existing population will steadily increase from its current level, which is a low average in Bishop Norton compared to regional and national norms. The result of this scenario must be the steady decline in economically active residents which may directly threaten the remaining facilities such as the village hall and the church.
- 4.10 If the occupation density for dwellings is, as predicted, just 2.1 people per dwelling by 2036, then the resultant population in the village will be 283 people. Because the growth target for the parish is focused entirely on Bishop Norton, the remainder of the parish may remain constant, or more likely it will shrink slightly. The steering group predicts that the population of the parish by 2036, assuming 29% growth in the number of dwellings in the village will be 331. The non-village population already has a lower rate of occupancy per dwelling than in the village, by 2036 the proportion of the parish population living outside the village will be smaller than it is 2017.
- 4.11 Census data from 2001 and 2011 allows us to see clearly certain changes that have occurred in the population here. Between those two censuses there was a net inward migration of 67 people. This will be largely due to the construction of the Advocate Homes developments.
- 4.12 The two most highly represented age-groups are those of 25-44 (+33) and 1-14 (+49).
- 4.13 Adults aged 24-44 are most likely to be parents of children 1-14, and, therefore, it is reasonable to suppose that these two groups are linked.
- 4.14 The largest distinct group for outward migration was the 14-24-year-old group with a net loss of 12 people. This group are the most likely range to be moving away for reasons of study or career. There was no corresponding migration for the 45-64-year-old group (+1).

- 4.15 Schools places: based on data from local primary schools in March 2017. There are two primary schools who consider Bishop Norton to be in their catchment. These are:

**Figure 7: School places**

Primary School Places	Distance			
	Miles	Km	Places	Free Transport
Waddingham	2.9	4.7	27	Yes
Normanby-by-Spital	3.9	6.3	12	Yes

- 4.16 By estimation there are currently approximately 40 children within the parish. This group, however, is not aligned to the census groups above but includes the age groups 0-17 years. If the growth is applied to the current population of children, then by 2036, this group will contain 70 young people.
- 4.17 This will provide an approximate potential for Key Stages 1 and 2 of around 20 children from Bishop Norton. A similar number for Key Stages 3 and 4 at secondary school level. Currently, this is roughly 18 in each group.
- 4.18 This will provide some additional pressure on the existing Primary School provision, but not substantial, and the county council will be planning for growth based on the CLLP provisions. It is inconceivable that the schools will not have undergone expansion or replacement in those twenty years.
- 4.19 The steering group consider that the school provision is adequate to meet the increased growth targets suggested.
- 4.20 If the growth is limited to the CLLP figure, then applying these predictions to the resulting smaller dwelling number will result in fewer school age children than at present, thereby representing a potential financial threat to the local schools due to falling rolls.

### **Road Links**

- 4.21 The 4th Local Transport Plan, 2013 by Lincolnshire County Council, states that “the road network is narrow and of poor alignment”. That would certainly summarize the situation in Bishop Norton.
- 4.22 There are two sets of parallel settlements either side of the old Roman Road (A15) which were founded during the Anglo-Saxon period. They are situated where they are due to the spring lines on either side of the Cliff. The more easterly set of villages developed local tracks for a wide range of purposes, some of which linked together to form an aggregate road. It was never planned, and each section may well have been intended for a different purpose to the next and were probably developed by a different community. In the modern road network, they deserve the description of being “narrow and of poor alignment”.



- 4.23 The only major road to touch the parish is the A15 which is the Roman Road known to us as Ermine Street. It being older than the parish, is the westernmost boundary of the parish. In consequence of forming the boundary, the road does not penetrate the parish in any way. The only parts of the parish directly linked to the A15, or near the road, are Norton Place and that part of Spital-in-the-Street that falls within the parish boundary.
- 4.24 The village of Bishop Norton is linked by way of Norton Lane and Glenthams Road to the A15 and Atterby is linked directly some 1.7km along Atterby Lane.
- 4.25 Lincolnshire County Council and others have long debated the upgrading of the A15 because of its importance to the local freight network. Many freight vehicles come across the Humber Bridge from the Port of Hull via the A15. Many others travel from the port of Immingham and from Grimsby along the A180 and the M180, en-route to the south via the A15 and the Lincoln by-pass. The volumes of large vehicles travelling often at the national speed limit can cause all sorts of access and safety issues with local traffic. The preferred upgrading is to make the road dual carriageway, which will have potential implications for local access roads.
- 4.26 The residents' questionnaires brought forward concerns about the impact of this potential development since it will likely occur, if at all, during the currency of the neighbourhood plan. A neighbourhood plan cannot place any sort of imposition upon any other agency or authority outside of its general remit. This is very much in the province of the Highways Agency and the County Council; however, the plan might act as a representation on behalf of the residents as an expression of their wishes in the event.

## 5. Our Vision and Objectives

- 51 The essential characteristics enjoyed by the residents include its wide-open skies, its relative quietness and tranquillity, and the fields which surround our settlements which are mainly given over to arable crops. All these contribute to the vistas that surround our homes largely unbroken except for hedgerows, stands of trees and the occasional farm building or home.
- 52 Our Vision has been drawn from the early consultations with residents in this process. The Steering Group purposely employed the use of open questions on its first survey to obtain people's thoughts and feelings without the influence of suggestion on the part of the Steering Group or the Parish Council. The second survey was a follow-up, purposely asking closed questions in a non-leading manner to check the understanding of the community about their collective views on the strengths and weaknesses of the parish and the aspects of the place, community and facilities which provide the essential ingredients of life in the parish. Conversations at open events have added to the mix.
- 53 The local wildlife and their habitats are important. They should be protected, with few exceptions, and encouraged to flourish alongside their human neighbours. It is acknowledged that this is a parish with an immense historical heritage, much of which has not always been fully appreciated by residents or planners. The residents would like to see that heritage celebrated. It is these characteristics, valued by so many, which must be considered when reviewing any developments during the lifetime of this plan.
- 54 The first part of this plan is about the delivery of extra homes to meet the anticipated housing needs of the next two decades. This growth will be contained within the existing footprint of the village of Bishop Norton and should not interfere with the vistas as they are enjoyed from our shared community vantage points, such as in the playing field or from the lanes and tracks emerging from the village boundaries. The number of new homes that will be enabled by this plan will be consistent with the growth targets set by the Central Lincolnshire Local Plan and cognisant of the specific demographic history of the village. The Steering Group recognises the need to ensure that the population and housing mix enhances the opportunities for a continuing vibrant and viable community.
- 55 The residents have been clear about specific issues that might be described as aspirational and intended to improve still further the quality of life in the parish. These are dealt with in the second part of this plan.

## Our Vision

*“The purpose of this neighbourhood plan is to enable Bishop Norton and Atterby parish to continue its development as a friendly community where residents feel safe and confident in the future of their settlements.*

*The retention of the parish’s attractive open rural character is key to this vision. Whilst recognising the need to provide additional dwellings, any developments must be required to enhance this vision through good design and be compatible with their surroundings.*

*By achieving the sympathetic integration of new developments within the existing settlements the parish will secure the shared emotional and visual delight enjoyed by its residents and visitors alike.*

*With the attendant growth in the population that the new developments must bring, our vision includes the commensurate improvement of facilities, as expressed by residents, to support and enhance all residents’ enjoyment and sense of belonging to our community”.*

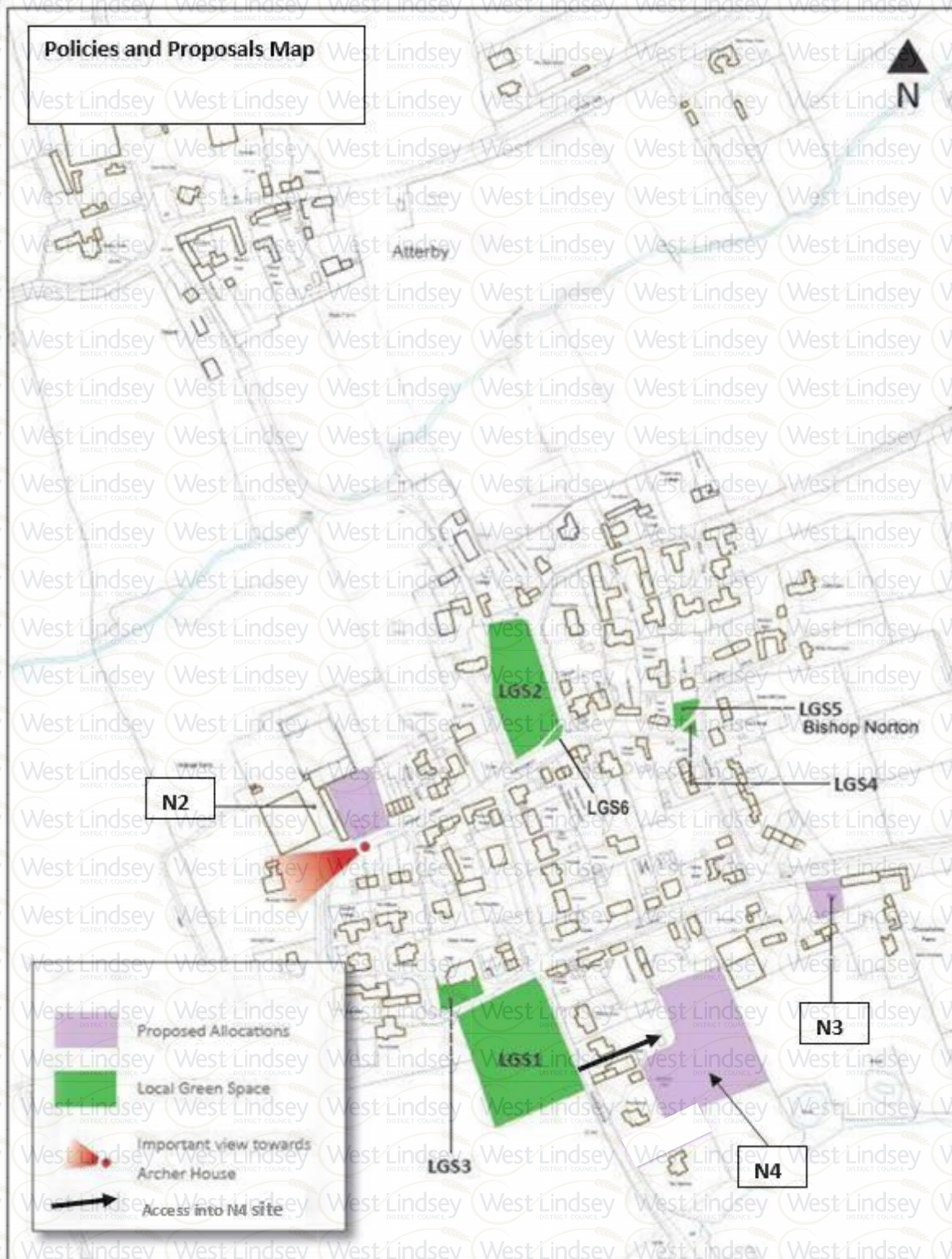


## **Our Objectives**

- 1. To provide new housing to help meet the needs of the local community.*
- 2. To allocate suitable sites to accommodate future residential development.*
- 3. To support some small-scale development in Atterby.*
- 4. To safeguard the gap between Bishop Norton and Atterby to preserve the character of the two settlements.*
- 5. To protect our valued green spaces within the villages.*
- 6. To guide and manage new development and ensures it complements the character of the villages.*
- 7. To ensure there is an appropriate level of off-street parking on new developments.*
- 8. To preserve the wider landscape character and local biodiversity; and*
- 9. To protect our existing public rights of way for the benefit of the community.*

## 6. Policies and Proposal Map

*The policies and proposals map no longer delineates an identified settlement gap between Bishop Norton and Atterby. However, the final version of the Plan preserves the concept in a general fashion in its Policy N6.*



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7. Housing and Development
- 7.1 The Central Lincolnshire Local Plan (CLLP) includes the setting out of a hierarchy of settlements as policy LP2.
- 7.2 Within the parish, Bishop Norton is currently the only named settlement within that hierarchy and it is placed at level six and described as a small village.
- 7.3 The CLLP sets out projected growth targets for each element of the hierarchy of settlements. In the case of Medium and small villages in levels five and six, the minimum growth target is set at 10% of the number of dwellings in the village on 1<sup>st</sup> April 2012.

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/housing-growth-in-medium-and-small-villages-policy-lp4/>

**Figure 8 Growth Levels set out in the local plan (updated February 2019)**

Settlement Name	April 2012 Base number of dwellings	Local Plan (LP4) Growth level	Growth Allowance 2012-2036	Completions	Commitments	Total of Comp. and Comm.	Remaining to growth target
				2012-2019			
CLLP 2012-2019	104	10%	+11	-2	-8	10	+1
Additional Growth promoted through the NP 1 <sup>st</sup> April 2019 - 2036		16%	+17				+18
Total		26%	28				+18

- 7.4 The growth allowance in the CLLP is therefore set at ten dwellings, of which most of this has now been granted planning permission, are under construction or have been completed, meaning that the residual total is 1.
- 7.5 The CLLP provides that any extant planning permissions or buildings completed since the benchmark date shall be taken in part fulfilment of the growth target.
- 7.6 The steering group recognises that many made neighbourhood plans have been successfully challenged and over-ruled because they have been assessed by the courts to lack robustness in meeting their obligations for growth to meet a growing population. The impact of these



rulings has been to see developments permitted that were not included in the neighbourhood plan of these parishes.

7.7 Because the CLLP growth allowance has already been met, and because there are other locally identified issues, this plan is intended to permit the growth allowance to be further exceeded. To support this the steering group offers evidence as the basis for a parish level objectively assessed need.

7.8 The issues include:

- a) The implication is that the number of dwellings built and approved has reached the CLLP growth allowance.
- b) residents have put forward proposals for other potential development sites within the village of Bishop Norton during the “call for land” consultation in 2017 showing interest for new development.
- c) In the early resident’s questionnaire for this planning process, residents in Archer Street raised concerns about conflicts between on-street parked vehicles and the large vehicles passing along this mediaeval street servicing the storage sheds belonging to Dickinson’s farm which are located beyond the end of the maintained highway on Archer Street. There is also the opportunity to see the comprehensive redevelopment of the site which, if designed sensitively, will improve the character and appearance of Archer Street.
- d) The steering group has been conscious of the fact that the neighbourhood plan is intended to provide for a sustainable future for the community. In considering this it has investigated various matters which it believes are relevant to reaching that aim.
- e) The first concern was the growth allowance set by the CLLP. The steering group does not feel that it is a realistic figure if the intention is to ensure that the village and parish can accommodate its share of a growing population.

7.9 The periods scrutinised were 1975 to 1995 and 1996 to 2012. The second period is not precisely twenty years, but it ends at the bench-marking date for the CLLP.

**Figure 9 Calculation of changes to number of dwellings 1975 to 2012**

Houses in the village in 1975	70	
Houses demolished since that time	7	10.0%
Houses remaining from that time	63	
<hr/>		
Houses built since that time	43	61.4%
<hr/>		
Total number of houses	106	151.4%

- 7.10 The overall net increase in the housing stock in Bishop Norton village since 1975 is 51%. Three dwellings have been completed from the 14 extant permissions, hence the difference between the 104 benchmarked in 2012 and the above total of 106.
- 7.11 From census and electoral roll data it is possible to say that since 1801, the highest population was recorded in the census of 1841, when the population stood at 475 in 96 dwellings (in the whole parish, not just the village). A density average of 4.95 people per dwelling. The most recent census recorded a growth in numbers of both people and dwellings, with 308 people in 135 dwellings or 2.3 people per dwelling.
- 7.12 The population tended to fall from 1841 until the mid-twentieth century. The population measure in 1951 was 316 in the parish. The population low was reached in 2001 when the census showed 233 residents in the parish. There was a rise in the population in both 2007/2008 and 2009/2010 based on West Lindsey District Council estimates.
- 7.13 Between 1975 and 1995 there was an increase of 19% in the housing stock within the village. Yet the population declined.
- 7.14 Between 1996 and 2012 the population first declined and then began growing. This was coincident to the Advocate Homes developments in Grange Lane, Pingle Leys, Slates Farm Close, Archer Street and the Archer Court development. These represented a 40% growth in the village.
- 7.15 Figure 6 shows the population estimates for the parish of Bishop Norton and Atterby in the years 2007 to 2016. Despite the growth in housing numbers the population peaked in 2013 and has declined slightly again since.
- 7.16 The number of dwellings in relation to the population indicates clearly that the average occupancy level of homes within the parish, whilst static for the past five years, has been steadily declining. The obvious implication is that new homes must be built simply to maintain the housing supply for a static population. An increasing population will require more. Between 1975 and 2012 there was a net gain of 40 dwellings in the village which is over 62% growth with a far smaller attendant rise in population.

- 7.17 The use of the date 1951 as a benchmark is used because at that time the village boasted a school, more than one shop and a full post-office. Despite the increases in the number of dwellings, the population has declined, and the facilities have become unviable. There is now, besides the parish church and the village hall, a limited part-time facility for basic post office requisites in a private residence. Traditionally, planners have considered the presence of such facilities as measures of a sustainable settlement. This model no longer seems to work for villages such as Bishop Norton because they are already gone, yet the village remains. If it is to be sustainable as a community, then it needs to respond to the changing world. Sustainability is not merely about how many shops and pubs a place may support but must also be concerned with other economic issues as well as with the environment.
- 7.18 If the traditional planning view is itself not sustainable, then rural villages of this size will need to adapt to achieve sustainability in other ways. These matters will mostly be dealt with later, but here it is important to record that sustainability will not be achieved through population decline. Sustainability in this case would be better achieved by striving for a population with a viable demographic mix and a developing infrastructure to support their economic and personal well-being. The steering group believes that a growth allocation of 16% growth between 1<sup>st</sup> April 2019 and 2036 is viable due to local interest in available sites, and it is consistent with the mean growth of the previous forty years. The growth allocation that is recommended, based on the above maximum and the number of proposed committed developments that have arisen during the period between 2012 and 2019 therefore is an additional 16%. 16% is equal to 17 (see Figure 8) new dwellings between 1<sup>st</sup> April 2019 and 2036. The steering group is not recommending that this is a norm for the future but is entirely based on current needs for reasons stated.
- 7.19 **Housing Needs Analysis – further factors.** The period of building between 1975 and 1995 was characterized by a sizeable number of bungalows being built in the village. The period 1996 to 2012 was dominated by the construction of larger ‘executive homes’ with four and five bedrooms, although the development of the Archer Court site did include smaller units. In the categories including all affordable types, whether open market or other tenure, there were eight new builds. In that same category there were four homes demolished. This has had the effect of changing the potential demographic mix within the village.
- 7.20 Recent evidence of market activity has shown that there is less demand for these larger homes. There are two which were bespoke and therefore pre-sold before building, but of those built speculatively the market has been slow, or even stagnated. With the current economic worries of a further market decline. The Steering Group therefore recommends that smaller family units of two or three bedrooms be prioritized for the village, with special consideration being given to the expressed wishes of older residents for a limited number of bungalows for older people.

- 7.21 The neighbourhood plan will support residential development of up to 28 dwellings. This will comprise growth identified by the Central Lincolnshire Local Plan and additional growth identified by the Neighbourhood Plan for the plan period 2012 to 2036. This growth will be met by a combination of planning permissions since 2012 (as shown in the CLLP monitoring growth table LP4), through proposed allocations and as delivered through the proposed allocations in this Plan (and any additional windfall developments). In general terms Policy LP2 of the CLLP policy LP2 requires a housing proposal which would exceed the growth target given in LP4 monitoring table to demonstrate a need for community support. In this context the 28 dwellings figure will be the revised overall growth target which will now trigger the need for community support rather than the CLLP target (of 11 dwellings).
- 7.22 To ensure that all residents and landowners who intended making planning applications within the currency of the proposed neighbourhood plan, before 2036, the steering group set a formal period for the submissions of any such proposals to be included in the public consultations prior to the completion of the draft plan. This period expired on 1<sup>st</sup> August 2017 and submissions were received (see figure 10).
- 7.23 During the initial public consultations with residents and businesses within the parish there were several issues relating to Archer Street which is situated in the north-west quadrant of the village, west of the church.
- 7.24 Calls were made by residents for restrictions on the size and times of operation of vehicles servicing Dickinson's farm sheds in Archer Street. Additionally, alternative routes into the sheds by these vehicles was requested by residents and investigated by Dickinson's farm. There is a back lane available to Dickinson's across their own land to the south-west of the site. Unfortunately, this access is not viable for the other farmed land, especially that to the east and north of the site.
- 7.25 The issues relate to the conflict between the increasing number of parked cars in Archer Street and the ever-increasing size of plant and truck being employed in the servicing of the farm's business. The problem is one of recent development because of the changes that have occurred in Archer Street in the past decade. There are now seven additional homes in the street compared with 2007, and when viewed in the context of the number of cars owned by the occupiers.
- 7.26 The business has reported to the steering group that it has experienced real problems with access and, in consideration of neighbours' comments and the needs of the business going forward, they were to explore the possibility of moving their storage sheds from Bishop Norton to their main operations centre at Glentworth. The proposed move would make no difference to the employment in the village as Glentworth is a near neighbour to the south-west of the parish.
- 7.27 This is evidence that the joint planning committee has considered growth above the individual village targets to be both likely and essential to meeting their own goals.



## Site information

7.28 Following the “call for land” consultation in 2017, and the adoption of the CLLP, several sites have received planning permission and have since either been completed or are in the process of construction. These include:

P1 – now under construction

P2 – Under construction

P3 - completed

P4 – completed

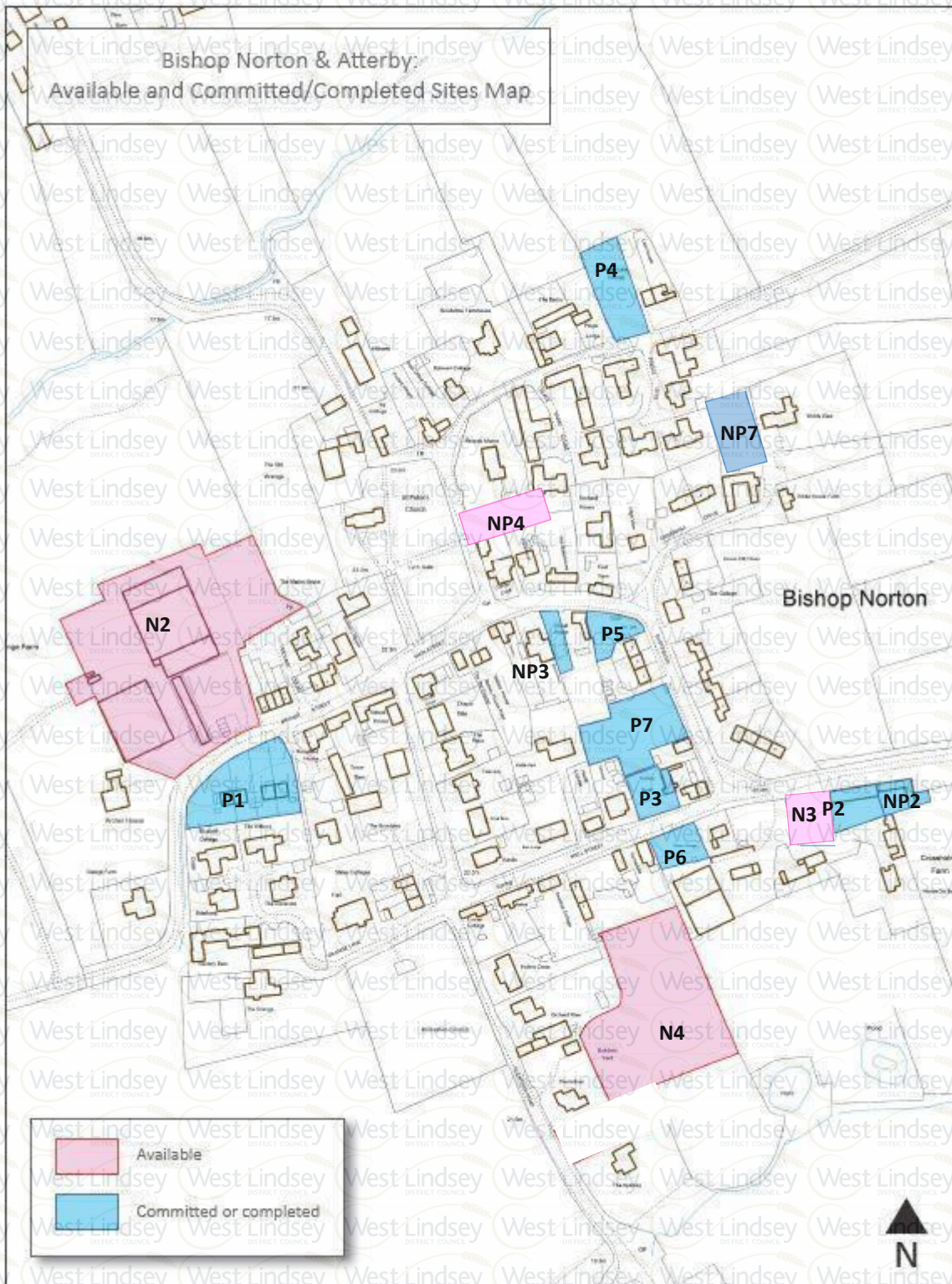
P5 – completed

P6 – completed

P7 – under construction (completion of 4 properties approximately 80% finished).

7.29 Due to this, the above sites were not assessed by the site assessment. This Neighbourhood Plan recognises the existing residential planning permissions, since the 1<sup>st</sup> April 2017, as commitments within Figure 8 and contribute towards the CLLP housing requirement as set in CLLP Policies LP2 and LP4.

**Figure 10: Sites put forward through the “call for land” consultation in 2017 or those that have received planning permission.**



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## **Proposed Residential Allocations**

- 730 Following the above, the sites included within this Neighbourhood Plan for proposed allocation will include N2(part of), N3 and N4.

Policy N1: Growth in the Number of Dwellings in the Plan Area 2019- 2036

- 1. The Neighbourhood Plan supports the development of up to 17 homes in the plan period. This additional growth level will be met through a combination of proposed allocations (Policies N2-N4) and windfall developments (Policy N5).**

## 8. The Allocation of Land in Archer Street, Bishop Norton

- 81 The current site used for agricultural purposes is outlined in red.
- 82 The policy offers support for the development of up to four dwellings. This approach is in general conformity with Policy LP2 (Section 6 -Small Villages) of the Central Lincolnshire Local Plan. A greater number of residential units may be supported where the proposal demonstrates that it has received the support of the community and would not have a detrimental impact on the setting of Archer House.
- 83 The remainder of the site will be reclaimed from its current brownfield condition and either landscaped or turned to a useable greenfield condition, whichever is deemed most appropriate by the site owners.
- 84 The site will be laid out to ensure that the Grade II Listed Archer House is clearly and properly framed in the view along Archer Street from the junction with Main Street.
- 85 The existing sightlines from The Manor House, the Churchyard, the old Vicarage and Atterby Lane across the open countryside will be enhanced.
- 86 The owners indicate that whilst this scheme is important, it had not previously been a part of their business plan. Therefore, it is not the highest of their business priorities. Given the need demonstrated by residents which gave rise to the discussion about this scheme, it is important that the inclusion within the Neighbourhood Plan is conditional upon the commencement of the scheme by the end of 2036.
- 87 To enable this scheme to be developed, the neighbourhood plan will need to include policies that will have the effect of partially varying policies LP2 and LP4 in the CLLP for the specific site. The steering group believes this to be in the best interests of the community and in keeping with the spirit of the policies within the CLLP and National Planning Policy Framework (NPPF).
- 88 This site is a greenfield/ brownfield site on the edge of, but contained within, the established developed footprint of Bishop Norton village. It meets the 'appropriate location' criteria under CLLP policy LP2 in that it will retain the core shape and form of the settlement; it will not significantly harm the settlement's character and appearance; and neither will it significantly harm the character and appearance of the surrounding countryside. This is a priority site under LP4.



Policy N2: The Allocation of Land at Archer Street

1. Land at Archer Street, as identified on the Proposal Map (Site N2), is allocated up to 4 dwellings. Proposals for the development of this site will be supported where they comply with the following development principles:
  - a) The design of the dwellings complement, and does not have an unacceptable impact on the setting of the Grade II Listed Archer House;
  - b) appropriate roadside landscaping is incorporated into the layout of the proposal to maintain and enhance the views of the Grade II Listed Archer House from Archer Street, as identified on the Proposals Map;
  - c) they provide a suitable and safe access from Archer Street and do not have an unacceptable impact on highway safety or highway capacity;
  - d) the height of the dwellings should be no higher than other existing residential buildings along Archer Street;
  - e) the proposal does not have an unacceptable impact on the amenity of existing adjacent properties;
  - f) they should provide the appropriate level of off-street parking spaces as identified in Policy N9; and
  - g) There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

## 9. The Allocation of Land at Well Street, Bishop Norton

- 9.1 The sites are both adjacent to recently granted planning permission for 2 dwellings along Well Street. To enable this scheme to be developed, the neighbourhood plan will need to include policies that will have the effect of partially varying policies LP2 and LP4 in the CLLP for the specific site. The steering group believes this to be in the best interests of the community and in keeping with the spirit of the policies within the CLLP and National Planning Policy Framework.

### Policy N3 The Allocation of Land at Well Street

- 1. Land at Well Street, as identified on the Proposals Map (Site N3), is allocated for the conversion of an existing building into 1 dwelling. Proposals for the development of this site will be supported where they comply with the following development principles:**
  - a) the conversion works are sympathetic to the existing barn and will not have an unacceptable impact on the amenity and integrity of other adjacent barns and buildings;**
  - b) appropriate roadside landscaping is incorporated into the layout of the proposal to be in keeping with the character of the village;**
  - c) provide a suitable and safe access to Well Street and not have an unacceptable impact on highway safety or highway capacity;**
  - d) the proposal does not cause any unacceptable detrimental harm to the private amenity of adjacent properties; and**
  - e) should provide the appropriate level of off-street car parking spaces as identified in Policy N9.**

- 9.2 This site is within the established developed footprint of Bishop Norton village. It meets the 'appropriate location' criteria under CLLP policy LP2 in that it will retain the core shape and form of the settlement; it will not significantly harm the settlement's character and appearance; and neither will it significantly harm the character and appearance of the surrounding countryside. This is a priority site under LP4.

## 10. The Allocation of Land at Glenthams Road

- 10.1 This site is a larger, Greenfield site on the edge of the village along Glenthams Road. It meets the 'appropriate location' criteria under CLLP policy LP2 in that it will retain the core shape and form of the settlement, it will not significantly harm the settlement's character and appearance, neither will it significantly harm the character and appearance of the surrounding countryside if developed sensitively. This is a priority site under LP4. The policy offers support for the development of up to four dwellings. This approach is in general conformity with Policy LP2 (Section 6 - Small Villages) of the Central Lincolnshire Local Plan. A greater number of residential units may be supported where the proposal demonstrates that it has received the support of the community and would not have a detrimental impact on the amenities of the existing dwellings in this part of the village.

### Policy N4: The Allocation of Land at Glenthams Road

- 1. Land at Glenthams Road, as identified on the Proposals Map (Site N4), is allocated for up to 4 dwellings. Proposals for the development of this site will only be supported if they comply with the following development principles:**
  - a) a suitable and safe access is established from Glenthams Road;
  - b) the scale and height of the dwellings are of a size that contribute positively towards enhancing the local character of this part of the village
  - c) appropriate roadside landscaping is incorporated in to the layout of the proposal to be in keeping with the character of the village;
  - d) the proposal does not have an unacceptable impact on the private amenity of adjacent properties;
  - e) should provide the appropriate level of off-street car parking spaces as identified in Policy N9; and
  - f) There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

## 11. Development outside of the Residential Allocations

- 11.1 The parish of Bishop Norton and Atterby consists of the following settlements: Bishop Norton, Atterby, and part of Spital-in-the-Street. The Plan proposes additional growth beyond that required by the Central Lincolnshire Local Plan. The three allocations will yield nine homes. Other homes may be delivered as windfall development.
- 11.2 From April 2017 when the CLLP was adopted, the only settlement within the parish that was targeted for growth was Bishop Norton village.
- 11.3 All other parts of the parish were deemed to be in level eight of the hierarchy of settlements and termed as 'Open Countryside'. With few exceptions, under the terms of CLLP policy LP2, no new developments may occur in these places. For the most part, the Parish Council and the steering group, support this policy.
- 11.4 Spital in the Street is considered a settlement within the Open Countryside and will be covered by CLLP Policies LP4 and LP55.
- 11.5 A maximum of 18 new homes (16% growth) will be supported in the plan area during the lifetime of the Neighbourhood Plan (between 1st April 2019 up to 2036). 12 of these are allocated on sites within Bishop Norton and Atterby. The remaining 6 dwellings will come through as 'windfall developments' in either Bishop Norton or Atterby.



## Policy N5 Managing Windfall Developments

- 1. Proposals for windfall development in Bishop Norton will be supported where the proposal is located within developed footprint (See Central Lincolnshire Local Plan Policy LP2) of Bishop Norton Village. In addition, the proposals will be limited to 4 dwellings per site and should be of an appropriate design and scale to their immediate setting and location. In particular proposals should comply with the following development principles as appropriate to the scale, nature and location within the village:**
  - a) retain the core shape of the village;
  - b) does not unacceptably harm or alter the built character and appearance of the area;
  - c) does not unacceptably harm or alter the character and appearance of the surrounding countryside or the rural setting of the area;
  - d) does not create unacceptable environmental, highway safety or sewage, water capacity problems;
  - e) does not cause any unacceptable impacts on the private amenity of any adjacent properties;
  - f) where appropriate, new dwellings should provide appropriate garden amenity space to meet household recreation needs, especially if the dwelling is for family accommodation. The space provided should be of a scale with the dwelling concerned, reflect the character of the surrounding area and be appropriate in relation to preserving the privacy of any neighbouring dwellings.
- 2. Proposals for more than 4 dwellings will only be supported where they comply with other policies in this plan and can demonstrate that they have received community support.**

## 12. Settlement Gap between Bishop Norton and Atterby

- 12.1 In response to comments made in earlier consultations, and in compliance with CLLP and NPPF policies, the steering group has considered the issues relating to the gap between Bishop Norton village and neighbouring Atterby. These issues include (but not exhaustively):
- 12.2 The Parish Council considers that it is important to retain a permanent area of separation to ensure that the status of both settlements within the CLLP hierarchy of settlements is unaffected:
- To preserve the character of both settlements.
  - To maintain the locally important open space along the valley floor.
  - To help keep both settlements within their existing footprint.
  - To mitigate the impact of any flooding event. Atterby Beck is rated as a Zone 2 and 3 flood zone at this point.
  - To maintain the sightlines between Atterby and the grade II\* listed parish church.
- 12.3 Bishop Norton is situated near (less than 250m) to the village of Atterby. These are separate built-up-areas and have their own distinctiveness. If uncontrolled, new development has the potential to promote coalescence and reduce these areas of separation.
- 12.4 Beyond the village, much of the designated Plan area is open countryside with the Atterby Beck running through the middle. This aspect of sitting within the landscape is a key component of both the character of the villages and of the quality of life that the residents enjoy. A key concern of the community is the coalescence of existing settlements of Bishop Norton and Atterby and the subsequent loss of green space and the damage this might do to the identity of what are currently two distinct places. This became an issue during consultation feedback and talking to residents. Policy N6 seeks to protect the essential countryside character of the area between the settlements of Bishop Norton and Atterby. Its ambition is to prevent coalescence between the separate settlements and to protect their distinctive individual character and setting. In doing so, it will conserve the way that the two settlements sit within the wider landscape, retain the open agricultural landscape and keep a clear 'rural' buffer between settlements. This policy does not seek to prevent development that may otherwise be suited to a countryside location. This broader issue is already addressed in Policy LP55 of the Central Lincolnshire Local Plan. Nevertheless, it seeks to ensure that the nature, scale, massing and height of proposals do not result in the integrity of the separation between existing settlement and other groups of built development being undermined. Development that is consistent with this policy might include minor extensions to existing buildings, the creation of playing fields, or other sympathetic open land uses which respect the natural wildlife habitats in this part of the neighbourhood area.
- 12.5 Residents have clearly stated that one of the most important characteristics of the settlements in the parish are the wide vistas and big skies that can be enjoyed on the settlement fringes. It is essential that the immediately surrounding fields and paddocks continue to be used for the purposes that they currently do.



***Aerial view of the Settlement Gap between Bishop Norton and Atterby***



***View towards Bishop Norton from the Settlement Gap***

Policy N6: Settlement Gap between Bishop Norton and Atterby

- 1. Development proposals should ensure the retention of the open character between Bishop Norton and Atterby.**
- 2. In addition to the general requirements of Policy LP55 of the Central Lincolnshire Local Plan, proposals for the re-use of rural buildings, agricultural and forestry related development, playing fields and other open land uses will be supported where they would preserve the separation between the two settlements and retain their individual character and appearance.**

## 13 Design and Build

- 13.1 Residents responding to the questionnaires in November 2016 and March 2017 were clear in expressing the opinions that the design, materials and quality of workmanship in newly built dwellings in the village were very important.
- 13.2 The respondents expressed a general desire that all new builds should be in character and scale with their surroundings and especially with the immediate neighbours. At recent public meetings about planning issues many residents have specifically cited the height of dwellings to be a problem. Care needed to be taken by developers to be considerate of the relative height differences between their new build and neighbouring properties, including taking into consideration any topographical differences that may serve to exaggerate height differences.
- 13.3 There was a general agreement that the materials employed should be complementary to the existing stock. Previous advice from planners had been to prioritise the use of what was described as vernacular materials, based on an assessment in 1999 of the Lincoln Edge or Cliff vernacular.

### **Bishop Norton settlement characteristics**

- 13.4 Bishop Norton is one nucleated settlement on the north-south route to the east of the Roman road between the ancient, nucleated settlements of Glentham and Snitterby. The now extinct hamlet of Crossholme was by-passed by the line of the modern road, and it is likely that a more direct route once existed, perhaps following the line of the still extant footpath between Bishop Norton and Bishop Norton Road, Glentham. Many new drift ways and tracks were created at the time of the Bishop Norton Inclosures in the late eighteenth century; these will account for many of the local roads in the modern network.
- 13.5 The village and main manor of Bishop Norton are of early medieval foundation, being originally one of twelve manors held long before Domesday by the Bishop of Lincoln and his predecessors the Bishops of Lindsey and of Dorchester on Thames. These manors were, because of their ownership, an elite group and centred on the chief manor at Stow. There were two other manors within the parish, a manor which was granted to the Prebend of Bishop Norton when that prebendary was established following the building of the cathedral at Lincoln. This manor was created out of the Bishop's manor and consisted largely of the advowson of the church, the petty tithes and a small amount of land. It is this land that is probably referred to in the naming of Pingle Lane. The other manor was that based on the now extinct hamlet of Crossholme. This manor was still in operation in 1924, but the final remnants of the settlement's fabric were finally ploughed away in 1964. It too was probably a late established manor from around the time of the Conquest.
- 13.6 It is recorded that the manor of Crossholme was granted a chapel of ease by the Bishop of Lincoln because of the difficulties the parishioners had in getting to the church in Bishop Norton, less than a mile away. If the old lane did run along the course of the modern public



footpath, which is the most direct route, the course of the beck which runs across the route would likely have created flooding problems for parts of every year. Even in 2017, the Environment Agency considers the area near the beck along this path is a Zone 3 flood risk area. The modern road, probably created because of the enclosures, follows a less undulating course and with side drainage channels is more easily cleared of water, even without the modern surfaces.

### **Building Styles and materials**

- 13.7 The West Lindsey area character assessments stated that there is a vernacular in building and walling styles and materials, especially in the settlements. These include the use of local warm-coloured limestone with dark brown clay pantiles. This may have been true across the whole of the Cliff and Coversands area. Local materials are now difficult to obtain and consequently these must be brought into the area. However, some newer developments have positively reflected the predominant materials used. The following pictures show the more traditional use of materials on both the older and some of the newer dwellings within the village.















**Typical Street Views of Bishop Norton**







### **Atterby settlement characteristics**

13.8 Atterby is another early medieval place, with the HER indicating a settlement a little to the north of the modern road. There was a more direct ancient track leading from Atterby towards Snitterby via the current main gates of Atterby Farm than the enclosure roads of the modern network.

### **Building Styles and materials**

13.9 The materials used in Atterby are like those used in Bishop Norton. These include the use of local warm-coloured limestone with dark brown clay pantiles. There are some good examples of how newer developments have positively reflected the predominant materials used. The following pictures show the more traditional use of materials on both the older and some of the newer dwellings within the village.

13.10 In addition, in contrast to Bishop Norton, there is less of a mix of house types and materials used. The buildings are quite uniform in nature and largely consist of Limestone walls with brick cornering and red-clay pantile roofing.







Typical Street Views of Atterby







## Policy N7: The Design of New Developments

- 1. New developments, including the extension to and alteration of existing buildings, should create places of character based upon an appreciation of the site and its surrounding area, responding positively to its natural and built context. As appropriate to their scale and nature and location within the neighbourhood area new development proposals must demonstrate how they have considered the following design principles:**
  - a) development should respect existing plot boundaries, ratios, orientation and the historic buildings or traditional forms and grain of development.**
  - b) development should respect the predominant materials used in the area, which largely consist of limestone with red-clay pantiles or red-brick with red clay pantiles as the predominant roofing materials.**
  - c) architectural design should reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness.**
  - d) the height of new buildings should be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene.**
  - e) existing green spaces, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;**
  - f) development should take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village.**
  - g) proposals shall protect and enhance the historic environment, including Listed Buildings.**
- 2. Proposals that do not have regard to the character of the area and would create demonstrable harm to its key features and attributes, will not be supported.**
- 3. For industrial/ storage or agricultural buildings that are within the open countryside, the materials used to clad the building(s) should be of an appropriate colour that blend into its setting and will not lead to a stark contrast between the new building(s) and the surrounding landscape.**

## 14 Local Green Spaces

14.1 The NPPF (paragraph 99) enables local communities, through Neighbourhood Plans, to identify for special protection, green spaces 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 not an extensive tract of land.

14.2 The grounds of St. Peter's Church, excluding the oldest part of the graveyard on the western side of the church and the main pathway alongside the church building, is currently identified within the CLLP as Green Space. This is the only such designation in the Parish. The use of this space for recreational use is limited, given that by the estimation of the Church Warden, there are literally thousands of burials in that plot.

14.3 Other areas have been considered for designation, but have been discounted for a variety of reasons, such as the triangle of land at the junction of Main Street and Eastfields (southside), which had been the subject of a failed planning application and appeal over ten years ago, but which since the commencement of this work on the neighbourhood plan the site has now been redeveloped. This loss of potential green space from an already limited supply is of concern to the steering group.

14.4 Small green spaces are important in this village and their protection is essential, even for those spaces currently not under any direct threat. The steering group therefore proposes the following sites for designation as Local Green Space:

- The recreation ground, including any play park facilities contained within its curtilage, and alongside the roadway outside of the boundary fence.
- The green frontage of the village hall.
- The green verge fronting the Churchyard on the main through road and east of the county council grit bin, upon which is sited the old horse trough (now planted), the parish council noticeboard, the Bishop Norton millennium sign, a bench seat and other street and utilities furniture.
- The triangle of grass on Main Street.
- The area of grass adjacent to the above triangle, immediately east of the house and garden of East View, Main Street (northside); and
- The corner of Eastfields facing along Well Street.

14.5 Given that, of the respondents to the initial questionnaires in this process in November 2016 and March 2017, only two stated that they did not undertake any form of outdoor activity.

Any enhancement to accessible space for recreational use must be actively sought and encouraged by this plan. The most common activity was walking, with or without a dog, followed by cycling and running.

- 14.6 In the same questionnaires, access to safe recreational activities was cited as important and there were many references to the recreation ground facilities. Comments relating to what needed to be improved included “children’s play park”, “Playpark extending to include apparatus for older children”, “Enhanced/replaced Bishop Norton playground facilities”. The special children’s consultation event identified the need for specific equipment currently lacking, and they expressed opinions on their wishes for the future. These included in order of priority: “Going to the park”, “meeting new friends”, “Having more places to play” and “feeling safe crossing the road”.



***LGS1 The recreation ground, including any playpark facilities***



***LGS2 The Churchyard***



***LGS3 The green fronting the Village Hall***





***LGS4 The triangle of grass upon which the post box stands at the junction of Greenhill Drive and Close/ Eastfields and Main Street***

***LGS5 The area of grass adjacent to the above triangle, immediately east of the house and garden of East View, Main Street; and***



***LGS6 The green verge fronting the Churchyard on the main through road and east of the county council grit bin, upon which is sited the old horse trough (now planted), the parish council noticeboard, the Bishop Norton millennium sign, a bench seat and other street and utilities furniture***



#### Policy N8: Local Green Spaces

- 1. The following green spaces, which are identified on the Proposals Map, are designated as Local Green Space:**
  - a) **LGS 1:** The recreation ground, including any playpark facilities contained within its curtilage, and alongside the roadway outside of the boundary fence.
  - b) **LGS 2:** The Churchyard.
  - c) **LGS 3:** The green frontage of the village hall.
  - d) **LGS 4:** The triangle of grass upon which the post box stands at the junction of Greenhill Drive and Close/ Eastfields and Main Street.
  - e) **LGS 5:** The area of grass adjacent to the above triangle, immediately east of the house and garden of East View, Main Street.
  - f) **LGS 6:** The green verge fronting Main Street upon which is the old horse trough (now planted), the parish council noticeboard, the Bishop Norton millennium sign, a bench seat and other street and utilities furniture.
- 2. New development will not be supported on land designated as Local Green Space except in very special circumstances.**

## 15 Parking Standards

15.1 The total number of cars in the parish at the 2011 census was a minimum of 256. This is the equivalent of 1.9 cars for each household that owns at least one car. The 2001 census did not ask the question.

15.2 The RAC foundation published a report, 'Car Ownership in Great Britain' in 2008 which illustrates something of the dilemma facing planners in respect of private car ownership. The report by D Liebling, drew on a substantial number of government statistics including many from the Government's Actuary's department within the DCLG. The salient details drawn from this report are:

- The number of cars per household is increasing.
- The number of cars per head is increasing, but not as fast as the above.
- The population is growing.
- The number of households is growing faster still, because of relationship breakdowns, people coming to permanent relationships later and various other factors.
- The number of cars is closely related to the number of households; and
- The number of cars per household will rise between 2008 and 2020 by approximately 30%.

15.3 The implications for Bishop Norton and Atterby are clear. The rate of car ownership is higher here than the average, by a substantial margin. This is doubtless a reflection of the rurality of the village and parish, and of the perception of poor levels of service by public transport operators. The rate of growth will presumably reflect, as a minimum, the rate of growth elsewhere. Therefore the 30% growth from 2008 to 2020 will at least hold true in Bishop Norton. The figures are difficult to extrapolate, since the 2008 financial crash will have impacted, but recent figures from the various trade bodies indicate that the RAC predictions may still be generally valid.

15.4 The census numbers for Bishop Norton were from just three years after the RAC report, being about 25% of the twelve-year period in question. If we simply remove the 25% of the expired period we will still see a 22.5% growth in the remaining nine years from the date of the census. This equates to 279 vehicles representing more than 2 cars per household based on the original household numbers.

15.5 The issue of sustainability for rural settlements will, inevitably, need to reflect on the reliance of private vehicles for almost all journeys. We do not have data on car usage, but anecdotally the evidence suggests that most journeys are relatively short. The primary issues relating to sustainability and motor vehicles is that of emissions and their contribution to global warming. With innovative technologies developing to allow for both hybrid and electric vehicles, it makes sense for the plan to have policy reflecting the need for encouraging more motor vehicle charging points.

15.6 Parking cars, the early resident's questionnaires highlighted two things of importance;

1. 66% agreed or strongly agreed that there should be three car parking spaces for each new build.
2. 67% were against the parking of vehicles on verges or pavements, and just 21% disagreed with the notion that there is too much on-road parking in the village.

Policy N9: Parking Standards

- 1. Where practicable, all new residential dwellings should provide off-street car parking to the following standards:**
  - a) up to and including two-bedroom dwellings: 2 spaces; and
  - b) more than two bedrooms should provide a minimum of three spaces.
- 2. The inclusion of electric car charging points for off-street parking provision will be supported.**

## 16 Access and Connectivity

16.1 Lincolnshire County Council in their 4th Local Transport Plan recognised that footway routes for dog-walkers are a locally important criterion of routes and are ranked as priority 2 in the plan.

16.2 In the resident's questionnaires some 76% of respondents felt that developing a network of pathways would be good. There are four public footpaths marked on the Lincolnshire County Council rights of way definitive map (Figure 12) within the parish of Bishop Norton.

- A path linking Atterby Lane in Bishop Norton, across Atterby Beck, to Atterby Lane in Atterby. We will identify this path as P1.
- A path linking Stonepit Lane/Carr Lane on the eastern side of Bishop Norton to Bishop Norton Lane in Glentham parish. We will identify this as P2.
- A bridleway forming the continuation of Carr Lane from where the traffic priority turns south towards Low Place. We will identify this as P3.
- The towpath alongside the River Ancholme navigation, close to and occasionally crossing the parish boundary in the east. We will identify this as P4.

16.3 In the Ordnance Survey mapping prior to the creation of the definitive public rights of way after 1949 there were several footpaths marked on the map which disappeared at that time. See figure 11 for details. There were more on the NW sheet.

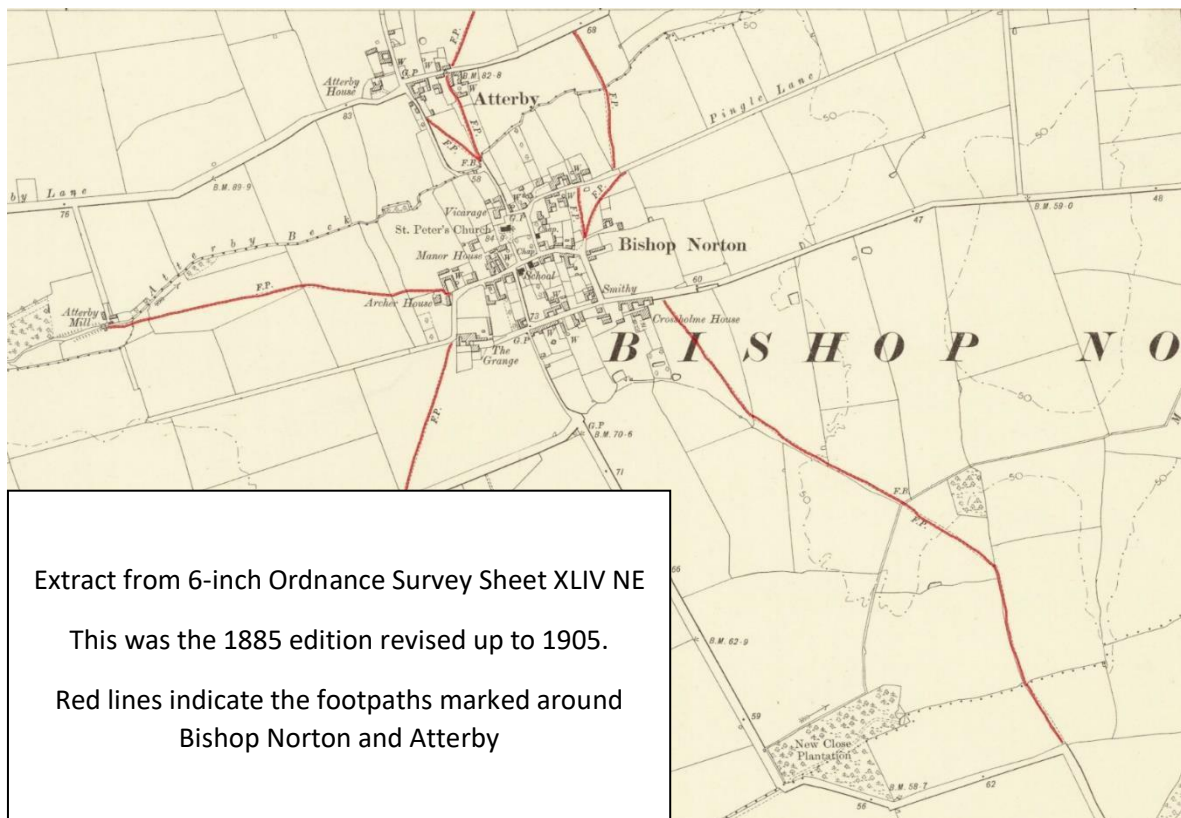
16.4 The existence of a footpath on an Ordnance Survey map of this date is not a guarantee that there also existed a right of way. However, the methodology of the Counties in assembling the evidence for rights of way was simple, they asked the landowners. A cynical observer might consider this a convenience for landowners still recovering from the exigencies of the Local Agriculture Committees of the war years.

16.5 There are several reasons why residents indicated that there ought to be a network of pathways for walking dogs, recreational walking, cycling and horse-riding to complement the existing few paths and the road network.

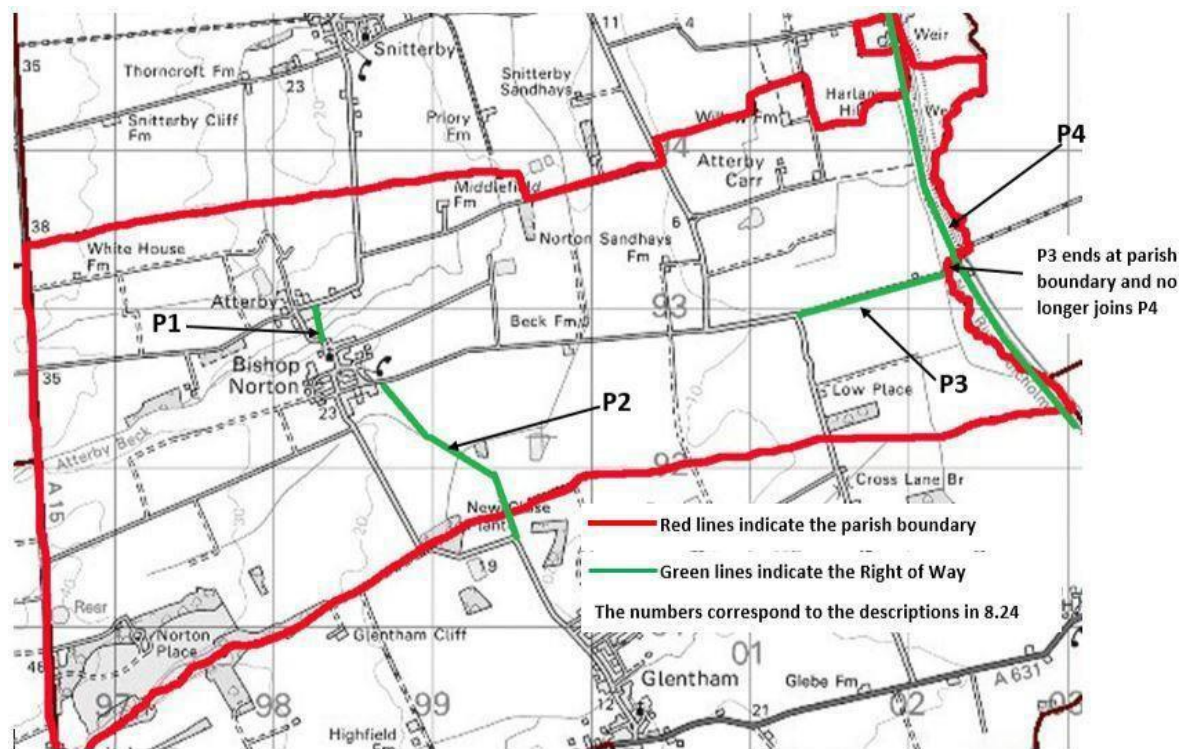
- The existing paths do not link with other paths or with safe roads to walk on. This raises issues of safety, particularly for the children making use of them.
- The linking of the settlements by pathway would be preferable than the reliance on roads with sharp bends, limited sightlines, narrow widths, no footpaths or verges alongside, and which form part of the primary through routes.

16.6 The health and environmental benefits in providing footpaths and bridleways, to enable and encourage less reliance on cars for short journeys – especially between neighbouring settlements, is provided in the Lincolnshire County Council 4th Local Transport Plan 2013.

**Figure 11: Historic Public Rights of Way**



**Figure 12: Current Public Rights of Way**



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16.7 The existing routes do not meet the needs of those residents who raised the issue in the consultation.

16.8 P1 is a short route but is very often impassable or inaccessible for several reasons:

a) to reach the Bishop Norton end of the track it is necessary to walk along Atterby Lane from the area around the Parish Church. The sightlines here are insufficient for inexperienced road users around what is a narrow right-angled bend. There is no verge at all until alongside the lawn of Hillcrest, a bungalow sitting alongside the lane north of the church.

b) on arrival at the track, there is a stone bridge across the beck, and a perfectly serviceable galvanized steel kissing gate. This opens onto a paddock occupied by one or more horses. The horses, in order to obtain water from the beck, have to cross the line of the footpath. In passing and re-passing over this same spot, the ground is regularly a churned area of mud. The presence of the horses also creates a barrier for some, including dog-walkers not wishing to alarm other animals.

c) there is a second kissing gate to leave the paddock. The pathway thereafter is narrow being confined between hedges that are irregularly trimmed.

d) none of these things promote the use of this path, given that it only goes to the centre of Atterby to join the through road. At least one resident has complained of the speeding through traffic.

16.9 P2 is a much longer path of historic significance. This is a highway in the common law sense of the term, more specifically it is a medieval churchway. The parish of Bishop Norton once contained another settlement called Crossholme. The parish church served both Bishop Norton and Crossholme. The hamlet or village of Crossholme was roughly midway between the villages of Bishop Norton and Glentham, situated just north of the modern road between the two.

16.10 This pathway almost certainly provided the more important link between Crossholme and Bishop Norton, and the line of travel as can be seen on Figure 12 is a more direct route than the modern alternatives. We know from the record that even as long ago as the fourteenth century this lane became regularly flooded on or near the beck which it crosses midway. For this reason, the Bishop of Lincoln, as both the spiritual head of the church locally and the lord of the manor of Bishop Norton, granted licence for a chapel of ease in Crossholme.

16.11 This pathway too has access problems:

a) the field nearest Crossholme farm at the Bishop Norton end is regularly used for the keeping of sheep. Dog owners keep well clear when these animals are present.

b) the gates and stiles along the route are not easy when walking with a dog, nor when walking with young children or those with walking problems.

c) the fields nearer to Crossholme are arable and deeply ploughed. The ancient line of the path runs diagonally across this field, which causes issues for the farmer and walkers.

d) the path, after it leaves Bishop Norton towards Glenthams ends at the publicly maintained road. Towards Glenthams there is better visibility than towards the right-angled bends towards Bishop Norton.

16.12 P3 This is a by-way, a restricted road in the modern parlance. Vehicles can use it and do so to access the model aeroplane airfield alongside to the north. This track is part of Carr Lane which starts at Bishop Norton village at what is now called Stonepit Lane. It is also contiguous with Well Street and Grange Lane. Before the 1960s the track ran across the small field which is now ploughed and planted and joined the towpath of the Ancholme navigation. It was served by a bridge which joined Carr Lane with its opposite number across the Ancholme in Osgodby parish. The bridge is gone, and the track now ends ignominiously at a substantial bridge across a dike at the edge of the ploughed field.

16.13 P4 This is the old tow path for the New River Ancholme. This navigation was created in the eighteenth century and, like all canals, it is a straight waterway. Indeed, it has a twin running parallel just to the east, which is the last part of the River Rase. They finally join within the parish, despite the original confluence being at Bishop's Bridge to the south. The path enables walkers to travel along a substantial part of the new river, but because of the break in the line of P3, it only makes direct contact with the parish's other tracks at Brown's bridge, an almost detached part of this parish on Snitterby Carr. The parish boundary follows the line of the original meandering River Ancholme, the path therefore enters and leaves the parish boundary several times.

16.14 These existing pathways and tracks are important, but are seriously underused for reasons of inaccessibility, the futility of walking along a cul-de-sac, the potential for worrying livestock on farmland, and the dangers of completing a journey on roads where the combination of fast vehicles and limited sightlines around sharp bends make for constant danger.

16.15 Existing wide grass verges exist along several stretches of roads between the local settlements. Combinations of existing paths, verges, and underused field margins might easily accomplish the development of a local network of paths. Places where people of all ages and fitness might exercise themselves and their dogs in pursuance of the LCC priority 2 routes. The neighbourhood plan cannot achieve this, but it may set the policy framework for others to carry out the development work. The inclusion of the policy in the neighbourhood plan will provide funders and planners the necessary evidence of local community support.

16.16 There is as a matter of urgency, the need to prove any existing rights of way, because the Countryside Rights of Way Act, 2000 gives until 1st January 2026 to prove their existence or

else they will be expunged. Until now, if a right of way has existed, and there has been no Act of Parliament to extinguish it, then it still exists, even if it has not yet appeared in the definitive map.

16.17 There are other paths and tracks within the parish that are not included as rights of way on the definitive map, and neither are they marked as footpaths on the old OS sheets. Most of these are other types of right of way, which are of fundamental importance to the potential of a network. There are also paths created since the 1949 Act which need to be included to protect them for the future. These categories include:

- Highways not maintained at the public expense; and
- Footpaths set out in planning applications as rights of way through new developments.

16.18 In the first group we must include the non-maintained section of Pingle Lane, an historic drift way, over which unencumbered rights of way have been exercised by locals for at least seventy years. In the second there is the path that serves as a link between Archer Street and the village hall in Grange Lane; this was incorporated into the Advocate Homes development before 2008 and is illustrated as a footpath serving the village hall in their contemporary sales and marketing literature.

16.19 The steering group recommends that policy is developed and included within the neighbourhood plan, to promote the idea of a network of local pathways which logically join, and which would serve to encourage people to take exercise along them. This will be in full response to the resident's responses to the early questionnaires.

16.20 The existence of the policy within the made plan will serve to provide the evidence of the local community support when making approaches to funding bodies. This policy will tie in also to others referred to in the Green Spaces and Settlement Separation section.

## Policy N10: The Protection of Public Rights of Way

- 1. All new proposals should protect and, where possible, enhance the existing Public Rights of Way network as identified on Figure 12. Where opportunities exist, proposals should seek to restore underused or poorly maintained networks, whilst retaining their amenity value and exploring opportunities to create new connections.**
- 2. Proposals which seek to improve the condition, accessibility and connectivity, public realm, lighting and safety of existing alleyways will be supported where they would provide better accessibility and connections to other parts of the parish.**
- 3. Where new alleyways are proposed, these shall be easily accessible, well-lit and safe for all users including those with disabilities.**



## 17 Monitoring and Review of the Neighbourhood Plan

- 17.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Bishop Norton and Atterby Parish will also be actively involved. Whilst West Lindsey District Council will be responsible for development management, Bishop Norton and Atterby Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 17.2 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 17.3 Any amendments to the Plan will only be made following consultation with West Lindsey District Council, residents and other statutory stakeholders as required by legislation.
- 17.4 The Parish Council will undertake a review of the plan when considered necessary in consultation with WLDC. When a review is necessary it will be carried out in accordance with procedures for making minor or more substantial revisions to plans as set out in Schedule A2 to the Neighbourhood Planning Act 2017 and the National Planning Practice Guidance.
- 17.5 The Parish Council will give particular attention to the ongoing review of the Central Lincolnshire Local Plan. Its eventual adoption will be a key element in any potential review of a made neighbourhood plan. The review of the Local Plan may also have a bearing on the role of Atterby in the settlement hierarchy.
- 17.6 The Parish Council will also monitor the delivery of the housing allocations in the Plan. Where necessary it will review the policies concerned. The Parish Council will also monitor the effectiveness of the design of new development and, where necessary, review the general approach to design in the Plan.

## 18 Appendix 1: Demonstrating Support from the Community

18.1 Central Lincolnshire Local Plan, Policy LP2, requires that any additional residential development in Bishop Norton with Atterby would require a demonstration of clear local community support. Such support should be generated through a thorough but proportionate, pre-application community consultation exercise. Policy N5 in this Neighbourhood Plan requires that a Consultation Statement should accompany applications for planning permission and applicants are encouraged to have regard to the following guidelines for their preparation:

### **Who was consulted**

a) a written explanation of how a broad cross-section of local people in the immediate area (those likely to be affected by the development proposal) and in the wider neighbourhood area, are consulted on the development proposal, within a set timeframe.

### **How were they consulted**

b) an account of the means used to involve and engage with local people during the consultation period by using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending public events and meetings.

### **Record of consultation feedback**

c) a written record of all comments expressed by local people within the neighbourhood area.

### **Mitigation of feedback**

d) an explanation of how the proposal has addressed any relevant planning issues or concerns raised by local people or the Parish Council through the consultation period.

### **Benefits to the community**

e) a description of how the proposal will benefit the local community.

### **Demonstrate "positive overall support"**

f) an explanation that the feedback from the community has been positive overall towards the proposed.