

RAISING THE BAR –A NEIGHBOURHOOD PLAN FOR CHERRY WILLINGHAM 2018 TO 2036



December 2018

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List of Planning policies

Policy H1: Housing Land Allocations and Development Principles for Cherry Willingham

Policy H2: Housing Type, Mix and Density

Policy H3: Infill Developments in Cherry Willingham

Policy E1: Enabling Employment Opportunities

Policy HE1: Protecting the Historic Environment

Policy OS1: Provision of new Public Open Space

Policy OS2: Local Green Spaces

Policy OS3: Footpaths and Cycleways

Policy D1: Design Principles for Cherry Willingham

Policy R1: Village Centre

Policy R2: Wider Retail and Non-residential Institutions Development

Policy CF1: Community Facilities

Acknowledgements

The Cherry Willingham Parish Council would like to thank all the residents who supported the Neighbourhood Plan Steering Group in its task, provided responses to consultations and otherwise assisted with the preparation of this Neighbourhood Plan.

What is the Cherry Willingham Neighbourhood Plan?

1.2 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area shown in map 1 below was designated as a Neighbourhood Plan area and Cherry Willingham Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in 2013.

West Lindsey
DISTRICT COUNCIL

Parish of Cherry Willingham

SCALE 1:15000

North Greetwell

Westfield Fm

Reepham

Cherry Willingham

Fox Covert

Greetwell Hall

Willingham Fen

Washingborough

The Longstongs

River Witham

Map showing roads, buildings, and the River Witham. Includes labels for North Greetwell, Fox Covert, Greetwell Hall, Willingham Fen, Washingborough, and The Longstongs. A scale bar indicates 1:15,000.

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- 1.3 A Neighbourhood Plan is a new type of planning policy document. It is intended to help shape future development across the parish from 2018 to 2036. The Parish Council has assessed the type and amount of development required by current planning policy at the strategic level and seeks to ensure that the village remains sustainable and grows in a manner that serves current and future residents needs whilst protecting the rural setting and characteristics that they hold dear.
- 1.4 This Neighbourhood Plan has been prepared by the residents of Cherry Willingham Parish, through the Parish Council, with the support and hard work of the Neighbourhood Plan Steering Group. Membership of which comprises several residents and councillors who report back to the Parish Council on a regular basis.
- 1.5 Various public consultation events have been held to gain an understanding of the views of residents and businesses that operate within the Parish. The consultation feedback and evidence from the studies undertaken have been combined and are fundamental to the formulation of the policies within this Neighbourhood Plan. A list of evidence base documents can be viewed on the Cherry Willingham 2020 website:
- <http://parishes.lincolnshire.gov.uk/CherryWillingham/section.asp?catId=36222>
- 1.6 When the Neighbourhood Plan has been 'made' by West Lindsey District Council, the policies will be used to assess planning applications in the Neighbourhood Plan area.

Why do we want a Neighbourhood Plan?

- 1.7 Cherry Willingham is considered a 'Large Village' within the Central Lincolnshire Local Plan due to it having a reasonable level of services and facilities that cater for residents within the parish and the wider area.
- 1.8 The village has already expanded considerably over the past 20 years and there are social-economic and environmental issues that continue to affect the Parish. These include loss and pressure on local facilities and services with unmatched provision of new infrastructure. These concerns were identified throughout the community consultation and the preparation of the Cherry Willingham 2020 Community Plan.
- 1.9 There is also a concern within the community that local context is not always given sufficient consideration within the planning system and this is where a Neighbourhood Plan can complement existing planning policy to provide a local view.
- 1.10 Local Planning policy is formulated at a district and a county level. West Lindsey District Council has a legal duty to provide this via an adopted Local Plan. Both the Neighbourhood Plan and Local Plan must be in 'general conformity' and both must conform with the National Planning Policy Framework (NPPF) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.
- 1.11 This Neighbourhood Plan has been drafted to conform with the Central Lincolnshire Local Plan's allocation of sites in Cherry Willingham. It does however seek to influence how that

development takes place so that the village can grow in a sustainable way that reflects locally identified issues and concerns. In this way, the Neighbourhood Plan can significantly influence the design and quality of housing developments and promote developments which enhance the quality of life the village already offers its residents.

1.12 From the early days of consultation of the Neighbourhood Plan, and through the earlier CW2020 Community Plan, it was apparent that the community wanted planning policies to (amongst other things) set out:

- clear design objectives for new development;
- the key considerations that are expected to be considered by developers in preparing their planning applications for the village;
- the wider needs and opportunities that need to be addressed by further development if the village is to grow in a truly sustainable way.

Sustainable Development and Planning

1.13 The National Planning Policy Framework (NPPF) states that to achieve sustainable development, economic, social and environmental gains should be sought simultaneously through the planning system. The system should play an active role in guiding development in a sustainable way. Delivering sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. This includes:

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

1.14 In short, the process involves safeguarding and improving the long-term quality of life for residents of Cherry Willingham.

How has this Neighbourhood Plan been developed?

1.15 As part of the Neighbourhood Planning process, Cherry Willingham Parish Council has been committed to involve the community to influence the development of the Plan. On behalf of the Parish Council, the Neighbourhood Plan Steering Group has undertaken a significant level of community consultation from events, meetings, surveys and drop-in sessions. From these events, the following issues were raised by the community as areas where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits at a local level.

Key Issues Raised by the Community

1.16 The table below shows the issues raised by the community during consultation.

Table 1: Key issues raised by the community

Community Issues	Neighbourhood Plan Opportunities
Managing future housing development	Supporting the planned growth identified within the Central Lincolnshire Local Plan will allow us to have a greater say on how identified sites should be developed. Also provides opportunity to address identified needs and safeguard/ improve character.
Open space and recreation provision	Protect and enhance the open spaces within the village and its rural setting. These attributes are important, valued and used regularly. Providing policies supporting their protection will give the community a greater say in how/ if these areas are to change in the future. Ensure that new development contributes to the social and recreational needs of the community as it grows.
Access to other parts of the village and neighbouring villages	Creating opportunities to enhance our existing public rights of way through policy will preserve these for the future use of the village. New development may also create opportunities for new connections to Public Rights of Way to be created.
Retaining and strengthening community facilities and local shops	To support the future development of the village, we also need to protect and enhance existing and encourage new services and facilities within the village.
Local design and character of new development	Creating new design policies to enable new development to respect and enhance the character of the village.
Business and the village centre	Support existing services to safeguard the role and sustainability of the village and encourage future business opportunities within the village.

2 Cherry Willingham past and present

Location

- 2.1 The Parish of Cherry Willingham, as shown in map 1, is located within the administrative District of West Lindsey in the County of Lincolnshire and consisted of approximately 3,500 people at the 2011 Census. The City of Lincoln lies only 3.5 miles west of the centre of the village with Market Rasen 14 miles to the northeast.
- 2.2 Neighbouring villages include Fiskerton, located one mile east of the village, Reepham located 0.25 miles to the north-east and Nettleham which is 1.5 miles to the north-west.
- 2.3 There is also a separate satellite settlement within the Parish Area often referred to as Hawthorn Avenue or 'Little Cherry', as it has no formal distinct name. The 2011 Census shows this settlement to consist of approximately 200 houses split between the Parish of Cherry Willingham and the neighbouring Parish of Reepham. The settlement is located 1 mile west of the edge of the main village. There are however, currently no shops, services or other facilities within this residential area and residents are required to travel to the main village or to Lincoln for services.

Local history

- 2.4 The earliest documentary evidence for Cherry Willingham is its presence in the Domesday Book of AD 1086. Although the current village is largely modern there are many traces, both within the village and the surrounding area of the Iron Age, Roman, Anglo-Saxon and Medieval periods and some remaining buildings from the 18th and 19th centuries. In the last few years, much work has been undertaken to save and restore a medieval fish pond which was probably attached to the original manor house.
- 2.5 There has been a manor house since at least AD 1086, although the present building is more modern.
- 2.6 It is believed that there has also been a church in the village for many centuries. The current building is a fine and rare example from AD1753.
- 2.7 The village context and historic development has been significantly influenced by its relationship to the Witham Valley with its key monastic sites and the growth in importance of nearby Lincoln. More recently however (in the last 50 years), the village has undergone significant growth with many large, and sometimes unsympathetic residential areas being added around the village's original agricultural core.

Cherry Willingham Today

- 2.8 In the 2011 Census there were approximately 1400 houses in the village, (as well as a residential care home and some sheltered housing for older residents), accommodating around 3500 residents. The composition of village housing stock, including many bungalows, makes it attractive to retired people, who represent around 34% of residents - above the

national average. The Village is split into two distinct built-up areas; Cherry Willingham and “Little Cherry”, which is a small cluster of development on Hawthorn Road towards Lincoln.

- 2.9 Although a large village in a rural setting, Cherry Willingham’s proximity to, and links with, Lincoln are key factors in shaping the identity of the village and its services and facilities. Therefore, it acts as a dormitory for those of working age employed in the City and surrounding areas and there is a relatively limited range of retail outlets and other public facilities in the village.
- 2.10 Although there has been continued significant housing development over the past 25 years this has not been able to stem the notable decline in the number of retail facilities in the village, of which 7 have been lost over this period. The Parade, in the centre of the village, does however provide a doctor’s surgery, public library, a few take-away outlets, a café, hairdresser and a pub. There is also another pub, Post Office and a further take-away elsewhere in the village. Although a part of the parish, and a sizeable residential community, “Little Cherry”, on Hawthorn Road, has also grown substantially over the past 20 years but without any associated provision of facilities and services. Indeed, it relies almost entirely on those within the main part of the village or in nearby Lincoln.
- 2.11 The needs of children and young people from the village and surrounding area are served by the Primary and Community Schools, the Children’s Centre and a wide range of clubs, societies and voluntary organisations with their facilities such as the Scout/ Guides Hut. Adjacent to the Primary School there is a playing field shared by football, cricket and bowls clubs alongside a children’s play area. There is also an additional children’s play area in the north of the village off St Paul’s Avenue and a recently developed play area on Jubilee Close for the residents of Jubilee Park. The Community School has a wide range of sports facilities including a sports hall and 3G pitches.
- 2.12 The Village Hall is shared by residents of the village and those of Reepham and is located between the two villages. There is a Church Hall available for use by the community close to the Millennium Hall (former Methodist Chapel) which houses the Parish Council offices.
- 2.13 The village is served by a regular day-time bus service (not Sundays or evenings) which facilitates access for residents to Lincoln.
- 2.14 Responsibility for many of the public services lies with the three Councils which have administrative responsibility for the area i.e. Cherry Willingham Parish Council, West Lindsey District Council and Lincolnshire County Council. At a local level the Parish Council, itself consisting of volunteer residents, has been working to improve village facilities and its appearance.
- 2.15 The village enjoys a strong sense of community, with very low crime rates, even when compared with other parts of the same Police Neighbourhood Area and together with the consequential strong community spirit and variety of community organisations present is regarded a defining characteristic of the village.

Social-Economic Demographic

- 2.16 The demographics of Cherry Willingham are an important factor to consider in the production of the Neighbourhood Plan. The age structure of the population plays an important role in determining what development is required within the area, including the type of housing, what kind of local facilities are needed and what employment opportunities the Plan should potentially support. Some key demographics of Cherry Willingham are discussed below:

Total Population

- 2.17 In 2011 the census recorded the total population of Cherry Willingham as approximately 3500. When compared with the 2001 census the population had increased by over 510 residents (17% over 10 years).

3 Community Vision

By 2036, Cherry Willingham has a strong sense of identity and community spirit. It will have adapted to the provision of a new Lincoln Eastern By-pass and the growth of Lincoln without losing its rural setting, character and historic environment.

The village will have benefited from additional growth in housing, business, employment and services and improvements to sustainable transport provision (including for pedestrians and cyclists), to allow safe, attractive and sustainable journeys to work, school, shopping and leisure.

New developments will have 'raised the bar' in terms of design and layout, shall be of appropriate scale to safeguard and support local facilities and services and will look inwards to the village rather than outwardly to Lincoln in respect of its makeup and the provision of supporting facilities and infrastructure.

The village will be a greener place with access to useable and pleasant areas of open space throughout the village and improved links to the nearby open countryside.

4 Community Objectives

- 4.1 The Community Objectives focus on the different themes that residents have highlighted as priorities for the Plan to address. The Community Objectives form the basis upon which the Neighbourhood Plan policies have been prepared.
- 4.2 The objectives cover a range of economic, social and environmental issues that together will ensure that the village can grow sustainably. The objectives reflect the key issues for the community and the changes the local community wants to see over the plan period.
- 4.3 They also reflect the aspirations of existing residents to see well designed, sensitively sited development in the village over the plan period. These are detailed later in the document.

Table 2: Community Objective and policy intention

Community Objective	Policy intention
1. Sustainable Development	To take a positive approach that reflects the presumption in favour of sustainable development. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole parish.
2. Future housing development	To influence the location, scale, design and type of new housing to ensure that it safeguards or improves character of local areas, meets identified local housing needs, enhances the village setting and its connection/ relationship with the surrounding countryside.
3. Employment opportunities	<p>To support existing and encourage new local employment opportunities within the community.</p> <p>Support the use of home working within the village where this can be accommodated without unacceptable impact on neighbours.</p>
4. Historic Environment	To recognise the importance of our heritage assets and to encourage new developments to respect these

Community Objective	Policy intention
5. Open space and recreation	<p>To protect our green spaces for future generations.</p> <p>To ensure new development in and around Cherry Willingham further contributes to the open space and recreation needs of the community.</p> <p>Where possible we would seek to designate spaces as 'local green spaces' where they are deemed important to the community.</p>
6. Public access	<p>To preserve and enhance our existing public rights of way and encourage new connections to other areas of the Parish and neighbouring communities.</p> <p>Support the need for safe and attractive walking and cycling routes throughout the Parish.</p>
7. Landscape Character and Design	<p>To manage development in a way that minimises any negative impact on our landscape, built environment and access to the open countryside.</p>
8. Retail provision – 'village centre'	<p>To protect and enhance our existing retail provision within the village and seek to encourage new provision where appropriate.</p>
9. Community Facilities	<p>To protect and enhance our existing community services and facilities and encourage new provision where appropriate.</p>
10. Community Infrastructure Levy	<p>To ensure appropriate infrastructure is delivered as part of development.</p> <p>To minimise any potential negative impact on our existing infrastructure within the parish.</p>

5 Neighbourhood Development Planning Policies

- 5.1 The Neighbourhood Plan Policies will be used to inform the delivery of development in Cherry Willingham up to 2036. Policies are informed by the community objectives and vision and will contribute to the delivery of the sustainable growth requirements in as stated within the Central Lincolnshire Local Plan. When development is proposed within the Neighbourhood Plan Area, decisions will be made using the policies contained in this Neighbourhood Plan alongside those contained in the Central Lincolnshire Local Plan.

List of Planning Policies

Policy H1: Housing Land Allocations and Development Principles for Cherry Willingham

Policy H2: Housing Type, Mix and Density

Policy H3: Infill Developments in Cherry Willingham

Policy E1: Enabling Employment Opportunities

Policy HE1: Protecting the Historic Environment

Policy OS1: Provision of new Public Open Space

Policy OS2: Local Green Spaces

Policy OS3: Footpaths and Cycleways

Policy D1: Design Principles for Cherry Willingham

Policy R1: Village Centre

Policy R2: Wider Retail Development

Policy CF1: Community Facilities

6 Sustainable Development

- 6.1 The Government's overarching objective of achieving sustainable development, is clearly defined within the National Planning Policy Framework with the role for Neighbourhood Plans as a key delivery vehicle being clearly identified. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.
- 6.2 The Government has defined, through the NPPF, what sustainable development means in practice. This confirms that there are three dimensions to sustainable development that should not be undertaken in isolation, because they are mutually dependent. The three roles are:
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reject the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 6.3 Cherry Willingham already has many sustainable attributes. With established schools, a range of recreational facilities and several local shops, the village enjoys a strong sense of community cohesion. Situated within easy reach of the facilities and services offered in the City of Lincoln yet still a village with a rural context and agricultural history, the community are keen to retain this character and protect its rural setting. There is also a desire to see the village grow in a balanced manner to meet the wider employment, recreational and social needs of a growing population.
- 6.4 When commenting on development proposals, the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole parish.

7 Housing Land Allocations and Development Principles in Cherry Willingham

- 7.1 As the plan area has seen considerable increase in the number of dwellings, it has also witnessed associated changes of traffic impact on local roads and the wider impact of the population growth and changed cultural activity on delivery of services and infrastructure. These issues have featured heavily in the community consultation that has informed this Plan.
- 7.2 The Central Lincolnshire Local Plan policy LP2 classifies Cherry Willingham as a “large village” and allocates approximately 432 houses over its plan period to 2036. Many of these new dwellings will be located on the eastern side of the village as identified on map 2 Some new dwellings will also be delivered in Little Cherry through the allocations identified there.

Key Principles

This Neighbourhood Plan will address the future housing provision, scale, location and type of housing that would be appropriate in the village. The following principles have been applied:

- Seeking to ensure that new housing development sits appropriately in relation to the existing built up settlement of Cherry Willingham;
- Seeking to ensure that new housing development sits appropriately within its wider landscape setting, safeguarding and improving the relationships of the village to the wider countryside;
- Seeking to ensure that new residential developments appropriately contribute to meeting the accommodation needs of the village;
- Seeking to ensure that new residential developments make appropriate and proportionate contributions towards the provision of necessary new or improved local infrastructure;
- Seeking to ensure that all new developments are designed to operate effectively within the local highway network with positive contribution to the provision of sustainable transport infrastructure and do not detrimentally affect the free and safe flow of traffic on the network;
- Seeking to ensure that the Plan area makes an appropriate contribution to the housing needs of West Lindsey District Council in accordance with the strategic and functional role of the village.

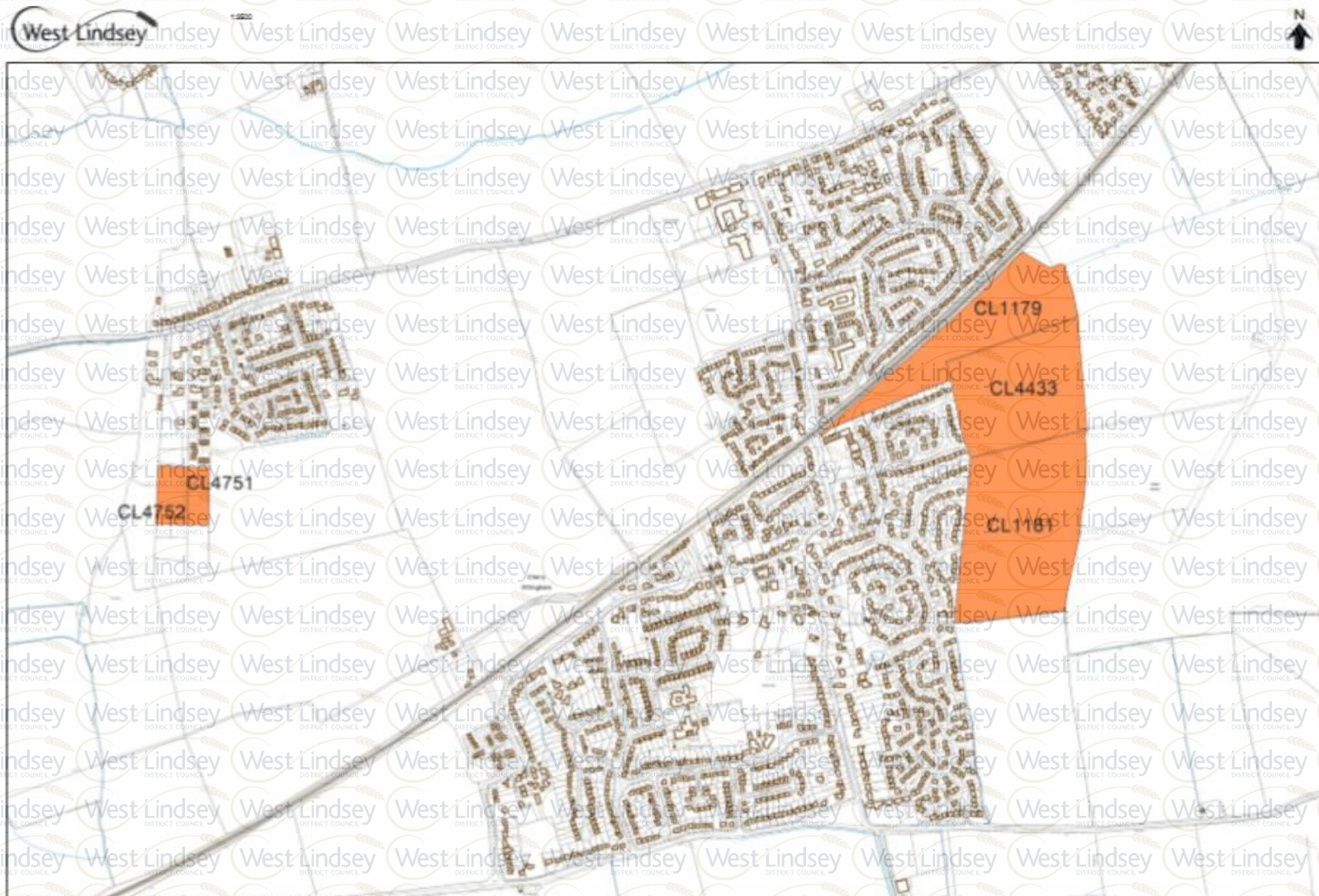
Policy H1: Housing Land Allocations and Development Principles in Cherry Willingham

1. Land to accommodate, approximately 432 new dwellings, is allocated on the following sites;
CL1179 - Land North of Rudgard Avenue (40 dwellings); CL1181 – Land East of Thornton Way (200 dwellings); CL4433 – Land East of Rudgard Avenue (133 dwellings); CL4751 – Site 1 Land South of Wesley Way (26 dwellings); and CL4752 – Site 2 Land South of Wesley Road (33 dwellings). These sites, as shown on map 2, shall be the focus of residential development, in Cherry Willingham, over the plan period in-line with the adopted Central Lincolnshire Local Plan. Development on these sites shall be supported, provided it adheres to other statutory, Local Plan and Neighbourhood Plan policies and the following development principles:
 - a) the scale and design of the site is appropriate to its surrounding location and makes efficient use of land.
 - b) the provision of an appropriate mix, type, tenure and density of dwellings, as required by policy H2, that contribute towards a sustainable community.
 - c) the design and layout of the scheme maximises the potential to enhance existing green infrastructure and to create new connections to nearby services and facilities and improve access to existing parts of the village.
 - d) there is an adequate provision of public open space that is both accessible and usable to all residents.
 - e) the scheme provides easy access and movement within the development and avoids making unnecessary barriers to movement between development areas.
 - f) provides direct access to off street parking that is within the curtilage of the dwelling.
 - g) appropriate landscaping and boundary treatments will be provided to give privacy to residents and to enhance the natural environment.
 - h) the development avoids creating ‘hard edges’ along any boundaries of the sites that face the open countryside.
 - i) take advantage of existing open views and vistas that contribute towards local character and distinctiveness; and
 - j) where appropriate, avoid areas at risk of flooding and incorporate the provision of Sustainable Urban Drainage Systems and/ or appropriate drainage and flood mitigation measures.

Policy H1: Housing Land Allocations and Development Principles in Cherry Willingham
Functionally linked development proposals

2. Where neighbouring or functionally linked sites come forward together within the plan period, it is expected that applicants work together to ensure that any proposals are, or can be, properly integrated and will provide complementary developments.
3. Where opportunities arise on the two blocks of site allocations (sites CL1179/CL1181/CL4433 and Sites CL4751 and CL4752 respectively), development proposals for sites CL1179/1181/4433 should demonstrate how they have been designed to address the development of adjacent allocated housing sites as part of a master planning approach to create a cohesive and sustainable development.

Map 2: Housing Allocations Map



Policy Statement and Allocation List: 15 December 2017. Document Number: 1001-2170

8 Local Housing Type, Mix and Density

- 8.1 The Cherry Willingham Neighbourhood Plan is a plan produced by, and to benefit residents. Therefore, the Neighbourhood Plan should ensure that any new housing, provided in the village, is of a size and type that is needed, and is situated in sustainable locations. Available housing data provides a breakdown of the current housing situation in the area. The key points arising from the housing data are shown below.
- 8.2 The 2011 Census shows approximately 1564 dwellings located in the parish of Cherry Willingham. When compared with the number of dwellings in the parish in 2001 (1313) there have been 251 dwellings built in the 10-year period.

Housing Tenure

Table 3: Property Tenure in Cherry Willingham Parish

	Cherry Willingham	West Lindsey	East Midlands	England
All Households	1564	38,385	1,895,604	22,063,368
Owned Outright	50.4	38.2	32.8	30.6
Owned with a Mortgage or Loan	33.7	34.4	34.5	32.8
Shared Ownership (Part Owned and Part Rented)	0.5	1.0	0.7	0.8
Social Rented; Rented from Council (Local Authority)	0.4	2.4	10.1	9.4
Social Rented; Other	5.3	8.7	5.7	8.3
Private Rented; Private Landlord or Letting Agency	7.4	12.0	13.6	15.4
Private Rented; Other	0.9	1.7	1.3	1.4
Living Rent Free	1.3	1.7	1.3	1.0

- 8.3 Within Cherry Willingham most of housing is owner occupied, this being split further into either owned outright comprising 50.4% of the current stock or owned with a mortgage or loan currently comprising 33.7% of the current stock. The levels of houses owned out right

are significantly higher than those experienced in West Lindsey (38.2%) and like those (34.4%) owned with a mortgage.

Housing Type

Table 4: Number of Dwellings and Type of Properties in the Parish

	Cherry Willingham
Total	1564
Detached	1212
Semi-Detached	249
Terraced (Including End-Terrace)	45
Flat, Maisonette or Apartment; Total	58
Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	55
Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	0
Flat, Maisonette or Apartment; In Commercial Building	3
Caravan or Other Mobile or Temporary Structure	0
Shared Dwelling	0

- 8.4 The housing stock in Cherry Willingham is dominated by detached properties, making up approximately 77.4% of the current stock. The area consequentially has few terraced properties and flats / apartments (which make up approximately 2.9% and 7.2% respectively of the current housing stock).

Table 5: Number of Bedrooms

Number of Bedrooms	Number of Houses	Percentage (%)
No Bedrooms	0	0
1 Bedroom	43	2.7
2 Bedroom	458	29.2
3 Bedroom	641	41.2
4 Bedrooms	365	23.3
5 or more	57	3.6

- 8.5 In relation to the number of bedrooms in households, those containing 3 bedrooms represent most of the current housing stock in Cherry Willingham at 41% with the minority being that of 1 bed and 5 or more beds.
- 8.6 Paragraph 50 of the National Planning Policy Framework (NPPF) requires Local Authorities to: *“deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities”*.
- 8.7 The level of need (over the period of the Central Lincolnshire Local Plan) for affordable Housing, as identified within Central Lincolnshire, is approximately 17,400 homes and Cherry Willingham should benefit from a proportion of this through the Neighbourhood Plan period.
- 8.8 The community would like to ensure that all new housing developments fully respect the housing needs of the local community as a priority. Although Cherry Willingham has grown significantly in the last 50 years, it has retained a strong sense of community spirit and cohesion.
- 8.9 Anecdotally, it has been the view of some residents that many who moved to the parish in the 1970s to 1990s, as older residents, are now in need of smaller or more specialist housing. Their children are also finding it difficult to find appropriately sized or priced housing in the village and there has been a perceived decline in the younger population as people seek employment prospects elsewhere or relocate within the area.
- 8.10 To accurately understand the scale and significance of the anticipated issue however, the Sustainability Scoping Report identifies the existing housing provision, type and tenure. This confirms that the village has predominantly detached dwellings, with 3 bedrooms being most common. There is also a significant number of single storey dwellings which, in part, explains the attractiveness of the village to the elderly and retired generation. The significantly increasing elderly population can also be seen by reference to the age profile figures contained within the Scoping Report.

- 8.11 To rebalance the ageing population and the prevailing property type within the village, the Neighbourhood Plan wishes to encourage a more appropriate mix of new properties to help diversify the housing stock and successfully accommodate the future housing needs of a more sustainable community.
- 8.12 A modest proportion of houses in the parish (compared with surrounding communities) have 4 bedrooms, however many of these are of older design, often without amenities now popular in contemporary properties (such as en-suite bathrooms and open plan living arrangements). There is also only a limited number of larger, 5-bedroom properties. Larger properties with modern amenities are increasingly desired by younger people needing to accommodate a growing family, to provide unshared bedrooms to older children, or provide for elderly relatives in the home, to provide a home office or simply to provide a guest room. It is considered important to provide larger houses within the overall housing mix which are attractive to younger families to achieve a more balanced demographic for the parish and the continuing viability of the village schools, local shops and services.
- 8.13 Policy H2 addresses the issue of housing type, mix and density. Its fourth and fifth components address affordable housing. The Parish Council is keen to ensure that new affordable housing in the neighbourhood area should be allocated on local connection criteria. The following local connection criteria overlap with those used by the District Council in its Section 106 lettings principles. All new affordable housing in Cherry Willingham should be allocated based on local connection criteria meaning that priority should be given to people who can demonstrate a strong local connection to the village and whose needs cannot be met by the open market. The local connection prioritisation is as follows:
1. Was born in the Parish of Cherry Willingham;
 2. Has permanently resided for 5 years or more in the Parish of Cherry Willingham;
 3. Used to permanently live in the Parish of Cherry Willingham for 5 years or more but has been forced to move away because of the lack of affordable housing;
 4. Has been permanently employed in the Parish of Cherry Willingham for 5 years or more;
 5. Has permanently resided for between 1 and 5 years in the Parish of Cherry Willingham;
 6. Has lived in the Parish of Cherry Willingham for between 1 and 5 years but has been forced to move away because of the lack of affordable housing;
 7. Has been permanently employed in the parish of Cherry Willingham for between 1 and 5 years;
 8. Needs to reside in the parish of Cherry Willingham to give or receive family care and support.

Policy H2: Housing Type, Mix and Density

1. Proposals for new housing development of 6 or more dwellings should deliver housing of a size, type and tenure appropriate to the site and locality. Proposals will be informed by:
 - a) Strategic housing market assessments;
 - b) the local demographic context and future trends; and
 - c) local assessments of housing need and demand.
2. Proposals for new housing for the elderly, including supported and specialist accommodation, shall be supported where they are responding to a specific need over the plan period.
3. The five allocated housing sites should be designed at densities to deliver the anticipated yields set out in Policy H1. Elsewhere development proposals should deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of the existing built form and landscape).

Affordable Housing

4. Where affordable housing is to be provided on site, it must be fully integrated with the market housing throughout the development.
5. Affordable housing should be aesthetically indistinguishable from market housing.

9 Infill development and Redevelopment Opportunities

- 9.1 The Neighbourhood Plan provides an opportunity to address the likelihood for infill developments to come forward on sites within the existing developed footprint¹ of Cherry Willingham. This could make an effective and appropriate use of available land within the parish. Policy H3 has been carefully designed to secure high-quality infill development. It is an important part of the Plan's wider ambition to 'Raise the Bar'.
- 9.2 The Neighbourhood Plan provides an opportunity for sensitive residential development that is appropriate to the site concerned and that can contribute towards addressing the housing needs in the Plan area.

Policy H3 applies to the principal settlement of Cherry Willingham. As a larger village in the settlement hierarchy it has a vibrant range of retail, commercial and community facilities.

"Little Cherry"

- 9.3 The area to the North of the parish, known locally as, "Little Cherry" is a small detached built up area with no facilities and only limited transport services to nearby larger settlements. Any development proposals which come forward in Little Cherry in the Plan period will be considered on their merits within the context provided by national planning policy and relevant policies in the CLLP. In the absence of any definitive statement in the CLLP the District Council has indicated that it will consider Little Cherry as a Small Village (within the settlement hierarchy set out in Policy LP2 of the adopted development plan) until such time as the matter is definitively resolved in any review of that Plan.

¹ *The developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:*

a) Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;

b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;

c) Agricultural buildings and associated land on the edge of the settlement; and

d) Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Policy H3: Infill Development in Cherry Willingham

1. Residential development on infill sites, within the existing developed footprint** of Cherry Willingham, including the conversion of suitable buildings, outside of the identified housing allocations, shall be supported, provided it adheres to other statutory, Local Plan and Neighbourhood Plan policies and the following:
 - a) the scheme is in-keeping with the character of the area, particularly in relation to historic development patterns and building plot sizes;
 - b) the scheme does not detract from the setting of a Listed Building or identified non-designated heritage asset; and
 - c) building lines and boundary treatments shall reflect the positive characteristics of the area and, where appropriate, native planting species should be sought.

***The developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:*

a) Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;

b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;

c) Agricultural buildings and associated land on the edge of the settlement; and.

d) Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

10 Employment and business opportunities

- 10.1 A key aspiration of the Neighbourhood Plan is to secure the long-term sustainability of Cherry Willingham and the wider parish. In recent years, several major businesses have closed, and Cherry Willingham has lost some of its service and facilities. This section of the Plan sets out to provide a positive context within which businesses can be established and grow over the plan period, to aid the sustainability of the village.
- 10.2 The Plan area has a wide variety of businesses and ways that the products and services are delivered. These include:
- Two public houses
 - Co-op supermarket
 - Pizza Takeaway
 - Tea room
 - Care home
 - Service Station
 - Fish and Chip shop
 - Hairdressers
 - Chinese Takeaway
 - Chemist
 - General Store
 - Post Office
 - Butchers
 - Gym
 - Churches
- 10.3 There are limited opportunities to extend the premises at The Parade, the main concentration of businesses in Cherry Willingham, but a small, otherwise constrained site exists between the rear of the shops and the railway, which could be ideal for small, start-up business units.
- 10.4 Policies R1 and R2 of this Plan set out a context in which the principal concentrations of retail outlets and other businesses are identified and protected. These businesses provide both employment and a wider community and social function. This section therefore includes a positive policy to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF support will be given to the following enterprises and projects:
- business proposals that support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
 - proposals that promote the development and diversification of agriculture and other land based rural businesses, provided amenity is safeguarded.

- proposals that support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors (including the proposed marina).
- Policy R1 sets out a policy specifically for the identified Village Centre.

10.5 The Neighbourhood Plan also recognises the importance of smaller businesses in sustaining the vitality and viability of the community during the working day and in reducing the levels of commuting to nearby larger towns and cities. In some cases, businesses operating from the owner's home do not need planning permission.

Cherry Willingham Marina

10.6 A new marina development with ancillary facilities, holiday lodges and a hotel located at distance from the built-up area of the village at Willingham Fen has current planning permission. However, a more recent, revised, planning application for a modified scheme has now been submitted for consideration by West Lindsey District Council.

10.7 As the village community generally supported the original proposal because of the employment and leisure opportunities it incorporated, the Neighbourhood Plan supports this proposed development and the employment offer to the wider community.

Policy E1: Enabling Employment Opportunities

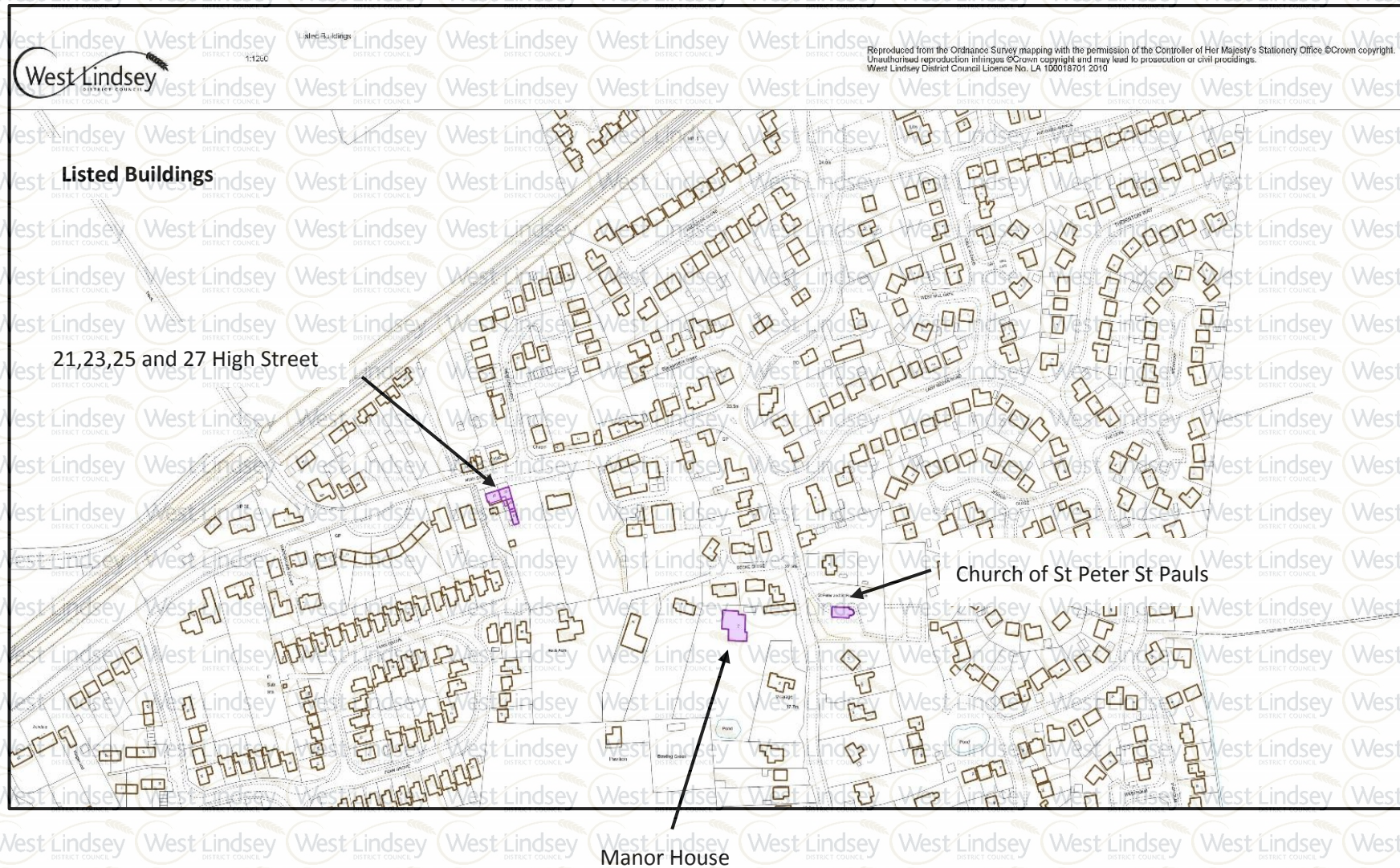
1. Proposals for new, or the expansion and regeneration of existing, businesses (including leisure and tourism related industries) in the parish of Cherry Willingham shall be supported, provided it adheres to other statutory, Local Plan and Neighbourhood Plan policies and the following:
 - a) the proposal seeks to improve the visual amenity of the area;
 - b) it can be demonstrated that there will be no unacceptable adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;
 - c) it recognises the significance of local heritage assets as a central part of the design and layout, has special regard to the desirability of preserving the asset and its setting;
 - d) it does not have unacceptable adverse impact on the residential amenity of nearby properties;
 - e) does not have an unacceptable negative impact on the local environment and biodiversity; and
 - f) where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development – especially those with historic merit.

11 Historic Environment

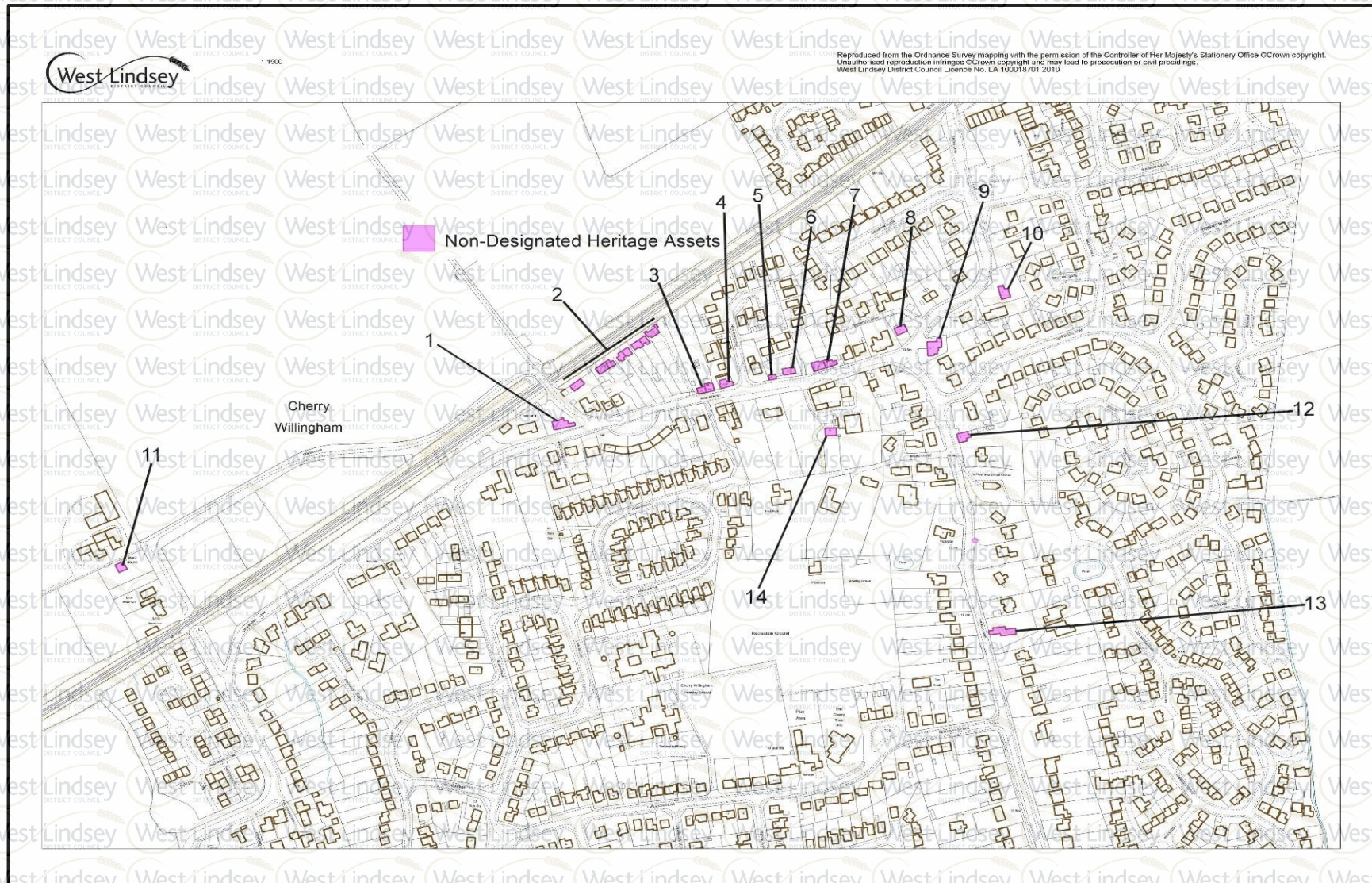
- 11.1 Most visitors to the village will simply see a community that has grown dramatically and will be unaware that it has a much longer history. Therefore, the rarity and 'hidden' nature of these assets makes their importance and contribution to the fabric of the village particularly valued.
- 11.2 The earliest documentary evidence is its presence in the Domesday Book of AD1086. However, in the village and surrounding area there have been many finds from the Iron Age, through the Romans and Anglo-Saxons, and the medieval period to the 19th century.
- 11.3 There has been a manor house since at least AD1306 although the present building is more modern. It is believed that there has also been a church in the village for many centuries but the current one is a fine and rare example from AD1753. In the last few years, much work has been undertaken to save and restore a medieval fish pond which was probably attached to the manor house.
- 11.4 The village is set in the context of the Witham Valley with its key monastic sites and the growth in importance of nearby Lincoln. Both are significant for the history and heritage of Cherry Willingham.
- 11.5 The village has some important designated buildings and sites of historical interest. These include:
- **St Peter and St Paul's Church** - The St Peter and Paul Church has a Grade 1 Listing.
 - **The Manor House** - Even though much of the structure of The Manor House is not the original it still merits a Grade 2 Listing.
 - **Gilbert's Pond** - is early medieval and gravity fed from spring lines, which run from east to west through the village. It was named after 'Gilbert de Ghent' the landowner named in the Domesday Records of 1086. It is the only remaining one that was originally part of a group serving the Manor House and the residents of the village with food.
- 11.6 Although the Central Lincolnshire Local Plan planning policies and national legislation already afford protection to Listed Buildings and Conservation Areas, there are some other local 'Non-Designated Heritage Assets' that have an important relevance culturally, or which make a notable contribution to the character of the village.
- 11.7 A Heritage Asset is defined in the National Planning Policy Framework as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and non-designated heritage assets. The heritage assets within the parish are consequently identified for ease of reference at Appendix 2. It should be noted however, that periodic review may result in additional heritage assets being identified.

11.8 The Plan has identified a series of non-designated assets. They are shown on Map 4. An initial list on non-designated assets were submitted by the Cherry Willingham Heritage Society and included building or sites felt by the Heritage Society to be significant. This list was also informed by work carried out over years as part of a bid to create a conservation area within the village centre. Additional assets were assessed and added to the list of non-designated assets based on suggestions made during public consultation.

Map 3: Designated Heritage Assets in Cherry Willingham



Map 4: Non-Designated Heritage Assets in Cherry Willingham



Policy HE1: Protecting the Historic Environment

1. Developments proposing alteration or demolition that will be detrimental to the significance of a designated heritage asset, as identified on Map 3, shall be supported where it can be satisfactorily demonstrated that the proposal has sensitively addressed the following matters:
 - a) its scale and its impact on the heritage asset;
 - b) its design;
 - c) the materials to be used and their relationship to those already used within the heritage asset;
 - d) the siting of any alteration in relation to the heritage asset;
 - e) the setting of any proposal in relation to the heritage asset; and
 - f) Any views away from and towards the designated assets.

Change of use affecting of Designated heritage assets

2. The change of use of designated heritage assets shall be permitted where the proposed use that is compatible with the fabric, interior and setting of the building.
3. Proposed new uses that would adversely affect the fabric, character, appearance or setting of such designated heritage assets shall not be supported.

Non-Designated Heritage Assets

4. The development, alteration or change of use of an identified non-designated heritage assets, as identified on map 4 and within Appendix 2, shall be supported where it can be demonstrated that the proposal will not unacceptably alter the exterior appearance and detract from its historic fabric or significance.

12 Provision of new Public Open Space

Public Open Spaces

- 12.1 Cherry Willingham has several areas of public open space. These spaces contribute significantly to its open, rural aspect and towards the health and wellbeing of the wider community. They provide both visual and recreational benefits to the wider community. There are several different types of public open space, which include:

Sports and recreational fields or indoor facilities

- 12.2 Cherry Willingham has a good range of sports facilities including:
- football pitches and a 3G all-weather pitch at the community school;
 - tennis and badminton courts at the community school;
 - a gym at the Community School;
 - football pitches at the Laburnum Ave playing fields;
 - a Cricket pitch at the Laburnum Ave playing fields;
 - a bowling green at the Laburnum Ave playing fields;
 - the village hall is also used by a few sports and social clubs including a tennis club.

Children's play areas

- 12.3 There are currently two major children's play areas within the village. These are at:
- Laburnum Ave Playing Fields;
 - St Paul's Ave Playing Fields.

Both play areas are maintained to a high standard by the Parish Council. A privately maintained toddlers' play area has also been provided at the Jubilee Close development for the residents of Jubilee Park.

Allotments

- 12.4 There is one area of allotment land in the parish, located off High Street. This is however not publicly owned and has no protection as allotment provision.

Amenity green space

- 12.5 Amenity green spaces are smaller areas of open space and generally sit within residential areas providing small areas of greenery. Although they don't tend to be actively used, in their own way they do nevertheless contribute to the openness and attractiveness of the village. In some cases, they also provide for wetland habitats and wildlife environments.

Cherry Fields Green Space

- 12.6 Cherry Fields is a large area of open space situated to the South of the village covering 26 acres of land. This will form another significant area of public space, including amenity space and walks to the Witham.

Churchyards and cemeteries

- 12.7 The current burial ground for the village is within the churchyard of St Peter St Paul's church. This is an important space within the centre of the village and provides a tranquil area for residents to visit

New open space standards

- 12.8 The Central Lincolnshire Local Plan acknowledges that accessible, quality open spaces, sport and recreation facilities make a significant contribution to the health, wellbeing, and social cohesion of communities. Policy LP24 provides guidance on the size, type and use of public open space. Policy OS1 provides a link to this development plan standard. It will continue to make the policy up to date in the event that the Local Plan is updated or amended.
- 12.9 Furthermore, these spaces also have wider environmental benefits. They support biodiversity, providing valuable habitat and links within the existing green network, which allow wildlife to migrate and better adapt to our changing climate.
- 12.10 Open spaces can also play a key role in flood risk management and are key elements to developing successful Sustainable Urban Drainage Systems (SuDS).
- 12.11 As important open spaces within the wider landscape, the provision of high quality natural areas, parkland and green transport corridors can also contribute to the perception of an area as an attractive place to live, work and visit.
- 12.12 For Cherry Willingham, notwithstanding the juxtaposition of the village with surrounding countryside, community engagement highlighted the comparative lack of provision and access to areas of useable open space.
- 12.13 To ensure that the benefits derived from good quality open space provision can be enjoyed by residents, it is expected that new developments be required to include a level of new open space and recreation provision to meet the development's needs in accordance with Local Plan standards or any more locally derived audit standards. Policy OS1 has been designed to apply to new residential development. Its application will mainly be to the five allocated housing sites. Nevertheless, it has the potential to be applied to other residential development which may come forward in the Plan period.
- 12.14 The required standards should be considered in respect of the quantity, quality and accessibility of open space provision within Cherry Willingham and used to inform the provision requirements for new development mindful of other policy aspirations in this Plan. In accordance with Policy LP24 of the Central Lincolnshire Local Plan public open space should be provided on the development site concerned in the first instance. However, that policy acknowledges that there may be circumstances where on-site provision is neither feasible nor suitable. In these circumstances, consideration will be given to an off-site financial contribution to a new facility or the upgrading and improvement of an existing facility.

Policy OS1: Provision of new Public Open Space

1. New development should provide public open space to development plan standards. New public open space should be designed in a way that ensures that it is:
 - a) accessible, safe and inclusive to all; and
 - b) safeguards and enhances the natural environment and local habitats.
2. Where appropriate, the design and layout of the open spaces should allow habitat and species connectivity through linking new open space to existing habitats and green spaces.

13 Local Green Space

13.1 Some areas of open space have been assessed against the criteria set out in paragraph 77 of the NPPF. Based on this assessment they are identified as Local Green Spaces in Policy 7. A Local Green Space designation can be used where the green space is:

- in reasonably proximity to the community it serves;
- demonstrably special to a local community and holds a local significance, for example its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

13.2 The designated local green spaces vary significantly in their size and function. This contributes to the character of the village and provides very different opportunities for their use. There are three very significant areas of recreational space that are considered important by the community. These are:

- LGS 1: Triangle – Fiskerton Road;
- LGS 2: Playing Field;
- LGS 3: St Paul’s Play Area;
- LGS 4: Jubilee Close Play Area;
- LGS 5: Minster Drive Amenity Space;
- LGS 6: Ladymeers Road and sloping green;
- LGS 7: The Parade;
- LGS 8: School playing field;
- LGS 9: Laburnum Drive;
- LGS10: Green space and play area on Hawthorn Road.

13.3 The detailed Local Green Space justification can be found in Appendix 3.

Policy OS2: Local Green Space

1. The following areas, as identified on Maps 5 and 6, are designated as Local Green Spaces. They shall be protected from development due to their local significance or community value.

LGS 1: Triangle – Fiskerton Road;

LGS 2: Playing Field;

LGS 3: St Paul’s Play Area;

LGS 4: Jubilee Close Play Area;

LGS 5: Minster Drive Amenity Space;

LGS 6: Ladymeers Road and sloping green;

LGS 7: The Parade;

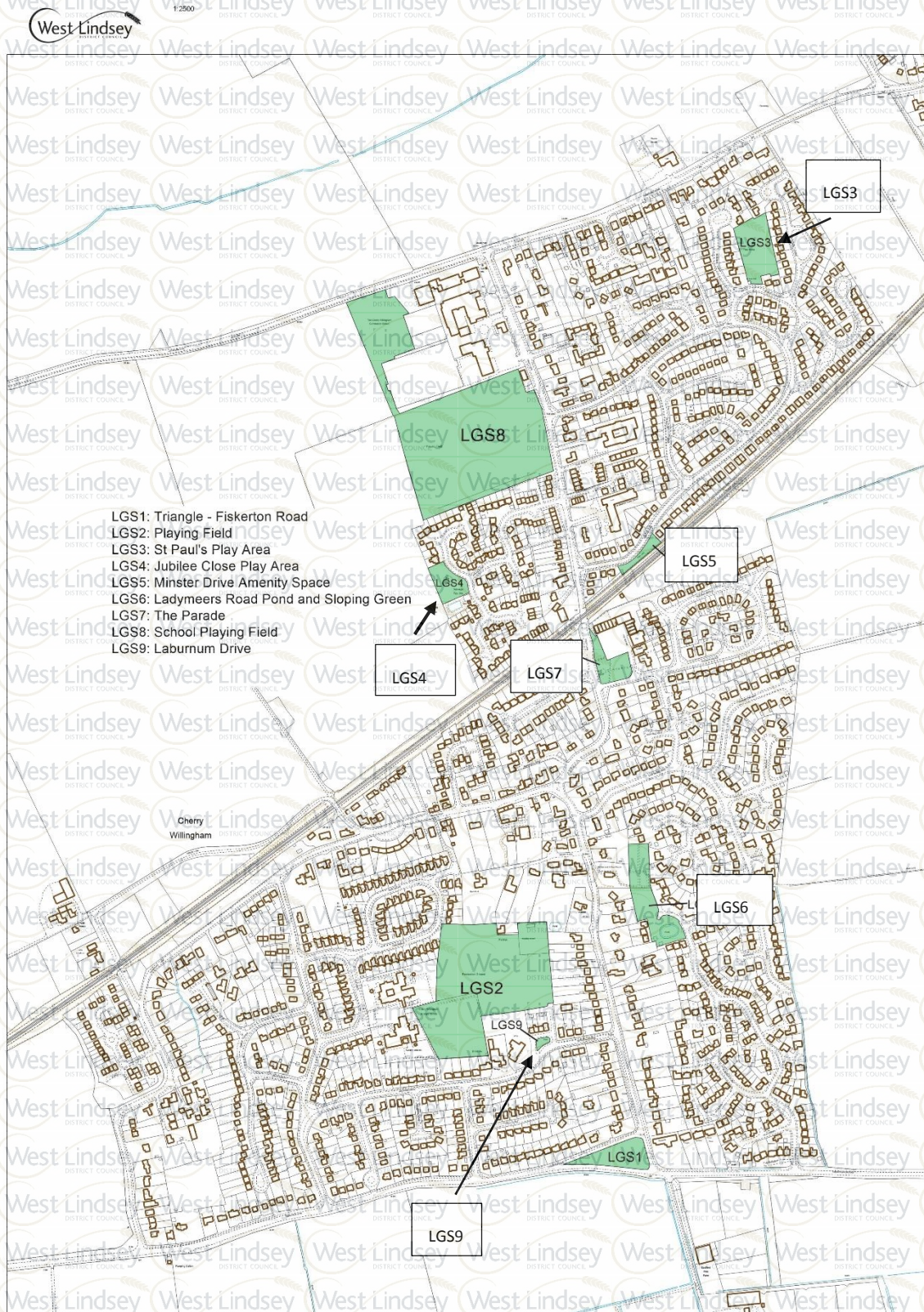
LGS 8: School playing field;

LGS 9: Laburnum Drive;

LGS10: Green space and play area on Hawthorn Road.

2. Development on land designated as Local Green Space shall only be supported in exceptional circumstances, where it can be demonstrated that the development will not conflict with the purpose of the designation.

Map 5: Local Green Spaces in Cherry Willingham



Map 6: Local green space map off Hawthorn Road



LGS10: Green Space and Play area - Hawthorn Road

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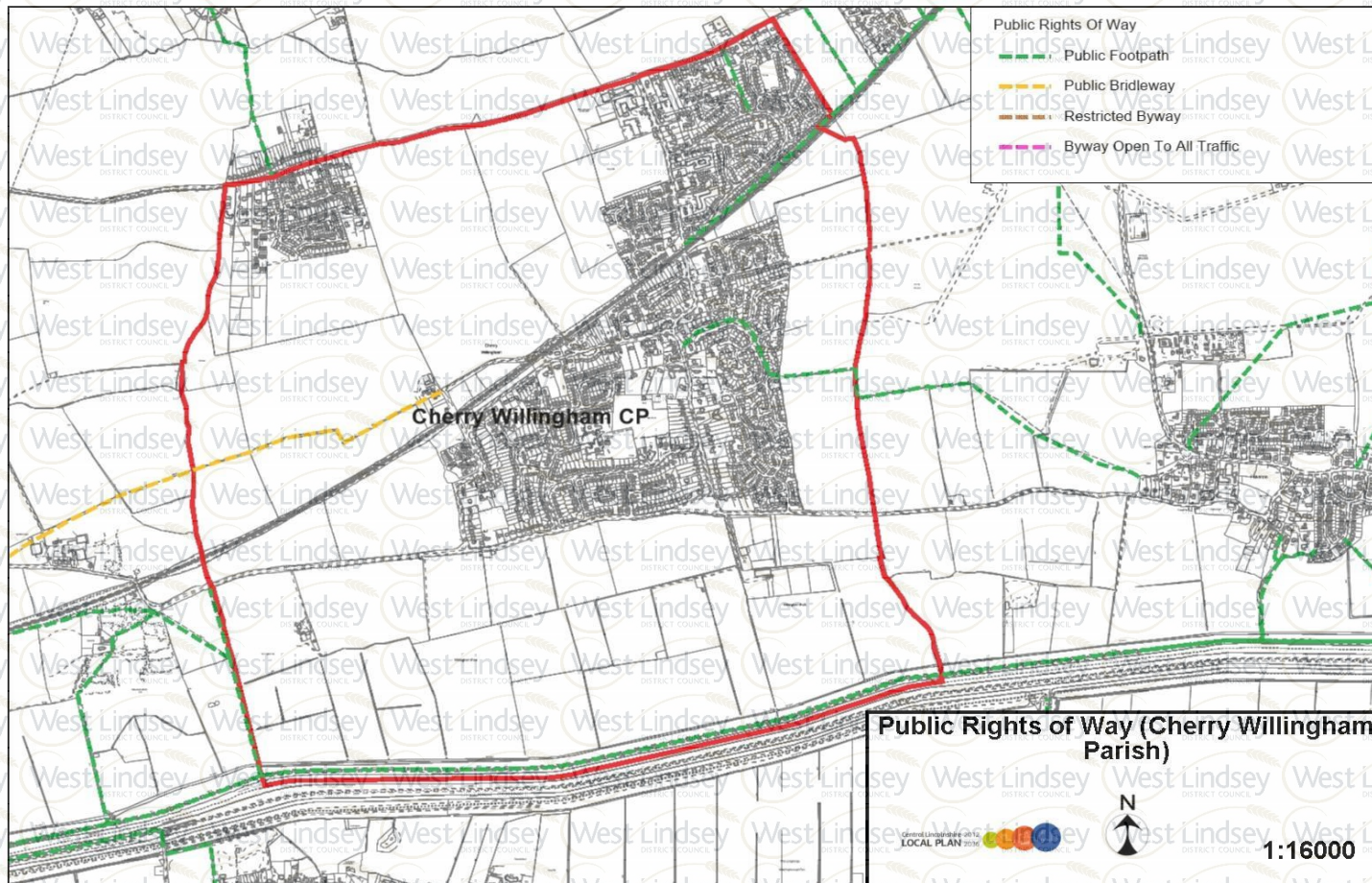
14Public access

- 14.1 The Neighbourhood Plan Steering Group, and through the public consultation, identified a range of open spaces and footpaths that were valued by the community.
- 14.2 The community would like to see the enhancement of the public access network through upgrading the condition, context and / or status of existing paths; and the creation of new off-road routes, to provide a range of safe and attractive interconnected paths and cycleways. The linking of new and existing routes will lead to the establishment of a series of circular routes, providing walking, cycling and in places horse riding options to both residents and visitors to the area. A more direct off-highway access route to the Hawthorn Avenue area of the village ("Little Cherry") which is presently detached from the village.
- 14.3 In addition, there is a community aspiration (the Witham Valley Access Project) to see a new route between Cherry Willingham and Fiskerton along Fiskerton Road and to the River Witham, the Viking Way and the Water Rail Way.
- 14.4 It is expected that new footpath and cycleways will adhere to best practice requirements including 'Making Space for Cycling' www.makingspaceforcycling.org

Policy OS3: Footpaths and cycleways

1. Development proposals directly related to improving or extending non-vehicular routes, as identified on map 7, shall be supported where proposals:
 - a) do not detract from the landscape character or ecological value, as defined in the most recent Cherry Willingham Landscape Character Assessment;
 - b) there is no unduly adverse impact on the private amenity of nearby or directly adjoining neighbouring properties.
2. Developments that propose improvements to the existing public footpaths between Cherry Willingham, "Little Cherry" and Fiskerton, shall be strongly supported.

Map 7: Public Rights of Way within Cherry Willingham Neighbourhood Plan Area



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 Date 08 February 2016

15 Design principles for Cherry Willingham

- 15.1 To design successful places, all new development should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning and place making. High quality sustainable design is design that is of a notable standard, which, by its nature, will sustain over the longer term, is adaptable, and it is fit for purpose in the 21st Century.
- 15.2 A fundamental part of achieving high quality sustainable design, and ultimately high quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities that contribute to local distinctiveness.
- 15.3 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.
- 15.4 It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of this policy is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site, or in the context of the wider neighbourhood area.
- 15.5 It is an aspiration of the Neighbourhood Plan as reiterated in the Vision and supported by the community for the parish to retain its rural setting. The relationship and visual connection between the built areas of the parish and the surrounding countryside is considered critical to retaining the rural 'sense of place' that the village enjoys and is one of its defining characteristics.
- 15.6 A key requirement of any new development is to ensure that it is not just another 'bolt on' area of development, but that it contributes to wider 'place making' desires and opportunities.
- 15.7 To do this it must open opportunities for new and existing residents to move easily to and from the village centre and key services. Therefore, an emphasis on connections that are direct, safe and pleasant is expected from new development proposals.
- 15.8 Similar connections between new and existing housing is also considered important to support a well-integrated community. The Neighbourhood Plan seeks to ensure that new developments respond positively to such objectives and therefore endorses the approach identified by Building for life 12. (see Appendix 5).
- 15.9 The Neighbourhood Plan seeks to ensure that new developments respond positively to such objectives and therefore endorses the approach identified by Building for Life 12 which recognises the importance of the spaces between and around new homes that can sometimes be overlooked, but which are vital to the quality and attractiveness of a place.

15.10 The Cherry Willingham Landscape Character Assessment 2014 (prepared together with a Character Appraisal) will be used to help inform design principles and outcomes for new development proposals in the parish.

Character of the built-up areas

15.11 The built areas of the village are located on both sides of the Grimsby - Lincoln railway line. The smaller areas of settlement to the north of the railway generally comprise newer development and has a suburban form that includes the Community School. Little Cherry has developed along Hawthorn Road and recently there have been several housing developments onto farmland to the South of 'Little Cherry'.

15.12 The larger, main area of settlement to the south of the railway has a relatively small historical core based around the High Street and Church Lane with several Listed Buildings. This small area is a significant contributor to the character of the village and as such any new development needs to sensitively reflect the details of its built heritage in design, layout and materials. The village has spread to the south of the High Street with numerous more modern developments of suburban character. The most recent of these is a relatively large housing development of unremarkable design and layout along Lady Meers Avenue, on the east side of the village.

15.13 The sports pitch and primary school fields are the only break in the built form of this part of the main village.

15.14 The railway has in part created a development boundary for the southern part of the settlement and has prevented it from spreading north. Similarly, Fiskerton Road defines the southern boundary of the village, as does Waterford Lane which runs along the eastern boundary the village. These roads create a landscape feature that has contained and prevented the development from spreading into the countryside. Most properties are located on the village side of the road and face south and west looking across the surrounding valley landscape. This composition is a key feature that defines the external edge of the village – a characteristic that also defines the northern edge of the village along Hawthorn Avenue as it connects towards Reepham.

15.15 The village sits in an agricultural context surrounded by arable and pastoral fields with sporadic small areas of woodland and intermittent hedgerows. The River Witham is located approximately 100m to the south of the village flowing to the east. The river sits within an area of valley over which Cherry Willingham is generally outward looking.

Geology

15.16 The National and Regional Landscape Character Assessments have identified many different character areas across the District. To some extent this reflects the geology of the area. The Limestones, which form a line of hills cutting through Lincolnshire to the west and the Clay Vale to the east, both influence the local landscape.

15.17 The British Geological Survey Bedrock Map shows that the fields to the west of the village are on a band of Blisworth Clay, whilst the centre of the parish and most of the built-up areas, sits on Cornbrash (shelly Limestone) and Kellaways Beds (a mix of sandstone, siltstone and mudstone). To the east of the parish, moving towards Repham and Fiskerton there is Oxford Clay. The superficial geology map however shows these rocks to be covered in a layer of mixed glacial outwash with a lens of (till) boulder clay covering the northern and eastern half of the main village. Willingham Fen along the river, also has a covering of superficial deposits of peaty material with sand and gravel beneath.

Landscape

15.18 The topography to the north of the railway line is gently undulating, with the area to the north of Fox Covert wood being the high point of the parish. The central area of the parish is predominantly flat but slopes very gently from Hawthorn Road in the north to the River Witham in the South. South of Fiskerton Road the land slopes down to Willingham Fen and the River Witham. These differing topographical areas of the Parish are consistent with the underlying geology and reflect the District and Parish Landscape Character Assessments (see Appendix 4).

15.19 The Landscape Character Assessment work confirms the largely open agricultural setting of the village. This enables important open views (west to the Cathedral and east to Fiskerton Church) and vistas (towards the Witham Valley and north from Hawthorn Road). On the other hand, there are places where this openness is at odds with a sense of enclosure for the village. This is exacerbated by the relative paucity of woodlands although some, often rather ageing, hedgerow trees continue to make an important contribution, particularly along Green Lane, Waterford Lane and the railway line. In many places the edge of the built-up area is well defined by the landscape, such as along Hawthorn Road, Fiskerton Road and Waterford Lane/Railway line. Elsewhere, the edge of the built-up areas is weaker, as at Little Cherry and the whole north-western side of the village, where it is little more than a field boundary.

15.20 More areas of structural woodland planting associated with new developments could create enclosure and frame important vistas and views.

Ecology

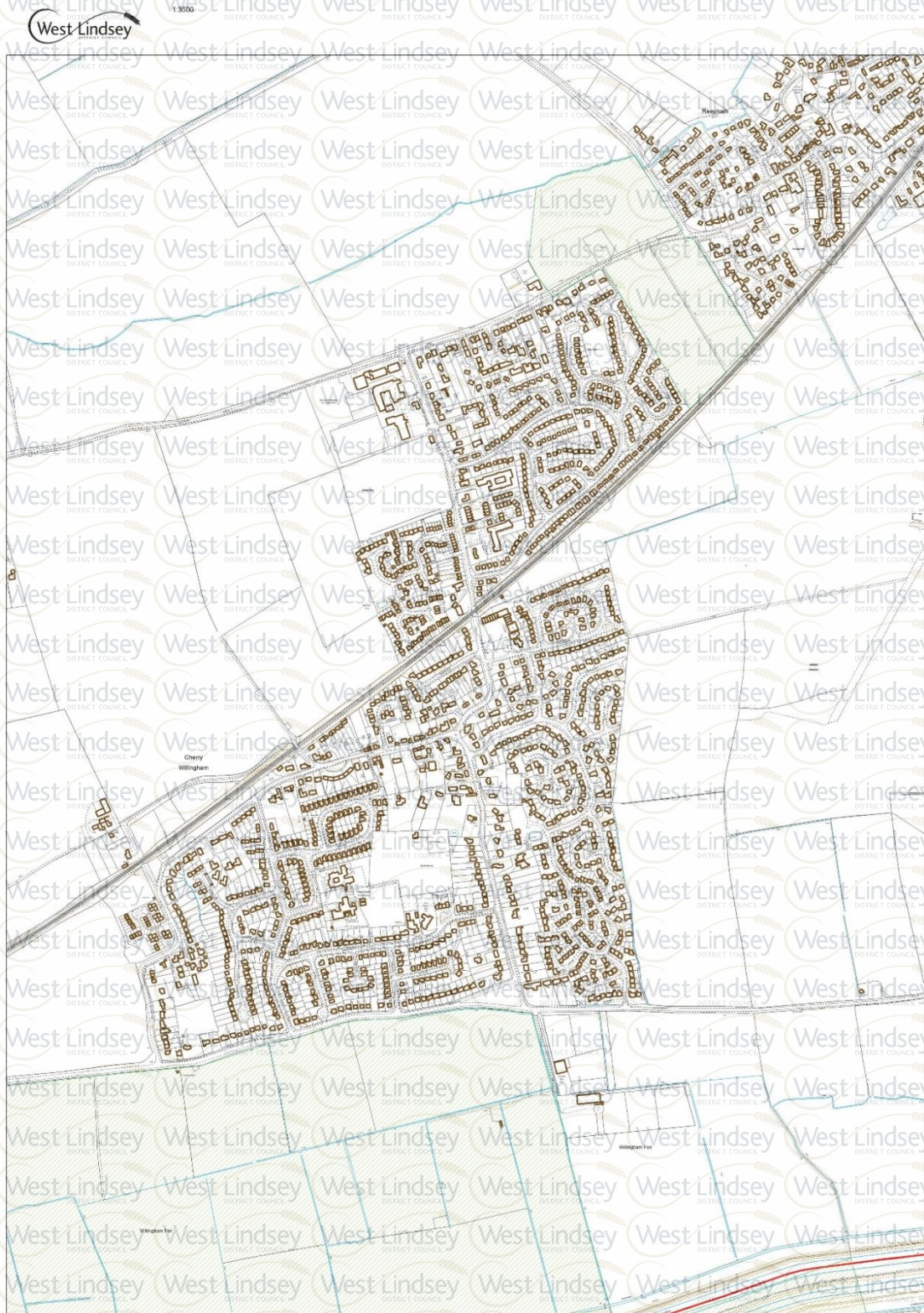
15.21 Although there are some significant trees within the parish, the only Site of Nature Conservation Interest lies to the west of the parish boundary. The wet land bordering the River Witham is also rich in biodiversity with rare plants and nesting birds often seen within the reed beds and along the banks in the Spring and Summer.

Green Wedges

15.22 The Central Lincolnshire Local Plan identifies two areas of "Green Wedge" between the settlements of Cherry Willingham and Reepham, and Cherry Willingham and Washingborough, North Greetwell, Fiskerton and Lincoln. The purpose of the Green Wedges is to restrict the coalescence between separate built up areas and avoid urban sprawl. This

Neighbourhood Plan supports these designations and seeks to restrict any merging with neighbouring settlements.

Map 8: Green Wedge Designation in Cherry Willingham



Policy D1: Design principles for Cherry Willingham

1. Development proposals will be supported where they are of a high standard of design that have fully considered the relevant design principles, below:

Local character and distinctiveness

- a) new development, particularly larger schemes, shall respect its wider surroundings, in relation to historic development patterns or building plot sizes and forms; density; topography and landscape character.

Architectural Quality

- b) new development shall respect its context, and deliver high quality architecture in terms of density, height, scale, materials and detailing.
- c) developments in prominent positions to the settlement will be of particularly high-quality design that will serve to reinforce a positive perception about the quality of the place and respect its relationship with its surroundings.

Environment and Landscape

- d) any existing mature trees and boundary hedgerows, that are within or on the boundary of development sites, shall be retained and protected.
- e) where boundary treatments are proposed, these shall incorporate a degree of native boundary planting to soften their appearance and avoid any 'hard edges' between the site and the adjacent or surrounding countryside.
- f) developments shall respect the purpose of the green wedge designations as identified in Policy LP22 of the Central Lincolnshire Local Plan.

Accessibility and movement

- g) new development should ensure that all people, including those with disabilities, can easily and comfortably move through and into it; prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; establish both visual and functional relationships between different parts of a development and between the development and its wider setting.

Design and Construction

- h) incorporate, where possible, any carbon reduction and renewable energy materials through the latest technology and construction methods.
- i) where appropriate, proposals shall take inspiration from the latest Building for Life (12) guidance on good design and incorporate these principles into the proposal.

Parking and layout

- j) where developments are proposing on-street parking provision, this shall be incorporated into the layout of the development through clearly defined parking bays; and
- k) where a development is proposing a complex or block development, consideration shall be given to the inclusion of visitor parking spaces to avoid unnecessary clutter and on-street parking.

16 Village Centre and Wider Retail Provision

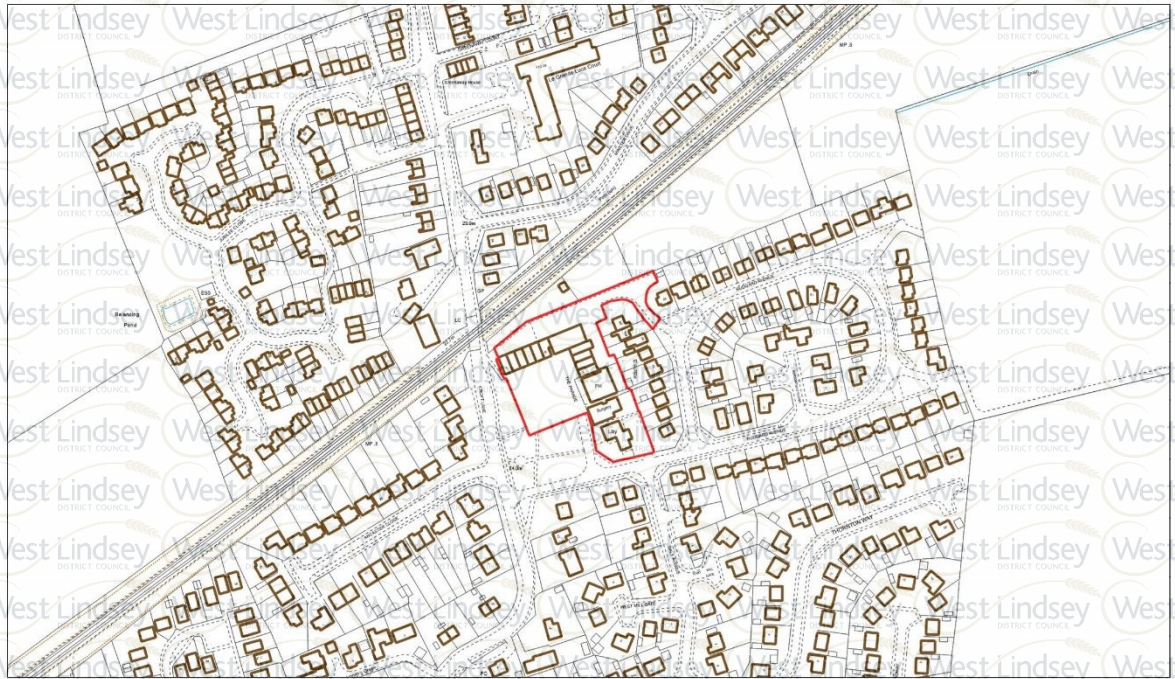


- 16.1 Retail provision is an important asset to the village and it is important that our existing retail provision is protected and enhanced to support a growing and sustainable community. The village has a village centre (The Parade) which provides an important range of facilities used by residents and the surrounding communities. Despite losses, Cherry Willingham has retained a reasonable range of retail (class A1, A3 and A4) units within the centre, including a small supermarket and some independent shops (which function well alongside the public house, library and doctors' surgery). The centre is well located to be accessible from the surrounding residential areas.
- 16.2 Throughout the public consultation, it was evident that residents would appreciate a wider choice in retail offer and would also wish to see the public realm around the local shops improved, to help sustain the centre. The Neighbourhood Plan contains policies to protect and extend the range of retail provision within the centre and encourage its improvement.
- 16.3 Given the support for local shops by the community, it is important that Neighbourhood Plan policy supports the continuing predominance of retail units and resists proposals that would reduce the number of these units within the village centre. Proposals to change the use of any further units within the established village centre to other uses will only be supported where it can be shown that such a change would enhance the retail experience by providing alternative services and facilities. Policy R1 should be read in conjunction with Policy E1. Both policies set out in overlapping ways the opportunities that exist for new and extended commercial activity in the neighbourhood area. Policy R1 addresses retail and commercial activities in the Village Centre. Policy CF1 addresses community facilities within the wider neighbourhood area, some of which are located in the village centre.

Map 9: Cherry Willingham 'Village Centre'



1:2000



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Policy R1: Village Centre

1. Proposals for the change of use from retail A1, A2, A3, A4 to a non-retail use on the ground floor level, in the designated 'village centre', as identified on Map 9, shall only be supported where one of the following conditions are met:
 - a) it has been satisfactorily demonstrated that it is neither economically viable* nor feasible to retain the existing or previous retail use in the property concerned and that there is no reasonable prospect of securing an alternative retail use; or
 - b) the proposed non-retail use provides a community facility which would complement the existing uses and does not adversely affect the integrity of the village centre or wider sustainability of the village.
2. Proposals that would provide additional employment or retail floorspace within or adjacent to the existing units within the designated village centre as identified on Map 9 will be supported subject to the following criteria:
 - a) the proposed development provides appropriate vehicular access and parking;
 - b) the proposed development does not unacceptably impact on the amenity of residential properties in the immediate locality; and
 - c) the proposed development supports the viability and the vitality of the village centre.

Extended employment opportunities behind the Village Centre

3. An expansion to the existing village centre for employment or retail purpose(s) will be supported provided that:
 - a) there is sufficient access and parking;
 - b) it does not negatively impact the amenity of nearby properties;
 - c) it positively supports the viability and vitality of the village centre and its supported uses.

* *Applicants will be expected to demonstrate, to the Council's satisfaction, that all reasonable efforts have been made to sell or let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.*

- 16.4 Whilst it is important that future retail development elsewhere in the parish is managed in a way that does not undermine the vitality and viability of the village centre, it is recognised that the physical constraints imposed by the form and design of the village centre (The Parade) may constrain some scales of additional development.

Policy R2: Wider Retail and Non-residential Institutions Development

1. Outside of the designated Village Centre, proposals for new A1, A2, A3, A4, D1 or D2 developments shall be permitted only where all the following conditions are met:
 - a) the scale and type of use proposed is of a scale appropriate to the role of Cherry Willingham; and
 - b) the development shall not undermine the viability or role of the established village centre as the focus for retail and commercial activity in Cherry Willingham; and
 - c) adequate servicing and car parking is provided to serve the needs of the development; and
 - d) there is no unacceptable adverse impact on the private amenity of nearby or directly adjoining neighbouring properties.

17Community facilities



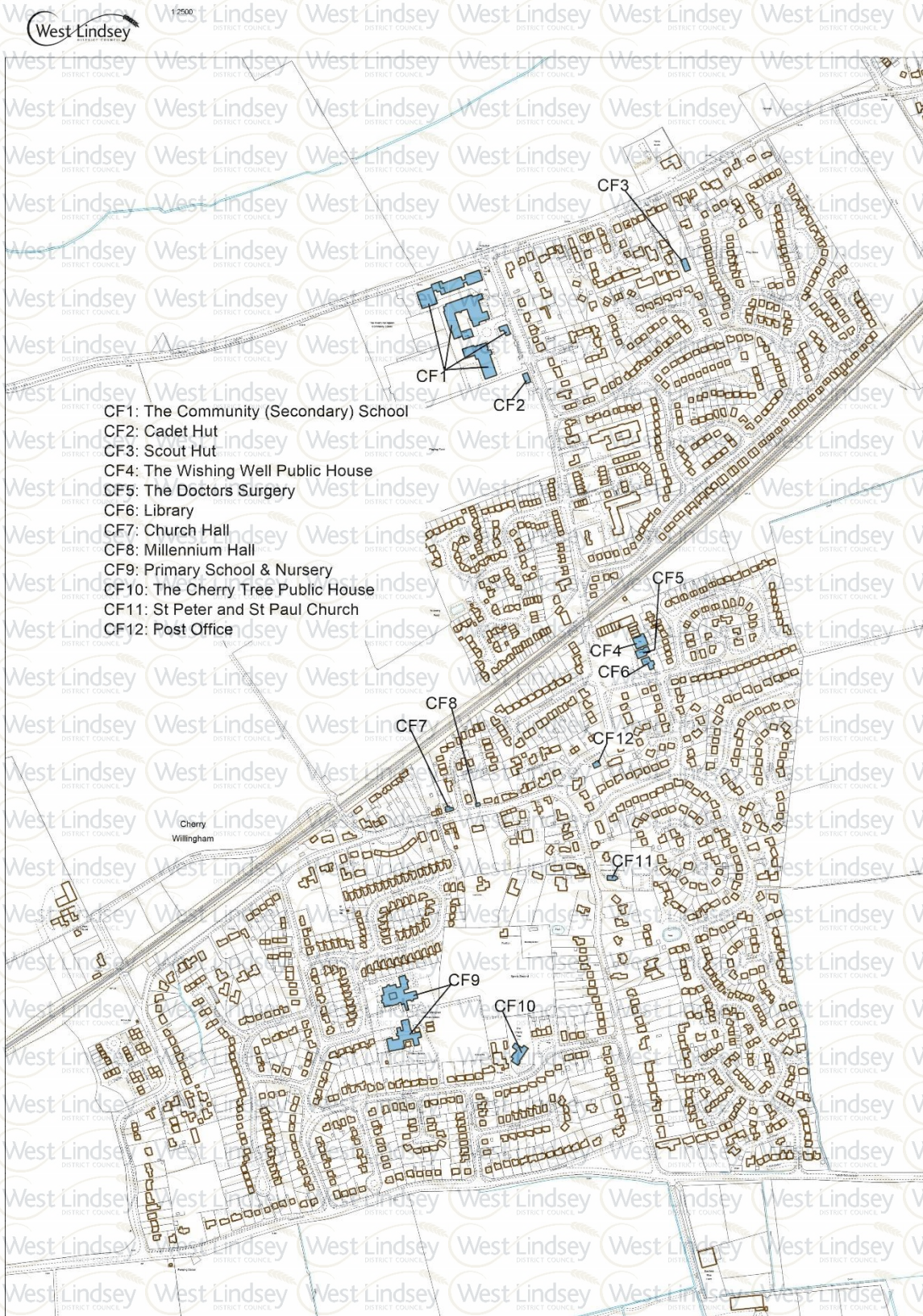
- 17.1 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development.
- 17.2 The consultation identified that the 'built' community facilities within the village were of a good quality and provided useful spaces to provide social activities.
- 17.3 Not all community facilities are needed to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis and enable the village to retain and enhance as many of these important services as possible. New developments should be encouraged to be near these facilities or provide new, enhanced or additional walking and cycling links to improve access to and from these facilities.
- 17.4 The key community services and facilities within the Parish are identified as:
- The Community (secondary) School;
 - Cadet Hut;
 - Scout Hut;
 - The Wishing Well Public House;
 - The Doctors Surgery;
 - Library;
 - Church Hall;
 - Millennium Hall;
 - Primary School and Nursery;
 - The Cherry Tree Public House;
 - St Peter and St Paul Church;
 - Post Office.
- 17.5 The community supports the development of additional community facilities and believes new developments can bring new or enhanced facilities in the village.

Policy CF1: Community Facilities

1. Proposals to redevelop, or change the use of, an existing community facility, as identified on map 10, shall only be supported where one of the following conditions is met:
 - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
 - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
 - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location. Proposals for a replacement community facility directly adjacent to the existing settlement footprint of Cherry Willingham will be supported where there is a clear need for such a proposal and a more central site is not available elsewhere in the village.

** In relation to criterion a) applicants will be expected to demonstrate to the District Council that all reasonable efforts have been made to sell or let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a twelve-month period.*

Map 10: Community Services and Facilities



18 The Community Infrastructure Levy



18.1 There is concern within the community that significant levels of new development will exacerbate existing infrastructure issues within the village.

18.2 As part of the Local Plan process, the Government recognises that with increased development comes the need to invest in local infrastructure to achieve its aim of sustainable development. Both the National Planning Policy Framework and Local Plans identify the need to enhance existing and provide new infrastructure to support growth through the Community Infrastructure Levy.

18.3 Key issues raised by the community, include:

- Limited public transport connections;
- Traffic flow and congestion, particularly through the village;
- Excessive vehicular speeds, particularly on Croft Lane, Fiskerton Road and parts of Hawthorn Road;
- Uncertainty about the impact of the partial closure of Hawthorn Road to through traffic when the Lincoln Eastern Bypass is constructed;
- Poor access to other villages through footpaths or cycle ways;
- Slow and unreliable broadband access;
- On and off-street parking provision within new housing estates;
- The capacity of the local Primary School;
- Slow and unreliable broadband access;
- The capacity of existing water, sewage and drainage;
- Not to exacerbate flood risk.

18.4 West Lindsey District Council has introduced the 'Community Infrastructure Levy' that will apply to all new residential developments within Cherry Willingham. On the adoption of the Neighbourhood Plan, the Parish will be eligible for 25% of the collected CIL to spend on local

infrastructure projects. It is expected that any CIL collected will contribute towards the delivery of local communities' priorities identified in Section 19.

19Community Priorities

- 19.1 The Community Infrastructure Levy (CIL) is a national scheme which allows local planning authorities to set local charges on new development to fund the provision of infrastructure. West Lindsey District Council has introduced a Charging Schedule for CIL which contribute funds to the provision of strategic infrastructure.
- 19.2 CIL monies from new development within Cherry Willingham to be used to support local infrastructure projects that the local community feels are appropriate. The Neighbourhood Plan therefore sets out the priority community priorities for spending CIL within Cherry Willingham which have been identified through public consultation. The Neighbourhood Plan has aimed to reflect as fully as possible the identified community priorities but recognises that not all of these can be delivered through planning policies or within the scale of funds likely to come forward. It should also be recognised, that some of these require longer term interventions and therefore are aspirational. The list should therefore be considered as a 'work in progress' with periodic review as necessary.
- 19.3 It should also be noted that planning agreements under section 106 of the Planning Act may still be required to mitigate the direct impact of development on local communities. For all development schemes with a local impact, West Lindsey District Council would still normally negotiate with the developer a package of measures to limit the impacts on the local environment and residents.

Community Priority 1: The Witham Valley Access Project

19.4 Objectives:

- To provide access to the Witham Valley for residents on the North Bank.

19.5 Includes:

- Footpath/cyclepath access to the river from Cherry Willingham;
- Footpath/cyclepath from Fiskerton to Greetwell Church (giving a circular, off road walk via river, existing footpaths & Viking Way);
- Footpath cyclepath access to the Water Rail Way via a bridge over the Witham near Cherry Willingham;
- Safe footpath/cyclepath from the Hawthorn Road area to the Centre of Cherry Willingham;
- Improved surfacing (for Winter conditions) at key locations on existing paths.

19.6 Advantages:

- Promote environmental energy saving by encouraging use of alternative transport with the provision of save routes for both work & pleasure;
- Encourage exercise by providing local with circular walks, enhancing existing networks giving locals access to existing amenities;

- Opening educational opportunities for local school children with access to nature in a safe environment;
- Connecting Communities and encouraging active involvement between local villages.

Community Priority 2: Traffic management measures

19.7 There is a growing level of traffic passing through the village and a perceived issue of 'rat running'. This has resulted in excessive speeds, particularly on Croft Lane, Fiskerton Road and parts of Hawthorn Road. The village, like many others also suffers from the problems of inconsiderate parking and congestion around the schools at arrival and leaving times. Discussions with LCC Highways have indicated in principle support for introduction of good quality traffic management initiatives to address identified issues.

Community Priority 3: Improved sustainable transport infrastructure

19.8 Although reasonably well served by public transport (bus) connections to Lincoln, the service is not frequent in the evenings or at all on Sundays. There is a desire to improve this service provision.

Community Priority 4: New areas of avenue tree planting/woodland/open space

19.9 The Vision of the Neighbourhood Plan seeks (amongst other things) to strengthen the village connection with its surrounding rural context, secure a better quality of development and 'green' the environment. Opportunities should therefore be sought to create new path links with the surrounding access network and formalise those which are already in common use.

19.10 There is also perceived to be a comparative paucity of woodland areas and trees in the parish area. Greening of the approach roads to and through the village and planting more trees and structural woodlands around the edges of new development areas would greatly assist in realising the Vision.

Community Priority 5: Improvements to the built fabric and public realm in the village centre

19.11 Although commercially vibrant and successful, the village centre is architecturally 'of its time'. Community consultation has highlighted the desire to enhance the area and if possible the built fabric of the buildings, to create a true 'heart to the village' of which all can be proud.

Community Priority 6: Cultural aspirations Art/events/Sculptures

19.12 The benefits that can arise from permanent or temporary cultural events are acknowledged by reference to the many successful examples that exist up and down the country. These range from simple 'scarecrow/plant pot character festivals to musical events and permanent displays of art. There are no specific cultural events that have so far been identified, but the Parish council would wish to consider delivery of such events in the future.

20 Implementation and Review of this Neighbourhood Plan

- 20.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Cherry Willingham Parish Council will also be actively involved. Whilst West Lindsey District Council will be responsible for development management, Cherry Willingham Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 20.2 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives.
- 20.3 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 20.4 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.
- 20.5 The Neighbourhood Planning Act 2017 provides opportunities for all 'made' Neighbourhood Plans to be reviewed every 5 years for them to conform, and include, the latest legislation and the updating of any relevant evidence base.

21 Appendices:

1. Glossary
2. Non-designated Heritage Assets
3. Local Green Space
4. Landscape Character Assessment
5. Building for Life 12



22Appendix 1: Glossary



Subject	Description
A1 Class retail	One of many planning Land Use Classes. It includes shops where goods are sold, post offices, travel agents, hairdressers, florists and the sale of cold food to take away (but not hot food). Changes between the uses within the class is permitted without needing planning permission.
Affordable Housing	Annex 2 of the NPPF (2012) defines Affordable Housing as Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.
Building for Life 12	A partnership guide based on NPPF and incorporating a traffic light system for assessing how well development proposals respond to key design quality questions. (See Appendix 5).
Central Lincolnshire Local Plan (CLLP)	The Central Lincolnshire Local Plan is an adopted Development Plan for the area until 2036.
Cherry Willingham Community Plan (CW 2020)	A shared vision for the future of Cherry Willingham (developed through widespread community engagement) along with plans and actions to deliver it. The process was a major trigger for the preparation of the Neighbourhood Plan.
Evidence base	A collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other strategies and policies.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Housing Needs Assessment	A locally based study aimed at determining a notional “fair share” of housing development, within the context of a Strategic Housing Market Assessment, that a Neighbourhood Plan area can contribute,
Infrastructure Delivery Plan.	This supports the Local Plan and identifies the physical, social and green infrastructure (such as flood resilience, transport, education, primary healthcare and green infrastructure and carbon reduction measures) required to deliver the growth



Subject	Description
	aspirations of the plan. It also quantifies costs, funding gaps and potential funding partners.
Landscape Character Assessment	A process of identifying and describing variation in the character of landscape by mapping and describing character types.
Listed Buildings	Buildings and structures which are listed by the Department of Culture, Media and sport as being of special architectural and historic interest and whose protection and maintenance are subject to legal inspection before any works are carried out.
Local Green Spaces	It is a designation to provide special protection of a green area of importance to the local community, using the criteria of paragraphs 76-77 of the NPPF.
Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government's strategic planning policies for England and how these are expected to be applied in development planning documents, including neighbourhood plans, and in decisions on planning applications.
Neighbourhood Plan	Neighbourhood Plans are a new way for Communities to decide the future of the places where they live and work. The Government has introduced the right to do Neighbourhood Planning through the Localism Act 2012.
Open Space	All open space of public value, including not just land, but also areas of water which offer important opportunities for sport, recreation and can act as a visual amenity.
Strategic Housing Market Assessment	An early stage in Local Plan preparation and enables Councils to accurately and consistently assess the scale and nature of housing needs and demand in their area.
Sustainable Drainage Systems (SuDS)	Drainage for surface water which mimics natural processes and aims to avoid direct channelling of runoff into networks of pipes and sewers.
Sustainability Appraisal	A process by which the potential impacts of a plan can be identified and reported.



Subject	Description
Sustainability Scoping Report	The first stage of a Sustainability Appraisal which, amongst other things, establishes whether the correct information is being focussed on.
Windfall Sites	Sites including conversions which are not included as part of the housing land supply at the base date of the plan, but which subsequently become available for appropriate housing development, other than through Local Plan or neighbourhood plan allocation process.



23Appendix 2: Non- Designated Heritage Assets



Non-designated Heritage Assets				
Map Ref	Name of Building	Historic Merit	Contribution to local character	Photograph
1	The White House. 2 Waterford Lane	Originally a post office, one of the first houses in the village	Stands on a corner plot at the start of Green Lane. It sits on the brow of the hill in a prominent position.	
2	The Railway Cottages. 26 -42 High Street including new developments	The Old Railway Cottages, built in the 1800s, were for the workers building the railway and later used by the mine workers from Greetwell Ironstone Quarry	Positioned along the railway line and at the entrance to Green Lane. Stand back from the road with long front gardens, unusual in Cherry Willingham, although there have been some new developments built in front of two of them.	



Non-designated Heritage Assets				
Map Ref	Name of Building	Historic Merit	Contribution to local character	Photograph
3	Seeley's Cottages 22 – 24 High Street	Originally a row of cottages now converted into 2 properties. No 24 - Seeley's Cottage was built for Robert Seeley, a high-class grocer in Bailgate and a devout Methodist.	Part of the original village, stands in a prominent position on the High Street. Fronts straight onto the path. Not a usual feature in the village.	
4	The Old School House High Street	This was built in the 19th century as the village school when Education Acts made schooling compulsory.	The separate entrances for boys and girls can still be seen and it is now the Church Hall. Used as a meeting facility.	

Non-designated Heritage Assets				
Map Ref	Name of Building	Historic Merit	Contribution to local character	Photograph
5	Millennium Hall 16 High Street	Originally built as a Methodists Chapel in 1870s and now the Parish Office.	Stands in a prominent place on the High Street and retains many original features.	
6	East Villa High Street	East Villa - built for a retired wealthy farmer from Fiskerton around the turn of the century.	This has recently been renovated and is a major part of the street scene on the High Street.	



Non-designated Heritage Assets				
Map Ref	Name of Building	Historic Merit	Contribution to local character	Photograph
7	Vine Cottage 8 -10 High Street	Originally a row of cottages the last one a post office – 1 of 4 different buildings in the village that has been a post office and part of the original village.	Now two cottages with additions but with many original features. The original post box outline can be seen in the wall on number8	
8	Walnut House 1 Croft Lane	Walnut House. No.1 Croft Lane, home of the old Blacksmiths and stood on the village green.	Stand proudly on the bend looking down Church Lane. Has recently been renovated but still retains its charm.	


Non-designated Heritage Assets				
Map Ref	Name of Building	Historic Merit	Contribution to local character	Photograph
9	2 Croft Lane	The first shop originally Thompson's shop which later became Crofts for many years before turning into a private house.	Stands on the opposite side of the bend to number 2.	
10	Holyrood 8 Croft Lane	One time the vicarage for St Peter & St Pauls dating back to 1745.	Recently renovated as a private home. Stands back from the road with a large front garden and enclosed back yard.	



Non-designated Heritage Assets				
Map Ref	Name of Building	Historic Merit	Contribution to local character	Photograph
11	Walk House	Walk House and Walk Farm. These are recorded in the 1800s census as well as on early maps and the horse and cart milk deliveries were from here.	Stands in large gardens at the end of Green Lane, one of the original farms in the village and although it is now a private house it still retains its farm style character.	
12	11 Church Lane	The last remaining cottage once part of a large dairy farm which stood on this site & took in the whole of the Lady Meers Area.	Stands on its own near the Church and retains all the original character of what was once a totally farming community.	


Non-designated Heritage Assets				
Map Ref	Name of Building	Historic Merit	Contribution to local character	Photograph
13	Orchard House 25 Church Lane	Orchard Cottage is one of the oldest houses in the village once the site of extensive cherry orchards stretching down to the road. It has been extended but not in recent years	Stands sideways to the road looking down to the river although the views are now blocked by new houses. The orchards have now gone but it still has a large garden and some trees.	
14	Bleak Farm House and outbuildings	Bleak Farm home of the late Roy Bowser. His grandfather bought the house in 1920s as one of four acquired so that each of his four sons could farm.	A fine example of early 20 th century buildings, left to fall into decay since the death of the farmer and disposal of his assets. Due to be refurbished with new developments.	



24Appendix 3: Local Green Space Justification



Name of LGS	Why is it special	Recreational value	Historical Value	Photograph
LGS1: Triangle – Fiskerton Road	This area is in a good placement as a lead in to Church Lane. It is planted with mature trees and the WI have donated and planted many daffodil bulbs, so it is a riot of colour in the spring.	There is a seating area for people to sit and appreciate the views across the Witham Valley and although there is no official play equipment on there and children do play on the grass area.	The north of the triangle was the original road into the village, a new road was built to the south during the war as the ammunition trucks were unable to negotiate the bends, so the road was straightened out to form the route used today.	
LGS2: Playing Field	The is one of two Parish Council owned playing fields. This area is home to the football and cricket clubs as well as the bowls club. It also has a small children's area with numerous items of play equipment.	Three formal recreational clubs with clubhouses use this area. It is the only public place in the village for sports teams to play league sports. The children's play park is well used by pre-school and primary school pupils.	This field was bought from a friendly local farmer by the residents in the 60s because at that time there were no facilities in Cherry Willingham at all. The money was raised by a weekly door collection.	

Name of LGS	Why is it special	Recreational value	Historical Value	Photograph
LGS3: St Paul's Play Area	This is the only playing space on the Cathedral View Estate. Once again there were no green spaces put in as a part of the developments so when the opportunity came to make it into a park the Parish Council put in equipment.	This is now a well-stocked area. It is used by pre-school groups for picnics in the summer and it is also suitable for pushchairs and wheelchair. There are items of play equipment suitable for an older age group.	The field was originally sited over two parishes, Reepham and Cherry Willingham. It was not originally a play area but part of land between the two villages. It was turned over to both parishes as part of development, but a boundary change placed it in Cherry Willingham. Ownership of the field was only transferred to Cherry Willingham in 2016	

Name of LGS	Why is it special	Recreational value	Historical Value	Photograph
LGS4: Jubilee Close Play Area	This was assigned as part of the Jubilee Close development and is looked after by a management committee. It forms a boundary looking west towards Lincoln over open fields.	There is a very small children's play area with equipment. The rest is the only green space for general play on this estate.	None. Only recently built.	
LGS5: Minster Drive	There is a very small green area, which connects the public footpath from Croft Lane and leads to a public footpath which goes to Reepham. It runs along the side of the railway line.	There is a seat in the area and it has mature trees for the wildlife.	Parish Council owned and has been there since the Cathedral View Estate was built in the 60s & 70s	

Name of LGS	Why is it special	Recreational value	Historical Value	Photograph
LGS6: Ladymeers Rd. Gilberts Pond and sloping green	The pond is the home of the great-crested newt which was the reason it was saved from development. It is the only green oasis in a very large modern housing estate. The slope has a memorial oak tree from the Queen's estate.	The pond has seating and information boards. It is the home to a moorhen who regularly builds nests and raises her young. The sloping area has wildlife area and mature trees whilst the rest has been planted with new hedging and young Rowan trees to encourage more wildlife.	The pond is one of the five remaining carp ponds dated from medieval times. There is a Saxon fish house which has been excavated and reburied for safety on the slope. This area was mentioned in the Domesday Book and is named after the owner at the time. It is believed the ponds provided food for travellers from Toynton St Peter to Lincoln as various finds have been made – some Roman.	

Name of LGS	Why is it special	Recreational value	Historical Value	Photograph
LGS7: The Parade – Croft Lane	This is the central focus of the village, it has been developed as a village centre and fronts the shops. It also has several artefacts, seating and trees.	This is not a play area but does provide seating for all. At Christmas it houses the tree and carols are sung there. On occasions it is the site of events.	It has a memorial to the fallen of Cherry Willingham and gives a potted history of the village.	
LGS8: School playing field on Croft Lane	This provides a buffer between the school and the housing. It is school property but also houses the Cadet Hut and is often used by the public out of school hours	The football field has always been used by local clubs for matches the football field being too small for the number of teams in the village. This is a very large village and we only have 1 pitch; the school field is used by the junior teams.	Part of one of the original farms in the village and artefacts have been found in this area.	

Name of LGS	Why is it special	Recreational value	Historical Value	Photograph
LGS9: Laburnum Drive	This is the original frontage of the first shops in the village, all now closed and turned into flats	There is seating and a phone box.	There is a stand of trees planted to commemorate Winston Churchill and marked by a plaque.	
LGS10: Amenity Green Space and Play Area – Hawthorn Road	This is a green area on the new estate, it breaks the density of housing and provides a very tiny play area for under 10s. This area is not adequate for a site of this size.	The play area is very small, and the grass is just an area for walking and taking short cuts. The area is management maintained and there is no-where to develop facilities for older children.	None. This is not what we would like to see in future development. This is a site of over 200 houses with no facilities of any sort except for this small green site.	

25Appendix 4: Landscape Character Assessment

1. District wide Landscape Character Assessment

25.1 The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities.

25.2 Cherry Willingham lies on the boundary of two-character areas:

Area 6, the Lincoln Fringe LCA the key characteristics of which the WLLCA describes as:

- Flat agricultural landscape with several expanded settlements;
- Medium sized fields with low hawthorn hedge boundaries and few hedgerow trees;
- Approaches to settlements generally dominated by the built form;
- Views to Lincoln Cathedral.

Area 8, Lincolnshire Lime Woods, the key characteristics being:

- Diverse, undulating landscape crossed by many rivers and streams;
- Ancient lime woodland caps shallow hills and forms contrast to surrounding arable fields;
- Medium sized fields, with good hedgerow boundaries and some hedgerow trees;
- Tiny dispersed settlements and individual farms, linked by an extensive network of minor roads and lanes;
- Desertion and shrinkage of some settlements.

25.3 The final Landscape Character Assessment can be found at:

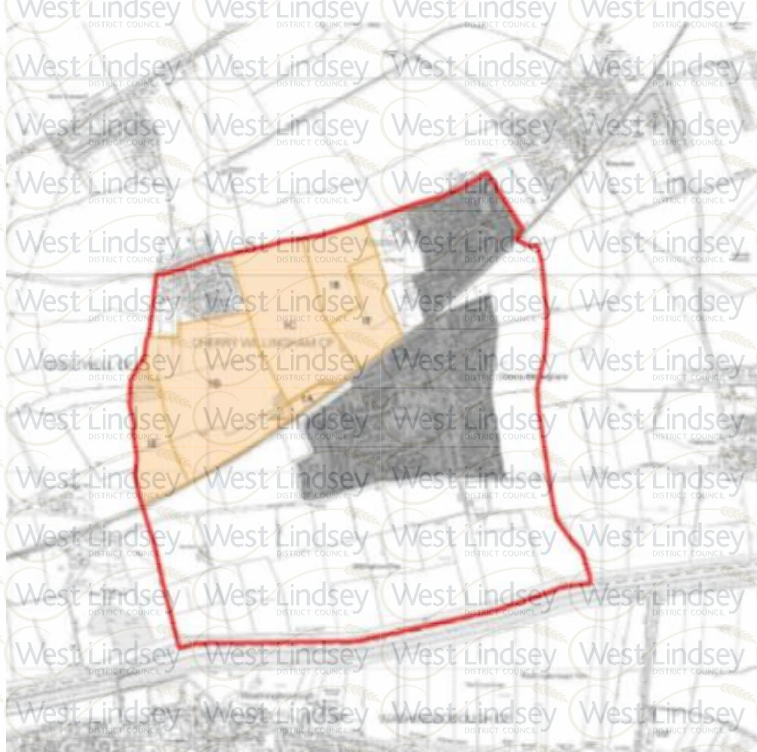
<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/evidence-base-and-monitoring/landscape-character-assessment/>

2. Cherry Willingham landscape character assessment

25.4 The descriptions in the District Landscape Character Assessment clearly have limited value when applied at a very local level, therefore a more detailed Landscape Character Assessment for Cherry Willingham (2014) was carried out for the Neighbourhood Plan. This identifies three areas of landscape character. For this assessment these will be referred to as:

- Character Area 1: Area to the North of the Railway;
- Character Area 2: Central Strip; and
- Character Area 3: Land to the south of Fiskerton Road.

Character Area 1: Area to the North of the Railway

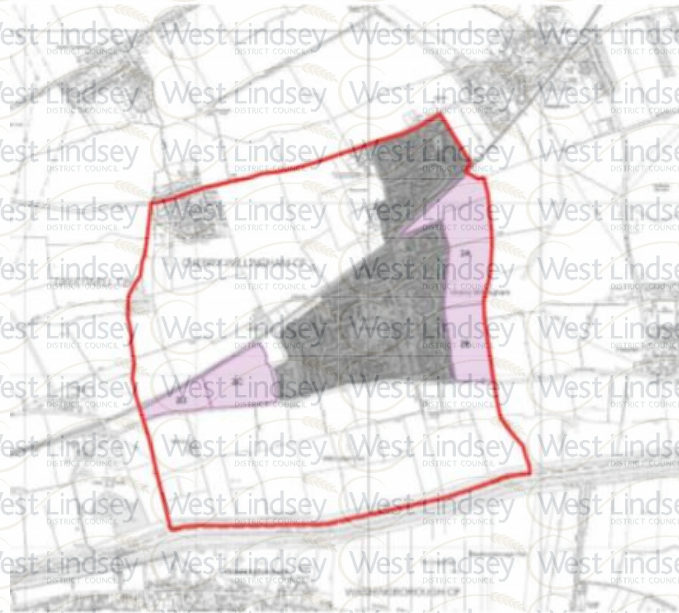


Key features:

- Relatively open, rolling agricultural land with areas of enclosed paddock to the south and small woodland to the north;
- Matrix of drainage ditches and broken boundary hedges; field pattern has been eroded for modern agricultural purposes but evidence of smaller traditional field pattern to the east. Mature trees and hedges to the south of Green Lane;
- Area is separated from main part of settlement to the south by railway line and adjoins the smaller area of settlement to the north east. Smaller, isolated area of settlement to the northwest and farmstead to the south;
- Limestone land rises from east to west to highest point in the study area before sloping back down, to the west. Important views to Lincoln Cathedral to the west and valley landscape to the south. PROW running east to west provides extensive views.



Character Area 2: Central Strip

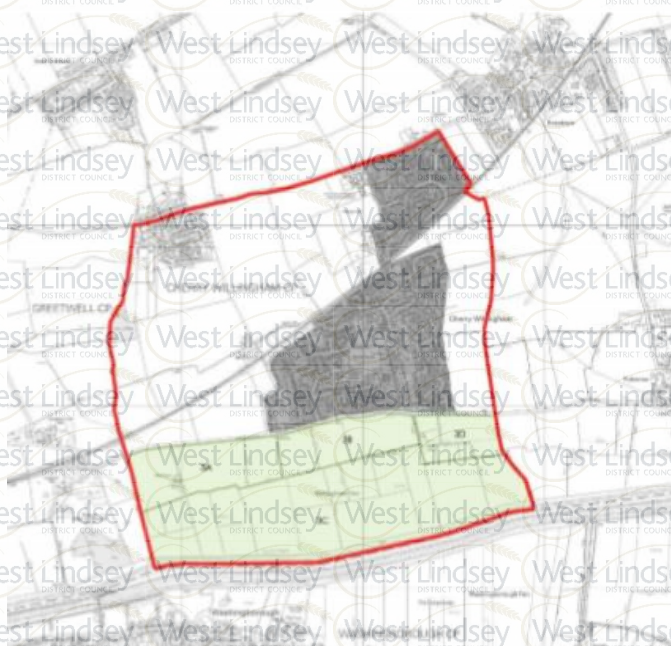


Key features:

- Medium, rolling, undulating agricultural land with extensive vistas to the south. Located to the east and west of the settlement, constrained to the north by railway embankment and the south by Fiskerton Road;
- Area to east composed of larger, more open, agricultural fields, slopes mainly north to south with PROW running through centre, views to the south. Edge character has been eroded by new settlement to the east;
- Area to west composed of more enclosed, rolling agricultural landscape with mature tree and hedges to boundaries. Physically separated from settlement by Waterford Road. Land slopes north to south and west with extensive views across the valley to the south. Visual links to Scheduled Ancient Monument to the west;



Character Area 3: Land to the South of Fiskerton Road



Key features:

- Large scale, open landscape, gently sloping from Fiskerton Road in the north to Willingham Fen. Extensive views west to Lincoln Cathedral and east to Fiskerton Church;
- Northern area slopes gently south, some areas of traditional field boundaries with large mature trees. Traditional farmstead to west with more rolling landscape, visually linked to adjacent Scheduled Monument. Important for views from settlement across landscape to the south;
- Willingham Fen located to the south of area; spreading expansive, open, flat peat flood plain landscape used as pasture and arable land. Matrix of extensive drainage ditches and broken boundary hedges. Embanked River Witham located to the south creating elevation for Viking Way. Possibility of archaeology interest.

25.5 The final Landscape Character Assessment can be found at:

<http://parishes.lincolnshire.gov.uk/CherryWillingham/section.asp?docId=122459>

26Appendix 5: Building for Life 12 Standards

26.1 Building for Life 12 is a toolkit that helps promote urban design best practice. It can be used at all stages in the design process to check that new development is meeting the standards required. The Building for Life Guidance can be found at:

<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>