

THE GREAT LIMBER NEIGHBOURHOOD PLAN

2017 - 2036



Great Limber Neighbourhood Plan

Consultation on the draft Neighbourhood Plan took place from the 18 September 2017 until the 31 October 2017. The document has been subsequently amended to reflect the comments received during this consultation period.

The Neighbourhood Development Plan (NDP) for the Parish of Great Limber has been produced by Great Limber NDP Steering Group. The NDP Steering Group has produced the NDP on behalf of the community. The NDP will guide future land use planning in the settlement up to 2036.

The development of the NDP has facilitated in the strengthening of relationships within the village and enabled a closer dialogue between the District Council, Landowner, Parish Council and the Community.

If you would like to ask any questions about the document or to view a paper copy of the document please contact Councillor Neil Hunton on the details below.

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2 Foreword

- 2.1 The implementation of the Localism Act in 2011 introduced rights and powers allowing communities to shape new development within their parish through the production of a Neighbourhood Development Plan. West Lindsey District Council has been very keen for residents to embrace this opportunity and recognise that any inevitable changes to their community must be sustainable and in keeping with the village. To this end, the Great Limber Neighbourhood Plan Steering Group have researched and undertaken site assessments and carried out extensive consultation with local residents to produce this impressive document.
- 2.2 The final result is a comprehensive plan that reflects the overall view expressed during the various stages of consultation and addresses the fundamental issue of how the village is to be developed over the period of the plan.
- 2.3 We would like to thank all of those involved with the production of the Plan and those who made an input into the process. At this point I would like to make specific reference to individuals including Councillor Neil Hunton, other residents, Brocklesby Estate and Officers at West Lindsey. It takes an enormous amount of time, planning and effort to produce these plans, but this will make a considerable difference to the future of Great Limber.

Councillors O.Bierley and A Lawrence

3 Background

- 3.1 The NDP Steering was established in 2016 with a vision to create a NDP that focussed on land use development for the Parish for the next 20 years. From the initial meetings the group wanted to facilitate the development of new housing and suitable small scale employment sites within the settlement over the next 20 years and considered potential sites that could achieve this. However, due to the constraints of the area such as the Area of Great Landscape value, Listed Buildings, Conservation Area, the sensitive built form and landscape of the area along with the majority of land being within the sole ownership of an estate this became unfeasible.

4 Statement of Support from The Brocklesby Estate

- 4.1 The Brocklesby Estate is the majority land owner in Great Limber and they have taken part in the development of the NDP. The Brocklesby Estate endorses the Great Limber NDP and issued the following statement of support.
- 4.2 The Brocklesby Estate does not wish to develop lots of houses on open green fields on the edge of the village, as that would be inappropriate for Great Limber.
- 4.3 The only thoughts that the Estate has had for housing development over the life time of the plan is to build unobtrusive housing on obvious infill plots within the village. The estate will also look at the conversion of redundant traditional farm buildings where appropriate. Some small workshops, office spaces or business units may also be considered for local employment.
- 4.4 The Estate will be mindful of young people, disabled people and the elderly when considering appropriate new housing within the settlement. This would involve the development of starter homes, and smaller properties suitable for elderly residents to downsize into.
- 4.5 The Estate are keen to ensure that any new developments are designed and built in accordance with the traditional design and materials as it will be important consideration in terms of blending in and complementing the current appearance and feel of the village.
- 4.6 The Estate will continue to committed to, and be supportive of, the various community facilities in Great Limber, and will ensure that the surrounding landscape is preserved.

5 Introduction

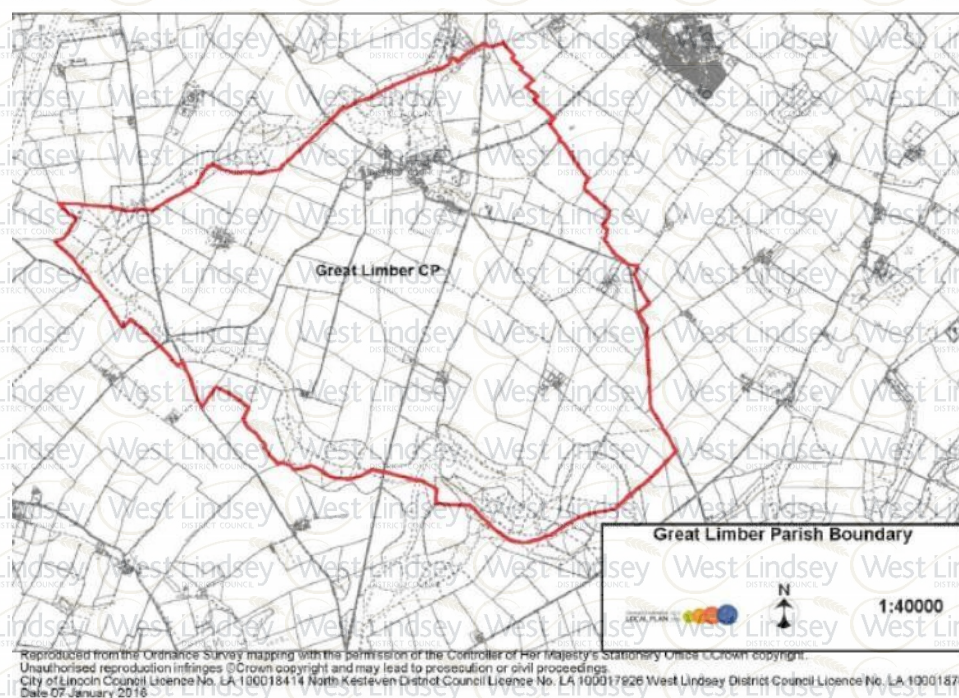
- 5.1 Neighbourhood Development Plans (NDPs) are a new type of statutory local development plan brought into force through the Localism Act (2011). Not only are they intended to be produced by local people for their own areas, they also have to be approved through a local referendum of the people living in that area. Unlike national planning policy, which is approved by Parliament, or local planning policy, which is approved by the local authority, a Neighbourhood Plan can only be brought into force following a majority vote by local residents of the Neighbourhood Area.
- 5.2 NDPs are part of the statutory planning system. This means that when decisions are made on planning applications the policies and proposals in the NDP must be taken into account by the local planning authority, West Lindsey District Council. The Neighbourhood Plan process enables communities to inform future planning applications to better shape their environment in the future. It can also help to influence the type and quality of that development and to ensure that the change brings with it local benefit.
- 5.3 This NDP has been prepared by Great Limber Neighbourhood Plan group on behalf of the Great Limber Parish Council. It covers the Great Limber parish area and sets out planning policies for this area for the next 19 years and covers the period 2017-2036. The Parish Council intends to monitor the progress of development over this period and review the NDP against actual developments to ensure the NDP is delivering what is intended.

The scope of the Neighbourhood Plan

- 5.4 Whilst the purpose of NDP is to allow local people to have a greater say in the development of their areas, each NDP must be in line with and not contradict higher level planning policy. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that NDP Plans must:
- Have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies in the local plan for the area; and
 - Be compatible with EU obligations, including human rights requirements.
- 5.5 It is a legal requirement for an NDP to have appropriate regard to the National Planning Policy Framework and to be in general conformity with strategic policies within the current Local Plan at a District level.

5.6 The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Great Limber Parish Council was designated as a qualifying body to prepare a NDP for the area. The area was designated by West Lindsey District Council on the 8 March 2016.

Figure 1: Great Limber Designated Neighbourhood Plan Area



5.7 The development of the NDP involved a highly inclusive consultation process which involved local residents, landowners and local businesses. The issues that the community expressed concerns over have formed the vision and objectives for the plan area. From the Vision and Objectives, the necessary policies have been developed to achieve these. The key events are summarised in the table 1.

Table 1: Neighbourhood Plan Consultation Events

Event	Date	Purpose	Outcome
Questionnaire	November 2015	To consult with local people about issues related to planning and future change in the Parish	To ask local people about current and future planning issues and opportunities.

Please note that all maps contained within the document are covered by ordnance survey license number 100059412.

Event	Date	Purpose	Outcome
Public Questionnaire	Summer 2016	To allow local residents to comment on and let the Parish Council know their thoughts and feels about Great Limber.	In total 52 residents replied to the survey.
Public Event	October 2016	To publicise the process and the result and feedback from the residents' survey.	27 people attended.
Draft Policies and ideas consultation	11 July 2017	To publicise the vision, objectives and the draft policies	30 People attended the event and agreed with the content of the plan.
Draft Plan Consultation	18 September 2017 until 31 October 2017	Regulation 14 Consultation	5 comments were received and can be viewed within the Consultation Statement.

Why are we producing a Neighbourhood Plan?

5.8 Great Limber is classified as a 'Small Village' in the Central Lincolnshire Local Plan 2012 -2036. The Local Plan states that small villages 'will accommodate small scale development of a limited nature in appropriate locations. Proposals will be considered on their merits but would be limited to around 4 dwellings, or 0.1 hectares per site for employment uses'. Great Limber is expected to deliver 15% housing growth up to 2036 which equates to around 19 new dwellings.

5.9 Consultation for this NDP has revealed the following key community issues for the NDP to address:

1. Future housing for the elderly and young families,
2. Finding suitable small housing sites,
3. Protection of the countryside and landscape,

4. Protection of the historic character ,
5. The protection of existing employment units and supporting small scale new employment development within the settlement and
6. The protection of the existing community facilities.

5.10 West Lindsey District Council *introduced the Community Infrastructure Levy in January 2018. This Plan sets out local community projects in Appendix A.* To enable local people to have a say on how the Parish Council intends to focus any future investment derived from new dwellings in the Parish. It is proposed that any housing growth in the Plan area should bring with it additional community benefits like environmental improvements and enhanced recreational facilities.

The Community Vision for Great Limber

Our Vision

By 2036, Great Limber will be a thriving rural village that has welcomed small scale, high quality new housing and employment into the heart of its village. The village will retain and enhance its existing historic assets, monuments and surrounding landscape. The key to the village's success is to preserve the historic rural character of the area but to allow some small scale development which will allow the elderly to downsize and for younger generations to be able to live and work within the village.

Our Community Objectives for Great Limber

Community Objective 1

To allow for the sustainable development of small scale housing within the village.

Community Objective 2

A mix of affordable and private housing should be provided within the village to enable; elderly residents within the village to down size, young people to remain and families to stay or locate to the parish.

Community Objective 3

To ensure the rural character and the surrounding landscape is enhanced and preserved for future generations.

Community Objective 4

To ensure the valued historic feel and character of the village is protected and enhanced wherever possible.

Community Objective 5

To ensure the continued viability of the community assets and better use of local employment land within the village, to ensure these assets continue to thrive over the plan period.

Community Objective 6

To ensure the protection of existing employment units and support new small scale employment development appropriate to the rural nature of the settlement.

6 History of Great Limber

6.1 The history of Great Limber as a settlement goes back to over 2000 years. The mausoleum to the north of the settlement was built on the site of a Roman Tumulus, which indicates a nearby settlement. Evidence of a Roman pottery was found in the garden of the vicarage in 1943.



6.2 Great Limber features in the Domesday book following the Norman invasion. At this time the village was known and recorded as “Lindberge”, over the decades the village has been known as a number of names but today it is formally known as Great Limber which means Lime Tree Hill.

6.3 The village was the site of a Priory, founded under the abbey of Aveny in Normandy, before 1180. Later appropriated to the Carthusian Abbey of St Anne near Coventry, its dissolution came in the 16th Century, its lands granted to private owners. Its site is now the ancient monument on the eastern side of the village.

6.4 The Brocklesby Estate of which the village came into the Pelham family in Tudor times. The first Sir William Pelham, was a notable Elizabethan Soldier. The family home Brocklesby Hall, was first built in 1603.

6.5 In 1787 the first Baron Yarborough began planting the famous estates woodland which forms such a prominent feature immediately on the north side of the village, and in the landscape to the South.

6.6 It is largely due to the efforts of the 2nd Earl of Yarborough, Charles Anderson Worsely, 1809 – 1862, that the appearance of the village today is owed. It was

he who was the builder of so many of the beautiful cottages and farms on the estate, including many in Great Limber, and it is largely his architectural legacy which survives today.

6.7 The oldest surviving building in the Parish is dated from the twelfth century. There is one building, Priests House, dating from the seventeenth century, and approximately eight from the eighteenth century. The majority of the properties in the village are from the nineteenth century and these reside in the villages Conservation Area.

7 Great Limber Today

7.1 Great Limber is a small village in the West Lindsey District of Lincolnshire. The NDP area covers approximately 4,970 acres. The village is situated on the A18, 8 miles west from Grimsby and 8 miles east from Brigg.

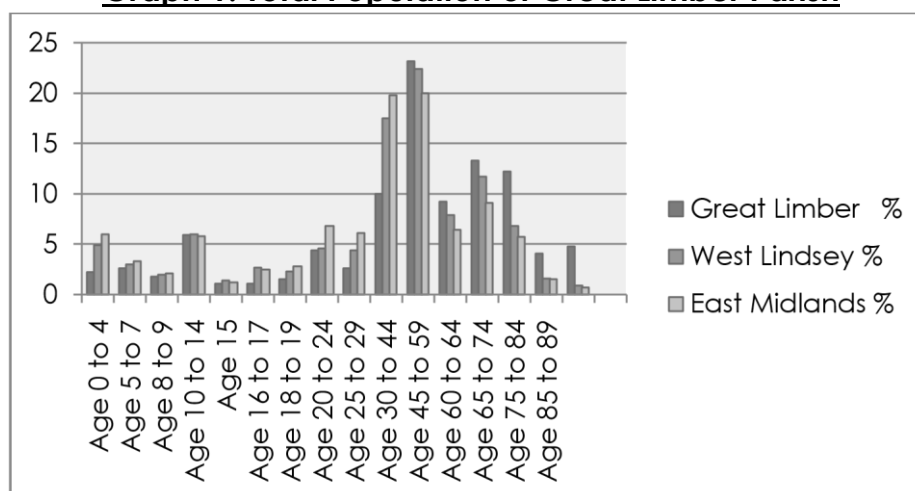
7.2 Even though Great Limber is located in the District of West Lindsey, Lincolnshire the majority of local residents look towards the Humber Bank for their services, facilities and employment opportunities. There are limited employment opportunities within Great Limber however, there are some cottage style industries located within the village. The majority of local residents are retired or work on the Humber Bank that is situated close by to the settlement.

7.3 The village is home to a number of properties, significant agricultural land, some business units, along with some residents that are self-employed, a church, nursing home, village hall, shop, play area, village pond, The New Inn public house and the school reopened in 2017 as a nursery.

Demographics of the Plan Area

7.4 The total population of Great Limber Parish is approximately 271 according to the 2011 census. Graph 1 shows the breakdown of the age profile in Great Limber compared with West Lindsey District and the East Midlands. The table shows that the Parish has an ageing population with the largest age range in the parish being that of the age 45. With 66.8 % of the population in Great Limber being over the age 45. It must be noted that there is an elderly residents care home within Great Limber 'Little Brocklesby House' and therefore the residents that live at the care home would have had an impact on the figures showing a large percentage of elderly residents within the Parish and this should be taken into consideration.

Graph 1: Total Population of Great Limber Parish



7.5 There are currently 110 dwellings in the Parish. Table 2 shows that the majority of the properties in the Parish are 3 bedroomed, detached and semidetached.

7.6 Table 2 also shows the tenure of the property in the Parish. The table shows that 37 % of the properties in Great Limber are privately rented properties. Only 28 % of the properties in the village are privately owner occupied. The ownership of properties within the Parish are shown on the map in Appendix B.

Table 2: Type and number of bedrooms in Properties in Great Limber

Total Number of Houses		110		
Housing Tenure	Private Rented 37%	Socially Rented 19%	Privately owned 28%	Living Rent Free 16%
Housing Type	Detached 35.5%	Semi Detached 43.6%	Terraced 20%	Flats/other 0.9%
Housing Size	1 – 2 bed 28.2%	3 bed 53.7%	4 bed 13.6%	5 + bed 4.5%

7.7 The accessibility of transport heavily influences local resident's lives and how they move around as well as their capability in accessing nearby services and facilities. 10% of households within the village were recorded as having no access to either a car or van. Given the rural nature of the village it is not surprising that when compared to the figures for the District, East Midlands and Nationally it is significantly lower. Having a car in Great Limber is a necessity as the settlement does not offer a wide variety of services or facilities.

Graph 4: Car/Van Availability in Great Limber

	Great Limber	%	West Lindsey %	East Midlands %	England %
Number of All Households	110		38,385	1,895,604	22,063,368
No Cars or Vans in Households	10		15.1	22.1	25.8
1 Car or Van in Household	45.5		42.6	42.5	42.2
2 Cars or Vans in Household	27.3		31.8	27.4	24.7
3 Cars or Vans in Household	12.7		7.6	6.0	5.5

- 7.8 The demographics show that out of the 271 residents living in Great Limber only 177 residents are of employment age (16 -74) and are in work. A further 37 residents are retired but only 6 residents declare themselves as unemployed. There are limited employment opportunities available within the settlement and these tend to be within agricultural industry or in small cottage industries. The majority of residents seek employment in the Humber region due to its close proximity to the village.
- 7.9 A measure that can be used to assess the health and well-being of the local residents of Great Limber is by looking at the amount of households that fall into any of the deprivation dimensions. There are four deprivation dimensions, these are: employment; education; health and disability and housing.
- 7.10 Table 5 shows that the levels of households that are in deprivation is slightly lower in Great Limber than the levels experienced across West Lindsey, Regionally and Nationally.

Table 5: Households by Deprivation Dimensions

	Great Limber	% West Lindsey	% East Midlands	% England
Number of All Households	110	38385	1895604	22063368
Household is Not Deprived in Any Dimension	38.2	45.4	42.8	42.6
Household is Deprived in 1 Dimension	39	33	32.4	32.6
Household is Deprived in 2 Dimensions	19	17.8	19.6	19.1
Household is Deprived in 3 Dimensions	3.6	3.6	4.8	5.1
Household is Deprived in 4 Dimensions	0	0.15	0.04	0.5

8 Housing type and tenure

Justification

Housing Mix

- 8.1 The importance of providing a 'mix of housing based on current and future demographic trends' is emphasised in the National Planning Policy Framework (NPPF) paragraph 50. A key driver for the production of this Plan was the provision of housing for older people and younger people. The statistics indicate that the demand for smaller elderly people accommodation will increase over the Plan Period.
- 8.2 The demographics in table 2 shows that the majority of the properties in Great Limber are detached and semi-detached and there is evidence of an ageing population (please refer to table 1). This may have implications for the future sustainability of Great Limber. The change of the social demographics in the area, with an ageing population suggests a growing demand for smaller dwellings suitable for both an ageing population and starter homes for young people. The provision for properties to also be in accordance with the lifetime standards for homes is also a necessity to ensure properties are fit for purpose for any of the ageing population and those with disabilities.
- 8.3 The Central Lincolnshire Local Plan requires that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities

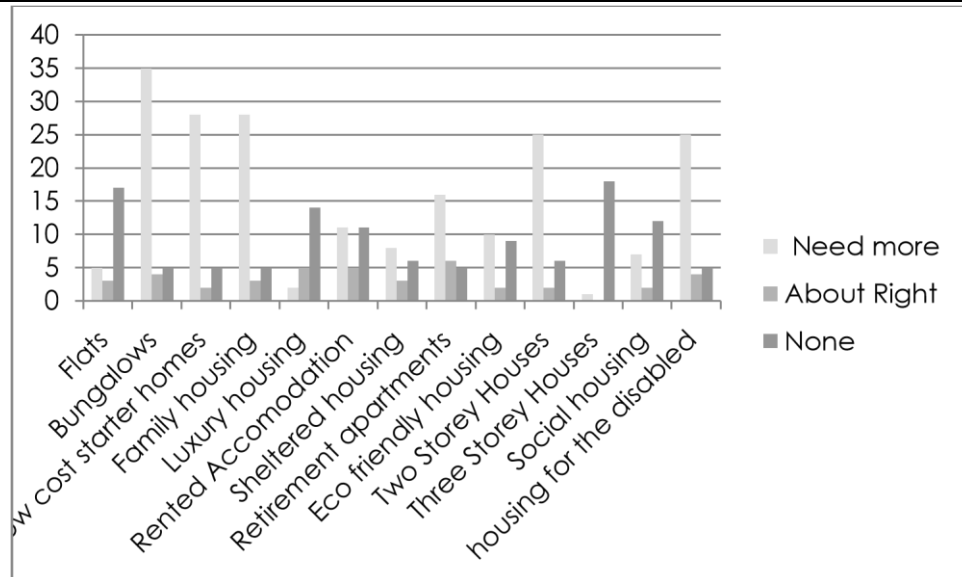
Policy Intention

- 8.4 Policy 1 sets out a positive approach towards the development of residential properties of more than one unit that seek to address the housing needs of local residents in their mix and type this is strongly supported by the local community.

Consultation

- 8.5 The results from the questionnaire showed that local residents want to see bungalows, low cost affordable homes, family housing, two storey properties and housing for disabled residents.

Graph 6: Type of properties that would be supported in the village.



Policy 1: Housing Mix & Type

1. All new residential development of two or more dwellings should provide, or contribute to ensuring, a range of house types and a mix of tenures based on identified housing needs in the most up to date Housing Needs Assessment at Parish, District or Housing Market Area level, is delivered.
2. Proposals for starter units and smaller 2/3 bedroomed properties will be particularly supported, where they contribute towards the achievement of a sustainable neighbourhood.

9 Infill and small scale Housing

Justification

- 9.1 The Central Lincolnshire Local Plan in LP2: The Spatial Strategy and Settlement Hierarchy identifies Great Limber as a small village that will accommodate small scale housing development of a limited nature in appropriate locations. In addition to this it states that "Proposals will be considered on their merits but would be limited to around 4 dwellings".
- 9.2 The Central Lincolnshire Local Plan suggests in its policy LP4: Growth in villages that Great Limber could see 15% growth up to 2036. Therefore, the NDP group have explored opportunities to allocate the 15 % (19 new homes) housing growth target within the NDP Area. The options have been explored with the majority land owner Brocklesby Estate. After much consideration, it was deemed appropriate to allow the 15% housing growth target to come forward over the plan period (up to 2036) and not to allocate specific sites.
- 9.3 Over the last 20 years there have been approximately twelve houses built in Great Limber. In 2002 four affordable properties were built off Church Lane and a further eight affordable properties were also built in 2010 on Brickyard Road entering the village.
- 9.4 In line with the Central Lincolnshire Local Plan policy LP4: Growth in Villages, this NDP supports the development of the 19 new homes on small-scale housing developments of Infill, suitable conversions of existing buildings and individual houses or small groups of houses within the settlement footprint. Again in line with the Central Lincolnshire Local Plan Infill and windfall developments will not be accepted in the following circumstances:
- individual buildings or dispersed buildings which are clearly detached from the continuous built form of the settlement.
 - Gardens, paddocks and other undeveloped land within the curtilage of the buildings on the edge of the settlement, where land relates more to the surrounding countryside than to the built up area of the settlement.
 - Agricultural buildings and associated land on the edge of the settlement.
 - Outdoor sports and recreational facilities and other formal open spaces on the edge of the settlement
- 9.5 The Central Lincolnshire Local Plan requires affordable homes to be built on sites of 11 or more dwellings. This NDP supports the development of the target requirement of 19 new homes over the plan period to be developed upon small scale sites of no more than 4 dwellings and infill developments.

Therefore, no development would be able to achieve the development of affordable housing. This NDP supports the development of purely affordable housing on sites within the settlement footprint but would also support sites outside the settlement footprint which are known as 'exception sites²'.

9.6 Exception schemes are sites that would not usually get planning permission but are deemed acceptable because they provide 100% affordable dwellings to meet an identified local need. The community may support the development of an exception site in Great Limber where the scheme is meeting an identified local need. Reference must be made in the application to how the proposed scheme meets the housing need identified in a Housing Needs Survey.

9.7 The success of Great Limber lies in the ability to provide a suitable mix of housing stock to suits the changing dynamics within the community over the plan period. This NDP would like to encourage young families to stay within the village or to relocate to the village. However, we recognise that we need to ensure Great Limber is sustainable and that it can offer more than just housing and, therefore, this policy has been developed alongside the other policies within this NDP such as the local economy, community facilities and open spaces policies. These polices are working towards creating an ongoing sustainable settlement that has changed from a settlement previously being mainly reliant on a large family estate and farming.

Policy Intention

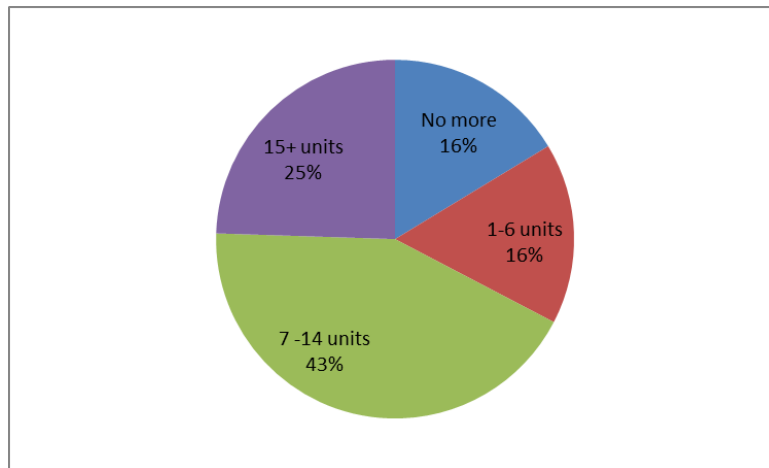
9.8 Any new small scale housing proposals brought forward within the settlement should be informed by pre application consultation with the local residents. This NDP will support the development of such sites for small scale housing that are suitable for local people and enabling young families to locate in to the area and any developments that may provide affordable housing both within the existing footprint and on exception sites outside the existing settlement footprint . In line with other policies in this NDP the housing should be designed in accordance with the design criteria set out in policy 5 and the Heritage policy.

² Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. (NPPF para 54)

Consultation

9.9 Local residents commented on the possibility of having more housing in the settlement over the next 19 years. The responses to how much housing would be acceptable ranged from no more new houses to 15 plus units.

Pie chart 7: How much new housing would local residents accept over the plan period?



9.10 When asked where they would prefer to see future development within the parish, 32 respondents said 'a number of smaller developments', followed in descending order of the number of times selected by, 'infill developments' which had 24 respondents selections, 'conversion of existing buildings' with 23 selections, 'Brownfield' sites which was selected by 22 respondents, 'Greenfield' sites was selected by 4 people and 'larger developments' had 4 respondent selection.

Policy 2: Infill and Small Scale Housing Developments

- 1) 1) Proposals of 4 dwellings or less, on infill and redevelopment sites, including the conversion of suitable buildings within Great Limber will be supported subject to the following criteria:
 - a) they fill a gap in an existing frontage, or on other sites, within the 'built form' of the village; and
 - b) they are well designed and in keeping with their local surroundings, and respect the landscape and the wider character of the area including any heritage assets; and
 - c) they do not harmfully reduce the privacy and/ or amenity of nearby properties.

Affordable Housing

- 2) Affordable housing sites will be encouraged where a requirement has been identified through an appropriate up to date Housing Needs Assessment, and where they either are located within the built form of the settlement or adjoin the exiting built form of the settlement and provided that such developments do not significantly and adversely affect the:
 - a) amenity of nearby residents,
 - b) character and appearance of the area, and the
 - c) integrity, character and appearance of designated historic or natural assets within the Plan area.

10 Local Economy

- 10.1 The village is a rural environment. Farming has historically provided the economic foundation to the area. However, today there are a small number of local businesses and agricultural businesses operating within the Parish along with 6% of local residents working from home.
- 10.2 65 % of local residents are of working age within the Parish and some of these residents seek the employment opportunities on offer at the Humber Bank, as this is located only 8 miles from the village.
- 10.3 The former agricultural barns on Brickyard road were allocated for employment uses within the West Lindsey Local Plan 2006. This NDP continues to support this concept of the buildings being used for employment purposes.
- 10.4 Proposals for business development, other than agriculture uses, that will be supported by the NDP are as follows use Class A1 (retail), Class A2 (financial and professional services), Class A3 (cafes), Class A4 (public houses), B1 (Business), Class D1 (Non-residential institutions) and Class D2 (Assembly and leisure).
- 10.5 This NDP supports new appropriate business development and farm diversification within the Parish. However, it is important that any new businesses locating to the village provides adequate parking for its employees and customers. An example of where this has caused issues within the village is with the public house that underwent a refurbishment recently and now it does not have enough parking for the customers it attracts.
- 10.6 The Central Lincolnshire Local Plan suggests in LP2: The Spatial Strategy and Settlement Hierarchy that employment developments of 0.1 hectares (per site) will be supported for employment uses.

Policy Intention

- 10.7 Policy 3 takes a criteria based approach with a presumption in favour of small scale development for employment generating uses in accordance with the NPPF. The NDP supports this approach and wishes to promote the development of appropriate small scale local employment opportunities within the settlement that provides local employment opportunities for local people. In addition to this, it also supports the extension and diversification of existing businesses that are operating within the village to ensure the area continues to thrive. The third component of the policy sets out the Plan's ambitions for the sensitive use of existing buildings within the parish. The development of rural, bespoke, craft style industries will be particularly welcomed and supported. They have the ability to sustain the buildings concerned, to provide local employment and to assist in the promotion of sustainable development.

Community Consultation

10.8 When local residents were asked in the questionnaire if they would support the growth and expansion of existing local businesses within the Parish, 35 out of 52

local residents supported this approach. In addition to this, local residents were also asked should we encourage and promote new local business with extra facilities in the parish e.g. workshops / offices / business units? 32 local residents supported this approach out of the 52 respondents.

Policy 3: The Local Economy

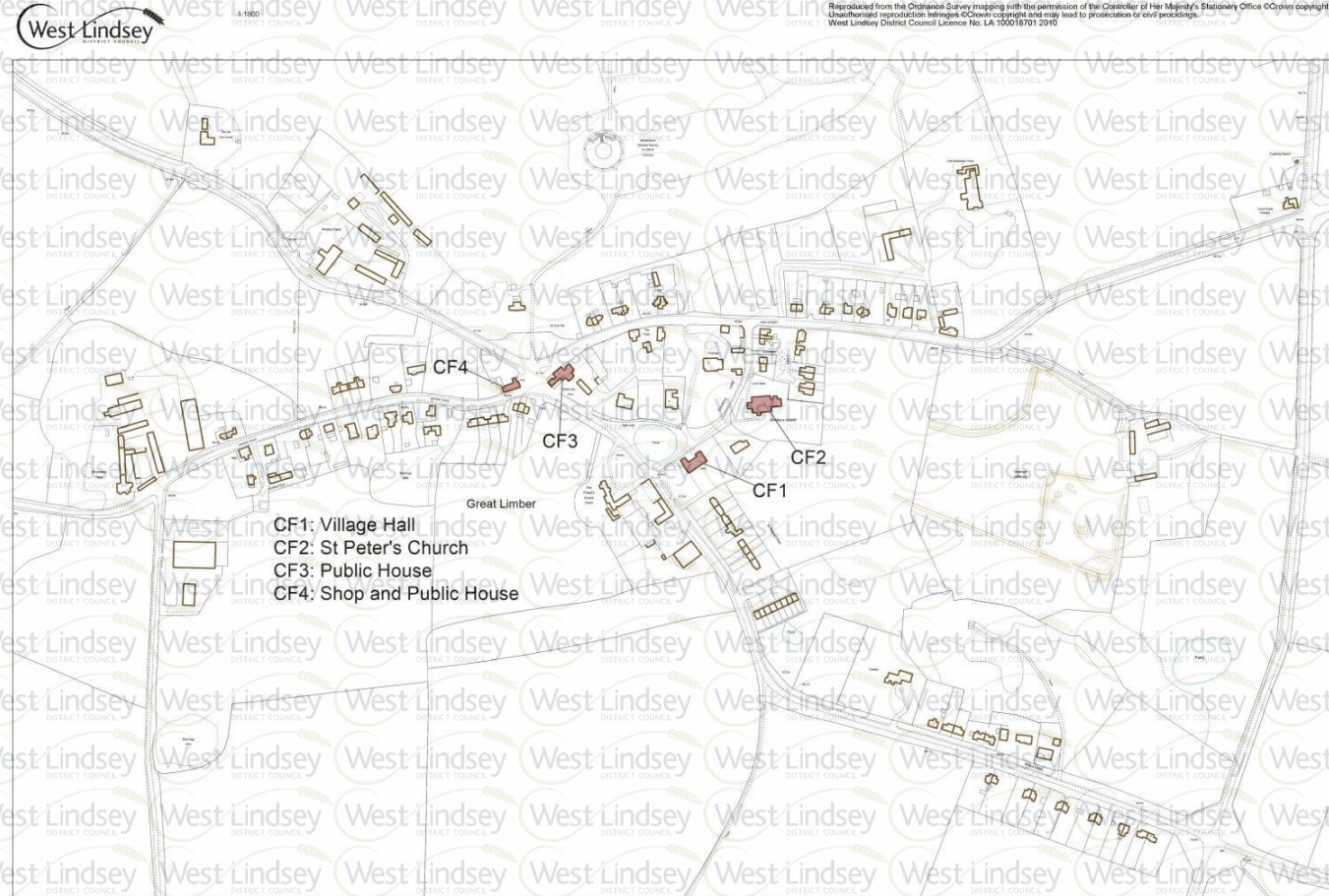
1. Proposals for business development will be supported for the following uses classes; Class A1 (retail), Class A2 (financial and professional services), Class A3 (cafes), Class A4 (public houses), B1 (Business), Class D1 (Non-residential institutions) and Class D2 (Assembly and leisure).
2. Business development proposals for conversions of existing buildings, diversification of existing businesses, the development of new small scale business opportunities and agricultural uses will be supported, provided they meet the following criteria:
 - a) the site is within or adjoining the existing settlement footprint of the village;
 - b) the scale, design and form is appropriate and in-keeping with the surrounding characteristics of the parish;
 - c) the nature of the business concerned does not have a detrimental impact on the existing occupiers or the amenity of the surrounding area and;
 - d) Adequate car parking must be provided for employees and visitors;
3. Proposals which include the diversification, redevelopment or re-use of existing former agricultural buildings, workshops or previously developed sites will be particularly supported where they would provide accommodation for small-scale professional uses appropriate to the scale of the building concerned and/or for other rural, craft type employment uses.

11 Community Facilities

- 11.1 The Neighbourhood Plan supports the principles set out in Policy LP15: Community Facilities in the Central Lincolnshire Local Plan. The provision of adequate local community facilities fosters social cohesion and wellbeing, providing venues for a range of community activities for the young and old. Local facilities reduce the need to travel for residents who would otherwise have to travel to the surround villages or the nearby towns of Grimsby, Brigg and Scunthorpe.
- 11.2 The NDP supports the development of further community facilities within the village. Any planning applications for new, the change of use, the extension to or the demolition of a community facility should be subject to pre application consultation with the community prior to the application being submitted to the local planning authority. The proposal should have the support of the local community and the applicant should demonstrate how they have consulted with and informed the local community of the proposals.
- 11.3 Proposal map 2 shows the location and number of community facilities within Great Limber.



Proposal Map 2: Community Facilities within Great Limber



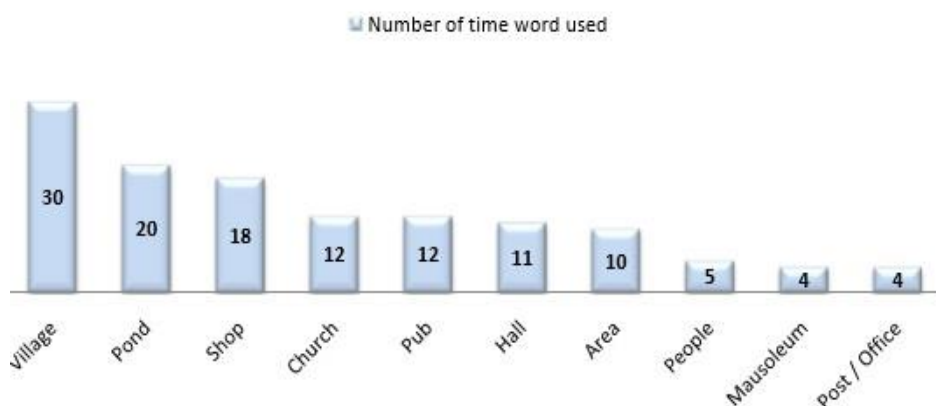
Policy Intention

- 11.4 Policy 3 proposes to retain existing community facilities within the village but also supports new community facilities and the expansion and improvements to the existing facilities.

Consultation

- 11.5 When local residents were asked if existing community facilities and green spaces should be protected, all local residents that took part in the survey stated that this was important. Graph 8 below shows the community facilities most important to local people.

Graph 8: local residents regarded the features in this graph to be particularly important to them.



Policy 4: The Provision of Community Facilities

- 1) Proposals to redevelop or change the use of an existing community facility, as identified in Proposal Map 2, will only be supported where:
 - a) A replacement facility of an equivalent or better size, layout and quality is provided in a suitable and accessible location; or
 - b) It can be satisfactorily demonstrated that the facility is no longer fit for purpose or economically viable for a new or other community use; or
 - c) The alternative use would have significant community benefit for the local community.
- 2) Proposals for the extension of, or new, community services and facilities in Great Limber will be supported where the applicant has gained the support of the local community and the applicant can clearly demonstrate that support. All such proposals should comply

with the following criteria insofar as they are relevant to the development concerned:

- They provide appropriate access and car parking facilities;
- They are well-designed and are in keeping with their local surroundings;
- They would not harmfully reduce the privacy or amenity of nearby properties; and
- They are located within or adjacent to the built form of the settlement.

12 Design & Character of the village

12.1 The village has a distinct character in which is very important to local people and tells the story of the history and development of the village over the last 2000 years.

Key Characteristics of the Village

12.2 Great Limber has a number of attractive spaces of a variety of sizes. One of the main spaces is around the village pond, the combination of water and trees at the heart of the village. This area in particular is a valued area of open space for local residents.



12.3 Great Limber's buildings and the village character remains generally unaltered. The village has a very strong identity that links the origins of the small settlement reliant on the large Country Estate. The village today in its design, form and location has continued to replicate that feeling of being the main village of the Brocklesby Estate.

Materials

- 12.4 The materials and construction of the buildings in the village are of brown bricks and slate roofs. Brick tumbling has been used on some of the buildings, this is where the hard end of the bricks are used along the top edge of a gable, these are laid in horizontal courses, where it reaches the edge of the roof. Vertical sliding sash windows which have attractive proportions within the building elevations have also been used. Many buildings within the village have date marking, mainly dated by the Brocklesby Estate in the last half of the nineteenth century. The later buildings in the village have been built in a variety of dull red and dark yellow bricks, with brown tiled roofs to ensure the identity of being part of the Country Estate is not lost.

Boundary Treatments

- 12.5 An important feature of the village is that the majority of the houses within the village have larger than average gardens within which they are set. Other important features of the village are the surrounding fields, hedges, walls and trees. Within the village itself, the houses are bound by hedges, grown from a wide variety of plants, including holly, hawthorn and beech. The hedges that surround the fields are usually hawthorn.



Trees

One of the most dramatic features of the village are the trees, planted two hundred years ago to enhance the long vistas over Brocklesby Estate, and the Pelham Mausoleum. These are planted mainly as blocks of woodland to the north of the settlement but also on the outskirts to the South and West. There are also a significant amount of trees planted within the church yard, the vicarage grounds and in the garden of the priest house.

Topography & Views of the village

12.6 The topography of the Parish plays a vital part in the setting of the village more so in the views of the village in the wider landscape setting than from within the village itself. The village of Great Limber is hidden within the low lying valley and vast coverage of trees. The location of the village is signposted from up to 2 miles away from the southern approaches by the sight of the very prominent blue copper dome of the Mausoleum rising above the trees. Not only is the Mausoleum tall but it also sits on a mound at the highest point. The closer you get to Great Limber along the Caistor Road, the squat church tower can also be seen, as can Boundary Farmhouse from the Grasby approach, but the remaining buildings within the village are only seen from within the village its self.

12.7 The NDP steering group have identified another important view within the parish not mentioned above (this is shown to the right of this paragraph). This is the view of the entrance to the Mausoleum on the Brockelsby estate opposite the New Inn public house. It is on the main road centre of the village and the Mausoleum is a very significant heritage monument on the estate.



The Siting, Design and Materials of new buildings in Great Limber

12.8 The building lines in which the frontages of the existing buildings are constructed are considered to be an important design feature of the village and create the village's character. Any new development or modifications to the existing buildings will be required to accord with the existing building lines unless clear justification can be provided by the applicant.

12.9 The design of, and materials to be used in new buildings or in extensions should conform to the existing building form, designs and materials in term of the, colour and texture in line with the existing traditional buildings. This means that the bricks used on new developments should accord with the existing materials (brown or dark grey and roofs should be slate or dark blue). However, we do not wish to stifle new innovative quality design that may blend and complement the historic character of the village and therefore, each case should be assessed on its own merit.



12.10 The external painting of walls has been generally avoided within the village and this should be the case for the future as the exposed brick work on the buildings is one of the most significant characteristic of the village.

12.11 The proportion of the doors and windows within an elevation of a new dwelling is an extremely important in a buildings feature and done correctly will help to maintaining the sense of character of the area. When alterations

to buildings are contemplated the size and shape of any new openings should be retained, with windows of a traditional design.

Policy Intention

12.12 The NDP supports new growth and development within the village provided that it's design is sympathically in line with the local heritage and character of the existing village. Innovative design will be supported where it sits comfortably within the historic character of the village.

Policy 5: Design Principles for New Development

1. New development will be supported where the design demonstrates all of the following insofar as they apply to the proposal concerned:
 - a) it draws upon the areas heritage to ensure new development enhances the local distinctiveness and quality of the Plan area;
 - b) the layout maximises the opportunities to integrate development into the existing form, function and mass;
 - c) the consideration of both near and distant views in to and out of the settlement;
 - d) for proposals of one or more houses, for commercial development, for new or extended community facilities and where existing trees would be compromised by the proposed work, an arboriculture survey of all existing trees and hedgerows onsite should be undertaken and these features should be retained where possible;
 - e) building materials should conform to the existing buildings in their form, colour and texture and;
 - f) the boundary treatments to any development should be carefully considered and should replicate that of the historical boundary treatments used within the village.



13 Heritage

- 13.1 A Conservation Area Appraisal was undertaken for the village by West Lindsey District Council in 1991. There are a number of different features within the village that makes up the character and heritage of the village. The heritage assets within the village are the 14 listed buildings, 37 positive buildings (identified within the Conservation Area Appraisal) and the historic park and gardens. The protection these designations provide not only safeguard buildings from unsympathetic renovation, but have protected the setting, the views and the quality of the environment within Parish.
- 13.2 In developing the NDP the community has placed considerable emphasis on the importance of Conservation Area and the rich heritage of the village. However, conserving the Conservation Area and the historic past of the village is not about preventing future change or growth in the village, but about reconciling the conservation of special historic interest of the historical buildings and areas within the village and ensuring the continuing use of the buildings to ensure their longevity.
- 13.3 There are many heritage assets in Great Limber that should be conserved and enhanced. The National Planning Policy Framework advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be given. The Plan sets out to translate this important national principle into local effect. This is particularly important given the high-quality nature of the built environment in the settlement in general, and its estate nature in particular. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.
- 13.4 As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Designated heritage assets include listed buildings, Conservation Areas, locally listed buildings and scheduled monuments. The Listed Buildings in Great Limber are shown within Appendix C.

On the at Heritage at Risk Register

- 13.5 There is a grade I Registered Park and Garden within Great Limber as shown in Proposal Map 4. The Registered Park and Garden known as Brocklesby Park is

also on Historic England's Heritage at Risk Register. Historic England describe the Brocklesby Registered Park and Garden as an extensive late 18 century landscaped park designed by Lancelot Brown, Humphry Repton and Thomas White.



- 13.6 There are a number of Classical buildings in park and pleasure grounds. Remnants of early 20 century formal gardens are set around the main house. The Pelham Mausoleum at Brocklesby Park in Great Limber is also currently on Historic England's Heritage at Risk Register.



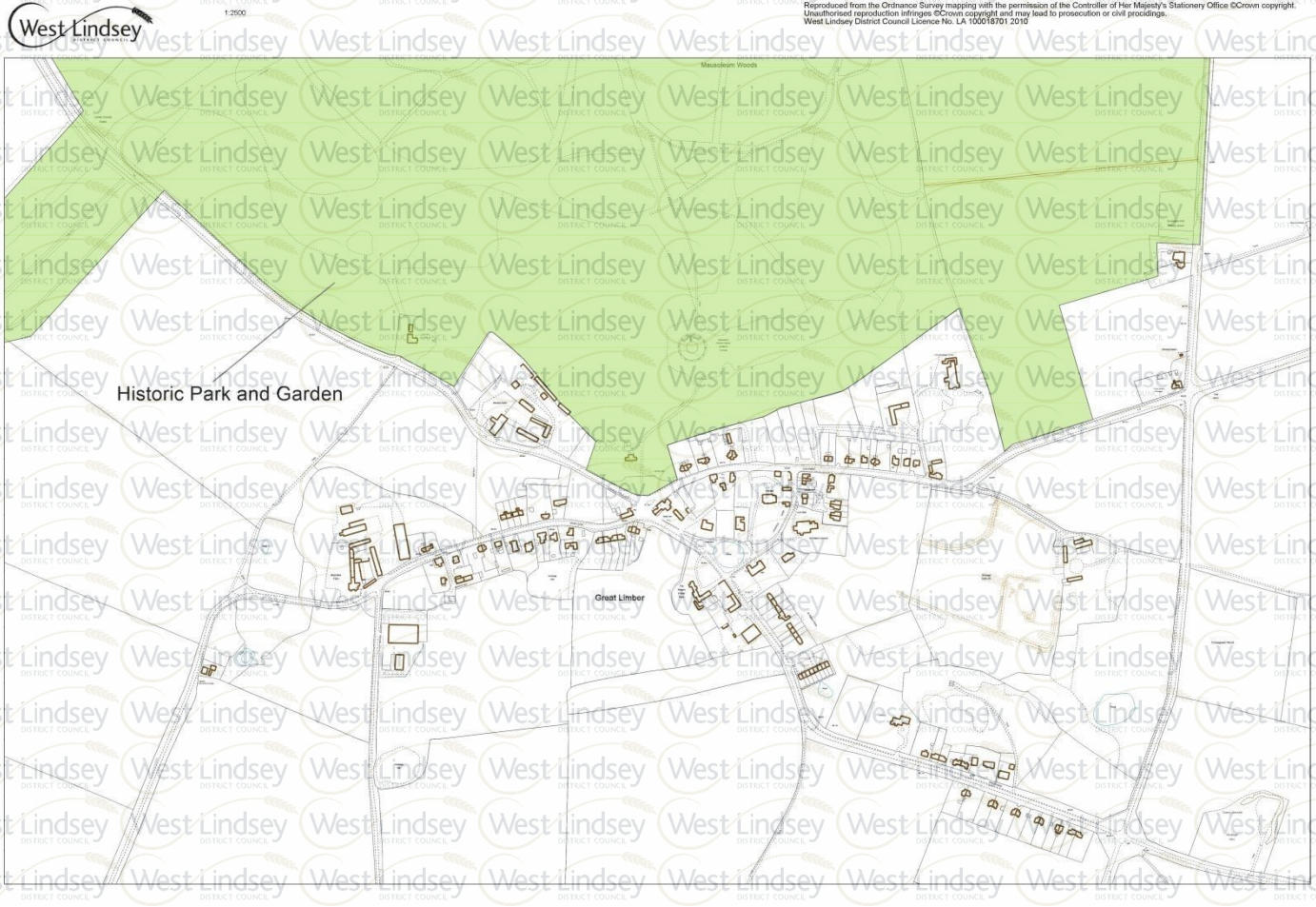
Policy Intention

- 13.7 The heritage within Great Limber is extremely important and should be retained, conserved and enhanced, wherever possible. This NDP seeks to develop existing heritage information available for Great Limber and develop a heritage policy to further support retention and enhancement of those assets.
- 13.8 Proposal Map 3 shows the Conservation Area, Listed Buildings and Locally Listed Buildings (identified on the map as Important Buildings).

Proposal Map 3: Conservation Area and Listed Buildings



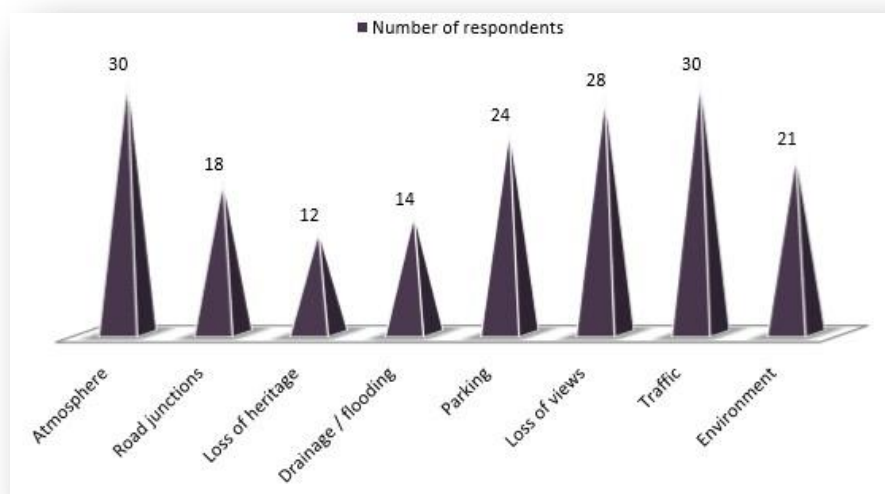
Proposal Map 4: Register Park and Garden



Consultation

13.9 Local residents were asked what would be your greatest concern(s) should further development take place in Great Limber? Graph 10 shows, that local residents greatest concerns are 'change to village atmosphere' and the 'effect on traffic' were both selected by 30 respondents each, followed in descending order of the number of time selected by, 'loss of views / green space' with 28 respondent selections, 'effect on parking' with 24 selections, 'impact on the natural environment' was selected by 21 people, ' effect on road junctions' had 18 selections, 'impact on drainage and flooding' was selected by 14 people and the 'potential loss of heritage features' was selected by 12 respondents.

Graph 10: what would be your greatest concern(s) should further development take place in Great Limber?



Policy 6: Heritage

- 1) Proposals will be supported where they preserve or enhance the conservation area, listed buildings, positive buildings, historic park and gardens and any other heritage asset, where they comply with the following criteria:
 - a) The development or alteration proposed does not have a detrimental effect on the heritage asset concerned; and
 - b) The heritage asset is sensitively and fully incorporated into the development proposal concerned.

14 Environment

Justification

- 14.1 The NDP will work towards protecting and enhancing the natural environment and landscape surrounding Great Limber to ensure that the natural resources are used prudently. The aim will be to ensure that Great Limber is an attractive, environmentally friendly and sustainable place to live and visit.

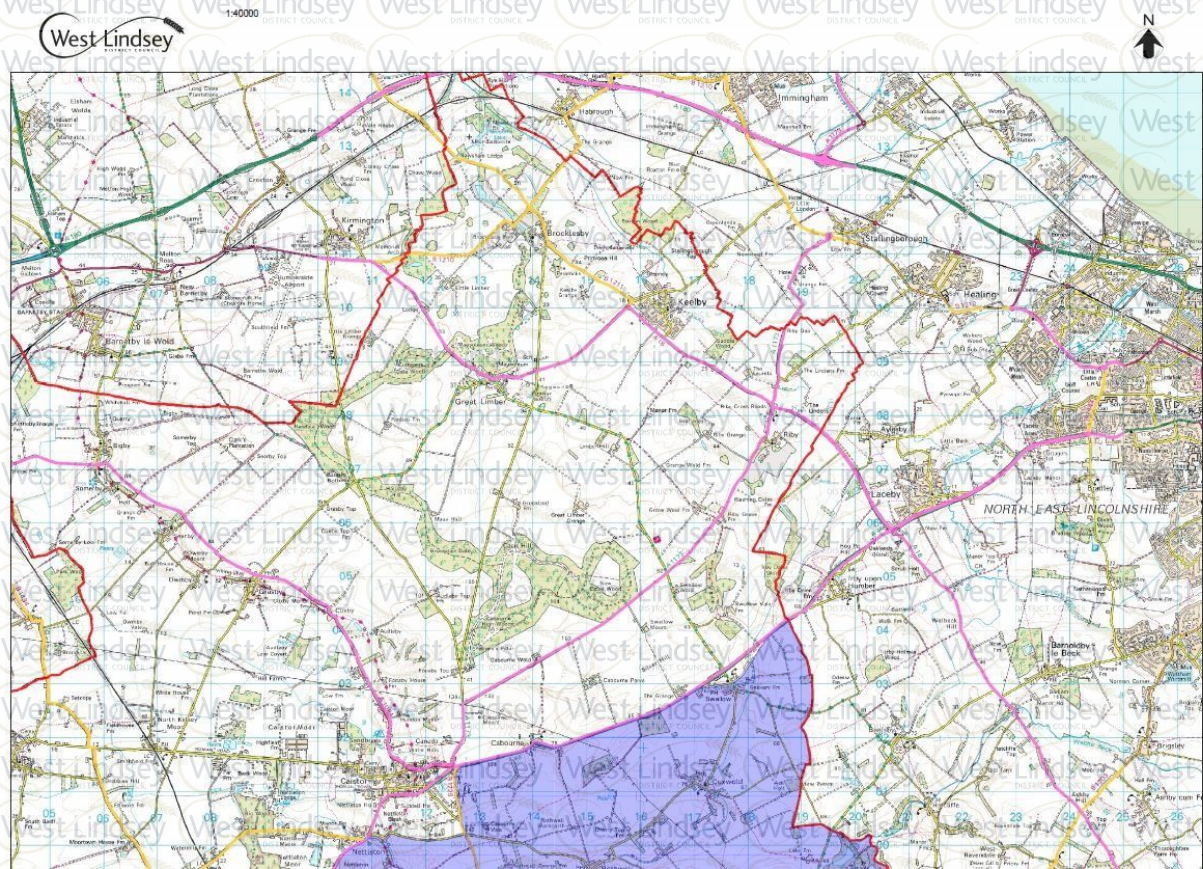
Open Spaces

- 14.2 All green spaces in Great Limber including the parks, ponds, children's play area, woodland, front gardens, private, publicly accessible spaces and registered parks and gardens contribute towards the character of the village providing resources of nature conservation, recreation and community value. The community appreciate these spaces and are seeking to ensure that they are protected and enhanced for future generations. Proposal Map 6 shows the important open spaces in public and private ownership within Great Limber.
- 14.3 Great Limber has a number of important Environmental assets that need protecting and preserving these includes a Local Wildlife Sites (LWS) as shown on Proposal Map 7 the LWS is also part of the Register Park and Garden on the Brocklesby Estate. The NDP recognises the significance of the LWS and the vast areas of trees planted throughout the Parish. These areas provide a nature and biodiversity haven for many species along with the social and health benefits they offer to local residents and visitors alike.

Areas of Outstanding Natural Beauty

- 14.4 The Lincolnshire Wolds is a nationally important and cherished landscape. In 1973 the area was designated as an Area of Outstanding Natural Beauty due to its high scenic beauty. In 1949 it was decided that unspoilt areas of the countryside should be protected for future generations as Areas of Outstanding Natural Beauty (AONBs). The AONB runs up to the boundary of Great Limber but the Parish itself is not within it. Proposal map 5 shows the location of the AONB in relation to the Parish.

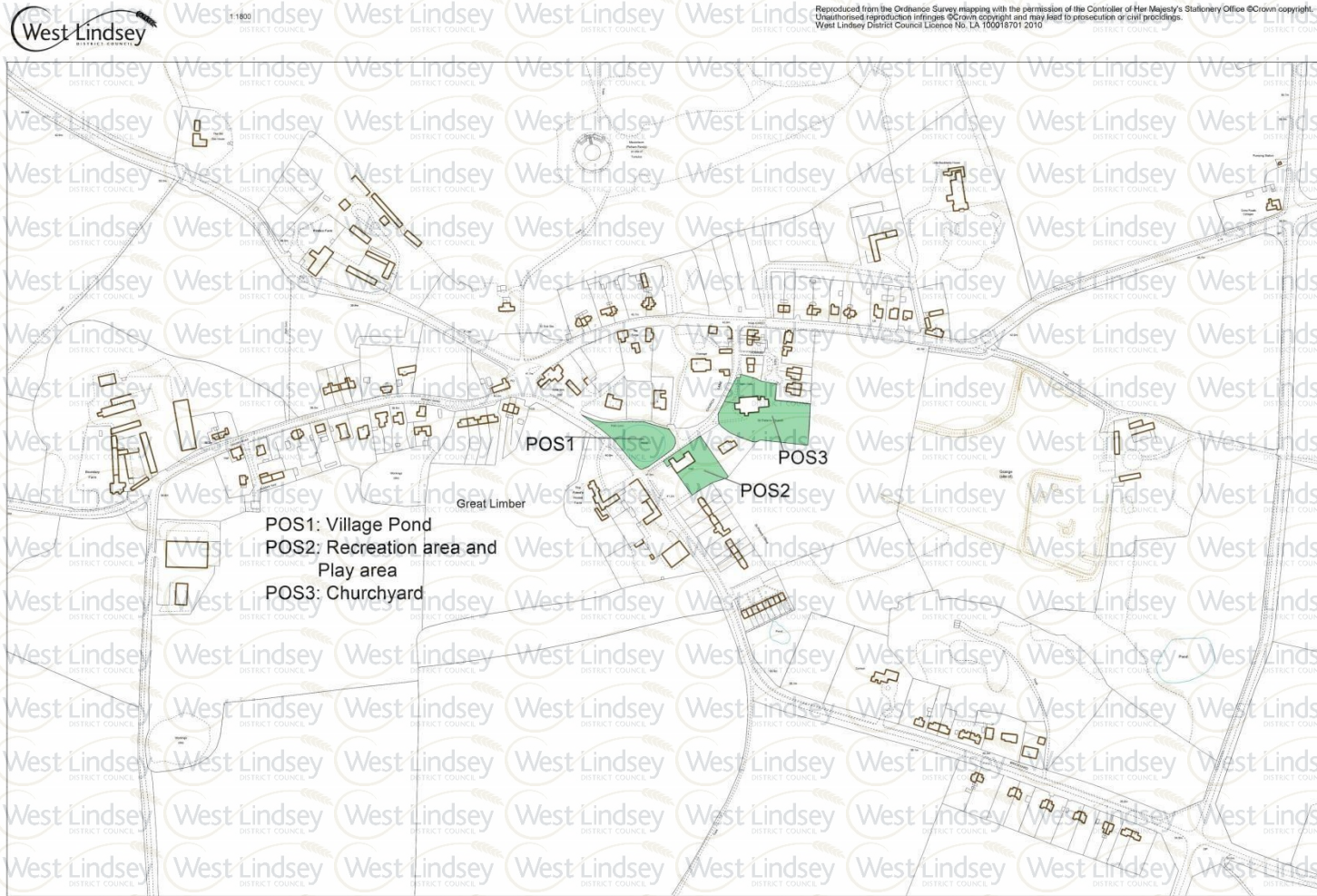
Proposal Map 5: AONB in relation to Great Limber Parish



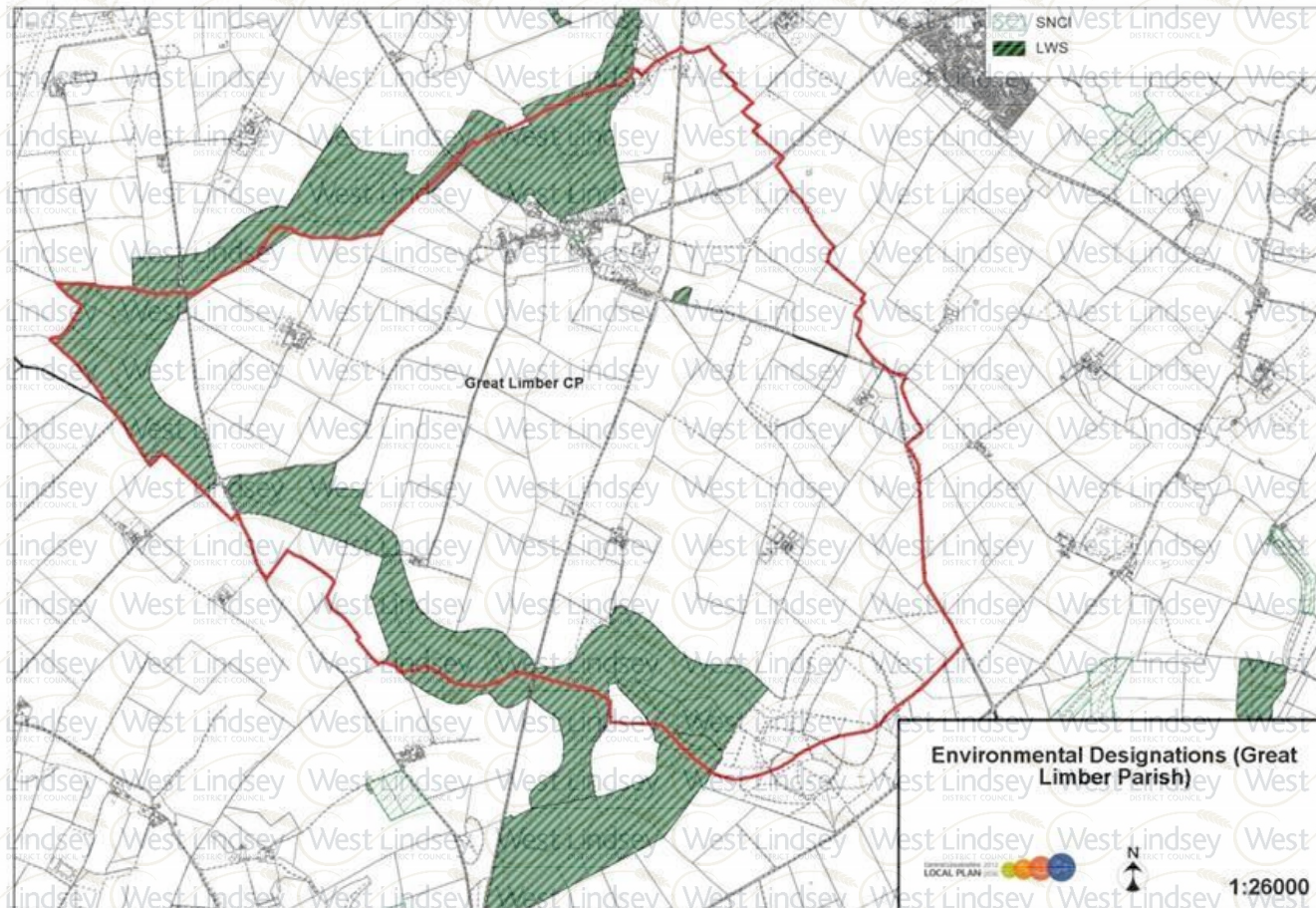
Policy Intention

14.5 The intention of this policy is to ensure that any new developments in the Parish protects and enhances the much valued public open spaces but also ensure the protection of the surrounding countryside and landscape.

Proposal Map 6: Open spaces in Great Limber



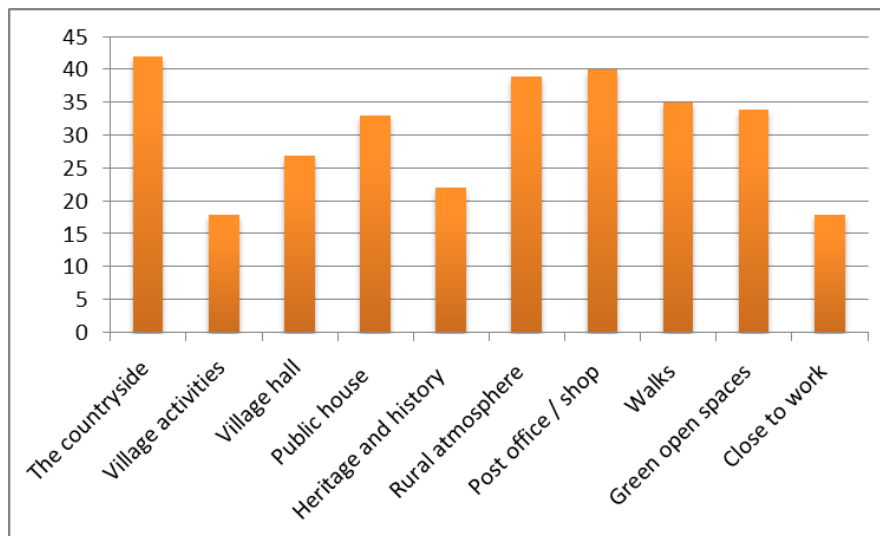
Proposal Map 7: Environmental Assets in Great Limber



Consultation

14.6 When local residents were asked about what they liked about living in Great Limber they commented in the access to the countryside, the community facilities and the rural atmosphere of the area. Graph 1 shows the results of the consultation.

Graph 11: What Do you Like about Living in Great Limber?



Policy 7: Environment

- 1) Subject to meeting the requirements of other policies in this Plan proposals for new development will be supported where they demonstrate that they will not impact unacceptably on the landscape character and setting of the neighbourhood area and where they comply with the following criteria:
 - a) sensitively designed boundary treatments in accordance with the surrounding properties or area;
 - b) an outline of the measures to be taken to protect any mature trees and hedgerows during construction and their replacement if removed and;
 - c) consideration of both the near and distant views to and from the development;
- 2) All such proposals should demonstrate how they have taken account of the specific importance of the registered park and garden, the setting of the Lincolnshire Wolds Area of Outstanding Natural Beauty and the designated wildlife sites as identified on proposal maps 4, 5 and 7 insofar as these designations are relevant to the proposal concerned.

Policy 8: Protection of Public Open Green Spaces

Development that results in the loss of any green spaces, as identified on proposal map 6, or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value will only be supported where either of the two following criteria apply:

- the local community would gain equivalent benefit from an alternative open green space provided as part of the proposed development; or
- the economic, social or environmental benefits of the proposals outweighed the loss of the open green space concerned.

15 Monitoring & Implementation

- 15.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Whilst West Lindsey District Council will be responsible for development management, Great Limber Parish Council will use the Neighbourhood Plan to frame its representations on any future planning applications submitted in the Parish.
- 15.2 The use of section 106 agreements, CIL and other planning conditions required by West Lindsey District Council will be expected to assist in delivering the objectives of this Plan. The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available. The funding will be used to deliver the community projects identified in Appendix A.
- 15.3 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives. The District Council and the Parish Council will actively monitor the delivery of new housing in the neighbourhood area to ensure that the ambitions of policies LP2 and LP4 of the Central Lincolnshire Local Plan are achieved.
- 15.4 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed accordingly.
- 15.5 Any amendments to the Plan will only be made following consultation with West Lindsey District Council, local residents and other statutory stakeholders as required by legislation.

16 Appendix A: Community Aspirations

Transport

1. To reduce the speed limit on the A18 and improve the quality of the roads and drainage along the roads.

Pond

2. To totally renovate and upgrade the pond area in the heart of the village.

Pathways & verges

3. The pathways and verges need to be regularly maintained and the roadways swept on a regular basis.

Church & Village Hall Committee

4. Continue to support the Church Committee and the Village Hall committee.

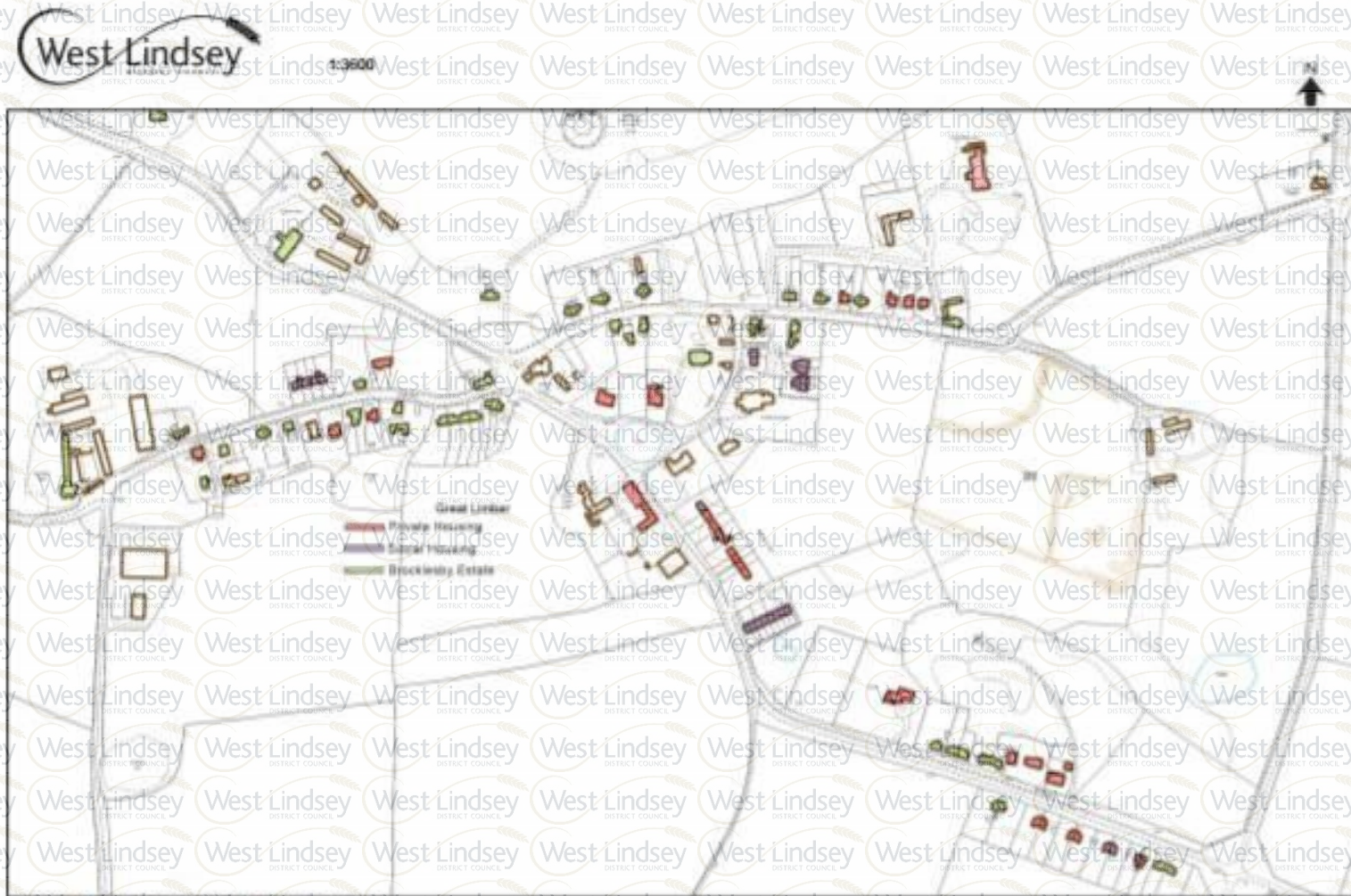
Village Bulk Buying Scheme

5. Investigate the potential of a village bulk buying scheme for oil and potentially electricity.

Village Website

6. To develop a village website for the Parish Council and the community groups within the village.

17 Appendix B: Housing Land Ownership Map



18 Appendix C: Listed Buildings Schedule

<i>Buildings Name</i>	<i>Grade</i>	<i>Description</i>
PIMLICO FARMHOUSE, BRIGG ROAD	Grade: II	Late C18 House, with early C19 additions. Brick with slate roof.
MAUSOLEUM, WALL AND SCREEN	Grade: I	Brocklesby Park 1792 Mausoleum, wall and screen with copper dome, cast iron railings. The circular mausoleum stands on a low mound (traditionally a Roman burial place) and is surrounded by a low wall with railings.
LODGE GATE PIERS AND SCREEN	Grade II	Lodge gate piers and screen late C18, ashlar and cast iron.
METHODIST CHAPEL	GRADE II	Methodist Chapel. 1892. Brick with ashlar dressings and slate roof
NEW INN	GRADE II	Public house, 1840. Yellow brick with ashlar dressings, hipped slate roofs, with 4 wall stacks.
COTTAGE AT THE VICARAGE, HIGH STREET	GRADE II	Cottage, C18 with mid C19 alterations and additions. Painted brick with pantile roof and brick gable stacks.
LIMBER HILL FARMHOUSE	GRADE II	Farmhouse, late C18 with mid C19 alterations. Stucco, hipped slate roof, 4 brick ridge stacks.

GREAT LIMBER LODGE	GRADE II	Lodge, 1789, yellow brick with ashlar dressings, hipped slate roof with lead dressings.
HUNTERS MOON	GRADE II	House, early C19, brick with hipped slate roof and central stack.
BARN AT THE VICARAGE	GRADE II	Hay barn, early C19, brick with slate roof and brick coped gables with kneelers, timber posts on open side.
GARDEN WALL AND GATEWAY AT THE VICARAGE	GRADE II	Garden wall and gateway, early C19, yellow brick. Gateway flanked by single square brick pillars with moulded cornices and pyramidal copings.
THE OLD PRIESTS HOUSE, THE SQUARE	GRADE II	House, formerly priest's house, C17 with C18, C19 and C20 alterations. Colour washed brick and thatched roof.
BOUNDARY FARMHOUSE	GRADE II	House, 1773, with C19 alterations. Brick with ashlar dressings, black glazed pantile roof, 2 brick gable stacks, brick coped and tumbled gables.
TOWN END HOUSE	GRADE II	House, late C18, brick with ashlar dressings, slate roof with raised coped gables with kneelers.
Great Limber School and School House	GRADE II	Former Primary School and house, 1849, extended 1895. Yellow brick with ashlar and terracotta dressings and slate roof.

CHURCH OF SAINT PETER	GRADE I	Parish Church, C12, C13, C14, C16 and various C19 alterations and additions, including a restoration of 1875.
VICARAGE	GRADE II	Vicarage, 1829. Yellow brick with stucco dressings, hipped slate roof and 2 wall stacks
2, HIGH STREET ADJOINING COTTAGE	GRADE II	2 cottages, c,1850, C20 alterations. Yellow brick with ashlar dressings, slate roofs having raised stone coped gables with kneelers, 3 brick ridge stacks.
K6 TELEPHONE KIOSK, HIGH STREET	GRADE II	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott.
Camera of the Knights Hospitallers, medieval settlement and cultivation remains, post-medieval house and gardens	ARCHEOLOGICAL AREA	The remains of the camera of the Knights Hospitallers, the settlement remains, survive as a continuous series of substantial earthworks and buried deposits.