

**OSGODBY  
NEIGHBOURHOOD  
DEVELOPMENT  
PLAN  
2017 - 2036**

**Final Plan  
March 2018**

**PREPARED BY OSGODBY  
PARISH COUNCIL**



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# Foreword

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The Localism Act 2011 introduced support for the production of Neighbourhood Development Plans: this is an opportunity for all residents to have an influence in the way their area develops over the plan period. However, it is not possible to begin talking about the Osgodby Neighbourhood Development Plan without first acknowledging the huge debt of gratitude owed to the members of the group who produced the Osgodby Parish Plan, which was published in 2010. It is their vision and sheer hard work which first gave full voice to the concerns and aspirations of our community and it is in that spirit of empowering local residents to shape the future of their parish that this Neighbourhood Development Plan was commissioned. The Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the area grows in a way that is economically, socially and environmentally sustainable.

Funding for the production of this plan has been received from Department of Communities and Local Government (Groundworks) and the Big Lottery (Awards for All) resulting in no cost to residents of the community.

**Heather Muddiman**  
Chairman  
Osgodby NP Steering Group

**Stephen Chester**  
Chairman  
Osgodby Parish Council





# Section 1: The Osgodby Neighbourhood Development Plan

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# 1. What is a Neighbourhood Development Plan?

- 1.1. The Osgodby Parish Neighbourhood Development Plan (the Plan) is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Development Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a Vision of the future of the Parish and sets out how this vision will be realised through planning and development.
- 1.2. This emerging Plan is a new type of planning document, prepared by Osgodby Parish Council on behalf of its residents. It is a legal planning policy document and once it has been 'made' by West Lindsey District Council (WLDC) it must be used by:
  - a) planning officers at West Lindsey District Council in assessing planning applications; and,
  - b) applicants as they prepare planning application for submission to West Lindsey District Council; and,
  - c) Parish Councils in consideration of planning applications in the Parish; and,
  - d) residents and stakeholders in a wider capacity.
- 1.3. To carry this much influence in planning decisions the Plan will be examined by an independent examiner, who will check that it has been prepared in accordance with the 'basic conditions', these are, that the Plan must:
  - a) have regard to national policy and advice; and,
  - b) contribute to the delivery of sustainable development; and,
  - e) be in general conformity with the strategic policies of the development plan; and,

- f) not breach EU obligations and be compatible with them; and,
- g) not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

- 1.4. An independent examiner will test these requirements and, if satisfied, will recommend to the local planning authority West Lindsey District Council (WLDC) that the Neighbourhood Development Plan should be put to a referendum of the Neighbourhood Area electorate.
- 1.5. The Plan has been prepared by the Osgodby Neighbourhood Development Plan Steering Group on behalf of Osgodby Parish Council; the Group is comprised of members of the public as well as some Parish Councillors and has been chaired throughout by a non-councillor. The Plan covers the whole Parish Council area and is intended to cover the period 2017-2036. The Plan area can be seen in the map “Osgodby Neighbourhood Development Plan Area” on the following page.



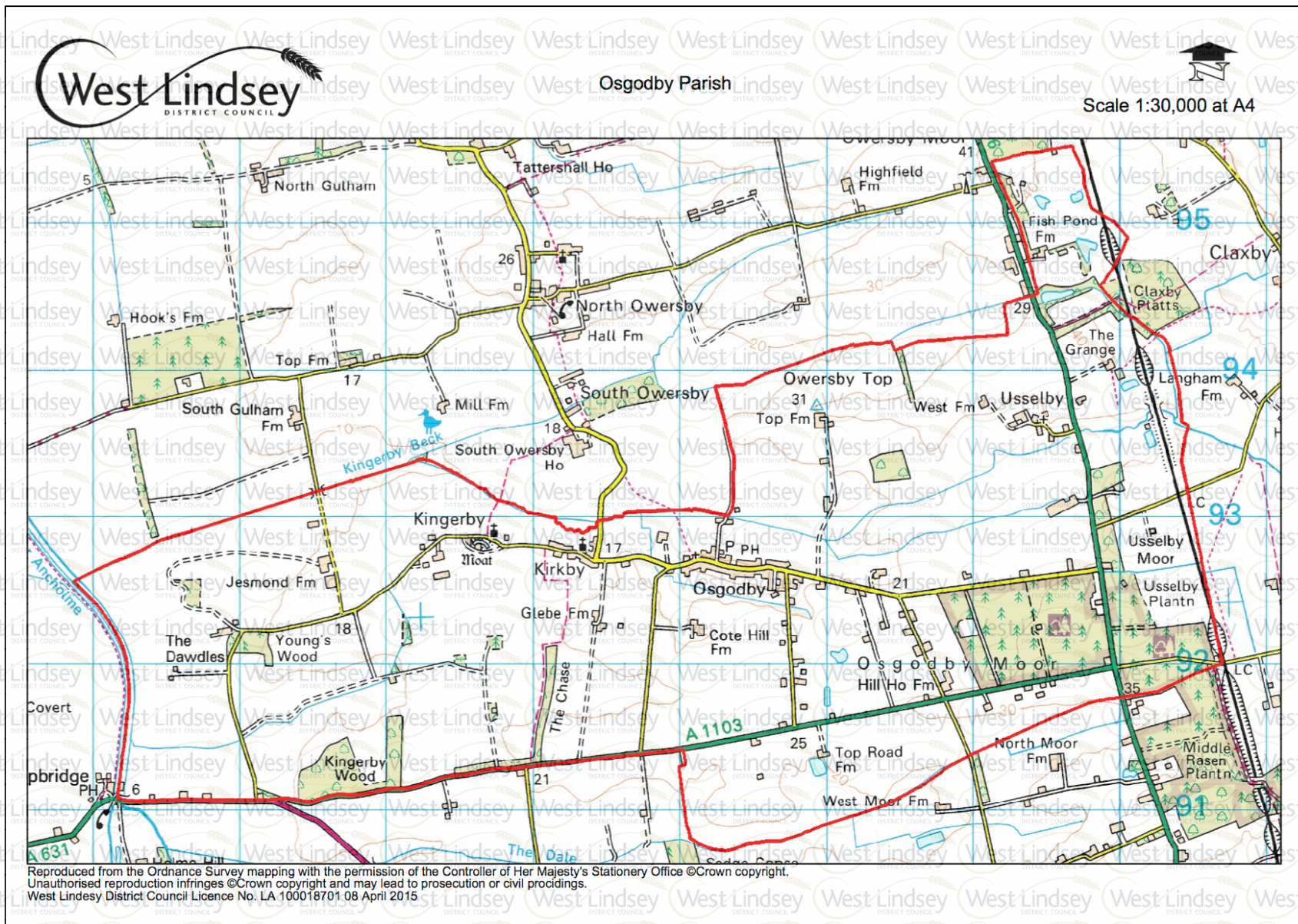


Figure 1: Osgodby Neighbourhood Development Plan Area



## 2. Why Prepare a Neighbourhood Development Plan?

- 2.1. Between 2008 and 2010, the Parish Plan for Osgodby was produced with the aim of keeping alive the character of the parish and ensuring that it will be a place that future generations can enjoy. Whilst it provided a valuable road map for the Parish Council to follow in addressing parishioners' concerns about such issues as housing, employment, protection of the environment, safeguarding and enhancing parish amenities, etc., in the years following its publication, there was growing frustration that the Parish Plan was awarded little weight outside the parish.
- 2.2. The results of questionnaires showed that the history of the past twenty years or so of gradual, low-impact development in the parish was something which many wished to continue and wished to be able to influence. In recent years a number of planning applications have provoked strong and widespread concern amongst local residents and in doing so have highlighted the absence of a coherent approach which would ensure that local context would always receive sufficient consideration. The preparation of a Neighbourhood Development Plan gives the community of the parish the opportunity to deliver key elements of the aspirations which emerged through the Parish Plan and to complement and enhance existing and emerging planning policy through the provision of local context.

## 2. Process Overview

- 2.3. As part of the Plan process, Osgodby Parish Council have been committed in enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Development Plan Steering Group have undertaken a significant level of community consultation at various stages from events, meetings, surveys and drop-in sessions. These are detailed below:

| Date           | Description  |
|----------------|--|
| 2010           |  |
| April          | Osgodby Parish Plan published and adopted by Parish Council – identified planning needs and aspirations of the community   |
| 2014           |  |
| November       | Parish Council resolves to move forward with a NP – call for volunteers to form a steering group published in Parish magazine (copy to every household)  |
| 2015           |  |
| February/March | Training sessions attended by persons interested in forming steering group   |
| April          | Parish Council resolves to initiate a NP for the area contained in the parish boundary   |
| May/June       | Steering group begins to form. Survey delivered to every household in parish – result supports the production of a NP, the need for some development to meet local housing needs and small scale commercial development to bolster the local economy |
| June           | West Lindsey District Council officially designated the whole parish of Osgodby as a neighbourhood area  |
| July           | Parish Council resolves on terms of reference for the steering group   |
| August         | Questionnaire delivered to/collected from every household  |
| September      | Questionnaire results – 33% returned – clear support for limited growth in the parish  |
| November       | Scoping report commissioned  |
| December       | Public drop-in event in Village Hall to update and consult with public   |

|                    |  |
|--------------------|--|
| 2016               |  |
| February           | Draft scoping report received. Design character assessment of parish commenced   |
| March              | Call for site nominations for development delivered to all households and non-resident land-owners   |
| April              | Design Character Appraisal completed   |
| June               | Consultation event in Village Hall – draft map of sites and draft policy intention statements displayed for discussion and comment   |
| September          | Site assessments commenced – each site visited and photographed. Selection of Open Plan as consultants to assist in formulating and drafting NP for Osgodby  |
| October            | Parish Council endorses appointment of Open Plan as consultants.   |
| November-December  | WLDC prepares Site Assessments.  |
| 2017               |  |
| January - February | Writing of NP Policies and of all the other supporting documents, such as the Local Green Space Assessment and the refinement of the Design Character Appraisal.   |
| March              | Community consultation event to discuss different approach to the Residential Development Policy. Community was in favour of applying a criteria-base policy, similar to the approach of the Central Lincolnshire Local Plan, supported by a Capacity Study. |
| June               | Draft Version of the Plan is finalized and its policies are presented to members of the local community at the Summer Fete.  |
| July               | The Steering Group submitted the Draft Version of the Plan for Regulation 14 Consultation.   |
| September          | End of Regulation 14 Consultation. The Steering Group amended the Plan according to the comments collected.  |
| October            | The Steering Group amended the Draft Version into a Submission Version Final Plan and submitted it to WLDC for Regulation 16 Consultation.   |

Figure 2: Consultation Events

2.4. A number of evidence base reports have also been produced in order to support the information required to produce the Neighbourhood Development Plan. These include:

- Sustainability Scoping Report

- Character Assessment
- Green Space Assessment
- Consultation Summary (included in the Consultation Statement)

- 2.5. In June 2017, the Group finalised this Draft Version of the Plan, contacted land-owners of potential Local Green Space sites and informed them of the intention to designate their land, and submitted the Draft Plan to WLDC for a Sustainability Appraisal Screening.
- 2.6. WLDC SA Screening Report comments have been addressed before submitting the Draft Plan for the Regulation 14 Consultation, also known as Pre-Submission Consultation: in this phase, the Draft Plan was made available to a series of Statutory Consultees (e.g. WLDC, Environment Agency, Highways Authority, Historic England etc.) and to all local residents, businesses operating in the Parish, non-resident landowners etc., to collect comments on the Plan's Vision, Objective, policies and supplementary documents (i.e. Local Green Space Assessment and Design Character Assessment). Comments have been collected through an online questionnaire as well as in hard copies. The consultation period lasted from 24<sup>th</sup> July 2017 to 4<sup>th</sup> September 2017.
- 2.7. After the end of the Pre-Submission Consultation period, all comments were analysed and addressed by the Steering Group, which performed the necessary amendments to the Plan. The complete list of all comments, the Steering Group's rationale for amending (or non amending) the Plan in response to each comment, and the amendments are available in the Statement of Consultation prepared by the Steering Group.
- 2.8. The Steering Group finalised this Submission Plan, which has been submitted to WLDC for Regulation 16 Consultation: the Council has a requirement to publish the Plan and consult Statutory Consultees and the community once again for a period of six weeks. The Steering Group submitted the Statement of Consultation and the Basic Condition Statement (detailing how



the Final Plan complies with all policies and principles of the basic conditions, see paragraph 1.3) together with the Final Submission Plan.

- 2.9. WLDC and the Parish Council jointly appoint an Independent Examiner to review the Final Plan. The role of the Examiner is ensuring that the Plan is in accordance with the basic conditions: representations made during Regulation 16 Consultation period are passed to the independent examiner who considers them within the context of the independent examination. The Examiner also reviews the supporting documents to the Neighbourhood Development Plan and the whole process, with particular attention to the way the local community has been engaged, to ensure an adequate level of local participation have been reached and the community's issues and comment have been reflected and addressed in the Plan.
- 2.10. Following the examination, the examiner issues a report to WLDC and the neighbourhood planning body. If the plan meets the basic conditions, the examiner recommends that the plan proceed to the referendum stage. The Examiner can also recommend a series of amendments to the Plan.
- 2.11. The Referendum will be organised by WLDC: the Referendum will be successful if supported by the simple majority of the people voting (there is no quorum). If approved, the Plan will be 'made' by WLDC, becoming a material consideration for all future planning applications.

## Section 2: The Parish of Osgodby,

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### Past and Present



### 3. The Past

- 3.1. The parish of Osgodby lies on the eastern side of the Ancholme valley in the centre of Lincolnshire and is part of an area which has been inhabited since long before the Romans came and displaced the indigenous people, known as the Corieltavi tribe. The Romans built roads and forts, such as the one at Caistor, which were key to their success in conquering the area and establishing it as an important and prosperous farming and trading area.
- 3.2. The departure of the Romans around 410 A.D. opened the area to settlement by Anglo-Saxons who established the Anglian kingdom of Lindsey. Four hundred years later the arrival of Viking raiders stripped much of the wealth of the area before the Danes began to settle here in large numbers. Their influence can still be seen in our local place names – the “-by” suffix meaning a settlement, farm or village.
- 3.3. Following the Norman invasion of 1066, William the Conqueror ordered the cataloguing of the wealth of his new kingdom in the form of the Domesday Book. Both Osgotebi (Osgodby) and Chenebi (Kingerby) are recorded as lands owned by William’s half-brother, Odo, the Bishop of Bayeux and, when required, William’s regent.
- 3.4. The settlements of Kirkby and its smaller neighbour, Osgodby, developed as estate villages mostly owned by a single lord of the manor, with the villagers obligated to him for their work and homes. This feudal system changed little until the Act of Enclosure in 1803 in which villagers lost their right to use common land when it passed into the hands of the principal landowner, Henry Andrews. However, following his death, parcels of land within the parish were sold by his daughter and a boom in building enabled the population of the villages to rise to a total of around 500. This enabled the villages to boast not just the usual blacksmith and wheelwright but also a carpenter, tailor, and butcher; there were also two shops, two public houses, two schools, a brick yard, and a windmill. The coming of the railway to Market Rasen in 1845 began a decline in the fortune of the villages and the population fell from 500 in 1850 to 332 in 1900 and by 1921 it had dropped to 327.
- 3.5. Changes in the administration of local affairs came with the Government Act of 1894 which transferred administrative



responsibility for the parish from the Church to an elected body, funded by local rates. In 1936 the parishes of Kirkby cum Osgodby, Kingerbe, and Usselby were amalgamated to form what is now known as the Parish of Osgodby.

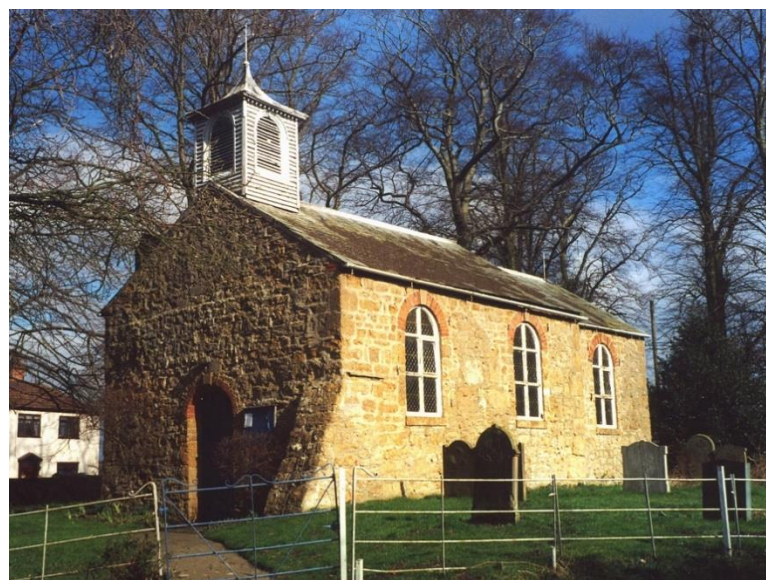
### Old images of Kirkby and Osgodby





## 4. The Present

- 4.1. According to the information of the 2011 Census, the total population of Osgodby Parish is approximately 660, marking an increase of 6% since 2001. Circa 58.2% of the population is over 45, marking an ageing population. This ongoing trend, together with the low representation of young families with children, may threaten the viability of the villages in the Parish and the delivery of services, such as the Osgodby Primary School (which currently has 88 pupils).
- 4.2. According to the 2011 Census, out of 250 dwellings in the whole Parish, 72% were detached houses or bungalows, and 20% semidetached houses. Houses tend to be quite large (3 bedrooms and 4 bedrooms houses are the two most popular typologies) and the overall house price is more expensive than Market Rasen, Tealby and Middle Rasen. The average house price has constantly increased in the last few years: the increasing cost of accommodations may discourage first time buyers and young families, especially considering the shortage of rented accommodation in the Parish.
- 4.3. Most of these large properties are concentrated in the Villages of Osgodby, Kirkby and in the hamlets of Usselby and Kingerby, but there is also a number of individual properties in open countryside. Where clustered together in the villages or in the hamlets, properties tend to form a ribbon development around the main street crossing the settlement.
- 4.4. Osgodby residents tend to report better health than the average resident of West Lindsey District (over 75% reporting Good or Very Good Health) while the percentage of people reporting day-to-day activities limited a lot is only slightly higher than the District comparator.
- 4.5. Most employed residents drive to work, even though almost 13% works from or at home. 6% of households were recorded as having no access to either a car or van. This figure is significantly lower than that of the District, Regionally and Nationally which stand at approximately 15.1%, 22.1% and 25.8% respectively.



Kingerby, Kirkby, Osgodby and Usselby (clockwise)

- 4.6. The Parish contains several Listed Buildings, mostly concentrated in Kingerby, Kirkby, Osgodby and Usselby, as well as the Sware, and English Heritage Scheduled Monument (<https://historicengland.org.uk/listing/the-list/list-entry/1018902>). A complete and up-to-date list and map of Listed Buildings and Scheduled Monuments is available on Historic England online database, the National Heritage List for England (<https://historicengland.org.uk/listing/the-list/map-search>)
- 4.7. There are several sites of high biodiversity and ecosystem value in the Parish, even though the poor network of public rights of way make them difficult to access. Figure 5 and Figure 6 show the following designations, as presented in the Central Lincolnshire Local Plan Interactive Map (<https://www.n-kesteven.gov.uk/central-lincolnshire/policies-map-and-interactive-map/>) and Magic Website (<http://www.natureonthemap.naturalengland.org.uk/home.htm>):
- a) Ancient Woodlands (Magic Website); and,
  - b) Local Wildlife Sites (Greater Lincolnshire Nature Partnership 2014-2015); and,
  - c) Sites of Nature Conservation Interest (Greater Lincolnshire Nature Partnership 2014-2015); and,
  - d) Local Green Spaces (Central Lincolnshire Local Plan, Policy LP23); and,
  - e) Areas of Great Landscape Value (Central Lincolnshire Local Plan, Policy LP17); and,
  - f) Sites of Special Scientific Interest (Magic Website).



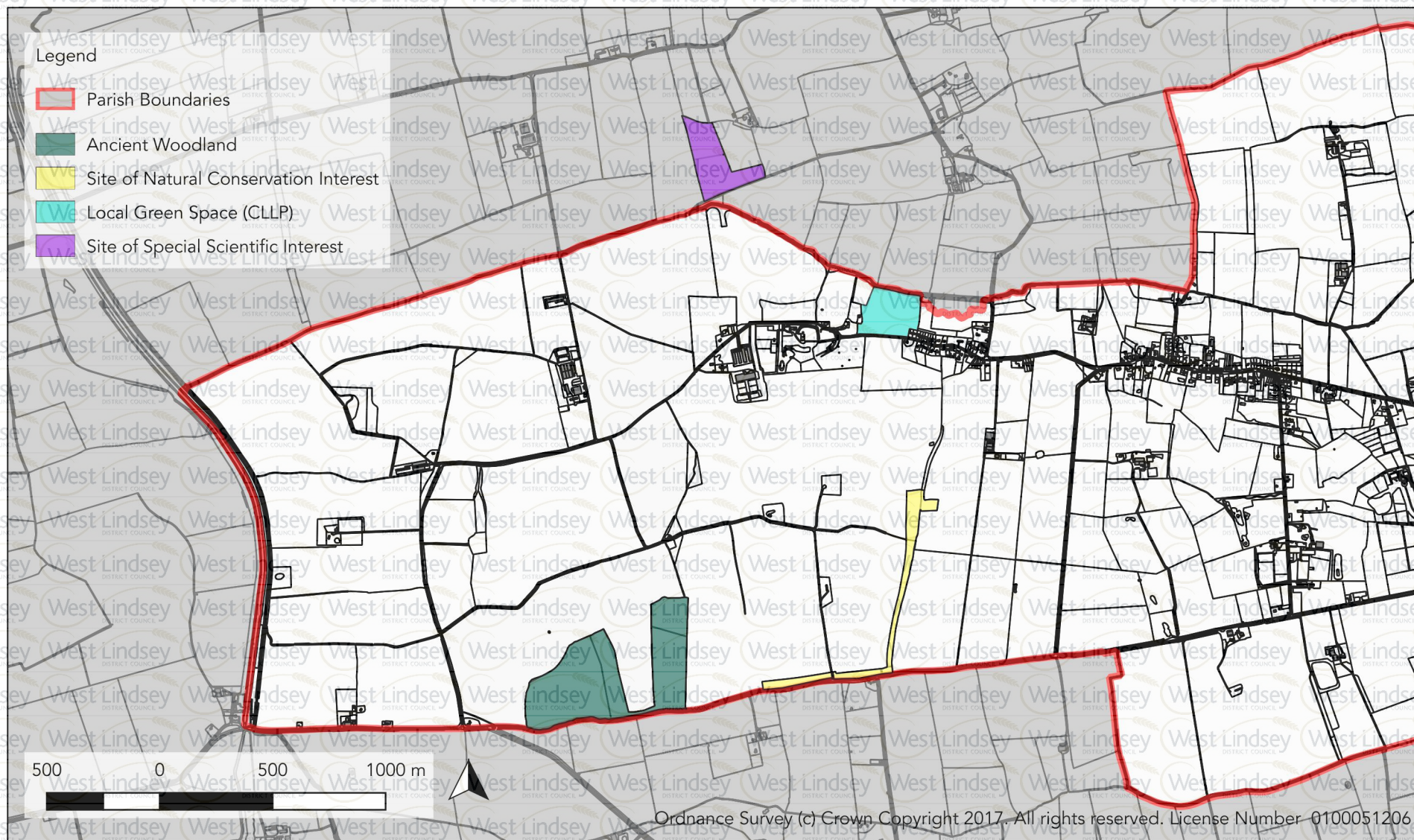


Figure 3: Sites of High Environmental Value Eastern Side of the Parish



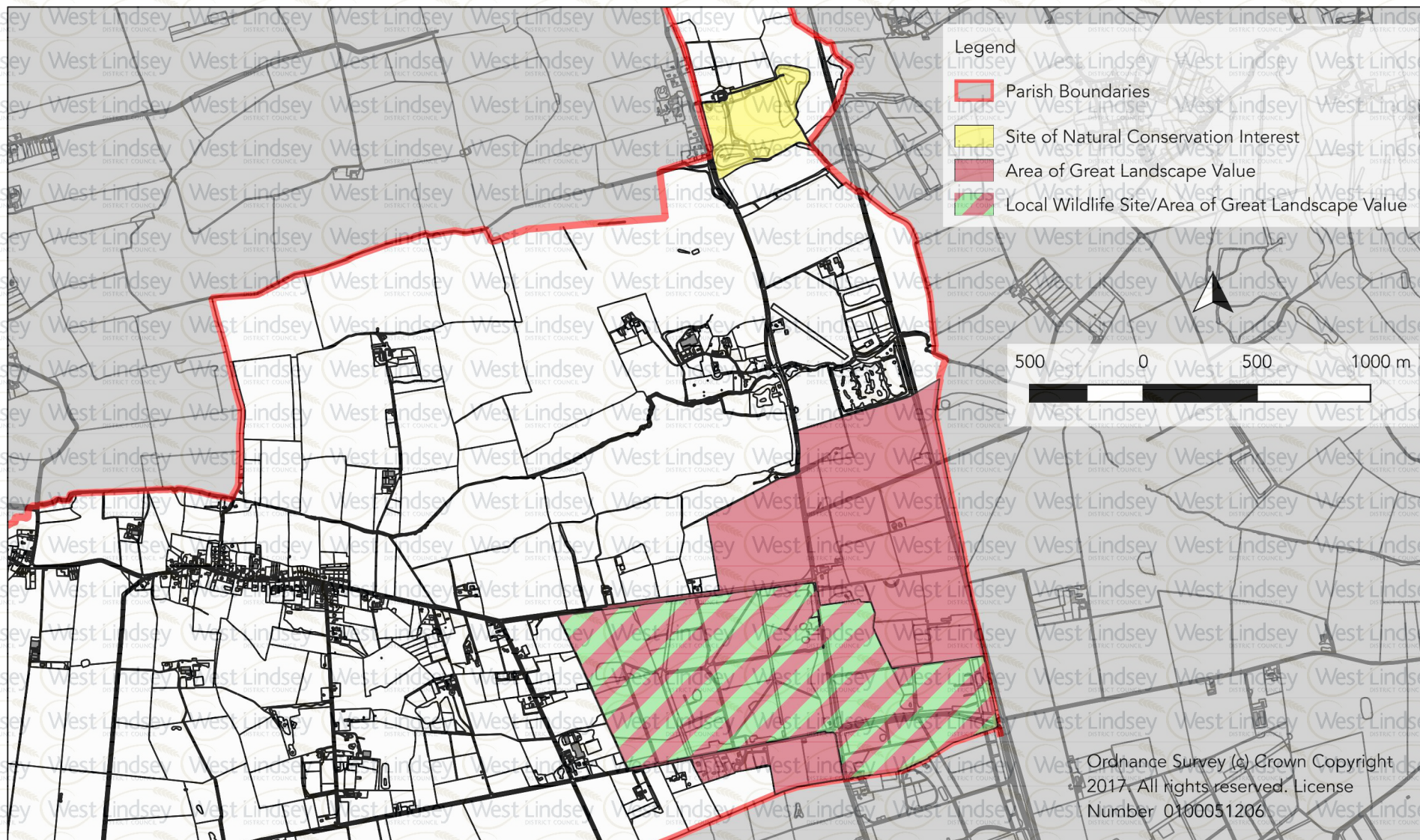


Figure 4: Site of High Environmental Value Western Side of the Parish

- 4.8. The flood zones are prepared by the Environmental Agency and are based on the likelihood of an area flooding, with flood zone 2 areas least likely to flood and flood zone 3 areas more likely to flood. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers in any year, while flood zone 2 within have between 0.1% – 1% chance of flooding. The majority of the Parish lies in Flood Risk Zone 1, and only a small proportion of the Parish is in flood zone 2; however, some parts of the parish are located in flood zone 3 which runs to the North and the West of the Parish. Flood risk data is constantly updated and is available to view on the following website, <https://flood-map-for-planning.service.gov.uk/>.



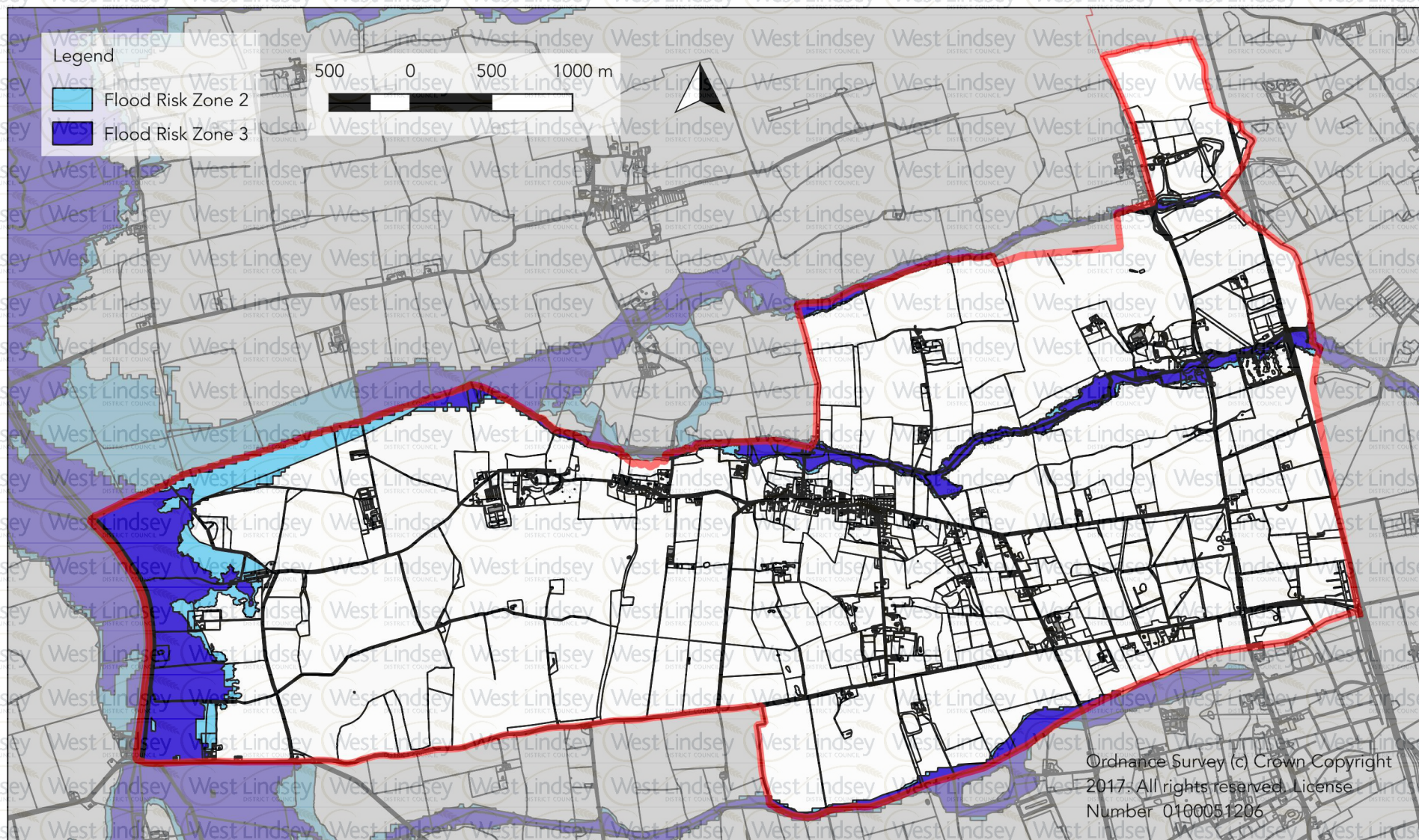


Figure 5: Flood Risk Zones – May 2017

## 5. Key Issues

- 5.1. As part of the process, Osgodby Parish Council has been committed in enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Development Plan Steering Group has undertaken a significant level of community consultation at various stages from events, meetings, surveys and drop-in sessions, as detailed in the previous section.
- 5.2. From these events, the following 'key' issues were consistently raised by the community as areas where the Neighbourhood Development Plan could provide important influence in delivering these socio-economic benefits. The 'key issues' consultation exercise permitted to understand not only the current problems affecting residents, but also the community aspirations for the short and long-term future of Osgodby.

| Key Issue  | Neighbourhood Development Plan Opportunities   |
|--|--|
| The need for small, more affordable homes for the elderly and younger people | Identify and allocate land for future development of around 26 homes. Also identify the preferred mix and type of housing.         |
| Maintain the rural 'feel' of the village                                     | Protect the open green spaces and green infrastructure networks throughout the Parish. New policy for the design of new buildings. |
| Improving the infrastructure provision in the area                           | Support the improvements and creation of new services and facilities within the village.   |
| Retaining community facilities   | Provide a policy that seeks to support the retention of and encourage new facilities to the Parish.                                |
| Enhancing green space, sports provision and footpaths                        | Protect the open green spaces and green infrastructure networks throughout the Parish.   |
| Local design and character of new development                                | Seek to protect our historic buildings and create a policy on the design of new buildings.   |
| Encouraging local businesses to the area                                     | Develop a policy that supports the creation of new business and employment to the area.  |

Figure 6: Key Issues



## Section 3: Our Vision & Objectives

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## 6. Our Vision and Objectives

- 6.1. The Vision is originated from the key issues listed in the preceding section, which arose throughout the consultation process. The Steering Group developed a Vision for the future of the Parish that acts as the main statement of intention of this Plan.

### Vision

In 20 years' time, Osgodby will continue to be a green and pleasant parish made of the distinctively individual settlements of Osgodby, Kirkby, Usselby and Kingerby, set in a rural environment. Additional housing will have provided a suitable range of houses to meet the needs and aspirations of the local community, at a scale and pace of change which residents can readily accommodate. New developments will respect the parish's countryside character and avoid the coalescence of individual settlements. Its green open spaces and public rights of way will have been preserved or enhanced to increase usability and the enjoyment of residents. Employment opportunities and economic development in different sectors, including tourism, will be supported. Local services and amenities, particularly the primary school, will have been maintained and developed to attract and retain a population with a wide range of age groups and occupations, to sustain a vibrant and dynamic community.



- 6.2. The following objectives are based on the Vision and they provide the context for the Neighbourhood Development Plan's Policies (in the next section).

## Objectives

1. To appropriately manage new developments in a way that benefits the wider community and sustainability of the Parish;
2. To identify areas suitable to deliver new housing development within the Parish.
3. To support the creation of appropriate new Employment uses within the Parish, including tourism opportunities.
4. To protect and support the enhancement of our public open spaces and green infrastructure, including our public rights of way and landscape quality.
5. To identify and support the protection of our Heritage Assets.
6. To protect and support the creation of new Community Facilities in the Parish.
7. Support the improvement of Public Transport opportunities



# Section 4: Neighbourhood Development Plan Policies

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Once made by the District Council, the following policies will sit together with those in the Local Plan and be used to determine planning applications submitted in the area. Development proposals will be judged against the whole suite of relevant policies in the Development Plan (i.e. all the relevant policies in the Neighbourhood Development Plan and the Local Plan together).





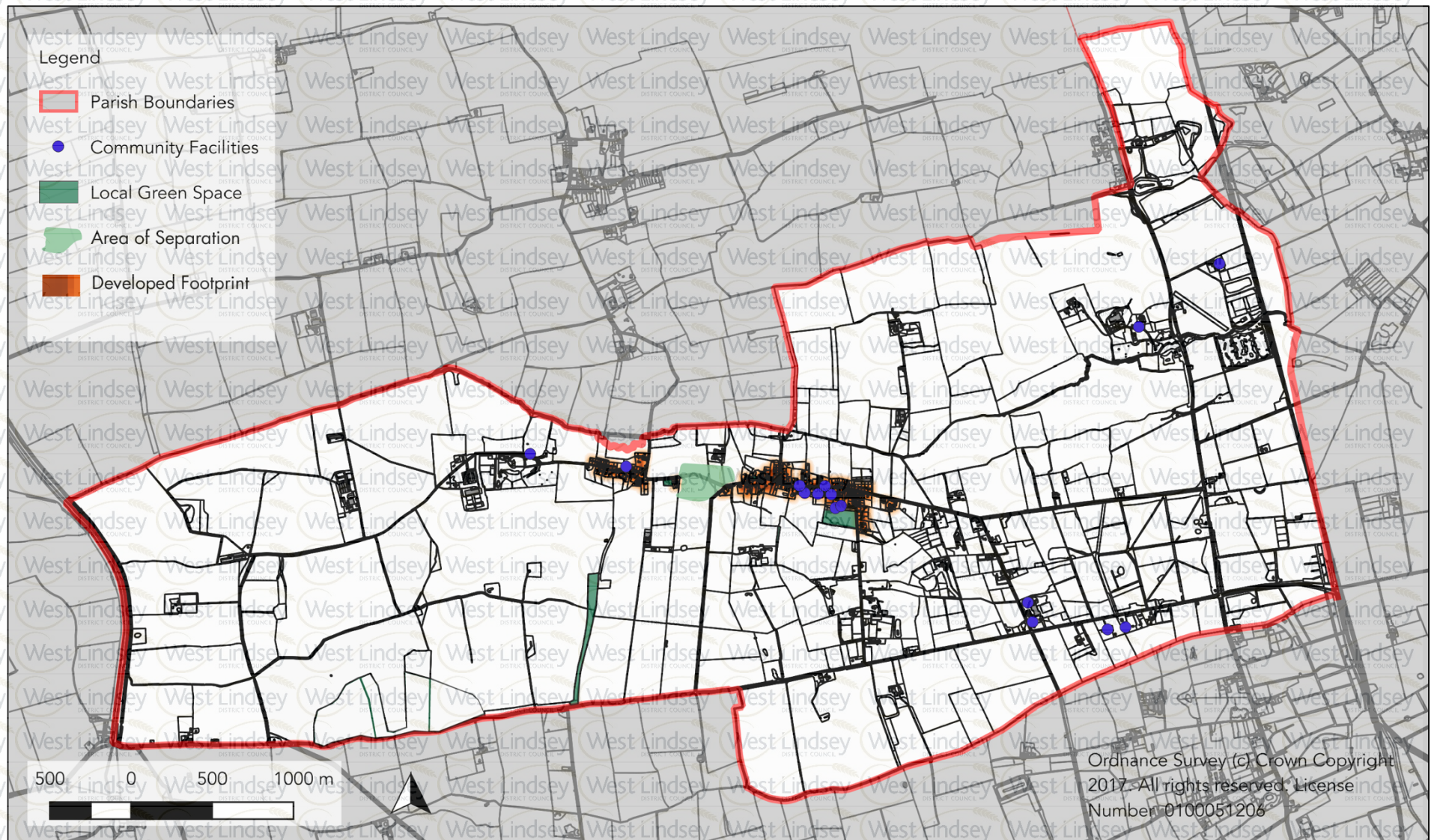


Figure 6: Policy Map; whole Parish



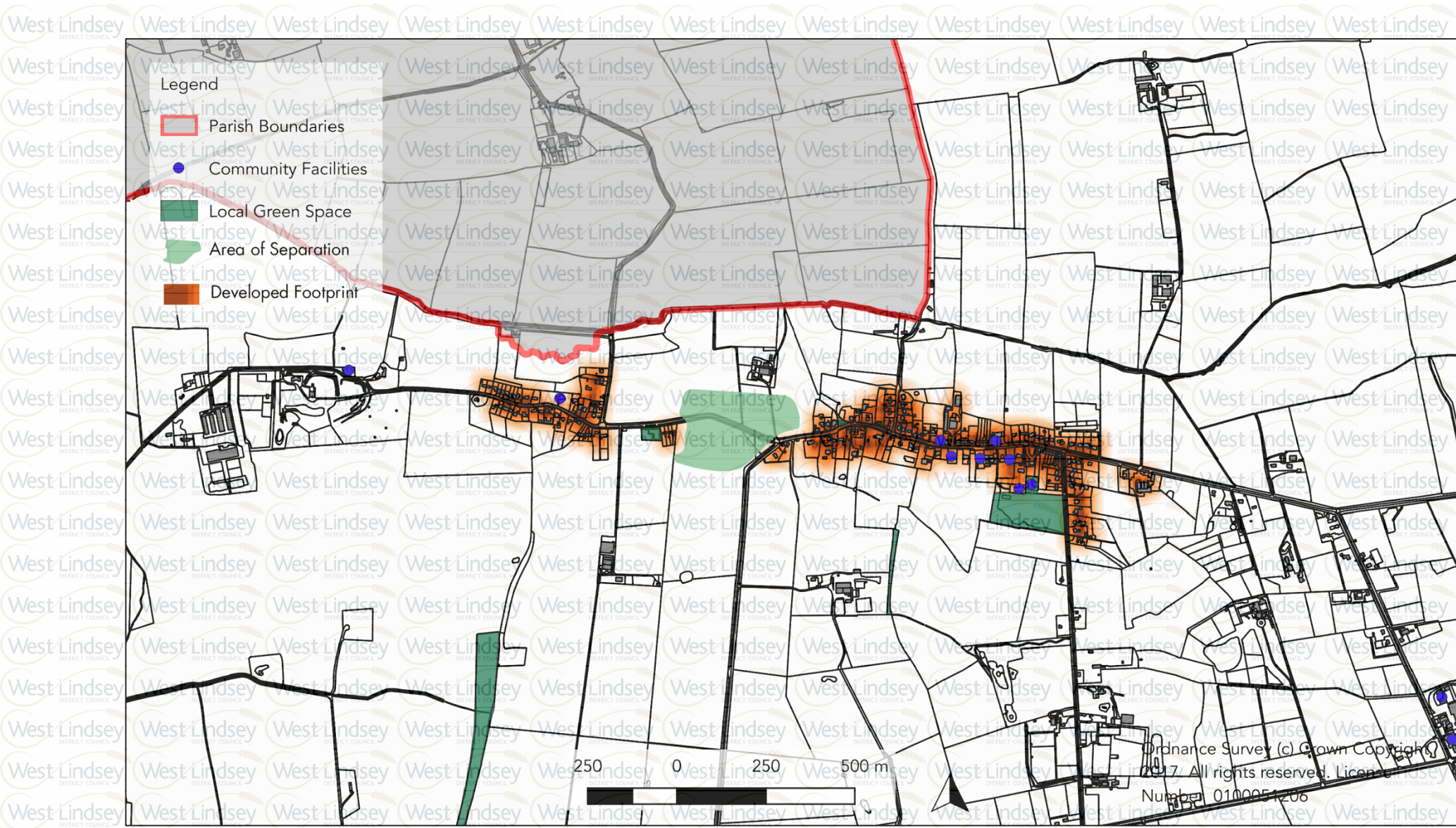


Figure 7: Policy Map; Osgodby and Kirkby Village



## 7. Residential Development

### Justification Text

- 7.1. The National Planning Policy Framework (paragraph 28) recognises the importance of allowing and making provision for a certain level of growth in small villages, to sustain the viability of these rural centres. The Central Lincolnshire Local Plan implements these principles in the form of a hierarchy of settlements and a specific minimum growth rate per settlement, as per Policy LP2.
- 7.2. Osgodby and Kirkby are identified as two independent small villages, and are expected to grow in the next 20 years by a minimum of 14 and 6 dwellings respectively. As the report of the Inspector confirmed (Schedule of Proposed Post-Submission Main Modifications, ED024) such growth is not based on the Parish, but it is settlement specific and should thus occur within or at the edge of the settlement area, according to Policy LP2.
- 7.3. A questionnaire prepared and administered by the Steering Group demonstrated that the majority of the Parish residents would like to see a limited level of growth (10%), mostly concentrated in Osgodby Village. Following discussion with West Lindsey representatives, it was established that it would be acceptable to concentrate the total growth of the Parish in the Village of Osgodby, limiting development in Kirkby.
- 7.4. The Parish Council conducted a Call for Sites among residents in March 2016, and WLDC completed this list adding sites that have been considered as part of the Local Plan's Strategic Housing and Land Availability Assessment (SHLAA). West Lindsey District Council performed a Site Availability Study of all the 29 sites identified, which had potential for over 70 new houses. Sites were presented to the local community on a public event held on 20th June 2016, asking residents to express their comments. The majority favoured those within the built-up form of Osgodby Village, and little support for isolated sites and sites in Kirkby was registered. Following this event, the Steering Group decided to explore a criteria-based approach alongside the allocation-based option, considering that it would allow for a more organic growth of the villages

while still preserving the character of the settlement and meeting the aspirations of the residents. The Steering Group commissioned a consultant to prepare a Capacity Study to understand whether or not the CLLP minimum target could be reached using a criteria-based approach. The Capacity Study concluded that there are enough suitable potential sites to meet the CLLP minimum target, and that a criteria-based policy would allow for a more organic growth in the Parish.

- 7.5. A further community event was held on the 18<sup>th</sup> March 2017 in the Village Hall, presenting both the allocation-based approach and the criteria-based approach. Residents expressed a support for growth in the Parish to help sustain existing services and revitalise the villages, attracting young residents and families to the area. The group was also in favour of a criteria-based policy that allows development to come forward organically. It was also recognised that a development management policy should steer development in the right direction, rather than restrict development to a small number of allocated sites, whose actual deliverability could not be guaranteed.
- 7.6. Policy 1 positively promotes and concentrates development in and around Osgodby Village, with a maximum of 4 dwellings per site in compliance with Policy LP2 of the CLLP, while Policy 2 allows for a small amount of growth in Kirkby, with a maximum of one dwelling per site to preserve the rural character of the settlement. This approach is believed to be advantageous for both villages, since it will encourage the growth of the main settlement in the Parish, sustaining services and facilities in it; considered the proximity of the two villages, residents in Kirkby will still be able to enjoy the advantages brought by concentration of growth. Such an approach is rooted in the NPPF vision, and presented in paragraph 55.
- 7.7. In order to balance the need to revitalise the Osgodby Village and meet the desire to concentrate growth, a 25 dwelling target figure has been considered appropriate by the Steering Group. Even though this figure is not a maximum, development that will result in a growth level above this number will need to demonstrate community support, as per Policy LP2 of the CLLP. Paragraph 7.12. of the Justification Text of this Policy provides guidelines on how to consult residents and demonstrate this support.
- 7.8. Policies 1 and 2 set out a series of factors against which new residential developments in Osgodby and Kirkby will be

assessed during the Plan period. All the various options which may arise would be within an 'appropriate' location as defined in Policy LP2 of the CLLP. Following an analysis of the settlement areas of Osgodby and Kirkby a hierarchy of locations has been developed. They are defined as primary and secondary locations. Considering the ribbon development nature of the two villages the primary locations favour developments that would present a strong relationship between frontages and the main streets of the villages. This approach will help to maintain their distinctive characters during the Plan period.

Proposals for up to four dwellings on primary or secondary locations in Osgodby Village will be supported in principle. Throughout this Policy:

- a. the term "primary location in Osgodby Village" means a location which is infill or adjacent to the settlement area of Osgodby Village and where development frontage directly faces or is in close distance to either side of Main Street or Washdyke Lane, or to the eastern side of Mill Lane;
- b. the term "secondary location in Osgodby Village" means a location which is infill or adjacent to the settlement area of Osgodby Village.

The settlement area of Osgodby Village is presented in Policy Diagram 1. Through this Policy:

- a. Infill is considered to be any site that is completely within the settlement area and in between an otherwise continuous built up frontage of dwellings; these areas are identified as the darkest area in Policy Diagram 1.
- b. Adjacent to the settlement area is considered to be any site that is located at the borders of the settlement area, but immediately adjacent with at least one side parallel to the continuous built form; they are identified as the areas of degrading colour between the darkest and lightest areas in Policy Diagram 1.

Proposals for individual dwellings on primary or secondary locations in Kirkby Village will be supported in principle. Throughout this Policy:

- a. the term “primary location in Kirkby Village” means a location which is infill or adjacent to the settlement area of Kirkby Village and where development frontage directly faces or is in close distance to either side of the Main Street, or to the western side of Owersby Bridge Road or the south-western end of Kirk Hill.
- b. the term “secondary location in Kirkby Village” means a location which is infill or adjacent to the settlement area of Kirkby Village.

The settlement area of Kirkby Village is presented in Policy Diagram 2. The diagrams are an indicative layout of the built form of the villages; the settlement area is presented as a continuous transition between the built-up area and open countryside, rather than with an abrupt separation line. Through this Policy:

- a. Infill is considered to be any site that is completely within the settlement area and in between an otherwise continuous built up frontage of dwellings; these areas are identified as the darkest area in Policy Diagram 2.
- b. Adjacent to the settlement area is considered to be any site that is located at the borders of the settlement area, but immediately adjacent with at least one side parallel to the continuous built form; they are identified as the areas of degrading colour between the darkest and lightest areas in Policy Diagram 2.

7.9. Following the definition contained in the Central Lincolnshire Local Plan, Usselby and Kingerby do not qualify as Hamlets, and they are thus regarded as open countryside for the purpose of this Plan. Development in these two settlements is regulated by CLLP Policy LP2 and LP55. An explanation of the criteria used and of the assessment of these two settlements is contained in the Capacity Study.



- 7.10. The settlement area has been defined in accordance with Policy LP2 of the CLLP. During the preparation of this Plan, West Lindsey District Council suggested that, rather than being separated by an arbitrarily-drawn line, settlement areas should be considered as a gradual transition from the dense built environment into open countryside, and should thus have soft edges.
- 7.11. To support this policy, the Steering Group prepared two Policy Diagrams of the settlement areas. The Diagrams show in a darker colour ('hotter') areas where buildings and their curtilage are adjacent or in close proximity to one another. The uninterrupted line or cluster of darker areas represents the continuous built up form, separating isolated buildings or groups of buildings from the settlement area. Light-coloured areas ('colder') on the map represents the edge of the settlement area: the more distant a site it is from the denser areas of the map, the lighter it gets.
- 7.12. The Diagram is meant as a flexible tool to assist the Planning Authority in establishing which planning applications are infill, at the edge, or outside (i.e. in open countryside) of the settlement areas, by using the 'density' or 'heath' system.
- 7.13. A sequential test has been prepared to assess applications in terms of priority and preference: the test is designed upon that of Policy LP2 of the CLLP, modified to give additional weight to sites in a 'primary location'. Sites higher in the hierarchy will be preferred and given priority over sites at the bottom of the list. A Capacity Study demonstrates that there is enough available and suitable land in acceptable sites in Osgodby Village alone to fulfil the 25 dwelling minimum requirement.
- 7.14. In keeping with Policy LP2 of the CLLP, sites that result in a growth of over 25 dwellings in the life of the Plan will need to demonstrate community support together with compliance with this Policy. The local community should be presented with information on:
- Size and location of the proposed site; and,
  - Number and typology of Dwellings; and,
  - Percentage of affordable houses on the site; and,
  - Site Layout and Elevation, if available; and,

- Access and Design Statement, if required and available.

7.15. The local community will need to have the opportunity to express their opinion on the development, for example in the form of:

- A questionnaire, distributed and made available to all the households in the Parish;
- A community event, open and publicised to the all residents.

7.16. The Parish Council will need to be consulted as part of this project, and where possible involved in the organisation of community consultation. The applicant will need to present a Statement of Community Consultation as part of the application.

## Policy 1: Residential Development in Osgodby Village

1. Proposals for up to four dwellings on primary or secondary locations in Osgodby Village will be supported in principle. The settlement area of Osgodby Village is presented in Policy Diagram 1.
2. For new residential development in the Parish, a sequential test will be applied with priority given as follows:
  - a. Infill brownfield sites in a primary location;
  - b. Infill greenfield sites in a primary location;
  - c. Brownfield sites adjacent to the settlement area in a primary location;
  - d. Greenfield sites adjacent to the settlement area in a primary location;
  - e. Infill brownfield sites in an secondary location;
  - f. Infill greenfield sites in an secondary location;
  - g. Brownfield sites adjacent to the settlement area in an secondary location;
  - h. Greenfield sites adjacent to the settlement area in an secondary location;

Proposals for development of a site lower in the list should include a clear explanation of why sites are not available or suitable within categories higher up the list.

3. Proposal for residential development that fulfil the requirements of this policy and that, alone or in combination with other extant permissions or developments built since 1st April 2015, would increase the number of new dwellings delivered in Osgodby Parish by more than 25, will need to be accompanied by demonstrable evidence of clear local community support for the scheme.





Policy Diagram 1: Osgodby Village

## Policy 2: Residential Development in Kirkby Village

1. Proposals for individual dwellings on primary or secondary locations in Kirkby Village will be supported in principle. The settlement area of Kirkby Village is presented in Policy Diagram 1.
2. For new residential development in the Parish, a sequential test will be applied with priority given as follows:
  - a. Infill brownfield sites in a primary location;
  - b. Infill greenfield sites in a primary location;
  - c. Brownfield sites adjacent to the settlement area in a primary location;
  - d. Greenfield sites adjacent to the settlement area in a primary location;
  - e. Infill brownfield sites in an secondary location;
  - f. Infill greenfield sites in an secondary location;
  - g. Brownfield sites adjacent to the settlement area in an secondary location;
  - h. Greenfield sites adjacent to the settlement area in an secondary location;

Proposals for development of a site lower in the list should include a clear explanation of why sites are not available or suitable within categories higher up the list.

3. Proposal for residential development that fulfil the requirements of this policy and that, alone or in combination with other extant permissions or developments built since 1st April 2015, would increase the number of new dwellings delivered in Osgodby Parish by more than 25, will need to be accompanied by demonstrable evidence of clear local community support for the scheme.





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Policy Diagram 2: Kirkby Village

## 8. Area of Separation

### Justification Text

- 8.1. Kirkby and Osgodby are two distinct settlements, with their unique character and history. Several residents have emphasised that the physical separation existing between Osgodby and Kirkby is an important contributor to their distinctiveness, and it is instrumental to preserve and promote their individual character and identity.
- 8.2. Leaving Kirkby eastwards towards Osgodby, the open field after the southern end of Owersby Bridge Road marks very clearly the end of the development footprint of Kirkby. Further down this road, the cemetery on the right-hand side separates the development footprint of the village from a group of four isolated houses. After that, the countryside opens on both sides of the road, and an expanse of agriculture fields continues uninterrupted until reaching a group of buildings on the eastern side of Lincoln Lane and the southern side of Main Street which are commonly regarded as the western extent of Osgodby Village.
- 8.3. This stretch of agriculture lands contributes to the individuality of the villages by physically separating them; it also provides a buffer around each settlement, giving the distinct impression that both villages are surrounded by open countryside and are small and rural in nature, rather than a single uninterrupted developed ribbon around Osgodby and Kirkby Main Streets.
- 8.4. Policy Diagram 3 provides an indicative representation of the undeveloped zone. The Diagrams shows the area of agriculture fields in between Osgodby and Kirkby, and it is drawn around the road connecting the two villages. The boundary of the areas is indicative, and borders groups of isolated buildings as well as the edge of settlement areas. Following the same rationale of Policy Diagram 1 and 2, the distinction between undeveloped and developed land must not be interpreted as a hard line, but rather as a continuous transition. The Diagram is thus meant as a flexible tool to assist the Planning Authority in establishing which planning application may result in a reduction of the undeveloped gap between the villages.
- 8.5. Policy 3 sets out a policy approach with overlapping elements. It identifies an Area of Separation within the context set out



in paragraph 8.4 of this Plan. Policy LP 55 of the recently-adopted Central Lincolnshire Local Plan provides a clear context for the types of development that would be acceptable outside rural settlements. In particular it identifies the circumstances in which new development may be acceptable in the countryside. Most of the circumstances identified in that policy are not directly applicable to the defined Area of Separation. However certain non-residential developments and proposals for agricultural diversification may be acceptable based on the details of applications concerned. In this context the final part of the policy sets out to ensure that any such proposals are assessed on the basis of their impact on the effectiveness of the identified Area of Separation.

- 8.6. Development of any typology (residential, employment site, services etc.) will need to demonstrate how its size, density, design and location do not significantly impact and reduce the undeveloped area in between the two villages. Visual impact and effects on the rural character of the area should also be taken into account. In considering development proposals' impact, consideration should be given to all other recent developments and extant applications, and what the cumulative impact of these existing commitments are in relation to the proposed development. In such a way, the Policy aims to ensure that adequate but limited development occurs in the buffer zone, with an acceptable effect that does not compromise its role and importance.
- 8.7. Development which complies with Policy 1 of this Plan will need to undertake the same test described in Paragraph 6 of this Justification Text: the aim is to avoid that, within the life of this plan, a series of developments at the edge of the footprint results in the merging of the two settlements. Development on the western edge of Osgodby Village footprint and eastern edge of Kirkby Village footprint are particular sensitive in this respect.

### Policy 3: Area of Separation Between Osgodby and Kirkby

1. The Neighbourhood Plan identifies an Area of Separation between Osgodby and Kirkby as shown on Policy Diagram 3.
2. Any development proposals should ensure the retention of the open character of the Area of Separation between the two villages. Developments that would reduce the effectiveness of the Area of Separation will not be supported..



Policy Diagram 3: Undeveloped gap between Kirkby and Osgodby Villages

## 9. Design and Character of Development

### Justification Text

- 9.1. The design quality of new developments is important to local people and it is clear from responses to consultations that have been carried out that there is a desire to protect the character of the Parish and its important heritage sites.
- 9.2. In order to identify the most important elements that contribute to give Osgodby Parish its peculiar character as a rural parish, a Design and Character Appraisal has been performed: the Appraisal analyses the main settlements in Osgodby Parish and identifies for each of them the main features and characteristics. These elements include the design of and materials used in existing buildings, as well as heritage sites, landscaping solutions, boundaries between public and private environments, and important views from and towards the villages.
- 9.3. For each settlement, the Design and Character Appraisal presents a short summary of the main findings have been prepared to guide developers: findings include positive elements that new development should showcase or address; and a description of current features perceived as detrimental to the character of the settlement, which proposed development should not replicate and possibly contribute to remediate.
- 9.4. New development will clearly need to demonstrate how all the requirements mentioned in section 1 of Policy 4 of this Neighbourhood Development Plan have been taken into account. In case a Design and Access Statement is necessary, developers are encouraged to mention directly the elements of this policy and the Design and Character Appraisal where necessary. In particular, new development will need to:
  - Clearly state which requirements of the policy and suggestions of the Design and Character Appraisal they have adopted in the design of the development; and describe how the requirements or suggestions have been implemented.



- Clearly state which requirements of the policy and suggestions of the Design and Character Appraisal have been discounted; describing how the exclusion is unavoidable to ensure feasibility of the development and how the positive impact of this outweighs the adverse impact; present alternative options implementing the requirement or adopting the suggestion of the Design and Character Appraisal; present measures to mitigate the impact.

- 9.5. It is envisaged that the majority of future development will take place in or at the edge of the development footprint of Osgodby Village. Considering that the built up form of the village takes the form of a ribbon development around three main streets, the frontage or front-yard of most developments will directly face the street. It is particularly important that such developments do not result in increased on-street parking, or create dangerous situations due to cars accessing the main street from private alleyways. Developers will need to demonstrate that enough off-street parking has been provided as part of the development, either through open parking spots or garages. As part of the Design and Access Statement, new development will also need to demonstrate it has addressed the risks connected with access to the street and to have implemented all necessary solutions to ensure safe access. The third part of the policy refers to development plan standards for access and car parking. At the time of the 'making' of this Plan those standards were set out in Policy LP11 of the Central Lincolnshire Local Plan and its associated paragraph 4.7.11.
- 9.6. Even though only the northern part of the parish is covered by Flood Zone 2 and Zone 3 (around the Kingerby Beck) and affected by surface water flooding, the NPPF requires new development to demonstrate it is "appropriately flood resilient and resistant" and that "it gives priority to the use of sustainable drainage systems". New developments will thus need to demonstrate that flood risk has been considered, and in case a flood risk assessment is required Sustainable Urban Drainage solutions are given priority, and where possible designed in line with the other suggestions of the Design Character Appraisal.
- 9.7. During the consultation events and as a result of the Regulation 14 Consultation, several residents referred to the need of accommodating the needs of an aging population as part of the development strategy for Osgodby Parish. As many other

rural areas in the country, Osgodby residents' average age is increasing, and new development proposals that consider the need of the elderly in term of accessibility and size should be supported. In line with Policy LP10 of the CLLP, Policy 4 supports the development of houses whose design is capable of meeting changing circumstances over their lifetime.

## Policy 4: Design and Character of Development

1. Development proposals will be supported provided that their design and specification complement the established character of the village in which they are located as described in the Design Character Appraisal, taking particular account of:
  - a. the ways in which the overall form, scale, massing, layout and proportions of new buildings and extensions relate to neighbouring buildings and impact on the character and appearance of the villages as a whole; and,
  - b. the visual impact of materials used for external walls and roofs, and the desirability of selecting these from a locally distinctive palette; and,
  - c. the ways in which the development impacts on designated and non-designated heritage assets as identified in the Design Character Appraisal; and
  - d. the visual importance of defining boundaries - particularly boundaries between public and private realms - in ways that are consistent with the mixture of hedges and brick walls that traditionally contribute to the character and distinctiveness of the villages; and,
  - e. The importance of retaining existing mature trees, hedgerows and verges, and to include in new development appropriate landscaping solutions to mitigate visual impact, possibly using native specimens; and,



- f. The desirability of echoing and interpreting locally distinctive architecture and building elements of traditional buildings and heritage assets in the design and construction of new buildings and structures; and,
- g. The impact of new buildings and structures on important views in and out of the villages and on the setting of the villages within the wider landscape.

Applicants should explain how these issues and other advice contained in the Design Character Appraisal have been taken in to account in the design of developments for which planning permission is sought.

- 2. Development proposals should be required to demonstrate appropriate consideration of Flood Risk and the adoption of sustainable urban drainage relevant to the site where such techniques are necessary to ensure adequate drainage.
- 3. Development proposals should provide appropriate access and off-street car parking to development plan standards.
- 4. Development proposals should comply with the requirements of Policy LP10 of the Central Lincolnshire Local Plan where appropriate.

## 10. Local Employment

### Justification Text

- 10.1. Local people recognise the economic, social and environmental advantages of promoting remote working and working from home: it mitigates the disadvantage of living in a rural village far from workplaces, making living in Osgodby more attractive for young families and new residents; it increases the number of people in the community during the daytime, supporting existing facilities and social activities; it reduces the need to travel by car, minimising the carbon footprint of residents.
- 10.2. New development that includes design and layout solutions to promote working from home or even to establish a business inside the residential development will be supported, provided that it does not result in a negative impact on the residential amenities neighbours are reasonably expected to experience in a residential area (tranquillity, noise, etc.). Moreover, new development will need to demonstrate provision of enough off-street parking areas to meet the additional demand resulting from operation of the business (if any).
- 10.3. Local people recognise that the presence of business and employment activities improve the array and quality of services local residents experience, as well as increasing the attractiveness of the village for young families and new residents, sustaining in turn existing service provision and community facilities. The Policy promotes the expansion of existing employment sites or construction of new sites, provided that they are consistent with the character of the surrounding environment and do not adversely affect amenities, rural character, traffic, accessibility, and parking. A wide range of Class Uses would be allowed (A1, A2, A3, A4, B1, B8, C1, C3, D2, etc.): however, the planning authority should carefully consider what type of class use and development should be allowed in and at the edge of existing settlements (mostly residential in character) or in the countryside (most agricultural in terms of use). Considerations of how the development will affect the amenities residents and businesses in a specific area are currently enjoying, as well as how the development complements and enhances the existing character of the area should be considered.

- 10.4. Change of use of existing employment site to non-employment site (e.g. residential, such as C3 and C4) will not be supported unless the landowners can demonstrate that the site is no longer viable in its current use. Landowners will need to demonstrate they have advertised the property on the open market for an adequate period of time (approximately twelve months) at a competitive price without success, or to demonstrate how a relevant change in circumstance made the location of the site unsuitable for the type of activity.



## Policy 5: Local Employment

1. Insofar as planning permission is required, proposals for householder development that enables working from home or for development that enables businesses to operate from integrated home/work locations will be supported provided that:
  - a. the proposal will not result in conflict with neighbouring uses and will not have an unacceptable impact on residential amenity; and,
  - b. adequate access and parking can be achieved for the proposed use.
2. Proposals for the development of new local employment sites, proportionate expansion of existing business sites, and change of use into employment class uses, in particular in the tourism sector, will be supported provided that:
  - a. the proposal will not result in conflict with neighbouring uses and will not result in an unacceptable impact on the amenities that occupiers of nearby premises or users of the nearby countryside may reasonably expect to enjoy; and,
  - b. the proposal will not result in an unacceptable impact on traffic and accessibility in the surrounding area; and,
  - c. the scale and form of the proposal does not adversely affect the rural setting of the village; and,
  - d. adequate access and parking can be achieved for the proposed use.
3. Proposals for the conversion and redevelopment of, or change of use from, existing employment sites to non-employment uses will not be supported unless they demonstrate that the site is inappropriate or unviable for any employment use to continue and no longer capable of providing an acceptable location for employment purposes.

# 11. Local Green Space

## Justification Text

- 11.1. Osgodby is a Parish proud of its rural character and of the number of natural sites in the area. Local people recognise the importance of protecting these sites for their biodiversity and ecological role, landscape value, providing local amenity, contributing to settlement character etc.
- 11.2. However, many of the green open spaces and natural assets of Osgodby Parish are not formally designated or protected by the CLLP, even though consultation with the local community demonstrated their natural and amenity value.
- 11.3. The sites listed in Policy 6 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF (paragraph 76 to 78) enables local communities, through Neighbourhood Development Plans, to identify for special protection, green areas of particular importance to them. By designating land as LGS local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:
- the green space is in reasonably close proximity to the community it serves;
  - the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - the green area concerned is local in character and is not an extensive tract of land.
- 11.4. Having regard to these criteria, it is considered that there are a number of green spaces in the Parish that meet this test and merit special designation and protection. These LGS's are defined on Policy Map 4.

- 11.5. The policy sets out a very restrictive approach towards development on the designated local green spaces. This approach mirrors that set out in paragraph 78 of the NPPF.

### Policy 6: Local Green Space

1. The following parcels of land as shown on Policy Maps 4 are designated as Local Green Spaces:

- The Chase
- Cemetery
- Osgodby Village Green
- Cotehill Wood
- Playing Fields

New development will not be supported on land designated as Local Green Space except in very special circumstances.





Policy Map 4: Local Green Space West of the Parish

## 12. Green Infrastructure

### Justification Text

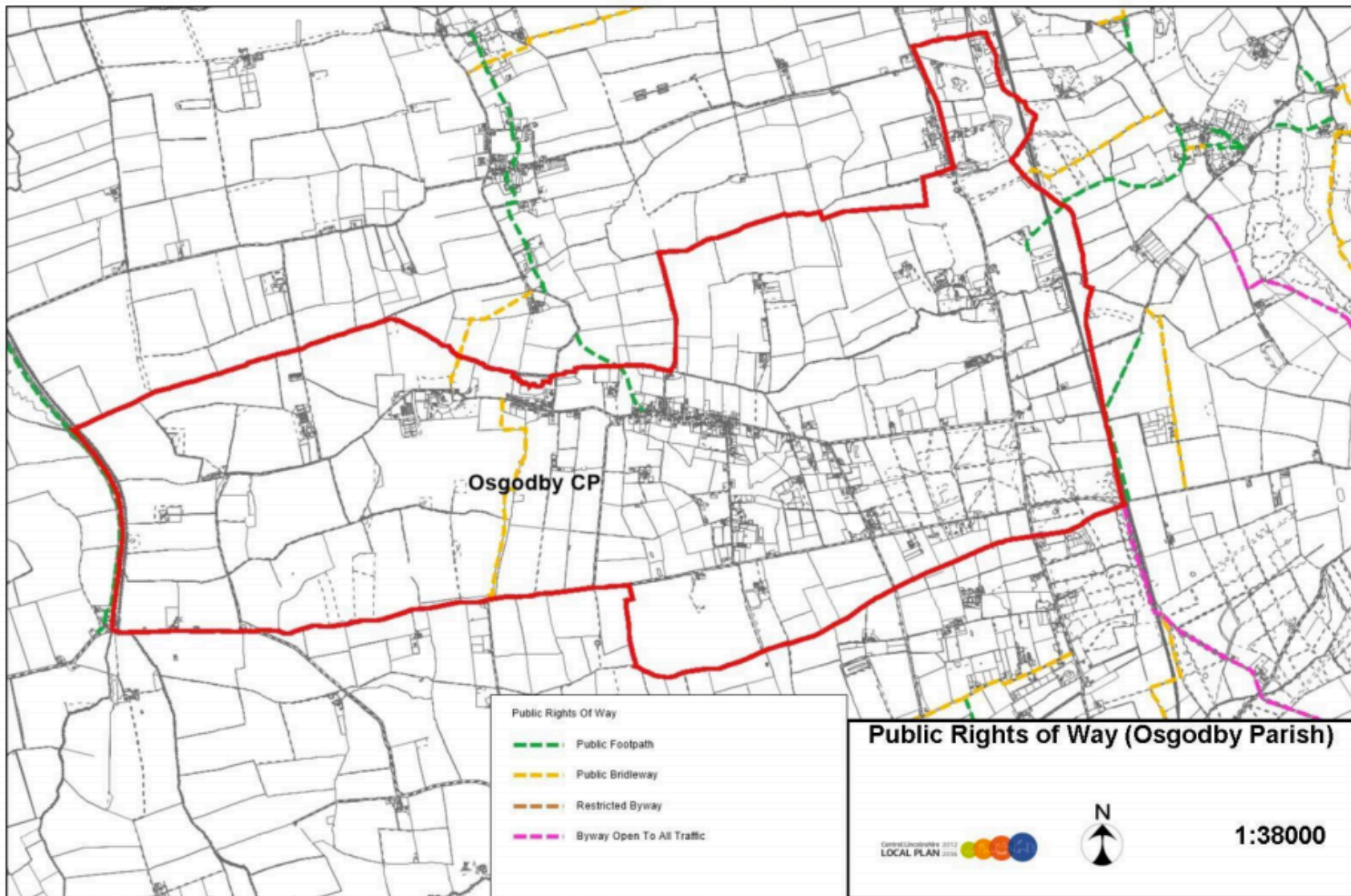
- 12.1. Green infrastructure is a collective term to indicate green spaces, footpaths, bridleways, natural ecosystems etc., that provide a benefit to local residents in the form of sporting and recreational facilities, areas for quiet contemplation, visual amenity etc. Green infrastructures are pivotal in ensuring community social, physical and mental wellbeing, and have a positive contribution on biodiversity conservation and climate change mitigation. Existing Public Rights of Way and important Green Infrastructure are presented in Policy Map 5. The Map is not exhaustive, and any facility that meets the description of the Justification Text of Policy LP20 of the Central Lincolnshire Local Plan should be considered as covered by this Policy.
- 12.2. Osgodby Parish has an attractively varied character of countryside, but only a limited network of footpaths and bridleways connecting villages and settlements with open countryside and other natural amenities, such as Kingerby Wood and Osgodby Moor. Where the size, location and typology makes it feasible, proposed development will be asked to consider design and other forms of interventions to improve existing green infrastructure (e.g. resurface footpath, insert signs for green linkages, etc.) or even contribute to the creation of additional green infrastructure, either on site (e.g. providing a public right of way through the development, including a public landscaped area etc.) or off-side (e.g. contributing financially to the creation of additional green infrastructure).

- 12.3. Particularly important is ensuring that new development does not have a detrimental impact on existing public rights of way or other green spaces that provide a service to the community. Proposals for development that may negatively affect the operations of green infrastructure will need to demonstrate that no alternative solution is available without compromising the viability of the development, and will need to demonstrate how the benefits resulting from the whole development outweigh the impact on the nearby infrastructure. Less harmful alternatives must be proposed and fully considered in an assessment submitted with the planning application.
- 12.4. Only when it is demonstrated that less harmful alternatives are not feasible, developers will need to propose mitigation solutions that reinstate the quality of the infrastructure to the standard of quality it enjoyed before or, when this is not possible, minimise the impact as much as possible. In doing so, developers will be asked to present feasible and achievable mitigation solutions, assess the cost of such intervention, and provide details of an implementation plan including timetable).



## Policy 7: Green Infrastructure

1. Development proposals will be supported provided that:
  - a. they contribute to the enhancement and management of existing green corridors and infrastructure assets, as presented in Policy Map 5, where practicable; and,
  - b. they contribute to the provision of new public green spaces and enhances green infrastructure linkages, where practicable.
2. Development proposals that will result in a detrimental impact on the purpose or function of existing green infrastructure will not be supported, unless it:
  - a. demonstrates that the detrimental impact on the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefit of the development; and,
  - b. demonstrates the implementation of alternative solutions as part of the development, that reinstate green infrastructures purpose or function to the previous quality and connectivity.



## Policy Map 5: Green Infrastructure Linkages

## 13. Community Facilities

### Justification Text

- 13.1. The residents of the Parish have clearly expressed their interest in maintaining Osgodby as a thriving rural community with a number of services and community infrastructure, reducing the need to travel elsewhere in the District and promoting a sense of place in the Parish. Through a questionnaire, residents have identified a list of services and facilities that they would like to see protected and kept in operation. Some of them are of public use (the Post Office, the churches, the Primary School etc.), while others are commercial establishments that provide opportunities for recreational activities, sport, etc.
- 13.2. Any development that can demonstrate to help the viability and continued operation of Community Facilities will be supported, provided that it complies with other Policies in this Neighbourhood Development Plan. Moreover, developments that result in a social, sport, recreational, cultural etc. facility (e.g. meeting places, sports venues, cultural buildings, public houses and places of worship) and that demonstrably provide a community service will be supported. Such development can come in the form of erection of new buildings as well as change of use of existing buildings. Any new Community Facilities should be included in Section 1 of Policy 8 when the Neighbourhood Development Plan is renewed.
- 13.3. The public house in Osgodby Village is a particularly good example. At the time this Neighbourhood Development Plan was written, the only pub of Osgodby Village had been recently closed, with the loss of a valued gathering point for residents. The reestablishment of a pub in Osgodby Village is strongly supported by this Plan as per Section 4 of this Policy, and if such occurs in the lifetime of the Plan such activity should be included in Section 1 of Policy 8.
- 13.4. Change of use of community facilities to a different use will not be supported unless the landowners can demonstrate that the site is no longer viable in its current use. Landowners will need to demonstrate to have advertised the property on the open market for an adequate period of time (approximately twelve months) at a competitive price without success, or to demonstrate how a relevant change in circumstance made the location of the site unsuitable for the type of activity.



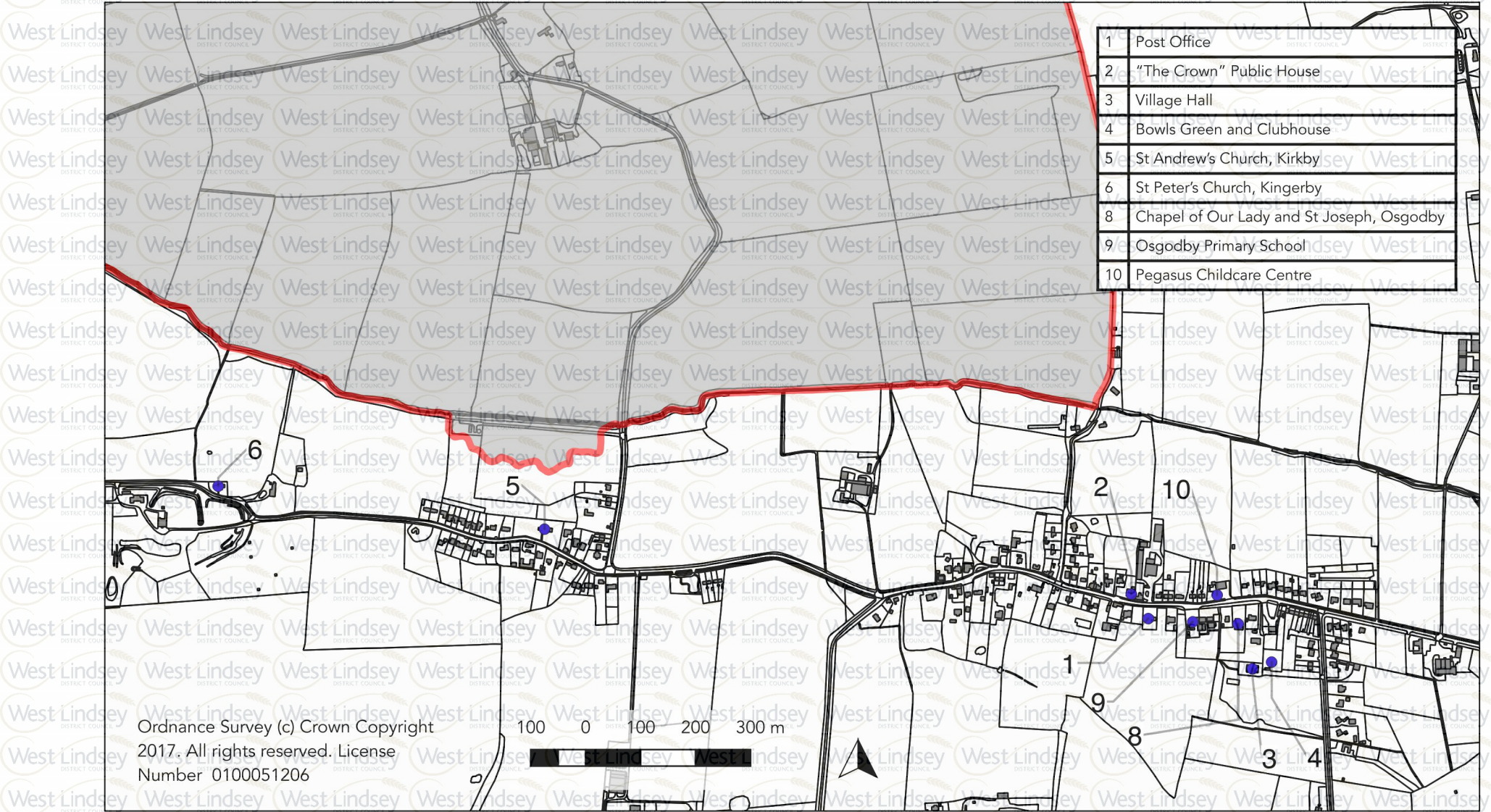
- 13.5. Similarly, to reduce the risk development (especially residential) will jeopardise the continued operation of a Community Facility, proposals for development that may negatively affect the operations of community facilities will need to demonstrate that no alternative solution is available without compromising the viability of the development, and will need to demonstrate how the benefits resulting from the whole development outweigh the impact on the nearby facility. Less harmful alternatives must be proposed and fully considered in an assessment submitted with the planning application.
- 13.6. Only when it is demonstrated that less harmful alternatives are not feasible, developers will need to propose mitigation solutions that reinstate the quality of the facilities to the standard of quality and viability it enjoyed before or, when this is not possible, minimise the impact as much as possible. In doing so, the developers will be asked to present feasible and achievable mitigation solutions, assess the cost of such intervention, and provide a detailed implementation plan (including timetable).

## Policy 8: Community Facilities

1. The following Community Facilities, as presented in Policy Map 6 and Policy Map 7, are identified as important facilities to sustain the development of a thriving community in Osgodby:

- i. Post Office
- ii. "The Crown" Public House (currently closed)
- iii. Village Hall
- iv. Bowls Green and Clubhouse
- v. St Andrew's Church, Kirkby
- vi. St Peter's Church, Kingerby
- vii. St Margaret's Church, Usselby
- viii. Chapel of Our Lady and St Joseph, Osgodby
- ix. Osgodby Primary School
- x. Pegasus Childcare Centre
- xi. Hill House Residential Care and Training Facility for Disabled Persons
- xii. Horseworld Equestrian Centre
- xiii. Fisheries – Fish Pond Farm, Old Mill Fishery, Usselby Fishery
- xiv. Beechcroft Campsite, Top Road
- xv. Ten Acre Café

2. Proposals for the conversion or change of use of the existing community facilities to non- community uses will not be supported unless they demonstrate that the site is unviable for the current use to continue and no longer capable of providing an acceptable location for the current use.
3. Development that will result in a detrimental impact on the existing community facilities will not be supported, unless they demonstrate:
  - a. that the detrimental impact on the community facility is unavoidable and significantly and demonstrably outweighed by the benefit: and,
  - b. the implementation of alternative solutions as part of the development, that mitigate the impact on the community infrastructure and reinstate its function to the previous standard of quality.



Policy Map 6: Community Facilities Western side of the Parish





Policy Map 7: Community Facilities Eastern side of the Parish

## 14. Dark Sky

### Justification Text

- 14.1. Osgodby and Kirkby Villages' streets are currently not lighted at night, drastically reducing light pollution in the village and the surrounding area. Even where residential external lighting schemes are present, they are often temporary devices activated by movements, and in almost every instance they are designed to only light the immediate surrounding of the property. As a result, in clear nights it is possible to enjoy a very bright view of the stars and dark sky: local residents highly value such situation, and aim to maintain dark landscape and limit the impact of light pollution.
- 14.2. A dark sky is also important for nocturnal wildlife, especially in a rural context so rich of biodiversity and wildlife such as Osgodby.
- 14.3. Paragraph 125 of the NPPF supports the use of good design and planning policies that reduce the impact of light pollution, especially in dark landscapes. Even though on most dwellings artificial light is not classed as development, other associated structures and installation may occasionally require planning permission, especially if they are substantial and affect the external appearance of the dwelling. Planning permission is normally required for:
- Lights mounted on poles or other similar structures.
  - Light schemes where the structures and installation are substantial and affect the external appearance of the dwelling.
  - External lighting proposed as part of an industrial or commercial scheme.
  - New lighting structures or works which are integral to other development requiring planning permission.
  - Illuminated advertisements.

- lighting scheme of such nature and scale that it would represent an engineering operation and typically be undertaken by specialist lighting engineers.
  - lighting schemes on listed buildings, if it is deemed that the lighting attachment would affect the historic fabric of the building or where the character of the building would be materially affected by the lighting.
- 14.4. For all types of development listed above, proposals will need to present a Lighting Assessment: all the elements listed in the Policy will need to be addressed in the Assessment, clarifying which specific section meet each criterion. Objective evidences will need to be provided to justify any conclusion of the Assessment.
- 14.5. A sequential rationale has been applied to the Assessment: first, applicants will need to demonstrate that the lighting scheme has either a minimal effect (thus its benefit outweigh its impact) or that no alternative solution is available without compromising the viability of the development (in this situation, the applicants will need to demonstrate how the benefits resulting from the whole development outweigh the impact on visual amenity and nocturnal wildlife). Less harmful alternatives, among which the zero option (i.e. not implementing the lighting scheme) must be proposed and fully considered in the Assessment.
- 14.6. Only when it is demonstrated that less harmful alternatives are not feasible, developers will need to propose mitigation solutions to minimise the impact of the scheme. In doing so, the developers will be asked to present feasible and achievable mitigation solutions, assess the cost of such intervention, and provide a details implementation plan (including timetable). Mitigation solutions should address both visual amenity as well as impact on nocturnal wildlife.
- 14.7. Compensatory solutions should be used as a last resource, and should be agreed between the developers and the Planning Authority. The involvement of the Parish Council and the wider community is encouraged.

## Policy 9: Dark Sky Policy

1. New development should be designed without the provision of external lighting.
2. Any proposals for external lighting associated with new development or other external lighting that needs planning permission will only be supported where they are accompanied by a Lighting Assessment that::
  - a. demonstrates that the lighting scheme is unavoidable to ensure viability of the development and that the benefits significantly and demonstrably outweigh the negative impact, including impact on nocturnal wildlife; and,
  - b. states the operating hours of such light impact, that should demonstrably be reduced to the minimum necessary; and
  - c. demonstrates that all available and feasible mitigation solutions have been implemented, to reduce to a minimum light pollution and the loss of visual amenity occupiers of nearby premises or users of the nearby countryside may reasonably expect to enjoy; and,
  - d. demonstrates that all available and feasible mitigation solutions to reduce impact on nocturnal wildlife to a minimum has been implemented; and,
  - e. demonstrates what compensatory solutions have been implemented when mitigation solutions are not available.



## 15. Reviewing the Neighbourhood Development Plan

- 15.1. This Plan operates until 2036, in parallel with the Central Lincolnshire Local Plan.
- 15.2. It is acknowledged there could be a need to review the Plan over this period, for example if there are changes to national housing targets. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Development Plan remains appropriate or requires review.
- 15.3. In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Development Plan. If they agree at any time that the Neighbourhood Development Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.
- 15.4. Following review, the Parish Council will agree any proposed changes to the Neighbourhood Development Plan. Any review or proposed changes to the Neighbourhood Development Plan will be in accordance with legal requirements in force at that time.

# Community Aspirations

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The Aspirations set out in this section of the Neighbourhood Development Plan take into account matters of importance to the community that cannot be addressed through land use planning policies at the time of the Plan's preparation. However, the Parish Council will pursue these issues through other tools and processes, including but not limited to cooperation with WLDC.

The priorities identified are not intended to be subject to Examination, Referendum or to form part of the Statutory Planning Policy Framework.





## 16. Community Aspirations

- 16.1. A Community Infrastructure Levy is to be adopted over the lifetime of the Neighbourhood Development Plan. As part of CIL the Parish Council will receive a “neighbourhood portion” that they can spend on improvements to the infrastructure within the village. Once the Neighbourhood Development Plan is made this will equate to 25% of the levy receipts for new developments within the neighbourhood area boundary. During the development of the Neighbourhood Development Plan the community suggested the following local infrastructure projects to be funded from the Osgodby Parish Council allocation of the West Lindsey Community Infrastructure Levy:

### Improvements to pedestrian safety

- 16.2. To construct a footpath along the length of Sand Lane to assist the residents, particularly wheelchair users, of Hill House Residential Home and other local residents to access parish facilities without recourse to vehicular transport and to remove the difficulty of moving a wheelchair along the verge and the danger of sharing the road with motorised traffic.
- 16.3. To extend the footpath on the northern side of Low Road as far as possible towards the A46 to enhance pedestrian safety and to facilitate access to the bus stops on the A46 for the only scheduled bus service in the parish. If necessary, construction should be phased so that in –
- i. Phase 1 the footpath will be extended eastwards on the northern side of Low Road by at least 100 metres so that pedestrians are able to leave the footpath at a safe distance from the junction with Sand Lane;
  - ii. Phase 2 the footpath will be extended eastwards by 500 metres from Sand Lane so that pedestrian access to the main entrance to Osgodby Wood is made safer;
  - iii. Phase 3 the footpath will be extended for the maximum achievable distance towards the A46, preferably

for the entire length of Low Road.

- 16.4. To construct a bicycle shelter at the eastern end of Low Road, near the bus stops on the A46, to enable members of the public to secure and shelter their bicycles while using the bus service.

### Improvements to the Primary School

- 16.5. To support Osgodby Primary School in developing its facilities, principally the replacement of temporary classrooms with permanent buildings and the construction of a hall in which the entire school can congregate; thereby assisting to secure a long-term future for the school which is a key element in ensuring the parish remains a vibrant and dynamic community.

### Improvements to the Churchwarden's land at the northern end of Lincoln Lane

- 16.6. To obtain ownership or tenancy of the Churchwardens' land at the northern end of Lincoln Lane to develop it as a community facility for quiet, contemplative enjoyment.