

DUNHOLME PARISH



NEIGHBOURHOOD DEVELOPMENT PLAN

Final Version

December 2016

Dunholme Parish Neighbourhood Plan 2016 – 2036



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1 What is the Dunholme Neighbourhood Plan?

- 1.1 The Dunholme Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a Vision of the future of the parish and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 This NDP is a new type of planning document prepared by Dunholme Parish Council on behalf the wider community. It is a legal planning policy document and once it has been adopted by West Lindsey District Council (WLDC), it must be used to inform future planning decisions within the Parish along with other relevant planning policies by the planners at the Council.
- 1.3 To carry this much influence in planning decisions this NDP will be examined by an independent examiner who will check that it has been prepared in accordance with planning law, be in conformity with the National Planning Policy Framework, West Lindsey's Local Plan (2006) and be approved by a simple majority of votes (i.e. over 50% of those voting) in a local referendum.
- 1.4 This Plan has been prepared by the Dunholme Neighbourhood Plan Steering Group, which has been led by Dunholme Parish Council. It covers the whole Parish area and is intended to cover the period 2016-2036. The NDP area can be seen in Figure 1.

Why are we doing a Neighbourhood Plan?

- 1.5 Dunholme is considered a 'Large Village' (due to the volume of people and houses) within the existing West Lindsey Local Plan (2006). Although large in its physical size, this is not reflected in the level of services and facilities available to the village - with a number of these closing over the past few years, including its last public house, a post office and Spar shop. The village, along with neighbouring Welton, has expanded over the past 20 years and there are particular social-economic issues that continue to affect the Parish. In addition, due to the lack of up-to-date planning policy, there is a concern within the community that local context is not always given sufficient consideration and this is where a Neighbourhood Plan can complement existing and emerging planning policy, whilst providing up-to-date local context.
- 1.6 Local Planning policy has always been formulated at District level and West Lindsey District Council continues to have a legal duty to provide this via its adopted Local Plan. Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF) in order to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.

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How does the Neighbourhood Development Plan fit into the Planning System?

- 1.7 Whilst the Neighbourhood Plan has not yet been formally adopted, it is based on research and influenced by robust engagement with the local community. The Plan should be an important reference point and material consideration in any development planning decisions, as it represents the community's aspirations.
- 1.8 Once the Plan is adopted it will form part of the statutory development plan for West Lindsey and will have full weight in the determination of planning applications along with the development policies within in the Local Plan and the National Planning Policy Framework.
- 1.9 The Dunholme Neighbourhood Development Plan should be read as a whole and in conjunction with national policies and adopted local policies (i.e. West Lindsey's Local Plan (2006)) and the emerging Central Lincolnshire Local Plan (submitted April 2016).

Figure 1: Dunholme Neighbourhood Plan Area



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2 A Dunholme Context

Location

- 2.1 The Parish of Dunholme, Figure 1, is located within Lincolnshire and consists of 2474 people and around 900 dwellings. The City of Lincoln is some 6 miles south west of the centre of the village with Market Rasen 16 miles to the northeast.
- 2.2 Immediately to the northwest of the Village is Welton and to the south is the village of Scothern.

Local History

- 2.3 There are two differing schools of thought regarding the origins of the name Dunholme.
- 2.4 In the 1934 publication, the Place and River Names of the West Riding of Lindsey, the author Dr T. B. F. Emison suggested that the name of the village “Dunham” is derived from “dun” (hill) and “ham” (“river bend”). An alternative derivation was suggested by Eilert Ekwall, one of the outstanding scholars of the English language from the first half of the 20th century. He believed that name Dunholme to be of Anglo Saxon origins, “Donna’s ham’, meaning the “ham” of Dunna. Local opinion leans towards the latter of the two interpretations as being the most likely origin of the name Dunholme.
- 2.5 Archaeological finds of all periods have been recovered from various locations within the parish of Dunholme including a Bronze Age barbed and tanged arrowhead, Roman and medieval artefacts, the site of a medieval watermill, and a substantial medieval building which may have been a grange or manor house. An archaeological evaluation progressed by the City of Lincoln Archaeology Unit in 1996, which focused on land just off Lincoln Road, found evidence of ridge and furrow cultivation on what appeared to have been on the periphery of the medieval settlement.
- 2.6 A settlement at Dunholme is mentioned in the Domesday Book, written in the late 11th century, and it is thought that the core of the present village represents the shrunken remains of a larger settlement once centred on a village green or market place. At the time of Domesday, Dunholme was Sokeland of Nettleham and was owned by the King, Ilbert de Laci, Ralf Pagenel and Odo the Arblaster (cross-bow maker). There were 18 sokemen and 84 acres of meadow in the parish. In the subsequent Lindsey Survey of c.1115, the land had passed into the hands of the Bishop of Lincoln. In 1123, the Church of Dunholme was granted to Humphrey, in prebendum by Bishop Alexander, and confirmed by Papal Bull in 1146. This reference must be to an earlier church as the present structure has been dated to the period 1190-1250. This connection between Dunholme and the church has persisted to the current day, with the Bishop holding the title of Lord of the Manor of Dunholme.
- 2.7 The association between the Bishop and Dunholme was by no means the only connection between the village and the church in medieval times, for in addition to there being a



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Prebendal Stall of Dunham in Lincoln Cathedral, with lands for its endowment in Dunholme and other parishes, three Abbeys (Kirkstead, Barlings, and Louth Park) also held land in the parish until their Dissolution.

- 2.8 It is impossible to say whether the interests of the monastic foundations in Dunholme led to support from the people there for the Lincolnshire Rising of 1536; it is known however, that the insurgents passed through the village on their journey from Louth and the Wolds to Lincoln, for it is recorded that they “mustered at Dunholme Heath” in the evening, “where they were joined by the people of Kyrton Soke”.
- 2.9 At the beginning of the seventeenth century the land in Dunholme was already in the hands of small farmers, copyholders or freeholders. The most important family in the village for some years had been the Granthams, who received the Barlings land in 1545, though they had held land in Dunholme since at least 1452. However, following the death of Robert Grantham in 1661 their holdings in Dunholme passed into other hands.

Dunholme today

- 2.10 Dunholme is an attractive rural traditional Lincolnshire village. Over the last 30 years, the village has grown significantly and further growth is now planned for next 20 years with new homes being granted planning permission recently.
- 2.11 Dunholme, along with neighbouring Welton, however, is viewed as a service centre for a number of other smaller nearby villages, including Scothern, Sudbrooke and Faldingworth which widens the village catchment and therefore increasing the population that use the village for its facilities. The number of jobs locally available is insufficient to support this level of population and therefore a high proportion of the population is obliged to commute for employment. People generally commute to the surrounding larger settlements of Lincoln, Gainsborough, Scunthorpe and Grimsby.



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3 How has this Neighbourhood Plan been developed?

- 3.1 As part of the process, Dunholme Parish Council have been committed to enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Plan Steering Group have undertaken a significant level of community consultation at various stages from events, meetings, surveys and drop-in sessions.
- 3.2 From these events, the following ‘key’ issues were consistently raised by the community as areas where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits.
- 3.3 For more information on the consultation, please see the Neighbourhood Plan Consultation Summary¹.

Separately, a number of ‘evidence-base’ reports have been produced in order to support the information required to produce the Neighbourhood Plan. These include:

- Sustainability Scoping Report;
- Landscape Character Assessment;
- Housing Needs Assessment;
- Consultation Summary;
- The existing West Lindsey Local Plan; and
- The emerging Central Lincolnshire Local Plan.

Figure 2: Key issues raised by the community

Community Issues
The need for smaller homes for the elderly and younger people
Maintain the rural ‘feel’ of the village
Improving the infrastructure provision in the area
Reducing the risk of flooding
Retaining community facilities and local shops
Enhancing green space, sports provision and footpaths
Local design and character of new development
Encouraging local businesses to the area

¹ Dunholme Neighbourhood Plan Consultation Summary evidence base document

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4 Community Vision

To enable Dunholme to continue its development as a friendly and vibrant community, where residents and their families feel safe and confident in the future of their village.

Retention of Dunholme's attractive green and open rural village character is essential to achieving the sympathetic integration of new developments with the existing housing and amenities will require the greatest attention, in order to ensure that the village retains and consolidates its sense of community.

While the need to provide additional dwellings is recognised, these must be required to enhance this vision through good design and compatibility with their surroundings, with a commensurate improvement of facilities and amenities in order to support the residents' enjoyment and sense of belonging to their community.

5 Community Objectives

In order to achieve this vision and manage future developments in a way that benefits the local community, the following community objectives have been created:

Objective 1: Creating a sustainable community - To appropriately manage new developments in a way that benefits the wider community and sustainability of the village.

Objective 2: New housing developments – to guide new housing developments in order to provide an appropriate mix and type of property that benefits the local community.

Objective 3: Supporting Employment Growth – support the development of appropriate local employment opportunities in order to improve skills, knowledge and the local economy of Dunholme.

Objective 4: Natural Environment – to preserve and enhance our natural environment, including local wildlife habitats and through development and explore opportunities to improve connections through footpath and open spaces, including the green wedge between Dunholme and Welton.

Objective 5: Historic Environment – to preserve and enhance our historic and heritage assets throughout the Parish.

Objective 6: Reduce Flood Risk – to reduce the risk of flooding to properties within Dunholme and make sure new developments improve existing drainage capacity.

Objective 7: Community Facilities – protect and encourage new community facilities and services to the village over the plan period.

Objective 8: Infrastructure Improvements – to support and encourage improvements to our infrastructure and services such as our drainage capacity, bus services, road infrastructure and internet connectivity.



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6 Neighbourhood Planning Policies

6.1 Our vision and objectives can only realistically be delivered through the planning and development process. Land use planning policies are the means by which we can guide, influence, shape and help manage future development proposals. The purpose of these policies is to either encourage planning applications to be made for the things the local community wants to see happen or to discourage applications for developments that they do not want to happen. To be effective, planning policies need to be clear and unambiguous so they can be easily applied when considering planning applications.

6.2 We have included a number of planning policies, including:

- Sustainable Development
- General housing growth
- Housing type and mix
- Infill development
- Design principles
- Enabling employment opportunities
- Public open space and recreation sites
- Green infrastructure
- Dunholme Beck green corridor
- Community facilities
- Landscape character
- Settlement breaks
- Heritage assets
- Flood risk, sewage and drainage
- Infrastructure provision and improvement



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7 A Spatial Plan for Dunholme

- 7.1 Initial Consultation on this Neighbourhood Plan was undertaken in May 2014. Feedback identified the support for smaller homes and accommodation for older people, small scale commercial development is required to bolster the local economy. Maximising the use of land and protecting areas of significance was heavily supported.
- 7.2 With the new planned development in the area, it is clear that amidst such potential change, policies must be in place to help make Dunholme more resilient. Some policies in this Neighbourhood Plan are proactive to anticipate this change, whilst other policies provide greater clarity on what parts of the Plan area require particular protection.
- 7.3 Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aims and vision outlined above as well as delivering sufficient infrastructure and services in order to support a growing population. The following overarching development principle is intended to sit alongside the topic specific policies detailed later on.
- 7.4 The Dunholme Neighbourhood Plan will take a positive approach to development where it brings forward a balance of housing and employment to ensure the village remains an attractive and vibrant place to live and work. When commenting on development proposals the Parish Councils will take a positive approach that reflects the presumption in favour of sustainable development and will work proactively with applicants to find joint solutions. This approach will mean that proposals can be supported to secure development that improves the economic, social and environmental conditions for the whole parish.

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8 Housing and Development



- 8.1 The Government's aim of achieving sustainable development is a key part of the Localism Agenda. Sustainable development is that of providing an appropriate mix of development that suits the needs of the local population where there is access to key services, whilst minimising the impacts on the local environment.
- 8.2 Earlier sections of this Plan have highlighted significant housing growth that has taken place in the parish and has led to the village doubling in size over the past 10-15 years. As the plan area has seen considerable changes in the number of dwellings, it has also witnessed associated changes on the traffic on local roads and the impact of the population growth on its services, facilities and infrastructure. These matters have featured heavily in the community consultation that has both underpinned and informed this Plan.

Key Principles

- 8.3 In addressing the future scale of the Plan area and the location and type of housing that would be appropriate the following principles have been applied:
- Seeking to ensure that new housing development is appropriate in relation to the existing 'built up area' of Dunholme;
 - Seeking to ensure that new housing development is appropriate within its wider landscape setting and visibility from the old village centre;
 - Seeking to ensure that new residential developments appropriately contribute to meeting the needs of local residents;
 - Seeking to ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure through section 106 and Community Infrastructure Levy (CIL);
 - Seeking to ensure that all new developments are located and designed to operate effectively within the local highway network and do not detrimentally affect the free and safe flow of traffic on the network.



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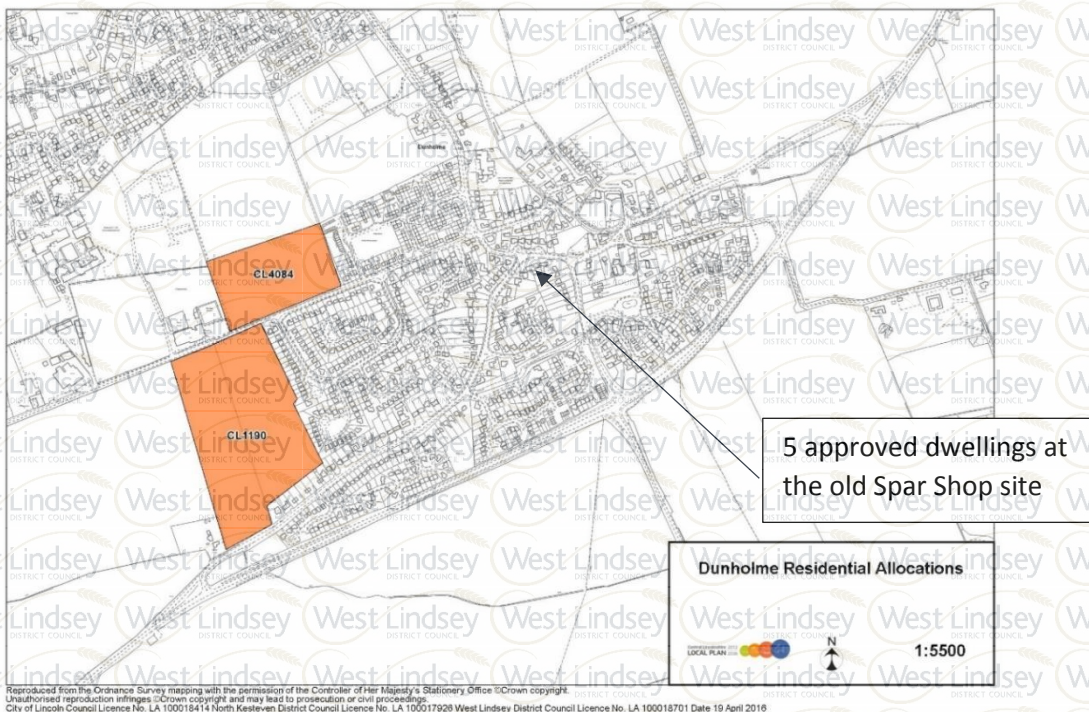
Assessing our general housing requirements

- 8.4 The Plan recognises its wider context within the existing West Lindsey Local Plan and the emerging Central Lincolnshire Local Plan. The existing Local Plan was adopted in 2006 and recognised that Dunholme was then suitable for additional expansion.
- 8.5 The adopted West Lindsey Local Plan however, pre-dated the introduction of the NPPF. On this basis the District Council is now preparing a new Local Plan and which will run up to 2036. This emerging plan has identified the need to provide an additional 329 homes within Dunholme up to 2036 (see Figure 3).
- 8.6 **It is expected that this growth will be met by a number of existing planning permissions gained since 2012.** The proposed allocations within this Neighbourhood Plan are also reflected within the emerging Central Lincolnshire Local Plan.

Location	Site Size (ha)	Existing permitted development (not yet started commencement)
Land to the south of Honeyholes Lane	8.55	275
Land to the North of Honeyholes Lane	3.6	49
Old Spar Shop	0.28	5



Figure 3: Proposed Housing Allocations (See Appendix 3 for a large map)



8.7 A local housing needs survey was undertaken in 2012. This assessment, demonstrated that there was a need for around 9 affordable homes within Dunholme. The majority of these were identified for single persons who are looking to leave the family home and set up for themselves and have been committed in existing planning applications since 2012.

8.8 In addition, the consultation identified the need for some other types of properties, including older person's accommodation. Given the ageing population, it is important for us to plan ahead and enable the delivery of growth to meet the needs of the local population through the plan period.

Statement of Intent

In order to effectively monitor the delivery of the current housing supply, this Neighbourhood Plan will be reviewed, and alternative sites sought, if the existing planning permissions at sites CL4084 and CL1190 have not begun commencement –on-site- within the first 5 years of the adoption of this Plan (see section 19).

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Dunholme Neighbourhood Plan - Large scale planning permissions



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Policy 1: General housing growth

The Neighbourhood Plan will enable the development of approximately 329 new homes in the parish through the Plan period. Dunholme will be the main focus of housing development in the Plan area. Taking into account current completions and commitments (since 1st April 2012), housing requirements will be met by:

- 1 The allocation of land at **CL4084** as shown on the Policies Map for approximately 49 dwellings;
 - 2 The allocation of land at **CL1190** as shown on the Policies Map for approximately 275 dwellings;
 3. The allocation of land at the Old Spar Shop on the Policies Map for approximately 5 dwellings; and
- Additional small scale windfall developments within the existing built form of Dunholme².

² Windfall developments are those that are not either committed or on allocated sites.



Policy 2: Housing Type and Mix

1 Proposals for residential dwellings should provide an appropriate type and mix of units, including styles and sizes that help address the needs of the community as required within the most up-to-date Housing Needs Assessment.

2 Proposals should also, where possible, contribute to the provision of affordable housing as detailed within the most up-to-date Local Development Plan³.

Infill developments and windfall

- 8.9 The neighbourhood plan also provides an opportunity to address the likelihood for small scale infill and windfall developments to come forward on sites within the existing built up form of Dunholme. This is likely to make an effective and appropriate use of available brownfield land or other land within the parish. It also provides an opportunity for sensitive small scale residential units to contribute towards addressing the specialist housing needs in the Plan area. Opportunities are also there for small scale self and custom build development within the existing areas of the village.

Policy 3: Infill development

Planning permission will be supported for small scale infill residential development within the existing built up form of Dunholme village subject to West Lindsey Local Plan policy STRAT 6 and all the following criteria:

- 1 is located within the defined 'built up area'⁴ for Dunholme;
- 2 The proposed development complies with the design criteria set out in **policy 5** and **policy 9** of this plan;
- 3 The proposed development does not cause an unacceptable impact on the residential amenities of adjacent residential properties;
- 4 The proposed development provides appropriate access, parking and turning arrangements; and
- 5 The proposed development does not adversely affect the free and safe flow of traffic on the local highway network.

⁴ The developed footprint of the village is defined as the continuous built form of the settlement and excludes:

- Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement.
- 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;
- Agricultural buildings and associated land on the edge of the settlement; and
- Outdoor sports and recreation facilities and others formal open spaces on the edge of the settlement.



9 Design Principles for Dunholme



- 9.1 The aim of the Design Principles, derived through the consultation process, is to ensure that all of the developments reflect the unique character, and characteristics, of the village. There is no single predominant style, size or type of property, but instead, a mixture. This extends beyond the materials used and the detailed design of a house into the layout of a scheme, orientations and rooflines within a development and across adjacent properties, and the visual and physical connection of the development into the wider village. This does not limit imagination or encourage pastiche, in fact exactly the opposite, it encourages good, individual and characterful design that suits the place and provides inspirational spaces in which to live, work and play into the 21st Century.
- 9.2 In meeting the design principles set out in Policy 5, major development proposals will be expected to demonstrate that their proposals have being informed by information, principles and guidance in the following important sources of information on the origins, history and development of Dunholme’s landscape and village character such as the Dunholme Character Assessment (March 2016), West Lindsey Landscape Character Assessment (1999) and Central Lincolnshire Green Infrastructure Study (2013).
- 9.3 In order to meet national standards, in order to improve the level of design within the village, new developments will also be required to demonstrate how they accord with the requirements of Building For Life 12 (BLF 12).

Policy 4: Design Principles

Where appropriate, development proposals should preserve or enhance the village of Dunholme by:

1. Recognising and reinforcing the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings.
2. Respecting and protecting designated and non-designated local heritage assets and their settings.
3. Considering the visual impact of proposals on key views and vistas of the local landscape and minimising adverse impacts on these views.



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4. Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context. Where appropriate, landscaping schemes should seek to include native species.
5. Seeking to retain mature or important trees. Development that damages or results in the loss of ancient trees or trees of good arboricultural and/or amenity value will not normally be permitted unless justified by professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.
6. Ensuring new boundary treatments reflect the distinct local character in relation to materials and design.
7. Ensuring that car parking is positioned and designed to have minimal impact on the street scene.
8. For major developments, applicants will be required to produce a report to demonstrate that their scheme accords with national design standards (BFL 12 or equivalent); and
9. Developments should also seek to, where possible, provide adaptable homes through the lifetime homes standard in order to cater for a changing demographic.
10. Where possible, make better connections to other areas of the parish, including access to local services and public open spaces.



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10 Business and Employment

- 10.1 A key part of the approach adopted in this Plan is to secure the long term sustainability of Dunholme and the wider parish. In recent years several major businesses have closed and Dunholme has lost some of its service and facilities, including the post office, Spar shop and public house. This section of the Plan sets out to provide a positive context within which businesses can be established and grow over the plan period.
- 10.2 The Plan area has a wide variety of businesses and ways that the products and services are delivered. This includes (not exclusively):
- Lincs Photo
 - Coop Supermarket
 - Dunholme St Chad's School
 - St Chad's Church
 - Dunholme Pre-School
 - Bed and Breakfast
 - Dunholme Cattery
 - Dunholme Pottery
 - Essential Looks
 - Car Garage and repair
 - Dunholme News
 - SPE Group
 - Postal Sorting Office
 - Brayford Plastics
- 10.3 There are other smaller businesses that are largely 'working from home' private business and enterprise.
- 10.4 These business provide both employment and a wider community and social function to the wider community. This section includes a positive policy to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF⁵ particular 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.
 - proposals that support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors.

⁵ National Planning Policy Framework (NPPF)



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- 10.5 The business community recognises the importance of high speed Broadband access within the Plan area. It will assist existing local businesses to prosper. It will also provide further opportunities for the establishment of businesses for persons working from home.
- 10.6 The business community 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. In other cases, planning permission is required. A positive policy is included in this section for the latter category.
- 10.7 The public consultation with businesses supports the above.
- 10.8 In addition, local businesses raised a number of issues that provide limitations to their current operations, these include:
- insufficient broadband connection;
 - traffic issues at the A46 junctions;
 - poor state of local roads;
 - lack of suitable parking provision;
 - lack of school places;
 - lack of healthcare places.

Policy 5: Enabling employment opportunities

Proposals that generate new business and employment will be supported, subject to the following criteria:

1 The proposal respects the character and appearance of the immediate locality in terms of its height, scale design and massing; and

2 The proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and

3 The proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of Lincolnshire County Council.



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11 Public Open Space and Green Infrastructure



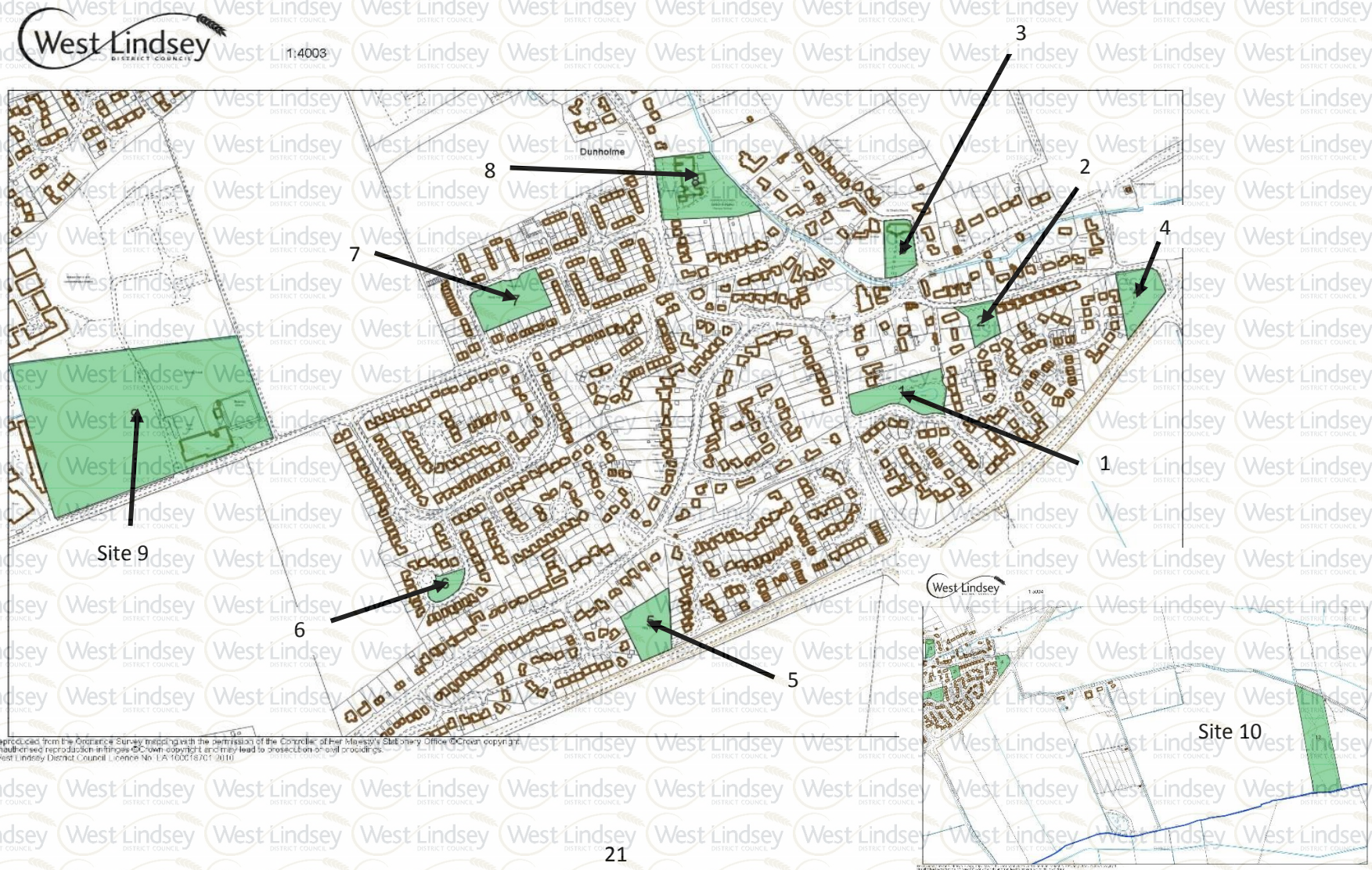
Public recreational space

- 11.1 A sustainable community is one that provides opportunities for all its members to thrive through as many cultural, sporting and leisure interests as is reasonably practical. However, this requires both facilities and people to take advantage of the opportunities available. The demographic forecast based on the 2011 census envisaged a slow decline in overall population with an increase in average age.
- 11.2 However, newly permitted residential development will reverse both of these trends; the village is likely to see new families with an associated increase in the demand for more active contemporary participatory sport and leisure activities, as well as elder residents remaining in a community they know and enjoy. Consequently, there is an opportunity for existing clubs to enhance their facilities, expand and improve their standing, whilst there may be scope for new groups to bring activity into the village to foster greater community spirit and improve the health of residents.
- 11.3 The areas of green space in Dunholme are used frequently and a number of groups within the village use the space for sports and informal recreation which helps improve the health of the local population.
- 11.4 The area around the village hall provides a ‘community recreation and sports hub’. This should be strengthened to enable the area to be improved and protected for the growing community. The provision of a new tennis academy will also help to diversify the recreational space and contribute to improving the health of local people.
- 11.5 There are a number of public open spaces within Dunholme at Allwood Road, Kennington Close, Manor Way, Nursery Close and Honeyholes Lane (Figure 4).
- 11.6 Children’s play equipment and play space can be found at three of these sites. A field at Honeyholes Lane is also available for sports recreational activities.

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Figure 4: Distribution of green spaces within Dunholme



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Policy 6: Public recreational open space

The following sites as shown on figure 4 are those that are identified as public open spaces within Dunholme. Proposals that seek to redevelop these sites for non-recreational (other than ancillary developments such as changing rooms, pavilions, car parking, lighting, surfacing, play or sports equipment) developments will be resisted. The following spaces are considered to be public open spaces:

Site 1: Amenity Green Space at Manor Way.

Site 2: Cemetery along Ashings Lane.

Site 3: Churchyard at St Chad's Church.

Site 4: Amenity Green Space at Nursery Close.

Site 5: Children's play area and amenity space at Kennington Close.

Site 6: Amenity Green Space at Anderson.

Site 7: Children's play area and amenity space at Allwood Road.

Site 8: Children's play area and sports facilities at St Chad's Primary School.

Site 9: Children's play area, sports facilities and amenity space at Honeyholes Lane (Community Hub).

Site 10: Pickerings Meadow

1 Proposals to enhance or provide new public open space within new developments will be supported in principle subject to their location and designation.

2 Proposals that provide a loss of one of the identified public open spaces will not be supported unless suitable mitigation is provided as part of a scheme and there is no 'net loss' of existing volume of public open space.



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Green Infrastructure

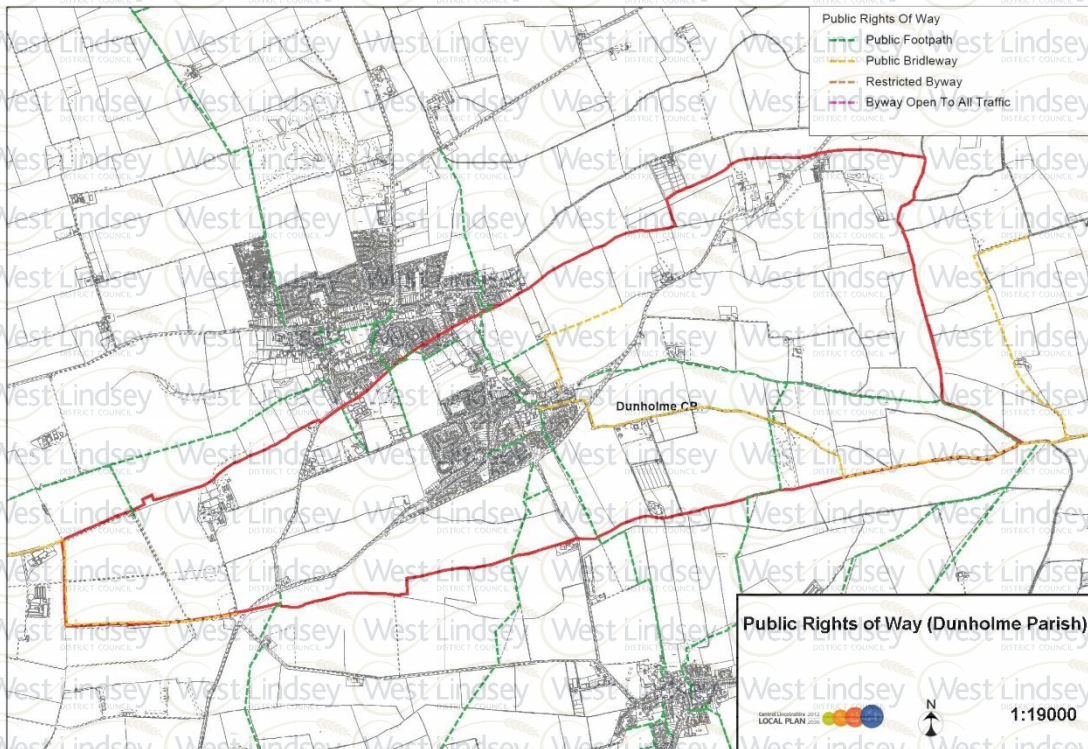
- 11.7 To be sustainable, future growth of the village must be matched with growth in support services, facilities and infrastructure, notably health and recreation facilities that reflect the needs of the demography of the village. However, key to the success of any development is the retention and enhancement of the character of the village. Defining “character” is difficult, but it is a mixture of both the physical and built environment and the attitudes and outlooks of the residents, and their associated wellbeing.
- 11.8 Any development needs to enable and encourage the villagers of Dunholme to protect, maintain and enhance this village spirit. Whilst there are already footpaths, public rights of way and public open spaces facilities available in the village, with a tennis court, sports field, nature reserve and a number of public footpaths connecting various parts of the village together, many would require enhancement to cater for a significantly larger population.
- 11.9 This could offer an opportunity, notably in the spare capacity at the village hall site for an extension of existing services, the provision of different or alternative recreation activities that residents currently travel to other settlements for.
- 11.10 In addition, exploring opportunities to improve our existing assets such as Dunholme Beck.
- 11.11 For the more active, there is also the opportunity to link traffic-free routes to provide a 'community walks' around the village.



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Figure 5: Public rights of way within Dunholme (See Appendix 4 for a larger map)



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Dunholme Beck



11.12 Dunholme Beck is a small water course that runs through the village of Dunholme. This is considered an important environmental and visual asset to the community and it acts as a 'green corridor' for flora, fauna and public access in the area. It is important that Dunholme Beck and its banks and verges are respected whilst enhanced to take the opportunity to increase connectivity through the provision of new public rights of way.



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Policy 7: Green Infrastructure

Development proposals will be expected to contribute towards the protection, enhancement and provision of new green infrastructure spaces and linkages. In particular, support will be given to proposals that further enhance:

- 1 The quality, accessibility and usage of public open spaces and areas of sport provision;
- 2 existing public rights of way within the parish, particularly those to and from Welton and along Dunholme Beck and to seek opportunities to create new public rights of way to create linkages into the wider countryside locally;
- 3 the preservation of local habitats;

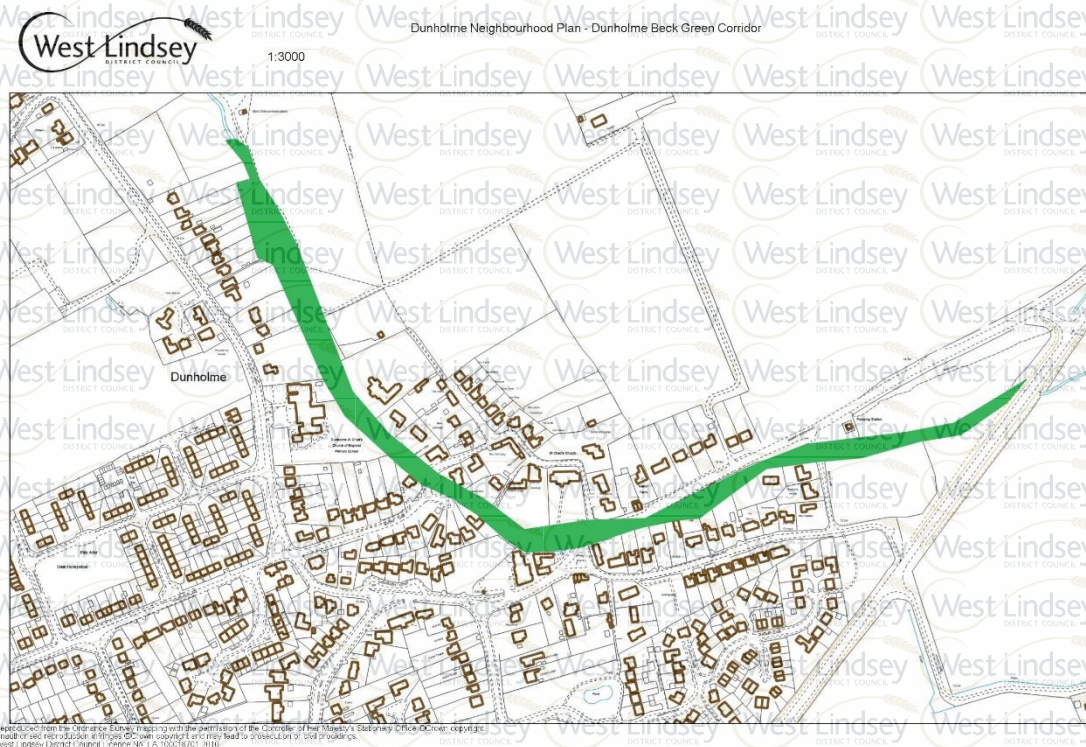
Green infrastructure and development proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported in order to enhance the green infrastructure of the parish. Where possible, new routes should:

- 1 Be traffic free and/ or pedestrian and cycle friendly;
- 2 Be safe and inspire confidence in visitors;
- 3 Offer 'easy access' i.e. be reasonably easy to use for users with a wide range of mobility levels, including pushchairs, walking aids and mobility scooters;
- 4 Have the potential for future upgrading to use by cyclists (where not already possible);
- 5 Have designated, safe crossing points over motorised routes and suitable street furniture;
- 6 Provide connections between where people live and where they want to travel (for recreational or employment purposes);
- 7 Be clearly signed and easy to follow;
- 8 Be easy to maintain;
- 9 Provide enhanced user enjoyment through the provision of information boards and benches in attractive locations;
- 10 Where appropriate provide safe access for horses, particularly links to existing bridleways;
- 11 Cause no damage to archaeological sites and their setting;
- 12 Provide safe passing places on those paths with shared vehicular use including appropriate management of vegetation to the sides; and
- 13 respect, protect and enhance local biodiversity.

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



Policy 8: Dunholme Beck Green Corridor

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

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

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

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12 Community Facilities



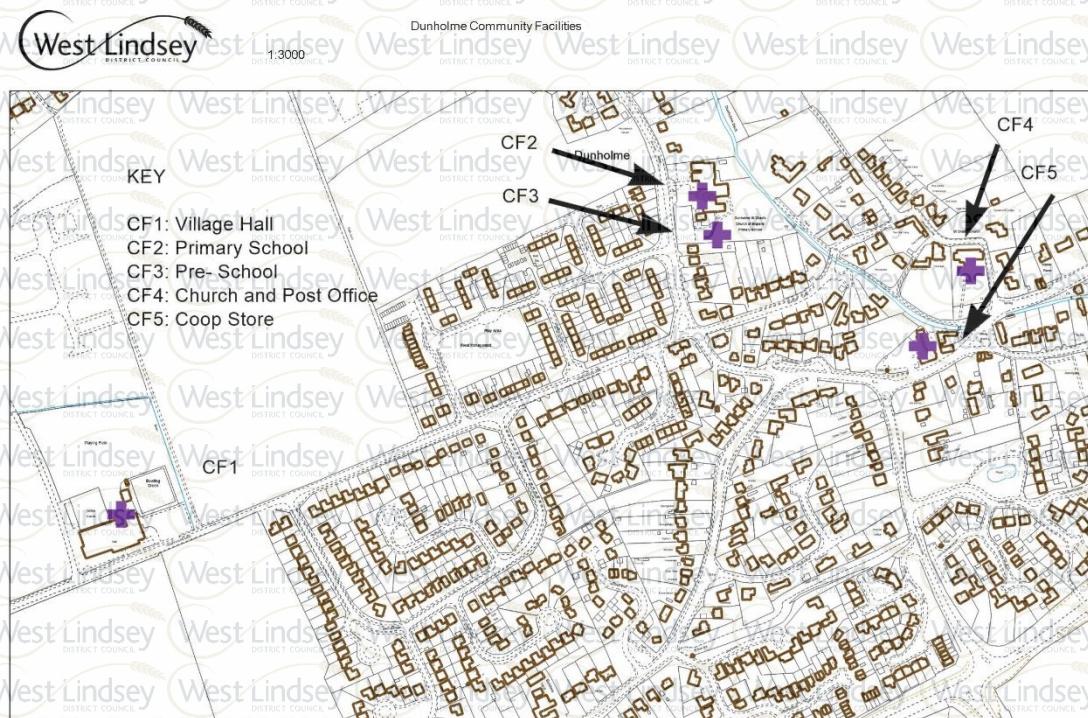
New Coop Store



St Chad's Church

- 12.1 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development.
- 12.2 The consultation identified that the 'built' community facilities within the village were of a good quality and provided useful spaces in order to provide social activities.
- 12.3 Not all community facilities are classified as 'critical' in order to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis and therefore should be identified as 'key' services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be located in close proximity to these facilities or provide new, enhanced or additional links in order to improve access to and from these facilities.
- 12.4 The key community services and facilities within the Parish are identified as:
- The Primary School;
 - Access to a bus stop and bus service;
 - Coop Convenience store;
 - Outreach Post Office within the Church;
 - Public open space; and
 - Community hall/ centre.
- 12.5 The community supports the development of additional community facilities and believes new developments can bring new or enhanced facilities in the village such as a health centre.

Figure 6: Map of Community Facilities in Dunholme



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Policy 9: Community Facilities

Proposals to redevelop or change the use of an existing community facility or land or buildings last used as a community facility will only be supported where one of the following conditions is met:

1. A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility (as shown in figure 6) is to be provided on an alternative site within the 'built up area' of Dunholme. Exceptionally, the replacement facility will be permitted adjacent to the built up form of Dunholme where there is a clear local need for the facility to be relocated and a more central site within the village is not available; or
2. It has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility (as shown in figure 6) and there is no reasonable prospect of securing an alternative community use of the land or building.

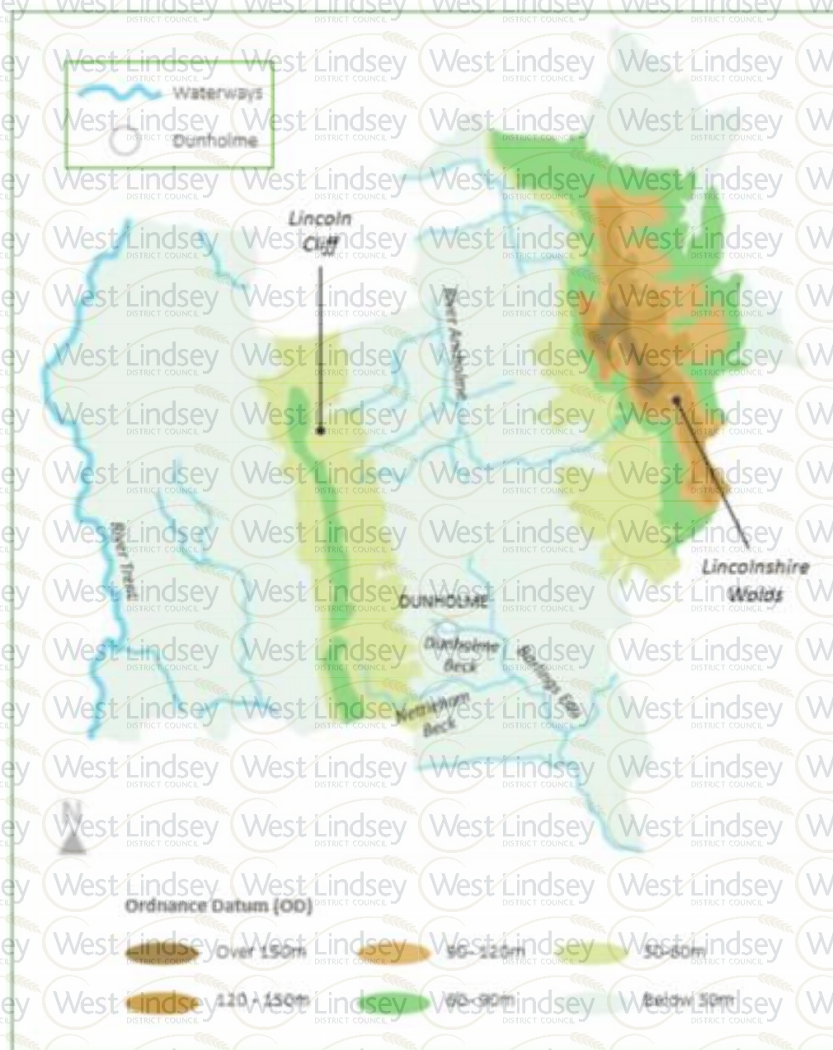


13 Landscape Character

Wider landscape features

13.1 Landscape character is an important characteristic and asset to the wider Parish. As part of this Neighbourhood Plan, a Landscape Character Assessment has been produced in order to fully appraise the quality of our landscape character and identify any assets that need to be preserved for the future.

Figure 7: Landscape topography of the local area



Dunholme Village Character

13.2 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.

13.3 The WLLCA identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Of these

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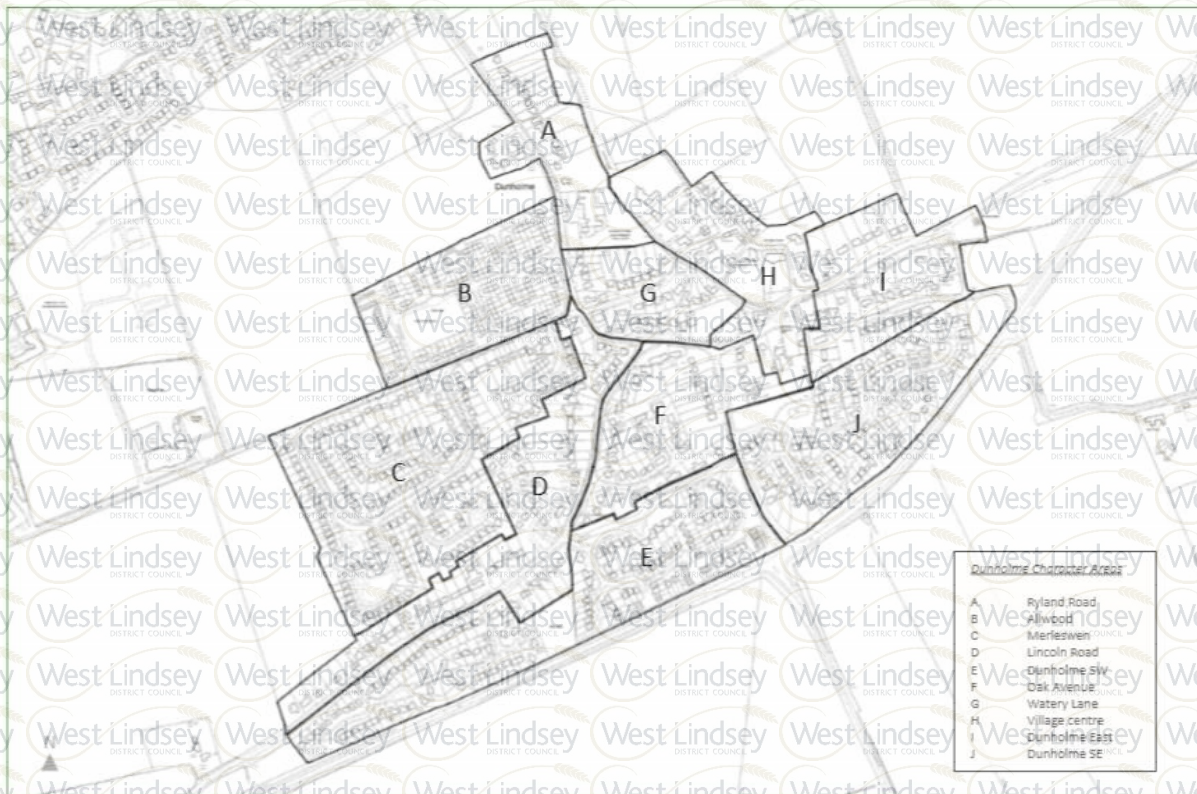
areas, Dunholme lies within the Lincoln Fringe LCA the key characteristics of which the WLLCA describes as:

- Flat agricultural landscape with a number of 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.

13.4 For more information about the West Lindsey Landscape Character Assessment, please see www.west-lindsey.gov.uk/planningpolicy

13.5 The Dunholme Character Assessment has identified a number of character areas throughout the village. These areas each contribute to the overall rural character of the village and provide useful information on the qualities, features and identities of each area.

Figure 8: Location of character areas within Dunholme





Policy 10: Landscape Character

All development proposals should demonstrate how they have taken account of the setting of the built up area within the wider landscape and the specific character areas within the village. Proposals will be supported where:

- 1 their design and appearance respects and complements the Dunholme Character Assessment;
- 2 they demonstrate that the proposed development fits into the identified character area of that part of the village;
- 3 soft and porous edges and finishes are incorporated into development proposals on the edge of the built up area;
- 4 where previous developments have failed to respect the landscape setting, quality and have created hard and unsatisfactory edges to the village, should explore opportunities to retrospectively include planting schemes - particularly along the gateways into the village.
- 5 comply with other relevant policies within this plan.



14 Settlement Breaks

14.1 It is important to retain a settlements character by preserving and enhancing its important features and its identity. Communities in both Dunholme and Welton feel strongly that the areas of green wedge between the two settlements is an important area of distinction between the two villages that contributes positively to the character of that area and the surrounding village.

Relationship with Welton

14.2 The village of Welton is located to the immediate north of Dunholme. It is separated from Dunholme by a green wedge of land. At its widest, the green wedge between the two settlements runs from the rear of Beckhall, in Welton southwards to Honeyholes Lane separating the two settlements by approximately 500m.

14.3 However, along Ryland Road, the gap between the two villages narrows to as little as 80m. This undeveloped gap plays an important role in preventing the coalescence of the two settlements. It protects the setting and separate identity of each settlement, and therefore its retention as a predominantly open and undeveloped landscape is critical to ensuring the effective separation of Dunholme and Welton and the safeguarding of the individual character of each village.

Figure 9: The location of the green gap between Welton and Dunholme

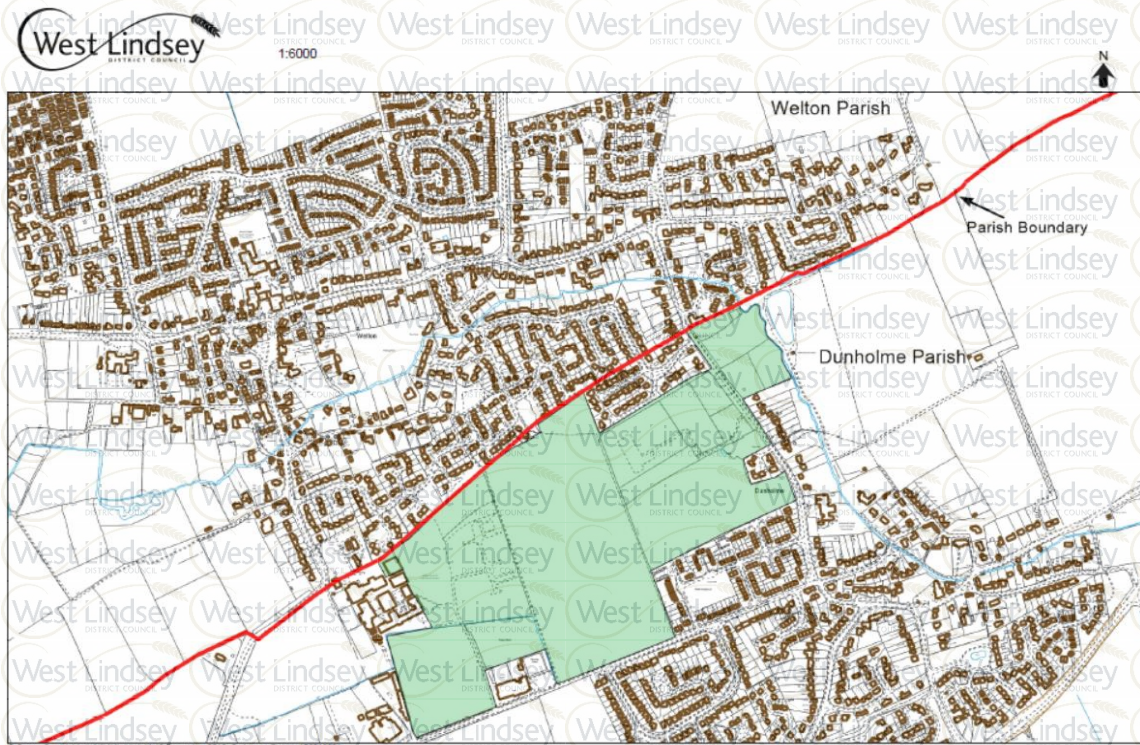


14.4 See the Dunholme Character Assessment for further details.

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14.5 The West Lindsey Local Plan (2006) identifies the area between Dunholme and Welton as 'green wedge' in order to further protect the coalescence of the two settlements.



Policy 11: Settlement Breaks

Development that would detract from the purpose of the Green Wedge, which is to protect the open rural character of land between Welton and Dunholme and prevent the coalescence of the two settlements will not be supported.

Proposals to conserve, protect and/ or otherwise enhance the Green Wedge for the benefit of the communities, for leisure and recreation use and provision as a safe haven for wildlife will be strongly supported.

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15 Heritage Assets



- 15.1 This Plan presents an opportunity to safeguard and enhance all assets of heritage value irrespective of the perceived development pressure on them. Consultation feedback showed resoundingly that local people cherish the character of their built and natural environment. The Plan area is rich in its amount and variety of heritage (buildings and spaces). Many of these are designated as ‘heritage assets’ by Historic England (as listed buildings or ancient scheduled monuments). However, there are some buildings that have a local value and this Neighbourhood Plan seeks to recognise these and preserve them for future generations.
- 15.2 Despite the significant change the village has undergone in the last century, several key remnants of Dunholme’s past remain intact, a number of which are now designated heritage assets and represent some of Dunholme’s most valued and characterful buildings.
- 15.3 The locations and grade of the village’s designated buildings are shown in Figure 11. Also, denoted in Figure 11 are other non-designated historic buildings and features which are important to the overall composition and character of the historic centre. A Conservation Area also offers some protection to the historic core in the centre of the village around the Church.
- 15.4 First and foremost, amongst Dunholme’s key historic buildings is the **Grade I** Listed (the highest level of grading), Church of St Chad. Originally constructed in the early 13th century, the church has been subject to a number of improvements and alterations down the centuries, most recently in 1856 when a major restoration project was undertaken. Built of coursed limestone rubble with slate roofing, the church sits in an elevated position at the rear of the grounds within which it is located. This elevated positioning, coupled with the height of the western tower, means that the church is a prominent and striking feature in many views within the village.

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15.5 Within the parish boundary of Dunholme Parish there is a Grade 1 plus other Grade 2 listed buildings, most of which are in the centre of the village:

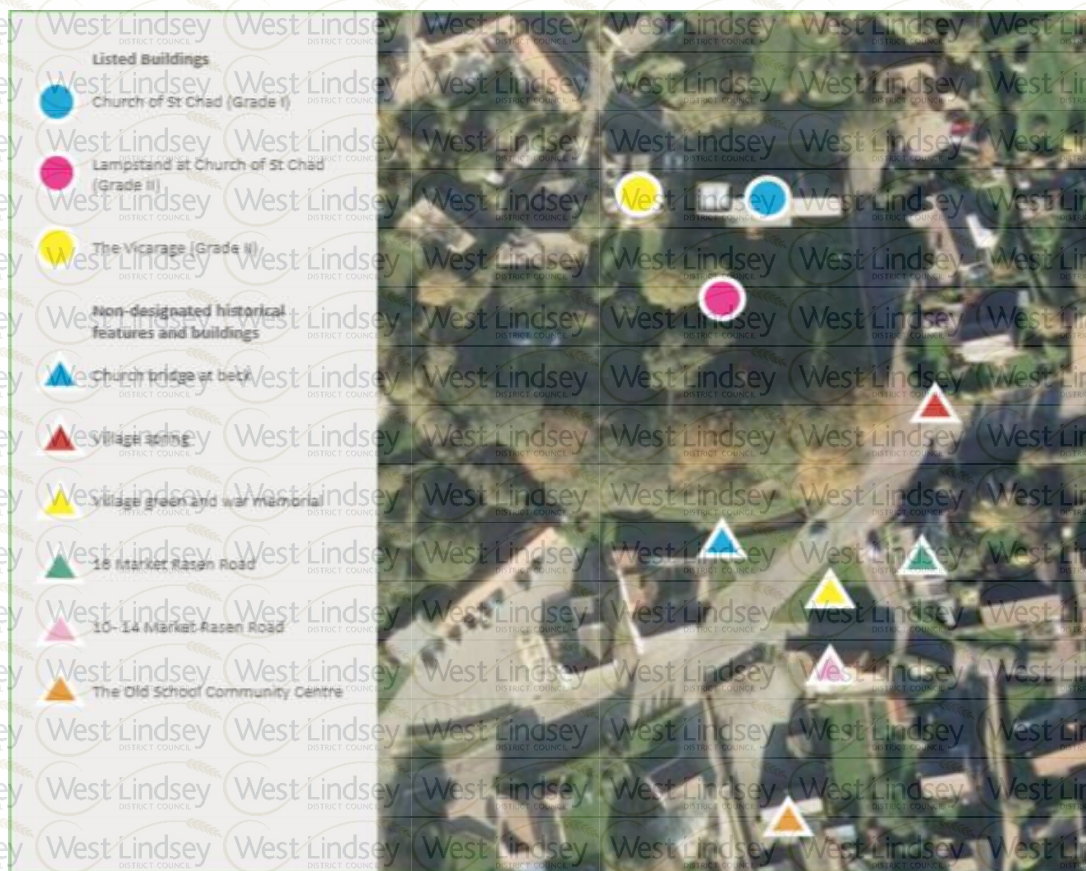
- Grade 1 listed Church of St Chad;
- War Memorial opposite St Chads; and
- RAF Dunholme Lodge.

Non – designated heritage assets as identified within the Character Assessment, include:

- The bridge at Dunhome Beck
- Village Spring
- Village green and war memorial
- 16 Market Rasen Road
- 10, 12 and 14 Market Rasen Road
- The Old School/ community centre



Figure 11: Heritage Assets in Dunholme



Policy 12: Heritage Assets

The heritage assets identified on figure 11 should be sustained and enhanced as part of development proposals on or adjacent to their locations.

There will be a presumption against developments that have an adverse impact on the heritage assets within Dunholme unless they can demonstrate that they:

- 1 do not adversely impact the character, integrity, or visual amenity of the designated Conservation Area; and
- 2 do not lead to an inappropriate alteration or extension to a listed building or undermine the wider setting of a listed building.

Any applications proposing demolition of buildings or structures will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, it must be ensured that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.



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16 Flood Risk and Drainage

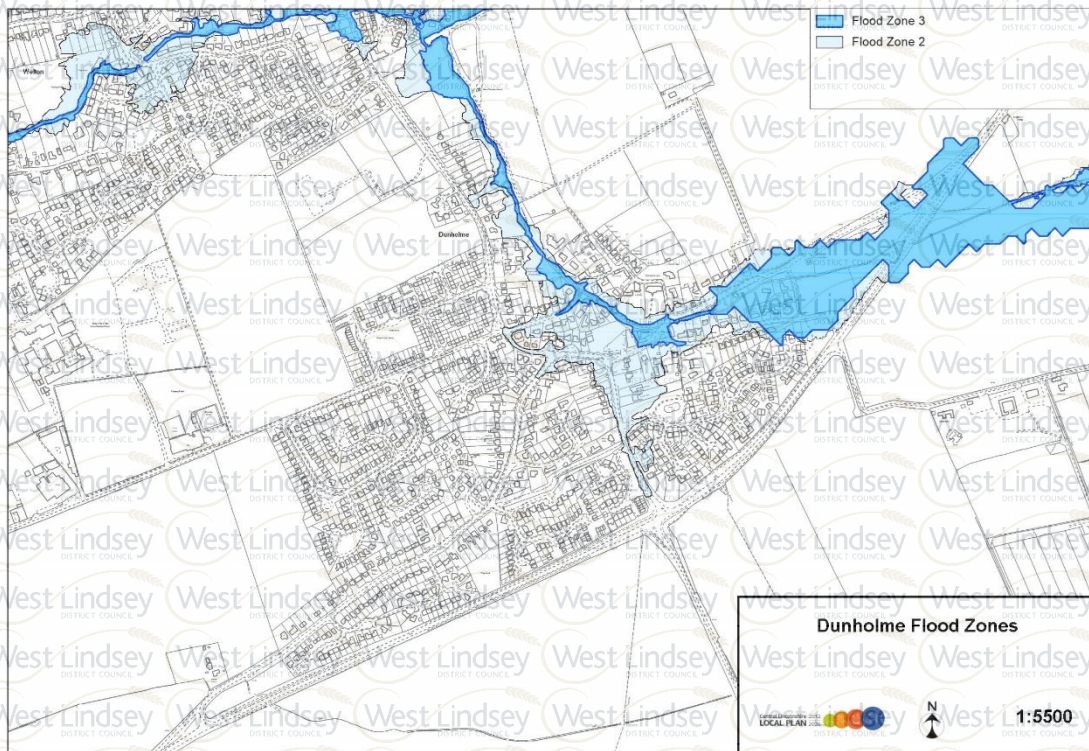


- 16.1 The problems of flooding in Dunholme is such that it occurs on a regular basis within parts of the parish. Recent events have demonstrated the risk of flooding in certain parts of the parish is considered 'high' by the Environment Agency.
- 16.2 A Strategic Flood Risk Assessment (SFRA) has been carried out on behalf of the Council to identify the areas where development is proposed in West Lindsey which are potentially liable to suffer from flooding. For a variety of reasons some development has already taken place in these areas. Consequently, people and property in the areas are at potential risk from flooding, further development in these areas will not be permitted.
- 16.3 The SFRA only covers the allocated sites within Gainsborough, Market Rasen and within the Lincoln Policy Area because these locations are the only ones where development is actually being proposed within potential flood risk zones. As an initial step all sites in other areas across the District were de-allocated if they were in the Environment Agency Indicative Floodplain.
- 16.4 Since the production of the Local Plan First Review, the Environment Agency has published new flood maps highlighting factors such as the degree of risk and the relevant flood zone (Figure 12). Local Development Plans should always take account of the most up-to-date information available and will request site specific assessments where this is highlighted as necessary by the Environment Agency.
- 16.5 Built development in flood risk areas may impede or divert the flow of floodwater to reduce the capacity of the available flood plain. The Council will allow only those uses, or built development, where it can be shown that it must be located in the flood risk area and it can be shown how the flood risk can be managed. On advice from the Environment Agency the Council will impose conditions requiring the most rigorous flood defence measures. Development must observe the Environment Agency's and/ or Internal Drainage Board's separation distance from the defences (which varies between 8 and 9 metres in West Lindsey) and which is based on Environment Agency and Internal Drainage Board requirements which seeks to enable access to the important strategic watercourses.

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Figure 12: Flood Risk areas within Dunholme – Along Dunholme Beck (See Appendix 5 for a larger map)



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16.6 Dunholme, historically divided by Dunholme Beck, suffers from surface water run-off during times of excessive rain. For example, recently in 2014 the village around Watery Lane, Market Rasen Road and Ryland Road did flood and also flooded property in these areas.

16.7 Previous flood events in 2000, 2007, 2009, 2012 and 2014 caused disruption and flooding to some property.

16.8 The different flood areas are shown in figure 12. Flood Zone 3 represents land that has a 1 in 100 or greater annual probability of river flooding while Flood Zone 2 covers land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

16.9 It is also acknowledged that there are other issues within the village related to localised surface water flooding. Although these are not mapped, areas of the village such as Ryland Road and Honeyholes Lane are known areas of regular surface water flooding in periods of heavy and prolonged rainfall.



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Policy 13: Reducing Flood Risk

Development that needs to be located within the flood risk areas as shown in figure 12 for operational or other reasons will be supported where it can be demonstrated that measures will be put in place to ensure that the development proposed will not have a detrimental impact on surface water run-off and sewage discharge networks in the village.

a) the development proposed will not have a detrimental impact on surface water run-off and sewage discharge networks in the village.

2 All developments in flood risk areas and those which feed into flood sensitive areas will be designed and constructed to reduce the overall level of flood risk on the site and the surrounding areas.

3 Residential developments will not be supported in Flood Zones 2 and 3.

Water and Waste

16.10 Dunholme and the surrounding area has consistently had issues with drainage and waste water and this has contributed towards localised flooding within the village. The capacity at the local pumping station is already strained and this will need improving in order to accommodate the anticipated future development.

16.11 Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off-site further down the network, if no/ low water pressure and internal/external sewage flooding of property is to be avoided.

16.12 Developers should engage with Anglian Water at the earliest opportunity; Anglian Water must also be consulted regarding proposals involving building over or close to a public sewer.

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

Please note that Anglian Water provides a pre-planning service for applicants to identify feasible water and drainage solutions.

Further details in relation to this service is available to view at the following address:

16.14 <http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx>

Policy 14: Water and Waste

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



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17 Public Transport, community Infrastructure and Roads



Public Transport and roads

- 17.1 This plan aims to enhance internal and external connectivity through the use of public transport; ensure that public space is nonthreatening, neighbourly and sociable; facilitate walking and cycling as the main means of access for all residents to village services and amenities; and ensure the vibrancy of the village as a safe and low carbon community.
- 17.2 Dunholme has reasonable, but limited, public transport links: with the most frequent bus services are to neighbouring Welton and Lincoln. These services also other villages like Scothern and Nettleham.
- 17.3 A bus also goes to Market Rasen through Faldingworth and Middle Rasen.
- 17.4 The village has limited evening and weekend services and connections and has issues with connecting further afield than just the surrounding villages.
- 17.5 In addition, other infrastructure issues, such as limited space for primary school expansion and vital improvements to roads and junctions within the area, exist within the parish and it is hoped that this neighbourhood plan will help to resolve those through the planning system and external funding.

Policy 15: St Chad's Primary School Extension

Proposals that contribute to, or enable an extension to the Primary School will be supported.

Policy 16: Road upgrades and improvements

Proposals that seek to upgrade and enhance the three junctions onto the A46 at Scothern Lane, Lincoln Road and Market Rasen Road will be supported.



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18 Community Projects and Funding

The Neighbourhood Plan has identified a number of projects to be pursued by the Parish Council over the planning period. Whilst not directly planning policy, they do contribute significantly to the realisation of the aims and objectives of the Plan. The projects have been prioritised against the potential S106 / CIL income from the proposed development over the period of the plan and the timeframe in which they can be expected to be delivered.

To deliver this, a working group should be set up, under the Planning Committee of the Parish Council, to develop plans for what the site could provide, a business case with associated costings, and a project plan to deliver it. This project could proceed to this stage with the funds already available to the village under S106 from previous developments. If this feasibility stage is successful, fund-raising from both S106/ CIL and dedicated fund-raising activity, grants and match funding, could deliver a deliverable plan within the first 5 years of the planning period.

A list of proposed community projects identified by the community, include:

- The implementation of the planned Tennis Academy and other sporting facilities;
- A new office for the Parish Council, including catering facilities;
- New healthcare facility;
- An extension to the Primary School;
- A new purpose built children's Nursery building;
- New dentist facility;
- Additional retail units to improve the range of facilities;
- The creation of new public rights of way and connections to neighbouring settlements;
- Road and junction improvements within the village and along the A46.

Statement of Intent

It is intended that any future Community infrastructure Levy monies obtained by future development in Dunholme will help funding the above list of community projects.



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19 Monitoring of the Neighbourhood Plan

The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been adopted. Dunholme Neighbourhood Plan group recognise that there has already been a significant level of development granted planning permission of which nothing has yet commenced.

The group understand that markets and economies change within a 20 year timeframe and recognise if the permitted development does not deliver, then the plan is failing to meet the needs of the local community.

After discussion and consultation with the Local Planning Authority, it was agreed that if the developments on sites CL4084 and CL1190 have not yet started commencement within the first 5 years from the adoption of this Neighbourhood Plan, then a review of sites and the level of development will be undertaken to find alternative developments locations.

The Parish Council will be working closely with the developers of the allocated sites in order to support their delivery before any additional sites come forward for large scale development.

Other policies within this plan will be monitored accordingly.

20 Implementation of the Neighbourhood Plan

The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable, Dunholme Parish Council will also be actively involved, for example as part of the pre application process. Whilst West Lindsey will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

This Plan It is not a rigid 'blue-print', but instead provides a 'direction for change' through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period and this plan may be modified accordingly.

To this extent the review period will be crucial. There are several strands of activity which will shape delivery and each is important in shaping Dunholme in the months and years ahead. These comprise:

- a) Private sector investment in the village. Securing the right type and nature of investment through adaptations and new development will be crucial; and
- b) The statutory planning process. This under the Neighbourhood Plan will direct and control private developer and investor interest in the village in the context of the plan itself and the wider Council and national planning framework; and
- c) Investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability for the villages. In the context of the prevailing economic climate and public funding



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there is recognition that public investment in the village will be challenging to secure; and

- d) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.

The use of Section 106 agreements⁶ and planning conditions by the District and County Councils will be expected to assist in delivering the objectives of this Plan. The projects described throughout the Plan have been identified as part of the same rigorous consultation process as the development of the Plan policies, as such they are endorsed by the community.

Appendix 1: Social, environmental and economic issues

Information taken from the Dunholme Neighbourhood Plan Scoping Report 2015.

Social Problems		Evidence
1	Shortage of affordable housing	The need for 9 affordable houses within Dunholme was identified in the Housing Needs Survey 2012. House prices within Dunholme Parish have risen by £21,035 (11.1%), with the average house price in 2012 being £200,000. Young people are finding they cannot afford to live in the village.
2	Lack of appropriate sized houses	21.3% of those residing in the village are retired, many still living in large 3 or 4 bedroom houses. The main requirement is for smaller accommodation for elderly villagers wishing to downsize and also for young families. The Dunholme Parish survey (2014) identified that the size and design of future housing remains a major concern.

⁶ Section 106 of the Act allows for [Local Planning Authorities](#) and persons interested in land to agree contributions, arrangements and restrictions as *Planning Agreements* or *Planning Obligations*. Applicants can offer such agreements unilaterally or negotiate and agree them as support for their application to make it accord with local planning requirements, but without some of the rigorous controls of Planning Conditions under section 70(1).



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3.	The needs of an ageing population	As noted above Dunholme Parish has an ageing population. This will place extra and different demands on local health, transport and housing requirements in the future.
4	Social exclusion from poor access to services and jobs	The village is a secondary community which is supported by a primary community of Welton village. The health care services which are subscribed to by Dunholme sit in Welton, these services are oversubscribed and limited with 5 doctors for 9500 patients. Residents need to use private cars, as the public transport services do not match the requirements of employment. There is no bus service after 7.00pm or on Sundays and Bank Holidays.
5	Fear of crime and anti-social behavior	Dunholme Parish is a safe place in which to live and concern about crime is not high. From the Village Survey 2014 the residents indicated a concern about anti-social behavior. Between January 2011 and January 2012 7 crimes were committed.

Environmental Problems		Evidence
6	Protecting the landscape character and settings	The loss of distinctive landscape settings to settlements, to erosion of traditional rural landscape patterns and features. There could be further threats, such as the loss of semi-natural habitats (West Lindsey Landscape Assessment)
7	Loss of biodiversity	There are no key habitats listed in the West Lindsey Biodiversity Plan. In the Central Lincolnshire Joint Plan, the Biodiversity Plan states that there is land suitable for wetland habitat east of the village

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8	Road traffic and consequent adverse environmental, economical and safety impacts	Traffic in Lincolnshire increased by 12.34% between 2000 and 2012 (Department for Transport data). With the news of a renewable industry centre to be developed on the Humber. The subsequent effects will increase the traffic in Lincolnshire. Car ownership in Dunholme Parish is high and at peak times traffic congestion occurs around school dropping off and picking up times and at the junctions with the A46
9	Flood risks	There are areas designated as flood risks in the village: <ul style="list-style-type: none"> • Eastfield Road , Ryland Road - Flood risk level 3 • Ryland Road through to Market Rasen Road - Flood risk 3

Economic Problems		Evidence
12	Pockets of deprivation in an otherwise affluent area	Dunholme Parish is one of the least deprived areas in the country, ranking 25,768 (73 out of scale of 100) on the index of multiple deprivations. Deprivation indicators are ranked such that 1 is most and 32,482 the least deprived. Unemployment is lower than the national average
13	Ageing population structure	One fifth (21.3%) of people residing in the village are retired. Young people either move away to work or are unable to afford to live in the village which is having the effect of undermining the vitality of the village. In West Lindsey 19.33% of the population were over 65 and this is expected to rise to 25.81% by 2025 (A Profile of the Elderly in West Lindsey 2009)



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14	Low skilled economy	Traditionally, Central Lincolnshire's economy has been based on three main industrial sectors; agriculture, manufacturing and tourism. These industries tend to be low skilled and pay lower wages. There is also an increasing skills gap in Lincolnshire from 9% in 2005 to 11% in 2009. This could impact on the development of businesses in Central Lincolnshire, especially those seeking to move into higher added value markets
15	Road traffic congestion	The traffic in Lincolnshire increased by 12.3% between 2000 and 2009. With a high car ownership, Dunholme Parish experiences considerable congestion around the schools, village centre, A46 & A15 via nearby Welton Village.
16	Infrastructure necessary to support future growth	The current village infrastructure (such as parking facilities, health and social care, water supply, drainage, sport and leisure) may not be adequate to support future development
17	Threats to the vitality and viability of the village	The high cost of housing and an ageing population are a potential threat to the continuing vitality of the village

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Appendix 2: Glossary of Terms

Glossary	
Subject	Description
Affordable housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.
Evidence base	The evidence base is a collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other strategies and policies.
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.
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 particular 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, which gained Royal Assent on the 15 th November 2011.

Dunholme Parish Neighbourhood Plan 2016 – 2036



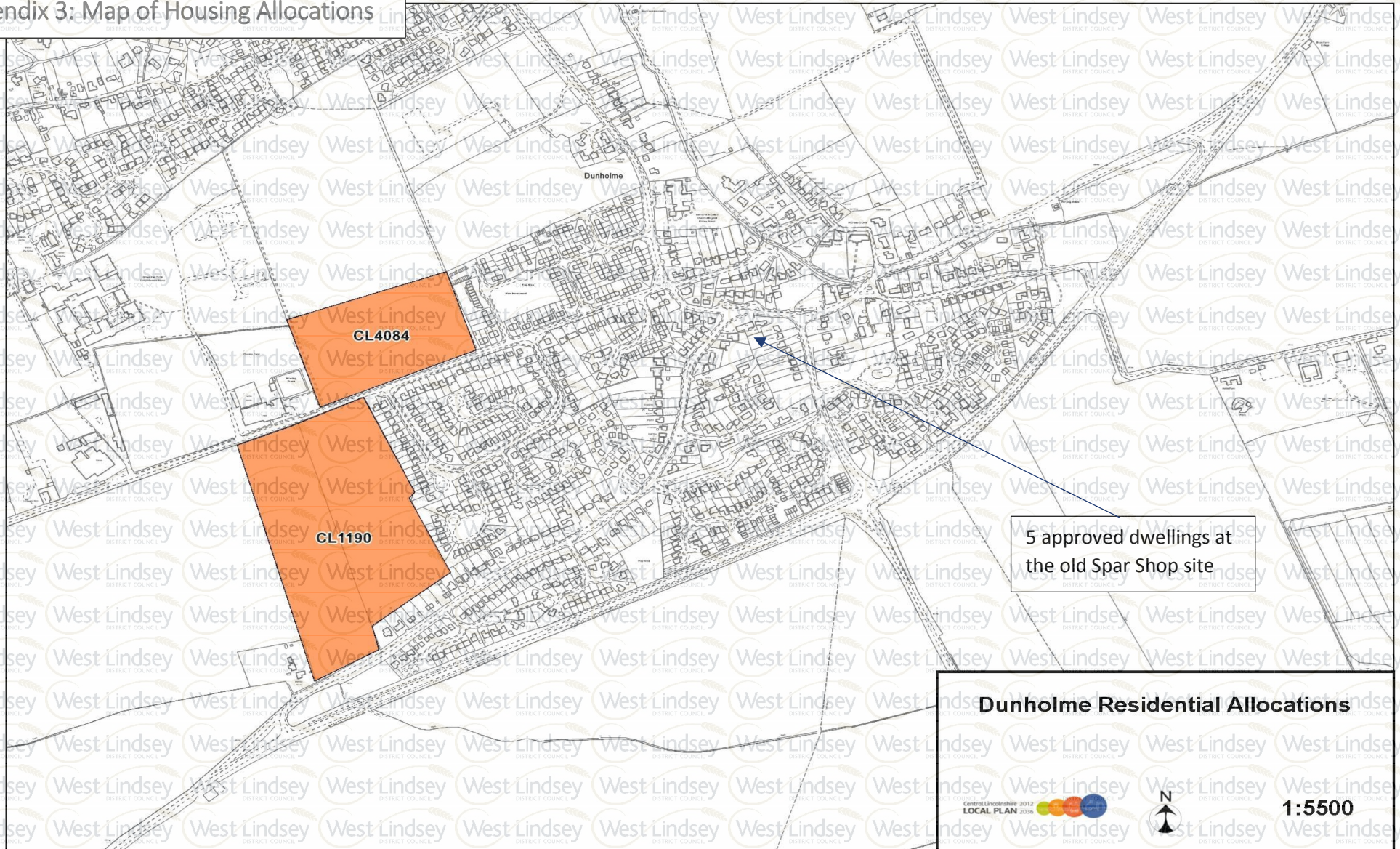
Open space	All open space of public value, including not just land, but also areas of water which offer important opportunities for sport, recreation and can act as a visual amenity.
Windfall sites	Sites including conversions which are not included as part of the housing land supply at the base date of the plan but which subsequently become available for appropriate housing development, other than through Local Plan or neighbourhood plan allocation process.



Dunholme Parish Neighbourhood Plan 2016 – 2036

The following pages (Appendix 3, 4 and 5) identify some of the maps within this Neighbourhood Plan on a larger and a clearer scale.

Appendix 3: Map of Housing Allocations

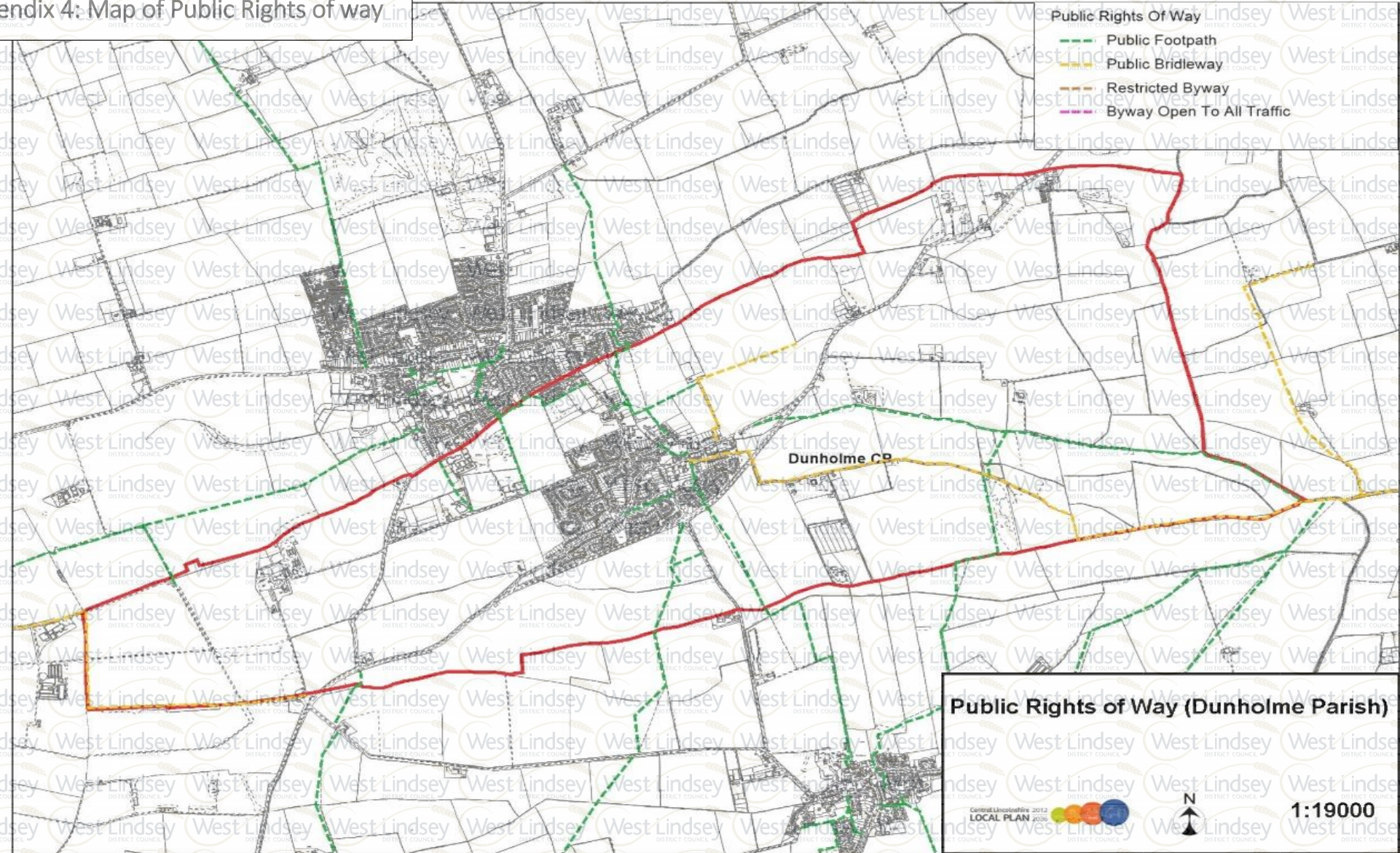


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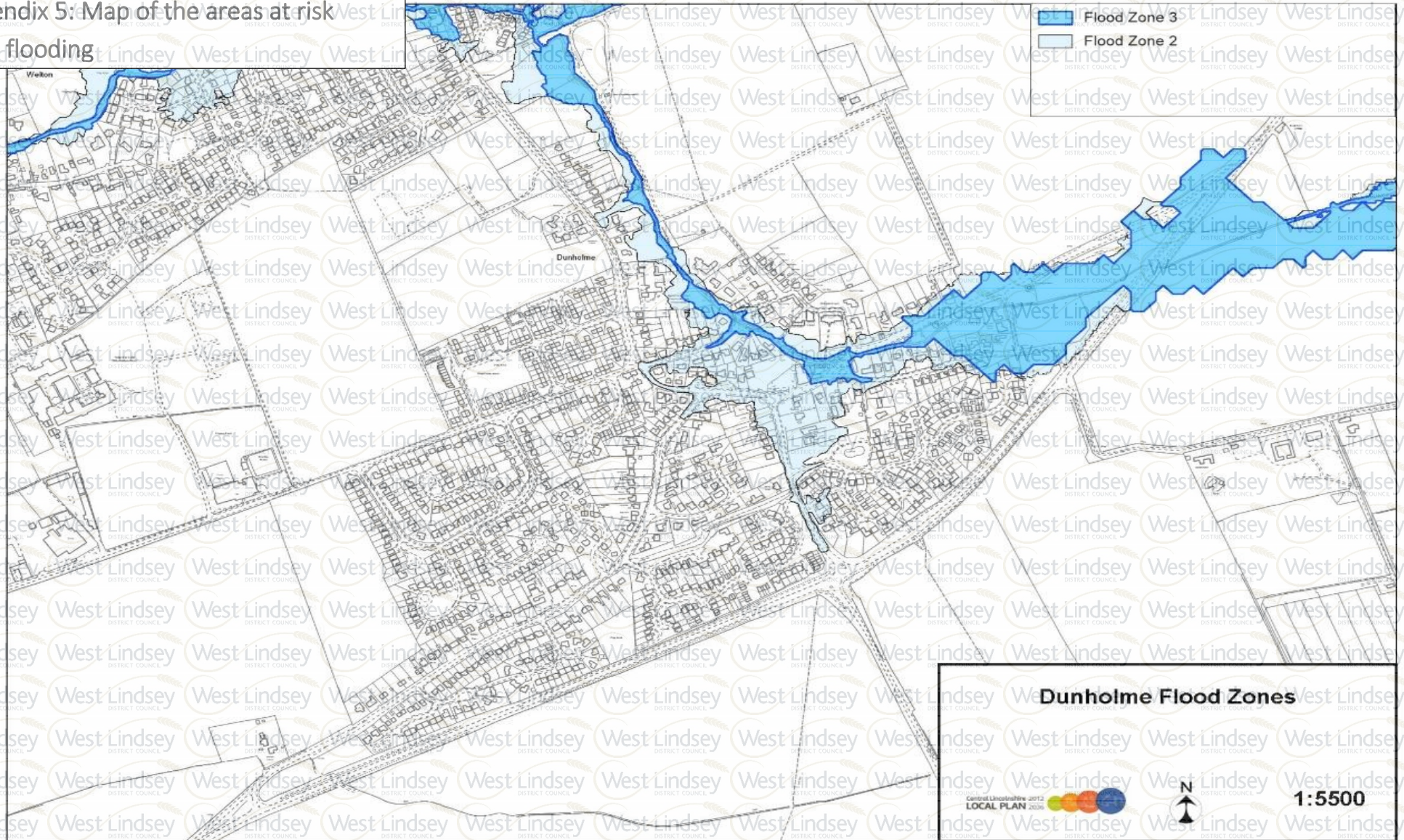
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Appendix 4: Map of Public Rights of way



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Appendix 5: Map of the areas at risk from flooding



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Dunholme Parish Neighbourhood Plan 2016 – 2036

Dunholme Neighbourhood Plan produced by Dunholme Parish Council

For further information about the Neighbourhood Plan, please visit the Parish Council website:

www.dunholme.org.uk

Or alternatively, visit:

www.locality.org.

www.west-lindsey.gov.uk/neighbourhoodplans

Acknowledgements

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Dunholme Parish Council

The Parish Clerk

Members of the Neighbourhood Plan Group

The residents of Dunholme Parish

District Councillor – Steve England

West Lindsey District Council Planning Officer - Luke Brown

Planning Consultant - Natalie Cockrell MRTPI

Planning Consultant – Darren Carol MRTPI

Statutory Bodies and agencies