

OSGODBY NEIGHBOURHOOD DEVELOPMENT PLAN:

Capacity Study: An Assessment of the Parish's Growth Potential

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1. Introduction

The evidence collected through community consultation suggests that the level of housing growth to be supported over the period of the Neighbourhood Development Plan should be no more than 10% of the current number of dwellings in the Osgodby Parish: this means 25 new dwellings in the next 20 years. This study aims to assess the potential to accommodate such growth in the Parish according to the policy principles of Central Lincolnshire Local Plan (CLLP), and give a general indication of where such growth could be located.

The study focuses on suitability of sites according to the policy context; no account has been given to site availability or landowners intent to develop their sites. The opportunities identified are, in effect, only theoretical: however, the study helps identifying which sites (and approximately how many dwellings) would be acceptable according to the current policy principles of the CLLP, and thus to understand the growth scenario resulting from a criteria-based residential development policy.

2. Policy Context

Policy LP2, LP4 and LP55 of the adopted Central Lincolnshire Local Plan sets the principles regulating location of residential development in parishes such as Osgodby.

More specifically, Policy "LP2: The Spatial Strategy and Settlement Hierarchy" defines Osgodby and Kirkby as Small Villages (category 6), anticipating only small-scale development in these locations and suggesting that residential developments will normally be limited to 4 dwellings; it also defines which area outside the main settlements should be considered Hamlets and Countryside. Policy "LP4: Growth in Villages" sets out the overall level of housing growth for "medium" and "small" villages, and introduces a sequential approach to prioritise sites. Policy "LP55: Development in Hamlets and the Countryside" sets specific conditions under which development outside main settlements will be considerate acceptable.

3. Methodology

3.1. Identification of the developed footprint of Small Village

The first stage of this study is to assess area of the Parish which are either small villages, hamlets and open countryside: the Central Lincolnshire Local Plan clarifies in fact that these definitions do not apply to the whole of the parish. It should also be noted that the Local Plan (and associated Policies Map) does not define 'settlement boundaries' around any settlements in Central Lincolnshire, and instead relies on the policy principles to determine appropriate locations for development. As such, we concluded that small villages, hamlets

and countrysides should have soft edges, and they will gradually turn one into the other rather than be separated by an arbitrarily-drawn line.

Small villages are easily identified, since they are listed in policy LP2: small villages are identified according to their developed footprint, which is defined as followed:

“the term ‘developed footprint’ of a settlement is defined as the continuous built form of the settlement and excludes:

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

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

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

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

Settlements that are not listed as small villages (or in any of the higher categories) may still be considered hamlets. A hamlet **is defined as a settlement with dwellings clearly clustered together to form a single developed footprint. Such a hamlet must have a dwelling base of at least 15 units.**

Finally, any other area of the Parish outside the development footprint of small villages and hamlets is considered countryside.

For the sake of this analysis, the contour of the curtilages around each building in the settlement or in close proximity to it has been drawn in GIS software. In case of buildings at the edge of the settlement where the building curtilage stretched into the countryside, a new boundary has been drawn excluding such parts (i.e. gardens, paddocks and undeveloped land more related to the surrounding countryside). The contour of agricultural buildings and related land, as well as outdoor sport facilities and open space, has not been drawn.

Using a GIS based analysis, the area inside each building curtilage has been populated by a number of density points, organised in regular grid fashion. A density heat-map of such points has been later created.

The map shows in darker colour (hotter) areas where the points are denser, in other word where buildings and their curtilage are adjacent or in close proximity one to the other. The uninterrupted line or cluster of darker areas represents the continuous built up form, separating individuals buildings or groups of building from the developed footprint. It also

shows the density of separate groups of building, which could constitute an hamlet (provided that more than 15 dwellings are clustered together).

Light-coloured areas (cold) on the map represents the edge of the development footprint: the more distant a site it is from the denser areas of the map, the lighter it gets. This means that there is no abrupt separation between the 'developed footprint' and area outside of it, but rather a gradual and continuous transition between 'what is settlement' and 'what is countryside'; this approach avoids arbitrary classifications and it better represents the reality of human-nature environments. It also allow a gradual interpretation of what is land within the curtilage of the building that relates more to the surrounding countryside than to the built up area of the settlement. It should be noted that the approach does not properly 'excludes' open space or sporting and recreation facilities: a degree of sensitivity must be thus applied to these sites when considering areas for potential development.

3.2. Identification of Site for potential development: Small Village

The second stage of this study is to identify potential areas for the development of the 20 dwellings required by the Central Lincolnshire Local Plan in the next 20 years. LP2, LP4 and LP55 define the criteria for appropriate typologies and locations of development.

In particular, proposal for development in Small Village should not include more than 4 dwellings, and should be located in an **appropriate location**, meaning that the site, if developed, would:

- retain the core shape and form of the settlement;
- not significantly harm the settlement's character and appearance; and
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.

We designed an Osgodby-specific definition of appropriate location based on the above principles and combining the information gathered from previous community events, the draft Design Character Assessment and Local Green Space study, the Site Assessment and the density heath-map produces in phase I.

We concluded that Osgodby's core shape and form is the result of a ribbon development around both sides of the Main Street, Washdyke Lane, and Mill Lane (even though mostly the eastern side of the latter). Most houses in the village thus have their frontage directly facing one of these three streets, with their backyard bordering with agricultural land: this configuration makes backyard development rare. Appropriate location should thus being defined as any site where development follows the layout of or it is in close proximity to of the above mentioned roads on both sides (except on the southern part of Mill Lane, where only east side development is considered appropriate). In this definition of appropriate location, preference should be give to those development where dwellings' frontages or

front yards directly faces the street. Development on the back of existing development will be still considerate appropriate location when it does not distance itself too much from one of the three streets.

We performed a similar work for Kirkby, reaching similar conclusions. Kirkby's core shape and form is the result of a ribbon development on both sides of the main street, and on the west side of Osgodby Road. Almost all development fronts one of these streets, and we have identified no case of backyard development. Appropriate location should thus been defined as any site where development follows the layout of or it is in close proximity to of the above mentioned roads on both sides (except on Osgodby Road, where only east side development is considered appropriate). In this definition of appropriate location, preference should be give to those developments where dwellings' frontages or front yards directly faces the street.

In order to select the best sites among those considered appropriate, LP4 provides a sequential test to be applied, with priority given as follows:

1. Suitable Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement;
2. Brownfield sites at the edge of a settlement, in appropriate locations
3. Greenfield sites at the edge of a settlement, in appropriate locations

Infill is defined in LP2 as within the developed footprint of the village and within an otherwise continuous built up frontage of dwellings. Again, the density map is an useful tool to apply the sequential test: infill area are in fact naturally darker than area at the edge, because they are part of or are closely surrounded by built up areas (i.e. denser). Brownfield is defined as any previously developed land: for the sake of our analysis, we included all redundant sites infill and at the edge of the settlement.

As part of our methodology, we developed a taylor-made sequential test: we gave higher priority to brownfield site infilled (i.e. on the 'hottest' areas of the density map), moving down to infill greenfield sites, brownfield sites at the edge (the transitioning areas between hot and cold spots of the map) and finally greenfield sites at the edge. Following our definition of appropriate location, only sites on the three main street or in short distance to them have be included: however, sites in preferred locations are ranked higher than sites on the back of existing development, to represent their contribution in retaining the core shape of the development.

3.3. Identification of Sites for potential development: Hamlets

Policy LP2 supports in principles the development of single dwelling infill developments (i.e. within the developed footprint of the village and within an otherwise continuous built up frontage of dwellings) in appropriate locations.

The only small settlement in Osgodby Parish that meets the number of dwellings necessary to be classified as an Hamlet is Usselby, (approximately 15 dwellings around St Margaret Church). These dwellings, however, are very scattered around the village, and we believe it is not possible to identify in the settlement a proper continuous built up form, and thus set a "development footprint". Since a Hamlet should have "dwellings clearly clustered together to form a single developed footprint", we conclude that Usselby should be considered open countryside following the CLLP's definition.

Kingerby is not composed of 15 dwellings clustered together, thus not qualifying as a Hamlet either. The settlement should be considered open countryside following the CLLP's definition.

3.4. Identification of Sites for potential development: Countryside

Development in the countryside is normally restricted, except in cases where it is

- demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;
- renewable energy generation;
- minerals or waste development in accordance with separate Minerals and Waste Local Development Documents; and
- proposals falling under policy LP55

Regarding renewable energy generation and mineral and waste, no such development is envisaged in Osgodby Parish in the future 20 years and thus it has not been analysed in this document.

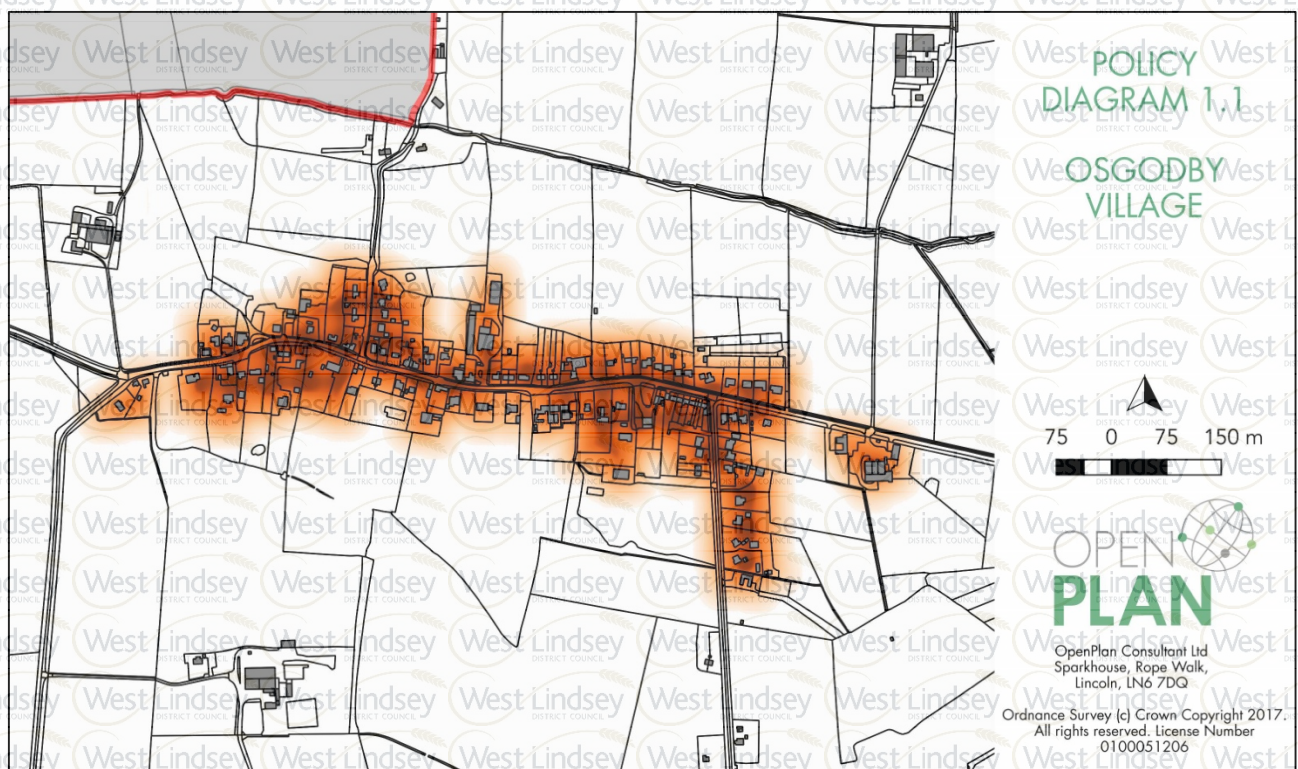
Criteria for the erection of new dwellings in the countryside are connected with demonstrating how the dwelling is necessary to support rural operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services: no such need has been identified as part of the production of the plan to date, so this study will not consider sites in the countryside.

The criteria for the re-use and conversion of non-residential buildings for residential use, and replacement of an existing dwelling are connected with physical conditions and current use of dwellings, rather than development location. Feasibility of such site in the countryside will not be considered as part of this study, and applications will be evaluated in their own merits.

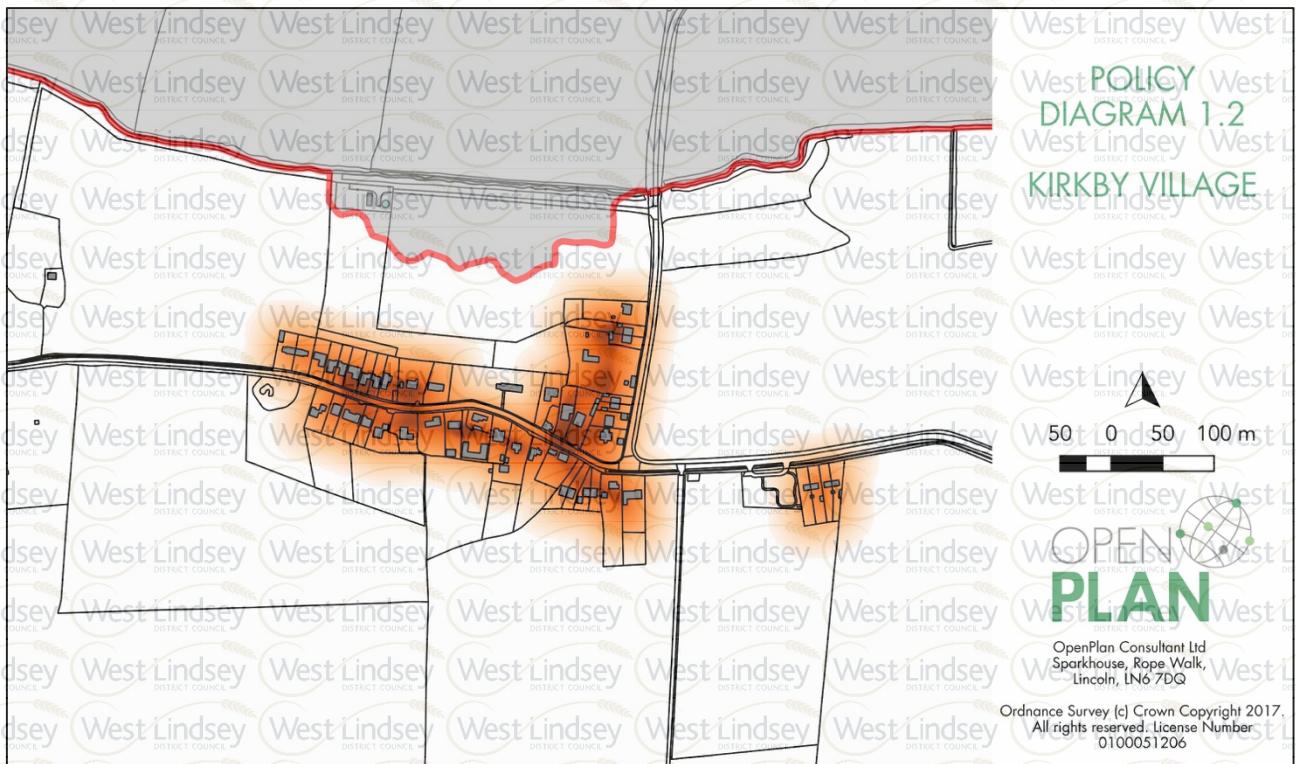
4. Results

According to the list of LP2, Osgodby and Kirkby are classified as Small Village. The diagrams below show the development footprint generate through the density heat-map approach:

As it has been mentioned in the methodology, the Policy Diagram 1.1 clearly shows that the core shape of Osgodby takes the form of a ribbon development around Main Street, Washdyke Lane, and Mill Lane. Part of the development footprint drifting away from the street frontage can be identified around to the junction between Main Street and Washdyke Lane, and between Main Street and Mill Lane, where the Village Hall is located.

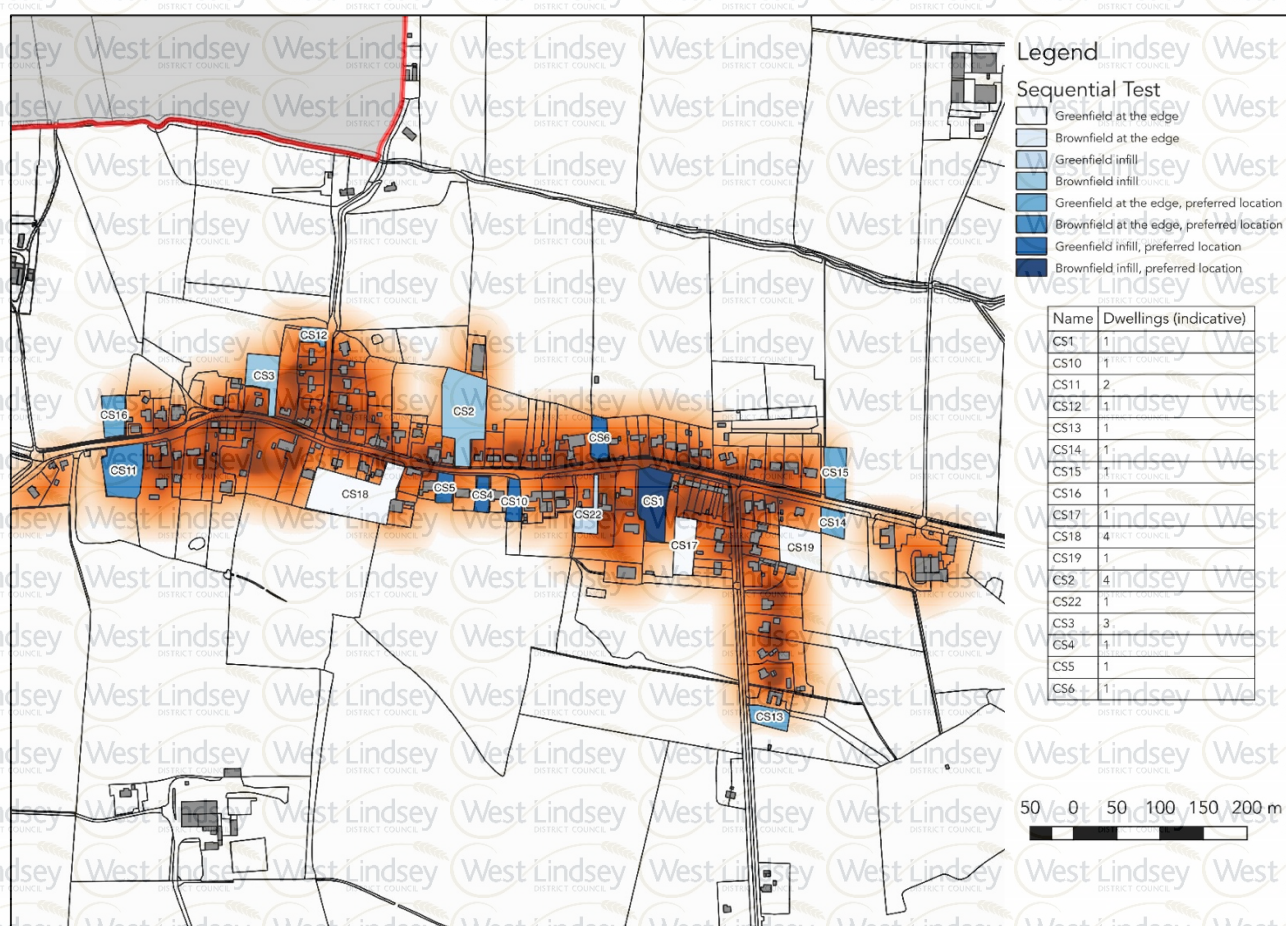


Regarding Kirkby development footprint, the Hamlets takes again the form of ribbon development around the main street, and stretches north following one side of Osgodby Road.

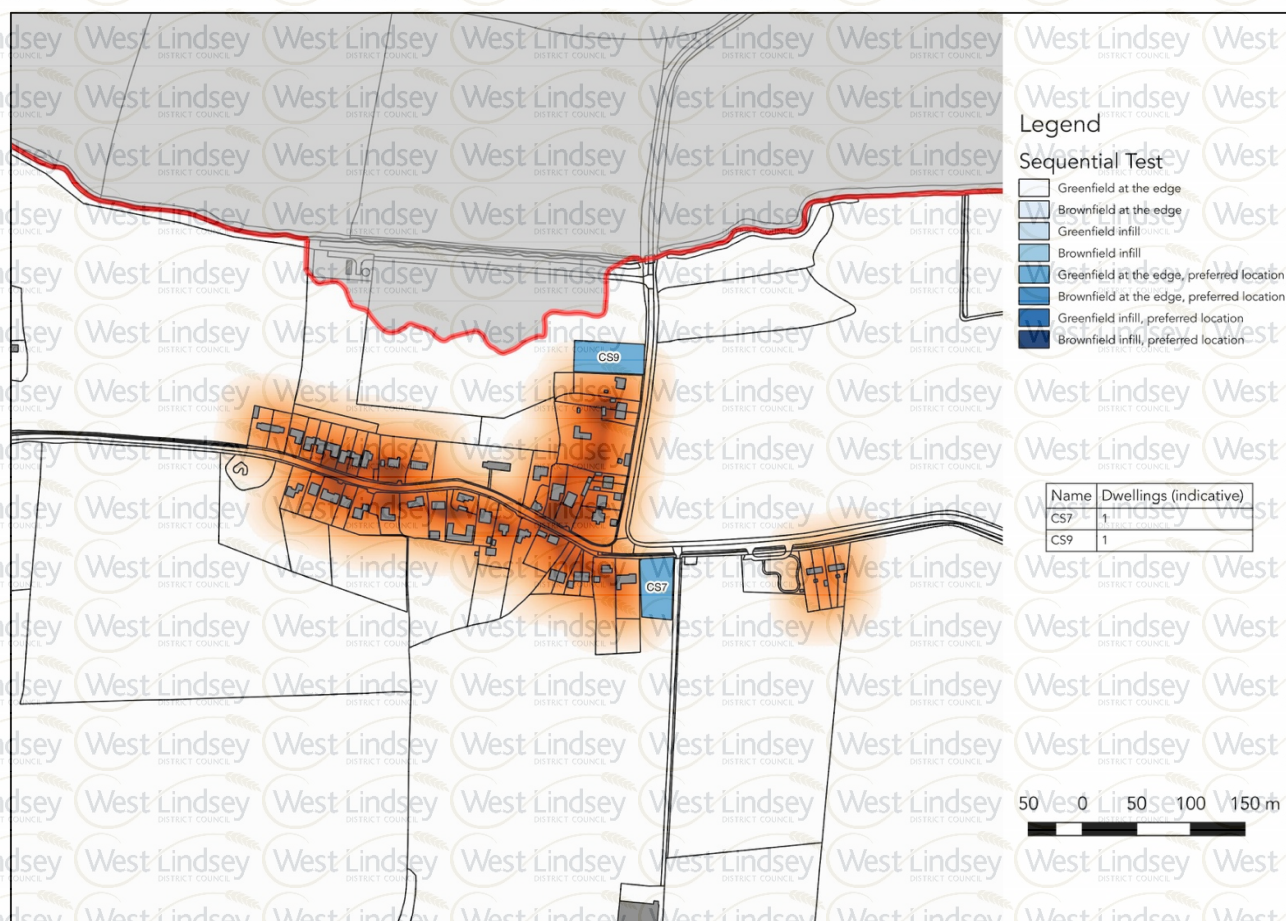


In term of sites, a number of potential plots has been identified and prioritised according to the methodology. It should be noticed that the sites has been identified according solely to their location and typology: no account has been given to the ownership or actual availability or achievability of these sites, and there is no expectation that the landowners will put them forward for development in the future. In total, sites for over 25 new dwellings have been identified, ranked according to the sequential test and their location (sites in a preferred location are marked as 'preferred' in the legend). The vast majority of sites are small in size, capable of hosting only 1 dwelling: this is believed to be in line with the settlement character.

If all these sites are available, it would be possible to deliver all the 25 required new dwellings without the need of developing greenfield sites at the edge of the development footprint and on the backyard of existing dwellings (i.e. site CS17, CS18 and CS19). However, these sites have still been included to account for the possibility that some of the most preferred site may never come forward.



Regarding Kirkby development, no site has been identified as infill, while it was possible to identify two greenfield sites at the edge of the development footprint facing the main street or Osgodby Street (thus in preferred location), enough to deliver 2 single additional dwellings.



5. Conclusion

This study concluded that Osgodby alone can meet the requirement for 25 dwellings within or at the edge of the existing development footprint, mostly in the form of small development for one dwelling, avoiding development at the back of existing houses and at the same time redeveloping redundant brownfield land in the village.

This excludes the need to develop sites in the surrounding countryside or in hamlets; even though development in Kirkby would not be necessary to deliver the minimum of 25 additional dwellings, the village can accommodate a limited level of development in site at the edge of the development footprint, allowing it to grow to meet local housing need.