

A photograph of a forest scene. Sunlight filters through the dense canopy of green leaves, creating a dappled light effect. The trees are tall and slender, with their branches reaching upwards. The ground is covered in fallen leaves and low-lying vegetation.

# A Neighbourhood Plan for Sudbrooke

2018-2036

Referendum Plan



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## Foreword

In 2012 the Government enacted the Localism Act. This act was made to give communities, large and small, the right to create a Neighbourhood Development Plan to have influence on future planning decisions affecting them for a period of 25 years. Every Plan has a positive promotion of sustainable and desirable development in each community as supported by residents. It also seeks to improve the lives of residents by ensuring the area grows in a way that is economically, socially and environmentally sustainable.

This document is the final version of the Sudbrooke Neighbourhood Development Plan and is the last stage of 2 years of hard work by the Neighbourhood Development Plan sub-committee (Steering Group) of Sudbrooke Parish Council and a number of other residents in the village who have helped with the plan by preparing documents in relation to housing development, health, education, historic buildings, the environment etc. Many others have helped in other capacities.

Comments received from the last consultation exercise have all been considered and where appropriate addressed in this final version of the plan

The plan has been submitted for examination by an independent examiner and will then go forward to a referendum to be held shortly and will require 50% or over of those residents voting to approve the plan. The plan will then be “made” by West Lindsey District Council at a full council meeting and it will be then be taken into account when future planning applications for development are being considered.

Funding for the production of the plan has been received from the Local Government (Groundworks) resulting in no cost to the community.

On behalf of the Parish Council I should like to thank all those who have given freely of their time, in particular Mrs Barbara Bingham as steering group coordinator without whom I doubt we would be in our current position. Special thanks go to Luke Brown (Consultant) for his expertise, guidance and advice in drawing together the disparate strands of the plan. We have also benefitted from the encouragement and cheerful prompting of Councillor Steve England of West Lindsey District Council who, at the start of this “marathon”, was able to point the way forward.

I recommend this document to you

Peter Heath

Chair Sudbrooke Parish Council April 2019

**Steering Group Members – Past and Present (alphabetical)**

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Councillor Stuart Curtis

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## 1 Introduction to Neighbourhood Planning

### **What is the Sudbrooke Neighbourhood Plan?**

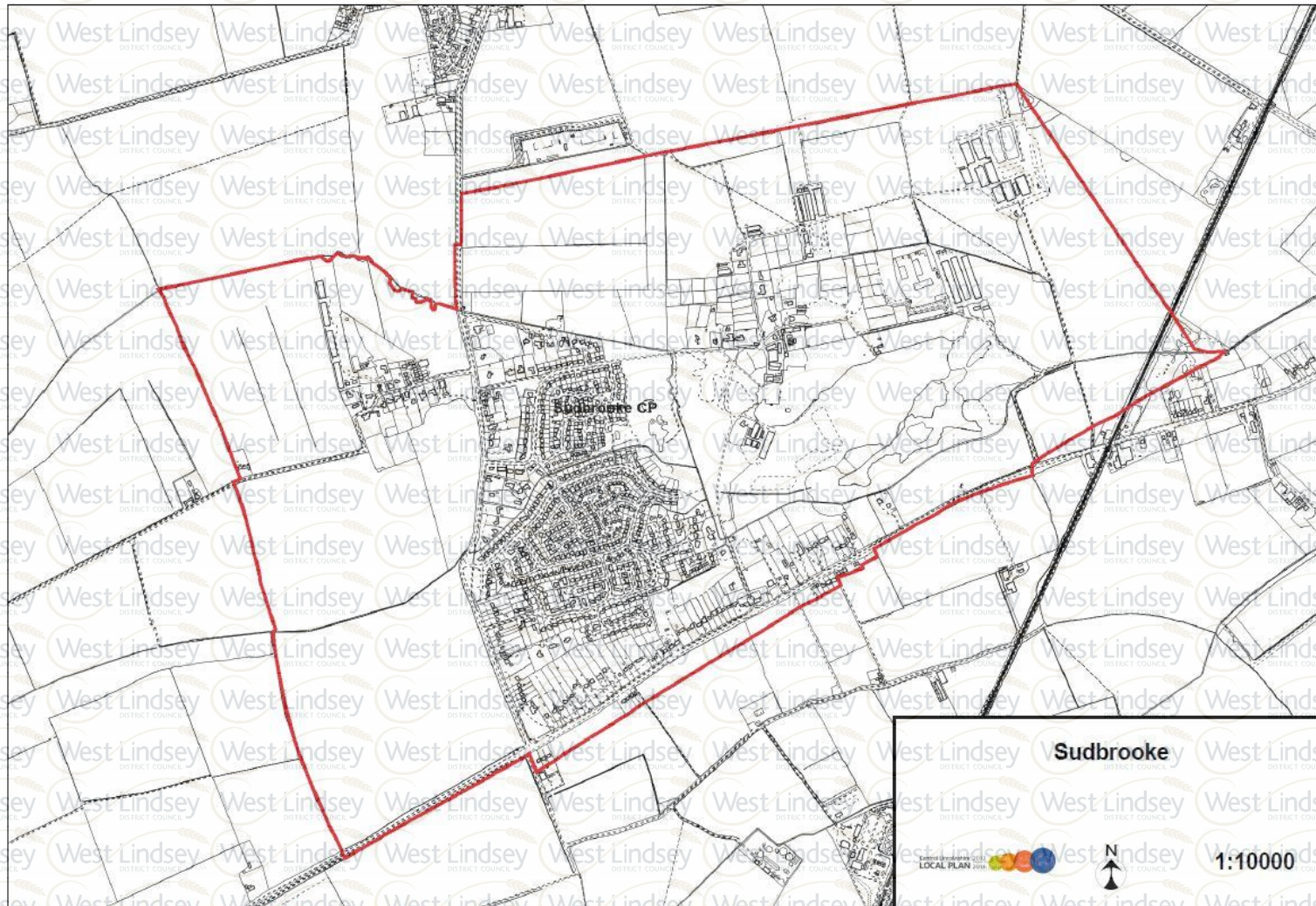
- 1.1 This Neighbourhood Development Plan has been prepared by and for the residents of Sudbrooke Parish through the Parish Council with the support and hard work of the Neighbourhood Plan Steering Group.
- 1.2 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area, shown in figure 1, was designated as a Neighbourhood Plan area and Sudbrooke Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan, by West Lindsey District Council, on the 10<sup>th</sup> January 2016. The Neighbourhood Plan will cover the period 2018 until 2036

### **Location of Sudbooke**

- 1.3 The Parish of Sudbrooke is located around 6 miles to the east of the City of Lincoln and consists of a population, according to the National Statistics, of around 1788 people as of 2011.

The Parish adjoins Nettleham, Scothern, Langworth and Barlings. Sudbrooke has very few local services and facilities and residents rely heavily on nearby settlements such as Nettleham for most of their essential services including shops and health facilities.

**Figure 1: Neighbourhood Plan Area**



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## 2 The Policy Context

- 2.1 Through the Localism Act neighbourhood planning allows for formal mechanisms for greater influence for Parish Councils to set policies for the use of land in their area.
- 2.2 Such policies could include; the allocation of sites, the protection of things of importance to residents and design matters. Neighbourhood Plans must meet the legislation and take into account the strategic policies contained within the both the CLLP and the NPPF. Sudbrooke Parish Council has taken both documents into consideration when preparing the plan.

### 3 How has this Neighbourhood Plan been produced?

- 3.1 As part of the process, the Sudbrooke Neighbourhood Plan Steering Group has been committed in enabling the community to influence the development of the Plan. The Neighbourhood Plan Steering Group has undertaken a significant level of community consultation at various stages of the process from public events, parish meetings, a village questionnaire and regular updates in the local parish newsletter.
- 3.2 West Lindsey District Council has also provided support to the group through Officer time and they also commissioned and funded the Sudbrooke Character Assessment.

**Figure 2: List of public events**

Event	Date	Attendance
Public meeting about the Neighbourhood Plan process	04/10/2015	39
Resident Questionnaire	01/11/2015 – 2/02/2016	210 returns (30%)
Public consultation event	11th March 2016 2-7pm	41
Land Survey Leaflet	12 <sup>th</sup> February 2017	102 returns (15%)
Public consultation event	24 <sup>th</sup> February 2017	142
Draft Plan Public consultation event 1	2 <sup>nd</sup> October 2018	42
Draft Plan public consultation event 2	11 <sup>th</sup> October 2018	33





**Figure 3: Themes raised through public consultation**

Theme raised from Consultation	Action for this Plan?
<b>Location of future housing</b>	Adequately covered in policies LP2 and LP4 of the Central Lincolnshire Local Plan.
<b>Type of future housing</b>	A policy will be created to manage any additional development and to make sure the type of new housing development benefits the village.
<b>The protection of open spaces, biodiversity and the environment</b>	A policy will be created to protect and enhance the green spaces, significant trees, green corridors and local habitats within the area.
<b>The design of new developments</b>	A policy will be created to help guide new developments in terms of their design, so they are appropriate to their local setting and context.
<b>The protection and enhancement of the historic environment</b>	Adequately covered in policies LP25 of the Central Lincolnshire Local Plan.
<b>Flooding and drainage</b>	Adequately covered in policies LP14 of the Central Lincolnshire Local Plan.

Theme raised from Consultation	Action for this Plan?
<b>Protection and enhancement of community facilities</b>	Adequately covered in policies LP15 of the Central Lincolnshire Local Plan.
<b>Protection and enhancement of public rights of way</b>	A policy will be created to protect and enhance the existing public rights of way and wider green infrastructure within the area.
<b>The provision of improved infrastructure including health, education and transport</b>	Adequately covered in policies LP13 of the Central Lincolnshire Local Plan.



**Figure 4: SWOT analysis from public consultation**

<p style="text-align: center;"><b><i>Strengths</i></b></p> <p>Close to Lincoln</p> <p>Mature woodland and significant trees and green corridors</p> <p>Views towards Lincoln Cathedral</p> <p>Historical</p> <p>Village Hall</p> <p>Church</p> <p>Close to Nettleham</p> <p>Has a footpath to the school at Scothern</p> <p>Rich in local wildlife</p>	<p style="text-align: center;"><b><i>Weaknesses</i></b></p> <p>Lack of services and facilities</p> <p>Lack of a good mix of house types and sizes</p> <p>Poor road junction at Wragby Road</p> <p>Speeding traffic</p> <p>Lack of a distinct character</p> <p>New developments have not provided the right type of housing for local people</p>
<p style="text-align: center;"><b><i>Opportunities</i></b></p> <p>Provide suitable new homes for local people</p> <p>Protect our important green spaces and trees</p> <p>Improve connectivity to nearby settlements.</p> <p>Improve our existing infrastructure</p> <p>Strengthen and enhance our local character and natural environment.</p>	<p style="text-align: center;"><b><i>Threats</i></b></p> <p>Overdevelopment</p> <p>Ageing population</p> <p>Younger people moving away</p> <p>Loss of woodlands</p> <p>Loss of parklands</p> <p>Further loss of habitat</p>

## 4 About Sudbrooke

- 4.1 Heritage records and archaeological investigations suggest that Sudbrooke has a long history of human settlement, with available evidence indicating that the area accommodated populations as far back as Prehistoric times including a remarkable late Iron Age round-house settlement.
- 4.2 Several records of Roman settlement exist within the Sudbrooke area, by far the most significant of which relates to a high-status Roman Villa dating from the 1st to the 4th Century AD (HER ref 50991). Located just to the north-west of New Ten Acre Covert, it was one of a sequence of Roman Villas discovered in Lincolnshire, with the remnants of others being found at Scampton and Greetwell.
- 4.3 The Roman Villa site has been the subject of several archaeological investigations since the 1980s, which have included a variety of approaches including geophysical surveys, fieldwalking, metal detecting surveys and excavation. Through these investigations evidence of a settlement, including wall foundations, beam slots, postholes and pits, was established. The dating evidence from these features suggested occupation during the late 1st – 2nd centuries, although a few 4th century coins suggested some later activity at the site. A series of linear boundary/drainage features were also identified, suggesting the presence of field systems associated with a possible farmstead.
- 4.4 The Sudbrooke we see today has its origins in two neighbouring, yet separate and distinct settlements: Sutbroc (an Anglican word meaning ‘South Brook’) and Holme (meaning ‘high ground or island amidst the marshes’).
- 4.5 Located to the west of Scothern Lane, the old medieval village of Sutbroc (HER ref 53069), which by 1824 had assumed the title Sudbrooke, consisted of two distinct sections. The first was an east-west route, lying parallel to and just south of Nettleham Beck, edged on either side by individual properties and centred around the church. The second element of the village, the form and extents of which were revealed through settlement earthworks that were recorded in 1978 prior to their destruction, extended south of the northern section and comprised a north-south row of tofts.
- 4.6 Sudbrooke village was in the hands of Peterborough Abbey in the 10th Century and Barlings Abbey in the 12th and 13th centuries. The village would have made a relatively modest contribution to the Barlings monastic economy and this would have likely been based on arable cultivation.
- 4.7 Sudbrooke’s population peaked in the early fourteenth century. However, whilst it was populous before the Black Death, decline followed. The southern part of the village fell into decay in the late Middle Ages, with the numerous tofts left abandoned.
- 4.8 In contrast, life and settlement around the church has persisted to the present day. Indeed, as far back as the Norman conquest the church was an integral part of village life in Sudbrooke and, throughout its history, the old village of Sudbrooke has played host to three church



buildings. An early Medieval church first stood in the village, but was replaced by a red brick church which remained in use until 1860 when it was rebuilt as a memorial to Richard Ellison who had left £2,000 specifically for this project. Still perfectly intact and fully functional to this day, the Church of St Edward the Confessor is built in the Norman Revival Style and is a testament to mid-Victorian craftsmanship.



- 4.9 To the east of the medieval village, occupying what is now Sudbrooke Park, Sudbrooke Holme evolved as a stand-alone settlement. Set in an ancient landscape dating back to the Neolithic period. Sudbrooke Holme was bounded to the south by the Roman Road from Lindum Colonia to Horncastle and the coast, and to the north by New Ten Acre Wood.



- 4.10 The area's heritage is first mentioned in the Domesday Book of 1086 where it is referred to as 'Sudbrooke Holme' (HER ref 53066) and is associated with a probable medieval trackway dating from 1066AD-1539AD (HER ref 53070). Though there was previously a house on the property, occupied by one-time owners the Beresford family, the area came to prominence in 1780 when Richard Ellison finished building his grand country mansion, Sudbrooke Holme.
- 4.11 Comprising 28 main bedrooms and employing a staff of fifty, Sudbrooke Holme was built in the Georgian style and set amongst expansive and immaculately designed and maintained gardens. At the time it was celebrated as one of the most elaborately designed park and garden (an unregistered park and garden (see Figure 5)) settings in the county. So splendid and highly regarded were these gardens that horticultural workers would apply to come to Sudbrooke House for two years of practical experience before applying for higher positions at other stately homes.



- 4.12 In 1877 Colonel Conningsby Charles Sibthorp purchased the estate and spent vast sums of money further enhancing the already idyllic gardens and grounds.
- 4.13 Unfortunately, with the arrival of the First War World the Sibthorp family fortunes went into decline and subsequently they put the property up for auction in 1919. However, the property was withdrawn due to the lack of a buyer. Ultimately, the final owner of Sudbrooke Holme was Elizabeth Wormald who purchased the estate in 1921. The mansion fell into disrepair over the following years until it was eventually demolished in 1928.
- 4.14 In the subsequent years the land within the estate was portioned off and sold in individual lots. Miss Emily Gilbert bought The Bothy and The Old Hall Gardens in 1927.
- 4.15 The remainder of Sudbrooke Park was acquired by the Ministry of Defence and was an active army camp during World War Two, accommodating several Nissen Huts within its grounds during this time. Following the war, from 1946-1947 the site was also used as a temporary base for two Polish Army units who had fought in Italy and were transitioning into civilian life.
- 4.16 In the 1960s the former Army base was sold by the Ministry of Defence, which resulted in the further fragmentation of ownership across the former estate. Most of the land was acquired by developer Edward Jacklin of Somerville Properties whilst the remainder was purchased by local farmers, the Wilkinson family.





*Entrance to Main Drive*

**Figure 5: Area of Historic Park and Garden in Sudbrooke**





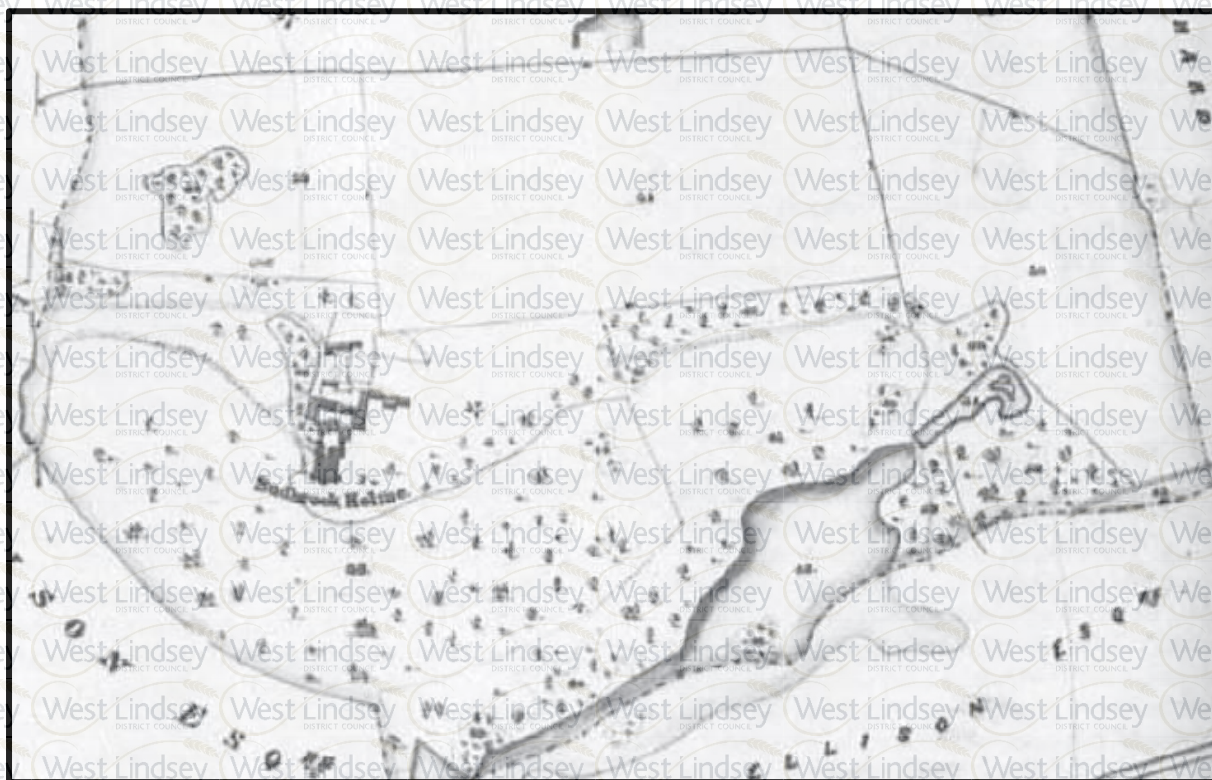
## 5 Evolution of the Village

5.1 In terms of physical change, Sudbrooke has experienced quite significant growth over the past century with extensive housing development bringing together the two formerly separate settlements. Sudbrooke now represents a sizeable village, comprised largely of residential housing development, with a population that has grown from 68 in 1788 to 1,604 by 2011.

5.2 The maps included across the following pages help to visually communicate the degree of change that Sudbrooke has experienced over the past decades. Each map is accompanied by a brief commentary which discusses the shape and form of the village at that moment in time, and includes observations of any significant changes in land use and where new development forms have emerged.

5.3 The first map dates from 1838 and is focused on Sudbrooke Holme. The map shows the main house of Sudbrooke Holme and several ancillary buildings, including the coach house, which are located just north of the main residence. Further north of Sudbrooke Holme the land comprises enclosed farmland, whilst to the south and east the beginning of the wider formal parklands has emerged, including the establishment of the lake to the south-east of the main building.

*Sudbrooke Holme 1838*



5.4 In 1899 the map presents a more expansive view of the wider parish area within which a recognisable road network is present, forming the key local routes of Scothern Lane and Church Lane to the west and the more strategic historic Roman road (Wragby Road) located further south and running in an east-west direction.

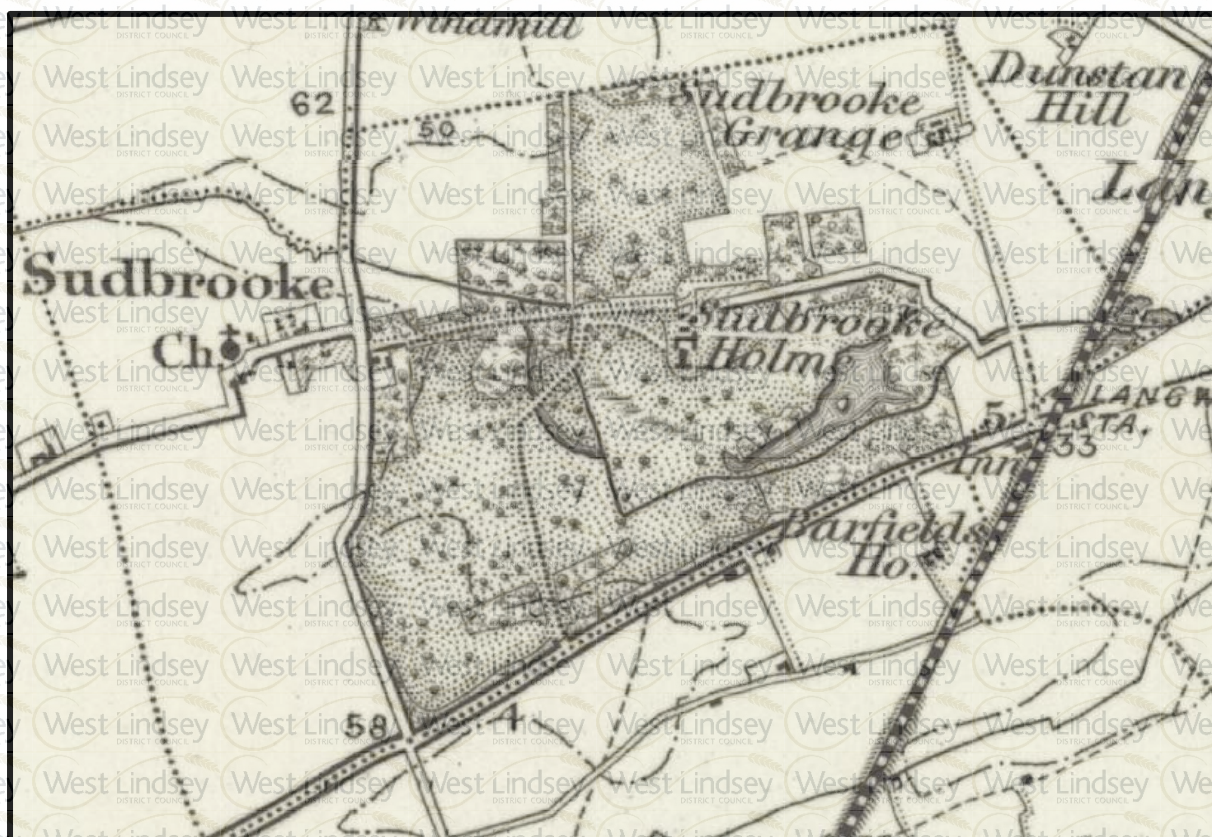


5.5 Though lacking sufficient detail to interrogate individual plot boundaries, the 1899 map clearly shows the presence of a modest clustering of dwellings either side of Church Lane, with the church itself being located on the corner where the road drops southward and extends out into the wider rural setting.

5.6 Further east the full extent of Sudbrooke Park, which has grown substantially from its 1838 form, is unveiled. Stretching from Scothern Road in the west to Station Plantation in the east, the map highlights the extensive works undertaken by Charles Sibthorp that resulted in the grand and immaculate parkland and gardens. The 1899 map also shows the emergence of a fish pond to the west of Sudbrooke Holme.

5.7 Three accesses to Sudbrooke Holme are shown on the 1899 map, (1) a western entrance from Scothern Lane, the entrance to which is marked by a pair of semi-detached lodges, (2) a southern entrance running northwards from Wragby Road (also marked by a lodge building), and (3) an eastern entrance which leads up from the junction of Wragby Road and the railway line.

*Sudbrooke 1899*



5.8 The 1907 map provides a more detailed look at Sudbrooke Park, allowing for a greater appreciation of the various features and characteristics which highlighted the park during its peak years. It details both the gardens surrounding the house (including the formal gardens to the east of the house and kitchen gardens to the north-east) and the wider parkland. The



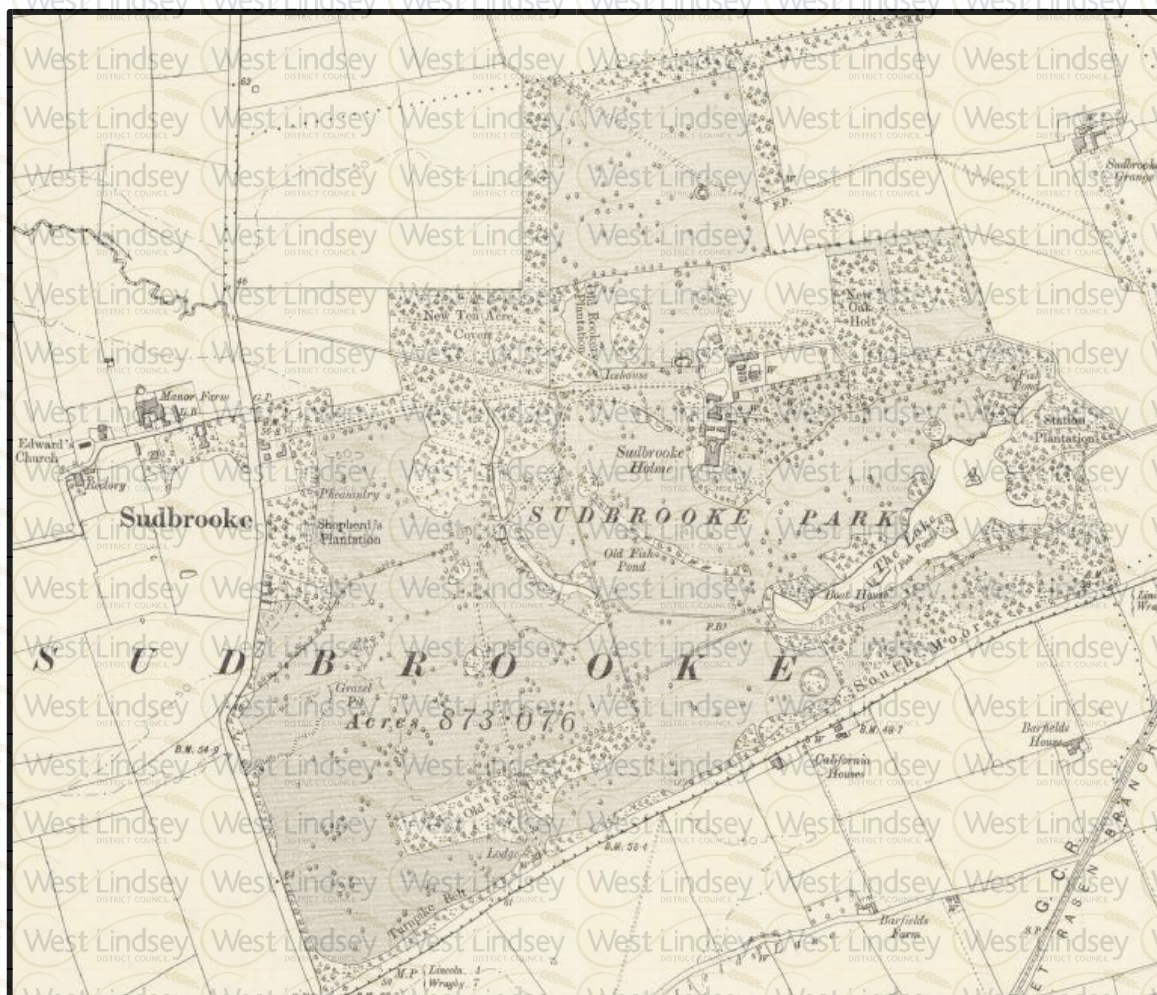
locations of the Icehouse and Pheasantry denoted the northern end of the park, whilst further detail is provided regarding the make-up and extents of the multiple bodies of water that occupied the wider parkland, with individual islands and features such as the boat house being discernible from the map.

5.9 Lining almost the entirety of the park's outer edges is a band of woodland planting, with Ten Acre Covert on the northern boundary and Turnpike Belt and South Moor along the southern boundary, which were likely grown to ensure privacy from travellers moving along the surrounding road networks.

5.10 In terms of built development, there does not appear to be a great deal of change within Sudbrooke Park, with the 1907 map presenting a practically identical settlement layout and form as seen in 1899 with minimal change having occurred in the intervening years.

5.11 Similarly, development in and around the church has been minimal, whilst the edges of Scothern Lane and Wragby Road also remain largely undeveloped apart from the emergence of several cottages to the south of Wragby Road, which include the 'California Houses'.

#### *Sudbrooke 1907*





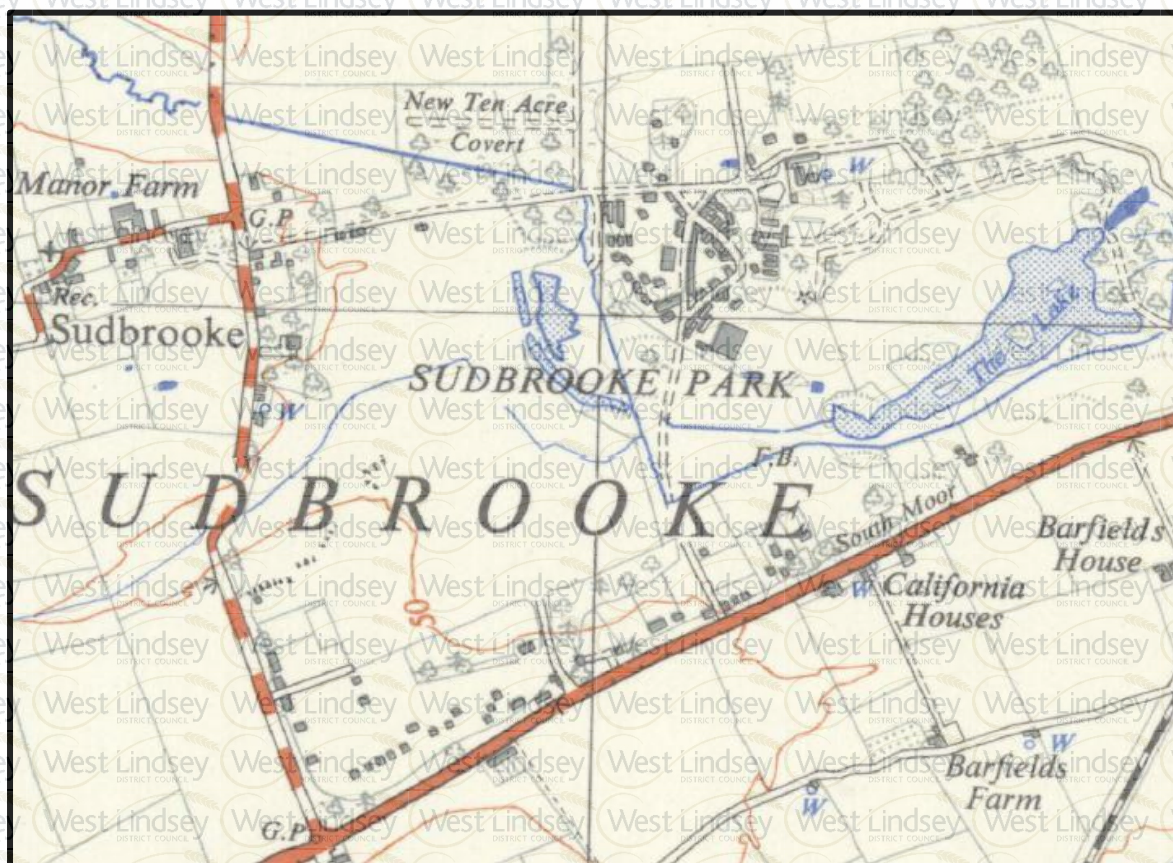
5.12 By 1953 Sudbrooke Park had experienced quite a significant degree of change. Although the overall layout of the parks and gardens remains the same, the main house is no longer present, having been demolished in 1928 following years of neglect. However, several buildings associated with Sudbrooke Holme remain, including the Coach House and several other ancillary buildings to the north of the old house.

5.13 The 1953 map also details the use of Sudbrooke Park by the military during the Second World War with numerous camp buildings shown in the central portion of the site, to the west of the former Sudbrooke Holme. There is also a new road (Main Drive) depicted running from this central area towards Wragby Road. The entrance to Main Drive is marked on either side by gate piers and lodges, which were constructed in 1910. A small number of dwellings have also appeared within the parkland, mostly along West Drive.

5.14 Along Wragby Road significant residential ribbon development has occurred with numerous individual dwellings lining the northern side of this route, primarily to the east towards the junction with Scothern Lane. Similar development has also occurred along the eastern edge of Scothern Lane, albeit to a lesser extent than that seen at Wragby Road.

5.15 In contrast, the area in and around St Edward's Church appears to have remained practically unchanged from 1907 other than the emergence of a couple of new buildings, to the south of the church building, which may have been ancillary to the rectory.

#### *Sudbrooke 1953*



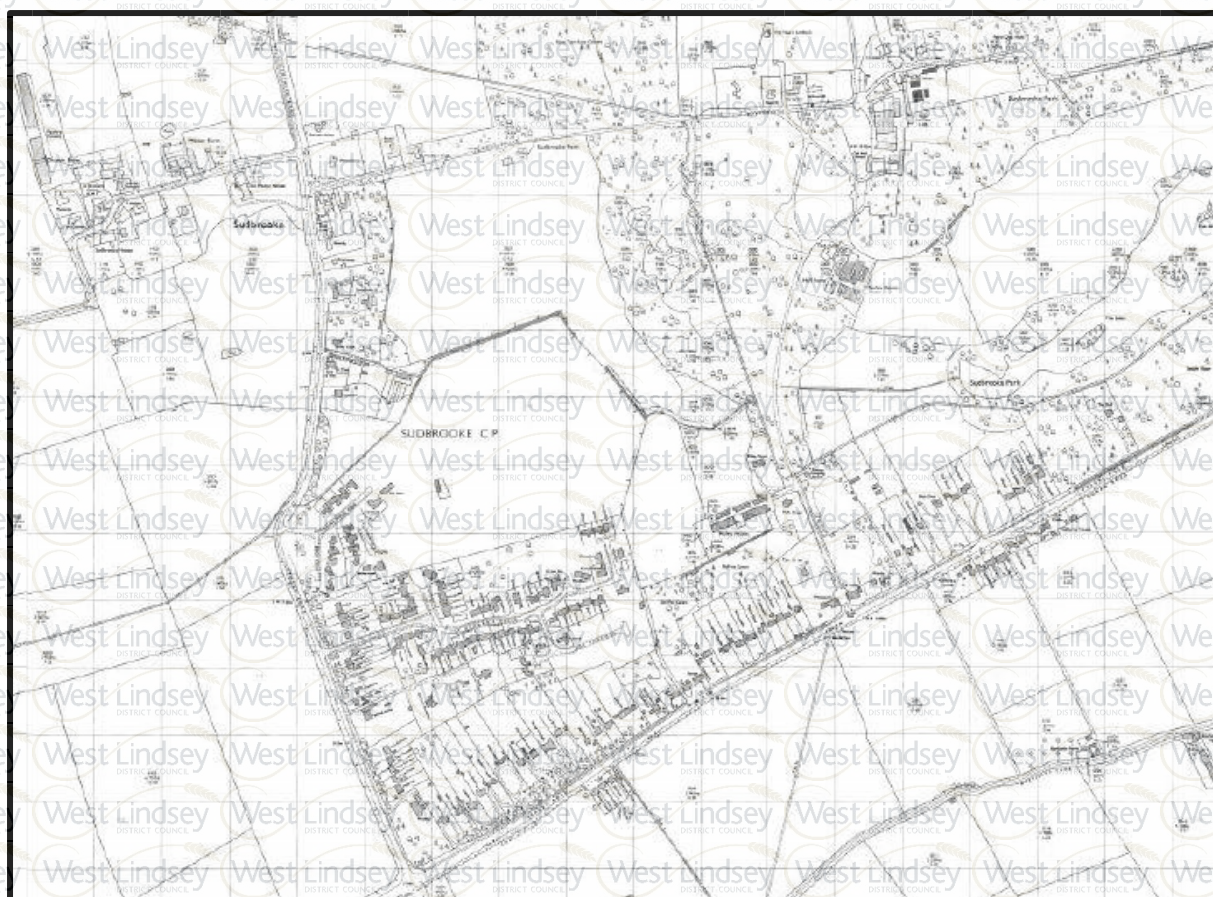


5.16 By 1977 larger scale housing development had begun to emerge within the boundaries of Sudbrooke Park, with most of the dwellings that comprise St Edward's Drive constructed and the road infrastructure in place for The Paddock. Elsewhere within Sudbrooke Park other, more ad-hoc, incremental development has occurred, namely further residential dwellings along West Drive and a cluster of agricultural buildings (Hall Farm) just south of where the former mansion once stood.

5.17 Along the eastern edge of Scothern Lane and northern side of Wragby Road further residential infill and ribbon development has also occurred, creating fairly constant and almost unbroken residential edges to these routes.

5.18 Again, change has been less dramatic within the old village and around the church. Here the only notable change from 1953 is the introduction of some large, linear agricultural building to the north-west of the church.

#### *Sudbrooke 1977*



5.19 Between 1977 and the present day, the character of Sudbrooke has changed quite dramatically, with what was formerly the western half of Sudbrooke Park now occupied by an expanse of residential development which has been constructed in phases over the intervening years.

5.20 A glimpse of how Sudbrooke's character was changing throughout this period is provided by the BBC's 1986 Domesday Project, which sought to capture the essence of life in the United



Kingdom and create a digital snapshot of the country. As part of this project, one young Sudbrooke resident provided the following contribution:

*'I live in Sudbrooke. Most of the land is wood and there is farmland there. Sudbrooke is peaceful. My garden is one acre and the estate is cutting down more and more trees to make room for houses to be built. The housing estate is growing and the woodland is disappearing. I like living in Sudbrooke because it is quiet and there are rivers and lakes. Sudbrooke park where I live used to be the finest pleasure gardens in England. My grandma owns the largest part of it and she keeps it nice with stone ornaments and things like that. There is hardly any traffic. When I grow up I want to restore the wood and rebuild the Manor which was demolished in the thirties. My grandma owns the butler's house'.*

- 5.21 Elsewhere in and around the parkland a number of large agricultural buildings have emerged since 1977, many of which are associated with poultry farming, whilst residential development has also occurred along a private route running northward off West Drive.
- 5.22 Despite this period of large-scale housing development, a sizeable area of the original parkland has remained intact, including some of its most significant features: the lake, the bridge on Main Drive and several smaller residences and ancillary buildings associated with the original estate.
- 5.23 Similarly, Church Lane has managed to retain its original form and layout, with only modest residential infill development over the past decades and a single small-scale residential cul-de-sac (Manor Court) having occurred. Indeed, some views towards the church remain largely unaltered in the last century.
- 5.24 More information about the history of Sudbrooke can be found on the Parish Council website: <http://parishes.lincolnshire.gov.uk/Sudbrooke/>





Our vision for  
Sudbrooke



## 6 Our Vision for Sudbrooke

- 6.1 Sudbrooke has a unique historical identity dating from pre-history, with a mention in the Domesday Book. The present character of Sudbrooke owes much to the remains of the grand estate of Sudbrooke Holme.
- 6.2 Sudbrooke has experienced significant residential growth in the last 50 years. Despite this, until recently Sudbrooke retained its designation of a small village but is now designated as a medium sized village under the Central Lincolnshire Local Plan. The village today still enjoys expansive parkland and foliage cover, thriving biodiversity and wildlife and bodies of water along with a network of footpaths that provides residents and visitors significant amenity.
- 6.3 Development pressures, human aspiration, technological innovation and development make further development in Sudbrooke inevitable. Extensive consultation with the residents of Sudbrooke has taken place since early 2016 to define the nature and extent of future land use and development in Sudbrooke. Feedback received through the consultation process in conjunction with the Central Lincolnshire Local Plan proposals has resulted in the adoption by Sudbrooke Parish Council, on behalf of the village, of the following Vision for the Future of Sudbrooke statements.
- 6.4 Underpinning the statements is a strong sense within the local community that the historic character and identity of Sudbrooke is maintained and enhanced throughout the course of any future development. The success of any community is dependent on the vitality of its population, the opportunities available to it and, crucially, the supporting infrastructure.

**“In 17 years’ time Sudbrooke will be a safe and peaceful rural community reflecting and conserving its unique historic heritage. The distinctive woodland landscape, lakes and open spaces that provide a haven for residents and our remarkable wildlife will be protected and enhanced for future generations to enjoy. Sudbrooke will be a vibrant community spirit with a sustainable infrastructure providing excellent services and facilities for all ages. New development will respect the unique character of the village whilst meeting the needs of current and future residents”.**

## 7 Our Neighbourhood Plan Objectives

**Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.**

**Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.**

**Objective 3: To preserve the existing settlement breaks between Sudbrooke and Scothern and Sudbrooke and Langworth.**

**Objective 4: To provide existing and future residents with the opportunity to live in a home appropriate for their needs, affordability and suitability for retirement being key considerations.**

**Objective 5: To maintain and improve access to our public open spaces and the wider green infrastructure network.**

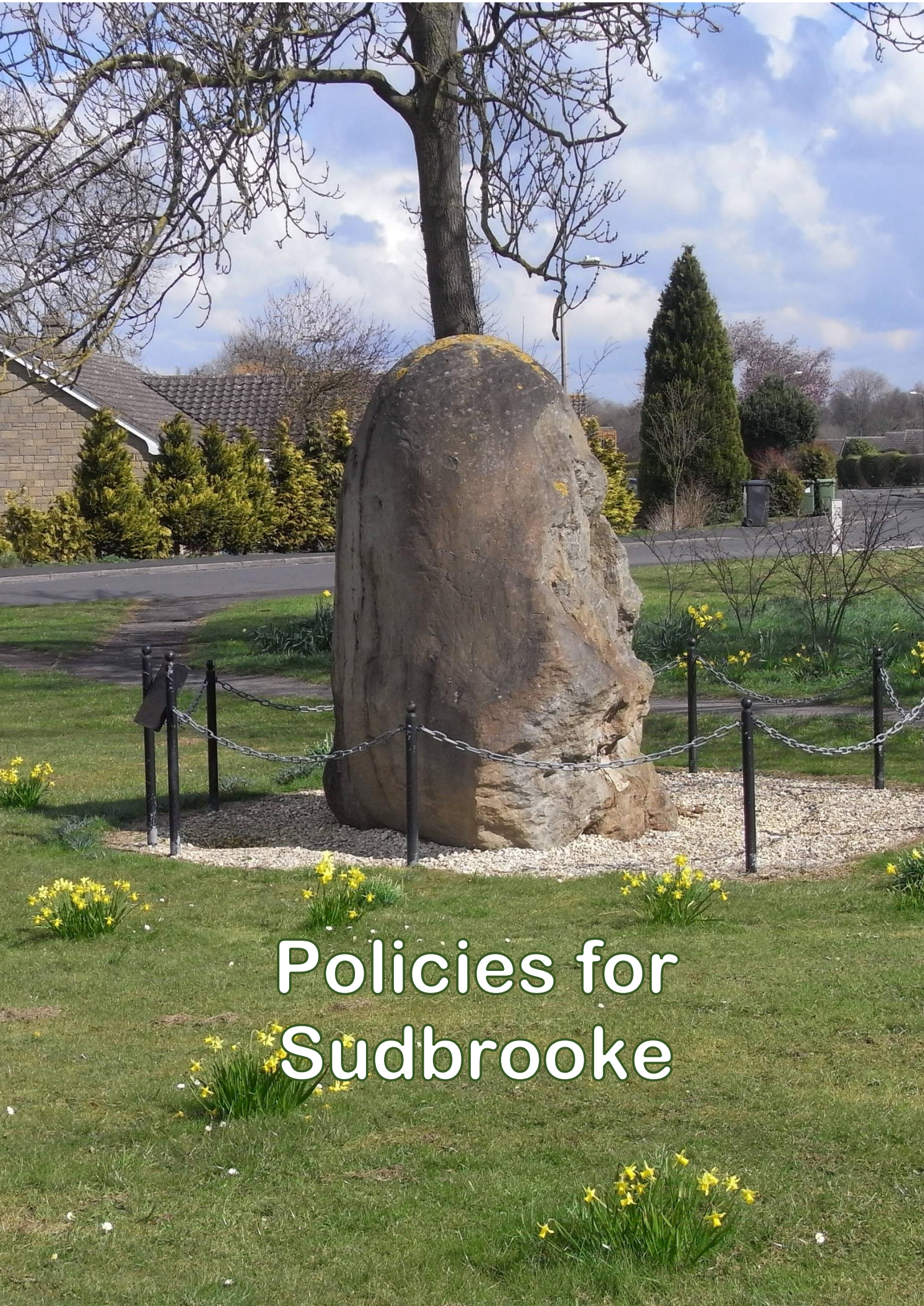
**Objective 6: To protect, retain and enhance the natural environment of the village, its ancient woodland, veteran trees, and hedgerows flora and fauna for future generations to enjoy.**



Figure 6: How our policies meet our objectives

	CO1	CO2	CO3	CO4	CO5	CO6
Policy 1				✓		
Policy 2				✓		
Policy 3	✓	✓			✓	✓
Policy 4	✓	✓			✓	✓
Policy 5	✓	✓			✓	✓
Policy 6	✓	✓			✓	✓
Policy 7	✓	✓	✓			✓
Policy 8	✓	✓				✓
Policy 9	✓	✓				✓
Policy 10	✓	✓				





# Policies for Sudbrooke



## 8 Residential Development

### Existing Developments

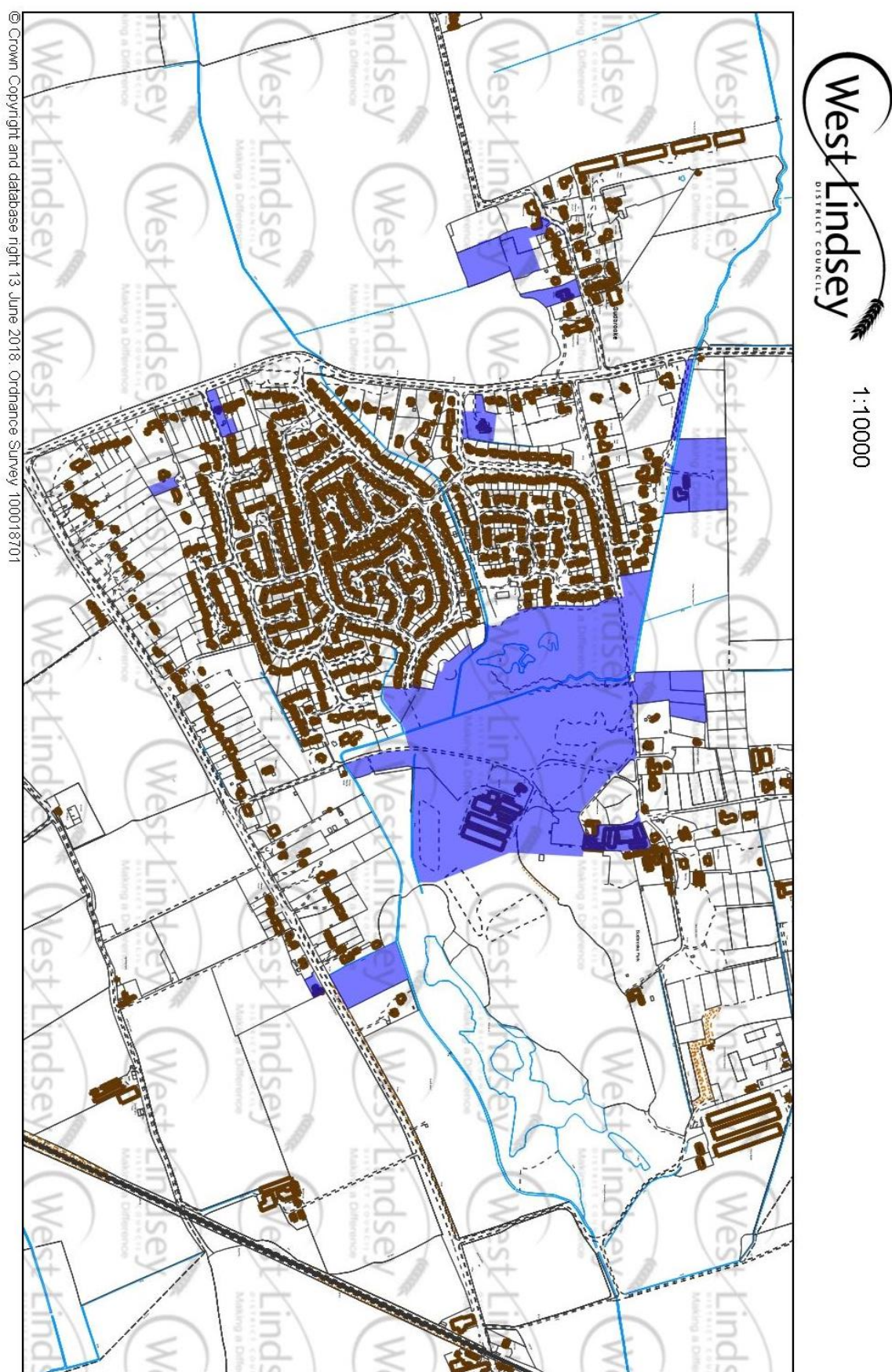
- 8.1 The Neighbourhood Plan Steering Group have consulted residents on the type, location and amount of new housing for the village alongside the then emerging Central Lincolnshire Local Plan. Since then, the Central Lincolnshire Local Plan has been adopted by the authorities and proposes a 10% increase in new housing in Sudbrooke which equated to around 71 new homes.
- 8.2 The number of new homes already permitted in the Neighbourhood Plan Area is 181 with around 155 of these being developed at Sudbrooke Park, which gained outline planning permission during 2017 (see figure 7).
- 8.3 Consequently, the existing residential planning permissions identified in Figure 9 more than meet the 10% requirement as set by the Central Lincolnshire Local Plan and therefore any additional residential development would need the support of the wider community to comply with Central Lincolnshire Local Plan Policy LP4. Please see the link below for more information on the monitoring of planning permissions in West Lindsey.

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/housing-growth-in-medium-and-small-villages-policy-lp4/>

**Figure 7: Central Lincolnshire Local Plan Policy LP4 “Small village growth levels”**

Hierarchy position	Base number of dwellings	CLLP housing requirement	Number of dwellings for growth as per CLLP requirement	Dwellings approved since 2012 (start of CLLP Plan period)	Remaining growth to meet the CLLP requirement
Medium Village	712	10% increase	71	181	0

**Figure 8: Areas subject to some existing residential planning permissions (2018)**



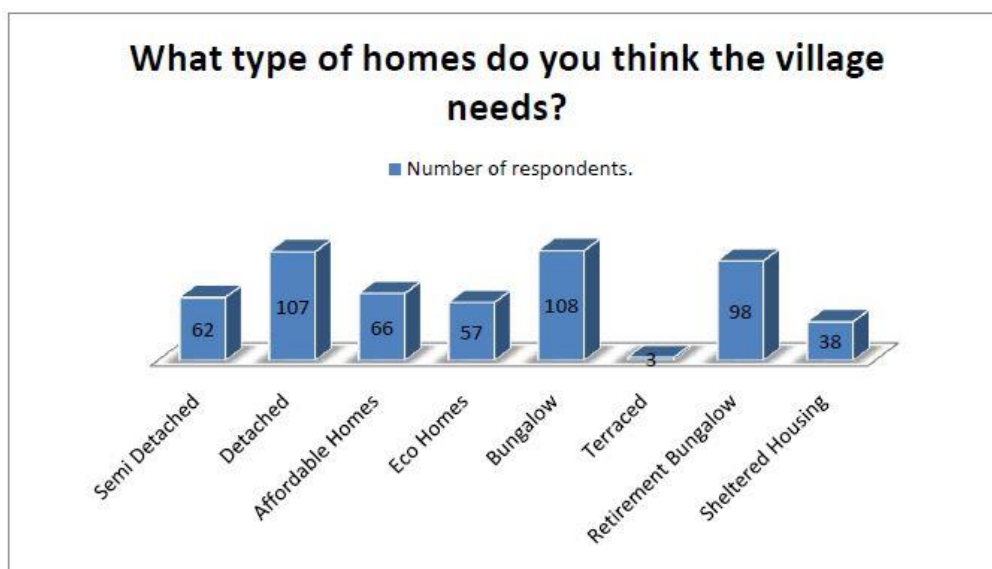


**Figure 9: Permitted housing developments in Sudbrooke (updated November 2018)**

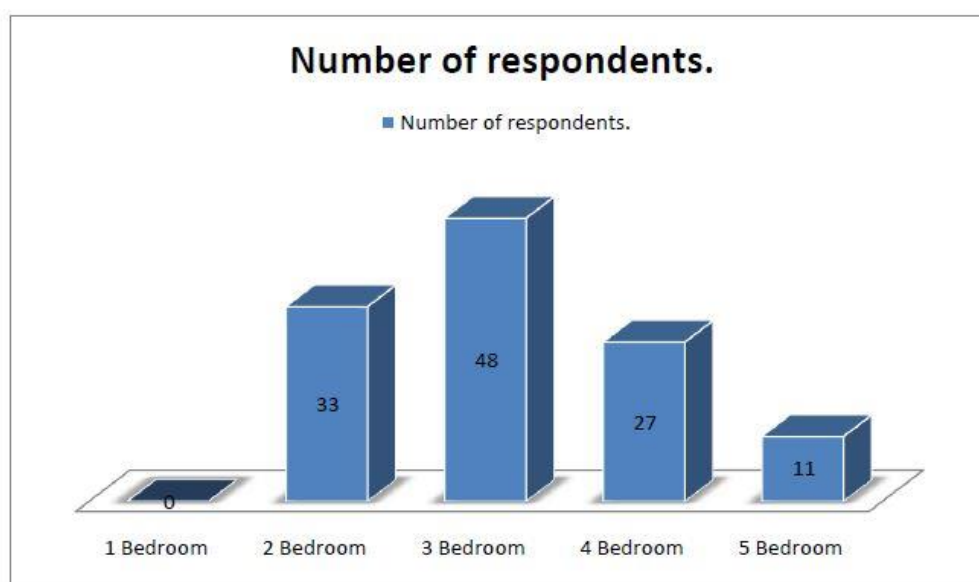
Site/ location	Number of units	Number of bedrooms
135618 Sudbrooke Park	155	<p>130 new 2,3,4 and 5 bedroomed homes and an additional 25 1 and 2 bedroomed luxury retirement apartments all of which will be delivered through 3 phases. As part of the housing provision, the development will provide some affordable housing that will likely be 2 and 3 bedroomed properties across the various phases and includes:</p> <p>Phase 1 – 10 dwellings (6 three bedroomed and 4 two bedroomed) 100% shared ownership.</p> <p>Phase 2 – 12 dwellings (10 three bedroomed, 2 two bedroomed and 1 two bedroomed bungalow) 70% affordable rent and 30% shared ownership.</p> <p>Phase 3 – 10 dwellings (10 three bedroomed and 1 two bedroomed bungalow) 70% will be affordable rent 30% will be shared ownership.</p>
134229 Orchard Bungalow	1	Erection of 1 detached dwelling.
133193 32 Scothern Lane	2	Demolition of 1 dwelling and the replacement of 1 and the

Site/ location	Number of units	Number of bedrooms
		erection of 2 additional dwellings.
135075 56 Scothern Lane	2	Erection of 2 detached dwellings.
137574 Sudbrooke House, Church Lane	5	Erection of 5 detached dwellings.
126872 Wragby Road	6	Erection of 6 detached dwellings.
133762 TheSonnets, Church Lane	1	Erection of 1 detached dwelling.
137168 Land west of 91 Wragby Road	2	Erection of 2 detached dwellings.
133536 Land off Poachers Lane	6	Erection of 6 detached dwellings.
136494 Land west of 56 Scothern Lane	1	Erection of 1 detached dwelling.

- 8.8 Prior to the granting of the 155 homes at Sudbrooke Park, feedback from residents identified that, if there were to be more residential development in Sudbrooke, then this should concentrate on providing smaller properties to cater for younger people, families and the elderly population. Residents stated that the current housing stock was dominated by the larger detached and more expensive properties that are often out of reach for the younger and older residents. It is now expected that the majority of these needs will be met by the existing permitted developments in figure 9 and, in particular, those approved at Sudbrooke Park.



- 8.9 It was identified that most respondents to the survey would like to see more 2 and 3-bedroom properties.



### **A need for additional development**

- 8.10 Compared with the wider area, Sudbrooke has a higher proportion of older persons. It is estimated, through population projections, that in 2014, 35.6% of the population in Sudbrooke were aged 45 and over. Trends from demographic projections suggest that Sudbrooke will see a notable increase in the number of older people with the total number of people aged 55 and over expected to increase by 14% over just 10 years [2011 to 2021]. The number of people aged 85 or over is expected to increase by 40% in the same period. A consequence of an ageing population is that the number of people in Sudbrooke living with long-term illnesses or disabilities is expected to increase significantly in the future. The



existing permitted developments within Sudbrooke may not meet this need over the plan period and there may be a need for additional accommodation for elderly people.

- 8.11 The Strategic Housing Needs Assessment (SHMA) for Central Lincolnshire states that “It is clear that Central Lincolnshire is generally characterised by larger housing stock, with around two thirds of household spaces containing at least three + bedrooms. This is particularly pronounced in West Lindsey”. The greatest requirement is for property of between 50 and 89 sqm, which generally relates to 2 or 3-bedroom flats, mews or semi-detached homes. In the context of the Housing Market Area (HMA) having a comparatively high representation of detached properties this suggests the need for new stock to contribute positively to the overall balance through the provision of smaller family sized housing. The development of Sudbrooke Park will contribute towards providing smaller properties as around 50% of the units being provided will be either 2 or 3 bedroomed, including some affordable housing provision (see figure 9). However, the scheme doesn’t provide any land for self-build opportunities and therefore there might be a need over the plan period for some additional space for this use.
- 8.12 In September 2014, West Lindsey was announced as one of eleven local authorities that have been selected to become a Right to Build Vanguard. The Council will therefore be a forerunner in the Right to Build programme, with the opportunity to provide evidence and examples of how the Right to Build could work in different circumstances.
- 8.13 It is likely that over the plan period there will be an additional need, over and above those existing planning permissions in figure 9, for more specialist homes such as bungalows and accommodation for older people and those people who are wanting to build their own house and stay within the community to raise a family. This Neighbourhood Plan seeks to support these developments (over and above the CLLP housing figure) where they are appropriate in character and location and are meeting an identified local need for housing in Sudbrooke over the plan period and have the support of the local community (See Policy 1).

**Policy 1: Additional Residential Development**

- 1. Proposals for additional residential development in Sudbrooke will be supported provided that clear support from the local community can be demonstrated. Applicants are encouraged to agree the scope of the consultation with Sudbrooke Parish Council prior to it taking place. A Consultation Statement should accompany the application for planning permission and consideration should be given to the guidance provided in Appendix 1 when preparing the statement.**
- 2. Development proposals will be encouraged which seek to provide smaller homes catering for younger people and specialist homes for the elderly population, for those with disabilities and for self-build projects.**

## 9 Extensions and alterations to existing dwellings

- 9.1 The ability to extend a home is important for homeowners because it allows properties to be altered to meet changing lifestyles, family size and adapt to changing physical mobility. The purpose of this policy is to allow extensions and alterations to homes whilst being sensitive towards the physical character of the area and protecting the living standards of neighbouring properties. Householders have considerable rights to extend and alter homes without requiring formal planning permission, either through Permitted Development rights or the Prior Notification procedure. This policy only applies to proposals where planning permission is required.

### **Policy 2: Extensions and Alterations to existing dwellings**

**1. Extensions and alterations to existing dwellings within the Parish where planning permission is required, will be supported where the following criteria are met:**

- a) the size, scale, height and materials of the development are in keeping with the original dwelling and the surrounding area as described in the Sudbrooke Character Assessment (Appendix 3);
- b) the extensions and alterations are designed so that there shall be no significant reduction in the private amenity of the occupiers of neighbouring properties, through overlooking; overshadowing; loss of light or an overbearing appearance; and
- c) there is no adverse impact on the amenity benefits currently enjoyed by the community, the local landscape or on local wildlife.



## 10 Local Green Space

- 10.1 Sudbrooke is a peaceful rural village surrounded by open countryside and is unique in respect of its woodland area and parkland. The Neighbourhood Plan seeks to ensure that these local green spaces will continue to contribute to the openness of the village and the health and well-being of residents.



- 10.2 Local green spaces identified by the Sudbrooke Neighbourhood Plan are of significance because of their recreational value, historical significance, beauty and tranquillity. They are extremely well valued by the community, whilst enhancing the attractiveness of the village. In the neighbourhood plan survey in answer to direct questions about green spaces, in Q13 (What features do you feel are importance to the village?), 88% rated the open Park high and Open Green Spaces rated 85% high; in Q13a (What features would you like to see preserved?) 85% rated the Open Park high and Open Green Spaces rated 82% high; in Q14 (Should we protect the following Green spaces?), 87% rated the Open Park high, 86% rated the Woodland as high. In addition, in free comments provided n the questionnaire, residents mentioned the words Green, Woods or Woodland or Rural as being of value 121 times in 210 survey returns.

10.3 The National Planning Policy Framework paragraph 99 gives Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The designation gives these spaces the same protection as green belt policy. The criteria require a Local Green Space to be:

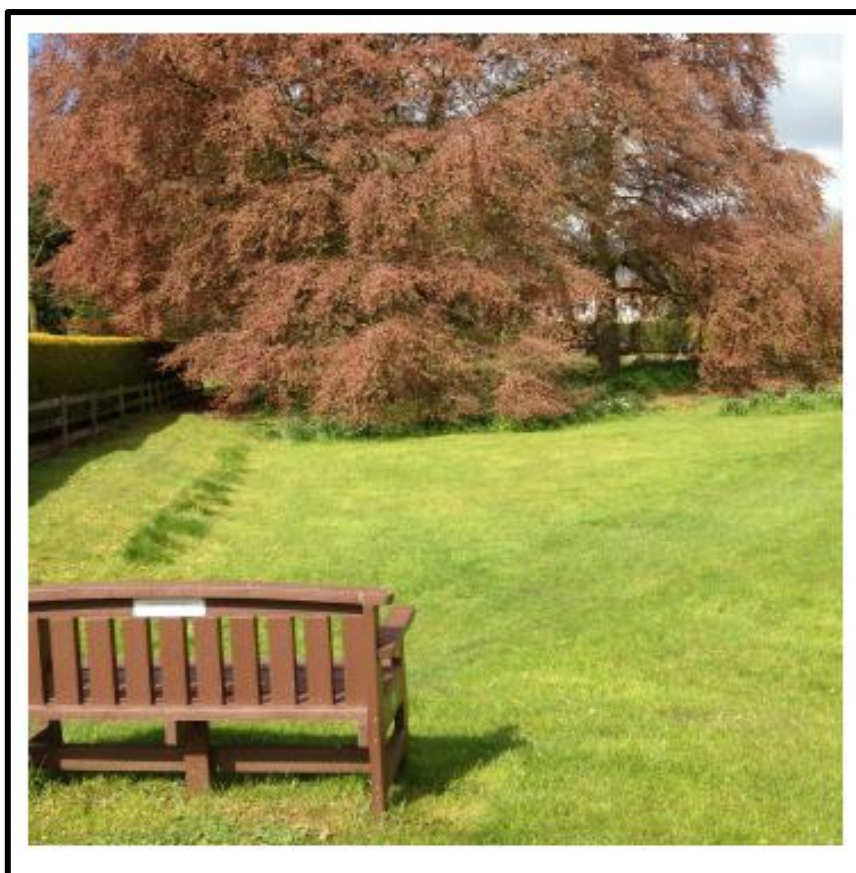
*a) in reasonably close proximity to the community it serves;*

*b) 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*

*c) local in character and not an extensive tract of land.*

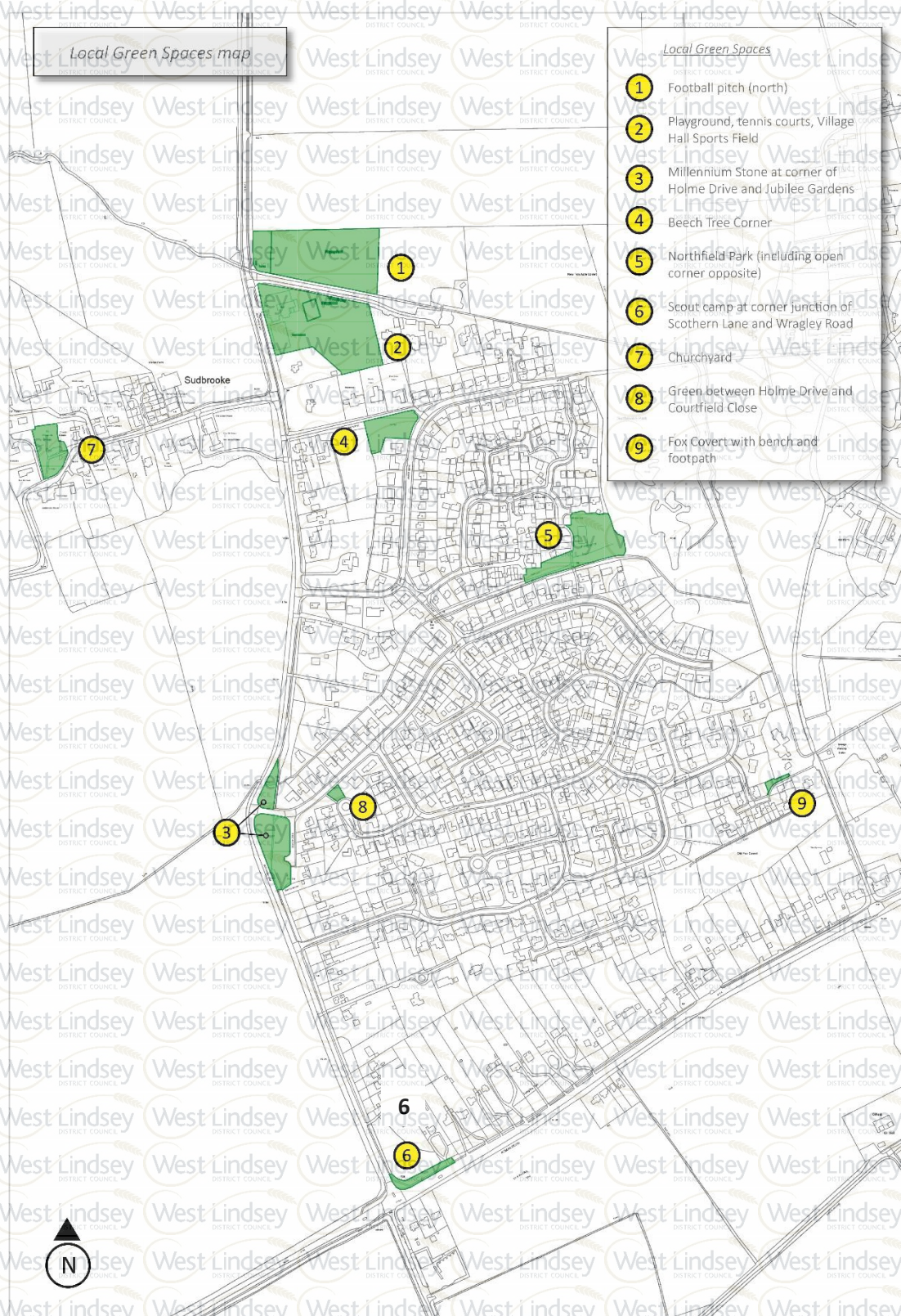
10.4 Through public consultation and discussions within the Neighbourhood Plan Steering Group, the sites, identified in Figure 10, should be designated as Local Green Spaces as these spaces are currently unprotected and valued for their visual and recreational amenity. Additional green spaces will also be designated as required by the conditions of the existing permitted development identified in figure 9.

10.5 For a full set of justification for our Local Green Spaces, please see Appendix 4.





**Figure 10: Local Green Space in Sudbrooke**





### **Policy 3: Local Green Space**

**1. The following spaces are designated as Local Green Spaces:**

- a) Site 1: Football pitch;
- b) Site 2: Playground, tennis courts, village hall sports field;
- c) Site 3: Millennium stone at the corner of Holme Drive;
- d) Site 4: Beech tree corner;
- e) Site 5: Northfield park (including open corner opposite);
- f) Site 6: Corner of junction Scothern Lane and Wragby Road;
- g) Site 7: Churchyard;
- h) Site 8: Green between Holme Drive and Courtfield Close;
- i) Site 9: Fox Covert with bench and footpath; and

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

Local Green Space justification can be found in a separate document titled Appendix 4: Local Green Space Justification in Sudbrooke.

## 11 Natural Environment

### ***Local habitat and biodiversity***

- 11.1 The once renowned gardens and ornamental lakes of Sudbrooke have lain untended for almost a century; these, together with the surrounding woodlands, parkland, ponds, arable fields, grassland and domestic gardens have resulted in a remarkable diversity of habitats. These elements, together with Nettleham Beck which runs into the River Witham, provide both land and water refuges for an outstanding range of flora and fauna. Data supplied by the Greater Lincolnshire Nature Partnership (GLNP) and local observations lists 98 species of birds, 32 mammals, 25 butterflies, 85 moths, and 13 types of amphibians, reptiles and bony fish. In addition, 243 different wild flowers, 51 trees and 22 types of fungus have been observed. Many are protected or endangered species such as bats, badgers, water shrews and voles, birds of prey, and great crested newts. Information about the flora and fauna can be found in a separate document titled 'List of Recorded Flora and Fauna in Sudbrooke'.
- 11.2 The woods in the park are at the core, comprising low scrub, a medium height shrub layer and taller mature trees. Each supports an abundant biodiversity of habitats. The Sudbrooke Park development is retaining some of the woodland towards the village and is including a new "biodiversity area" as part of the Sustainable Urban Drainage requirements. Most importantly, they complement each other to support a much larger range of species as a whole than those of individual parts. The stream and hedges provide natural corridors for wildlife to travel and extend their range. Kingfishers are an obvious example to use such a corridor.
- 11.3 Sudbrooke is blessed with a diverse range of tree species of all ages. The mature trees in Sudbrooke Park and those fronting properties in Scothern Lane, Wragby Road, Church Lane and elsewhere provide a unique character and identity for the village.
- 11.4 Sudbrooke Woods and wildlife are enjoyed and appreciated by a high percentage of parishioners - as evidenced by the Plan survey results Sudbrooke beck and water corridor (90%), Sudbrooke Park and woodlands (88%), woodlands and groups of trees (87%), specimen trees (84%), wildflowers, ferns and fungi, and birds (85% each), ponds and lakes (81%), protected species (84%). Whether for dog walking, jogging or simply taking a quiet stroll in a natural and peaceful environment. Children enjoy the area as a place of adventure, away from more formal recreational pursuits. For everyone, it is a place to connect with the environment, its trees and the wildlife this area supports.
- 11.5 The amenity value of trees in the village is recognised by many holding Tree Preservation Order (TPO) status. TPOs can include individual trees or groups of trees. Local Planning Authorities are the responsible bodies to make a TPO, if it appears to them to be "expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area" (Town and Country Planning Act 1990). WLDC, as LPA, state that "a Tree Preservation Order (TPO) is placed on trees thought to provide considerable amenity value to



the community and contribute visually to the street scene or the local character. A TPO is not just to retain a tree but to retain the amenity value that it provides from its presence” (WLDC website).

- 11.6 In Sudbrooke several TPOs have been confirmed since the 1950s with additional TPOs being identified throughout the period to recent times. Location and details of current TPOs are available on WLDC website. Figure 11 summarises this information.
- 11.7 The 1950 orders generally cover either “hardwood” (non-conifers), “conifers” or both to the frontages of many properties along Scothern, Lane, Wragby Road, Church Lane, and in the Churchyard and an area around the former Sudbrooke Holme. The 1988 order includes the large block of woodland between and adjacent to Main Drive and West Drive and Ten Acre Covert. This “woodland” order covers all trees, both young and old. More recently TPOs have been placed on various individual trees, including some (Lime, Oak, Birch, Horse Chestnut) to the south east of Main Drive in 2002 and others (Willow, Oak, Hazel, Ash, Oak, Hawthorn, Beech, Walnut) either side of the northern end of Main Drive in 2005. Additional TPOs were also added along Wragby road in 2005 and 2015. In some local cases WLDC have acted by placing emergency TPOs on trees threatened by potential felling or development.
- 11.8 Although a large swathe of TPO trees will be lost by proposed development in the Park, it is important that Sudbrooke’s trees are safeguarded and protected to secure the many benefits they provide to parishoners, local people and the wildlife they support. This objective was very strongly supported (over 80%) by responses to the Plan survey.



- 11.9 WLDC granted Sudbrooke the status of Site of Nature Conservation Interest (SNCI – NBE 1), which provides some protection for wildlife and biodiversity, whilst the amenity value of trees in the village is recognised by many holding TPO status.

- 11.10 Sudbrooke's bedrock geology of Kellaways Formation and Oxford Clay is a free-draining, lime-rich loamy soil. Surrounding agricultural land, both arable and pasture benefits from its rich and fertile nature. The Sudbrooke Park area is partly surrounded by low-lying land that is often waterlogged and liable to flooding. Nettleham Beck traverses the village, its source being a spring on the Lincoln Edge near the current Lincolnshire Show Ground. It runs through Nettleham into Sudbrooke joining the Barlings Eau at Langworth, thence flowing to the Witham and the sea. The watercourse and verges provide a remarkable stretch of wild life corridor as well as a valuable, community amenity area.
- 11.11 The most obvious natural features of modern Sudbrooke are the living reminders of the former grandeur of 19<sup>th</sup> century Sudbrooke Holme: the parkland, ornamental lakes and woodland. Specimen trees include Holm Oaks, Beeches, Ashes, Wellingtonias, Limes, London Planes, Chestnuts, and Cedars of Lebanon. Approaching Sudbrooke from Lincoln, the remnants of the woodlands survive in the front gardens of the houses on the A158 and along Scothern Lane, giving Sudbrooke its distinctive tree-lined, rural aspect. Blanket and individual TPO orders have ensured that this characteristic will remain in perpetuity. The same applies to the woodlands in the Park.



#### **Policy 4: Natural Environment**

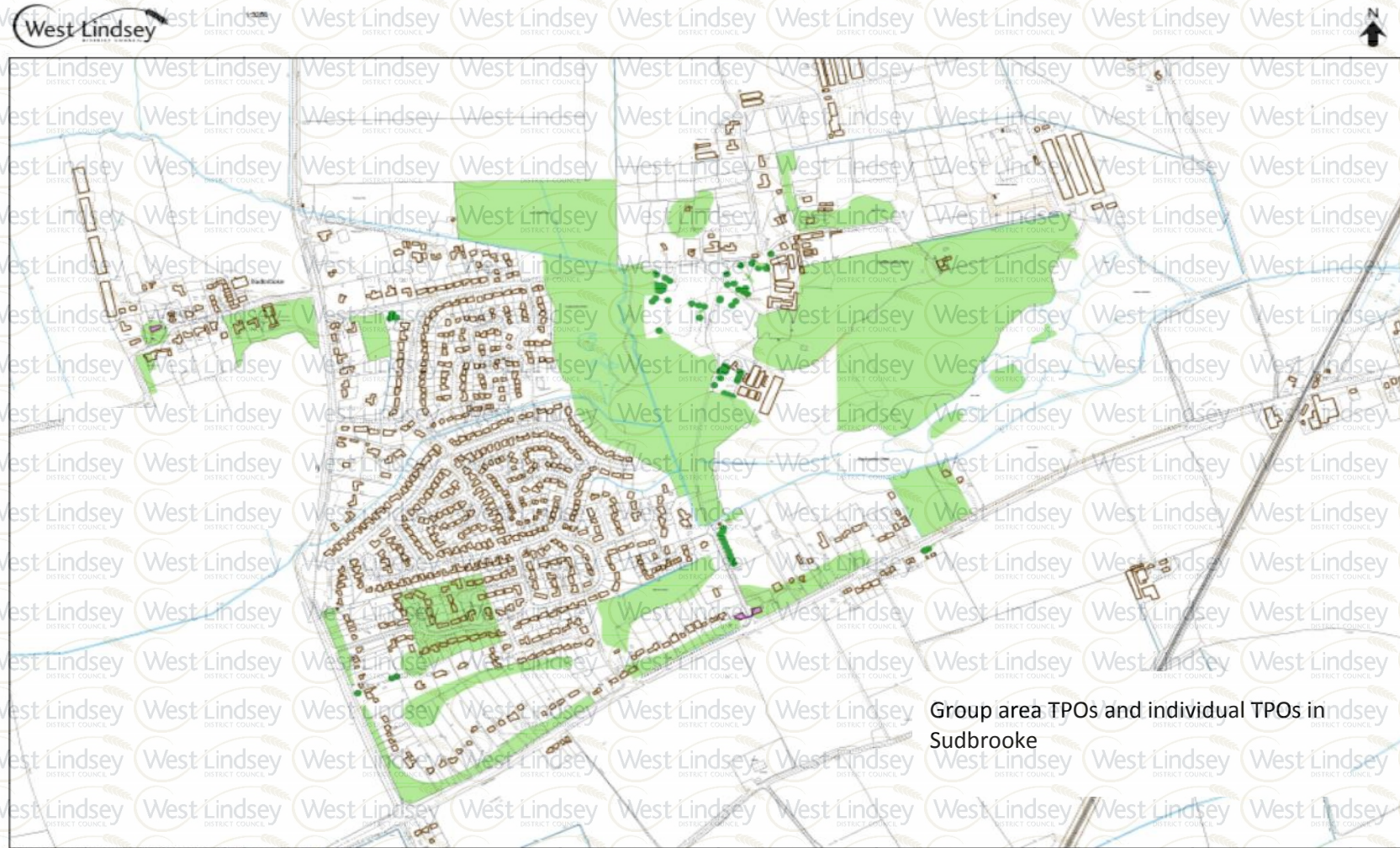
1. Development proposals which have the potential to impact on habitats and species' populations will be expected to ensure their restoration or, where possible, enhancement, and demonstrate that they will not adversely affect or result in the loss of features of recognised importance as identified in the Sudbrooke Character Assessment.
2. Development that will result in the loss of such features will only be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be demonstrated to the District and Parish Councils.

**Policy 5: Protected and Significant Trees**

1. There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees. Where appropriate, proposals must preserve the identified “protected trees”, the “significant trees” and green corridors on figures 11 and 12. Proposals that unduly remove, or would cause unnecessary harm, to these trees will not be supported unless there is clear public benefit to outweigh the loss or harm, and a suitable compensatory strategy is included in the proposals.



**Figure 11: Protected Trees (TPOs) in Sudbrooke**



Group area TPOs and individual TPOs in  
Sudbrooke

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**Figure 12: Significant trees (that are not subject to a TPO) and Nettleham Beck and Balancing Ponds in Sudbrooke**





*Sudbrooke from the air*





***Nettleham Beck and Ponds***

- 11.12 Watercourses and ponds are a significant asset to the village to be enjoyed by people and wildlife alike.
- 11.13 Nettleham Beck flows adjacent to the village hall playing fields and through the centre of Sudbrooke Park woodlands. A tributary flows next to properties between Scothern Lane and the woodlands where it joins the main Beck.
- 11.14 Collectively these water areas provide a diversity of habitat and, combined with the woods, provide an important integrated ecosystem. The Beck also serves as a corridor for wildlife passing through from the Barlings Eau at Langworth or upstream from Nettleham.
- 11.15 Kingfishers are regularly seen darting over the clear running Beck. They frequently nest in its banks. In spring, mallard, coot and moorhen take advantage of the lush waterside vegetation to raise their young. In winter, grey wagtail and occasional water rail use the Beck as a feeding stop before passing onwards. Many other birds use the waterways throughout the year as a safe haven to survive and prosper.
- 11.16 Water voles still occur but, sadly, much less so than previously. Water shrews frequent the area and are sometimes seen from bridges, busily searching the gravelly bottom of the Beck for shrimps and fly larvae. Fish such as chub and dace also occur in the deeper stretches.
- 11.17 As trees have grown around the balancing ponds, less light now enters the water resulting in fewer and less diverse range of water plants. Subsequently this provides poorer habitat for water creatures and fish. However, the ponds remain a major environment for various birds, amphibians and subsurface water creatures and could improve further with simple localised management techniques. Toads, most prevalent in former years, and apparent low fish numbers could thrive in these areas.



- 11.18 As the Beck and balancing ponds lie adjacent to public footpaths, they and the wildlife they support can readily be accessed and enjoyed by local people of all ages. Walking alongside the trickling Beck in spring with fresh green growth on woodland trees and birds in full song is a treat few other villages can match. Throughout the year, there is always something to see or appreciate.
- 11.19 Parishioners fully recognise the importance of the Beck and its associated waterway to village life. In the Plan survey, 90% of respondents replied that they wished to see the Beck and water corridors protected and conserved.
- 11.20 The community raised concern that new developments, in the past, have had negative impacts on both the amenity value and biodiversity of the beck. Most respondents did through consultation did not want to see this reoccur. There are some significant trees along the Beck and public access is achievable along parts of the beck corridor.

#### **River re-naturalisation projects**

- 11.21 The Walkover Habitat Survey identifies potential improvements to Nettleham Beck through the development of Sudbrooke Park. It recommends re-meandering the Beck through the proposed development site to reduce flood risk to downstream reaches by providing greatly increased storage capacity for floodwater (on the floodplain) and slowing the flow (in a longer, meandering, lower gradient channel). There are also significant benefits for wildlife and fish and increased visual and recreational amenity value.
- 11.22 A full list of the flora and fauna recorded in Sudbrooke can be found in a separate document.

### **Policy 6: Nettleham Beck and balancing ponds**

- 1. Development proposals adjacent to Nettleham Beck and its balancing ponds, as identified on figure 12, will be supported only if they maintain and enhance the associated amenity and biodiversity value. Proposals will be required to take account of the following:**
  - a) retain and enhance, where possible, public access and extend access through the formation of waterside walkways;
  - b) avoid any increased risk of flooding or surface water runoff to nearby properties; and
  - c) preserve and enhance its amenity, biodiversity, identified significant trees and hedgerows and recreational value.

## 12 Public Rights of Way

- 12.1 Sudbrooke has a green network of existing public rights of way connecting it to other communities. There is a direct footpath/cycleway from the village to Scothern, giving an accessible connection for people to access the services there such as the Primary School. There is also a direct footpath to Langworth along Wragby Road. Within the village itself, there is a more complex network of streets that provide some connectivity. However, even though some roads are in close proximity to one another, they can be difficult to access and you sometimes have to walk a distance to access your neighbours. The new development at Sudbrooke Park is providing either new connections or improving existing ones. It is important that any new development helps to improve connectivity within the community.
- 12.2 The community has been campaigning for a direct footpath to Nettleham from the village. The main reason for this is that Nettleham is a larger community and has more local facilities than Sudbrooke or its neighbours Scothern and Langworth. It is thought that a direct footpath will encourage people to walk or cycle to Nettleham rather than getting into their cars.
- 12.3 The new pathway will be created from the Church in Sudbrooke on the right-hand side of the road for about 50 yards. The path will then continue on the opposite side of the road behind an existing hedgerow until you get to Crowthers Furniture Shop. Negotiations are ongoing with Nettleham Parish Council to continue the new path into Nettleham village.
- 12.4 Walking, cycling, horse-riding lead to healthy activity and well-being for people and exercise for dogs and horses. In pursuit of this, it highlights the importance of protecting and enhancing our public rights of way in support of these benefits. Rights of Way can also provide routes to areas of recreation, historical interest, wildlife and tranquillity and links to neighbouring villages.
- 12.5 The recent Neighbourhood Plan consultation and survey resulted in a highly positive response in all areas of these welfare activities, which indicated the underlying importance of our public rights of way. The survey received 211 returns from the consultation in April 2016. Survey results to the following questions rated by the 211 respondents as “High Priority” were as follows:

***Welfare Activities: Do you enjoy any of the following?***

Do you enjoy woodland walks?	169	80%
public footpaths	159	75%
public bridleway	113	53%
public cycle paths	104	49%
dog walking	94	45%



***Green Spaces and Public Access: Should we protect the following Green Spaces and Public Access?***

footpaths	188	89%
proposed footpaths	152	72%
bridleway number	133	63%
cycle paths.	172	82%



*Footpath around the village*



*Footpath around the village*



*Footpath around the village*

**Policy 7: Public Rights of Way****General**

1. All new proposals should protect and, where possible, enhance the existing Public Rights of Way network as identified on Figure 13. Where opportunities exist, proposals should seek to restore underused or poorly maintained networks, whilst retaining their amenity value and exploring opportunities to create new connections.

**Residential Connections – Footways**

2. Where proposals seek to improve the condition, connection, public realm, lighting and safety of existing alleyways, these will be supported where it provides better accessibility and connections to other parts of the village.
3. Where new alleyways are proposed, these shall be easily accessible, well-lit and safe for all users including those with disabilities.



**Figure 13: Public rights of way**

### 13 Settlement Breaks between Sudbrooke and Scothern and Sudbrooke and Langworth

- 13.1 Sudbrooke is situated near (less than 500m) to the villages of Scothern and Langworth. These are separate built-up-areas and have their own distinctiveness. If uncontrolled, new development has the potential to promote coalescence and reduce these areas of separation. The two areas, identified in Figure 18, are identified as “settlement breaks” and have been designated to restrict the expansion of the village towards both Scothern and Langworth.
- 13.2 Beyond the village, much of the designated Plan area is open countryside. This aspect of sitting within the landscape is a key component of both the character of the village and of the quality of life that the residents enjoy. A key concern of the community is the coalescence of existing settlements of Sudbrooke, Scothern and Langworth, the subsequent loss of green space and the damage this might do to the identity of what are currently three distinct places. This became an issue during consultation feedback and talking to residents.
- 13.3 This includes the long views currently enjoyed from the Scothern Road across the countryside towards Scothern village, which are a memorable part of the character and experience of the village. This section examines the settlement break that acts to provide a valuable amenity for residents, that connect the village to green spaces and features in the wider area, and which help preserve the village (Sudbrooke) as a distinct place with its own character. These green connections are important wildlife corridors and provide space for biodiversity and ecology to thrive.
- 13.4 The role of the settlement breaks in supporting the character of Sudbrooke is set out below, and risks to the essential role of these spaces are identified to suggest ways in which these essential green spaces can be protected from erosion over time.
- 13.5 For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between the three places. The northern and eastern fringes of Sudbrooke are distinct from the built environment of Scothern and Langworth, with linear development of detached dwellings fronting the street – particularly those along Wragby Road towards Langworth.
- 13.6 These breaks also help in bringing the role of the underlying landform in influencing settlement formation to the fore, as here there is a distinct local depression that reveals the spatial logic of how the settlements came to be formed in the first place. Within this local dip, watercourses and a system of ditches run through the area. There is also a railway line that acts as a man-made barrier between Sudbrooke and Langworth.
- 13.7 The integrity and character of these breaks should be preserved as it is an important part of the user experience of visiting the area, helping to keep Sudbrooke, Scothern and Langworth as distinct places and offering a connection from the street to the countryside and beyond. Development within these breaks should be resisted so as not to harm the role this space has in supporting the feel of distinct settlements

*Land between Sudbrooke and Scothern*

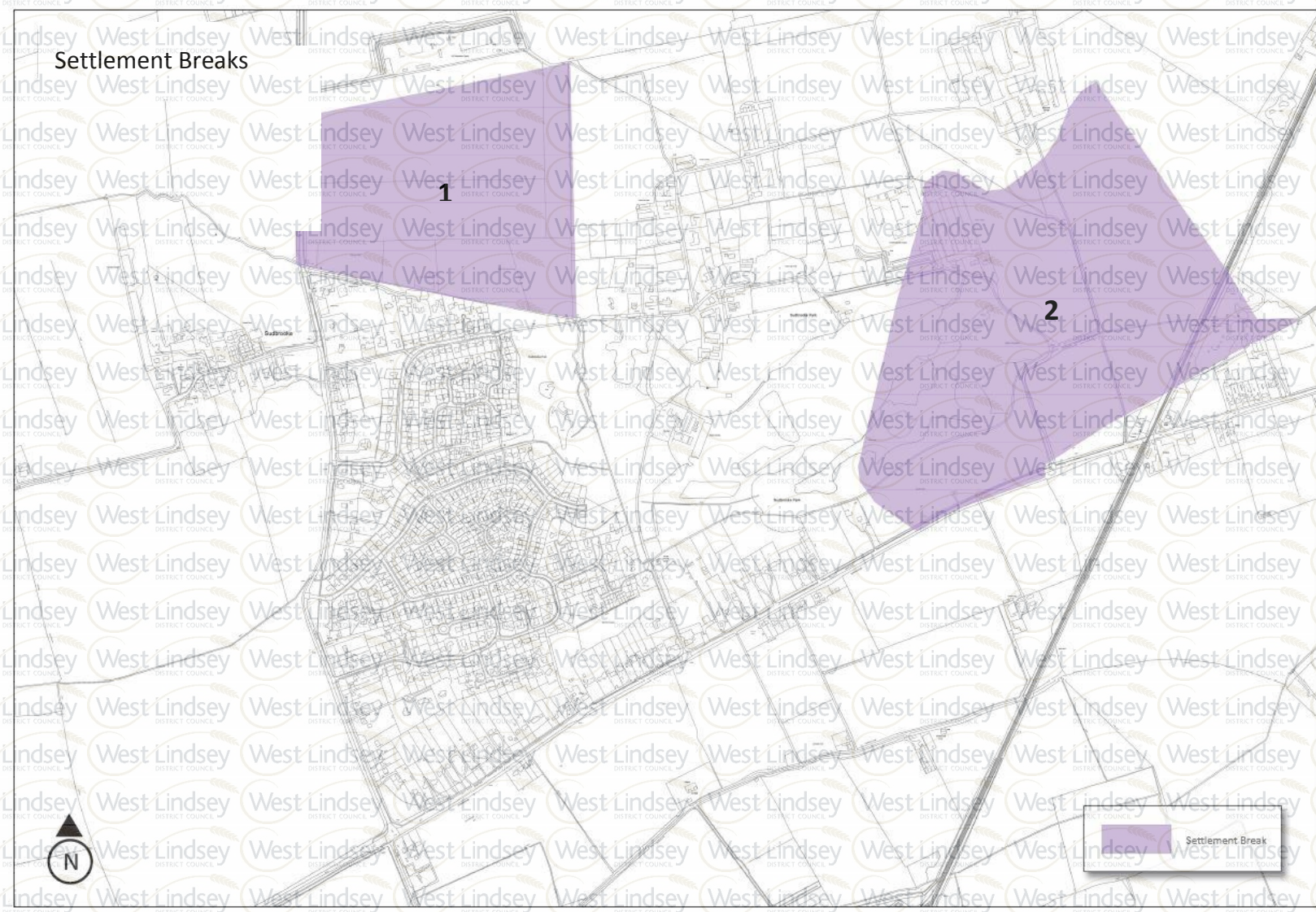


*Land between Sudbrooke and Langworth*





**Figure 14: Identified Settlement Breaks in Sudbrooke**



**Policy 8: Settlement Break – Land between Sudbrooke and Scothern and Sudbrooke and Langworth**

- 1. Two Settlement Breaks are designated, as identified on figure 14:**
  - 1) Between Sudbrooke and Scothern; and
  - 2) Between Sudbrooke and Langworth.
  
- 2. The settlement breaks as identified in figure 14 have been identified to fulfil the following roles and functions:**
  - a) prevention of the physical merging of Sudbrooke and Scothern and Sudbrooke and Langworth, preserving their separate identity and local character; and
  - b) creation of a “green lung” to offer residents a direct and continuous link to the open countryside.
  
- 3. Within the identified settlement break, proposals will only be supported where all the following are met:**
  - a) it is essential for the proposed development to be located within the settlement breaks, and the benefits of which override the potential impact on the settlement break; and
  - b) the scale of the proposal respects the function and aims as described in part (2a and b).

## 14 Local Design Principles

- 14.1 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.
- 14.2 It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of this policy is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site or in the context of the wider neighbourhood area.
- 14.3 A criticism often levelled at new development is that it “lacks character”, with many new developments looking generic despite the wide range of building types and materials used. Often this is due to overly standardised approaches to streets and spaces where very little room is given for the types of innovation that allow one place to be different from another. Also, too wide a range of materials and styles can confuse the identity of new development, with the lack of a coherent approach weakening the overall visual quality and diluting the overall character. Both national and local guidance, such as “Building for Life”, is available to developers.
- 14.4 In 2016, West Lindsey District Council commissioned the Sudbrooke Character Assessment to be undertaken to support the emerging Neighbourhood Plan. The character assessment was prepared to enable more ‘localised’ design standards to be developed and incorporated into a design policy for this Neighbourhood Plan.
- 14.5 The Character Assessment has categorised Sudbrooke village into several character areas. A detailed description of the special features, buildings, views and spaces are presented in the assessment.

### **Landscape Character**

- 14.6 The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. The WLLCA identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Of these areas, Sudbrooke lies within the Lincoln Fringe LCA, the key characteristics of which the WLLCA describes as:

*“Flat agricultural landscape with several expanded settlements. Medium sized fields with low hawthorn hedge boundaries and few hedgerow trees. Approaches to settlements generally dominated by the built form. Views to Lincoln Cathedral”.*

- 14.7 The above landscape character description for the Lincoln Fringe LCA, broadly reflects the landscape characteristics seen in and around Sudbrooke. The village is in a generally flat landscape formed primarily of agricultural land, most of which is arable, with only gentle



changes in topography to be experienced within the village and around its rural edges. The surrounding landscape is formed of a network of fields, which are divided by boundary hedgerows and trees, and generally of rectilinear form, creating a geometric landscape pattern.

- 14.8 Field boundary planting within Sudbrooke's immediate landscape setting appears more substantial than what is seen across much of the rest of the Lincoln Fringe LCA. There are several thick bands of woodland planting associated with Sudbrooke Park, creating a more enclosed landscape particularly to the north of the village, whilst the trees lining the railway track to the east also limit long distance views in that particular direction.
- 14.9 Great views towards Lincoln Cathedral can be obtained from both Scothern Lane and Wragby Road, creating a strong visual connection between the rural village context and the nearby city setting. These views are particularly spectacular and commanding when travelling westward along Wragby Road, with the Cathedral forming a striking landmark in the distance and confirming the proximity of the city.
- 14.10 There is also a visual connection with Reepham, a small village south of Sudbrooke. Views of Reepham are available from Wragby Road, within which the village's church tower emerges amongst a partially wooded skyline.
- 14.11 The most notable difference between Sudbrooke's landscape character and the listed key characteristics of the Lincoln Fringe Landscape Character Area is the village approach and the appearance of the village edge as viewed from the wider landscape setting. Rather than being dominated by built forms, which the WLLCA notes as a key characteristic of this Landscape Character Area, Sudbrooke's developed extents are effectively screened behind a largely unbroken and dense band of woodland planting. Indeed, on approach roads into Sudbrooke, it is easy to mistake the village for an expanse of woodland rather than settlement accommodating a community, such is the dominance of mature tree planting that lines its outer edges. Further discussion on the character of the various approach routes is provided later in the section.
- 14.12 Built features within the immediate landscape setting include several large agricultural sheds, many of which are devoted to poultry farming. These buildings interrupt the otherwise largely green and undeveloped landscape setting and combine with the surrounding network of trees to limit views out towards the wider countryside setting. Several oil wells are also located within Sudbrooke's immediate landscape setting and, though largely screened by planting, glimpses can be gained of the gently bobbing heads of the pumpjacks as they gently rise and fall, forming some particularly distinct and memorable silhouettes along the skyline where they appear.
- 14.13 Of those villages found within the rural landscape north of Lincoln, Sudbrooke has a particularly distinct character which sets it apart from the likes of Welton, Nettleham, Scothern and Dunholme. Whereas these other neighbouring settlements display a more traditional layout with a historic core set around a local church and village green and outer

edges formed of more recent expanses of residential development, Sudbrooke has evolved in a less conventional manner. In simple terms, Sudbrooke can be divided into two distinct components:

- 14.14 (1) the developed and largely residential west. (2) the predominantly undeveloped, former parkland to the east. The boundary line is clearly defined and formed of the woodland which runs along the western edge of Sudbrooke Park. Sudbrooke's old village centre, set around St Edward the Confessor church, lies in the western periphery of the village, to the extent that it almost feels like a separate entity to the remainder of the village which lies to the east of Scothern Lane. This part of the village retains its original linear structure and layout and, besides the anomaly that is Manor Court, has resisted the types of large-scale, modern residential developments which have engulfed, and in many cases compromised, the edges of those other village settlements found within this part of West Lindsey.
- 14.15 This is not to say that Sudbrooke has been spared the post-1950s housing boom that other villages have experienced. Rather, Sudbrooke has experienced significant residential growth over the course of the last 50 years. However, this has been accommodated exclusively within what was formerly the western part of Sudbrooke Park, behind a thick and continuous band of woodland that screens it in views from the surrounding road network and wider landscape. Similarly, the residential ribbon development that lines the inner edges of Scothern Lane and Wradgy Road is also consumed by the same mature planting. Consequently, views into Sudbrooke are dominated by natural rather than built features and in practically all views towards the village it bears a closer resemblance to a woodland than a village, giving it a very harmonious relationship with the rural landscape within which it sits.
- 14.16 The residential core that lies behind this woodland is at the same time extensive but also compact and very well defined. It is formed of a series of cul-de-sacs which branch off from the central routes of West Drive, Holme Drive, Manor Drive and St Edward's Drive, and hosts a mixture of detached and semi-detached dwellings. Accommodating the highest density of development seen within Sudbrooke, this residential core has a suburban character within which built forms dominate and open spaces are at a premium. However, a combination of on-street and private garden planting, open plan garden layouts (found in those longer established streets) and a skyline which is often formed of Sudbrooke's wider woodland help to counterbalance the area's more urban characteristics to create an environment which, though densely developed, still generally feels spacious and tranquil.
- 14.17 East of this residential core lies the largely undeveloped and heavily wooded remnants of Sudbrooke Park and there is a clearly defined break between the two highly contrasting environments. Though it is indisputable that the parkland area has been in decline since its prime in the early 1900s, suffering from the effects of years of neglect and incremental ad-hoc development, it still has many enduring qualities that make it both highly valued by the village community and also a critical component of the village character. As well as offering leisure and recreation opportunities to residents, who can access the area to enjoy its tranquil

charm and character through a series of dedicated footpaths, the woodland also provides important habitat to a variety of wildlife species.

- 14.18 Critically, these areas of woodland and those water bodies which they contain represent some of the most substantial and tangible legacies of the once magnificent Sudbrooke Holme parkland and, therefore, are not only important in visual amenity, biodiversity and recreation terms, but also have a significant historic value to the local area.
- 14.19 Complementing the historic woodland is a series of buildings and structures which hold direct links to the original parkland. Some sit within the wooded boundaries of the village's eastern extents, such as the listed bridge and lodge buildings on Main Drive and the Garden House and adjoining walls just east of West Drive, while others sit in more detached settings, severed from the remaining parkland by the development which has occurred during the intervening years. Examples of the latter include West Lodge at the junction of Scothern Lane and West Drive, and Manor Farmhouse along Church Lane. However, a feature common to many of these buildings is the distinct 'CCS' inscription which confirms their direct link to the parkland and its one-time owner Charles Coningsby Sibthorp. These buildings, together with the remaining parkland, are important records of Sudbrooke's illustrious and not so distant history, which also make positive contributions due to their immediate settings due to their historic character, distinct forms and architecture, and fine detailing and craftsmanship.
- 14.20 From the outer edges of the village, views are available across the wider landscape setting and the village has a strong visual connection with Lincoln, with the striking and unmistakable form of the cathedral being prominent in views from both Scothern Lane and Wragby Road.
- 14.21 Architecturally, it is difficult to connect the village to a single recognisable or locally distinct architectural style or materials palette. Those individual buildings which line Church Lane and the inner edges of Scothern Lane and Wragby Road display differing forms and external finishes, whilst the numerous housing developments that form the village's core comprise of standardised 'off-the-shelf' housing types, which pay little regard to local architectural vernacular forms or heritage. The one grouping of buildings which could be said to display an appearance somewhat unique to Sudbrooke are those constructed under Charles Coningsby Sibthorp's time at Sudbrooke Park, which are predominantly of rich red brick, topped with grey slate, and incorporate large brick feature chimney stacks.



### **Threats to Sudbrooke's Character**

14.22 Threats to the character of the village may arise through proposals for development that require planning permission, but they may also come about through changes that property owners make under permitted development rights without the need for planning permission.

Threats include:

#### **Wragby Road and Scothern Lane:**

- Loss of existing views towards Lincoln Cathedral which give the village an important visual connection with the nearby city, through poorly located development;
- Fragmentation of frontage treatment through the removal of trees, hedgerows, shrubbery and grass verges. The loss of existing trees along the inner sides of these routes would be particularly problematic, as collectively they form a continuous green band that defines the appearance of the village in views from the wider region, whilst also effectively screening existing development along these routes;
- Poorly designed / located edge-of-village development, which disrupts the village's distinct and dominant wooded edge or fails to properly integrate into its landscape setting and creates an unsatisfactory hard edge to the village; and
- Subdivision of residential plots and development within existing gardens, disrupting established plot and building patterns, and resulting in the loss of green space and planted features.

#### **Church Lane**

- Loss of trees and planting, which would erode the leafy character of this part of the village and heighten the dominance of the built forms;
- Loss of views towards St Edward the Confessor church and its churchyard setting through poorly designed / located development;
- Substitution of hedgerow planting with hard boundary treatments such as panel fencing or walling would lessen the existing green character of the road edges;
- Introduction of further clutter in the streetscape such as electricity poles, overhead utility wires and road signage;

- Ill-considered, inappropriate alterations to existing buildings of character, through the introduction of materials and features which are not locally distinct.

**Residential core (West Drive, Holme Drive, Manor Drive and St Edward's Drive and those adjoining cul-de-sacs):**

- Loss of lawns within front gardens due to demands for on plot parking;
- Progression of inappropriate uncharacteristic boundary treatments such as panel fencing or tall walling (existing gardens are primarily open to the street or else enclosed by hedgerows and planting, or low-level walling).

**Sudbrooke Park**

- Loss of key landscape features including areas of woodland, individual mature tree specimens and stretches of hedgerows, which contribute significantly to the area's character;
- Formalising of the internal road network by measures such as the introduction of tarmacked surfaces with formal road markings, installation of raised kerbs along road edges, the loss of grass verges, and the erection of standardised street signage;
- Loss of existing footpaths which provide access to the woodland and out towards the wider locality, which are an asset to the local community enhancing connectivity through the village and providing opportunities for leisure and recreation;
- Substitution of hedgerow planting with hard boundary treatments such as panel fencing or walling would lessen the existing green character of road edges;
- Introduction of new higher density development forms into this rural, wooded environment, particularly where these result in the loss of existing planting or fail to respect existing plots arrangements (existing dwellings are typically set back from the roadside behind lawns) and boundary treatments (hedgerow planting is the most common boundary treatment within Sudbrooke Park and the most appropriate given the wider green setting).

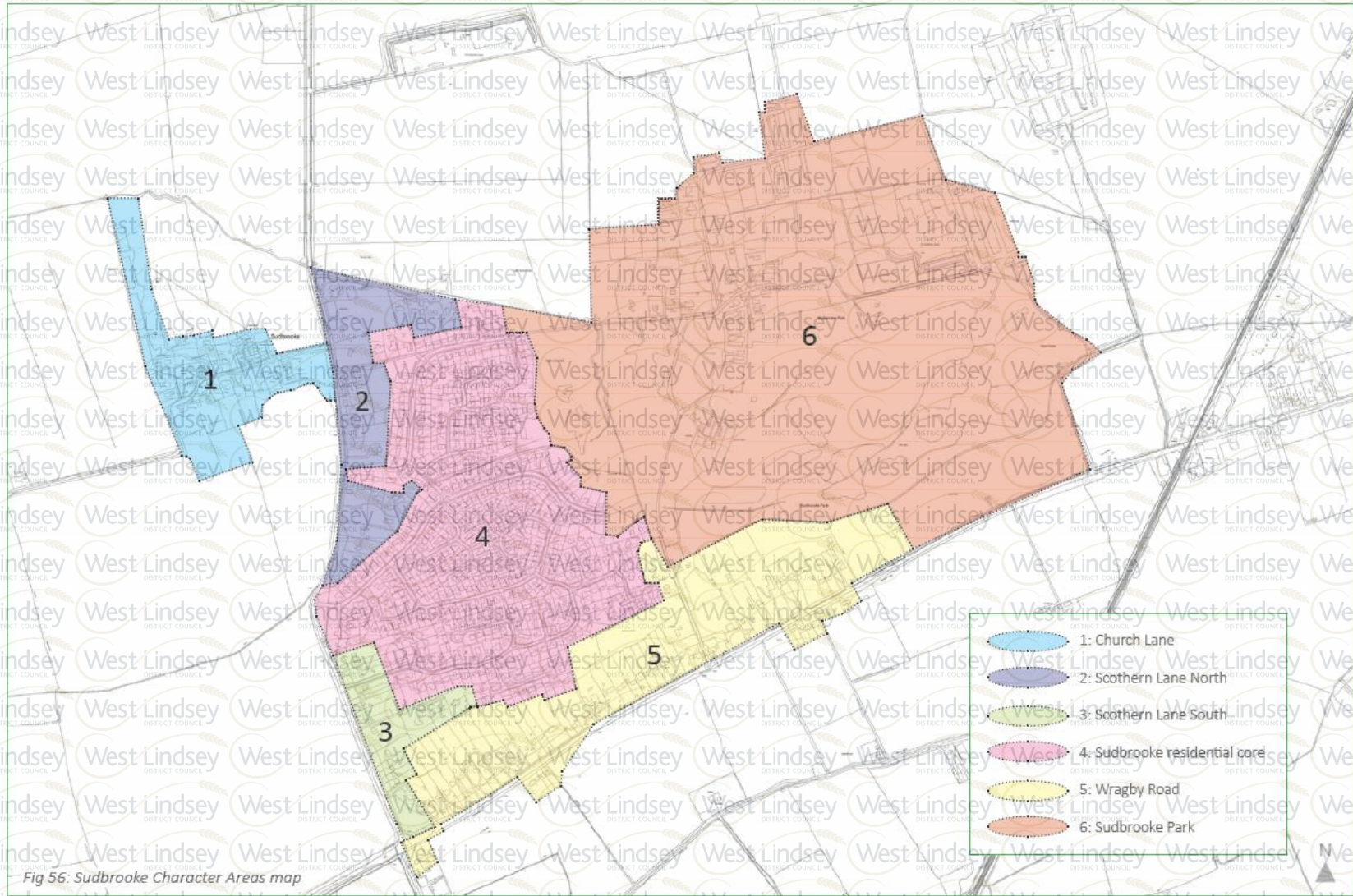
**Opportunities**

14.23 The prime opportunity presenting itself to Sudbrooke is the remaining expanse of parkland that forms the village's eastern half. Though attractive and well-utilised by residents the

parkland has been somewhat neglected in recent decades and lacking positive management. To stem this decline and to make the most of this unique local asset, opportunities to better manage the existing woodland and enhance its already high recreational and biodiversity value should be explored. Similarly, initiatives which could help better highlight and raise awareness of the historic significance of this part of Sudbrooke should be a key local priority.



**Figure 15: Character Areas of Sudbrooke**



**Fig 56: Sudbrooke Character Areas map**



**Figure 16: Important Landscape Views in Sudbrooke**



## **Policy 9: Local Design Principles**

**In conjunction with the Sudbrooke Character Assessment, development proposals will be supported where they have considered the following:**

### **1. In relation to site context:**

- a) the proposal responds positively to the specific character area as identified within the Sudbrooke Character Assessment, the local distinctiveness and form of its surroundings;
- b) key views of village, as identified within the Sudbrooke Character Assessment, and the important landscape views, as identified on figure 16, should be safeguarded. Development proposals should demonstrate that they will not have an unacceptable adverse impact on the views listed 1-11.

**2. In relation to site design, layout and access: The arrangement of buildings, structures and spaces within the site, including density and layout, and the alignment and orientation of buildings, relates positively to the character and form of the surroundings, achieves a high quality of design and meets all of the following criteria:**

- a) integrates well with existing street patterns and characteristics which define that specific character area;
- b) protects the amenity of neighbouring occupiers; and
- c) creates well-connected and attractive outdoor areas.

### **3. In relation to the design of buildings and structures:**

- a) proposals make a positive contribution to their surroundings through the quality of their design in terms of scale, height, form, massing, style, detailing, landscaping and use of materials and meet criteria (b) to (c) listed in part (2) above;
- b) proposals for non-residential buildings consider flexibility in design to facilitate conversion to other uses in the future;
- c) proposals for residential buildings consider the accessibility and adaptability of new homes to meet the long-term needs of residents; and
- d) proposals are designed to take advantage of renewable and low carbon energy sources, including natural solar gain.



**Policy 10: The Historic Environment**

1. Proposals affecting a listed building and/or its setting will be expected to preserve and, if possible, enhance the listed building and its setting.
2. Proposals affecting non-designated heritage assets will be judged against the scale of harm or loss against the significance of the asset.

Listed buildings and non-designated heritage assets are listed separately in the document titled "Heritage Assets in Sudbrooke".

## 15 Monitoring and reviewing the Neighbourhood Plan

- 15.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Sudbrooke Parish will also be actively involved. Whilst West Lindsey District Council will be responsible for development management, Sudbrooke Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications over the plan period.
- 15.2 The Parish Council recognises that there is a significant level of existing planning applications for residential development within the village and the progress of these will be monitored annually.
- 15.3 The use of section 106 agreements for Affordable Housing, planning conditions and the Community Infrastructure Levy by West Lindsey District Council will be expected to assist in delivering the objectives of this Plan.
- 15.4 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.
- 15.5 As the Neighbourhood Plan will become part of a hierarchy of planning documents, the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives. This will be particularly relevant in relation to the extension of non-vehicular routes.
- 15.6 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective, it will be reviewed.
- 15.7 Any amendments to the Plan will only be made following consultation with West Lindsey District Council, residents and other statutory stakeholders as required by legislation.
- 15.8 In 2017 the Neighbourhood Planning Act required all MADE plans to be reviewed every 5 years. Therefore, this Neighbourhood Plan will be reviewed within 5 years following the adoption of the plan by West Lindsey District Council.
- 15.9 It is expected that a future review of the Neighbourhood Plan will include the following:
  - The development of Sudrooke Park will include the creation of some public open space. Once completed, it is proposed that this area of public space will become a Local Green Space to help safeguard it for future generations to use; and
  - The development at Sudbrooke Park will also include a public house/ restaurant building and it is expected that once completed, this building will be protected as a community or commercial space.

## 16 Community Aspirations

16.1 Through consultation and discussions within the Neighbourhood Plan group, some issues have been highlighted as important for the community but are not considered planning based. These issues are more community aspirations and the group will work with the Parish Council and other agencies to see these improved. These aspirations include:

- Improvements to the village hall and playing field;
- Identifying opportunities for the youth and for attracting younger people to the village in the future;
- Supporting the future provision of a post office in the village;
- Supporting improvements to existing public rights of way and signage, including a dedicated public right of way for walkers, cyclists and horse riders between Sudbrooke and Nettleham;
- Working with Lincolnshire County Council to improve the junction at Wragby Road;
- Supporting a dedicated health facility for the community.



## 17 Appendix 1: Consultation Statements

17.1 Central Lincolnshire Local Plan, Policy LP2, requires that any additional residential development in Sudbrooke would require a demonstration of clear local community support. Such support should be generated through a thorough but proportionate, pre-application community consultation exercise. Policy 1 in this Neighbourhood Plan requires that a Consultation Statement should accompany applications for planning permission and applicants are encouraged to have regard to the following guidelines for their preparation.

### **Who was consulted**

a) a written explanation of how a broad cross-section of local people in the immediate area (those likely to be affected by the development proposal) and in the wider neighbourhood area, are consulted on the development proposal, within a set timeframe;

### **How were they consulted**

b) an account of the means used to involve and engage with local people during the consultation period by using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending public events and meetings;

### **Record of consultation feedback**

c) a written record of all comments expressed by local people within the neighbourhood area;

### **Mitigation of feedback**

d) an explanation of how the proposal has addressed any relevant planning issues or concerns raised by local people or the Parish Council through the consultation period;

### **Benefits to the community**

e) a description of how the proposal will benefit the local community;

### **Demonstrate “positive overall support”**

f) an explanation that the feedback from the community has been positive overall towards the proposed

## 18 Appendix 2: Historic Timeline of Sudbrooke

DATE	DESCRIPTION
C4000 BC -2500 BC	3 Neolithic axe head fragments found within The Park and vicinity.
C2500 BC - 1000 BC	Bronze Age farming in Sudbrooke & surrounding area.
C150 BC - C42 AD	Late Iron Age round house settlement.
C60 - C410	High Status Roman Villa and farmland.
C410 - 1066	The names of Scothern, Sudbrooke and Holme are Anglo-Saxon in origin. These lands were part of the family estate of Brand, a monk, and his brothers who gifted them to Peterborough Monastery before the Norman Conquest
C1086 AD	Sudbrooke and Holme recorded in Domesday Book as part of hundred of Scothern.
Early 12th C	First church established in Sudbrooke. Robert da Haya founded Barlings Abbey and then transferred Sudbrooke Church to the Abbey.
From C13 - 14C	Barlings Abbey dominant landowner in Scothern hundred. Medieval settlement of Sudbrooke, located in present day field south of Manor House & Manor Farmhouse in Church Lane. It peaked in C14th, and dwindled during the Plague. Holme Grange belonged to Barlings Abbey.
1334	Sudbrooke Church transferred to Bishop of Lincoln
1543	In the will of Hencry Carter of Barlings Grange, he asked for his body to be buried in the Church of Holme Grange.

<b>DATE</b>	<b>DESCRIPTION</b>
Late 1500s	Sudbrooke & Holme acquired by the Grantham family.
Early 1600s	Sudbrooke Holme was built on the approximate site of medieval Holme.
1618	Robert Grantham of Dunholme died. Sudbrooke Holme estate inherited by nephew, George Howe.
1629	George Howe sold Sudbrooke Holme, including a sizable house, to Christopher Beresford.
1736	Edward Beresford sold Sudbrooke Holme to Elizabeth Buckworth for her son, Everard Buckworth, who sold it to Richard Ellison (1721-1792).
1740	Richard Ellison leased the Fosse Dyke.
1790s	Remains of Medieval church demolished & replaced by 'small brick structure'.
1792	Richard Ellison died. Sudbrooke inherited by son Richard (1754-1827); Lincs High Sherriff in 1793. Lincoln MP 1796-1812.
1836	Henry Ellison (brother, d1836) inherited Sudbrooke but did not live there, so Sudbrooke Holme was leased (eg Sir Richard Hutton 1820. Richard Ellison (1788-1759), Henry's son, moved to Sudbrooke.
1860-2	Richard Ellison had Sudbrooke Church rebuilt to a design by John Dobson of Newcastle
1873	Richard Ellison's widow died. Sudbrooke inherited by Richard Ellison's sisters, Mrs Humphrey Waldo Sibthorp and Mrs Martin.
1877	Mrs Sibthorp's daughter sold her share in Sudbrooke to Coningsby Charles Sibthorp, who had purchased Mrs Martin's share.
1870s	Sudbrooke tenants included Hon Evelyn Cornwallis Anderson Pelham, second son of 2nd Earl of Yarborough.



<b>DATE</b>	<b>DESCRIPTION</b>
Late 1800s - early 1900s	Sibthorps lived at Sudbrooke. Coningsby Charles Sibthorp built new lodges, cottages etc, and enhanced grounds and gardens, which became nationally renowned.
1919	Sudbrooke Holme estate offered for sale at auction. Subsequent owners included alleged swindler, Ernest Terah Hooley.
1920s	Sudbrooke Holme demolished. Associated dwellings & land sold to various purchasers.
1900s	Some utilitarian buildings converted into dwellings. Some villas built on Wragby Road and Scothern Lane.
1939-45	An army camp was built in Sudbrooke Park, including a Polish contingent. A searchlight battery was sited nearby.
1970s	Housing development began, increasing into 21st C. Village Hall built 1986.

## 19 Appendix 3: Sudbrooke Character Assessment

Please see separate document.

## 20 Appendix 4: Local Green Space Justification

Please see separate document.