

Gainsborough Neighbourhood Plan



2020-2036

Produced by Gainsborough Neighbourhood Plan Steering Group on behalf of Gainsborough Town Council, residents and businesses

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Common Abbreviations

AECOM - a company authorised to carry out research for NPs

AP - Aspirational Policy

AW – Ancient Woodland

BfL 12 - Building for Life 12

CA - Conservation Area

CLLP - Central Lincolnshire Local Plan

DCLG - Department of Communities & Local Government

GTC - Gainsborough Town Council

GTC CACA - Gainsborough Town Centre Conservation Area Character Appraisal

GTCHM - Gainsborough Town Centre Heritage Masterplan

HCA - Heritage and Character Assessment

LCA - Landscape Character Assessment

LCT - Landscape Character Type

LCC - Lincolnshire County Council

LPAs – Local Planning Authorities

LWT - Lincolnshire Wildlife Trust

NPPs - Neighbourhood Plan Policies

NPPF - National Planning Policy Framework

NPSG - Neighbourhood Plan Steering Group

SHMA - Strategic Housing Market Assessment

SHLAA - Strategic Housing Land Availability Assessment

SNCI - Site of Nature Conservation Interest

SPD - Supplementary Planning Document

TC – Town Council

TCA – Townscape Character Area

WLDC - West Lindsey District Council

Disclaimer: It should be noted that the information held within this Plan is correct, to the best of our knowledge, at the time of creation, and therefore information given is subject to change, including but not limited to, names/facilities/shops/owners.

Foreword

Search the name “Gainsborough”, on the internet and it is very difficult to find many complimentary comments about the place we call ‘Home’. Even the local ‘social media’ commentary is, more often than not, lacking in praise for our Town. Engage in conversation with shoppers in the Town square and it soon becomes evident that many folk have some very strong opinions on when things went wrong and what should be done in the future. Gainsborough, to some extent, is a victim of its illustrious past. Although seen as a small ‘market Town’, the one Grade 1 and over fifty Grade 2 listed buildings, together with several other impressive buildings of “significant” architectural value within the Town centre (not to mention several more listed buildings within the wider Town boundary), display the trappings of its once, very prosperous, past. The Town now, however, shows definite signs of urban degeneration; lack of investment, coupled with a legacy of mediocre mid twentieth century architecture and, in common with many similar places, the loss of small businesses from the Town centre.

The provisions granted in the 2011 Localism Act gave Gainsborough Town Council the power to prepare a Neighbourhood Plan. The Town Council knew this could only be done if individuals and community groups were prepared to come together under these powers to produce a ‘Neighbourhood Development Plan’. Ok! I can hear everyone groan, “not another plan!”. This one, however, is not written by council planners and approved by politicians. Neighbourhood plans are written by the Town residents and contain a consensus of the residents’ vision of how they want their Town to grow. Following extensive consultation since 2017, with individual residents, businesses and many diverse social groups from across the whole community, including children both at primary and secondary schools, this Neighbourhood Development Plan took shape. To be effective, it needs everyone to have the opportunity to be involved and to have their say. Once approved by a referendum of residents, this ‘Plan’ will go forward to form a significant and legal part of the planning policies for Gainsborough. Developers, large and small, will get planning permission for their proposals only if they accord with policies contained within the ‘Plan’.

Gainsborough’s Neighbourhood Development Plan used the acronym ‘RAGE’, a name that reflected the mood felt by many residents toward planning decisions made in the recent past. The demolition of Gainsborough Central Station, an impressive listed building, in 1977 and, more recently, the construction of the KFC building in a conservation area, are just two examples of planning decisions that have generated strong negative feelings locally. In reality, RAGE stands for ‘Rediscovering A Gainsborough for Everyone’. We hope that by reflecting the actual views of Gainsborough people, this document can help to shape Gainsborough in a way that is supported by the community. RAGE recognises that, in the past, the views of local people have not always been taken into account. We at RAGE are keen to use the new legislation to give our residents the opportunity to decide how they wish to see the Town develop. This is a Neighbourhood Plan for the next 16 years, by the people of Gainsborough, shaping the Town and the quality of life for our next generation of residents.

Thank you to every resident, business and community group who contributed by attending our engagement events, particularly those residents who served on the ‘People’s Panel’ scrutinising our efforts. Without everyone’s contribution, this plan would not have been possible.

Mike Hopper

Chair of Gainsborough Neighbourhood Plan Steering Group



1 Gainsborough Neighbourhood Plan (GNP)

1. The Gainsborough Neighbourhood Plan (GNP) is a document produced in accordance with the Localism Act 2011. Once it has been ‘made’ by West Lindsey District Council it will form part of the Development Plan for Gainsborough which also includes the National Planning Policy Framework (NPPF), the Central Lincolnshire Local Plan (CLLP) and Lincolnshire County Council (LCC) policies¹.
2. This Neighbourhood Plan is in general conformity with the strategic policy contained in the Central Lincolnshire Local Plan 2012-2036.², the NPPF and LCC policies.
3. The Neighbourhood Plan will have significant weight in the determination of planning applications. The GNP will be used by;
 - a) developers when preparing planning applications for submission to WLDC
 - b) WLDC in assessing and determining planning applications
 - c) inspectors in determining appeals.
4. The Neighbourhood Plan Area covers the whole of the Town Council area of Gainsborough. The Neighbourhood Plan sets out planning policies for 2020-2036 to be aligned with the timescales for the CLLP.

More than just a planning document

5. The process of producing a Neighbourhood Plan has been used to galvanise local people. The Town Council’s Community Engagement Strategy³ was prepared at the start of the process and has been implemented by a committed and enthusiastic Town Councillor and well-informed local residents.
6. Whilst this Neighbourhood Plan has been led by Gainsborough Town Council (TC) it has been developed under a new organisation called R.A.G.E (Rediscovering A Gainsborough for Everyone) to reflect the wide range of organisations that have contributed to the Plan’s creation. The process has given local people a voice through the creation of a People’s Panel, which meets to sign off each stage of the Plan. Support from the People’s Panel is vital to enable the Plan to move to the next stage.
7. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Town Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. Whilst not all directly deliverable as part of the

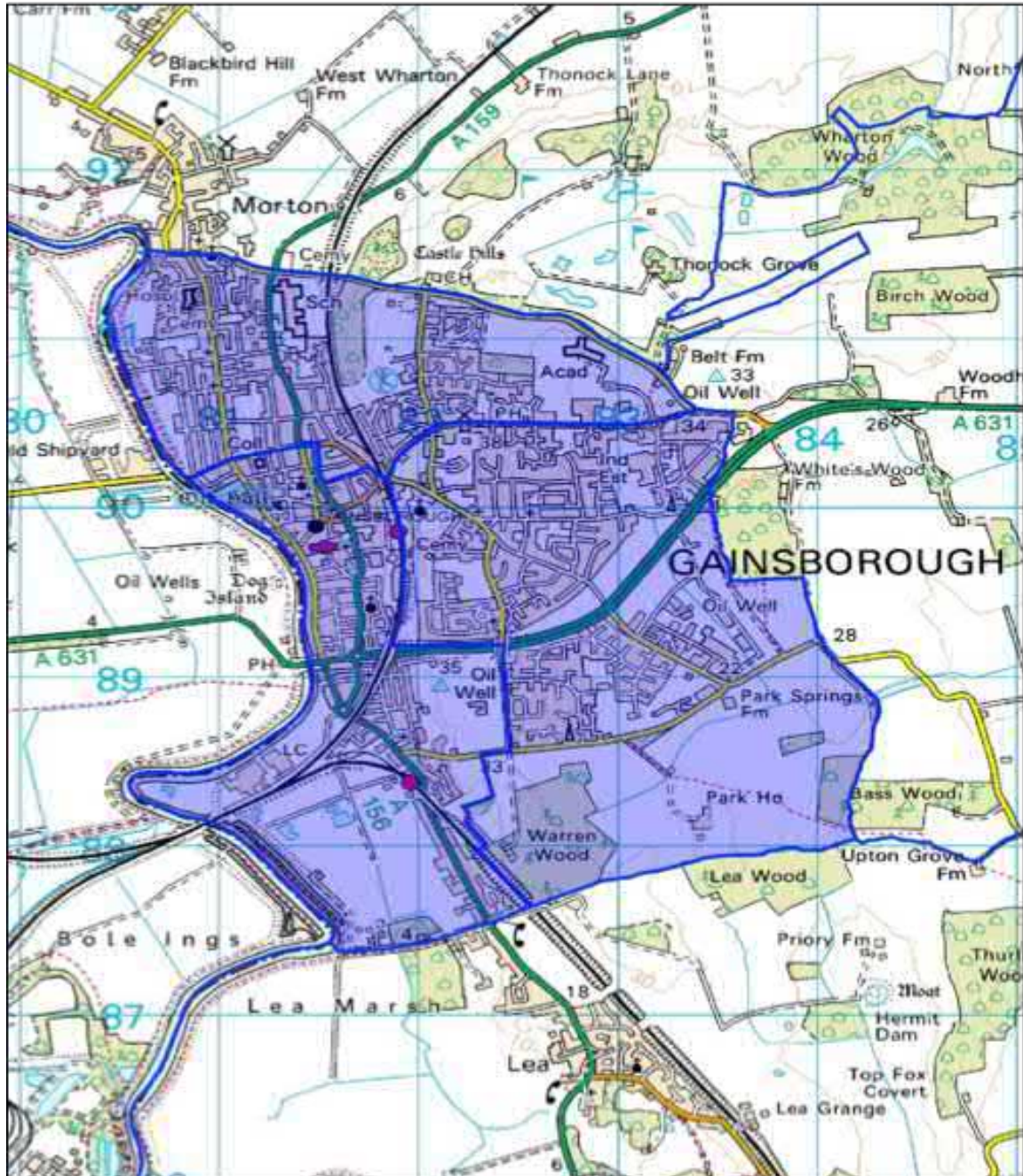
¹ The Core Strategy and Development Management Policies (CSDMP June 2016) and the Site Locations Document (SLD December 2017) are produced by Lincolnshire County Council and also form part of the Development Plan for the County. These policies safeguard existing minerals and waste sites from incompatible development, safeguard Mineral Resources to prevent unnecessary sterilisation by development, and identify the locational criteria and allocations for future minerals and waste development.

² The Joint Planning Unit are undertaking a review of the CLLP emerging evidence base that informs this revised Local Plan will be used to support this Neighbourhood Plan where relevant.

³ See <https://ragegainsborough.co.uk/2017/07/24/community-engagement-strategy/>

Neighbourhood Plan, they help to deliver the Vision and Objectives of the GNP. It is expected that the People's Panel will continue to work alongside the Town Council after the Neighbourhood Plan is made to oversee the implementation of these projects. The projects are listed at Appendix A.

Map 1 Gainsborough Neighbourhood Plan area



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2 The Need for a Neighbourhood Plan

8. A Neighbourhood Plan provides residents and businesses the opportunity to shape the future growth of the Town up to 2036.
9. Gainsborough's growth point status (2008) recognised that Gainsborough has the ability to accommodate significant growth which, if combined with a regeneration programme, could boost the Town's regional role. WLDC have established within the CLLP a major Regeneration Programme for the Town that, when built out, will see a 47% increase in the number of homes in the Town and a 12% increase in economic growth⁴. By comparison there was a 10% increase in population between 2001 and 2011.
10. There are various regeneration initiatives led by WLDC that are striving to provide new and broader housing choices, strengthen the Town's employment offer and improve the public realm. The expectation is that this will drive forward many other local improvements.
11. With so much potential opportunity for growth and redevelopment this is the right time for the Town Council and local people to be part of the planning policy-making process. This ensures the voice of local people is heard in setting the policy framework intended to transform the Town.
12. The Gainsborough Neighbourhood Plan helps the community work together to:
 - a) develop a shared vision for the Town
 - b) have more say about where new homes, shops, offices and other development should be built
 - c) set out the right mix of housing (large, small, terraced, bungalows etc)
 - d) identify and protect important local green spaces
 - e) protect and enhance the heritage in our Town
 - f) say what community buildings we need and where they should go (and which ones need improving)
 - g) identify new walking and cycling routes and improve the existing ones around the Town
 - h) say how the Town Centre could be improved to make it more prosperous and attractive (creating more jobs and improving the range of services)
13. A Neighbourhood Plan gives the community of Gainsborough a new way of influencing planning decisions that are made in the Town and it will also be used to guide future growth up to 2036.

⁴ Invest Gainsborough <http://www.investgainsborough.com>

14. The Gainsborough Neighbourhood Plan policies should be read as a whole and together they seek to:
- promote a constructive dialogue with developers before planning applications are submitted so that the community's opinions are taken into account as ideas are being formulated; and
 - ensure that development is sustainable i.e. it is the best balance of protecting what is special, whilst encouraging significant growth that will improve areas that are run down
 - provides the Town with the sort of development that will make Gainsborough thrive socially and economically.

3 How the Neighbourhood Plan works within the planning system

15. The growth aspirations for Gainsborough are ambitious (see section 3) and are set out in the CLLP.
16. The area specific adopted policies in the Central Lincolnshire Local Plan that relate to Gainsborough are:
- LP38: Protecting Gainsborough's Setting and Character
- LP39: Gainsborough Sustainable Urban Extensions (SUE)
- LP40: Gainsborough Riverside
- LP41: Regeneration of Gainsborough
- LP42: Gainsborough Town Centre and Primary Shopping Area
17. Policy LP 39 allocates a total of 2500 dwellings for each SUE. Up to 2036 1400 dwellings are expected to be delivered on the south SUE and 750 dwellings on the north SUE. Most of the northern SUE is outside the Town boundary although it is expected that future residents from this SUE will use the services and facilities in Gainsborough.
18. The GNP has been drafted in the context of the District wide studies to support the preparation of the CLLP. These reports are:
- a) Strategic Housing Market Assessment 2015
 - b) Central Lincolnshire City and Town Centre Study Update 2015
 - c) Gainsborough Heritage Town Centre Masterplan 2017
 - d) Gainsborough Strategy Area Growth Study Options 2016
 - e) Gainsborough Transport Strategy 2010
 - f) Gainsborough Local Development Order Design Guide (Riverside) 2016
 - g) Sustainable Urban Extension Joint Delivery Statement Gainsborough Northern Neighbourhood 2016
 - h) Sustainable Urban Extension Joint Delivery Statement Gainsborough Southern Neighbourhood 2016

- i) Gainsborough Town Plan 2015
- j) Green Infrastructure Study Volumes 1 and 2 2011
- k) West Lindsey Community Infrastructure Charging Schedule 2017
- l) Gainsborough Town Centre Conservation Area Character Appraisal 2019
- m) Developer Contributions Supplementary Planning Document 2018
- n) Gainsborough Open Space and Green Infrastructure Strategy LUC 2019
- o) West Lindsey Landscape Character Assessment 1999

19. Three reports have also been commissioned by the Steering Group these are:

- a) Rural Place Profile 2016 - Association of Local Councils (ACRE)
- b) Beds RCC Gainsborough Green Infrastructure Study 2018 - this is a part of the Neighbourhood Plan see Appendix G⁵
- c) Gainsborough Heritage and Character Assessment 2018 this is part of the Neighbourhood Plan and is at Appendix H

20. These are used to support the policies in this Neighbourhood Plan and can be found under the documents tab at <http://www.ragegainsborough.co.uk>

21. The Neighbourhood Plan policies are also written within the context of Lincolnshire County Council policies which aim to support sustainable development. It is expected that development in Gainsborough will need to meet County policy requirements where applicable.

4 Consultation

22. The Town Council and the Steering Group recognised consultation was key to successfully developing a Neighbourhood Plan for Gainsborough. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people young and old from across the Town.

23. The Steering Group has promoted the Neighbourhood Plan via:

- regular updates on Facebook and Twitter
- drop in sessions at community groups
- market stall promotion
- stall and activities at community sports and fun days
- establishment of a People's Panel

⁵ This is not to be confused with the draft WLDC Green Open Space and Green Infrastructure Study 2019 by LUC commissioned for WLDC and is always referred to as the Beds RCC Green Infrastructure Study to avoid confusion

- sessions with young people at both the primary and secondary school
- schools' council's session in the Council Chamber with the Chair of WLDC

24. The extent and commitment to wide community engagement is evidenced in the table below

Event	Date	Location	Event Type
Community / Armed Forces Day	10th June 2017	Marshall's Sports Ground	Community Fun Day
White Hart Hotel	25th July 2017	Town Centre	Drop In Session
Uphill Community Centre	29th July 2017	Park Springs	Community Fun Day
White Hart Hotel	01 August 2017	Town Centre	Drop In Session
Gainsborough Market	01 August 2017	Town Centre	Passing Footfall
White Hart Hotel	08 August 2017	Town Centre	Drop In Session
Rotary Club Pedal Car Grand Prix	13 August 2017	Queen Elizabeth's High School	Community Fun Day
Lincolnshire County Council Children's Services Fun Day	15 August 2017	Richmond Park	Community Fun Day
Gainsborough Market	15 August 2017	Town Centre	Passing Footfall
X Church - Mental Health Support Group	16 August 2017	X Church	Group Meeting
Lark in the Park	20 August 2017	Richmond Park	Community Fun Day
White Hart Hotel	22nd August 2017	Town Centre	Drop In Session
Gainsborough Market	22nd August 2017	Town Centre	Passing Footfall
White Hart Hotel	29th August 2017	Town Centre	Drop In Session
White Hart Hotel	5th September 2017	Town Centre	Drop In Session
Women's Institute	13th September 2017	Pyrus Studio	Group Meeting
Gainsborough College Freshers' Fair	14th September 2017	Gainsborough College	Freshers Fair
School Heads Meeting	21st September 2017	St George's School	School Consultation
People's Panel Meeting	28th September 2017	Richmond House	People's Panel
Civic Service	01 October 2017	Parish Church and Weston Rooms	RAGE Promotion
Morton Trentside Primary School Workshop	14 November 2017	Morton School	School Consultation
Local School Council Workshop	8 December 2017	West Lindsey Council Chamber, Guildhall	School Council Meeting
Parish School Workshop	27 March 2018	Parish School	School Consultation

25. The consultation events and key findings that shaped the production of this Neighbourhood Plan are summarised in the Consultation Evidence: Executive Summary. ⁶

⁶ See <http://ragegainsborough.co.uk/documents/>

26. This consultation process has ensured that all residents have been kept informed about the Neighbourhood Plan but also had the opportunity to be involved in the production of it and been able to influence the extent and scope of the Plan.

5 Consultation Feedback and Neighbourhood Plan Response

27. The key themes were formed from the extensive consultation. They formed the basis of the vision, objectives and Neighbourhood Plan policies.

Theme	Comment	Neighbourhood Plan Response	Objective Number	Policy Number
Housing	Cheaper market housing and more bungalows wanted	Policies on housing design and housing type	2, 5	1,6,7
	Concern about the low quality of the housing stock and need for new development to be good quality	Understand the character of the Town (AECOM analysis) and use to establish more detailed design policies	2	6, 9,
	To ensure that the SUEs are not disconnected from the existing Town	Require the design and layout to demonstrate direct and safe access	6	6
Riverside Regeneration/ brownfield site redevelopment	100% of respondents wanted the regeneration of sites along the Riverside to be a priority	Design principles for development along the river	1,3,8	1,8,9,10, 11,13,14, 15,16
	Need more leisure uses along the river side	Ensure that new development reinforces the historic character where it is in the Heritage Masterplan boundary	4	17
	Riverside walk needs to continue along the whole length of the river	Support leisure uses	1,3,8	8, 13,11
	A marina development would be supported	Support the LDO	1,3,8	8
Town Centre	Not enough to do in the Town in the evenings	Redevelop the market place involve the local community in design proposals	7, 9	10,11,12,18
	Universal dislike of the current design of the market place	Support the reinstatement of the original features of the Town hall – enable it to function like a butter market again	7, 9	18

Theme	Comment	Neighbourhood Plan Response	Objective Number	Policy Number
	60% supported idea that market place should be protected for this use	Encourage leisure uses, restaurants pubs etc especially along the river side		18
		Improve shop fronts to make the area more attractive especially for independent shops	7, 9	18
Heritage	93% of people want the historic buildings in the Town centre protected Heritage is important, support making more of the heritage in the Town	Identify buildings of local value for local listing; endorse the findings of the Gainsborough Town Centre Heritage Master Plan in NP policy Ensure that new development reinforces the historic character	4	17
	New development within the historic centre is also supported to improve the range of facilities and shops in the Town	Support development that positively enhances buildings and spaces identified as visually harmful to the setting of heritage assets	4, 7, 9	17
	93% of people across the various consultation events wanted a mix of historic buildings with modern complimentary additions, Marshall's Yard was seen as a good example	Establish a design code for development within the Masterplan boundary ⁷	4	6, 17
	Restoring the Town Hall building and reinstating the butter market was supported by 91% of respondents			
Green Spaces	Green space is highly valued – there is a strong desire to see it protected and improved (the proposed development at the Gap which would see the loss of the	Policy supporting the creation of a local green network to create and/or improve the walking and cycling network across the Town and out to the countryside	8	3,4,5

⁷ boundary defined in the Gainsborough Town Centre Heritage Masterplan

Theme	Comment	Neighbourhood Plan Response	Objective Number	Policy Number
	green space that is part of a public footpath reflects the lack of such routes around the Town)	Designation of Local Green Spaces		
Getting Around	Improving access to the Town and making it safer to get around the Town	Support a second Trent crossing Promote cycling and walking	10 8	Aspiration Policy 1 3,4,5
Community Influence	Need to be able to influence planning decisions – importance of local knowledge	A neighbourhood plan can provide this platform	11	2

6 Developer Contributions

28. WLDC has a Community Infrastructure Levy Charging Policy. Convenience retail ⁸ development (Use Classes A1-A5) attracts a set charge per sq. metre which in 2018 is £40 per square metre; residential charges are differentiated across zones. West Gainsborough (between the river to the west and the railway line to the east) is in zone 4 where the CIL value is £0. A map showing the zones is at <https://www.west-lindsey.gov.uk/my-services/planning-and-building/community-infrastructure-levy-cil/>
29. The production of a Neighbourhood Plan will enable the Town Council to secure 25% of any CIL monies generated, although, given the charging policy at present, CIL would only be payable on new convenience retail development. (Note: CIL only applies to new planning applications not those with permission that have yet to be built or those with outline permission). See the CIL charging schedule for current charge rates.
30. The Central Lincolnshire Local Plan LP11 requires that a percentage of dwellings should be provided as affordable housing, and for Gainsborough is:
 - 15% in the SUEs
 - Elsewhere 20%

⁸ **Convenience goods:** Broadly defined as food, drinks, tobacco, newspapers, magazines, cleaning materials, toilet articles definition from https://www.planningni.gov.uk/index/policy/planning_statements/pps05/pps05_glossary_of_terms.htm

31. Section 10 of the Developer Contributions SPD (2018) sets out the type and size of development that may trigger open space and green infrastructure contributions – this is for both residential and commercial development.⁹ The table below is from the SPD.

Matrix of types of development and indicative Green Infrastructure contribution						
Type of provision required	Residential (units)		Development			Other development i.e. commercial industrial leisure retail
	1-9	11-49	50+	100+	SUES	
Landscaping and associated Planting scheme (condition)	*	**	**	**	**	*
New access /links to existing green networks including Public Rights of Way network (condition or S106)	*	*	*	**	**	*
Water management including SUDS see drainage and flood risk management section (condition or S106)	*	**	**	**	**	**
Habitat protection and creation and biodiversity enhancements (condition or S106)	*	**	**	**	**	*
On site provision of local or strategic playing fields to standards in Local Plan if there is no existing provision within Local Plan access standards (condition or S106)			**	**	**	
On site provision of Local Useable Green space if there is no existing provision within Local Plan access standards condition or S106)		**	**	**	**	
Off-site contributions to existing strategic playing fields if within Local Plan access standard thresholds (S106)	*	***	***	***	***	
Off-site contributions to existing Local Greenspace provision including walking and cycling network provision if such is within Local Plan access standard thresholds (S106)	*	***	***	***	***	

* Required where need/opportunity are identified

** Required unless agreed contribution to suitable offsite provision

*** Required where agreed on site provision is not appropriate

The level of contribution will be proportionate to the scale of development and the likely impact on the network.

⁹ <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/supplementary-planning-documents-and-guidance-notes/>

32. Whilst developer contributions are, of their nature, dependent on the amount of development that takes place, this will provide some additional resource and the opportunity to lever in other public funds which could be used to implement projects, especially in relation to the delivery of the Beds RCC Green Infrastructure Study. The Town Council intends to work with WLDC to use monies provided by developer contributions to fund the Community Projects set out in Appendix A.

7 Social and environmental matters outside the planning system

33. The process of preparing a Neighbourhood Plan and the extensive community consultation provided an opportunity for people to raise a wide range of legitimate concerns related to their environment. However, not all of these can be addressed solely through land use planning policies.
34. For example, the grass cutting and maintenance of some public areas (like grass verges and landscaping on roundabouts) is infrequent with many residents expressing concern that parts of the Town look overgrown and unkempt. This is, understandably, an important matter for local people.
35. Anti-social behaviour that is not addressed by the authorities and the poor quality of some private rented properties also cause concern and diminishes the quality of parts of the Town. (In Gainsborough South West Ward WLDC are seeking to address this through new selective licensing powers).
36. Whilst these are not planning matters per se, it is recognised that the extent to which the CLLP delivers a 45% increase in the number of dwellings in and around Gainsborough will depend on attracting people and businesses to the Town. Dealing with anti-social behaviour and addressing these issues outside the planning system will play a key role in ensuring that the housing and employment growth strategy is a success.
37. The mechanisms set up to engage local people in this Neighbourhood Plan and the role of the Town Council as a qualifying body for the making of planning policy will be used to pursue additional actions that will also be central to achieving the vision and community objectives driving the Plan.
38. The Projects in Appendix A are a direct product of the consultation on this Neighbourhood Plan. Some of the projects will require actions to be agreed by a partnership of local people, public and private businesses/organisations. These projects will be taken forward by the Town Council (and others that help to deliver the NP vision) over the life time of the Plan.

8 Gainsborough in Context

History¹⁰

39. The origin of Gainsborough dates back to at least the early medieval period when the first settlement was probably located between the Market Place and the River. Sweyn Forkbeard and his son Canute are both associated with the Town. Forkbeard declared Gainsborough his capital on 25 December 1013.
40. Gainsborough Old Hall was built between 1460 and 1480 and both Richard III and Henry VIII stayed there. The Old Hall and the Town generally have associations with the Pilgrim Fathers¹¹.
41. The Town was a key route around Newark during the English Civil War and was damaged by two Royalist sieges and subsequent relief by Oliver Cromwell in 1643. The Town saw much redevelopment during the C18th. Many of the buildings from this time are still evident and the medieval church was replaced in 1736 by the All Saints Parish Church.
42. The underlying morphology of the Town survived the process of rebuilding with the Medieval street pattern around the Market Place remaining largely untouched.
43. Gainsborough grew as an inland port during the C18th and C19th serving the surrounding agricultural areas. The 1887 Ordnance Survey map shows an intensely developed riverfront with ship building and timber yards, oil and flour mills, and malt-houses alongside the wharves and landing places.
44. Riverfront activity began to decline after the arrival of the railway in 1849; however, around this time the Marshall's Engineering Company was established which located to the east of the historic Town centre at the Britannia Works site (now Marshall's Yard) in 1855. Marshall's helped to underpin the economy of the Town until their works closed in 1993.
45. William Rose of Gainsborough patented the world's first commercial wrapping machine in 1881 and Rose Brothers went on to manufacture equipment that was exported worldwide.
46. Gainsborough suffered some bomb damage during the war including the partial destruction of the Town Hall.
47. After WW2 Gainsborough became the location for a policy started by London County Council and completed by the Greater London Council. Housing shortages caused by enemy bombing instigated a relocation policy from the capital. Middlefield Estate was built in 1965-66 and Park Springs in the mid 1970's. In 1973 Hansard listed Gainsborough as one such London overspill expanded Town. Several manufacturers also moved up from London, Regal Beloit is one such business that remains in Gainsborough.
48. The history of a highly skilled engineering workforce has continued to attract engineering companies like Ping (the European Head Office golf club manufacturers) and Eminox (a vehicle

¹⁰ historical description partly extracted from Gainsborough Town Centre Heritage Master Plan 2016

¹¹ some of the Mayflower Pilgrims worshipped in secret at the Old Hall before sailing for to America

emission reduction specialist). Manufacturing continues to have a strong presence in the Plan area.

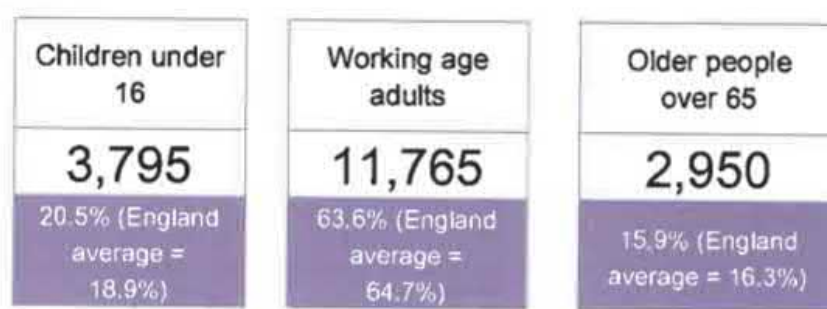
The People

Table 1

	2001	2011
Population	16869	18510
Dwellings	7746	8215

49. The census shows in table 1 that there had been a 10% increase in population and a 6% increase in housing stock between 2001 and 2011.
50. Figure 1 shows the proportion of people of working age, children and older people recorded in 2011 compared to the national average. Gainsborough has a younger population than Lincolnshire (where 17% are aged 0-15 compared to Gainsborough's 21%)

Figure 1¹²



51. In terms of in and out migration Gainsborough has remained quite stable between 2001 and 2011 with the flow of people arriving and leaving the Town being quite well balanced.¹³
52. It is expected that, with the implementation of a major house building programme and economic development policies to increase local employment opportunities over the Neighbourhood Plan period, there should be significant migration into the Town.
53. As with many Towns whose economic success was based on engineering, parts of Gainsborough have become run down. The Index of Multiple Deprivation (or IMD) is based on income, unemployment, health, education and skills, housing, crime, environment and access to services. Map 2 shows the areas of deprivation across the Parish in 2019. The dark blue shows wards in the top 10% most deprived in the Country note this is the South East and East Wards and the South

¹² data from Rural Area Profile full report available on <http://ragegainsborough.co.uk/documents/>

¹³ See page 9 Rural Area Profile.

West Ward. This demonstrates the need for a regeneration strategy for the Town that not only allocates land for housing but also attracts new employers and retains existing businesses.

Map 2 Areas of Deprivation.¹⁴



dark blue = wards in top 10% most deprived in the Country

The Local Economy

54. Even 25 years after the closure of Marshall's works, Gainsborough is still associated with the name Marshall's and the goodwill attached to it in many parts of the world. Marshall's products were exported across the globe. Gainsborough has a history of engineering excellence with a skilled workforce demonstrated by the continuing success of businesses like Ping, Regal Beloit and Eminox.
55. Previous consultation with these large businesses has identified the following as important factors that would contribute to the future growth of their business:
 - a) low land prices (reflected in low rents)
 - b) availability of skilled labour
 - c) training facilities

¹⁴http://dclgapps.communities.gov.uk/imd/iod_index.html accessed October 2019

- d) good communications – broadband, road and rail
- e) suitable housing especially for senior staff
- f) suitable visitor accommodation to enable visiting senior staff to stay in Gainsborough when visiting the premises

56. Whilst the Town Council supports these local businesses, enclosed by Thornton St, Bridge St and Bridge Rd, it is acknowledged that the location would be more appropriate for residential use. A long-term aspiration is to see these businesses relocated to employment areas to the east of the Town.

Housing

57. Housing quality and style is varied across Gainsborough, although within each area there is a concentration of styles. The Area Profile shows that Gainsborough has fewer detached houses than the County or national average (16% compared to 45% across the County and 22% nationally) whilst nearly 40% of the Town's housing stock is terraced housing (compared to 16% in Lincolnshire and 25% nationally). This reflects the historic development of Victorian terraced houses between the railway line and the river.
58. Many of the Victorian terraced houses are in the South West Ward. It is acknowledged that the solutions to issues of anti-social behaviour lie largely outside the planning system although there is a strong link between successful regeneration policies such as those supported by this Neighbourhood Plan, and an increase in the wealth of the Town for all. The Town Council Action Plan and some of the projects in Appendix A, reflect the wider issues raised and will require the TC to work in partnership to seek solutions.
59. The Heritage and Character Assessment produced by AECOM for the GNP provides a detailed analysis of the Town based on 6-character areas. This is discussed in more detail in section 18. The characteristics of each Townscape Character Area are summarised in Appendix E.

Trains

60. There are two railway stations located within the Plan boundary, Gainsborough Central and Gainsborough Lea Road, providing connections to Sheffield, Lincoln, Doncaster and Cleethorpes. Only one level crossing is present within the GNP plan boundary which is located to the south of Gainsborough Central station providing pedestrian access between platforms for station users. Given the planned growth of the Town Network Rail anticipate a significant increase in passenger numbers at Gainsborough's stations during the plan period.
61. The GNP supports improvements to the train stations such as enhancements to cycle storage provisions, waiting shelters and/ or Customer Information Systems. These measures could be facilitated as part of future planning applications (perhaps through developer contributions or funds from the Community Infrastructure Levy (CIL)) relating to the respective sites where appropriate. Network Rail comment that enhancements enabled via CIL would be well placed at Gainsborough Central to compliment the recent improvements to service frequency.

62. Encouraging the use of rail and reducing car usage (to reduce carbon emissions) is an important part of sustainable development in Gainsborough and is supported by the TC.

Buses

63. The bus service is run by Stagecoach with their depot on the Corringham Road Industrial Estate. 28 buses and 63 crew are based at the depot. The busiest route in Gainsborough is InterConnect 100, which runs hourly between Scunthorpe, Gainsborough and Lincoln; it is supplemented by Service 107 to make a half hourly daytime service from Gainsborough to Lincoln via Lea Road Railway Station. They also run buses to Retford, Doncaster and many of Gainsborough's surrounding villages. Within Gainsborough, they operate a regular town service linking the uphill estates, Morton, Ropery Road and John Coupland Hospital to the Town Centre.
64. Stage coach note that¹⁵ the interurban bus routes to the bigger shopping destinations of Lincoln, Doncaster and Scunthorpe are very well used although there is capacity on journeys into Gainsborough. However, the Gainsborough town service routes are challenging to maintain. Rising traffic congestion, the abundance of free or low-price car parking, the number of taxi operators, and a decline in the attraction of the 'traditional' Town Centre is leading to reduced bus travel within the town. This is compounded by a high proportion of 'free' concessionary journeys on the town's bus routes; whilst the free concessionary scheme is undoubtedly good for pass holders and enables them to get around easily, travel is reimbursed to bus operators at roughly half the adult fare, which makes maintaining the viability of these routes challenging.
65. Bus travel is a sustainable transport system and the GNP supports proposals that increase bus travel and reduce car travel. Improving the vitality of the Town Centre making it more attractive as a leisure and recreation destination is an important principle of the GNP and is vital in this regard (see NPP 19).

9 Gainsborough's Regeneration Delivery Plan

66. In 2016 West Lindsey District Council (with the support of the Homes and Communities Agency – now Homes England) launched a Delivery Plan to promote the redevelopment of a number of derelict and disused brownfield sites within Greater Gainsborough and along the riverfront. Government programmes provide WLDC access to additional borrowing/funding sources and professional support from the Homes and Communities Agency.

Riverside Regeneration

67. The location of the Town by the river is a unique asset that, with the decline in engineering works and port operations, presents a great opportunity for regeneration. With a waterfront location no longer required for manufacturing and loading/unloading of barges it can become a leisure/recreation space. The Riverside area is highly valued by local people and its potential for improvement for walking and public spaces was a frequent discussion point in the consultation.

¹⁵ See Reg 14 response

68. In 2010 when the flood defences were upgraded a new pedestrian and cycle route along the Riverside was created. This was an important first step, but the public right of way does not presently run along the whole length. There is no right of way through the former Roses Wharf Site or the Sinclairs site – although a requirement for the redevelopment of any waterfront site is that a public walk way is provided. The Riverside is still an area in transition; large vacant and derelict sites and low-quality public space mean the Riverside remains an underutilised asset for the Town.
69. Consultation showed that residents of the flats overlooking the river highly value the opportunity they have of Riverside living and enjoy the access to the footpaths along the river (where they exist).
70. The Heritage and Character Assessment notes that ‘Overall, Riverside has a neglected appearance with many buildings either vacant, derelict or in poor repair’. ¹⁶
71. The success of Gainsborough as a Growth Point requires the regeneration of the Riverside to increase the attraction of the Town for potential new residents and businesses. This is recognised by WLDC and is supported in policy LP40 and LP41. LP40 requires development proposals to *‘assist in the delivery of the long-term aim of creating an uninterrupted and attractive pedestrian and cycle corridor connecting Gainsborough’s Riverside with the settlements of Lea to the south and Morton to the north’*. LP41 *‘supports proposals which deliver mixed regeneration of the Riverside area, including high quality public realm’*.
72. A Local Development Order is in place for one of the largest vacant sites on the Riverside (CL 4686). The community support the development of this gateway site and section 21 provides more detail about the LDO and highlights the key elements that the community would look for as part of the pre-application engagement.
73. The development of CL 4686 provides the opportunity to secure a second Trent Crossing. Proposals by LCC identified a route – but the proposals were quashed after the 2008 recession. Local people and the Town Council remain strongly supportive of this idea but recognise that the funding necessary may not be secured within the lifetime of this Plan. For this reason, it is an Aspirational Policy.
74. Community consultation also supported the idea of a marina development. This formed the basis of an unsuccessful bid for European funding made by WLDC. It would be located to the south of the LDO and would act as a buffer between the LDO site and Kerry’s (a food manufacturer). WLDC, Gainsborough Town Council and local people remain supportive of the proposal.

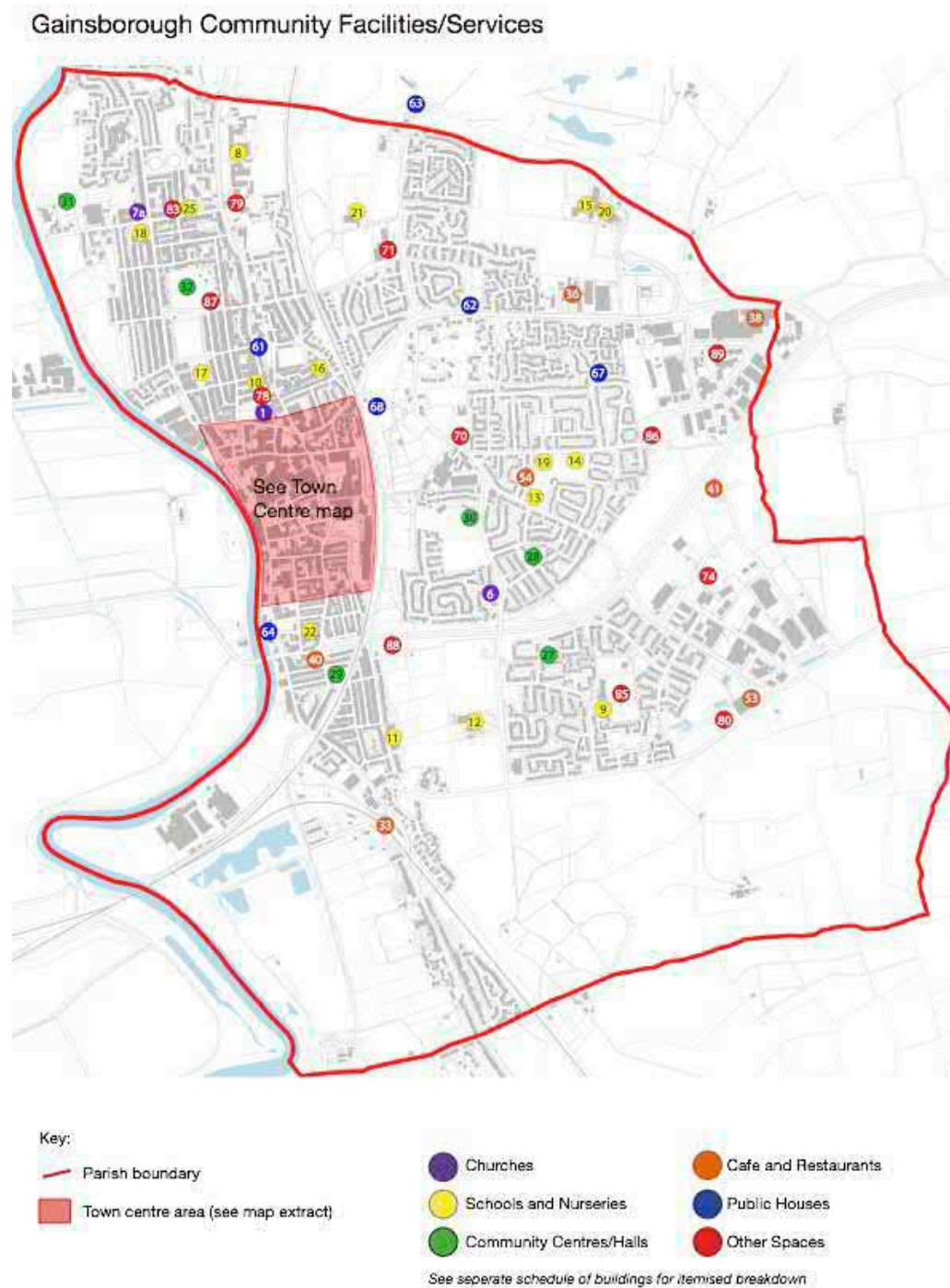
Community Facilities

75. Appendix B provides a list of the wide range of community buildings, services and facilities in the Town. It shows there are 7 churches, 18 schools and nurseries, 7 community centres/ halls, a

¹⁶ Page 69 AECOM Heritage And Character Assessment 2018

leisure centre, arts and theatre companies and a large number of other spaces available to local people. The maps below identify these facilities.

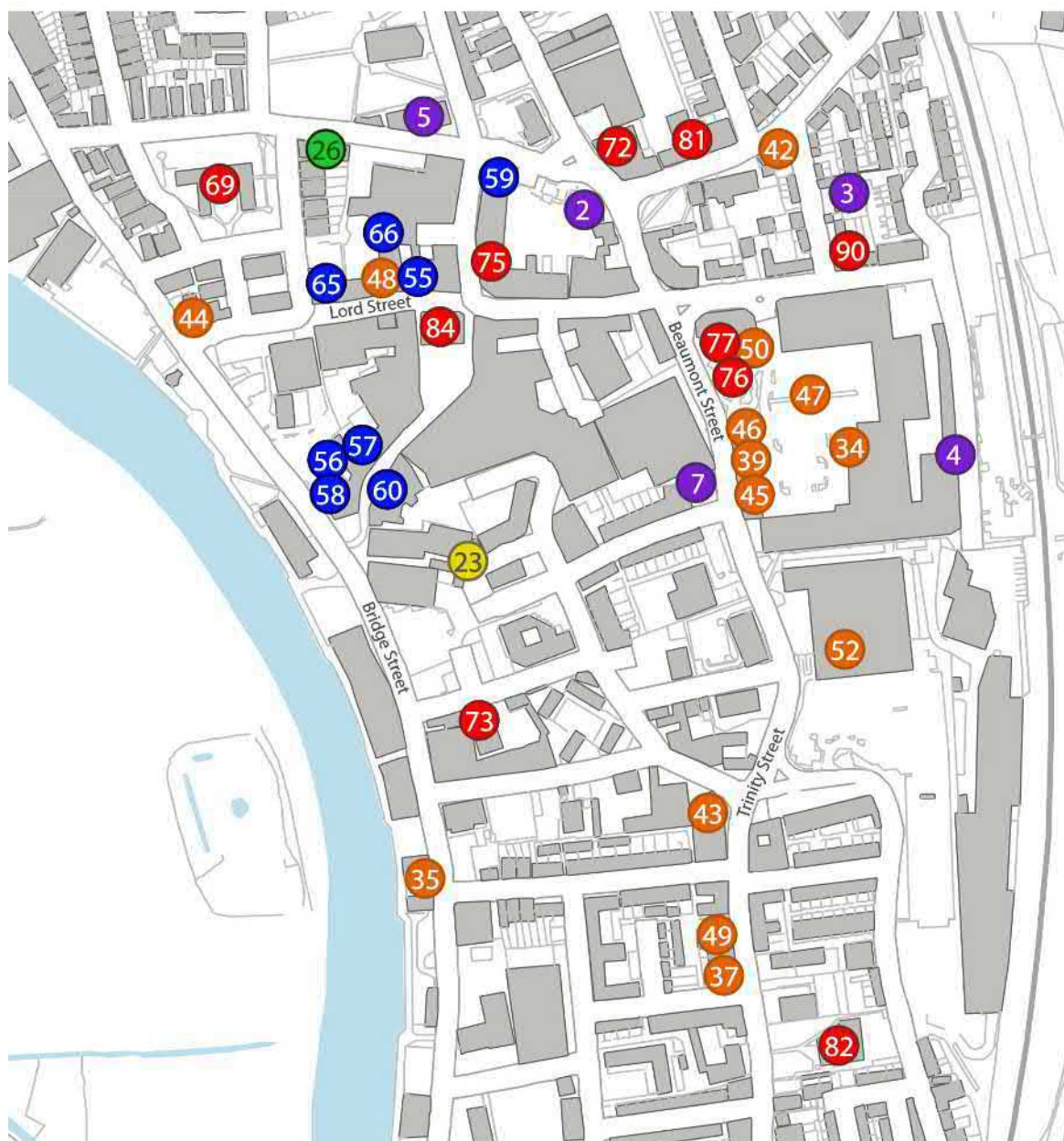
Map 3 Community Facilities /Services across the Parish



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Map 4 Community Facilities in the Town Centre

Gainsborough Town Centre Community Facilities/Services



Key:

- | | |
|-------------------------|----------------------|
| Churches | Cafe and Restaurants |
| Schools and Nurseries | Public Houses |
| Community Centres/Halls | Other Spaces |

See separate schedule of buildings for itemised breakdown

OS Licence 100059415

10 Community Vision

76. This vision has been prepared by the Steering Group and endorsed by the community based on the consultation events and questionnaire feedback.

The Gainsborough Neighbourhood Development Plan will take a positive approach to development so long as it brings forward a balance of housing, employment, retail, community and leisure development on sites within as well as on the edge of the Town. This will ensure Gainsborough becomes a more attractive vibrant place, providing all the amenities you would expect in a desirable Town.

All development within the Plan period will maximise the environmental assets in and around Gainsborough, particularly the River, access to the countryside and the parks and green spaces so that people can cycle or walk around the Town, making the most of the Town's natural features and enabling a healthier lifestyle for all.

The Riverside and the significant historic buildings and spaces will be a focus for regeneration within the Town and the market place will be a focal point for retail, commercial and social uses.

Gainsborough will be a growing visitor destination - the improved fabric of the Town (historic, retail and social) will see an increase in tourism spending in the Town.

Businesses of all sizes in Gainsborough will grow as the Town thrives, benefitting from the improvements made to the quality of the Town, road and rail network and the access to a growing workforce of local people happy to live, work and play in the Town.

11 Community Objectives

77. A range of issues were raised throughout the early consultation process. The objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

Community Objective 1: The regeneration of the Riverside is a priority to provide leisure and recreation for local people and to make the Town more attractive.

Community Objective 2: To ensure that all new development is designed to a high standard and that it

- a) respects the materials, style, and layout of the Town (where applicable), and
- b) enhances, rather than diminishes, the existing character of Gainsborough.

Community Objective 3: To promote the redevelopment of brownfield sites for housing and employment as the principle focus for the successful regeneration of Gainsborough.

Community Objective 4: To implement a range of improvements to the historic buildings and spaces in the Town as part of a wider improvement programme for the Town Centre with the market place as the focal point and to protect the heritage across the parish and enhance (where possible).

Community Objective 5: To ensure that future housing growth provides a mix of house types to meet local as well as district need.

Community Objective 6: To ensure that the Sustainable Urban Extensions connect easily with the existing settlement pattern of the Town.
Community Objective 7: To bring the centre of the Town back to life creating an attractive shopping area around the market place and supporting the growth of a vibrant evening economy (cafes, pubs, restaurants and other leisure facilities.)
Community Objective 8: To improve and extend routes that create green connections to local green spaces and provide access to the countryside, the Riverside and routes within the Town. Supporting nature conservation, protecting landscape character and enhancing biodiversity.
Community Objective 9: To create an environment that makes it attractive for micro, small and medium sized businesses and shops to locate and flourish in the Town.
Community Objective 10: To seek improvements to rail, bus and road infrastructure that will unlock the movement of people, goods and services into, out of and around the Town.
Community Objective 11: To encourage developers to work with the local community before planning applications are submitted so the community and developers can produce schemes that ensure the most positive benefit for the Town.

12 Engaging with the Community

78. The GNP reflects the community's need to have greater involvement and influence in development proposals that come forward. The importance of pre-application engagement is endorsed in the NPPF *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community.'*¹⁷
79. This community knows their area and wants to be involved constructively in ensuring new development will contribute to the improvement of the Town. The redevelopment of heritage assets within the Conservation Area and major development proposals across the whole of the Town¹⁸ are of particular interest to local people. The Key Principle strongly encourages applicants who are submitting plans for major development or new build or replacement buildings to talk to the Town Council prior to a scheme being submitted for planning permission.
80. Encouraging consultation between developers and the Town Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Town Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by West Lindsey District Council.

¹⁷ NPPF para 39

¹⁸ Major development definition All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (see the General Permitted Development Order 1995)

81. Domestic extensions are excluded from this approach as they are unlikely to significantly impact on the character of the Plan area.

Key Principle: Pre-Application Community Engagement

1. **Applicants submitting proposals for major development¹⁹ are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
2. **Applicants are encouraged to provide a short document with the planning application to explain:**
 - a) **how the developer has consulted with the community**
 - b) **how issues of concern raised by local people and the Parish Council have been addressed**
 - c) **how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Gainsborough Heritage and Character Assessment or equivalent)**
 - d) **(where the proposals are for housing development), how this meets local housing need.**

Neighbourhood Plan Policies

13 Sustainable Development, Brownfield Sites and SUE's

82. The NPPF emphasises the value of reusing brownfield sites 'Planning policies ..should .. give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated and unstable land.'²⁰
83. The GNP policies are intended to assist WLDC and developers by providing more information (based on studies commissioned for the GNP) and a more detailed policy framework that is supported by local people.
84. Amongst local people there is a naturally strong desire to see the vacant sites within the Town developed before green field sites are released for development. The northern SUE is outside the Plan boundary and the southern SUE has outline planning permission. The local concern relates to how these large development sites will integrate with the Town. However, the focus for the GNP reflects the local priority to establish a policy framework for the brownfield sites.
85. In the context of the scale of growth planned for the Parish (and linked to the need to reuse existing brownfield sites) is the need to protect the wildlife and landscape character. The Lincolnshire Wildlife Trust (LWT) comment²¹ that the JNCC²² definition of mosaic habitat can

¹⁹ Definition see footnote 17

²⁰ See NPPF para 118

²¹ Reg 14 submission

²² JNCC is the public body that advises the UK Government and devolved administrations on UK-wide and international nature conservation see <https://jncc.gov.uk/>

apply to much brownfield land and that this is a '*habitat of principle importance for nature conservation*' under section 41 of the NERC Act 2006.

86. Additionally, rivers, tributaries, woods, parks and open spaces are important and their benefits wide ranging for local people and wildlife.
87. Sustainable development as defined in the NPPF will need to show that in Gainsborough the following factors have been taken into account:
 - a) high quality design that reinforces the existing character
 - b) there is not a detrimental impact on the heritage assets of the Town
 - c) there is no overall loss of biodiversity due to the development and where possible there is a net gain,
 - d) the development of the brownfield sites especially along the Riverside is a priority
 - e) creative solutions are found to enhance the public realm as part of the development of the sites around the Town and Riverside
 - f) development revitalises the Town Centre
 - g) the value of the River Trent is recognised for its potential to provide low carbon water borne transport of freight and as a nature corridor
 - h) the opportunity to encourage the use of trains and to improve the train stations
88. Given the scale of development proposed up to 2036 in Gainsborough, NPP 1 sets out a policy framework to define sustainable development in the context of Parish.

NPP 1 Sustainable Development

1. Development in the Gainsborough Neighbourhood Plan area should be located so that it can make a positive contribution towards the achievement of sustainable development. Development should assist in meeting the economic, social and environmental regeneration of the Town in accordance with CLLP policies and, as appropriate to its scale and nature, comply with the following criteria;
 - a) the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Town in which it is located as identified in the Character Assessment and in Policy NPP7; and
 - b) it would respect any open space (as identified on map 5 and 6) which is important to the character of the settlement; and
 - c) it would respect identified Local Nature Reserves or any other area designated for its nature conservation or priority habitat (as identified on Map 5) without compensatory provision being made elsewhere; and
 - d) where practicable development achieves net gains for nature; and
 - e) any natural or built features on the site that have heritage or nature conservation value are incorporated into the scheme where practicable; and

- f) it is well located in relation to public transport and local services; and
 - g) it does not increase the risk of flooding and reduces the risk where practicable.
2. Securing the redevelopment of brownfield sites, especially those along the river, is a priority for the community, in accordance with national and CLLP policies.
 3. Proposals that increase water freight on the River Trent by reusing the existing wharfs especially to move materials associated with new development will be supported.
 4. Proposals that increase the local cycle and walking network (in accordance with the details of Policy NPP3).
 5. Improvements to the train and bus services and to their stations (including the provision of cycle storage) that enable more local people to use the public transport will be supported. Grant funding may be sought for such enhancements.

14 Protecting the Natural Environment

89. The DEFRA magic map (Map 5, extracted below) identifies the geographical extent and location of habitats of principal importance (priority habitats) covered by Section 41 of the Natural Environment and Rural Communities Act 2006. These priority habitats include deciduous woodland and ancient woodland and are important components of the ecological network.
90. The Map 5 below shows the areas of priority habitat (dark green ●) and areas that are not host to 'main habitat' but where some habitat exists (pale green ●).

Map 5 Extract from DEFRA Magic Map



91. The CLLP proposals map and the Invest Gainsborough maps identify 'important open spaces' but why they are important can vary.²³
92. The 3rd Edition of the Lincolnshire Biodiversity Action Plan states with reference to brownfield sites that 'as priorities for development, there is a risk that if a site's biodiversity value is not known and compensated for as part of the development, a net loss in biodiversity could result.'²⁴
93. The Beds RCC Green Infrastructure Study 2018 (commissioned for the GNP and part of this Plan see Appendix G) mapped all the green spaces that have community, amenity and/or biodiversity value. The map below shows the green spaces in Gainsborough that have either a biodiversity, amenity or landscape value and are therefore important to local people.
94. The Beds RCC Green Infrastructure Study 2018 highlighted the biodiversity of the Parish. Many of the woodlands (that adjoin the Plan area) form a dispersed corridor around the south east and north of the town are in the National Forest Inventory (1,2 and 3 on Map 6). Natural England note that White's Wood (no 1 on Map 6) is a priority habitat and an important component of the ecological network.
95. In August 2019 WLDC's own study Gainsborough Open Space and Green Infrastructure Strategy was completed by LUC (it has not yet been adopted by WLDC). This ranked all the green spaces based on quality and value ratings. Using a combination of the quality and value ratings the study identifies open spaces which:
 - 1) Are performing above the benchmark standards and should therefore be protected.
 - 2) Require enhancement for either quality (condition) or value (functionality/importance to local community).
96. Both Memorial Park (known locally as the Levellings), Middle Field Lane open space, and Mayflower open space (no 7, 27 and 28 on Map 6) scored high on community value and low on quality. In addition, 13 sites scored low on value and on quality.²⁵ The Town Council understand that this strategy will be used to support future funding bids and the methodology for assessing open space will be used in the revisions to the CLLP.

Trees

97. The Gainsborough Town Centre Conservation Area Character Appraisal page 39 notes that Market Place and the historic streets which radiate from it do not contain any trees. At the western end of Lord Street there are some trees present on the Guildhall gardens open space.

²³ This wide definition of important open spaces in the CLLP is a focus for review in the revised Local Plan see <https://central-lincs.inconsult.uk/consult.ti/CLLP.Issues.Options/consultationHome>

²⁴ See <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=7371&p=0>

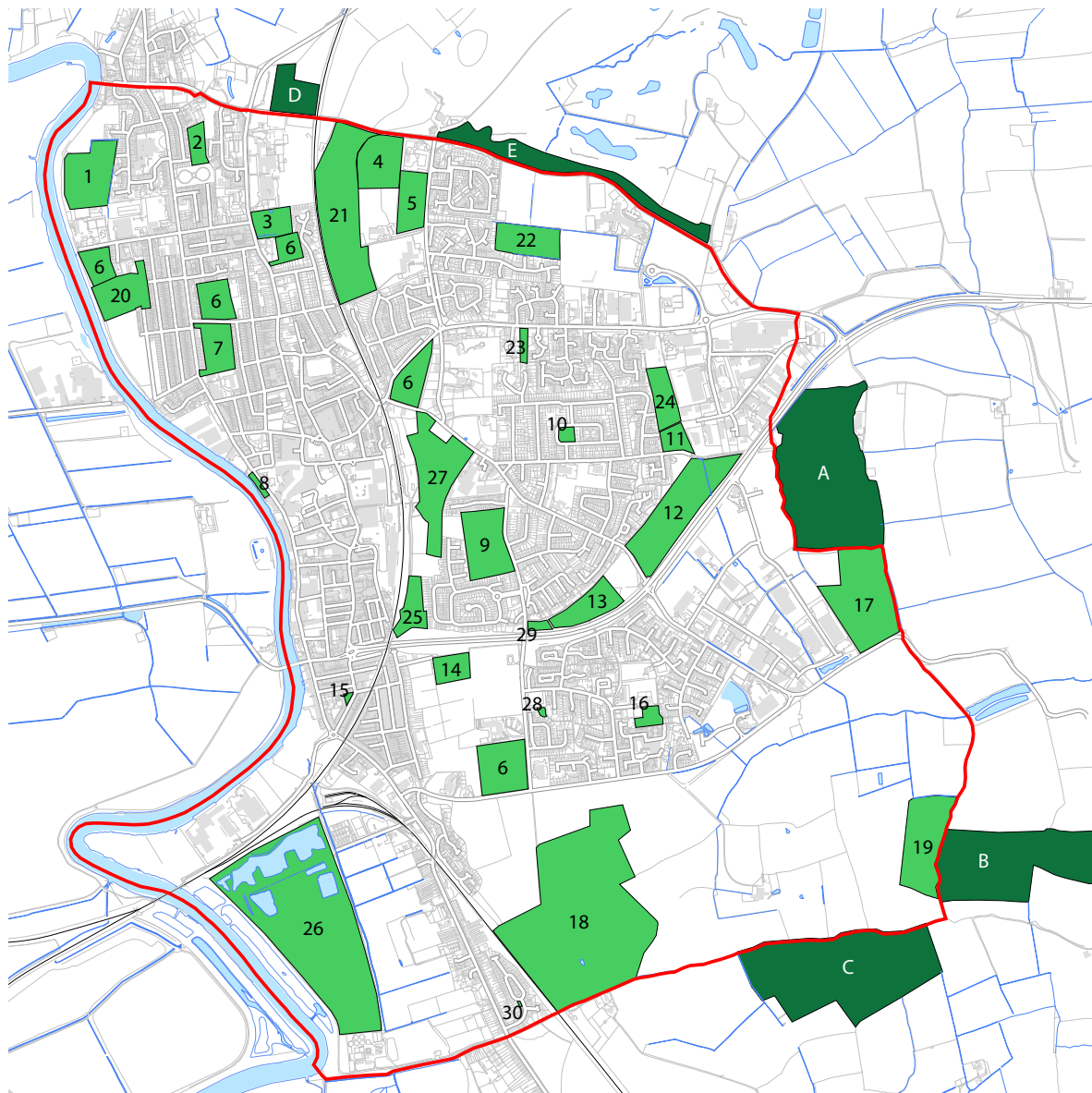
²⁵ See <https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/gainsborough-town-neighbourhood-plan/>

98. The provision of trees and native hedgerows within the historic centre and, as part of new development, will enhance the street scene, provide shade and shelter and contribute to the biodiversity of the Parish.
99. Ancient woodland exists across the Parish and LWTs data base records the following designations in relation to the sites shown on Map 6.
- Site 1 Whites Wood – Ancient Woodland (AW), Local Wildlife Site (LWS)
- Site 2 and 19 Bass and Park Springs Woods (AW and LWS)
- Site 3 Lea Wood northern half AW all LWS
- Site 11 and 24 Theaker Avenue Urban Wildlife Area Site Nature Conservation Interest (SNCI). Theaker Avenue Local Nature Reserve (LNR) occupies northern 2/3rd of the site. Scouts Field is southern 1/3
- Site 18 Warrens Wood bottom 2/3rd AW and LWS
- Site 21 Pitts Hill is a SNCI
- Site 29 Gainsborough General Cemetery LWS
100. The use of the Biodiversity Metric Tool (Biodiversity Metric 2²⁶ or equivalent) in assessing biodiversity impact of major development in accordance with guidance from Natural England is supported.

²⁶ See <http://nepubprod.appspot.com/publication/5850908674228224>

Map 6 Existing Green Spaces

Gainsborough Existing Green Spaces



Key:

- | | | | |
|--|--|--|---|
| A White's Wood | 1 Roses Sports Field | 10 Danes Field | 19 Bass Wood |
| B Bass Wood | 2 Fairway | 11 Scouts Field | 20 Mercers Wood |
| C Lea Wood | 3 Richmond Park | 12 Land between Thorndike Way and Elsham Walk | 21 Pits Hill (Cassie's Wood) |
| D Thonock Field | 4 Old Castle Hills School | 13 Aisby Walk | 22 Eight Acre Wood |
| E Woodland to the south of Gainsborough Golf Course | 5 Local dog walking | 14 Scouts Hill | 23 The Gap |
| | 6 Allotments | 15 Ashcroft Road Pocket Park | 24 Theaker Avenue LNR |
| | 7 Hickman Bacon Memorial park (known locally as the Levellings) | 16 St George's Field | 25 Rec Hill |
| | 8 Whittons Gardens | 17 White's Wood | 26 Landfill site |
| | 9 Marshall's Sport Field | 18 Warren Wood | 27 Gainsborough General Cemetery |
| | | | 28 Land at rear of Saracen Close |
| | | | 29 Middlefield Lane |
| | | | 30 Mayflower Park |
- Parish Boundary —

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Water: the Blue Network

101. The presence of water is a defining feature and the River Trent is a major biodiversity asset, most obviously for aquatic species but it is also a major migratory corridor for many birds species. The environment agency note²⁷ that birds, otters, porpoise, seals, bats, water vowl and fish species utilise the river corridor and they should be factored into any Riverside development with the emphasis on subtle lighting Riverside vegetation and habitat and also greening of hard defences where possible.
102. The environment agency also note that the watercourse is classified within the Humber River Basin Management Plan as having moderate status. Any development within or adjacent to this watercourse should not cause further deterioration. Should any proposed sites currently or formerly have been subject to land- uses which have the potential to have caused contamination of the underlying soils and groundwater then any planning application must be supported by a Preliminary Risk Assessment to demonstrate that the risks posed to controlled waters by any contamination are understood by the applicant and can be safely managed.
103. It is important to provide a buffer zone between the river and any development. Development directly onto the river's edge discourages the movement of wildlife along this important wildlife corridor. The Riverside walkway should be designed in such a way that it is also a nature corridor.
104. In accordance with environment agency guidance, any works around tributaries of the River Trent should seek to remove culverts and keep the river and environment open, and improvements should be made where possible.
105. The requirement to create a river walkway when sites are being developed along the River front as a principal component of the Local Green Network identified on Map 8, recognises the amenity value of water and the mutual benefits of green and blue infrastructure.
106. Sustainable Drainage Systems (SuDS) are a natural approach to managing drainage in and around development. The system allows rain water to infiltrate into the ground as close as possible to where it lands. Through the system, the water is given maximum opportunity to infiltrate and the resulting features can provide swales, ponds and areas of biodiversity for leisure and recreation.
107. Map 7 below shows the extent of flood risk across the Parish; Sites CL 4689, CL 1253, CL 4688, CL 4689, CL 1244, CL 1246, CL 1247 and CL 4688 are allocated sites in the CLLP and are all in flood zone 3. LP 14 of the CLLP requires all development to be assessed against the sequential and where necessary exceptions test. A description of this approach is set out in CLLP para 4.8.3.
108. The River Trent at Gainsborough is at risk from fluvial and tidal flooding. When considering the risk, the new climate change allowances will need to be taken into account to ensure that any new development is safe for future flood risk.²⁸

²⁷ Regulation 14 response

²⁸ See <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

109. The presence of water on the Riverside sites and associated drainage issues must be taken into account at the early stages of the design process- this is reflected in the NPP 7.

Map 7 Flood Zones



NPP 2 Protecting the Natural Environment and Enhancing Biodiversity

- 1. As appropriate to their scale and nature development proposals should protect and, where practicable, enhance the natural environment, especially those areas identified on Maps 5 and 6.**
- 2. Where practicable development proposals should achieve a net biodiversity gain, in accordance with local and national planning policy. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the most recent Lincolnshire Biodiversity Action Plan.**
- 3. Development proposals should ensure there is no net loss of significant biodiversity habitat as a result of the Plan's approach towards prioritising development on brownfield land.**

4. Development resulting in the loss or deterioration of ancient woodland as identified in paragraph 99 and shown on Map 6 will not be supported, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
5. Development proposals should protect and enhance existing blocks and belts of woodland and incorporate new planting to further enhance the quality and biodiversity of the area where applicable.
6. The mature trees, native hedgerows and vegetation within the Parish contribute to biodiversity, are part of its character and are sensitive to development. As appropriate to their scale and nature, development proposals should demonstrate the biodiversity value of these natural assets by including landscape schemes that protect and where possible enhance the biodiversity of the allocated sites.
7. Within the Town Centre Conservation Area development proposals that include the planting of native trees will be supported in accordance with the Gainsborough Town Centre Conservation Area Character Management Plan²⁹.
8. Major developments should incorporate sustainable drainage systems (SuDS) and be managed in line with the Government's Water Strategy³⁰. In particular SuDs proposals should;
 - a) provide multifunctional benefits; and
 - b) provide natural flood management and mitigation through the improvement or creation of green infrastructure; and
 - c) take account of advice from the lead local flood authority and sewage management company.
9. Development on sites adjacent to the River Trent should:
 - a) produce landscape proposals that recognise the significance of the River Trent as a wildlife corridor. The proposals for a Riverside walkway should demonstrate how this can also be a buffer zone between development and the River; and
 - b) not cause further deterioration to the water quality and should seek to improve the water quality based on the recommendations of the River Basin Management Plan.
10. Development proposals for contaminated sites should be supported by a Preliminary Risk Assessment to demonstrate that the risks posed to controlled waters by any contamination are understood by the applicant and can be safely managed and have been fully incorporated into the design and layout of the new use for the site.

15 Creating a Local Green Network

²⁹ See <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/gainsborough-town-centre-conservation-area-appraisal-and-management-plan/> page 24

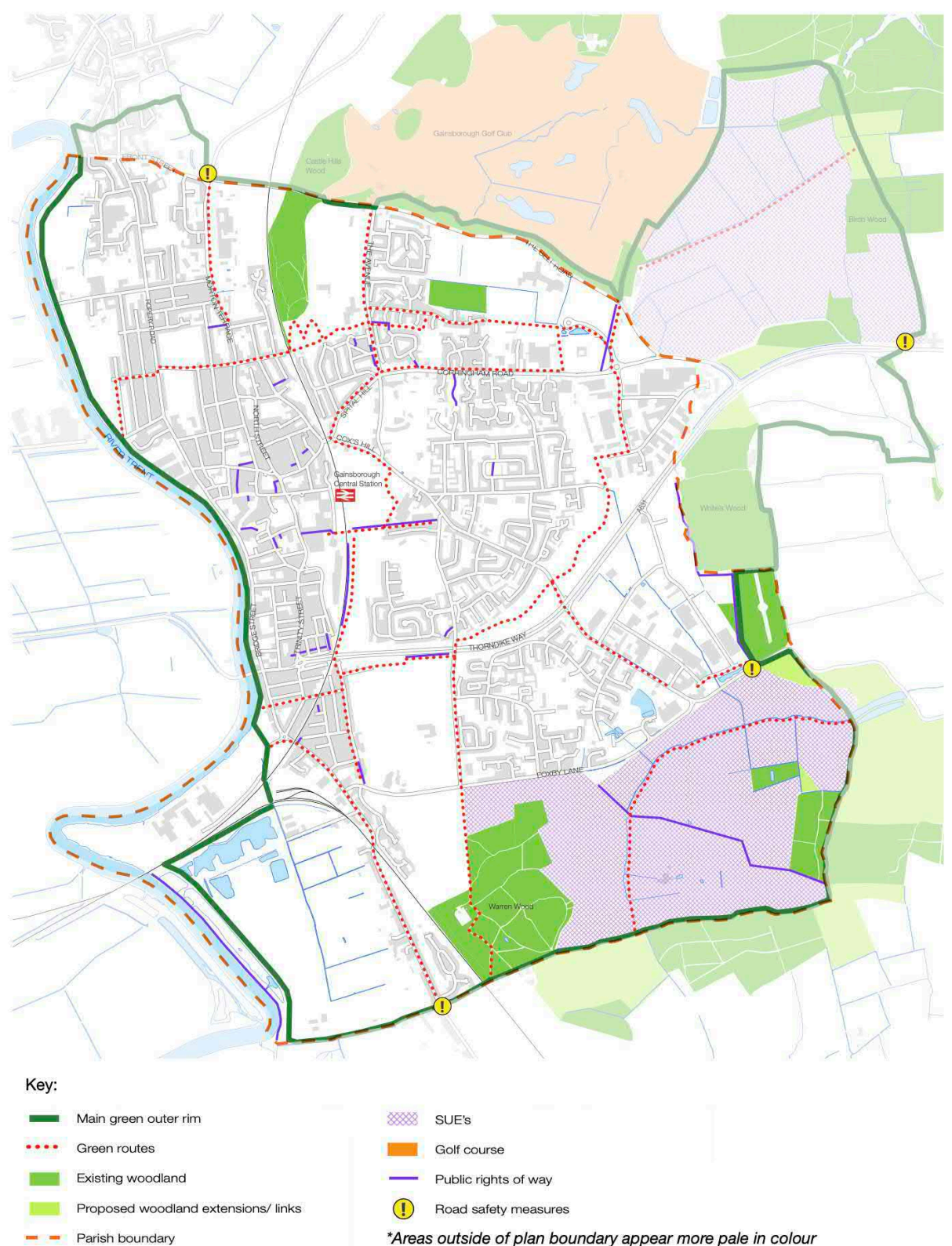
³⁰ <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

110. The Beds RCC Green Infrastructure Study 2018 notes that *'Compared to other areas of the country, Gainsborough has relatively few Public Rights of Way.'* (Para 4.1) Encouraging people to get around on foot or bike improves health and wellbeing and reduces air pollution.
111. 'Getting out, walking or cycling, burns calories, gets your heart pumping and works your legs and abs. It can also lift your mood, put a smile on your face, and improve your general health and wellbeing'. (Source: www.sustrans.org.uk)
112. The Beds RCC Green Infrastructure Study proposes the creation of a Gainsborough Green Network (this is referred to as a Local Green Network to avoid confusion with WLDC priorities). This is a concept for the long term linking of publicly accessible green spaces and routes around the Town to create an attractive network of open spaces and connecting routes which are rich in biodiversity, heritage and landscape value. The outer route will be served by a network of smaller local routes leading from the community to the outer edge; and where appropriate to the wider countryside beyond. The Beds RCC Green Infrastructure Study included site surveys and draws together the green spaces and routes around the Town.
113. The Local Green Network will make accessing shops, school and work without using the car easier and more attractive.
114. The Invest Gainsborough website hosts a Gainsborough Spatial Strategy map that identifies proposed green links routes that could connect to the SUE's. The Beds RCC Green Infrastructure Study concurs with this approach and provides more detail about where the route should go. It identifies the potential for new and existing Green Infrastructure assets to be created, enhanced and linked, to form an accessible corridor around the Parish served by linked sites and routes through the settlement.
115. The Local Green Network route is indicative. Where the route is shown crossing sites that are allocated for development the exact route will be determined as part of the planning application process.
116. The map below shows the extent of the existing route and where work is required (and the nature of it) to complete the network. Given the growth expected up to 2036 it is not unreasonable to expect that as part of the development proposals on sites where the route is identified (and as part of a wider regeneration programme), that the Local Green Network will be completed by 2036.
117. The Beds RCC Green Infrastructure Study provides more detailed information on how the Local Green Network can be created dividing Map 8 into sections. For more information on the work required for each section please see the Beds RCC Green Infrastructure Study on the RAGE website under the documents tab.
118. It is noted that some of the route extends beyond the Plan area and it is shown here as it demonstrates the wider opportunity for the route to go around the northern SUE.

119. Comments from the agent for White Wood Farm and Lodge Farm raised concerns about the safety of part of the proposed route in the vicinity of the farms and an alternate route proposed. The route is indicative and the final route would need to be agreed with the landowners.
120. The creation of Local Green Network should be designed to create Suitable Alternative Natural Green Spaces (SANGS) that would focus footfall and mitigate disturbance of designated ancient woodland to the east of the Town. Given the value of the ancient woodland, the design of the Local Green Network should incorporate a buffering of woodland habitat from user disturbance and the avoidance of woodland interiors.
121. The LWT comments³¹ that thick dense thorny scrub, (mainly blackthorn with some hawthorn) buffer strips should be planted in good time to be well established in advance of residential occupation of development/opening routes. This could be combined with wildflower rich path verges to offer high quality woodland edge habitat for the enjoyment of path users.
122. The provision of this Local Green Network will require the TC to work with developers and landowners as part of a long-term aspiration to connect existing routes and to create a wider green network. Opportunities will be taken to discuss this with developers at the pre-application stage (in accordance with the Key Principle) as and when development comes forwards. This will ensure that the inclusion of a green route will be integral to the design and layout and should not present an additional cost to development.
123. Where the route does not relate to a development site the TC will work with partners (WLDC, LCC and landowners) to seek funding to implement sections of the network.

³¹ See Reg 14 response

Map 8 Proposed Local Green Network



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NPP 3 Creating a Local Green Network

- 1. Proposals which would deliver elements of the Local Green Network around the Town as identified in the Beds RCC Green Infrastructure Study (Appendix G of this Plan) will be supported.**
- 2. Proposals for major housing and employment should, as appropriate to their scale and nature, demonstrate the way in which they would;**
 - a) deliver footpaths and cycle routes in accordance with the Local Green Network proposals; and**
 - b) enhance the attractiveness of walking and non-motorised transport in and around the Parish; and**
 - c) add to the connectivity between existing footpaths, roadways and cycle ways in and around the Parish and to the Town Centre; and**
 - d) accommodate the requirements of people with limited mobility to access existing and new Green Infrastructure provision.**
- 3. Development which promotes new connections to existing walking and cycling routes with boundaries that ensure new development is integrated with the existing settlement will be supported.**

Designating Local Green Spaces

124. The National Planning Policy Framework (NPPF) affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces. It is proposed to designate this area as a Local Green Space as it meets the eligibility criteria in the NPPF (see paragraph 77).
125. The NPPF links the designation of Local Green Space in the wider context of local planning of sustainable development to *‘complement investment in sufficient homes, jobs and other essential services’*.

The Landscape Architect from Beds RCC in collaboration with the Steering Group used the criteria in the NPPF para 100 and identified the following areas shown on the Map below as meeting the criteria for Local Green Space designation. They are all in close proximity to the community and provide tranquil open space for recreation and wildlife. A short description of these proposed Local Green Spaces is provided below.

126. Policy NPP4 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the *‘very special circumstances’* required by the policy.

Mercer Wood

127. Mercer Wood is located between the River Trent and Ropery Road in Gainsborough, it was part of the old Union Oil mill that was owned by the Mercer family. Mercer Wood is part of the site

allocation 4689 in the CLLP. Development of this site needs to protect Mercer Wood (this is referred to in NPP 14).

128. Trees, largely Sycamore, have grown on and around the site to give us the woodland that we see today. In 2010 the Mercer Wood Community Group was formed and volunteers from the Adult Learning Group and The Conservation Volunteers have spent time clearing the site and planting new saplings, constructed all-weather wheelchair-friendly footpaths with adjacent seating areas and planted a community orchard and wildflower meadow. The area is used as a walkway/dog walk by local residents which connects to the Riverside walk.
129. There is also an opportunity to make a feature of the existing water that is present on the site to enhance biodiversity and create a Sustainable Drainage System. Flood alleviation can be delivered without having a significantly detrimental effect on the wider benefits of LGS's as was noted by Severn Trent³². The Mercer Wood community group is keen to see environmental improvements to this site.
130. LWT support the proposal that Mercer Wood be assessed for its suitability as a Local Wildlife Site.

Theaker Avenue Local Nature Reserve

131. Theaker Avenue is a grassland site of two-hectares. The grasslands can be accessed by passing through Whites Wood Lane onto Theaker Avenue. It is used by local residents and dog walkers.

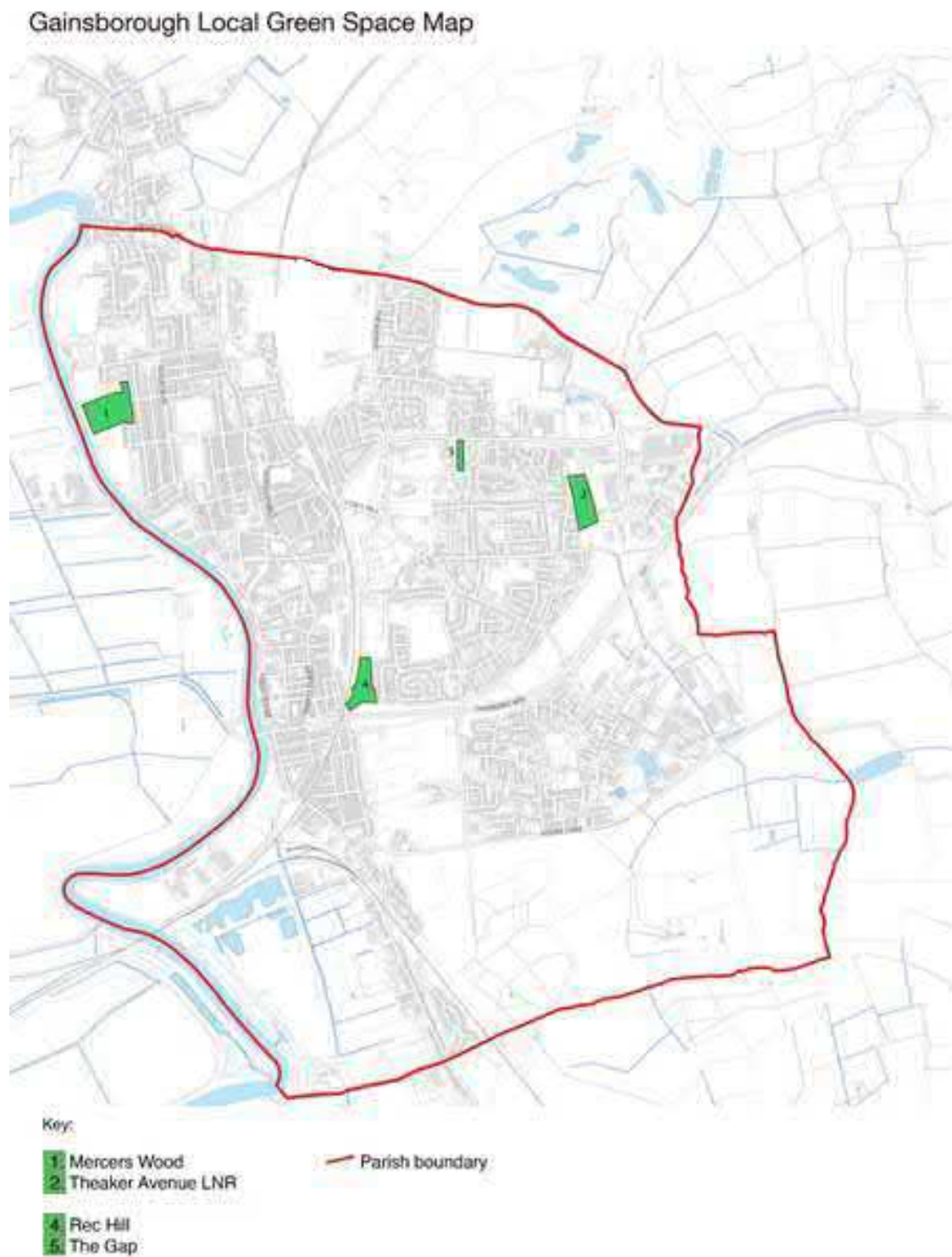
Rec Hill

132. An open space that includes a popular children's play area on the ridge with wide views to the West across the Town. Area connects to popular walking routes that run along the ridge.

The Gap

133. The Gap is a large strip of green space between two housing estates adjacent to Corringham Road. A footpath goes through the site connecting Corringham Road and Woodfield Road, well used by dog walkers and students from the surrounding area as a safe, direct and pleasant walking route to the local secondary school.

³² See Severn Trent's Reg 14 comments

Map 9 Additional Areas to be designated as Local Green Spaces

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NPP 4 Designating Local Green Spaces

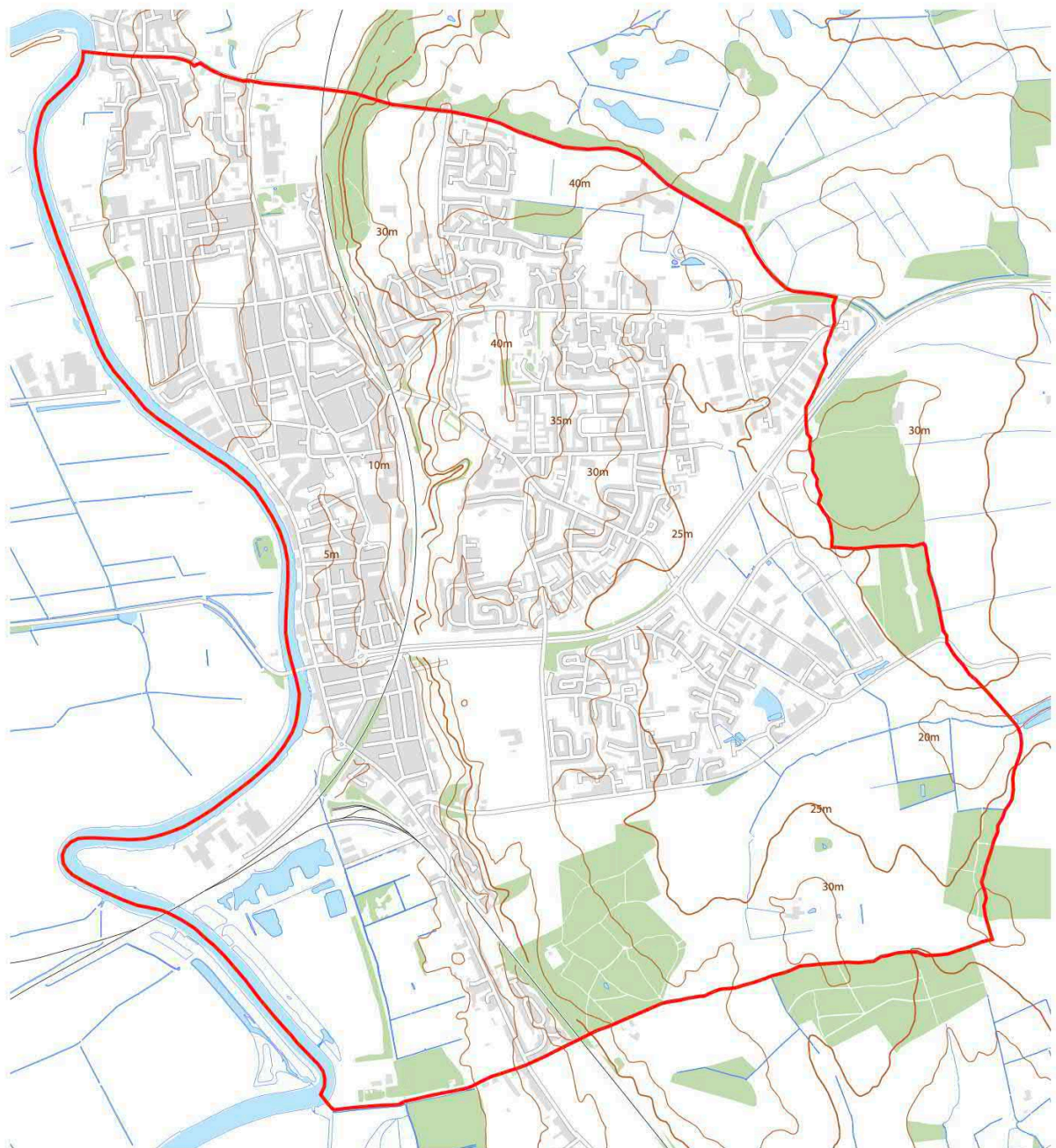
- 1. The following green spaces (as shown on Map 9) are designated as Local Green Spaces. These are:**
LGS1 Mercers Wood
LGS2 Theaker Avenue LNR
LGS4 Rec Hill
LGS5 The Gap
- 2. Development proposals within the designated Local Green Spaces will only be supported in very special circumstances.**

16 Protecting the Landscape Character



134. Gainsborough lies on the boundary between National Character Area (NCA) 45 North Lincolnshire Edge with Coversands (NE554) and NCA 48 Trent and Belvoir Vales (NE429), as defined by Natural England (Natural England, 2014).
135. The key characteristics of NCA 45 which are of particular relevance are:
- ‘Limited woodland cover, with patches of both broadleaves and conifers associated with infertile sandy soils, elsewhere occasional shelterbelts’.
136. The key characteristics of NCA 48 which are of particular relevance are:
- ‘The mature, powerful river Trent flows north through the full length of the area, meandering across its broad flood plain and continuing to influence the physical and human geography of the area as it has done for thousands of years’
 - ‘Very little semi-natural habitat remains across the area; however, areas of flood plain grazing marsh are still found in places along the Trent’
 - Extensive use of red bricks and pantiles in the 19th century has contributed to the consistent character of traditional architecture within villages and farmsteads across the area. Stone hewn from harder courses’.
137. At a local level, the Neighbourhood Area falls within the Trent Valley landscape character area (LCA), as defined within Landscape Character Assessment, West Lindsey District Council (1999). The key characteristics are:
- ‘Low-lying, gently undulating landform with higher terrain to east and south of Gainsborough’;
 - ‘Significant blocks of deciduous woodland, good hedgerows and hedgerow trees create a relatively enclosed landscape’;
 - ‘River Trent and its adjacent washlands are enclosed by steep flood embankments’;

- ‘Main roads are significant features in the landscape; recent development concentrated along the main roads, bypassing original village centres’; and
- *Views towards the west are dominated by the power stations along the River Trent’*

138. Page 18 of the West Lindsey Landscape Character Assessment 1999, identifies the most sensitive parts of the landscape as *‘the higher land to the south and east of Gainsborough’*. This is a reference to the ridge line that runs north to south immediately to the east of the railway line and is a significant landscape feature. The topographical map below shows how this defines the Plan area. This affords long views and vistas into and out of the Plan area (see Map 11). A photo and description of each is shown in Appendix C.

Map 10 Contour Map**Gainsborough Topographical Map**

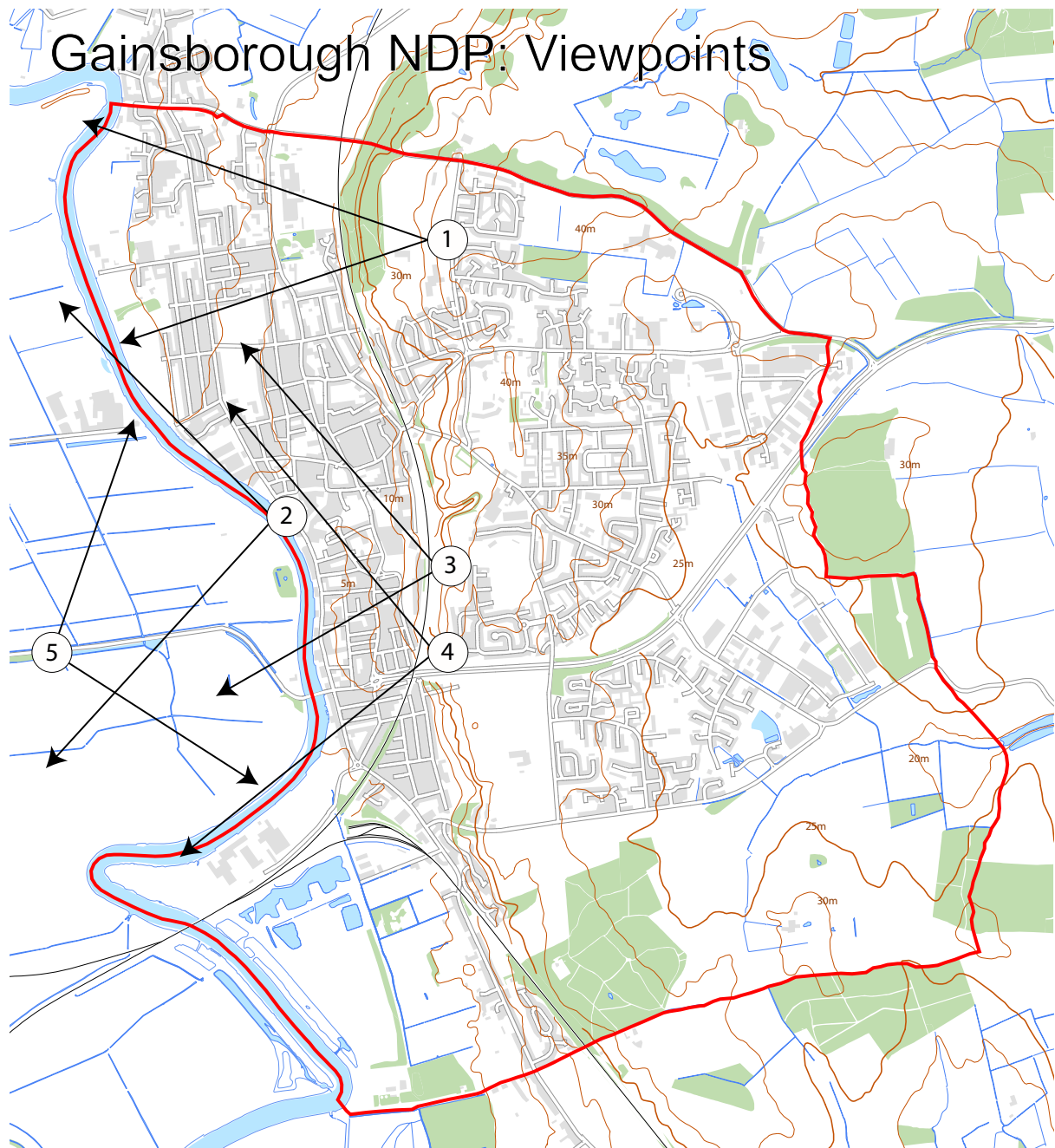
Key:

-  Contour lines
-  Parish boundary

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139. The Gainsborough Heritage and Character Assessment also considers the character areas across the parish to provide an understanding of how the landscape and the built environment work together.
140. The ridge line that runs north to south through the Plan area affords views into and out of the Town and across the Parish. Map 9 is based on local research and shows highly valued views and vistas from publicly accessible locations. Appendix C provides photos and a description of each view point.

Map 11 Key Views



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141. Views 2 and 4 are taken from vantage points; they both allow long views across the Parish; 5 is taken from outside the parish but demonstrates the prominence of river frontage development. These views show how Gainsborough rises up on the east side of the river with the open countryside around that defines the landscape character. 1 and 3 are key views that look east across the Town from the ridgeline.
142. Development needs to be sensitive to the wider area. The prominence of Whitton's Mill can be seen in key view 4 (Appendix C). The impact on the townscape is significant but positive. Whitton's Mill is an example of good design reflecting the scale, materials and heritage of the Riverside.
143. The Heritage and Character Assessment, in its analysis of townscape character, includes references to landscape character as well.

NPP 5 Protecting the Landscape Character

- 1. As appropriate to their scale, nature and location, development proposals should be designed and arranged to take account of the landscape and topographical setting of the neighbourhood area and its urban environment. In particular they should be sympathetic to the dominance of the River Trent in the Town and the way in which the Town is built on rising ground to the east of the River.**

Where appropriate, development proposals should demonstrate the way in which they have taken account of the actions of the landscape and built features recommended for the Trent Valley Landscape Character Area within the West Lindsey Landscape Character Assessment.

17 Ensuring High Quality Design

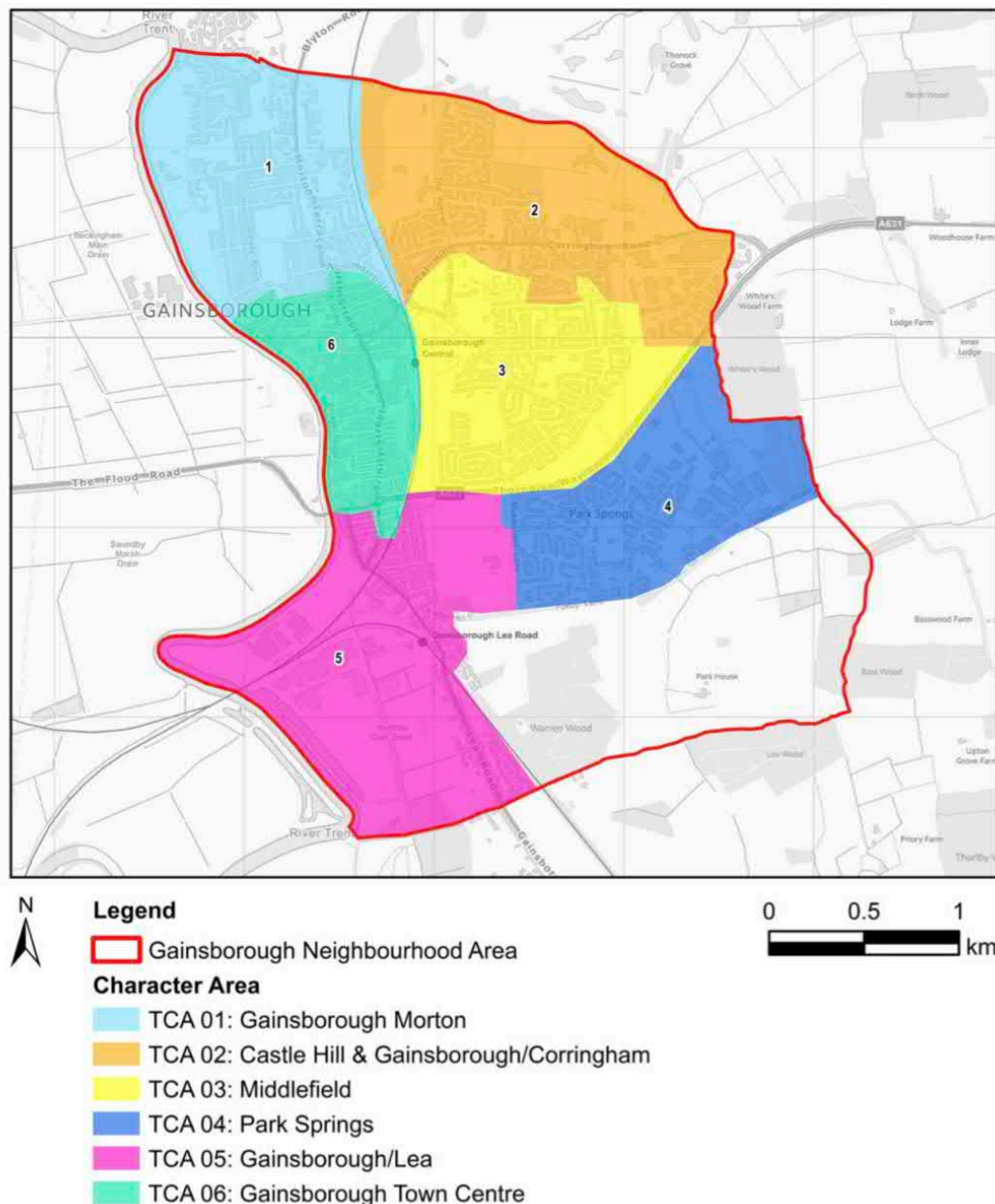
144. The NPPF paragraph 56 acknowledges that 'good design is a key aspect of sustainable development and is indivisible from good planning'.
145. In addition to development on the allocated sites there will be development on windfall sites over the Plan period across the Town. This section focuses on the importance of good design in all development and provides additional guidance to developers.
146. Given the presence of water, drainage issues and that the Riverside sites are in flood zone 3 (see Map 7) it is important that drainage issues are considered early in the design process. This means identifying a sustainable outfall in accordance with the drainage hierarchy at the start of the process can prevent changes to layout and enable wider benefits from the sites such design to be achieved.
147. Considering current industry best practice when designing SuDS features can provide wider benefits. The current industry best practice is covered by The SuDS Manual (Ciria C753).

148. The National Design Guide 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The design guide states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level.'*
149. The Gainsborough Heritage and Character Assessment (HCA) (see Appendix H) provides an analysis of the positive aspects of each character area, the issues to be addressed, those aspects of the character area that are sensitive to change and character management recommendations. This forms the specific local criteria referred to in the National Design Guidance.
150. The Gainsborough HCA includes character management recommendations for each Townscape Character Area (TCA) are set out which should be used in the preparation of development proposals.
151. NPP 6 sets out the over arching design principles for good design across the Parish, including the SUEs, based on an understanding of the area.
152. NPP 7 uses the evidence base in the Gainsborough HCA to highlight the specific local character and design issues that are especially relevant to the TCAs. Development in each character area is required to demonstrate an understanding of these matters to ensure that proposals enhance the TCA. (Appendix E provides a summary of the key characteristics of each townscape character area.)
153. In addition, this Plan also encourages the use of Building for Life 12 (BfL 12)³³ by developers in the preparation of their planning applications as referred to at para 129 of the NPPF.
154. Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:
- a) Secure as many 'greens' as possible
 - b) Minimise the number of 'ambers'
 - c) Avoid 'reds'
155. The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold to constitute good design, some ambers are acceptable, but reds are not.
156. Building for Life (BfL) is an industry standard. New housing development will be expected to use BfL 12 (or its successor) to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the value of the built and natural environment in the Town.

³³ See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

157. Whilst BfL12 only relates to housing it is expected that other development for employment or retail should also be of a high design quality and NP 6 1-2 relates to all development.
158. There is a direct connection between good design and the NP policies to protect landscape character. The policy framework set out in NPP 5 works closely with the requirements of NPP 6 and 7.

Map 12 Townscape Character Areas (as defined in the AECOM Heritage and Character Assessment Study)

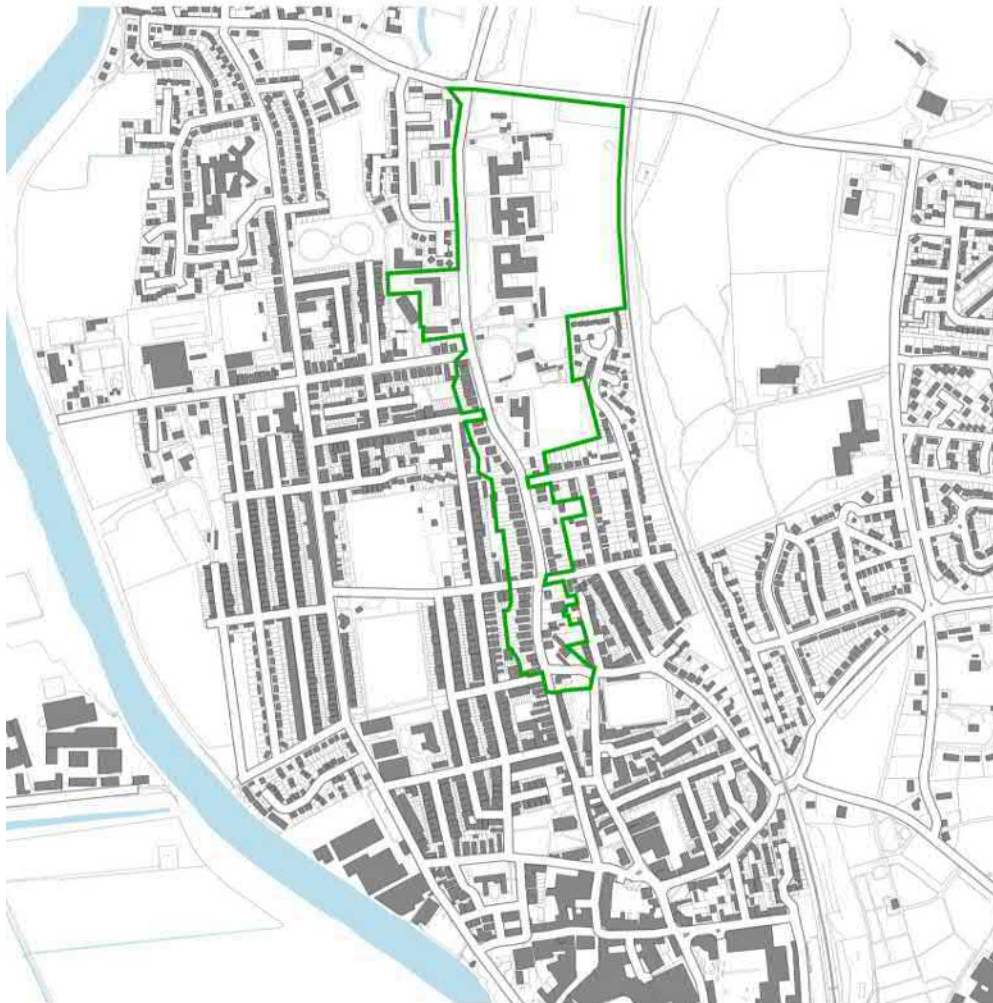


159. **TCA 01 is the Gainsborough and Morton Character Area.**³⁴ The positive aspects of the character area include:
- There are a large number of historic buildings that contribute positively to the character and appearance of the area. Of particular note are a number of late-19th and early-20th century public institutional buildings, such as schools and churches.
 - The character of the area is dominated by a diversity of residential properties; varying from late Victorian terraces, 1930s semi-detached houses, post-war housing, and more modern development close to the present day. A wealth of architecturally diverse housing designs is represented by the building stock of the area, which adds to its historic and aesthetic interest.
 - Areas of open green space, including public parks and Riverside areas, serve the surrounding areas of relatively high-density residential development across the TCA. These provide amenity, lend openness and enable views to surrounding countryside and at Riverside walk, providing a vehicle free route almost to the Town Centre.
 - Long, straight roads laid out in a grid street pattern allow views of public buildings, such as the Methodist Chapel at the corner of Mercer Road and Ropery Road.
160. The area around Morton Terrace as defined in Map 13 is a particularly attractive part of Gainsborough.
161. The road is distinct from many others in Gainsborough in that it offers wide footpaths and verges which add to a real sense of space. This space combined with mature trees in the grounds of Queen Elizabeth High School Richmond Park, the combination of a number of unique period properties (some listed), private gardens along the road and within the verges themselves and the quaint Elm Cottage public house with its mock Tudor frontage at the end of the road give this area a sense of class and style that cannot be found elsewhere in the Town.
162. The escarpment to the East of the road acts as a tree lined backdrop when approaching Morton Terrace from the side streets from the West.
163. The area defined below requires special consideration and careful treatment in planning terms for any future development. Development must be sympathetic to the character of the area and not distract from the many and varied period properties that although distinctly different in their own right, work in harmony to give Morton Terrace its unique character.

³⁴ Development site CL 4689 is in this TCA – where the Heritage and Character Assessment has identified specific issues in relation to this site this is raised separately in that NP policy see below.

Map 13 area around Morton Terrace

Morton Terrace, Gainsborough



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164. The issues to be addressed relate to:

- Modern development in the north of the TCA has encouraged coalescence between Gainsborough and the village of Morton, outside of the Neighbourhood Area.
- Quality of development and public realm is low on streets to the west of Ropery Road, with associated low levels of street trees detracting from the quality of older properties nearby.
- Modern additions and alterations to older properties are widespread with dormer windows, uPVC windows and doors, pebble dashing and painted brickwork which has a cumulative detrimental effect on the unity of the TCA.

- Traffic free links to the Town centre with Riverside Walk being the only one leading into the Town Centre.
165. Improvements to the public realm here could be realised with the provision of street trees along Ropery Walk and Morton Terrace. The provision of small front gardens could also include soft landscaping in new development to provide the same bio diversity and public realm benefit.
166. **TCA 02 covers Castle Hill and Gainsborough/Corringham.**³⁵ The northern boundary forms the edge of the Plan area; the northern SUE includes part of TCA 03 along the north eastern boundary. The positive aspects of the character area include:
- Mature wooded areas on the peripheries of the TCA, to the west, north (outside the TCA) and north of Marlow Road, mitigating the visual impact of high density modern residential development.
 - The loose urban grain off Marlow Road, relatively high amounts of private green space and open green space associated with the leisure centre and schools in the TCA.
 - Provision of footpaths which have the potential to develop into traffic free access to the Town Centre.
167. Issues to be addressed relate to:
- Recent development off Birchwood View and Sunningdale Way have a tight grain and density of development that closes off views and reduces the open quality of the TCA.
 - Large scale industrial development to the east has a visual impact on the character of adjoining areas, serving to detract from their inherent quality.
 - The integration of the northern SUE in terms of boundary treatment, design and vehicle and pedestrian connectivity.
168. **TCA 03 covers Middlefield** - extensive residential development between the main roads of B1433/Corringham Road, A631/Thorndike Way and the railway line. The positive aspects of the character area include:
- Public green space is well integrated with the residential areas it serves. A good example is Hill Crescent and Somerby Road
 - Loose urban grain throughout much of the TCA, which influences the relatively high amounts of private green space and high levels of public open green space along the western and southern boundary.
 - High levels of mature trees to the north west within Woodland Chase and the cemetery.

³⁵ Development site CL 4691 is in this TCA – where the Heritage and Character Assessment has identified specific issues in relation to this site this is raised separately in that NP policy see below

- A variety of 20th century housing types is apparent across the TCA, from post-war terraced housing to modern detached, adding to the visual interest of the area.

169. Issues to be addressed relate to:

- Short terraces in this TCA tend to be of low quality and/or poorly maintained. These buildings often do not address the street and are laid out such that little planting has occurred to the front or back of their plots, with detracting boundary treatments and garages to their rear.
- Quality of public green space is low overall with little planting that provides visual amenity or biodiversity.
- Low levels of mature trees in combination with relatively wide street sections and low levels of vegetation contributes to a relatively barren character within the area.
- Newer residential development is notably more tight grained in the area with smaller gardens and higher enclosure that detracts from the character of the TCA.
- Dominance of housing development within street patterns which diminishes legibility and contributes to a predominantly unvaried, homogenous character.

170. **TCA 04 covers the Park Springs Estate.** The southern boundary of the TCA is contiguous with Foxby Lane to the south of which is the southern SUE boundary. The whole of the SUE is in the Plan area – it has outline planning permission for 2500 dwellings. The positive aspects of the character area include:

- High provision of public green space that is largely well integrated with residential areas, contributes to amenity.
- Some diversity in building styles that present variety and texture within the TCA while maintaining consistent materials and building scale.
- Wide streets in combination with grass verges that contribute to the relatively high levels of greenery within the TCA.
- Good links for pedestrians within residential areas.

171. Issues to be addressed relate to:

- Activity and built form associated with industry and commerce within the east of the TCA provides a contrast to the quietness of the residential parts of the TCA.
- Cul-de-sacs and high amounts of short terracing within older developments decreases intervisibility within the TCA and out to the surrounding areas, increasing enclosure.
- Generally similar pattern and form of 1970s developments throughout the TCA, decreases visual richness and texture of built form.

- Narrow street section in combination with car parking, garages, small front gardens and boundary treatments heighten enclosure within closes and courts.
- Low levels of vegetation in combination with the general absence of mature trees and street trees result in low variation of texture and colour that detracts from the provision of green space and grass verges within the TCA.
- The integration of the southern SUE with TCA 04.

172. **TCA 05 covers Gainsborough/Lea** (the south of the Plan area³⁶). The positive aspects of the character area include:

- A large area of well-preserved late 19th and early 20th century terraces is located in the north-east of the TCA which contributes positively to the character and appearance of the area. Well preserved features amongst these include historic cast iron street signs, which are prevalent across this area of the TCA.
- The historic development of the area is evident in both the pattern of housing along the A156 and in the area west of Sandsfield Lane. These areas also generally maintain the form and materials of historic building within the TCA.
- Development within the TCA is contained within well-defined limits, with open green space adjoining. These areas, open and marshy towards the River Trent, and sloping and wooded south of Thorndike Way are important contributors to the character of the TCA.
- The combination of large open space and constrained built development afford open expansive views across much of the area. Visual amenity is enhanced by vegetation and mature trees and is locally distinctive within Gainsborough.

173. Issues to be addressed relate to:

- A number of buildings are in a poor state of repair, negatively impacting upon the ability to appreciate the historic significance of the area, this is particularly true in the Riverside Conservation Area south of Bridge Street which is a key element of the historic approach in the Town. [These issues are addressed, in large part, by the proposed redevelopment of sites along the Riverside.]
- Areas of intact brick terraces are detracted from by modern, unsympathetic use of materials to windows and doors, rendering of exterior brick facades, additional dormer windows, and in some places, the addition of porches.
- The pattern and grain of residential development is interrupted by large scale retail and commercial premises clustered around the A156/Lea Road and Foxby Lane Junction.

³⁶ Development site CL 4686 is in this TCA – where the Heritage and Character Assessment has identified specific issues in relation to this site this is raised separately in that NP policy see below

- Street trees along the northern part of Lea Road complement the gateway function of the area but few other street trees are evident. Additionally, variable materials and quality of hard boundary treatments detract from the unity and quality of the public realm.

NPP 6 Ensuring High Quality Design ³⁷

- 1. Development should be of a high design quality that will contribute to the character of Gainsborough Parish. In order to achieve this, proposals should demonstrate how they will reinforce the character of the area as set out in Gainsborough Heritage and Character Assessment 2018 (or its successor) Appendix H.**
- 2. As appropriate to their scale, nature and location, development proposals should;**
 - a) respond to the local character of both the surrounding area and the immediately neighbouring properties; and**
 - b) demonstrate sensitive positioning within plots and be of such scale and form as to not dominate neighbouring properties or the streetscape; and**
 - c) show thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken into account in the design of the proposals; and**
 - d) use native trees and hedgerows in landscaping schemes and boundary treatment where possible; and**
 - e) use a colour palette reflecting the hues in local materials; and**
 - f) be of a scale and mass that is sympathetic to the industrial heritage along the Riverside and the historic setting of the Conservation Areas; and**
 - g) show how the buildings, landscaping and planting creates well defined streets and attractive green spaces; and**
 - h) include a layout that maximises opportunities to integrate new development with the existing settlement pattern.**
- 3. New buildings should be appropriate to their location and context. Innovative and contemporary design solutions will be supported where they positively enhance character and local distinctiveness.**
- 4. Where practicable, development proposals on the edge of the built-up area should have a layout that retains views out to the surrounding countryside with soft rear boundaries (native hedges and planting) to minimize the impact on views into and out from the open countryside.**
- 5. Where practicable, development proposals alongside water spaces should;**
 - a) integrate with the waterway, Riverside path's and river environment; and**
 - b) improve access to, along, and from, the waterway; and**
 - c) optimise natural surveillance of the waterway; and**

³⁷ The development principles for the Town Centre (TCA 06) are covered in the general design principles in NPP 6 (1) – (3) in the site-specific policies for the Town Centre and NPP 19 Improving the Vitality of the Town Centre.

- d) not have an adverse impact on the amenity of the waterside environment by virtue of noise, odour, or visual impact.
- 6. As appropriate to their scale, nature and location, development proposals should demonstrate the incorporation of SuDS at an early stage in the design process and should;
 - a) mimic natural drainage patterns,
 - b) be appropriate to the existing landscape character,
 - c) improve water quality,
 - d) contribute towards water recharge and
 - e) improve biodiversity.

NPP 7 Ensuring High Quality Design in each Character Area³⁸

1. As appropriate to their scale and nature, development proposals should be designed to take account of the Character Area within which they are located. The following specific principles apply in the various Character Areas:
2. Development proposals in TCA 01 Gainsborough and Morton should;
 - a) reflect the distinctive historic character of TCA 01 and the separation of the Town from the village of Morton, ensuring distinction between the two settlements. Design proposals should demonstrate how this separation would be achieved with reference to density and pattern of development, separation between buildings, plot widths, building lines, boundary treatments such as walls, railings or hedges and spatial qualities of front gardens. The maintenance of existing views towards listed buildings within Morton should be considered; and
 - b) demonstrate how the design, layout and boundary treatment reinforces the character of the Morton Terrace area identified in Map 13.
3. Development proposals in TCA 02 Castle Hill and Gainsborough/Corringham should;
 - a) maintain the open quality of the TCA and views to the surrounding area to the west; and
 - b) demonstrate awareness of and respond to existing footpaths leading to the Town Centre. Proposals that provide better connectivity for pedestrians and bicycles in line with the Local Green Network Study are supported.
4. Proposals for industrial development in TCA 02 should take account of landscape context and include mitigation that demonstrates an effective pattern and density of screening. Proposals should demonstrate how the visibility of structures have been considered and should utilise plant species identified as contributing to local character.

³⁸ The development principles for TCA 06 are covered in the general design principles in NPP 6 (1) – (3) and, in the policies to improve the Town Centre.

5. **Development proposals relating to the northern Sustainable Urban Extension should demonstrate;**
 - a) **how the scheme provides safe and direct access across The Belt Road to the existing built up area; and**
 - b) **how the design of the scheme responds to the positive attributes in TCA 02.**
6. **Development proposals in TCA 03 Middlefield should;**
 - a) **emulate the hedgerow and hedgerow tree elements of Cox's Hill on Heapham Road, Middlefield Lane and White's Wood Lane; and**
 - b) **include grass verges and grassed areas reflecting the character of the TCA; and**
 - c) **maintain the loose urban grain and existing range of built form including short terraces, detached and semi-detached houses and bungalows; and**
 - d) **maintain the high proportion of two-storey, brick buildings seen through the TCA.**
7. **Development proposals in TCA 04 Park Springs Estate should;**
 - a) **avoid cul de sacs and short terracing; and**
 - b) **improve existing pedestrian links within the area; and**
 - c) **seek to provide good quality greenspace and improve green infrastructure.**
7. **Proposals including landscaping in TCA 04 that improve the existing green infrastructure are supported.**
8. **Industrial and commercial development in the east of TCA 04 should take account of landscape context and include mitigation that demonstrates an effective pattern and density of screening for nearby residential areas.**
9. **Development proposals relating to the southern Sustainable Urban Extension should demonstrate;**
 - a) **how the scheme provides direct and safe access to TCA 04; and**
 - b) **how the scheme contributes to the delivery of the Local Green Network; and**
 - c) **how the scheme integrates with the southern part of the Town.**
10. **Development proposals in TCA 05 Gainsborough/Lea should;**
 - a) **reflect the linear pattern of development and the density characteristic of this TCA; and**
 - b) **maintain current levels of green space and/or open, expansive views of green space.**
11. **Development along Lea Road should include grass verges and/or street trees to complement its gateway function and enhance the quality of the public realm in the area.**
12. **The development principles for TCA 06 Gainsborough Town Centre are covered in the general design principles in NPP6 (1) - (3) and, in the policies to improve the Town Centre.**

18 A Mix of Housing Types

174. A vital part of planning for sustainable growth is to promote policies that will generate a balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring

that Gainsborough has a more balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.

175. LP10 of the CLLP requires developers to provide a mix of housing tenures, sizes and types. The Strategic Housing Market Assessment 2015 (SHMA) identified that Central Lincolnshire has an ageing population although the SHMA notes at para 9.68 that *'a clear majority of residents aged 65 and over continue to live in private households, rather than communal establishments such as care homes.'*
176. This indicates a requirement for smaller dwellings see SHMA para 9.67 'The greatest requirement ... is for property of between 50 and 89 sqm, which generally relates to 2 or 3 bedroom flats, mews or semi-detached homes.'
177. The need to focus on the needs of older households was reinforced in the Planning Practice Guidance for Older People 2019. The PPG sets out that Local Planning Authorities (LPAs) should provide clear policies to address the housing needs of older people. This includes help proposals for different types of housing for these groups will be considered.
178. In March 2015, the Government's Housing Standard Review resulted in changes to national standards for space and accessibility for new dwellings. Approved Document M Volume 1 relates to the access and use of buildings and includes two optional categories: M 4 (2): accessible and adaptable dwellings and M 4 (3): wheelchair user dwellings.³⁹ These two categories are broadly comparable to the Lifetime Homes Standard (Revised Criteria July 2010).⁴⁰ The principle of developing lifetime homes helps to ensure that properties are appropriate to support the changing needs of individuals and families at different stages of life. This ensures that dwellings are appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers.
179. Given the scale of growth in Gainsborough the provision of life time homes constitutes sustainable development. The CLGs Housing Standards Review Cost Impact Study suggests that meeting category 2 standards is likely to cost in the range of £520 - £940 per dwelling.⁴¹ Given the extent of the growth aspirations for Gainsborough it is appropriate and represents sustainable development to encourage 2-3 bed dwellings to be built to Category 2 where viable.
180. This is in general conformity with LP 10 which requires proposals for 6 or more dwellings (of all sizes) to meet higher access standards for 30% of the dwellings. Policy NPP 8 seeks to achieve more M 4 (2) homes, where viable, in order to support the delivery of lifetime homes in Gainsborough. Whilst the cost of complying with Lifetime homes standards does increase the cost of development, policy NPP 8 seeks to focus these requirements on smaller dwellings (2/3 bedrooms) where the evidence shows this is the housing in greatest demand and would meet a particular need.

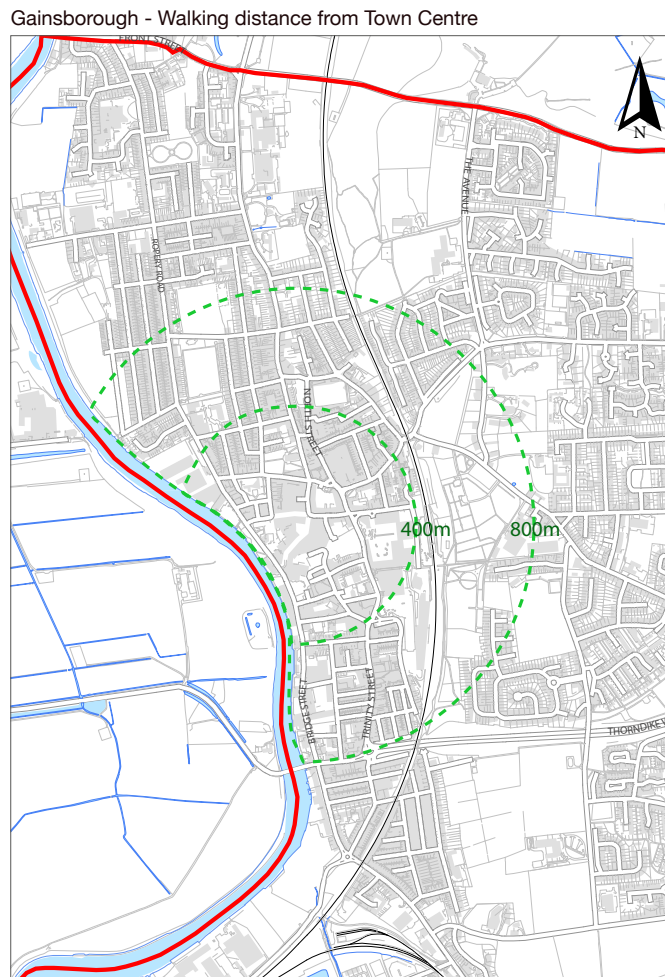
³⁹ see <http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-wheelchair-design.html>

⁴⁰ See <http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html>

⁴¹ SHMA OAN Update 2017 for North East Derbyshire DC para 9.44 and 9.45

181. LP 10 states that where possible accessible homes M 4 (3) should be located close to any existing centre; a policy approach supported by this Plan. The map below shows, at average walking pace, the distances and times to walk to the Town centre.⁴²

Map 14 Indicative 5- and 10-minute walking distances⁴³



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182. The topography of the Plan area and location of services and facilities also means that those sites within a 5 – 10-minute walk from the main services would be particularly suitable for people with mobility issues and should meet category 2 and where possible category 3.
183. Sites CL 1246, 1247, 1244, 4687, 4688, 1253 are within a 10 minute walk of the Town Centre where smaller life time homes dwellings would be encouraged.

⁴² Times and distances are based on a 2008 Department of Transport Study Building Sustainable Transport in New Developments.

⁴³ Topography means that times may vary

184. The community consultation revealed a strong desire to ensure there is provision for affordable housing – providing a mix of tenures, rented, shared equity and market housing is an important aspect of sustainable development. The GNP supports the CLLP approach to affordable housing – sites of 11 dwellings or more are required to provide 20% affordable housing and 15% on the SUE's. 70% of affordable housing is for social or affordable rent.
185. Technical Housing Standards 2015 (or any document that supersedes those Standards) set out gross internal areas for bedrooms, storage areas and internal spaces. The Developer Contributions SPD notes that affordable housing providers will use Housing Quality Indicators as a benchmark to stipulate minimum house sizes. To secure life time homes and sustainable development, the community strongly prefers housing where it is designed to meet the minimum space standards but it is recognised that this is an aspiration and cannot be a policy requirement.
186. The provisions of the policy have been designed to ensure that a range and mix of homes come forward in the Plan period. However, the Town Council recognises that a range of financial issues may influence the ability of homes to be delivered. In this context any planning applications which do not deliver the package of homes intended by the policy for viability reasons should be supported by robust and appropriate information.

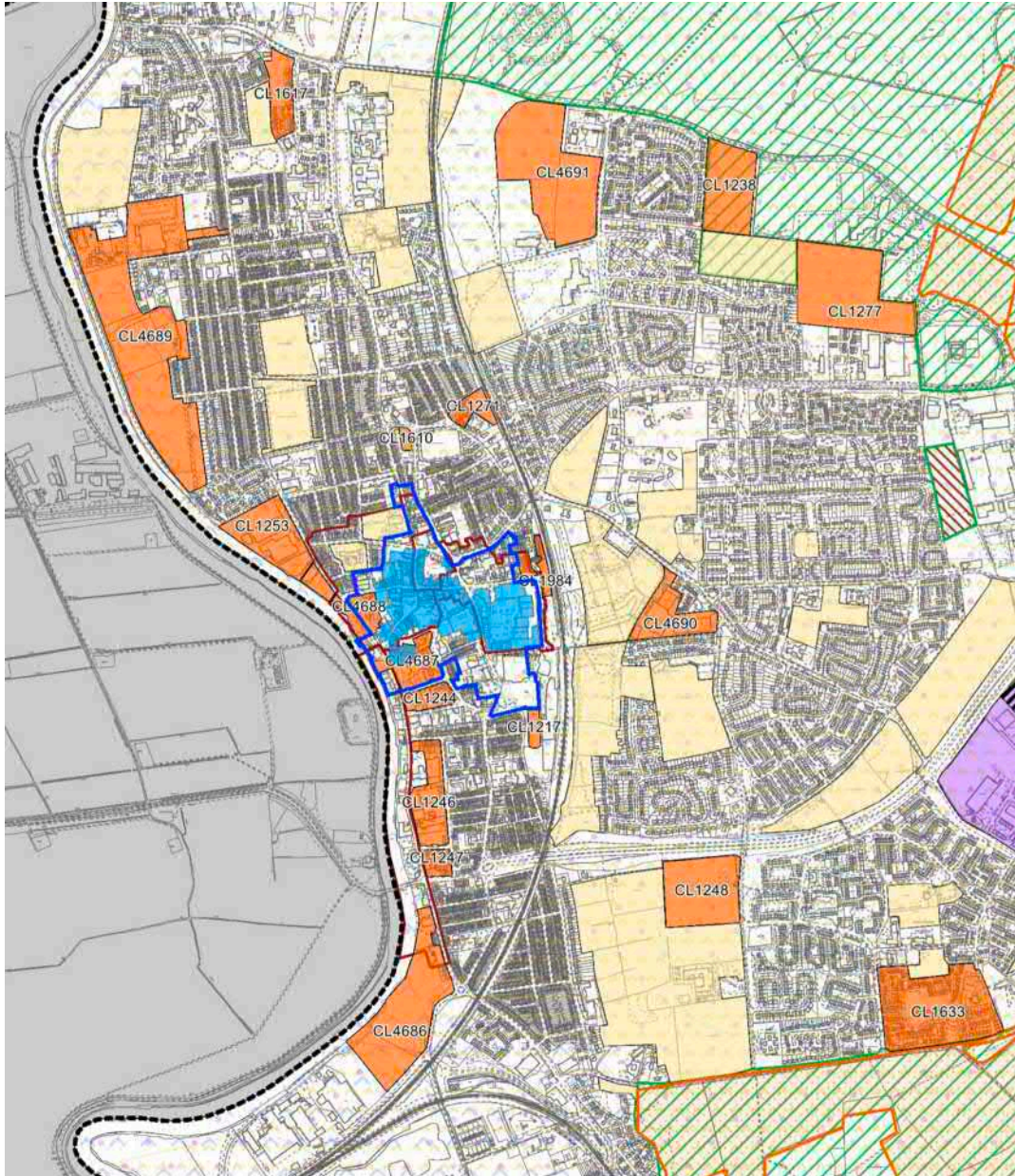
NPP 8 A Mix of Housing Types

- 1. Development proposals for residential uses should deliver a housing mix that reflects the need identified in the most up-to-date housing needs assessment (SHMA or equivalent).**
- 2. In addition to the requirements of CLLP LP 10, proposals for 1-5 bed dwellings (that are suitable for people of varying ages and at different stages in their life cycle) that voluntarily provide a higher proportion of accessible homes M (4) 2 of Approved Document M, Volume 1 will be supported.**
- 3. Proposals for 1-3 bed dwellings within a 5-10 minute walk of the Town Centre (or approx. 400 - 800m) that meet the higher M (4) 3 standards of the Approved Document M, Volume 1 will be especially suitable for older people and will be supported.**

19 Allocated Development Sites

187. Map 15 is an extract from the CLLP, the orange sites are allocated for 'primarily residential use'.

Map 15 Sites Allocated for Primarily Residential Development (shown in orange) extract from the Central Lincolnshire Local Plan 2017



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188. The sites include an indicative dwelling figure with the caveat at para 10.2.2 'Developers are encouraged to produce the most appropriate design-led solution, taking all national policies and other Local Plan policies into account, in arriving at a total dwelling figure for their site, and they need not be constrained by the figure that appears in the column headed 'indicative dwelling figure.'

189. This Neighbourhood Plan wants design led solutions to the development of these sites and NP policies 9 – 17 provide a policy framework based on local analysis, including design guidance in the Gainsborough HCA , the Gainsborough Town Centre Heritage Masterplan (GTCHM), the Beds RCC Green Infrastructure Study and the specific issues raised by the community based on their local knowledge of how the Town functions.
190. References to sites will include the CLLP Site Allocation Number (eg CL 1234) for ease of cross reference.
191. The GNP does not cover on all the CLLP allocated sites. Focus is on the brownfield sites along the River or within the Town. The wider context and the allocation of 2 SUE's is accepted (see section 3). The GNP supports a brownfield first policy and the NP policies seek to provide a neighbourhood level policy framework for sites where their redevelopment is a priority to the community. These sites are shown on the Map 15 and are CL 4686, 1246, 1247, 4687, 4688, 1253, 4689 and 4691. ⁴⁴
192. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

Whittons Mill Housing: Example of Good Practice

193. Given the focus on redevelopment for residential uses of many of the Riverside sites, local people were asked to identify examples of schemes in Gainsborough that they considered worked well. Whittons Mill was cited as a good example '*where two social purposes regeneration and social housing 'coincided for mutual benefit'*'.⁴⁵ Centrally situated on the river bank Whittons Mill was an empty 7 storey animal feed mill building, which was considered a blot on the landscape and a disincentive to redevelopment of adjoining sites. In the late 1990s, redevelopment of the building was seen as a key element for environmental improvements along the River Trent. The aim was to regenerate both the Riverside and Gainsborough Town Centre itself by connecting the two to produce both leisure and commercial amenities.
194. Whittons Mill is a now a 7-storey block of 45 mostly one-double bed room flats for people over the age of 55 years, with non-resident full-time and part-time scheme managers.

⁴⁴ Anglian water advise that there are existing water mains within these sites and it is important that Anglian Water can continue to access these assets for maintenance purposes (see Reg 14 response).

⁴⁵ See <https://www.housinglin.org.uk/Topics/type/Whittons-Mill-Gainsborough-Sheltered-Housing-Contributes-to-Regeneration-May-2005/>

Whittons Mill

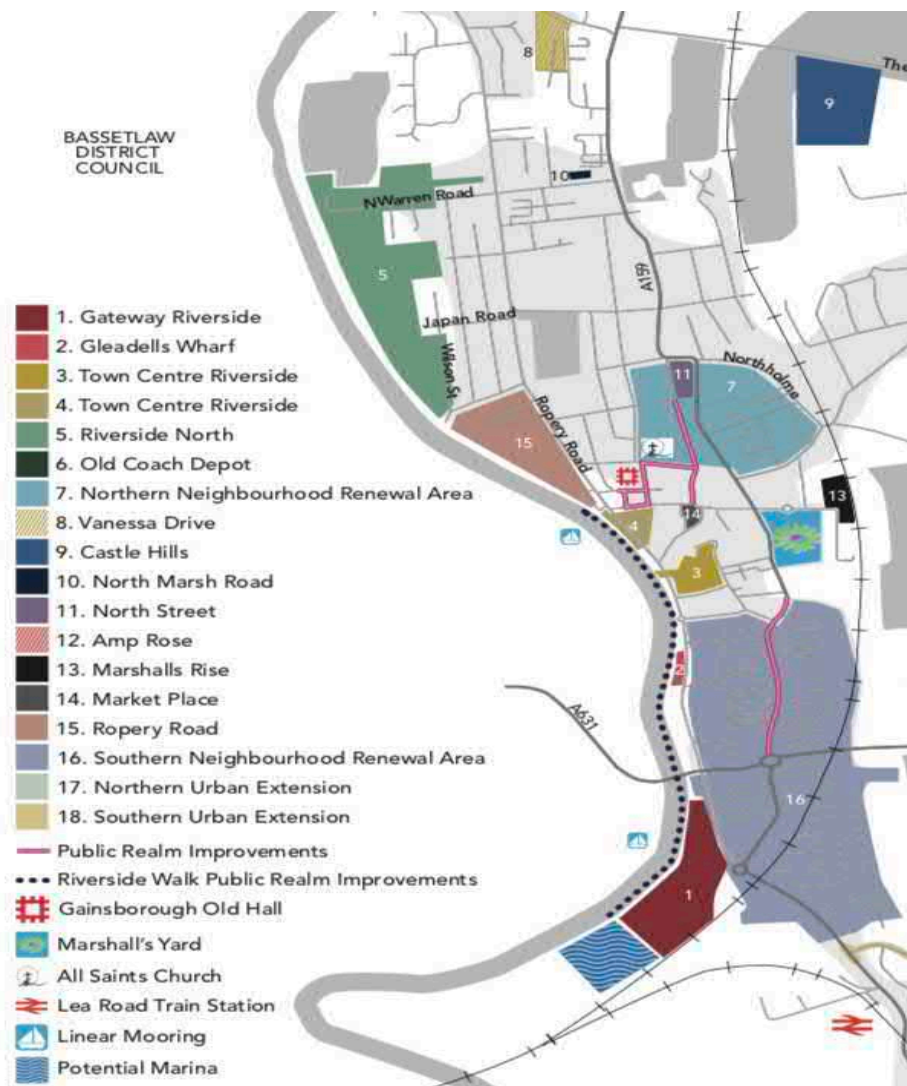


195. This scheme is seen as a good example of
- a) the reuse of a derelict building that reinforces the historic character of the Riverside
 - b) the design quality reflects its prominent location
 - c) mixed tenure
 - d) it sets a standard for future residential design along the Riverside.
196. Where the sites along the Riverside are identified as primarily for residential use the GNP supports schemes that can demonstrate a similar approach in terms of reinforcing local character, presenting a quality frontage to the Riverside, regenerating a prominent Riverside site and meeting local need.

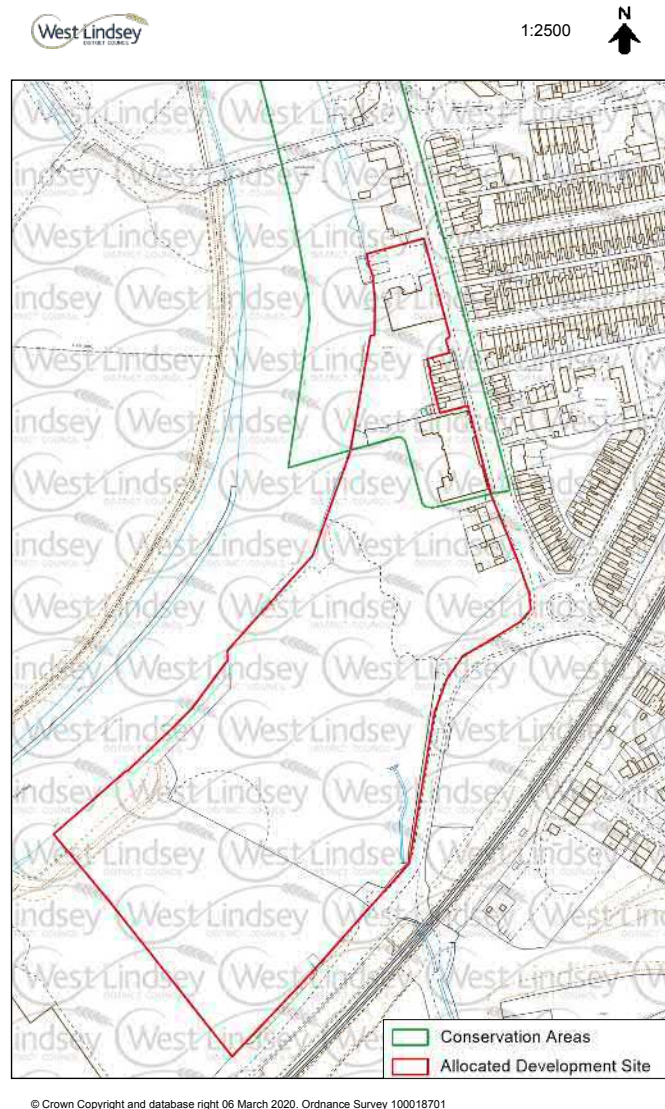
Riverside Regeneration

197. The regeneration of sites along the river identified in the Delivery Plan⁴⁶ are a priority for local people. The Port and its historic interest are still visible and the views across to the Riverside are an important part of the experience on arrival in Gainsborough from the west.

Map 16 Extract from WLDC's Delivery Plan showing map major sites proposed for redevelopment within the vicinity of the Riverside.



⁴⁶ See <http://www.investgainsborough.com/map-op-wide.php?id=1>

Gateway Riverside CL4686**Map 17**

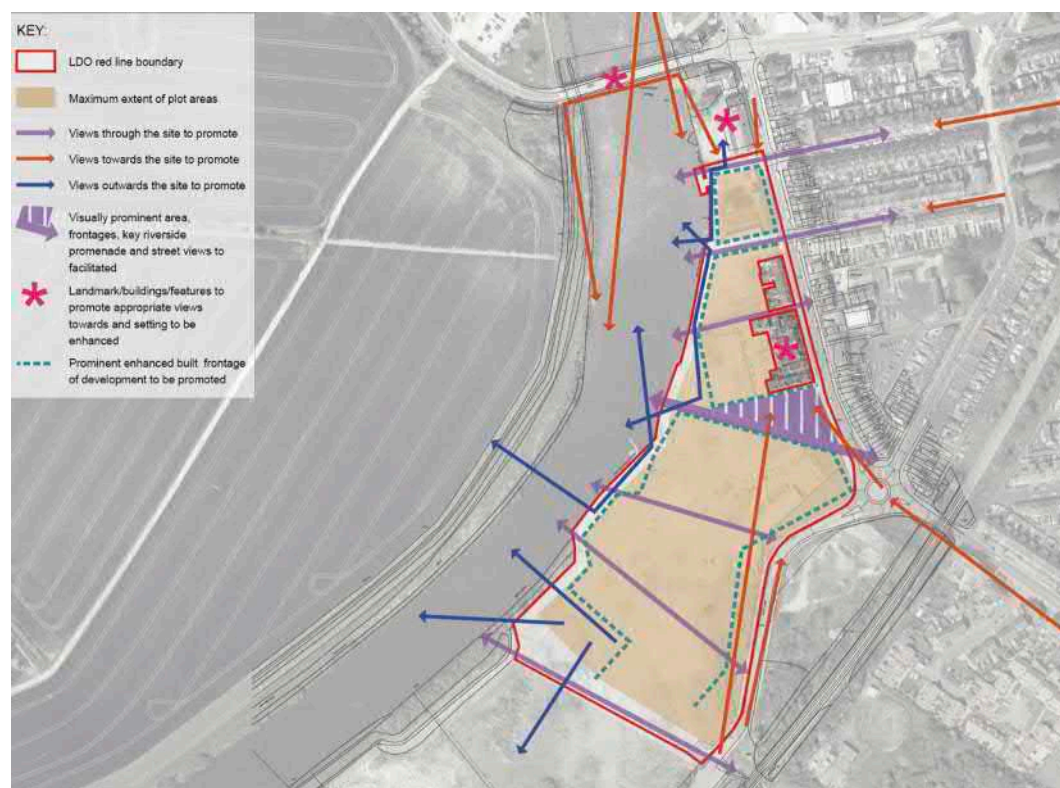
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198. The site covers approximately 4 hectares of former industrial land including former engineering works and port operations. Inset within the site is a former vacant Victorian school building (which is nominated for local listing in this Neighbourhood Plan), a vacant warehouse and Victorian terraced housing. Development will need to respond to these buildings and enhance their character and setting.
199. The northern part of the site is part of the Riverside Conservation Area.
200. The settlement pattern in the vicinity of the site is mainly Victorian terraced housing within grid iron streets. The housing provides strong active frontages to the streets and parking is mainly on street. The prevailing local building materials are red brick with clay tiles roofs.

201. The site is a 'gateway' site and the quality of the development, public access and visual connections through it should recognise the prominence of the site and its role in setting the context for development further up the Riverside.
202. The site is in Flood Zone 3 although the EA Mapping (see Map 7) shows that the site benefits from flood defences.
203. The site is visually prominent from the River Trent and the bridge so there are opportunities to enhance views towards, through and within the site. It is important that boundary treatments reflect this. Continuing the building lines of surrounding streets will also provide important views towards the river.
204. The Gainsborough LDP Design Guide identifies the key views as follows⁴⁷

Vie	Views through the site. There is potential to retain key views to the site that follow existing building lines including Water Works Street, Trafford Street and Lea Road to provide views of the River Trent.
	Views towards the site. Long range views are taken from the north along the River Trent from the bridge as well as east along Lea Road and the south from Carr Lane.
	Views outwards. There are a number of opportunities to create views across the River Trent as well as to the north and south.

Extract from the Design Guide for Gateway Riverside

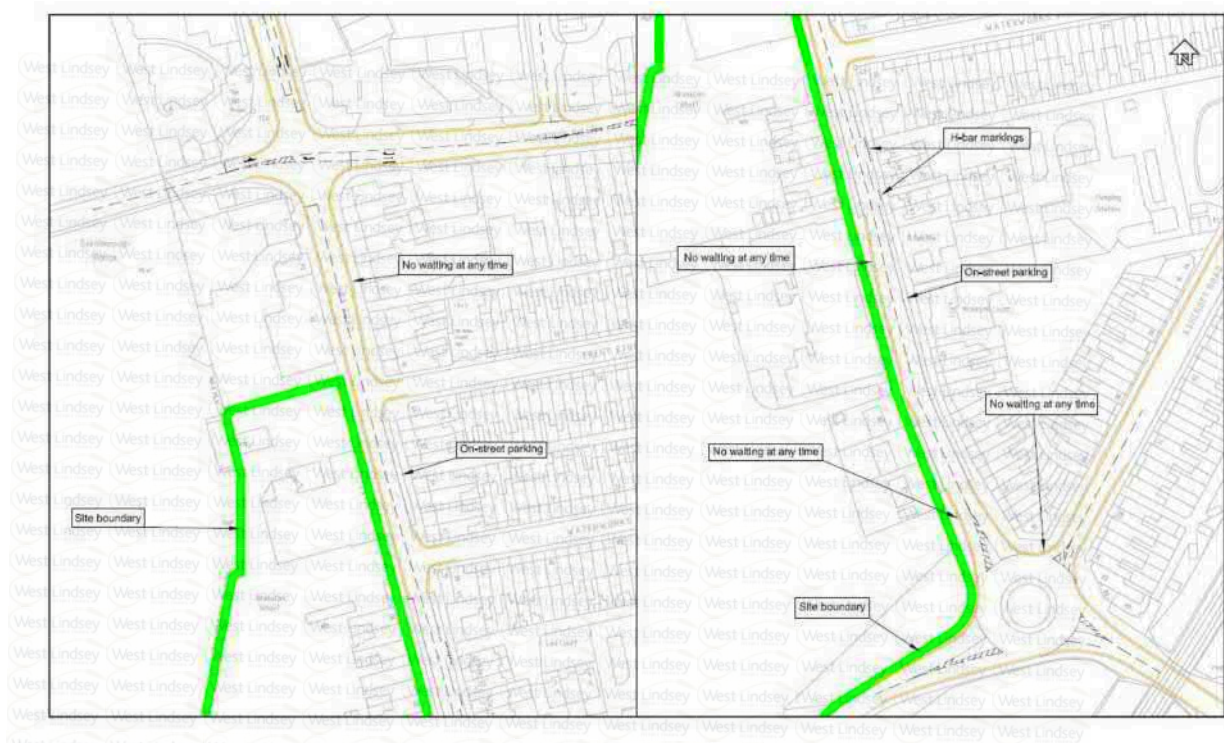


⁴⁷ Page 8 Gainsborough LDP Design Guide

205. Policy LP 40 requires that sites adjacent to the River Trent 'must assist in the delivery of an uninterrupted and attractive pedestrian and cycle corridor connecting Gainsborough's Riverside area with Lea to the south and Morton to the North'. This is an important regeneration objective and the development of this site must contribute to achieving this.
206. A Local Development Order is in place and is accompanied by a design guide. The LDO proposes between 200 and 245 dwellings and a density of 40 dwellings per hectare. Retail and leisure uses are also supported where no unit exceeds 250 sq/m.
207. The community want this site redeveloped and NPP 8 identifies those elements of the design guide that are considered important by the community (based on consultation feedback) for the successful redevelopment of the site.
208. The Local Plan did not set car parking standards (see para 4.7.11) but it does require a transport statement for development of 50-80 dwellings and a transport assessment and travel plan for developments over 80 dwellings (see par 4.7.12).
209. CLLP policy LP13q requires proposals to 'Ensure that appropriate vehicle, powered two-Networker and cycle parking provision is made for residents, visitors, employees, customers, deliveries and for people with impaired mobility. The number and nature of spaces provided, location and access should have regard to surrounding conditions and cumulative impact and set out clear reasoning in a note submitted with the application...'
210. The LDO requires a ratio of 2 parking spaces per 3 bed dwelling and 1.5 car parking spaces per 2 bed dwelling. On street car parking is limited, most of Lea Road and Ashcroft Road are subject to double yellow lines, (no waiting at any time). There are parking bays provided on the western side of Lea Road, adjacent to the site, to cater for the existing row of houses.
211. The site consists alongside the river Trent which is a commercial waterway and has direct links to the Humber post to the north. Paragraph 4.7.6 of the CLLP identifies how there continues to be a role for freight movement by water including via the River Trent. The NPPF para 30 supports the use of sustainable transport including solutions that support reductions in greenhouse gas emissions.
212. Extensive redevelopment on site will require the removal of rubble and building materials. The use of waterborne freight on the navigation could provide sustainable alternative transport vehicles. The Canal and River Trust believe that the use of the River Trent navigation to supply building materials and to remove demolition waste from the site should be considered this would promote sustainable development and decrease the number of HGV vehicles needed during the construction phase.⁴⁸

⁴⁸ Reg 14 response from Canal and River Trust

Transport Assessment for the LDO



213. In 2011 ⁴⁹ 25% of households in Gainsborough had two or more cars, 47% had one car and 31% did not have a car.
214. Local people are concerned that the car parking standards required for the development may be inadequate especially given the limited public transport servicing Lea Road and the limited on street parking.
215. The Beds RCC Green Infrastructure Study identifies the outer rim of the Local Green Network cutting across this site to connect with the Riverside walk. This is an important connection that will ensure the Riverside walk connects to the network route being proposed.
216. The development area is indicated to contain a number of open and culverted watercourses. These watercourses represent a more appropriate outfall for the site's surface water than the Sewerage system as defined by the Drainage Hierarchy (PPG paragraph 80). These features should be considered early within the design and layout process, to maximise appropriate surface water management and the delivery of well-designed SuDS, Preventing the need for any part of the site to drain surface water into the Sewerage system.
217. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

⁴⁹ See Area Profile NP web site

Example scheme Wixham Bedfordshire

***NPP 9 Gateway Riverside (CL 4686)***

1. **Proposals for the development of the Gateway Riverside (as shown on Map 17) should be of a high design quality as defined in NPP 6 and NPP 7 and assist in meeting the wider housing, leisure and economic regeneration objectives of the Riverside. In particular, development proposals should incorporate the following development and design principles;**
 - a) **the site is primarily for residential uses; and**
 - b) **apartment buildings, and ancillary retail and leisure uses, will be mainly developed on the river front to allow for higher densities and to promote activity to the river front; and**
 - c) **town houses (2 or 3 storey) will be located mainly to the east side with active frontages (facing Lea Road); and**
 - d) **restaurants and cafes (A3) and drinking establishments (A4) to be located along the river frontage (where they do not exceed 500 sq m GIA in accordance with the LDO); and**
 - e) **there is a minimum of 3 directly publicly accessible routes between Carr Lane/Lea Road and the river promenade; and**
 - f) **a key river front walkway with high quality public realm and shared accessibility will be provided; and**
 - g) **the provision of public realm space well connected to publicly accessible routes that is overlooked by surrounding development; and**
 - h) **the layout accommodates the Local Green Network route enabling public access from the east to the Riverside walk in accordance with the Beds RCC Green Infrastructure Study,⁵⁰ Map 8 and NPP 3.**
2. **Development around Lea Road School (on the Local List see appendix D) and the northern part of the site should respect the character of the Riverside Conservation Area and reinforce the character of the locally listed building. The use of local materials, style and colour palette (bricks and clay roof tiles) will be supported.**

⁵⁰ See Appendix G

3. **Development proposals which front onto the River Trent and incorporate alternative materials will be supported where it can be demonstrated that the overall modern design compliments the surrounding area and provides prominent and visual building lines/frontages along the sites external boundaries facing onto the River Trent.**
4. **Development proposals should demonstrate that sufficient allocated and shared car parking spaces are provided within the site to meet the needs of residents and visitors based on an up to date assessment of the accessibility and frequency of public transport.**
5. **The use of the existing wharf facilities on site to transport construction materials will be supported.**
6. **Residential development should meet housing needs in accordance with NPP 8.**
7. **Development proposals which deculvert watercourses within the context of the wider redevelopment of the site will be supported.**
8. **Where it is both appropriate and practicable development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.**
9. **Proposals should ensure flood risk is not increased to the site or to others, and be improved wherever practicable.**

Southern Neighbourhood Renewal Area including sites CL 1246 and 1247⁵¹

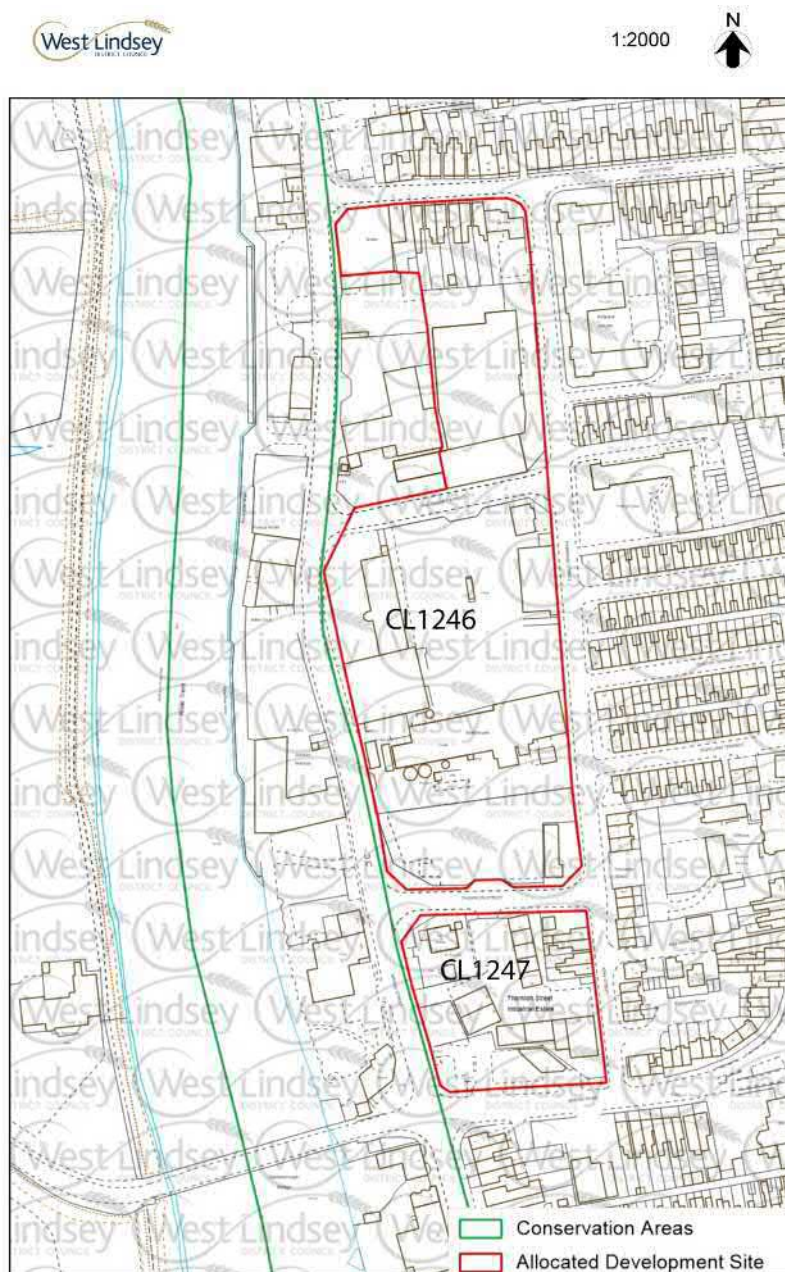
218. This is a renewal area as defined in WLDCs Delivery Plan Map 16. Its location close to the river means that it is included in the strategy for Riverside regeneration. The area is mixed-use and, between Primrose St and Bridge St (on the east of the site), is a mix of manufacturing businesses and offices. The premises are of a mixed quality and some are poorly maintained. Lorry movements add to the sense of industry incongruously placed between the Riverside Conservation Area and the residential area.
219. The area includes two sites identified in the CLLP as CL1247 and CL1246. These sites contain businesses that WLDC consider would be more appropriately located on employment sites in the east of the Town. The relocation of these businesses would enable the redevelopment of this part of the site for residential uses in accordance with both WLDCs and this Neighbourhood Plan's vision for the regeneration of the Riverside corridor.

⁵¹ Site 16 on Gainsborough's Delivery Plan

220. The area immediately to the west is part of the Riverside Conservation Area. Redevelopment of the site boundaries on the west of CL 1246 and CL 1247 will need to respond positively to this.
221. The sites are in Flood Zone 3 although the EA Mapping (see Map 7) shows that the site benefits from flood defences. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

CL 1246 includes the Maltings, built about 1890 and is identified at Appendix D as having local historic value. It is still used for its original purpose and the redevelopment of CL 1246 should recognise the heritage value of this building whilst redeveloping the rest of the site.

Map 18



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222. Across the wider southern renewal area which is made up of tight urban grid of Victorian terraces and occasionally larger exceptional Victorian Buildings and smaller scale retail units that run along Trinity Street. Development over the Plan period may include windfall sites and/or an investment programme to revitalise the housing stock and/or to support the shops along Trinity Street and NPP 10 provides a policy framework for the redevelopment.
223. The boundary treatments in this area are very uniform, which gives the area a cohesive character. The highly repetitious built form and detailing adds to rather than detracts from the overall character, as enough similarity is present to give the impression of a 'set piece'. New development should avoid overly complex or diverse ranges of building types so that the new development reinforces existing character.
224. The key design characteristics across the southern renewal area are
- a) Red brick and clay roof tiles with some rendering
 - b) Low brick walls and small front gardens add to the character and unite the street from the back of the pavement
 - c) Buildings front the road
 - d) Strong building line along the street length
 - e) Some brick detailing and stone lintels around doors and windows

Former Kings Theatre at the end of Tooley Street



225. Concern about the condition of parts of Gainsborough, particularly the South West Ward, was reflected in the community consultation for this Neighbourhood Plan. 17% of the houses in this ward are in disrepair and 30% of households are in fuel poverty.⁵² In 2016 part of the South West Ward was designated for selective licensing. Each property is required to have a licence, which contains conditions that the landlord of the property is required to adhere to.
226. The scheme provides WLDC with a robust way of tackling landlords that do not keep their property up to agreed standards. This contributes to the wider issues of anti-social behaviour in the area.⁵³
227. Most of the Victorian housing in the Southern Renewal Area is within the Selective Licensing Area described earlier.
228. Buildings are typically two or three storeys high which has helped to conserve the traditional domestic and human scale of much of the area. The approach to Gainsborough over the Bridge and along Trinity St has remained relatively unaltered since the 1870s.
229. There has been some infill development that reflects a design and layout of its time. The design, landscaping and boundary treatment of the Pillard House on Primrose Street break up the pattern of the historic Victorian terraces and erodes the character of the area. The grassed area around the flats has minimal amenity or landscape value. Disrupting the grid like pattern within the Victorian Terraced streets is also evidenced where individual houses have replaced corner plots.
230. Trinity Street is the main route into Gainsborough Town centre from the south. Trinity Arts Centre, a former church, provides an active focus on the right-hand side. On the left is an almost continuous run of shops. Whilst the shop front improvement scheme in the Town centre is welcomed, local people would support the introduction of a similar scheme to support the shops along Trinity street. Working with WLDC to extend the shop front scheme is a project in the action plan (see Appendix A).
231. The site is in Flood Zone 3 although the EA Mapping (see Map 7) shows that the site benefits from flood defences. Severn Trent commented that proposed redevelopment of this site may present opportunities to improve the resilience and sustainability of the local area including the drainage system. It is anticipated that the sites will be designed to drain surface water into the combined sewerage system, however sewer records indicate that a surface water sewer is located near to the two development sites and that this would be a preferred outfall for surface water. To ensure that the most appropriate scheme incorporating good SuDs design is achieved consideration of the drainage needs to be taken in the early stages of design.

⁵² see Gainsborough south west ward over view at <https://www.west-lindsey.gov.uk/my-services/housing-and-home-choices/improving-housing-standards/selective-licensing/selective-licensing-background-information/>

⁵³ for more information on the selective licensing scheme see Prosperous Communities Committee report link at <https://www.west-lindsey.gov.uk/my-services/housing-and-home-choices/improving-housing-standards/selective-licensing/selective-licensing-background-information/>

NPP 10 Southern Neighbourhood Renewal Area (including CL 1246 West Primrose Street and CL 1247 Land enclosed by Thornton Street, Bridge Street, Kings Street and Bridge Road)

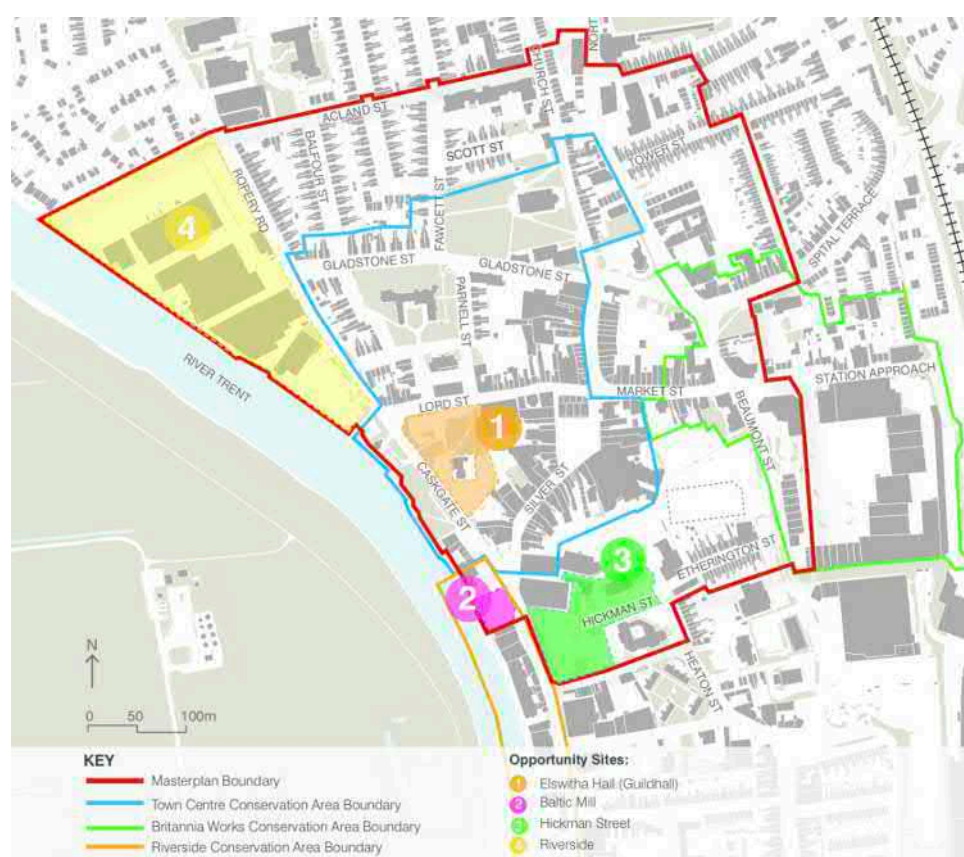
1. Development proposals for primarily residential use of sites CL 1246 and CL 1247 (as shown on Map 18) to a high design quality as defined in NPP 6 and NPP 7 will be supported. In particular development proposals should incorporate the following development and design principles;
 - a) scale and massing are sympathetic to the Victorian housing to the east; and
 - b) landscaping schemes and boundary treatment avoid causing significant harm to the setting of the Riverside Conservation Area to the west; and
 - c) the use of a narrow colour palette reflects the hues in local materials (brick, clay tiles) and;
 - d) a layout that maximises opportunities to integrate new development with the Riverside Conservation Area; and
 - e) the layout is well connected to the surrounding neighbourhood and allows for safe and direct access on foot and vehicle.
2. Proposals on sites CL 1246 or CL 1247 that include retail and/or commercial uses (E) will be supported where these are ancillary to residential uses.
3. The redevelopment of CL 1246 should recognise the heritage value of the Maltings identified at Appendix D as having local historic value. In determining proposals that will affect this building a balanced judgement must be made about the heritage harm versus the benefit.
4. Development proposals for residential development in the Southern Neighbourhood Renewal Area (as defined on the WLDC Delivery Plan Map) will be supported where the proposals reinforces the existing character including;
 - a) the use of regular plots with entrances visible to the street; and
 - b) front gardens with low stone walls hard up against the footpath; and
 - c) the use of a locally inspired range of materials to ensure a narrow colour palette; and
 - d) the use of features (stone window casing, door headers and corner detailing).
5. Residential development should meet housing needs in accordance with NPP 8.
6. Where it is both appropriate and practicable, development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.
7. Proposals should ensure flood risk is not increased to the site or to others, and be improved wherever possible.

Town Centre Riverside Sites

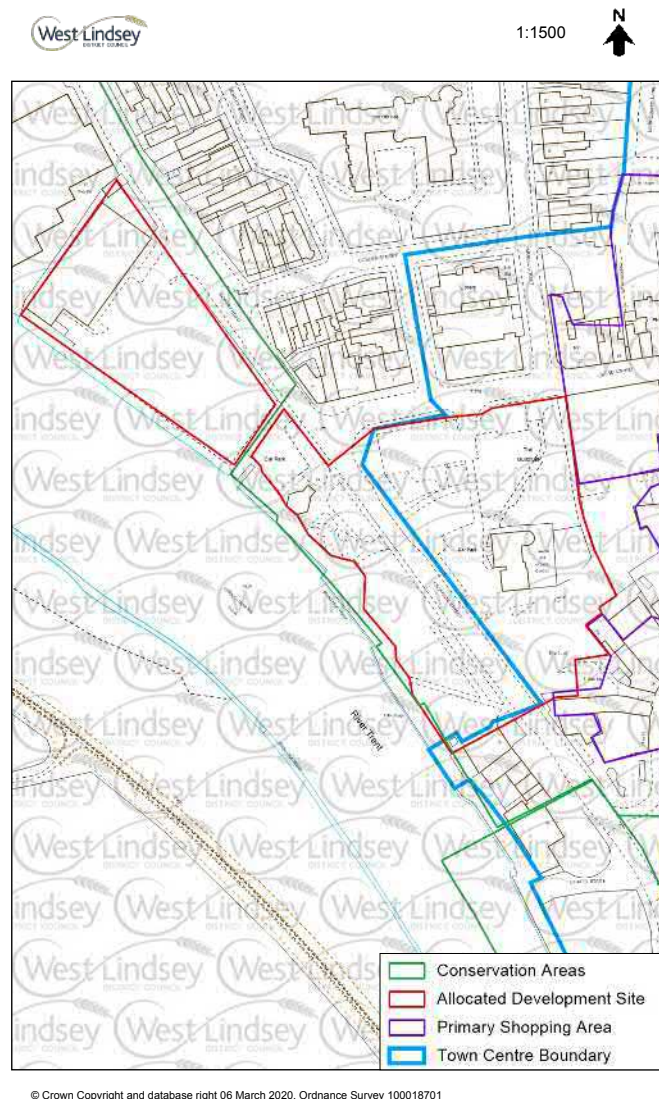
232. These sites (1 to 4 on Map 19) are allocated primarily for residential use – see LP 50 in the Central Lincolnshire Local Plan. Sites 1,2 and 3 are within Conservation Areas. The Gainsborough Town Centre Heritage Masterplan notes that heritage impacts must be set out but that *‘this should not be seen as a constraint on ambitious and imaginative development. Many of the priority opportunity sites have been occupied by very high-density development in the past, and subject to careful consideration of significance and impacts, they are all capable of accommodating new development that can balance the deliverability needs of commercial viability with that of protecting the historic environment.’*⁵⁴

Site	Allocation	Size	Indicative Dwellings	GAINSBOROUGH TOWN CENTRE HERITAGE MASTERPLAN map ref
CL4687		1.73	73	2 and 3
CL4688		1.1	55	1
CL1253		3.03	114	4

Map 19 Extract from the Gainsborough Town Centre Heritage Masterplan showing the sites in the context of the Town Centre and the Riverside Conservation Areas .



⁵⁴ Page 52 Gainsborough Town Centre Heritage Masterplan

Elswitha Hall/ Guildhall Site (CL 4688 Town Centre Housing Zone)**Map 20**

233. This brownfield site includes the Grade 2* Elswitha Hall. It is in a primary location between the river and the Town centre and in close proximity to Whittons Gardens (this public open space is a focus for improvement). This part of the site to the east of Caskgate Street is identified in the GTC CACA as having neutral value in terms of its contribution to the historic character of the Town Centre Conservation Area (see Map 28). The GTC CACA notes that the visual relationship between Elswitha Hall and the Trent only dates from the late C20th but the indivisibility here enhances and benefits both locations and should be protected.
234. Lord Street runs along the north of the site, is one of the oldest streets and runs from the edge of the market place to the river; the Lord Street frontage has been lost and the site is presently a car park and land associated with the former Guildhall. The redevelopment of this site could seek to reinforce the historic street pattern along Lord Street. The GTC CACA notes that although the Hall

stands isolated it is within the same character area as Lord Street and its row of attractive C18th and C19th properties on its north west side.

235. The site may be expanded to incorporate the adjacent retail unit (B&M Bargains) subject to negotiation. The Local Plan allocation CL 4688 includes this additional opportunity. New development must protect and enhance the setting of Elswitha Hall and must reinstate the Lord Street frontage. The site is visible from Gainsborough Old Hall (Grade 1), 16-18 Silver Street (Grade 2) and 7 Lord Street (Grade 2).
236. Although the site is allocated primarily for housing, the community expressed a strong desire for more leisure uses in the Town – this approach is supported by the regeneration team at WLDC. Recent retail studies have shown that only 15% of units in the Town Centre had a leisure use compared to 23% in Lincoln.⁵⁵ This site, near the heart of the Town and on the direct route to the Riverside is seen as a good location for a mix of leisure uses by local people.
237. The site is in Flood Zone 3 although the EA Mapping (see Map 7) shows that the site benefits from flood defences. Severn Trent comment that the redevelopment of this site may present opportunities to improve the resilience and sustainability of the local area including the drainage system. It is anticipated that the sites will be designed to drain surface water into the combined sewerage system, however as the site is located adjacent to the River Trent consideration of a surface water solution to drain / pump (if required) into the Trent should be considered, this approach would result in a more resilient sewerage system. To ensure that the most appropriate scheme, incorporating good SuDS design is achieved consideration of the drainage needs to be undertaken in the early stages of design.
238. Delivery of SuDS adjacent to the River Trent may enable the development on multifunctional space to provide access for pedestrians and cyclist in an open and friendly area of the town, incorporating biodiversity and amenity as part of the final SuDS Solution, and helping to ensure the delivery of the wider objectives of the Gainsborough Neighbourhood Plan.
239. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

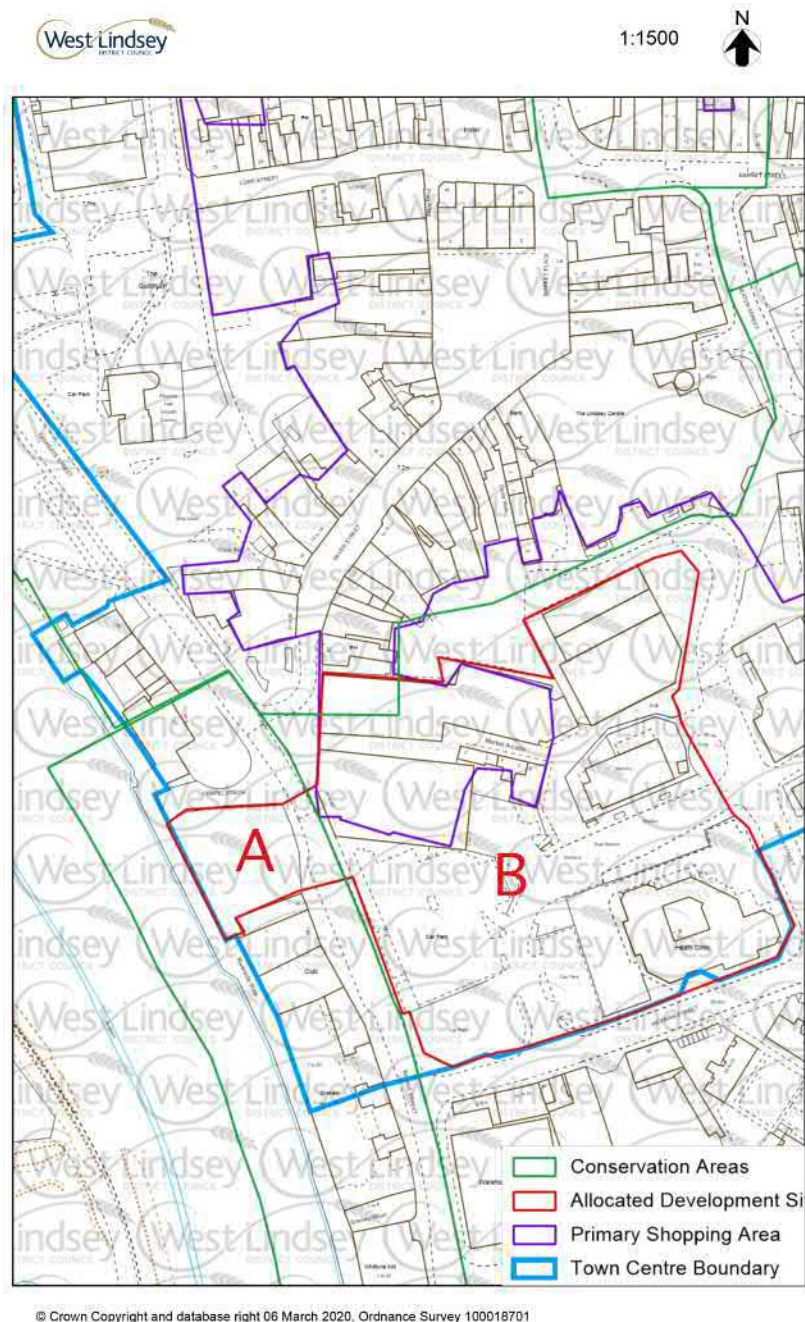
NPP 11 Elswitha Hall/ Guildhall Site (CL 4688)

1. **Development proposals for the use of the Elswitha Hall/Guildhall site (as shown on Map 20) or residential uses, Class E uses (commercial, business and service uses), Class F1 uses (learning and non-residential uses) and any uses which would otherwise consolidate the role of the Town Centre will be supported where they demonstrate they have;**
 - a) **reinstated the frontage onto Lord Street to reflect the historical significance of this route from the market place to the river; and**
 - b) **taken account significance of:**

⁵⁵ Central Lincolnshire City and Town Centre Study Update 2015

- (i) Elswitha Hall and its setting and the character of the Town Centre Conservation Area as a central part of the design and layout and
 - (ii) other listed buildings visible from the site.
 - c) is of a high design quality as defined in NPP 6 (1) and (2) that assists in meeting the wider regeneration objectives for the Riverside; and
 - d) enables the continuation of the key river front walkway with high quality public realm and shared accessibility adjoining its western boundary in accordance with the Beds RCC Green Infrastructure Study⁵⁶, Map 8 and NPP 3; and
 - e) the layout is well connected to the surrounding neighbourhood and allows for safe and direct access on foot and vehicle.
2. The design must protect (and where possible enhance) the heritage attributes of the Conservation Area as defined in the most recent Conservation Area Appraisal.
 3. Residential development should meet housing needs in accordance with NPP 8.
 4. Where it is both appropriate and practicable, development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.
 5. Proposals should ensure flood risk is not increased to the site or to others, and be improved wherever possible.

⁵⁶ See Appendix G

Baltic Mill and Bridge Street Car Park (CL 4687)**Map 21*****Western Part of CL4687 (Baltic Mill) Area A on Map 21***

240. Site A is the location of the former Baltic Mill together with unoccupied buildings to the south. It makes up the westerly square of CL 4687 adjacent to the river. NPP 12 relates to this part of CL 4687. The site is prominently located on the Riverside with direct access along Silver Street to the market place. The site is located within the Riverside Conservation Area and terminates the important view from the Market Place and Silver Street to the Riverside. New development must respond to this view whilst exploiting the potential of a prime riverfront site.

241. The site is visible from Elswitha Hall (Grade 2*) and 10, 16 and 18 Silver Street (Grade 2) and is within the Gainsborough Riverside Conservation Area and adjacent to the Town Centre Conservation Area.
242. The Local Plan allocates this site primarily for housing and there are already Riverside apartments in the vicinity which have proved popular. (e.g. Whittons Mill) Residents of these apartments provided very positive feedback on the quality of life they felt they had from living in this location.
243. However, the GNP supports other uses as well (leisure and recreation) where it can be shown that the scheme maximises the benefit of the Riverside location and contributes to the wider regeneration of the Riverside. NPP 12 seeks to provide flexibility in the redevelopment of this part of CL 4687.
244. Appropriate uses would include Class E uses (Commercial, business and service uses), F1 uses (Learning and non-residential uses) and/or residential uses.
245. The Riverside Walk runs along the western boundary. Protecting this and ensuring it remains a high-quality public route is an important part of the wider regeneration objective.
246. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.
247. Severn Trent comment that the redevelopment of this site may present opportunities to improve the resilience and sustainability of the local area including the drainage system. It is anticipated that the sites will be designed to drain surface water into the combined sewerage system, however, as the site is located adjacent to the River Trent consideration of a surface water solution to drain / pump (if required) into the Trent should be considered, this approach would result in a more resilient sewerage system. To ensure that the most appropriate scheme, incorporating good SuDS design is achieved consideration of the drainage needs to be undertaken in the early stages of design.

NPP 12 Western Part of CL 4687, Baltic Mill, Area A on Map 21

- 1. Development proposals for the residential use or for a mixed-use of the Baltic Mill Site (as shown on Map 21 as Area A) to a high design quality as defined in NPP 6 and NPP 7 will be supported, In particular development proposals should incorporate the following development and design principles;**
 - a) a design that reflects the prominence of the location along the Riverside and within the Riverside Conservation Area and linkages with the nearby historic core of the Town when viewed from Silver Street; and**
 - b) safeguards the river front walkway along the western boundary ensuring it remains publicly accessible in accordance with the Beds RCC Green Infrastructure Study⁵⁷, Map 8 and NPP 3; and**
 - c) the use of materials that reflect the local, style and colour palette of the red brick and clay roof tiles; and**
 - d) how the scheme has met the requirements of NPP 6; and**

⁵⁷ See Appendix G

e) how the scheme contributes to the wider regeneration objectives of the Riverside.

- 2. Development proposals which front onto the River Trent and incorporate alternative materials will be supported where it can be demonstrated that the overall modern design complements the surrounding area and provides prominent and visual building lines/frontages along the site's external boundaries facing onto the River Trent.**
- 3. Residential development should meet housing needs in accordance with NPP 8.**
- 4. Where it is both appropriate and practicable development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.**
- 5. Proposals should ensure flood risk is not increased to the site or to others, and be improved wherever possible.**

Eastern Part of CL 4687 (Bridge Street Car Park) Area B on Map 21

248. This site, identified as area B on Map 21, includes Bridge Street Car Park. CL 4687 includes a larger area including shops, medical and community services and a public transport hub. These facilities and amenities are valued by local people and are in an accessible location. Development proposals that would result in the loss of these community buildings would need to make provision elsewhere (or demonstrate that the provision can be accommodated within the Town Centre).
249. Area B on Map 21 is adjacent to the Gainsborough Riverside Conservation Area and the Town Centre Conservation Area. The rear elevation of Sports Direct is a prominent building on the north of the site and the Town Centre Heritage Master Plan notes that this has a negative value in terms of its contribution to the character of the Town Centre. Argos is on the northern edge of the site but is also identified as a building of negative value – see Map 27. To the east is the health centre and car park (with parking provided here for approx. 20 cars including 3 disabled spaces).
250. The site includes a purpose-built well used children's nursery. This site is also the location of a bus hub (locally described as the bus station) where buses start/terminate with some covered bus shelters.
251. In addition to the health centre car park, an area of derelict land on the corner of Hickman Street and Bridge Street has temporary parking for 25 cars and the Bridge Street Car Park accommodates 60 car parking spaces and 3 disabled spaces. Including on street parking laybys, there are approx. 100 car parking spaces (excluding the health centre car park) on this site.
252. In 2015 car parking in the Town Centre was reduced with the demolition of the multi-story car park on Beaumont Street (now the site of the Lidl store). Local feedback suggests that car parking within the Town Centre is more limited and this deters people from shopping in the Town. Where proposals include development on existing car parks a parking survey should be provided to

demonstrate that either the loss of car parking can be accommodated elsewhere in the Town or that the loss will not affect access to shops and services.

253. The site is visible from 20 Bridge St which is Grade 2 listed. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.
254. The site is in Flood Zone 3 although the EA Mapping (see Map 7) shows that the site benefits from flood defences.
255. The Local Plan allocates this site primarily for housing (it is part of CL 4687). The car parking and the dedicated road for bus drop off and pick up are both necessary to provide access to the Town's services and facilities. The health centre and nursery also provide valuable services.
256. Appropriate uses would include Class E uses (Commercial, business and service uses), F1 uses (Learning and non-residential uses) and/or residential uses.

NPP 13 Eastern Part of CL 4687 Bridge Street Car Park Area B on Map 21

- 1. Development proposals for residential use or for a mixed use of the Bridge Street Car Park Site (as shown on Map 21 Area B) to a high design quality as defined in Policies NPP6 and NPP7 will be supported. In particular development proposals should incorporate the following development and design principles;**
 - a) the loss of car parking spaces is either**
 - (i) offset by additional parking spaces being provided that are equally easily accessible to the Town centre's shops and services or;**
 - (ii) that the loss of parking spaces will not have an adverse impact on the vitality of the Town or access to services; and**
 - b) the provision of a dedicated bus drop off and pick up point is either accommodated within the proposal or is relocated in an equally accessible location for the Town centre; and**
 - c) the children's nursery provision is either accommodated within the proposal or is relocated in an equally accessible location for the Town centre unless it can be demonstrated to WLDC's satisfaction that this is no longer required; and**
 - d) the health centre and car parking provision is not unacceptably affected by development proposals on the site unless an equivalent or improved provision is provided in an equally accessible location or unless it can be demonstrated by the NHS Lincolnshire West Clinical Commissioning Group that this is no longer required; and**
 - e) the layout, boundary treatment, design and materials used, respect the location of the site in relation to the Listed Building at 20 Bridge Street and the setting of the Town Centre Conservation Area; and**
- 2. Residential development should meet housing needs in accordance with NPP 8.**
- 3. Where it is both appropriate and practicable, development proposals should incorporate sustainable urban drainage systems which relate to the existing urban**

character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.

4. Proposals should ensure flood risk is not increased to the site or to others, and be improved wherever possible.

Former Albion Works (CL 1253)

Map 22



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257. The site occupies a prime riverfront location to the west of the Town Centre Conservation Area. Although the site is outside the Town Centre boundary, the scale and central location of the site provides the opportunity to develop an active frontage to the river and a mixed-use or residential scheme which could exploit the Riverside location and establish an activity that creates a

destination for residents and visitors. This approach is supported by community consultation (although the Local Plan allocates the site primarily for housing).

258. Policy NPP14 offers an element of flexibility for the end uses on the site. Appropriate uses would include Class E uses (Commercial, business and service uses), F1 uses (Learning and non-residential uses) and/or residential uses.
259. The site was identified as an opportunity site in the Gainsborough Town Centre Heritage Masterplan. The site is visible from Gainsborough Old Hall (Grade 1) and 2a Ropery Road (Grade 2).
260. Lidl has been relocated as the first phase in clearing the site for redevelopment. The redevelopment of the rest of the site requires the removal of the industrial buildings and the creation of a walkway along the river in accordance with LP 40.
261. The redevelopment of this site presents an important opportunity to continue the Riverside walk which presently stops at Whittons Gardens. Whittons Gardens is a public space and is proposed as a Local Green Space (see NPP 4) that should benefit from its location adjacent to this site.
262. The site is in Flood Zone 3 although the EA Mapping (see Map 7) shows that the site benefits from flood defences. Severn Trent comment that the redevelopment of this site may present opportunities to improve the resilience and sustainability of the local area including the drainage system. It is anticipated that the sites will be designed to drain surface water into the combined sewerage system, however as the site is located adjacent to the River Trent consideration of a surface water solution to drain / pump (if required) into the Trent should be considered, this approach would result in a more resilient sewerage system. To ensure that the most appropriate scheme, incorporating good SuDS design is achieved consideration of the drainage needs to be undertaken in the early stages of design.
263. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

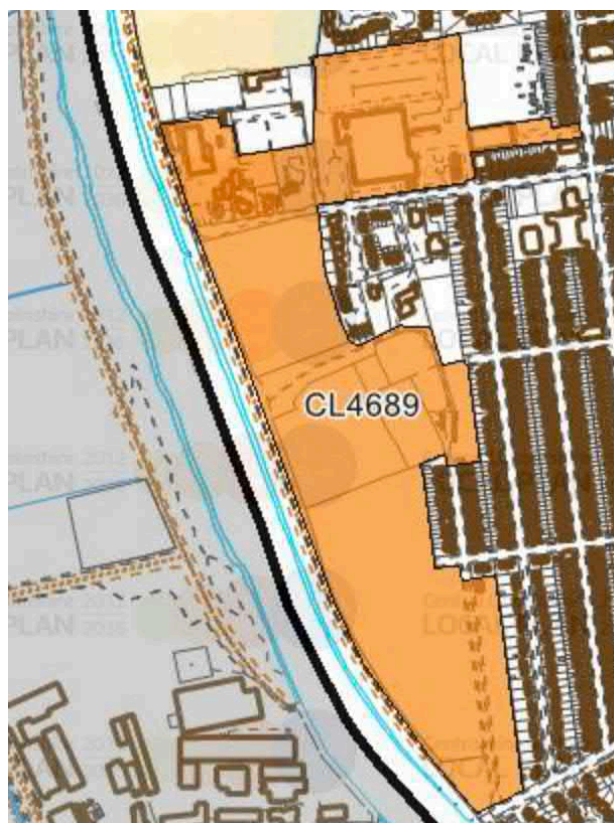
NPP 14 Albion Works Site (CL 1253)

1. **Development proposals for the residential or for a mixed-use of the Albion Works site (as shown on Map 22) to a high design quality as defined in NPP 6 and NPP 7 will be supported. In particular development proposals should incorporate the following development and design principles;**
 - a) **the provision of a key river front walkway with high quality public realm and shared accessibility will be provided in accordance with Map 6 and NPP 3; and**
 - b) **a design and layout that reflects the prominence of its river frontage location; and**
 - c) **a landscape and design scheme that maximises the benefits of the site's location adjacent to Whitton Gardens on its southern boundary and**
 - d) **uses materials that reinforce the character of the area; and protects the setting of the Town Centre Conservation Area, Gainsborough Old Hall and the Grade 2 listed buildings on Ropery Road; and**

- e) a layout that ensures the scheme integrates with the surrounding area (Ropery Road and Riverside Approach) including providing direct and safe pedestrian and vehicle connections.
- 2. Development proposals which front onto the River Trent and incorporate alternative materials will be supported where it can be demonstrated that the overall design complements the surrounding area and provides prominent and visual building lines/frontages along the site's external boundaries facing onto the River Trent.
- 3. Residential development should meet housing needs in accordance with NPP 8.
- 4. Where it is both appropriate and practicable development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.
- 5. Proposals should ensure flood risk is not increased to the site or to others, and improved where possible.

Riverside North (CL 4689)

Map 23



OS Licence 100059415

264. This site is allocated for approx. 170 dwellings. WLDC are seeking to secure the delivery of a residential scheme in the vicinity of Japan Road (the southern part site); if successful this will see the development of around 140 dwellings of mixed tenure. This approach is supported by local people. The site allocation CL 4689 mistakenly includes Mercer's Wood which is highly valued locally and is designated a Local Green Space (see Map 8 and NPP 4).
265. The community consider that the area to the north of Mercer's Wood would be appropriate for larger market dwellings and would benefit from the location near Mercer Wood and the Riverside.
266. Care is required in the design and layout of the dwellings along the Riverside given the changing levels and schemes are expected to include premium properties along the Riverside to the north of Mercer Wood.
267. Part of the northern section of the site is no longer available for housing as Eminox intend to redevelop this area to expand their commercial operations.
268. The location of this potentially large housing site close to the Town centre, the Riverside and local employment makes it a good location for a range of house types that will meet the demonstrable local need for a range of house types and tenures.
269. The site is in Gainsborough and Morton TCA 01. The site adjoins an area of terraced houses and the Gainsborough HCA noted that issues to be addressed in this TCA related to the low quality of development and the public realm on streets to the west of Ropery Road with associated low levels of street trees. The Gainsborough HCA also noted that *'Modern additions and alterations to older properties are widespread with dormer windows, uPVC windows and doors, pebble dashing and painted brickwork which has a cumulative detrimental effect on the unity of the TCA; and the only traffic free link to the Town centre is the Riverside Walk.*
270. The site is in Flood Zone 3 although the EA Mapping (see Map 7) shows that the site benefits from flood defences. Severn Trent comment that the redevelopment of this site may present opportunities to improve the resilience and sustainability of the local area including the drainage system. It is anticipated that the sites will be designed to drain surface water into the combined sewerage system, however as the site is located adjacent to the River Trent consideration of a surface water solution to drain / pump (if required) into the Trent should be considered, this approach would result in a more resilient sewerage system. To ensure that the most appropriate scheme, incorporating good SuDS design is achieved consideration of the drainage needs to be undertaken in the early stages of design.
271. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

NPP 15 Riverside North (CL 4689)

- 1. Development proposals for the residential use of the Riverside North site (as shown on Map 23) to a high design quality as defined in Policies NPP 6 and NPP 7 will be supported. In particular development proposals should incorporate the following development and design principles;**

- a) the protection of the existing river front walkway; and
 - b) a design and layout that provides a mixture of house sizes and tenures; and in accordance with NPP 8; and
 - c) boundary treatment that promotes natural surveillance of the Riverside and incorporates trees and native hedges.
- 2) The design, layout and landscaping scheme of development proposals should demonstrate how they have taken into account the location and the biodiversity of Mercer Wood in the middle of the site.
 - 3) Boundary treatment around Mercer Wood should include native trees and hedgerows to reflect the value of Mercer Wood for its peace, flora and fauna.
 - 4) Where it is both appropriate and practicable development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity
 - 5) Proposals should ensure flood risk is not increased to the site or to others, and be improved wherever possible.

Former Castle Hills Community College Site (CL 4691)

Map 24



OS Licence 100059415

272. Site CL 4691 is allocated for in the region of 173 dwellings in the CLLP. However, CL 4691 is larger than site 9 as identified on the Delivery Plan map. Whilst the community accept some residential development in this location the land around the site is on the top of the ridge and to the north west and south the area is open. Map 3 shows that the eastern part of this site is the highest point in the Parish.
273. The Beds RCC Green Infrastructure Study also identified two important green routes running along the eastern and southern boundary and the northern edge of the site forms part of the outer rim of the Local Green Network route (see Map 8). Map 8 and NPP 4 identifies the land to the west of the site as Pits Hill (also called Cassie's Wood) and it is proposed as a Local Green Space.
274. The site is in TCA 02 and the Gainsborough HCA noted the key views that exist across this character area. The photo below is in the Gainsborough HCA and is taken from the Leisure Centre. This key view is shown on Map 11.
275. Severn Trent comment that the site is indicated to slope away from the existing sewerage systems and this will need to be accounted for in the site design considerations. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.



Photo from Gainsborough Leisure Centre

276. The Gainsborough HCA also notes that 'Recent development off Birchwood View and Sunningdale Way have a tight grain and density of development that closes off views and reduces the open quality of the TCA.'⁵⁸

NPP16 Former Castle Hills Community College Site (CL 4691)

- 1. Development proposals for the primary residential use of the site (as shown on Map 24) to a high design quality as defined in Policies NPP 6 and NPP 7 will be supported. In particular development proposals should incorporate the following development and design principles;**
 - a) a layout that utilises the existing footpaths on the site and provides safe and direct connectivity for pedestrians and bicycles along the green routes and main outer rim as identified on the Local Green Network Map 8 and in accordance with NPP 3; and**
 - b) a design and layout that maintains the sense of openness from the site looking west provided by view point 1 as set out in NPP 5 and Map 11; and**
 - c) a drainage and sewerage system design that reflects an understanding of the topography and the local issues with the site.**
- 2. Where it is both appropriate and practicable development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.**

⁵⁸ Gainsborough Heritage and Character Assessment page 39

Middlefield School of Technology Site (CL1248)**Map 25**

OS Licence 100059415

277. Site CL 1248 is allocated for in the region of 112 dwellings in the Local Plan. The land around it is also undeveloped. Running along the northern boundary is a public right of way which is also identified as part of a green route on the Local Green Network map (see map 8). Immediately to the west of the site is a play area known locally as Scouts Hill. Old equipment has been removed and not replaced. It requires investment and is currently an under utilised community open space.
278. Development proposals should recognise the presence of this public right of way and the public open space Scouts Hill. The layout and boundary treatment should enable the dwellings to face out to provide natural surveillance on to the open space and easy, direct access to the public right of way. The site is in TCA 05 and design principles should be in accordance with the requirements of NPP 6 and NPP 7 (10).
279. Severn Trent comment that the site is indicated to contain a small section of separate surface water and foul sewers. A connection of surface water to the surface water sewers will be permissible provided an assessment of all other priority outfall options in the Drainage Hierarchy (PPG paragraph 80) have been considered and the discharge is limited to the equivalent greenfield rate in accordance with planning requirement. Severn Trent would support the use of SuDS within the development to manage surface water.
280. There are existing water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

NPP 17 Middlefield School of Technology Site (CL1248)

- 1. Development proposals for the primary residential use of the site (as shown on Map 25) to a high design quality as defined in Policies NPP 6 and NPP 7 will be supported. In particular development proposals should incorporate a layout and boundary treatment that provides visual connections to the Scouts Hill open space to the west and the public right of way to the north and respond positively to the proximity of these green spaces and pedestrian access routes.**
- 2. Where it is both appropriate and practicable development proposals should incorporate sustainable urban drainage systems which relate to the existing urban character of the site, are designed to improve water quality, and will contribute towards water recharge and the consolidation and/or enhancement of biodiversity.**

20 Protecting or Enhancing Gainsborough's Heritage

281. There are at least 107 Listed Buildings⁵⁹ and 3 Conservation Areas in the Plan area. The Conservation Areas cover the Town Centre, the Britannia Works and part of the Riverside. In 2018 the Gainsborough Town Centre Heritage Master Plan (GTCHM) was produced, the analysis forming the basis of the draft Gainsborough Town Centre Conservation Area Character Appraisal (GTC CACA).⁶⁰ The GNP supports the analysis in the GTCHM and Town Centre Conservation Area boundary revisions in the GTC CACA and the document is expected to be adopted in March 2020. Map 26 shows the proposed amended boundaries for the Britannia and Town Centre Conservation Areas. A review of the Riverside Conservation Area is under way.
282. The majority of listed buildings are around the central core of the Town and are shown on Map 26 (which shows the Town Centre and Britannia Conservation Areas). The location of all the listed buildings can be found by searching 'Gainsborough West Lindsey' on the Historic England web site.⁶¹ The Heritage at Risk Survey by Heritage Lincolnshire 2010 – 2013 assessed listed buildings across the Plan area and found that 80-82 Church Street and the Gate and Stone Pillars on Cox Hill were at medium risk.⁶²
283. Gainsborough Old Hall and the Parish Church of All Saints are both Grade 1 listed buildings. The surrounding land around All Saints is identified as historic open space and the land around the Old Hall is identified as reconfigured historic open space (see Map 28). The Old Hall and surrounding land are held by the national trust with a covenant protecting the land in their present (1938) form.

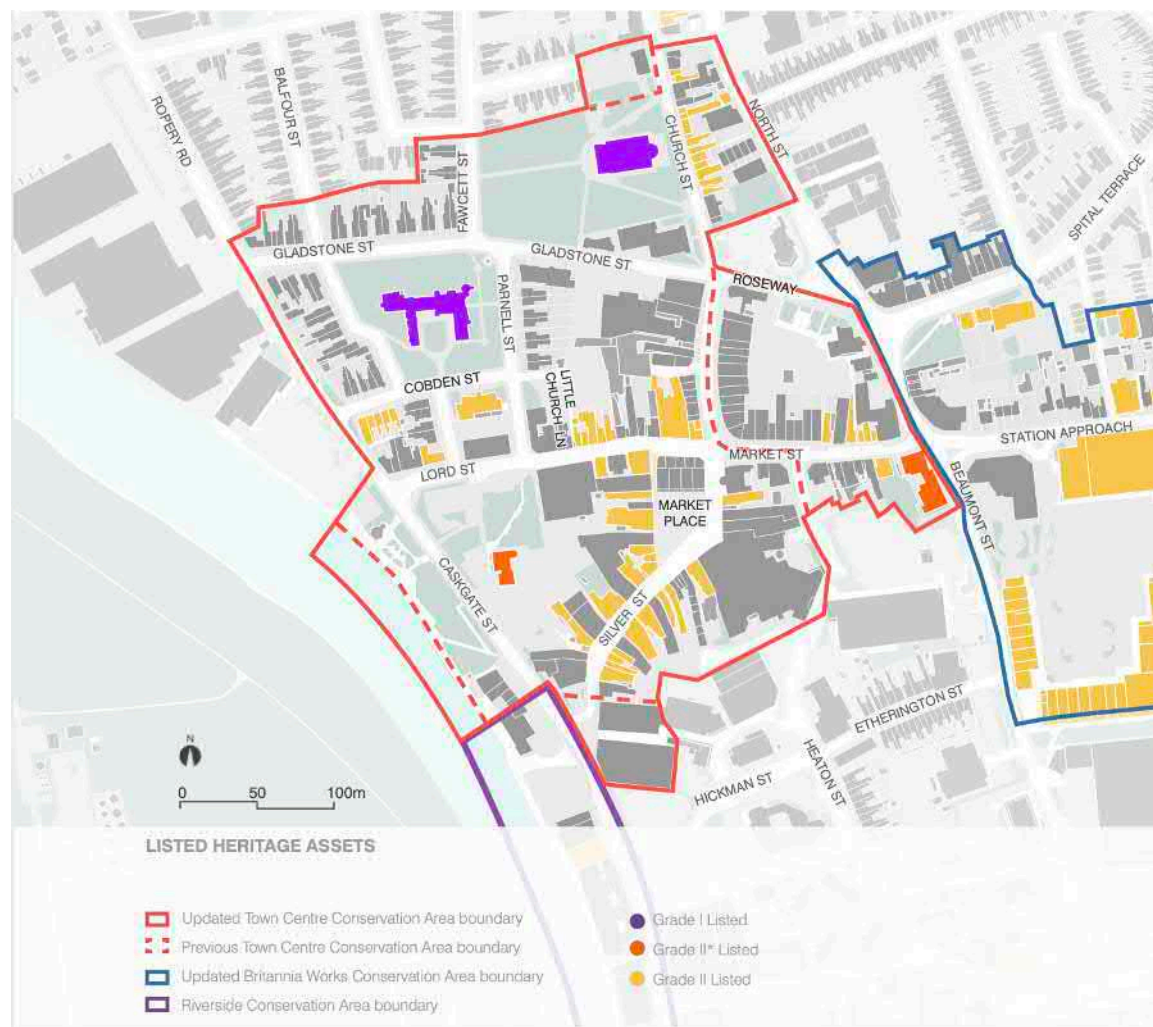
⁵⁹ See www.historicengland.org.uk

⁶⁰ See <https://www.west-lindsey.gov.uk/my-council/have-your-say/consultations/current-consultations/gainsborough-town-centre-conservation-area-appraisal-and-management-plan/>

⁶¹ See <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Gainsborough+West+Lindsey>

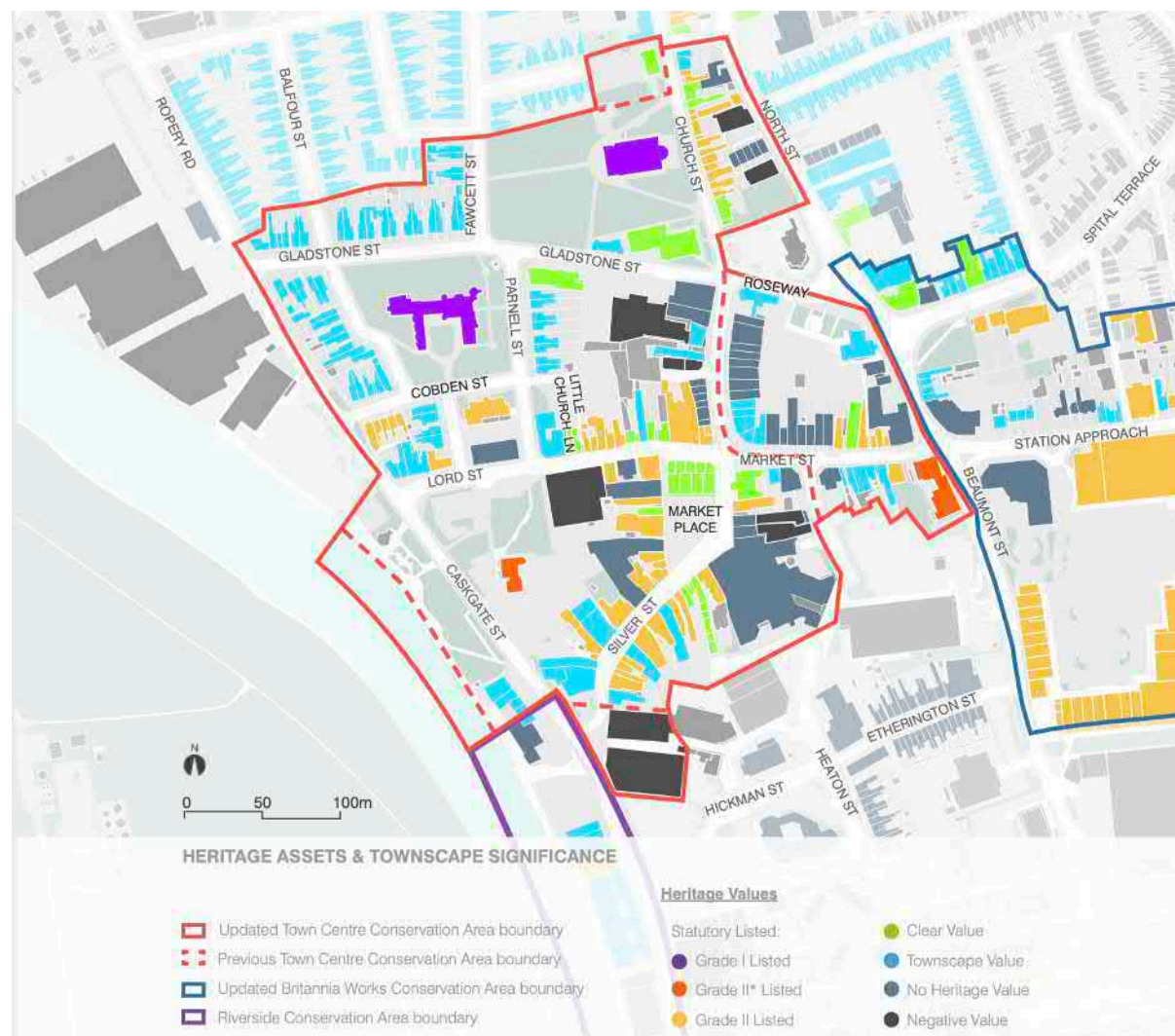
⁶² Which means their condition was poor or very bad - Historic England definition

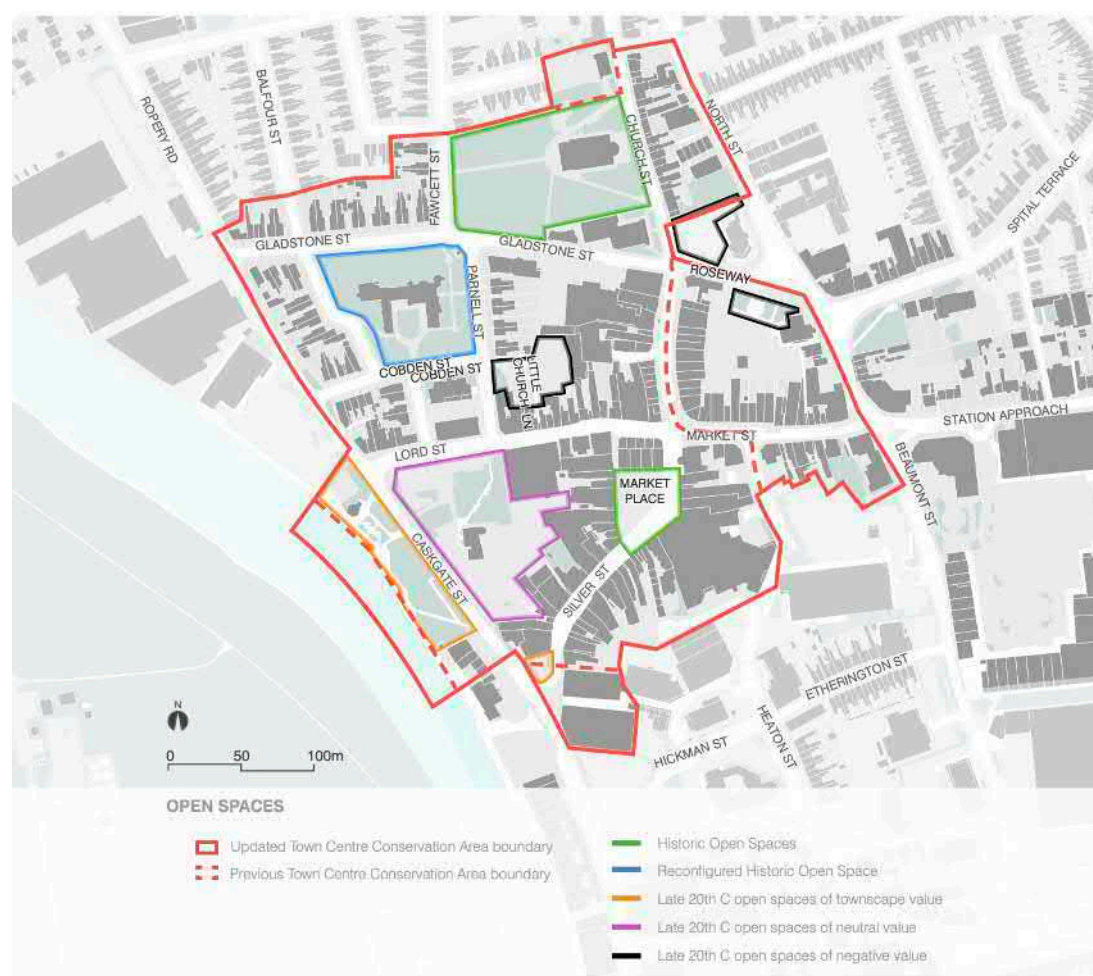
Map 26 Listed Buildings and Conservation Areas around the Central Core of the Town (map extracted from the Gainsborough Town Centre Conservation Area Character Appraisal)



284. Historic England in their publication Heritage at Risk Register 2017⁶³ noted that the condition of Gainsborough Town Centre Conservation Area is 'very bad' and that its vulnerability [to further decline] is 'high' but the trend is 'improving'.
285. The setting of a Conservation area is also important and protected in accordance with planning policy. The GTCHM notes that
286. 'Church Street – the historic route which entered Gainsborough from the north passing All Saints Church before entering the Market place has been compromised by developments which have failed to appreciate their sensitivity and has resulted in visual harm and possibly contributed to economic harm.
287. The recent KFC development and its associated surface car park has exacerbated pedestrian movement and visual severance, helping to detach the area from the core to the south. This appears to have proved problematic for the surviving retailers.'
288. This site is adjoining Gainsborough Town Centre Conservation Area. The area to the west is identified as an open space of negative value (see Map 28). The visual appearance of the KFC drive through restaurant was universally unpopular with local people in the consultation feedback for this Neighbourhood Plan. Many local people see the appearance of KFC as an example of where the design of the new development has diminished the setting of heritage assets and eroded the character of the Town. The community don't want regeneration at the cost of conservation – they recognise that the heritage of Gainsborough is key to its regeneration.
289. The heritage value of the 3 Conservation Areas across the Parish is a significant asset for the Plan area. However, unsympathetic redevelopment over the years has resulted in a deterioration of the quality of these Conservation Areas, with a number of buildings having a negative value.
290. The Gainsborough Town Centre Heritage Masterplan notes that many of the buildings within Gainsborough Town Centre are well maintained and appear to be externally in good order, but there are a few buildings which are in a poor condition and these have a 'disproportionally negative impact upon the perception of the streets within which they are located' and there are a number of vacant or partially occupied premises.
291. The Gainsborough Town Centre Heritage Masterplan was informed by a survey of the current condition of the historic Town Centre which has helped to identify areas of heritage significance and areas of vulnerability.
292. Map 27 shows buildings within the Town Centre Conservation Area that have negative and no heritage value. Map 28 shows open spaces in the Town Centre Conservation Area and ranks the contribution they make to the historic character.

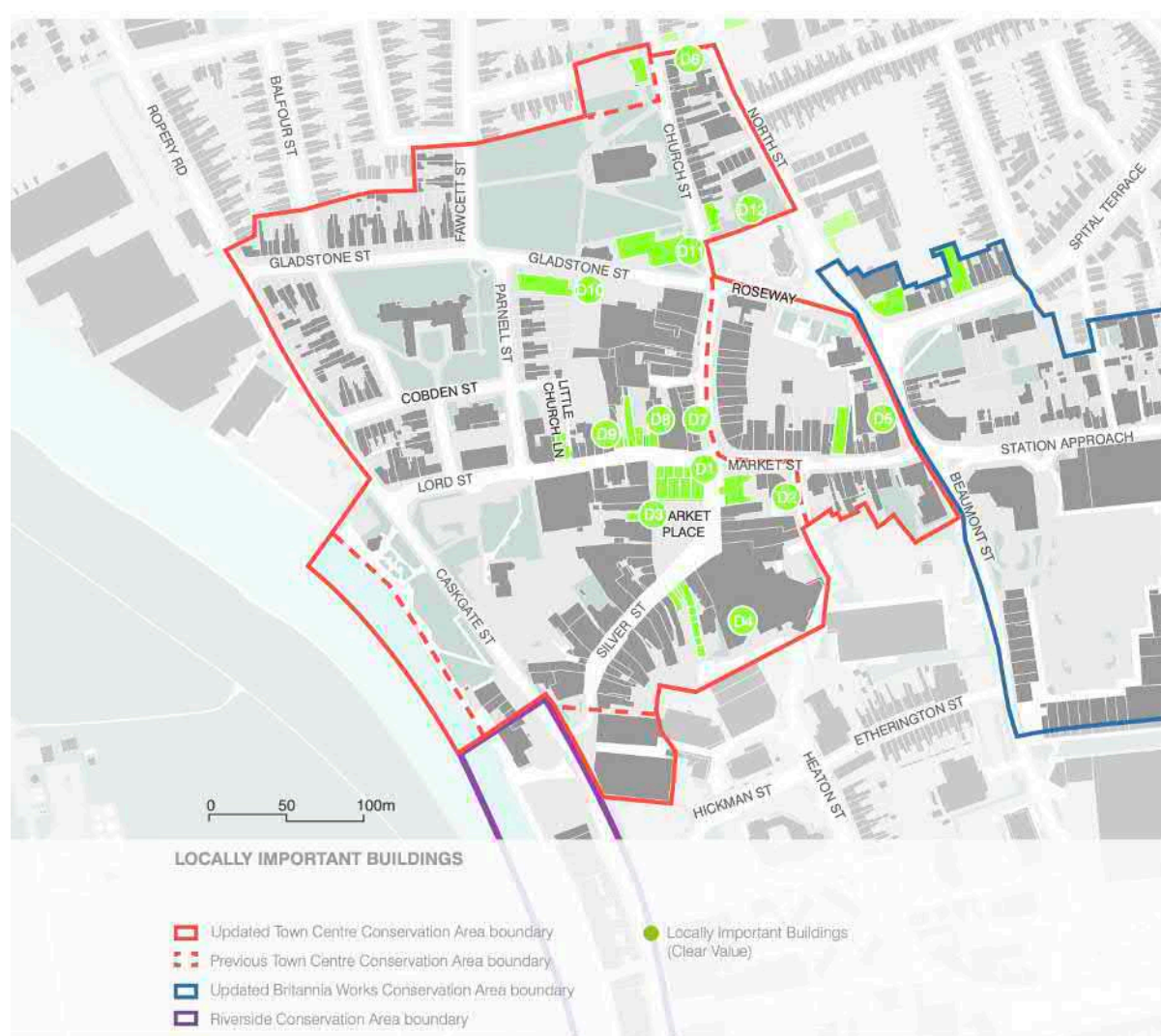
⁶³ See <https://content.historicengland.org.uk/images-books/publications/har-2017-registers/em-har-register2017.pdf/>

Map 27 Heritage Assets and Townscape Significance extracted from the Gainsborough Town Centre Conservation Area Character Appraisal

Map 28 Open Spaces extracted from the Gainsborough Town Centre Conservation Area Character Appraisal

293. To support the positive focus on protecting the heritage value of the Parish the GNP supports the proposal in the GTC CACA to use Article 4 Directions to limit permitted development rights in the Conservation Area where such intervention assists in improving heritage value. This is especially pertinent in the Gainsborough Town Centre Conservation Area given its 'At risk' status.
294. The GNP supports the use of Article 4 Directions in WLDC management plans where this avoids the loss of a locally listed building without first being able to consider the merits of any proposed development and to ensure that every effort has been made to incorporate the locally listed building into the new development.
295. WLDC have promoted a range of initiatives to revive the historic shopping streets (Lord Street and Market Street). In 2017 the production of a Gainsborough Town Centre Heritage Masterplan was seen as a significant step forward in providing guidance on how to protect and enhance the historic character of the Town centre. This is in recognition of the value of the heritage, that a framework is required and the importance of having a vibrant and attractive Town Centre if the wider development plans for the Town are to be realised.
296. Consultation on the Neighbourhood Plan strongly supported the need for the sensitive renovation of the Town Centre. Local people want more development but value the historic core. Dislike of the redeveloped market place has been discussed earlier. The need to sensitively restore the market place and the Buttery has been a focus of consultation with local schools reporting to the Chair of WLDC in December 2017 on the improvements they would like to see.
297. The recent success in securing phase funding from the Townscape Heritage Initiative should result in the development of a substantial environmental improvement scheme for the Town Centre Conservation Area.
298. Local people and the Town Council support the identification of those buildings that have a local historic and/or architectural value. The Gainsborough Town Centre Heritage Masterplan surveyed all the buildings within the Heritage Masterplan area including those of 'Local Importance' see Map 29. WLDC do not have a Local List (i.e. buildings of local historic and/or architectural value). The GTC CACA 2020 has identified buildings within or close to the Town Centre Conservation Area boundary that are Locally Important and have a clear value. These are shown on Map 29.

Map 29 Locally Important Buildings identified in the Gainsborough Town Centre Conservation Area Character Appraisal



299. The Riverside and Britannia Works Conservation Area Character Appraisals also identify buildings of local value in their appendices – but these documents are old (1993) and the maps are not up to date. Both these appraisals are being updated and will identify buildings of Clear Value as well. In addition, there are buildings outside the Conservation Areas that have local value.
300. The consultation on the GNP in 2017/2018 encouraged local people to identify buildings of local historic and/or architectural value. The Gainsborough Heritage and Character Assessment 2018 also identified a number of buildings and structures across the Plan area that were also suitable for local listing.
301. The Neighbourhood Plan Steering Group considered the buildings identified through this consultation process against criteria provided by a Conservation specialist (who was also the

consultant writing the Gainsborough Town Centre Heritage Masterplan.⁶⁴ and updating the three Gainsborough Conservation Area Character Appraisals.) The outcome is the list of buildings at Appendix D which are nominated as locally valued heritage assets. Appendix D includes the criteria used to justify their inclusion, a description and photo.

302. The involvement of local people and the production of this list of buildings of local interest for nomination is an approach advocated in the Heritage at Risk Strategy 2013 by Heritage Lincolnshire. Appendix D is not intended to be exhaustive but it is the starting point of a Local List to be used by WLDC and developers and added to over time. Part of the 5 year review of the GNP will include an update to this list. Some of the buildings in Appendix D are identified in the Conservation Area Appraisals – where a building is on both lists it is still at Appendix D because local research has provided more local historical information.
303. As well, the Lincolnshire Historic Environment Record records items of historic importance (these include earthworks) and regard should be had to this list in accordance with National Planning Policy (NPPF 2019 para. 187).
304. Map 27 and 28 shows that the Town Centre Conservation Area contains a number of visually harmful buildings and spaces which negatively impact upon the settings of designated heritage assets and harm the historic character. Intervention by WLDC and partners (either as landowner or development promoter) to mitigate harmful features is supported by the local community.
305. Where units are unoccupied they fail to contribute to the overall vitality of the Town centre and have a negative impact on the performance of neighbouring retailers. New uses can often be the key to a building's preservation and generally, the best way of securing the upkeep of heritage assets is to keep them in an active use.
306. A further challenge for Town Centre retail frontages is the quality of design. Although Gainsborough Town Centre contains a number of examples of well-designed shop fronts there are many more which are unsympathetic to the character of the Conservation Area and in some cases frontages, fascia's and retail signage are visually harmful. WLDC has produced guidance on the design of shop fronts and signage within Conservation Areas. There have been sensitive shop front improvements like that at in the box below that have reinforced the historic character of the Market Place.



This optician's shop in the Market Place is an excellent example of the exterior design that Town centre business premises should be aiming to emulate. The style and colour scheme reinforce the historic character of the Market Place.

⁶⁴ The criteria are included at Appendix D

307. The Shopfront Improvement Scheme launched in 2017 offers 75% grant (up to £15,000) for the renovation of shops fronts on Lord Street, Market Street, Market place, North Street and Silver Street. The proposals have to reinforce existing character and it is hoped that this will provide an incentive for shop keepers to undertake high quality improvements to those buildings identified as in intermediate condition or needing minor repair.⁶⁵
308. NPP 18 supports the principle of encouraging the renovation, redevelopment or change of use of heritage assets where this will result in the preservation or enhancement of those assets and their setting. Other than for residential uses, any change of use within the conservation areas will only be supported where it can be shown that it will help to support a prosperous economy in line with national planning policy aims.

NPP 18 Protecting and Enhancing Heritage Assets

1. Insofar as planning permission or listed building consent are required, the restoration of listed buildings on Historic England's Heritage at Risk register, or non-designated heritage assets which are in a poor state of repair, will be supported where the proposal is compatible with the character and the integrity of the building concerned. In particular restoration projects will be supported where the proposal better reveals the significance of heritage assets including their settings.
2. The buildings identified in Appendix D and on Map 29 have been nominated as non-designated heritage assets for consideration by WLDC as a contribution to the Local List. In determining proposals that will affect these buildings a balanced judgement must be made about the heritage harm versus the benefit.
3. Development proposals affecting non-designated heritage assets that are also within the Conservation Areas will need to demonstrate that the scheme preserves or enhances the Conservation Area.
4. Development proposals outside the Conservation Areas that lead to the loss of non-designated heritage assets will only be supported where it is clearly demonstrated that every effort has been made to incorporate the locally listed building into the new development and where this scale of harm is justified taking into account the significance of the heritage asset.
5. The restoration of listed buildings on Historic England's Heritage at Risk register, or those on a Local List in similar circumstances, will be supported where the proposal is compatible with the designation provided that the proposal;
 - a) recognises the significance of the heritage asset as a central part of the proposal; and
 - b) recognises the significance of the heritage asset as a central part of the design and layout; and
 - c) has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest; and

⁶⁵ See <https://www.west-lindsey.gov.uk/my-business/growth-and-regeneration/gainsborough-heritage-led-regeneration/gainsborough-shop-front-improvement-scheme/>

- d) is in accordance with the most up to date Conservation Area Appraisals for the Town Centre, Britannia and Riverside Conservation Areas, and any relevant site-specific development briefs and/or management plans that have been adopted by West Lindsey; and
 - e) removes or seeks to remove the risk to the heritage asset; and
 - f) the proposal preserves or enhances the character and appearance of the Conservation Area within which it is located.
6. Proposals that require a change of use of a heritage asset at risk will be supported where all of the following criteria can be demonstrated;
- (i) there is no reasonable prospect of the original use being retained or reinstated; and
 - (ii) the proposed development would represent a viable use that would secure the future of the heritage asset.
7. Development within the Conservation Areas or their settings should demonstrate an understanding of the history and industrial quality of the area. Development should respect the scale, building plot, height and roofline, and complement existing materials and architectural detailing and reflect the pattern and design.
8. Development proposals for the renovation of buildings and shopfronts in the Town Centre that reinforce its historic character and comply with West Lindsey District Council's shopfront improvement scheme will be supported.
9. Development located within any of the three Conservation Areas or their settings must demonstrate that any public benefits should on balance out way harm to the heritage value of these heritage assets. This balance will take into account the long term damage the erosion of historic character and/or loss of heritage assets has on the character and economy of Gainsborough's Conservation Areas.

21 Improving the Vitality of the Town Centre

309. The main shopping area in Gainsborough is concentrated along the pedestrianised area of Market Place, Silver Street and Lord Street. Additional retail units are located on Church Street, Market Street and North Street. Marshall's Yard opened in April 2007 and accommodates the majority of the national operators in the Town Centre in large modern retail units. The Tesco store on Beaumont Street and the M&S Simply Food unit at Marshall's Yard are the main anchor food stores in the Town. The other food stores, Aldi, Lidl (opened in 2017) and Morrisons are outside the Town Centre. Boyes discount shop, and Wilkinsons are the three largest comparison retailers in the centre. Oldrid's department store had a large unit in the Town Centre but it closed in January 2018.
310. In the Gainsborough HCA **TCA 06** covers Gainsborough Town Centre⁶⁶ The positive aspects of the character area include:

⁶⁶ Development sites CL 1246/7, CL 124687, CL 4688 and CL 1253 are in this TCA – where the Heritage and Character Assessment has identified specific issues in relation to this site this is raised separately in the site-specific NP policies.

- *A large number of historic buildings survive that positively contribute to the character and appearance of the area which has been recognised in the designation of three Conservation Areas within the TCA.*
- *The tight grain of development and pavement edge properties within the main shopping areas creates a sense of enclosure that contrasts with the open areas surrounding the Old Hall and the Church of All Saints. As well as being a source of visual interest in the north of the TCA, this provides a softer boundary with the south of TCA 01 Gainsborough Morton promoting a sense of continuity and connectivity between the two areas.*
- *The historic approach into Gainsborough over Gainsborough Bridge remains relatively unaltered, today. The port and its historic interest are still visible and is an important part of the experience on arrival to Gainsborough.*
- *Buildings are typically two to three storeys in height, a limited number are taller in height such as Sandars Maltings and buildings on Lord Street. This has helped to conserve the traditional domestic and human scale of historic streetscapes, which have their origins in the medieval period. This maintains the prominence of key landmarks, such as the Church of All Saints. As a result, taller historic industrial buildings inside the Riverside Conservation Area are also more visible.*

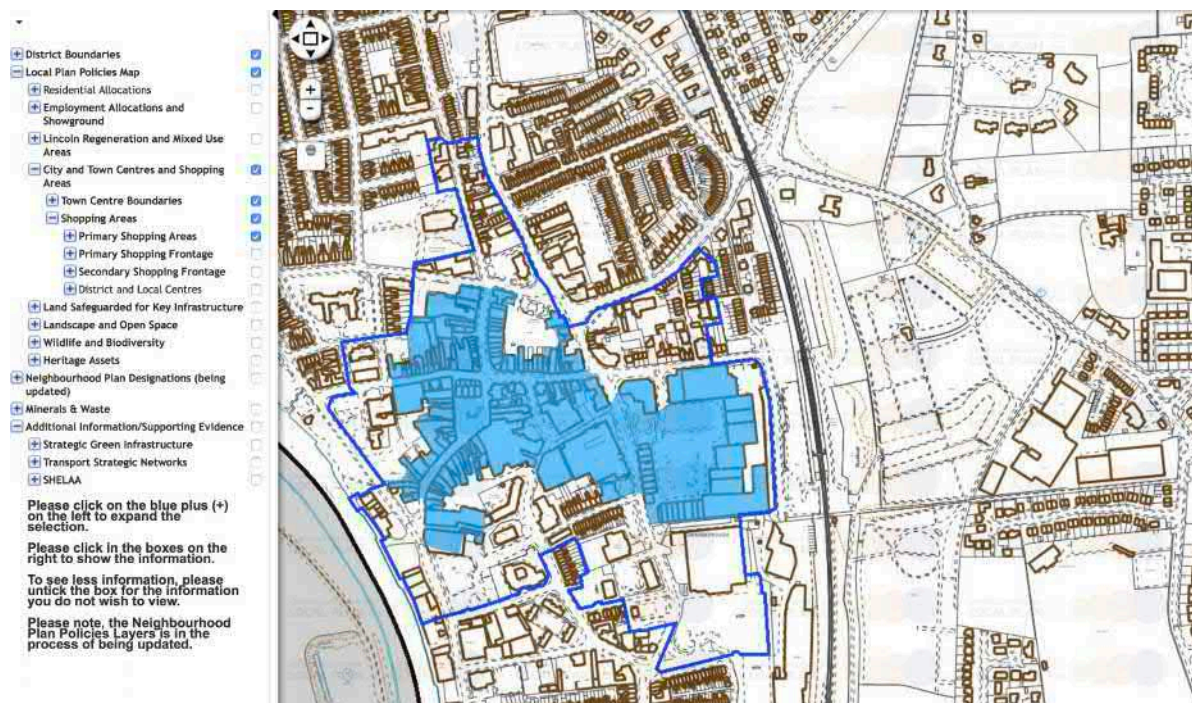
311. The Central Lincolnshire City and Town Centre Study Update 2015 showed that the retail ranking of Gainsborough had improved significantly between 2005 and 2013 going from 546th to 353rd. This was attributed to the development of Marshalls Yard in 2007 which had provided an additional 28 large retail units for mainly national operators.
312. In the 2015 study Gainsborough had 33 (16.7%) vacant units (compared to 11% nationally and 13% in Lincoln). Gainsborough had a similar proportion of convenience, comparison, retail and financial services but only 15% of units had a leisure use compared to 22% nationally and 23% in Lincoln.⁶⁷ Similarly, the proportion of floor space occupied by leisure service units (10.1%) is also significantly below the national average (23.2%).
313. This limited leisure offer was a common theme in the community consultation where local people expressed disappointment that there were few 'nice' places to socialise within the Town in the evening. Local people spend their leisure time and money outside Gainsborough.
314. Takeaways occupy nine units and public houses occupy seven units. Gainsborough also accommodates four cafes, three restaurants and three betting shops. A number of national leisure operators are located in the Town Centre, including KFC, McDonalds, Costa, Subway, Bet Fred, Ladbrokes and William Hill.
315. Map 26 identifies a number of retail units that do not make any contribution to the historic character of the Town centre (like the former Oldrid's department store) and some that have

⁶⁷ Leisure services, as defined by Experian Goad, include uses such as restaurants, cafes, bookmakers and public houses

negative value (Sports Direct, Argos, B&M Bargains and a warehouse building on Gladstone Street).

316. The design of future development in the Town Centre Conservation Area must enhance the historic character. New development that better reveals the significance of heritage assets such as by removing unsympathetic later additions, adding interpretation, or creating new ways to view the town's heritage will enhance this character.
317. Proposals that see the removal of buildings that have no value or a negative value may also provide better permeability into the market place (their redevelopment may allow for new direct and safe pedestrian routes into the historic core) so long as this does not leave gaps in the street scene and historic layout. This would strengthen the existing character and contribute to refocusing the pedestrian flow back into the historic part of the Town.
318. The map below shows the Town Centre boundary and the Primary Shopping Area as identified in the Central Lincolnshire Local Plan. The Town Centre boundary was extended as part of the recent Local Plan process to *'support a more strategic approach to planning future Town Centre development and ensuring the promotion of greater connectivity between different parts of the Town'*.⁶⁸
319. For the purpose of Policy NPP19 the Town Centre is that as defined in the Central Lincolnshire Local Plan.

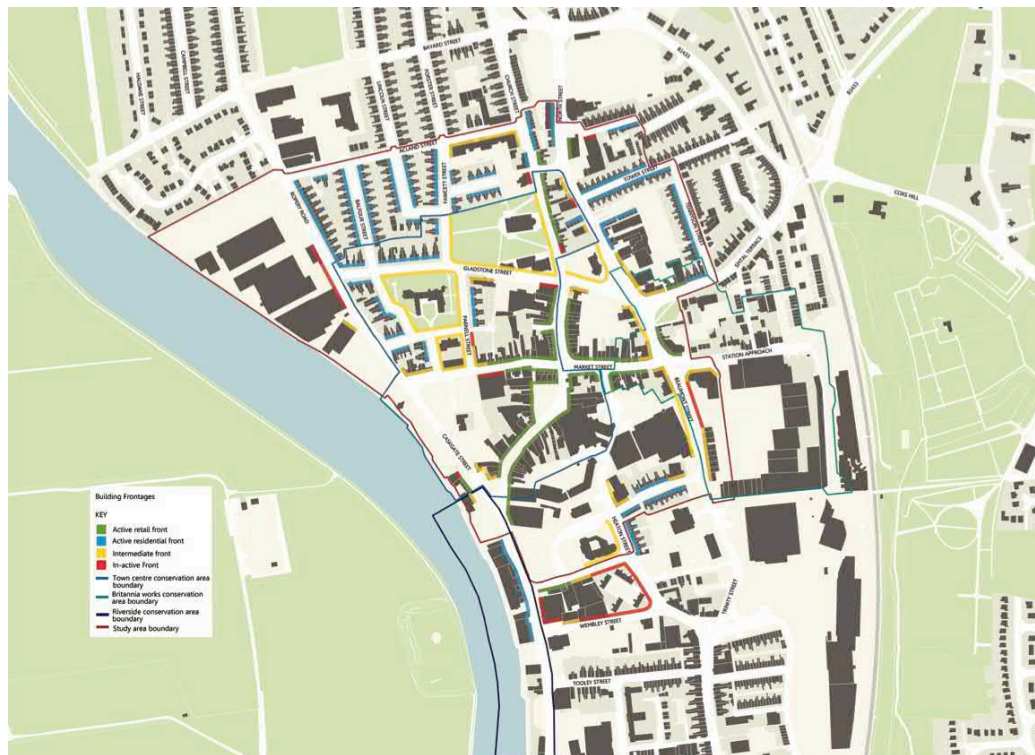
Map 30 Town Centre Boundary and Primary Shopping Frontage



⁶⁸ see Central Lincolnshire Local Plan para 8.7.1 at <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

320. The Gainsborough Town Centre Heritage Masterplan study provided a more detailed assessment of the active retail frontages within the Town.

Map 31 Active Frontages



321. The Central Lincolnshire Town Centre and Retail Health Check Study Update 2015 noted that in relation to Town Centre Environmental Quality

‘Gainsborough is generally an attractive Town Centre. The modern and large-scale retail and leisure facilities at Marshall’s Yard to the east of the Town provide a popular and modern destination for visitors to the area. In contrast, the pedestrianised areas of Silver Street, Market Place and Lord Street appear to have suffered from a decline in pedestrian activity and a number of buildings appear to look slightly tired as a result of trade shifting to Marshall’s Yard. This area contains a variety of building styles and designs, with many of the units small in size in comparison to Marshall’s Yard.’⁶⁹

322. Consultation with the community showed mixed feelings about Marshalls Yard. Negative comments about Marshalls Yard related to the impact it had on the rest of the Town. Local people believe that Marshall’s Yard has contributed to the decline in the small independent shops and the market in the historic centre of the Town. (However, people are supportive of the design of Marshall’s Yard retaining some of the frontage of the old factory.)

⁶⁹ see page 23 Central Lincolnshire Town Centre and Retail Health Check Study Update

323. This issue is recognised by WLDC and Historic England because the Town Centre is also the oldest part of the Town. There is a direct link between the commercial fragility of the Town and the risk to the Town's historic core.
324. A recurring issue from the consultation was the decline of the market place both in form and function. The renovation of the market place in 2011 is not considered a success by local people. The layout, type of seating and lack of trees has created an empty space not conducive to social interaction – this was also the conclusion of the Gainsborough Heritage Town Centre Masterplan (GHTM).
325. Representatives from the West Lindsey Disability Network reported, in consultation for the GNP, that the seating is not suitable for people with disabilities- the lack of arms on the benches makes it very difficult to get up. The seating is also arranged back to back and is widely spaced making conversation with others difficult.
326. The lack of footfall has been made worse by the reduction in retail activity around the market square (as shoppers are drawn to Marshalls Yard).
327. Lack of footfall also affects Silver Street. This was the main route from the Market Place to the River. The construction of the realigned Caskgate Street in the 1970's transformed a '*busy main route ...into a truncated dead end the street now suffers from lack of footfall with no strong destination as its southern end.*'⁷⁰

Market Place and the Town Hall

328. At the historic core of the Town Centre is the market place and Town Hall; this was located on the main north-south route through the Town. It is classed as a historic open space (see Map 27). Through traffic was removed from the market place in order to create a large pedestrianised space which extends to include Lord Street (east) and Silver Street. One of the consequences of the removal of vehicular traffic is the perception of emptiness at certain times of day. The market place is accessed by two pedestrian routes and a few small alleyways. There is limited permeability. This combined with the pull of Marshall's Yard means that few people walk through what was the core of the Town.
329. None of the ground floor occupiers make use of the adjoining market place and the public realm lacks any focus.

⁷⁰ Page 48 GTCHM



330. Ensuring the vitality of the Town Centre means adjusting to the changes in the traditional model of the British High Street. Creation of a lively and dynamic social space that provides inducement to visit is recognised as key to unlocking the revitalisation of the historic core of the Town centre. This approach is endorsed by retail analysts, commentators and Central Government alike and echoed in the community consultation exercises undertaken.
331. Best practice suggests that offering entertainment and performance areas, leisure pursuit outlets, restaurants, cafes and bars within a landscaped area with interesting visual attractions and well-designed seating areas drives use of the space by the community and visitors. See 'The Town Centre – The heart of our community' at Appendix J.
332. Examples of similar spaces that have been transformed are presented in the GTCHM. See the difference between the images above of the existing market place and below in Altrincham. The use of trees and seating arranged below allows social gathering and creates an attractive public space.



333. The GTCHM believes that 'the future of the Town Hall/Butter Market building is key to unlocking the future of the Market Place. This building links the Market Place to the streets to the north and could contain a mix of uses, including leisure, culture and food/drink (and other uses) which could spill out into the space to the south and activate it.'
334. If the market place can provide a space for socialising this will encourage the location of some of the leisure uses (including cafes, restaurants, pubs, wine bars etc) within this area. The development sites along the river are also seen as good locations for leisure uses including cinemas, concert halls, etc as well as those listed above.

335. As part of any proposals to encourage a mix of uses in the Town Hall there is unequivocal support for improvements to the frontage of the Town Hall to return the façade to its previous glory. The photo below shows the Town hall in the 1950's. The transformation of the frontage based on this original design is strongly supported.
336. Comments from LCC⁷¹ note the likely archaeological significance of the Market Place. Future development in the Market Place for trees or landscaping needs to consider its archaeological impacts with appropriate recording or mitigation in place, as this has not always been appreciated in the past and this has led to the potential loss of evidence for Gainsborough's history.



337. In 2017 primary schools in Gainsborough were invited to attend a meeting with the Chair of WLDC to present their ideas for how the Town Hall could be used. Their ideas for fresh fruit and veg stalls, specialist food shops and dancing and music schools using the upstairs ball room all accords with the principles in the Gainsborough Town Centre Heritage Masterplan.
338. In order for Silver Street to become a vibrant retail and commercial thoroughfare again improved pedestrian links to the River are required with development along the Riverfront that draws people down these historic streets.
339. Developments being promoted as part of the Delivery Plan at the Baltic Mill Site and the Elswitha Hall site and improvements to the River corridor for leisure and recreation have the potential to provide this draw to the western edge to pull residents and visitors through the Town Centre.

⁷¹ For Regulation 14

340. Lord Street is the main east west axis of the historic Town centre. At its eastern end is Marshalls Yard retail development at its western end is the River Trent and a number of large development opportunity sites. At the mid-point is the Town hall and Market Place. The GTCHM identifies that *‘the regeneration of Gainsborough Town Centre will be dependent upon the success of transformation and renewal of this route.’*
341. Despite some unsympathetic interventions (examples of this are provided at Appendix I) the GTCHM notes that *‘Lord Street has managed to retain its distinctive character’*. There is a need to improve Lord Street by enhancing existing properties and introducing sensitively designed new buildings containing active ground floors and Town Centre uses.
342. Residential uses on the first floor of the shops can also generate activity in the evening. WLDC support living over the shop schemes (although the flats can be quite small which limits the suitability of this type of housing). The GNP supports providing opportunities to live in the Town Centre as another way to improve the vitality of the Town Centre.

NPP 19 Improving the Vitality of the Town Centre

- 1. Development proposals which would assist in Market Place operating as an attractive focal point in the town centre will be supported. In particular development proposals will be supported which include any or all of the following matters insofar as they are relevant to their scale and nature;**
 - a) trees and other soft landscaping that softens the space (so long as the canopies do not obscure the retail frontages or compromise the character of the historic streets and spaces); and**
 - b) seating that is suitable for all ages and arranged to enable people to meet and socialise; and**
 - c) a design of the space that enhances retail, commercial and leisure uses in the Town Centre.**
- 2. Development proposals for vibrant Town Centre uses in Lord Street and Silver Street will be supported. In particular development proposals should incorporate the following matters insofar as they are relevant to their scale and nature;**
 - a) reinforces the character of these historic streets in accordance with the Town Centre Conservation Area Management Plan (where applicable) and/or the Gainsborough Town Centre Heritage Masterplan; and**
 - b) is designed to a scale and using materials and a colour palette that reflect the historic character and function of these streets; and**
 - c) provides active shop frontages; and**
 - d) extends the retail, leisure and/or commercial offer in the Town.**
- 3. The redevelopment of buildings identified as having a negative value (see Map 26) will be supported where it can be demonstrated that the proposal accords with the principles of good design in NPP 6 (1) and (2) and reinforce the historic character of the Town Centre (including creating/improving pedestrian access to the market place).**
- 4. Development proposals for the use of upper floors of commercial premises within the town centre for residential use will be supported where it can be demonstrated**

that the residential use will not create unacceptable harm to the wider retail offer of the Town Centre.

22 Aspirational Policies

Cycling around Gainsborough

343. The implementation of the Local Green Network will greatly assist in encouraging people to cycle as well as walk. However, consultation for the GNP included discussion with local cycling clubs who identified specific issues relating to cycling around the Town. Some of these issues will be addressed by the implementation of the Local Green Network proposals, or improvement works to the Local Green Spaces and highway improvements as part of development proposals. It is important that as part of the pre-application community engagement (see the Key Principle) the Town Council will seek opportunities to address these issues. Where these are not picked up via development opportunities or policies in this Plan they will form part of the community actions in Appendix A.
344. A Neighbourhood Plan can set out aspirational policies where it reflects community consultation that relates to the wider planning goals as set out in national policy. Encouraging people to reduce car usage improves air quality and increases activity levels which improves health and well-being.
99. Appendix F contains the list of the issues raised and shows where cycling is particularly difficult or dangerous around the Town.

Aspiration Policy 1

- 1. The redevelopment of sites across and Plan area provides the opportunity to improve cycling around the Town. The Town Council will work with developers, WLDC, and other partners, to address the issues identified in Appendix F. Proposals that achieve this aspiration are supported where they are compatible with other policies in this Plan.**

A Second Trent Crossing

345. The A631 is a major east west route crossing the River Trent at Gainsborough. Department of Transport traffic counts show that 18,600 vehicles cross this bridge every day⁷². The Town Council have lobbied for a second Trent Bridge crossing since 2009 following a 2005 LCC study that identified a potential route from the Carr Lane Roundabout across the River. The proposals included the creation of a one-way route with the existing bridge bringing vehicles into the Town and the new bridge taking traffic out of the Town. These proposals were supported by Nottinghamshire County Council and Bassetlaw District Council.
346. Nevertheless, this is not part of WLDCs delivery plan, as their own study demonstrated that a second crossing was not currently viable. However, local people and the Town Council remain of

⁷² Data from

the view that for the Town to grow by 47% (dwellings) and to see a 12% increase in economic activity a second bridge will be required.

347. Congestion is worst at peak times and relates to commuting in and out of the Town - although the bridge is busy all day due to the continuous flow of traffic particularly lorries transporting goods from the urban areas (Sheffield, Worksop and Doncaster) to the eastern ports and coastal Towns.
348. A Transport Assessment for the Riverside Regeneration LDO included a traffic count in October 2015 at the junction of the A631 The Flood Road / A631 Thorndike Way / Lea Road / Bridge Street.⁷³ The Assessment noted that:

'In both peak periods there was a rolling queue of vehicles on the A631 The Flood Road in the eastbound direction. In the evening peak period, the queue tailed back to the entrance of the pub (The Trent Port) which is equivalent to approximately 240 metres from the stop line at the A631 / Lea Road / Bridge Street signalised junction. Most of the queue was cleared within a cycle leaving around five to eight vehicles at the end of green time.'

Longer queues were observed on the A631 The Flood Road approach during the AM peak period. The traffic was slow moving and the queue tailed as far back to the farm access approximately 550 metres west of the A631 / Lea Road / Bridge Street. This excessive queue lasted no more than 10 minutes just before 9:00 AM with vehicles taking up to two cycles to clear the junction. Outside this time the queues fluctuated between 30 metres to 240 meters at the end of green time.'

349. The figures are not available to give an indication of how many of the Department of Transport recorded journeys relate to in/out commuting journeys. However, Tables 1 and 2 are taken from the Gainsborough Strategy Area Growth Study Options Report 2016 and they show the movement of people for work both into and out of Gainsborough (based on 2011 Census data).

Table 1: Commuting from Gainsborough overview: Top 10 destinations			Table 2: Commuting to Gainsborough overview: Top 10 origin areas			
Destination	Commuting from Gainsborough	% (Gainsborough Employed Residents)	Origin	Commuting to Gainsborough	% (Origin Employed Residents)	% total commuting to Gainsborough
Gainsborough (excluding home workers)	3169	44.6	Gainsborough (excluding home workers)	3169	44.6	40.6
Rest of West Lindsey	837	11.8	Rest of West Lindsey	2017	5.7	25.9
Lincoln	521	7.3	Bassetlaw	613	1.2	7.9
Working mainly from home	514	7.2	Working mainly from home	514	7.2	6.6
Bassetlaw	473	6.7	North Lincolnshire	429	0.5	5.5
No fixed place of work	439	6.2	Lincoln	239	0.5	3.1
North Lincolnshire	328	4.6	Doncaster	138	0.1	1.8
North Kesteven	134	1.9	North Kesteven	124	0.2	1.6
Doncaster	93	1.3	Sheffield	110	0.0	1.4
Newark and Sherwood	79	1.1	North East Lincolnshire	44	0.1	0.6
Other destinations	513	7.2	Other origins	402		5.2
All destinations	7100	100	All origins	7799		100

⁷³ See <http://docs.west-lindsey.gov.uk/WAM/doc/Other-637562.pdf?extension=.pdf&id=637562&appid=1001&location=VOLUME2&contentType=application/pdf&pageCount=1>

350. It is unlikely that a second Trent crossing would be financially supported within the timescales of this Plan. However, the Town Council, local residents and businesses are looking to the long term and consider the bottle neck that the current bridge presents will be an impediment to the wider growth plans for the Town. Where funding, political support and opportunity allows, a second River Trent crossing from the south of the Town is supported.
351. The Canal and River Trust advise that any new bridge will need to be designed to accommodate navigation traffic below including freight traffic. This would require sufficient clearance of the water space and the likely need to avoid the formation of years in the river which could otherwise form a hazard to navigation.

Aspirational Policy 2

- 1. The Town Council will continue to promote the advantages of a second River Trent crossing from the south of the Town as an important element in the long-term regeneration and expansion of the Town.**

23 Implementation

352. The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Gainsborough Town Council will also be actively involved, for example as part of the key principle pre-application process as outlined in section 14. Whilst WLDC will be responsible for development management, the Town Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
353. There are several areas of activity which will affect delivery and each is important in shaping Gainsborough in the months and years ahead. These comprise:
- a) The statutory planning process; this Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider West Lindsey District Council planning policies and the National Planning Policy Framework.
 - b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Town.
 - c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Town life. This sector may play a stronger role in the future.
 - d) The role of the Town Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
354. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Town Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

24 Monitoring and Review

355. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the plan period will be monitored by Gainsborough Town Council.
356. The Town Council will publish an Annual Monitoring Report to assess the impact of the Neighbourhood Plan policies. The findings of the report will be shared with WLDC. The following questions, reflecting the community objectives, will be used to assess the impact of the Neighbourhood Plan Policies.
357. The planning applications that have been approved over a 12 month period will be assessed and responses to the following questions will be reported back to the Town Council.

Have the planning applications:

- a) been informed by the AECOM Heritage and Character Assessment and does it reflect high design quality that enhances the character of the area?
- b) contributed to the delivery of the Local Green Network or other environmental initiatives supported by local people?

Have the Town Council been consulted prior to major development proposals?

Have non-vehicular routes been enhanced?⁷⁴

Have community facilities been improved?

358. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Town Council that there will be a review of the Plan 5 years after it has been made.
359. The Town Council will give particular attention to the ongoing review of the Central Lincolnshire Local Plan. Its eventual adoption will be a key element in any potential review of a 'made' neighbourhood plan. The Town Council will monitor the delivery of the allocated sites in general, and the delivery of housing in particular. Where necessary it will review the policies concerned. The Town Council will also monitor the effectiveness of the design of new development and, where necessary, review the general approach towards design in the Plan.
360. Any amendments to the Plan will only be made following consultation with West Lindsey District Council, local residents and other statutory stake holders as required by legislation.

⁷⁴ points 3 and 4 may be outside the planning application process depending on the nature of the work but should be recorded.

Appendix A: Community Projects

The community engagement in this Plan as resulted in the creation of closer partnership working across public and private sectors. The Gainsborough Action Plan sets out a list of actions that will help to deliver the vision in this Plan some of them are directly related to the NP policies. Where the actions are outside the remit of the NP this is shown.

Project 1 Work with local communities to improve and extend Ashcroft Park,

Project 2 To seek the implementation of the Local Green network around the Town as part of the growth programme up to 2036.

Project 3 To work with WLDC to secure funding to extend the shop front scheme along Trinity Street.

Project 4 To work with WLDC to secure funding for improvements to Scout Hill park in conjunction with the development of the Middlefield School site.

Project 5 To secure funding for environmental improvements to Whittons Gardens (including the provision of cycle stands).

Project 6 To seek opportunities to improve cycling safety around by addressing the issues raised in diagram 1 and Appendix F.

Appendix B: Schedule of Buildings providing community services or facilities

Churches		
1	All Saints Parish Church Church Street DN21	01427 611036
2	Gainsborough Methodist Church North Street DN21	01427 610057
3	St Thomas of Canterbury Church Cross Street DN21	01427 612427
4	Hope Church Marshalls Yard The Pattern Stores DN21 2AU	
5	Gainsborough United Reformed Church Church Street DN21 2JR	
6	New Life Christian Fellowship Middlefield Lane DN21 1UN	01427 610898
7	Salvation Army Beaumont Street DN21 2ER	01427 616353
Schools and Nurseries		
8	QEHS Morton Terrace DN21 2ST	01427 612354
9	St Georges Church of England Community Primary School Lindsey Close DN21 1YN	01427 612553
10	Parish Church Primary School Acland Street DN21 2LN	01427 612554
11	Benjamin Adlard Primary School Sandsfield Lane DN21 1DB	01427 612562
12	Warren Wood – A Specialist Academy Middlefield Lane DN21 1PU	01427 615498
13	The Gainsborough Hillcrest Early Years Heapham Road DN21 1SW	01427 613483

14	Charles Baines Community Primary Baines Road DN21 1TE	01427 613812
15	Aegir Community School Sweyn Lane DN21 1PB	01427 619360
16	Handel House School 2 Northolme DN21 2JB	01427 612426
17	Gainsborough College Acland Street DN21 2LN	01427 617471
18	Mercer Wood Academy Ropery Road DN21 2PD	01427 612572
19	Whiteswood Lane Community Junior School Whiteswood Lane DN21 1TJ	01427 613097
20	The Gainsborough Academy Corringham Road DN21 1QH	01427 612411
21	Castle Wood Academy The Avenue DN21 1EH	01427 811516
22	Trinity Day Nursery 156 Trinity Street DN21 1JP	01427 677231
23	Riverside Day Nursery Market Arcade DN21 2DY	01427 676115
24	Ropery Day Nursery North Marsh Road DN21 2RR	01427 614278
25	The Gainsborough Nursery School North Marsh Road DN21 2RR	01427 81610
COMMUNITY CENTRES/HALLS		
26	Gainsborough House Community Centre 18 Parnell Street DN21 2NB	01427 811160
27	Gainsborough Uphill Community Centre Riseholme Road DN21 1NJ	
28	The Neighbourhood Centre North Parade DN21 1UH	01427 810056
29	X Church Ashcroft Road	07908771107

	DN21 1BY	
30	Marshalls Sports Ground	01427 811573
31	Roses Sports Ground	01427 811573
32	The Levellings	01427 811573
CAFÉ & RESTAURANTS		
33	Lea Road Station Café Lea Road DN21	
34	Butterfly Cup Cakes Unit 8a Marshalls Yard DN21 2NA	01427 238252
35	Reeds Café 54 Bridge Street DN21 2AQ	01427 679171
36	Corringham Kitchen Unit 6 Bob Rainsforth Way DN21 1FT	07379354222
37	Flaming Annies at the Cooper Kettle 112 Trinity Street DN21 1HS	01427 615760
38	Grange Road Café Corringham Road Ind Estate DN21 1QB	01427 811106
39	Greggs Unit 21 Marshalls Yard DN21 2NA	01427 678212
40	Adams Bay 18 Bridge Street DN21 1JU	01427611858
41	Lincolnshire Otter Somerby Way DN21 1QT	01427 677250
42	Sufian 26 Spital Terrace DN21 1	01427 616010
43	Moonlight 76 Trinity Street DN21 2AL	01427 811879
44	Clock House 3 Lord Street DN21 2DD	01427 238283
45	Cream Unit 19	01427 611631

	Marshalls Yard DN21 2NA	
46	Root Marshalls Yard DN21 2NA	01427 610357
47	Costa Coffee Marshalls Yard DN21 2NA	01427 679730
48	Café Latte 37 Lord Street DN21 2DD	01427 612888
49	Prezzos Unit 26 Marshalls Yard DN21 2NA	01427 611934
50	Tesco Café Trinity Street DN21 2BE	0345 6779283
51	Morrisons Café Heapham Road South DN21 1XY	01427 615522
52	Affordable Foods 36-42 Queensway DN21 1SN	07484511782
PUBLIC HOUSES		
53	Eight Jolly Brewers Ship Court Silver Street DN21 2DN	01427 611022
54	Canutes 12-14 Silver Street DN21 2DP	01427 678715
55	Wetherspoons The Sweyn Forkbeard 22 Silver Street DN21 2DP	01427 675000
56	Horse & Jockey 38 Church Street DN21 2JH	01427 612630
57	White Horse Silver Street DN21 2JH	
58	Elm Cottage 138 Church Street	01427 615474

	DN21 2JU	
59	Thonock Park (formerly Gainsborough Golf Club) Belt Road DN21 1PZ	01427 613088
60	United Service Club 136 Bridge Street DN21 1LP	01427 613352
61	Hilltop Social & Recreational Club Turpin Close DN21 1PA	01427 613592
62	Hickman Hill Hotel Coxs Hill DN21 1HH	01427 613639
OTHER SPACES ETC		
63	Gainsborough Old Hall Parnell Street DN21 2NB	01522 782040
64	St Georges Community Hall Heapham Road DN21 2JE	07961909017
65	West Lindsey Leisure Centre The Avenue DN21 1EP	01427 615169
66	Gainsborough Heritage Centre 12 North Street DN21 2HS	01427 610526
67	Weston Rooms 20 Hickman Street DN21 2DZ	01427 811132
68	The Studio Sandars Road DN21 1RZ	01427 611072
69	Connexions Community Hub 6-8 Church Street DN21 2JH	01427 678695
70	Marshalls Yard Centre Management Office Beaumont Street DN21 2NA	01427 810706
71	The Guildhall Marshalls Yard DN21 2NA	01427 676676
72	The Plough Business Hub Church Street DN21 2JR	01427 676561
73	Richmond House	01427 811573

	Richmond Park DN21 2RJ	
74	Mercury House Willoughton Drive DN21 1DY	01427 619500
75	St Johns Ambulance Hall 11A Spital Terrace DN21	
76	Trinity Art's Centre Trinity Street DN21 2AL	01427 676655
77	Masonic Centre Masonic Hall 32 North Marsh Road DN21 2LC	01427 870042
78	The Town Hall Market Place DN21	07484536884
79	Scouts Whiteswood Lane DN21	
80	Scouts Love Lane DN21	
81	Scouts Off Sandsfield Lane DN21	
82	Playhouse Corringham Rd Ind Estate DN21 1QB	
83	Gainsborough Theatre Co 31 Spring Gardens DN21 2AY	01427 810616

Appendix C: Key View Points

Gainsborough is not short of hills. They include:

Foxby Hill, Pingle Hill, Thonock Hill, Summer Hill, Spital Hill, Coks Hill, Rec Hill, Scouts Hill.

At the top of these hills, there are various locations in Gainsborough from which views across the Trent Valley looking West can be enjoyed.

These views are often dominated by the power station at West Burton but also offer views of the rolling fields of the Bassetlaw and Nottinghamshire countryside beyond including the protected Beckingham marshes. In some places they also offer great views of the rooftops and buildings of Gainsborough's Town centre areas and residential settlements between the banks of the River Trent and the foot of the Gainsborough 'escarpment'.

It is easy to get a sense from some of these views of how Gainsborough has expanded from its origins next to the River Trent.

(1) Leisure Centre

The land immediately behind the Leisure Centre is one location where long views across the Trent Valley can be enjoyed. The views are restricted looking North West by the trees of Castle Hills Wood but are wide and expansive looking directly West and South West.



(2) Whittons Gardens/Riverside

The Whittons Gardens area allows views up and down the River to the North and South as well as West across to the Beckingham Marshes. In particular views of the converted industrial buildings along the Riverside offer a glimpse into Gainsborough's industrial past and strong presence as a former inland port.



(3) General Cemetery

The General Cemetery sits proudly at the top of Coxs Hill. The newer part of the Cemetery enjoys wide views across the Trent Valley during the autumn and winter months when trees are not in leaf. During the summer the leaf canopy does obstruct this view somewhat however where there are gaps between trees, the Trent Valley to the West is clearly visible.



(4) Rec Hill

Standing on the play area at Rec Hill, wide views to the West are enjoyed. This location perhaps offers the best viewing point in the whole of the Town. The converted Whittons Mill building and its multicoloured façade in particular draw the eye from this location.



(5) Flood Road / Beckingham

Approaching Gainsborough from the West, panoramic views of the Town can be enjoyed. Those views not only highlight the range of buildings that sit along the Riverside but also elements of the Towns residential estates in 'uphill' Gainsborough. From a distance it is easy to see the impact of the escarpment on the Towns split level character.



Appendix D: Heritage Report on Proposed Non-Designated Heritage Assets for Nomination on WLDCs Local List

Guidance on proposing buildings and structures for the Gainsborough local list (this was provided by Lathams commissioned to produce the Gainsborough Town Centre Heritage Master Plan and the 2020 updated Town Centre and Riverside Conservation Area Character Appraisals)

Selection criteria

It is proposed that the creation of the Gainsborough local list should involve the application of the similar criteria to that is used by the Government (DCMS) and Historic England for buildings that are on the statutory list, but from a local perspective.

Age

- Up to 1870 most buildings which are recognisable as belonging to historic periods will qualify.

Most good quality surviving pre 1870's buildings within Gainsborough will already be on the national list. Any pre 1870's buildings identified which are not on the national list may be suitable for statutory listing but should be included on the local list.

- From 1870 to 1918 more selectivity is required because of greater numbers surviving.

Good quality survivals should be considered for the local list which have not suffered inappropriate alteration should be included. Where alterations have taken place but the building nevertheless makes of positive contribution to a group or the character of a street inclusion should also be considered.

- From 1918 to 1945 even greater selectivity is required.

The Nat West Bank building located on the corner of Market Street and the Market Place is an architecturally sophisticated composition which helps to define the townscape of the town centre and fall into this category.

- After 1945 only extremely good examples will be included.

There are few post 1945 examples of good quality however the Butter Market building facing the Market Place should be included on the local list. The story of its origin is as important to Gainsborough as the buildings fabric and its townscape significance.

Rarity

Some types of buildings or building materials are extremely rare in Gainsborough. Any survival associated with the inland port, rope making or other lost activities should be considered for inclusion within the local list.

Architectural quality

- Builders and architects using either characteristic or unusual architectural styles or materials
- The use of essentially local or vernacular materials and details
- How the form of buildings relate to specific functions
- Buildings illustrating the work of local and other architects
- Buildings with a detached semidetached or in terraces may have group value based on uniformity or with formal variations
- Buildings may contribute to townscape for instance by containing or enclosing or by responding to a particular location such as a main corner with a corner feature

Historical Interest

- The buildings may define and illustrate periods of growth in Gainsborough and the associated form and layout of town development
- Buildings and structures representing the industrial archaeology of the borough
- Buildings also illustrate the evolving forms of housing for different social groups especially in relation to size layout external spaces and decoration
- Various buildings are associated with the evolving patterns of local Administration and services and entertainment
- Buildings associated with particular local people of note or historic events

Degree of alteration

The significance of alterations for interest will vary between building types and locations. Often the form and fundamental character of buildings remains recognisable despite considerable changes.

Building types

All buildings types including; residential, industrial, retail transport and commercial should be considered for inclusion as well as other structures such as:

Bridges
War memorials
Industrial remains
Walls
Street furniture
Monuments
Signage
Lighting
Gates

Nomination of Inclusion

The following is a guide to the type of information that is required to assist with assessing nominations for inclusion on the local list:


- Name & address (or description of the location) of the building/feature
- The reason for the nomination
- Photograph
- Map extract locating the building/feature
- Brief history of the building/feature if known
- Other relevant details

Endorsement of Inclusion

The West Lindsey Planning and Conservation teams will be required to review and endorse the nominations for inclusion on the local list prior to its incorporation into the Gainsborough Neighbourhood Plan.

The following list is not intended to be exhaustive – it will be reviewed and updated and should be used alongside the map(s) showing locally important buildings in the updated Conservation Area Character Appraisals.

Gainsborough Neighbourhood Plan Steering Group - Local List

<i>Building</i>	Elizabeth's Grammar School Building shown in picture – historic part of Elizabeth High School. (Newer contemporary additions to the school site have less significance)
<i>Reason for Nomination</i>	<p>Oldest part of building is from 1872. The building has real presence in its Morton Terrace location. The style and design of the building offers an historic reference to the history of educational buildings in the Town. Entering Gainsborough from the North this building is the first noticeable building of historic grandeur in a succession of historic buildings to be found on Morton Terrace. It compliments a range of other listed buildings on Morton Terrace.</p> <p>Queen Elizabeth's High School (QEHS) is a <u>grammar school</u> in <u>Gainsborough, Lincolnshire</u> in the East Midlands of England. It was established by Sir Robert Somerscale in 1589. During the last 400 years the school site has moved from a small setting in the local All Saints Church, to Cox's Hill (where the Hickman Hill hotel is now located) and finally settling on the Morton Terrace Technical College site towards the north of the Town.</p>
	

<i>Building</i>	Drill Hall, Ropery Road, Gainsborough
<i>Reason for Nomination</i>	<p>Constructed in a modest classical style in buff coloured brick with stone dressings. Notable for its elaborate central bay portico and window architraves which include a bas relief sphinx and parapet. Of good architectural quality and interest and contributes to the diversity of building types in the area. As evidence of historic local military involvement, the building is of historic interest.</p>



<i>Building</i>	Mercer Road Primitive Methodist Chapel, corner of Mercer Road and Ropery Road, Gainsborough
<i>Reason for Nomination</i>	Built in 1910 this is a modest gothic revival style building of red brick with ashlar dressings, including string courses and hood mouldings. Some of the windows are pointed with stained glass and tracery. The chapel has a bell tower with louvred windows. Some of the windows on the street frontage are boarded. The building has recently been converted to residential use. The building positively contributes to the historic character and appearance of the area, it is of historic interest in its illustration of the non-conformist religious practices of Gainsborough's working-class population.



<i>Building</i>	John Coupland Hospital, Ropery Road, Gainsborough
<i>Reason for Nomination</i>	<p>The hospital was built under the terms of the will of George Coupland (1848-1903) in memory of his father, John Coupland (1820-1881).</p> <p>Designed and built by local architect William Eyre in a Neo-Georgian style. The main block is two storeys, with lower pavilions angled forward. The central bay has pilasters and a steep pediment, with an Arts-and-Crafts style porch with Venetian windows. The Arts-and-Crafts style continues in the interior.</p> <p>The foundation stone was laid in 1910 and the hospital opened in September 1913. It passed to the newly-created National Health Service in July 1948.</p> <p>Served as an important building in the war effort treating wounded soldiers.</p>

	Georgian style building that has a grand presence on the street scene. The building is of such architectural and historical merit that its loss would be detrimental to the ambience of the Northern End of Ropery Road. Later additions to the building have less significance.
	

Building	Albert Hall Theatre (previously Kings Bingo), Trinity Street, Gainsborough Corner of Lewis Street and Trinity Street
Reason for Nomination	<p>Late 19th century. Previously a theatre and bingo hall. Frontage recently restored. The Albert Hall opened in 1885 and had seating in stalls and balcony levels for 1,200. In 1891 it was re-named Royal Albert Hall and screened the first films in Gainsborough on 3rd to 5th December 1896. In 1904 it had some re-modelling done when boxes were added beside the proscenium and new fibrous plasterwork on the balcony front, becoming the Albert Theatre. The stage was 24 feet wide and there were five dressing rooms. It became a cinema in February 1909, still named the Kings Theatre, and was closed on 22nd January 1925 when it was badly damaged by a fire.</p> <p>Re-opened on 5th September 1927 with new decorations which included a barrel vaulted ceiling with Greek styling, the Kings Theatre was taken over by Gaumont/DenmanTheatre in October 1928.</p> <p>Closed by Gaumont British Theatres on 10th July 1937 it was taken over by the J F Emery Circuit. In 1958, films were dropped in favour of repertory theatre and variety theatre use.</p> <p>It was converted into a bingo club in 1992</p> <p>Unique and striking appearance unlike any other buildings in Gainsborough. Contributes to the diverse range of buildings in Trinity Street. Provides an interesting focal point looking east along Tooley Street. Evidence of the social history of the Town.</p>



Building	Parish Church Primary School, Acland Street Gainsborough DN21 2LN
Reason for Nomination	Opened in 1844 as a girls' school. It is built of red brick with gabled slate roofs. It remains in use as a school, for both girls and boys. Occupying a large site in the heart of a terrace style residential area of the Town. Evidence of the development of educational provision in the Town
	

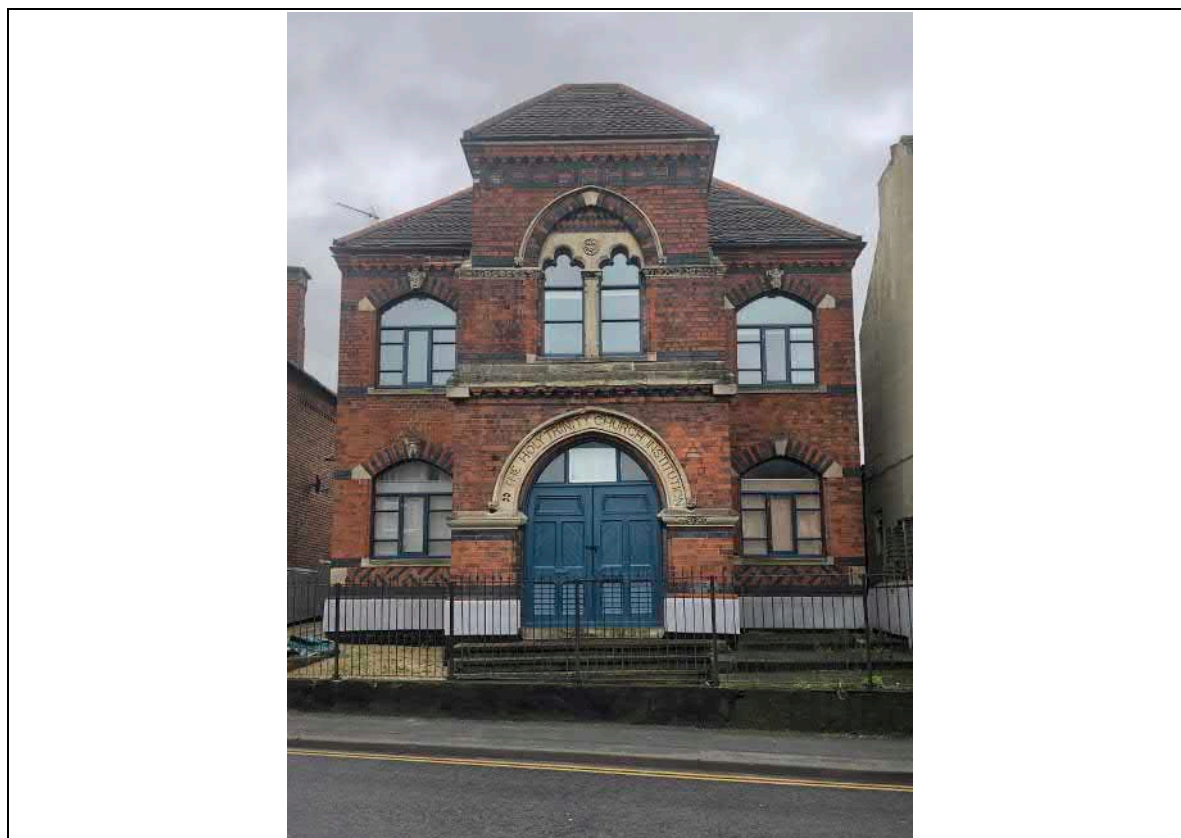
Building	Plough Inn Church Street
Reason for Nomination	The original Plough was demolished in 1921, and current building built, the Plough Inn closed in 2007. Recently converted to being serviced office space by West Lindsey District Council. Built in a polite classical style in red brick with stone dressings. Of note are an open pedimented doorcase with engaged Tuscan columns and the gilt and engraved plaque pub sign. High architectural interest and contributes to the social history of the Town. The building is in the setting of All Saints Church and adjacent to the grounds of the Church defined as a historic open space in the Town Centre Conservation Area Appraisal 2020.



Building	Lea Road Railway Station Building
Reason for Nomination	Opened in 1867 as Gainsborough's second railway station. One and two storey building constructed of yellow brick with red brick embellishment in a classical revival style with prominent fanlights, strong courses and cornices which contribute to its architectural interest. Historic interest as evidence of emerging transport links during the 19 th century.



Building	Holy Trinity Church Institution Trinity Street
Reason for Nomination	The Holy Trinity Church Institution was built in 1878 of red and black bricks with ashlar dressings. The Institution provided a library, reading room, and a weekly discussion, lecture or concert, for a quarterly subscription of 6d. Provides an impressive focal point looking east along Clinton Terrace. Contributes to the diversity of buildings along Trinity Street and compliments the existing listed Church of the Holy Trinity (now Trinity Arts Centre).



Building	Former Lea Road School DN21 1LL
Reason for Nomination	<p>Lea Road Council School was opened on 3 May 1906, replacing the Bridge Road and Hickman Street Schools.</p> <p>There were initially separate Departments for Boys, Girls and Infants. In August 1930 the school was re-organised with Departments for Infants, Junior Girls and Senior Girls (Junior Boys and Senior Boys were transferred to the new Sandsfield Lane Council School, known as Benjamin Adlard School by 1932).</p> <p>The school became Gainsborough Lea Road County Primary School and Gainsborough Lea Road Secondary Modern School for girls in c.1945. These were re-named as Gainsborough South Secondary School and Gainsborough South County School in 1956. The South Secondary School was closed on 16 December 1965, as part of a re-organisation of Gainsborough secondary schools, with the staff and pupils transferred to Gainsborough Middlefield Lane Secondary School. In 1993, the Gainsborough South County Infant School was merged with the Gainsborough Benjamin Adlard County Junior School, on the latter site, to form the Gainsborough Benjamin Adlard. The school closed in 1993.</p> <p>The building is an example of past education provisions within the Town. It is a grandiose example of an Edwardian red-brick secondary school, built in response to the 1906 Education Act. It is of high architectural quality occupying a prominent location on the route into Gainsborough across the Trent from the West. With sensitive repair and restoration the building could offer a real 'wow factor' and is a building of historic character that could balance the plans for modern development in and around the proposed adjacent 'gateway development'.</p>





Building	Mercer Wood Primary School Ropery Road
Reason for Nomination	Gainsborough North-County School was opened on 6 th May 1907, with Mixed and Infants Departments. The Mixed Department was split into Boys and Girls Departments from August 1915. The school was re-organised as Junior and Senior Mixed Schools from April 1939. These became County Primary and Secondary Modern Schools c. 1947. The Secondary Modern School was re-named Gainsborough North Secondary School in 1956, and was closed on 17 th December 1985. The primary school was re-named Gainsborough North County School in 1956, later became North County Primary School and is now running as Mercer Wood Academy. Another in a succession of historic buildings on Ropery Road. Evidence of educational history in the Town. Its open spaces around the building provide a welcome break to the urban sprawl of terrace streets around it. With interesting architectural features reminiscent of its period.






Building	Benjamin Adlard Primary School, Sandsfield Lane DN21 1DB
Reason for Nomination	It was opened in August 1930 as the Gainsborough Sandsfield Lane Council School, with departments for Junior Boys and Senior Boys. Its design fuses neo-Georgian and neo-vernacular architecture and was inspired by the 'open air' movement which sought to tackle contemporary concerns around child health, particularly in industrial Towns like Gainsborough. Its separate classrooms arranged side by side between two open verandas with full height doors that could be flung open providing fresh air, each with pairs of dormer windows above to allow through ventilation and daylight when the

	weather did not permit the doors to be open. Heating was via low-pressure hot water pipes beneath the floor removing the need for dirty coal stoves in each classroom. By 1932 it had become known as Gainsborough Benjamin Adlard Council School. Built in a symmetrical linear plan with a slate gambrel roof above ground storey height, punctuated by two central hipped two storey ranges and flanking gabled projecting ranges. The full length timber veranda is a notable feature, and relatively rare survival.
	

Building	Elm Cottage
Reason for Nomination	This building is cited at the junction of four historic roads, Morton Terrace Bayard Street, Church Street and Northolme. It has a long history as an Inn. It originally had a thatched roof and whitewashed walls (see old photo) and probably started life as a mud and stud cottage in the eighteenth century. The half-timbered look is, in fact, an example of 1930s "Brewers' Tudor" tacked on to the original frontage. The horse water trough which used to sit outside the pub is now located in the grounds of Grade 2 listed Richmond House and used as a floral planter. An iconic much loved local public house with a mock Tudor frontage. The building adds to the ambience of the Morton Terrace area and evidences the social history of the Town.
	

Building	Natwest Bank Market Place
Reason for Nomination	The Nat West (formerly National Provincial and before that the Lincoln & Lindsey) bank building, which stands on the corner of Gainsborough's Market Street and Market Place is an architectural conceit. Though classical Georgian in style, it in fact dates from the end of the 19 th Century, in the main. Extensive works were completed in 1925 to add the semi-circular portico and redo the interior prior to reopening as the National Provincial Bank, overseen by company architect F.C.R. Palmer.

	<p>It was converted into a NatWest at some point in the later 20th century, and the branch closed in 2018.</p> <p>The interior of this building is especially grand, with high ceilings with plaster mouldings and a large glass dome. The entrance to this building speaks for itself. The internal decoration of the building is as equally as opulent as its entrance. On so many levels this building should be offered a level of protection. Standing guard to the entrance of the market place its solidity marks it out as gatekeeper to what we hope will be a collection of smaller sympathetically restored shop frontages around the market place providing a modern accent on the Town centres Victorian roots.</p> <p>The Gainsborough Town Centre Conservation Area Character Appraisal (GTC CACA) identified this building as being locally important and having clear value. (see map 29 D2)</p>
	

Building	The Town Hall, Lord Street, Gainsborough
Reason for Nomination	<p>Gainsborough Town Hall was built in 1892 following the demolition of the old Moot Hall, which featured an assembly room above shops and was also the home of Gainsborough prison. The Town hall itself was originally confined to the right-hand side of the new building, the remainder being shops and a butter market. This building sustained war damage in 1942 and was rebuilt to the design that remains to the present day. The GTC CACA identified this building as being locally important and having clear value. (see Map 29 D1). The reinstatement of the grand façade is supported by the community.</p>
	

Building	Friendship Pub, 56 - 60 Church Street Gainsborough
Reason for Nomination	<p>The Friendship Public House and Hotel is located on Church Street in Gainsborough. It opened in the mid 1800s. The original building was demolished and rebuilt in 1927. The building is constructed out of red brick with ashlar dressing, and it features a carriage archway that leads into the rear courtyard. The pub closed around 2000. This building demonstrates architectural merit. The GTC CACA identified this building as being locally important and having clear value. (see Map 29 D12).</p>



Building	Old Wrights Showroom 30 North Street Gainsborough
Reason for Nomination	Previously the premises of BAINS motor engineers. The building has a similar architectural style to the Marshalls factory building. BAINS were significant for being involved in the manufacture of one of the world's first bikes known as a 'boneshaker'. Indeed Mr. Bains took part in Gainsborough's first ever bike race. A large grand building with an imposing presence on the street scene.



Building	John Robinson Memorial Hall/United Reformed Church Gainsborough
Reason for Nomination	<p>The new church was opened for worship on 9th June 1897. It was built of hard red brick in a free Gothic style by R.C. and E.R. Sutton to commemorate the seventeenth century preacher John Robinson. The expressed intention 'to reproduce as far as possible, a structure with the distinctive marks and characteristic features of the Meeting-houses of the date in which he [Robinson] lived' has been very freely interpreted.</p> <p>In 1902 Tercentenary Celebrations were held celebrating the formation of the 1602 Separatist Church in Gainsborough and the Memorial Church was declared free of debt. The whole including the site cost £9000 of which £1000 was given by Americans.</p> <p>On 5th October 1972 the church became a constituent part of the United Reformed Church (a union of Congregationalists and Presbyterians) which was inaugurated in London on that day after a service in Westminster Abbey. The building is of clear architectural merit. Located in an area where there is a high concentration of listed buildings. Important for its strong links to the Methodist movement and Pilgrim Fathers. The GTC CACA identified this building as being locally important and having clear value. (see Map 29 D11).</p>



Building	Gainsborough House Gladstone Street
Reason for Nomination	Prior to its usage for community welfare purposes Gainsborough House served the people of Gainsborough both as a public dispensary and later as the Yorkshire Electricity Board offices and showroom. In 1967 it was purchased by the Gainsborough Urban District Council and leased to the newly formed charity, Gainsborough and District Welfare Community Association. This large building occupies a prominent position in between the Grade1 listed Old Hall and opposite All Saints Church and its historic open space. The GTC CACA identified this building as being locally important and having clear value. (see Map 29 D10).



Building	27-29 Lord Street Gainsborough
Reason for Nomination	Lord Street is part of the medieval street pattern around the market place. These buildings occupy prominent locations on Lord Street and form an important part of the street scene. The GTC CACA identified this building as being locally important and having clear value. (see Map 29 D9).



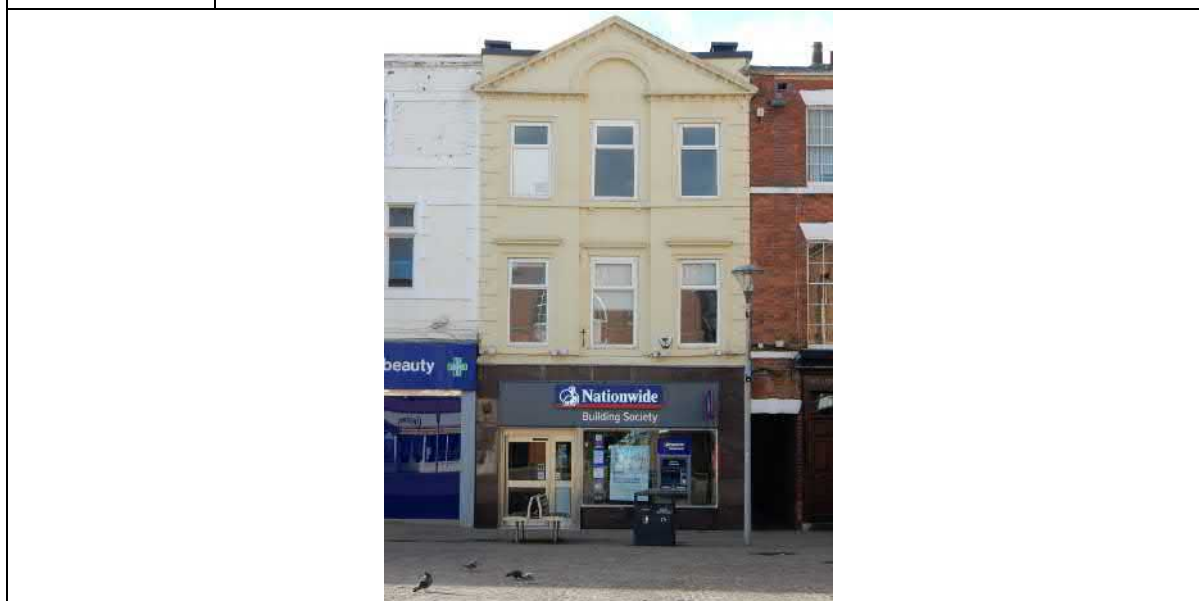
Building	12 North Street Gainsborough
Reason for Nomination	The former post office building and now the Heritage Centre. This imposing building occupies an important corner plot close to the Town centre. Red brick and ashlar dressings are typical of many historical buildings in the Town and reflects the importance of the postal service to the region in the past. The GTC CACA identified this building as being locally important and having clear value and it is shown coloured in on Map 29. However, it is in the Britannia Works Conservation Area so not numbered on Map 29. It will be fully identified on the updated Britannia Works Conservation Area Character Appraisal.



Building	St John Ambulance Fanny Craven Hall 11 Spital Terrace (Former Temperance Hall) Gainsborough
Reason for Nomination	Former Temperance Hall, located on Spital Terrace in Gainsborough was built in the late 19th century based on the Gainsborough Town Plan of 1886. It is constructed out of red brick with ashlar dressings. The Hall is thought to have been converted into a drill hall in the early 20th century. It then became the HQ of St Johns Ambulance. The building was purchased by the St Johns Ambulance with funds left to them by the late Fanny Craven. Fanny was from a wealthy family with links to the Iveson family (solicitors in the Town). The condition of her bequeath was that the hall be named after her. The architectural features of this building are of particular interest. The GTC CACA identified this building as being locally important and having clear value and it is shown coloured in on Map 29. However, it is in the Britannia Works Conservation Area so not numbered on Map 29. It will be fully identified on the updated Britannia Works Conservation Area Character Appraisal.





Building	Nationwide Bank 24 Market Place Gainsborough
Reason for Nomination	Previously the Jackson Shipley shop, and prior thereto the property of Farmer & Sons who were significant local ironmongers. In 1888 a fire in the building highlighted the value of the Towns new fire truck which responded to the blaze. This building forms part of the historic market place. With almost the entire market place listed, this building is an important part of the market place street scene. Whilst its ground floor has undergone unsympathetic modern conversion, the upper frontage remains as a reminder of the building's historic roots. The GTC CACA identified this building as being locally important and having clear value and it is shown coloured in on Map 29 but it is not pictured in the accompanying appendix C of the GTC CACA.




Building	Curtis Walk Shops
Reason for Nomination	Likely to have been residential premises in the past with conversion into commercial property in more recent times. The property that stands over the passageway that leads into Curtis Walk was previously the home of Karl Salsbury Wood the celebrated water colour artist and musician. Forming a quaint row of shops located just off the main market place, this area is a

	reminder of the many courtyards which served Victorian Gainsborough. Many of those courtyards are long gone and even Curtis walk has been opened up to be accessed from both ends. The buildings are modest and simple but an important part of the history of the market place.
	

Building	Frow Almshouses, Gladstone Street
Reason for Nomination	<p>A single row of 4 dwellings with a few original details and fittings; on the southern edge of All Saints churchyard (a historic open space) and just west of the John Robinson Memorial Church (on this list). Money was left by M. A. Frow, a corn merchant, for the building of three houses on land adjoining the John Robinson Memorial Church and the houses were opened, with a dedication service, in 1926. A plaque on the central porch reads 'To the Glory of God and in memory of George and Mary Frow'. The houses were intended for the occupation of members of the congregation of the adjacent church although this was changed in 1969 when there were too few people in the congregation to fill the vacancies. The houses are still in use as Almshouses.</p> <p>The Almshouses form a coherent group with the adjacent John Robinson Memorial Church, which contributes to the street scene. They also reflect the civic pride and charitable character of Gainsborough's citizens.</p>
	

Building	Highfield Windmill, Spital Hill
Reason for Nomination	This was one of a pair of tower mills in the same ownership. In 1816 it had five roller reefing sails with 3 pairs of stones. In 1870 it was refitted with the patent sails off a mill at Cleethorpes. It worked until 1927 when the sails were removed, and was then allowed to become derelict. It was dismantled in 1976 and the machinery was taken to a mill at Horncastle. It now stands derelict with the curb and most of the rooms in place. There were four pairs of stones, two French and two grey. The size of the mill makes it a local landmark. As the last surviving windmill in Gainsborough it is an important element of the Town's industrial history.
	


Building	Gainsborough War Memorial, Gladstone Street
Reason for Nomination	The Gainsborough war memorial stands at the corner of Gladstone Street and Parnell Street near Gainsborough Old Hall. It commemorates those who fought in the First World War and Second World War. The memorial was officially unveiled on 9 October 1921. The memorial consists of a cenotaph atop of a base of three steps. The memorial is the focus of the Town's annual commemorations and is greatly valued by the local community. It is also an attractive feature in the street scene and adds to the historic interest of the grounds of the Old Hall (which are classed as a reconfigured historic open space in the GTC CACA) which it is located.
	

Building	St Johns Parish Hall Trent Street
Reason for Nomination	Little is known about this building or its origins but its modest scale, in keeping with the terraced houses surrounding, reflect a past when religious orders were a mainstay of the community. The brick work and detailing around the bay window and entrance door denote a building of architectural and historic interest. The building is now sub divided into flats.



Building	The Maltings, Primrose Street
Reason for Nomination	Built about 1890 and mentioned by Pevsner in his guide to Lincolnshire, the building is still used as a Malting and has retained the distinctive roof line. It is a good example of Gainsborough's industrial heritage and is part of site CL 1246.

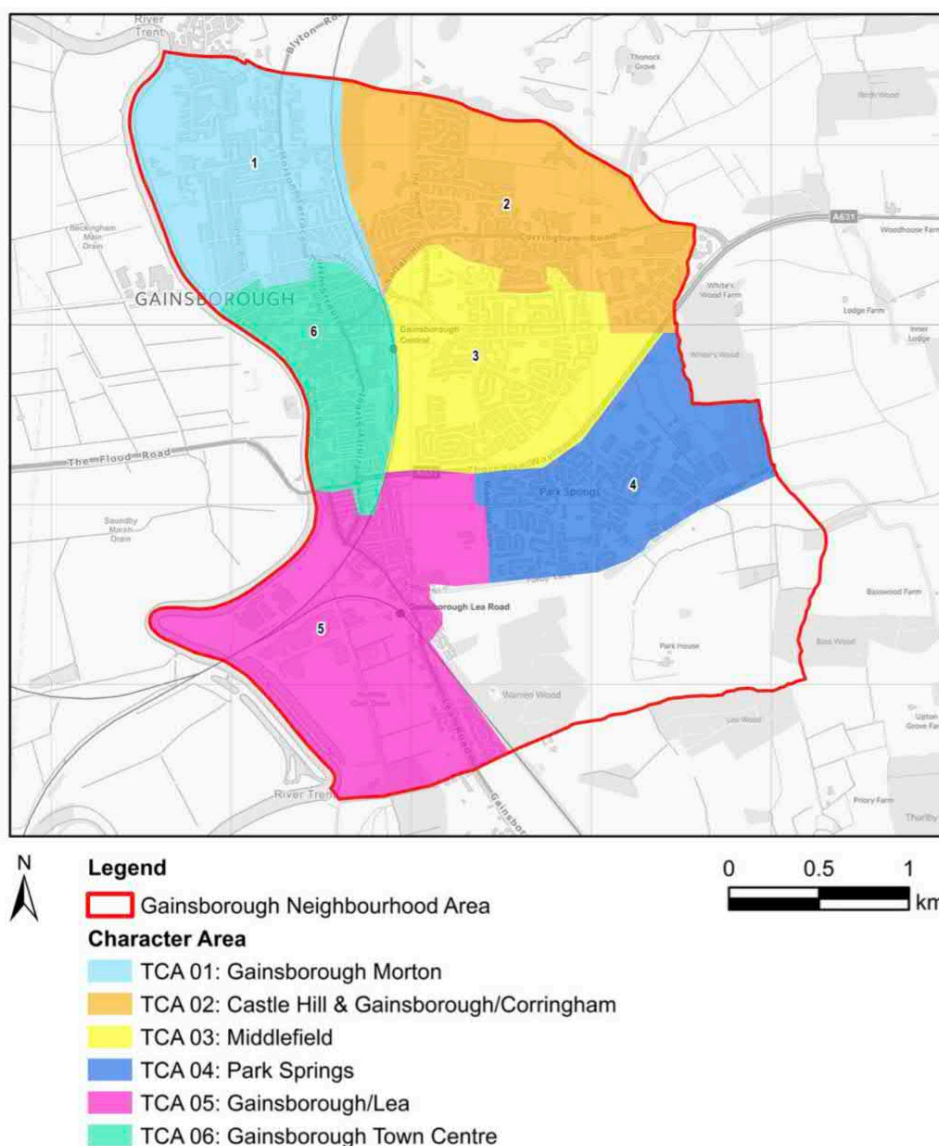


Building	Burbury House, 2 Morton Terrace
Reason for Nomination	A well to do villa dating from around 1840 it is a three bed detached house with a heavy iconic porch it stands in a commanding position at the start of Morton Terrace.
	

Building	Carrow House, 14 Morton Terrace
Reason for Nomination	From the turn of the 20 th century, this house has a unique roofline with ironwork protecting an atrium. The building is substantially original, complete with a wooden balustrades in the front of the upper floor windows. Positioned at the junction of Connaught Road, Love Lane and Morton Terrace it stands out as a local landmark.
	

<i>Building</i>	Dissenters Cemetery also known as North Warren Cemetery
<i>Reason for Nomination</i>	Opened in 1846 and extending to 4 acres at that time, the Commonwealth war graves commission least three first world war graves in the cemetery which is fenced by decorative cast iron railings. The entrance on ropery Road gates that complement the railings. Beside the gates stand an octagonal house.
	

Appendix E: Key Characteristics of each Townscape Character Area



TCA 01	<ul style="list-style-type: none"> Predominant loose grid street pattern with long north-south streets, high number of dense housing comprising older long terraces, short terraces and semi-detached housing in a tight grain, particularly within the southern half of the TCA; Victoria and Edwardian buildings along Morton Terrace and Ropery Road; and Heritage assets including the Parish Church of St Paul, Ash Villa, Richmond House and its lodge, and listed buildings on Morton Terrace.
TCA 02	<ul style="list-style-type: none"> Predominantly residential development and green space; High levels of green space and a high proportion of facilities at Castle Wood Academy, West Lindsey Leisure Centre and around The Gainsborough Academy Lincolnshire; Woodland both within the grounds of Castle Wood Academy and north of Marlow Road, and adjacent to the TCA to the north of The Belt Road within Gainsborough Golf Club;

	<ul style="list-style-type: none"> • Light industry at Corringham Road Industrial Estate occupying a large portion of the TCA; • Relatively loose urban grain and lower density of buildings within the post war development in the Lime Tree Avenue area and 1960s developments in the Marlow Road area; and • Footpaths connecting to Connaught Road and the Town centre from Castle Wood Academy, West Lindsey Leisure Centre and the closes south of Marlow Road.
TCA 03	<ul style="list-style-type: none"> • Extensive residential development with a loose urban grain between the main roads of B1433/Corringham Road, A631/Thorndike Way and the railway line; • Allotments west of Summer Hill and playing fields between White's Wood Academy, Charles Baines Community Primary School and Hillcrest Early Years Academy, and at Marshalls Sports Field; • Remnant farmland west of the Parish Church of Saint George, east of Theaker Avenue, east of Elsham Walk adjacent to A631/Thorndike Way, and along the railway line; and • High levels of mature trees to the north-west corner off Woodland Chase extending from Spital Hill to Heapham Road and within the cemetery.
TCA 04	<ul style="list-style-type: none"> • Relatively loose urban grain with a largely consistent building style and materials throughout with a high proportion of housing comprising short terraces; • Large areas of open green space around residential development that is publicly accessible; • Wide street sections which commonly have grass verges and buildings well set back from roads throughout; • Light industry at Heapham Road Industrial Estate, which occupies a large portion of the TCA; and • Low levels of tree cover, with mature trees and street trees largely absent.
TCA 05	<ul style="list-style-type: none"> • Development largely limited to a ribbon along the A156/Lea Road corridor; • Predominately detached inter-war properties set back from the road; • Large amounts of private green space within large plots with boundaries comprising low brick walls and hedges along the A156; and • Large areas of rough grassland and grazing west of housing on the A156.
TCA 06	<ul style="list-style-type: none"> • The historic character of the area surrounding Gainsborough Old Hall, All Saints Church and other buildings comprising the Town Centre Conservation Area; • The historic character of Marshalls Yard and the Britannia Works Conservation Area; • The historic industrial character of the Riverside Conservation Area; and • Red brick terraces with the part of the TCA extending south from Tooley Street /Lewis Street.

Appendix F: Cycling Issues

Meeting of Steering Group member Barry Coward with reps from Gainsborough Cycling Clubs Trevor Halstead and Danny Richardson

The following pointed as numbered on the map below were made

1. Junction of the Little Belt/ Morton Road. This is a dangerous junction and at present cyclists are required to cross the Little Belt at this point. The path should be moved to the south side of the Little Belt and should take an easier gradient through the woods reaching The Avenue south of the artisan well site.
2. A cycle path as part of the circular path should run from the junction with The Avenue along the north side of the Belt Road through woodland owned by the Golf Club (Ping Europe).
3. The path between Miller Road and Theaker Avenue was available for cyclists some years ago but maybe due to lack of maintenance it is no longer suitable. It should be resurfaced so that it is safe for cyclists.
4. A circular cycle path that encompasses the Town is considered to be a highly desirable objective. It would become an important leisure facility and could be used to promote healthy exercise. Seats with adjacent cycle stands at locations affording pleasant views would enchain the path.
5. The cycle lane in Lea Road now has a dotted boundary which permits parked cars. The lane should revert to a solid line prohibiting parked cars.
6. A Toucan crossing should be provided at the Trent Bridge to allow ease of passage for cyclists on the Riverside path.
7. The path at Scouts Hill is in poor repair and passes the former BMX park (now overgrown). A new path that zig zags up the hill (Scouts Hill is a very dangerous descent straight into Sandsfield Lane) will ease the gradient.
8. Sheffield cycle stands are required at Whittons Gardens to avoid cycles being rested against seats and fences.
9. A footbridge that can be used by cycles and wheel chairs should be provided as a section 106 agreement when the area north of Bowling Green Lane is developed. It will allow direct access to Beckingham, without the need to use the A631. A Toucan crossing already exists at the junction of Bowling Green Road and Ropery Road affording ease of access to Baynard Street if the dog walk is made available to cyclists. That would complete ease of access to the centre of Gainsborough for cyclists from Beckingham.
10. Currently the Connaught Road subway is not suitable for cyclists, wheel chairs or folks with buggies due to a steep descent and steps. The subway needs to have the steps removed and a slope that curves out of the subway and ends on the access road to the infant school constructed. We are aware that significant civil engineering work would be required to achieve this, but the path is heavily used by school children and needs to be safer than it is in its present state.

In addition, cycle lockers would be welcome in the Market Place and at the Bus Station, Lea Road and Central railway stations.

15 May 2018

Appendix G: Beds RCC Green Infrastructure Study 2018

This is a separate document due to file size please see <https://ragegainsborough.co.uk/documents/>

Appendix H: Gainsborough Heritage and Character Assessment Study

This is a separate document due to file size please see:

<https://ragegainsborough.co.uk/wp-content/uploads/2018/04/NP-Gainsborough-HCA-FINAL-220318-1.pdf>

Appendix I: The Town Centre – The Heart of Our Community?

Ask any Gainsborough resident today, ‘What is the worst feature of the Town we all love?’ The resounding reply, from the majority of people, will be ‘the Town centre!’ Ask, ‘what should be done about it?’ Everyone has his or her own ideas and solutions. Gainsborough’s plight is not unique; nor is it a problem unique to the United Kingdom or even to Europe. The seemingly rapid demise of the ‘High Street’ since 2013 has taken the average consumer by surprise, even though retail commentators and analysts have been releasing an avalanche of reports and theories since around 2003.

During the past six years, there has been a dramatic change to our High Streets, brought about by a number of factors: the technology revolution, which has been instrumental in changing the way we all shop; an out-of-date business rating system, favouring neither large nor small businesses; major political instability, dividing communities the length of the UK; all the foregoing result in pressure on the economy, leading to a weakening of our currency, internationally.

In the first five months of 2018, the UK saw 25 major retail failures (including a number of well-known chain stores), compared to 44 for the whole of 2017. The number of staff affected rose steeply to 28001, the worst figures since 2012. This was predicted to rise to 40,000 by the end of that year and up to ⁷⁵100,000 by the end of the decade.

More than 60% of shoppers now buy on line and pick-up in-store. Today, more than 80% of people buy on line and have goods delivered to their home address. Household names such as Boots the Chemist are currently moving their medical prescription service to an online platform, with medicines being delivered by post. Their other services/products, such as cosmetics and personal grooming, are leaving the High Street and relocating to out of Town shopping Centres, in order to be near a bigger customer base. Supermarkets have also been quick to cash in on this lucrative on-line market, reacting quickly to the changing shopping habits of their customers. The young are not exclusively driving this ‘tidal wave’. More and more retired people are seeing the benefits of an easier lifestyle and have their weekly grocery shop delivered direct to their kitchen. It is quite possible that our children’s children will look back and ask, ‘What was a Supermarket?’ Britain will soon lose the title of a “Nation of shopkeepers”.

Adjusting to this seismic change to the traditional model of the British High Street will be an enormous challenge. Revitalising our Town Centres will only become a reality when our communities accept that we can’t turn the clock back, even if we wanted to. New technologies have driven changes, that make our traditional shopping habits no longer fit for purpose in the 21st Century. Pursuing traditional retail-based solutions will only hold back the regeneration of our Town Centres and High Streets. Evidence shows that only a new approach from Central Government, County Councils, District Councils, Town Councils and residents will ensure the survival of our Town Centres.

In a digital age we need to give people a reason to use their Town Centres. ‘Man’ is a social animal, so, our Town Centres must become ‘community gathering points’, offering a range of attractive inducements to residents and visitors alike: housing above shops; entertainment and performance areas; leisure pursuit outlets; arts and craft venues; restaurants, café’s and bars; landscaped seating areas with water features and/or interesting visual attractions, such as sculptures and murals, where groups of all ages can meet and relax.

⁷⁵ Company Watch Research

Gainsborough already has a successful track record when it comes to staging events in the Town Centre: the temporary beach in the summer and the Christmas lights switch on are just two examples. Regular themed markets, in addition to the weekly and Farmer's Markets, already bring people into the Town centre but this type of activity needs to be managed, expanded and varied to appeal to a wider audience, especially since the new service from Central station to Sheffield provides an ideal opportunity to attract visitors from further afield. Gainsborough needs to be seen as a destination in itself rather than just a traffic hold-up on the way to the coast!





As early as 2011, Mary Portas, in her review 'The Future of Our High Streets', commissioned by Central Government, suggested that changes are necessary. She states, 'The only hope our High Streets have of surviving in the future is to recognise what's happened and deliver something new,' adding 'I believe that our High Streets can be lively, dynamic, exciting and social places that give a sense of belonging and trust to a community.' She suggests that 'investing in and creating social capital in the heart of communities would be followed by economic capital'.

Her work was followed the Grimsey Review, published in 2013, which suggests a similar course of action. The subsequent Grimsey Review 2 (2018) highlighted a number of places, both in the UK and in Northern Europe, which have capitalised on this approach, taking this new view of the function of the High Street into account when repurposing their Town Centres. Stockton on Tees, County Durham and Bishopthorpe Road, in York are just two examples of communities successfully reversing the national trend of decline. Stockport in Cheshire is currently adopting a similar course for the regeneration of the Town Centre.

The existing policy of WLDC, encouraging the reinstatement of traditional shop premises with good quality living accommodation above, plus securing funding for a Townscape heritage initiative, relating to Market Street and Lord Street, was also praised in Grimsey 2.

However, any visitor to the Town cannot help but notice the number of buildings in the Town Centre, many of which are listed and owned by absentee landlords, which desperately need renovation. Inappropriate signage is also an issue. During the evidence-gathering phase of RAGE, the majority of residents participating in our survey put forward suggestions that corroborate the findings of the reviews mentioned above. They want their Town Centre to become a vibrant living heart of their community!

Key Townscape features that have eroded character

	<p>The Tui Travel Agents building is architecturally good with an acceptable shop front. However, the state of decoration and repair of the whole building requires considerable attention in order to bring it to an acceptable standard. Other buildings in the same block are also in a dilapidated state requiring serious maintenance.</p>
	<p>The building above shop level is in an acceptable state of repair. The only criticism is the very visible electric cables running around the brickwork above the shops. At pavement level there is very little to commend the shop front architecture. The Co-op building is currently unoccupied apart from the travel agent and the Post Office at the rear entrance.</p>
	<p>Standing on the corner of Market Street this 1950s Festival style building is less than inviting both at shop front level and above the shops. Every shop has an inappropriate frontage when comparing them to the period of the architecture. The building above shop level looks old and tired; many of the units have been left in an untidy and uncared for state.</p>
	<p>The old Lloyds bank in Silver Street is currently unoccupied and is now looking dirty and neglected. The living accommodation above the bank is in better condition but would still benefit from regular maintenance and decoration. This is an ideal property to be repurposed in a modernized high street.</p>