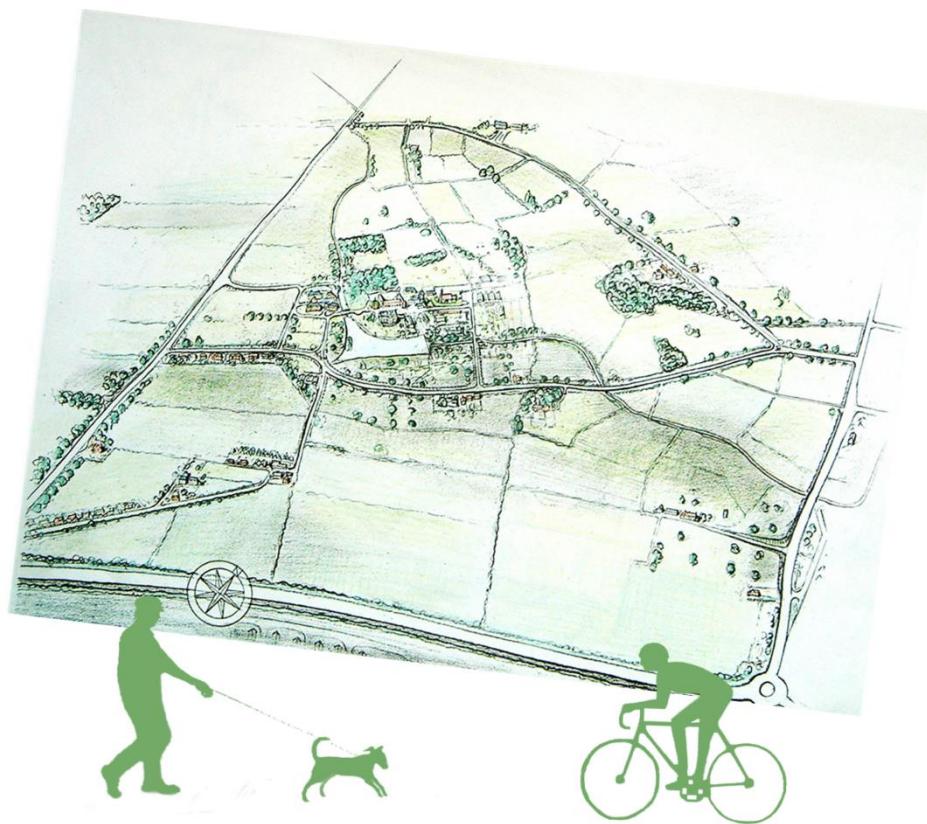


# Riseholme Neighbourhood Plan 2015-2036



**The Green Lungs of Lincoln**

**Final Version September 2016**



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## **Forward**

Riseholme is a unique parish situated at the northerly approach to the City of Lincoln. The parish is home to a wealth of natural and historical features which need preservation and maintenance ensuring their continued enjoyment by our future generations. The community of Riseholme appreciate that they are the custodians of this irreplaceable environment. They have designed a Neighbourhood Plan which acknowledges and supports the need for sympathetic development in the parish but which does not destroy our heritage and strikes the fine balance between our past and our future.

**Riseholme Parish Council**

## What is the Riseholme Neighbourhood Plan?

This Neighbourhood Plan has been prepared by the local people of Riseholme Parish.

The Localism Act 2011 provided new powers for parish councils to prepare land use planning documents. The parish area shown in Figure 1 below was designated as a Neighbourhood Plan Area and Riseholme Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan on the 6<sup>th</sup> March 2015.

**Map 1: Neighbourhood Plan Area**



A Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Riseholme Parish Council has prepared this land use development plan that will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable serving current and future residents. When it has been 'made' by West Lindsey District Council (following rigorous consultation, independent examination and a local referendum) the policies will be used in assessing planning applications in the Neighbourhood Plan Area (Map1).

The document has been prepared by the Riseholme Neighbourhood Plan Steering Group.

Membership includes a local residents and local councilors and was led by the Parish

Council. The Neighbourhood Plan runs from 2015-2036 and includes the whole of the Parish of Riseholme.

Various public consultation events have been held to gain an understanding of the views of residents, businesses and key agencies that operate within the Parish). The consultation feedback and the evidence from the studies undertaken have been combined and are fundamental to the formulation of the policies within this Neighbourhood Plan.

### Why are we doing a Neighbourhood Plan?

Riseholme is considered a small village within the existing West Lindsey Local Plan (2006) and has few services and facilities and therefore is considered an unsuitable location for major new developments. The Parish has developed over the past 20 years with a large University Campus (University of Lincoln) being built. In addition, due to the lack of up-to-date planning policy, there is a concern within the community that local context is not always given sufficient consideration and this is where a Neighbourhood Plan can complement existing and emerging planning policy, whilst providing up-to-date local context.

The parish has important assets that also need preserving and enhancing for future generations and it is felt that a Neighbourhood Plan can help achieve this.

Local Planning policy has always been formulated at District level and West Lindsey District Council continues to have a legal duty to provide this via its Adopted Local Plan (2006). Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF) in order to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.

### Sustainability Issues

Riseholme Parish Council commissioned a Sustainability Scoping Report during the preparation of the Neighbourhood Plan and sought a 'screening' opinion from West Lindsey District Council on whether the Neighbourhood Plan's intentions would have any likely significant effects on the local environment and landscape.

West Lindsey District Council concluded that the proposed Neighbourhood Plan would not lead to any likely significant environmental effects and a full Sustainability Report and Strategic Environmental Assessment would not be needed.

### A Local Context

Riseholme is a small rural parish located to the north of the city of Lincoln. The parish is positioned on the A15 and is approximately 29 miles south of Scunthorpe, 15 miles from Market Rasen and 1 mile from Lincoln.

The parish consists largely of agricultural farmland, with a small community of around 157 properties divided by the A46 and a large agricultural college campus.



## Local history

Riseholme has had a place in history for hundreds of years, and its landscape still bears the marks of its rich and prolonged history. The parish is host to a round burial barrow which is located on the footpath leading towards to Grange de Lings. The barrow is a Scheduled Ancient Monument, and is believed to date back to Roman times - partial excavation of the mound in 1952 demonstrated that it was constructed in the late first century AD.

The Dark Ages here were not so dark in Riseholme that a community could not emerge, and the remains of a medieval village can be found just south of the lake at Riseholme Hall. Though an important settlement at its time, with good arable land and a stream that was strong enough to drive two watermills, by the end of the medieval period the village of Riseholme was severely depopulated partly due to disease, a fate suffered by many of Lincolnshire's now lost medieval villages. It continued to decline in the 15th and 16th centuries. By 1428 documents state it had fewer than 10 householders. By 1602 only one house was left and the church was described as "ruinous". Earthworks of the medieval village and monastic grange lie all around, with remains of houses, paddocks and other buildings existing as humps and bumps in the landscape. The Deserted Medieval Village is also a Scheduled Ancient Monument.

Some of the earliest records of the parish are in the Domesday Book of 1086, which mentions three Saxon owners. In the medieval peak of the monasteries there were links between Riseholme Manor and Kirkstead and Barlings Abbeys in the Witham Valley. After the dissolution of the monasteries, it was held by Charles Brandon, Duke of Suffolk, who married Mary, sister of Henry VIII.

Following the fall of the medieval village, many decades passed before the Riseholme lands re-emerged as a genuine settlement. In 1744, the Chaplin family, who purchased the estate in 1721, completed the Riseholme Hall. The family subsequently sold it to the ecclesiastical commissioners in 1840, with the estate catching the eye of John Kaye, Bishop of Lincoln, who was looking to move nearer his cathedral. From 1851 he turned the old hall into the Bishop's Palace. William Railton – the architect who designed Nelson's Column in Trafalgar Square – remodeled the Hall in the mid part of the 19th century. He designed the 86 foot long colonnade built on the south side of the Hall, and the carriage vestibule on the north side. He also added the balustrade around the upper storey, an impressive staircase of fossilised Jurassic limestone from the Cathedral Quarry, Lincoln, and the lantern in the main entrance.

John Kaye also built the present parish church, St Mary's, at his own expense. Built in the Gothic Revival style, the church was designed by the architect Samuel Sanders Teulon, a friend of George Gilbert Scott. The Kayes very much left their mark on Riseholme parish. The bishop was the first to be buried in the new churchyard, in 1853, whilst the bishop's son, the Rev William F. John Kaye, was the first Rector of Riseholme.

Bishops continued to live at the Hall until 1877, when Bishop Edward King moved to the Old Palace in Lincoln. The estate was then sold to Captain Thomas Wilson in 1890, whose son sold it to Lindsey County Council for the purpose of establishing a farm institute.

The Education Committee approved the purchase of the estate, comprising some 569 acres, in 1946. It was then sanctioned by the Ministry of Agriculture, which was responsible for

agricultural education at the time. It was agreed that the estate would be used for the training of ex-servicemen and be run by the County War Agricultural Executive Committee.

Finding farm institute places for students from the Lindsey area was difficult, so in July 1948 the Education Committee asked the Ministry of Agriculture to terminate its lease, so that the estate could be used for the purpose originally intended. After some negotiations, the transfer was finally arranged to take effect on 1st October 1949, and Riseholme Farm Institute was born. It later became known as Lindsey Farm Institute and then in 1966 the Lindsey College of Agriculture.

When the Farm Institute was founded, students lived in two hostels; one at Riseholme Grange, and the other at Riseholme Hall. As the institute grew, an expansion programme was required. A new hostel to accommodate 50 students was opened in 1961, and a further hostel with 40 single study bedrooms in 1970. In 1980, the Lindsey College of Agriculture, the Kesteven Agricultural College and the Holbeach Agricultural centre merged to become the Lincolnshire College of Agriculture and Horticulture.

In 1987, Riseholme Hall, by now a listed building, was rededicated by the Bishop of Lincoln Robert Hardy, an occasion which marked the completion of a very comprehensive programme of refurbishment.

During 1994, the Lincolnshire College of Agriculture and Horticulture merged with De Montford University to become its School of Agriculture. In October 2001, the Lincolnshire School of Agriculture transferred to the University of Lincoln. September 2002 marked the closure of the Caythorpe campus, and the relocation of its courses to Riseholme, which entailed building the Rural Science Centre.

In July 2012, the Further Education provision at Riseholme College transferred to Bishop Burton College.

In terms of physical change, Riseholme has experienced relatively little over the past centuries, and the overarching character of the area has constantly been that of a green and rural area, within which pockets of built development are accommodated in a considered and careful manner which respects their landscape setting. The maps within the Riseholme Character Assessment clearly communicate the degree of change, or indeed, the lack of change, Riseholme has experienced over the past decades.

In 1886 built development within the parish consists of Riseholme Hall, at which point in time was being used as the Palace of the Bishop of Lincoln, and a number of associated buildings, including St Mary's Church and the Rectory. In addition, further south of the estate a small cluster of buildings can be found along what is now St George's Lane. These include the residential property of Riseholme Grange. The historic area remains undeveloped, consisting of the woodland and gardens of Riseholme Hall and expanses of open countryside.

### Social-economic demographic

The demographics of Riseholme are an important factor to consider in the production of the Neighbourhood Plan. As the age structure of the population plays an important role in

determining what development is required within the area, such as; the type of housing, what kind of local facilities are needed and also what employment opportunities the Neighbourhood Plan should potentially support. Some key points in relation to the demographics of Riseholme have been, obtained from the most recent available data and are discussed in the section below.

The total population of Riseholme Parish is approximately 450 this has increased from 438 residents since the 2001 census. The table below shows the breakdown of the age profile in Riseholme compared with the West Lindsey District, East Midlands and Nationally.

The table below shows that Riseholme noticeable has a larger number of residents in the age category 16-17 years old (10.9%), 18 – 19 years old (12.7%) and 20 -24 year olds (9.5%) this is higher than West Lindsey, East Midlands and England. Residents in the age range of 45 – 59 in Riseholme represent the largest number of residents in the parish.

**Table 1: Total Population of Riseholme Parish**

	Riseholme %	West Lindsey %	East Midlands %	England %
<b>All Usual Residents</b>	450	89,250	4,533,222	53,012,456
Age 0 to 4	3.3	4.9	6.0	6.3
Age 5 to 7	2	3.0	3.3	3.4
Age 8 to 9	1.3	2.0	2.1	2.2
Age 10 to 14	3.8	6.0	5.8	5.8
Age 15	0.4	1.4	1.2	1.2
Age 16 to 17	10.9	2.7	2.5	2.5
Age 18 to 19	12.7	2.3	2.8	2.6
Age 20 to 24	9.5	4.6	6.8	6.8
Age 25 to 29	5.5	4.4	6.1	6.9
Age 30 to 44	15.1	17.5	19.8	20.6
Age 45 to 59	18.4	22.4	20.0	19.4
Age 60 to 64	7.1	7.9	6.4	6.0
Age 65 to 74	5.8	11.7	9.1	8.6
Age 75 to 84	2.2	6.8	5.7	5.5
Age 85 to 89	0.9	1.6	1.5	1.5
Age 90 and Over	0.9	0.9	0.7	0.8

## Households

The table below shows the total number of dwellings in the Parish according to the 2011 census which is 148 dwellings. The numbers of dwellings in the Parish have decreased by 4 dwellings since the 2001 census (152). The data shows that the majority of the properties in the Parish are either detached (45.9%) or semi-detached (43.2%).



**Table 2: Number of Dwellings and Type of Properties in the Parish**

	Riseholme
Total	148
Detached	68
Semi-Detached	64
Terraced (Including End-Terrace)	14
Flat, Maisonette or Apartment; Total	2
Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	2
Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	0
Flat, Maisonette or Apartment; In Commercial Building	0
Caravan or Other Mobile or Temporary Structure	0
Shared Dwelling	0

Table 3 shows the percentage of properties owned out right in the Parish which is 33.8% which when compared to the West Lindsey District (38.2%) is much lower, however when compared to the East Midlands (32.8%) and Nationally (30.6%) it compares favourably. The data also shows that a higher percentage of residents have mortgages on properties than Locally, Regional and Nationally.

**Table 3: Shows the Property Tenure in Riseholme Parish**

	Riseholme	West Lindsey	East Midlands	England
All Households	148	38,385	1,895,604	22,063,368
Owned Outright	33.8	38.2	32.8	30.6
Owned with a Mortgage or Loan	43.9	34.4	34.5	32.8
Shared Ownership (Part Owned and Part Rented)	0	1.0	0.7	0.8
Social Rented; Rented from Council (Local Authority)	1.4	2.4	10.1	9.4
Social Rented; Other	1.4	8.7	5.7	8.3
Private Rented; Private Landlord or Letting Agency	15.5	12.0	13.6	15.4
Private Rented; Other	2	1.7	1.3	1.4
Living Rent Free	2	1.7	1.3	1.

The table below shows the number of bedrooms in the properties in Riseholme. The majority of properties in the parish are 2 or 3 bed properties with 1 bed properties and 5 or more bedroom properties coming in at the minority.

**Table 4: Number of Bedrooms**

Number of Bedrooms	Total
No Bedrooms	0
1 Bedroom	4
2 Bedroom	53
3 Bedroom	61
4 Bedrooms	26
5 or more	4

### Public Consultation



As part of the process, Riseholme Parish Council have been committed in enabling the community to influence the development of the Neighbourhood Plan. On behalf of the Parish Council, the Neighbourhood Plan Steering Group have undertaken a significant level of community consultation at various stages from events, meetings and drop-in sessions.

From these events, the following ‘key’ issues were consistently raised by the community as areas where the Neighbourhood Plan would provide important influence in delivering these social-economic and environmental benefits.

- Lack of appropriate footpaths within the community
  - Traffic concerns along the A15
  - Lack of appropriate links and connections to Lincoln
- Concern over the potential redevelopment of the University Campus Site
- Lack of affordable homes for younger and older people
- The protection of the countryside, historic buildings and wider landscape character
- The retention of public access within the parish.

As part of the consultation process, people were asked about how they would like to see their area change and how it could become more sustainable. The following identify what local residents thought of when they were asked about ‘sustainability’.

- A sense of place – a place with a positive ‘feeling’ for people and local distinctiveness;

- User-friendly public and green spaces with facilities for everyone, including children and older people;
- A sufficient range, diversity, affordability and accessibility of housing with a balanced housing market;
- Housing of an appropriate size, scale, density, design and layout, including mixed-use development that complements the distinctive local character of the community;
- High quality, mixed-use, durable, flexible and adaptable buildings using materials which minimise negative environmental impacts;
- Buildings and public spaces which promote health and are designed to reduce crime and make people feel safe; and
- Accessibility of jobs, and key services by public transport, walking and cycling.

For more information on the consultation, please see the Neighbourhood Plan Consultation Summary<sup>1</sup>.

#### Community Issues

Issue	Effect(s)	Implications for the community	Proposed NDP response
Housing	Limited availability of houses for potential newcomers into the Parish. Particularly those with young families.	Will continue to see a decline in younger people and families within the community and an increase in the need for older people's accommodation	Encourage the development of small scale housing schemes and affordable homes through the creation of planning policies.
Architectural Quality, heritage and landscape	Concern that future development will negatively impact the special quality of the local environment	A continued decline in the quality of our local environment with the potential loss of some of our significant and distinctive character	Produce appropriate planning policies in order to protect and enhance these issues within the Parish
Public rights of way	Lack of connections within the village.	A continued lack of suitable connections through the village and into Lincoln	To encourage future investment and enhancement of the public rights of way within Riseholme
Heritage	Local character is slowly being eroded away	Could lead to a further loss of character	To limit any detrimental impact from new

<sup>1</sup> Riseholme Consultation Summary (Regulation 14)

			development on our existing character, wildlife and heritage
University Site	Large site that could become vacant in the near future.	A lack of planning policy could lead to unplanned and sporadic development across the site	A criteria based policy in order to help guide appropriate types of development to the area in accordance with the wishes of the community

### Community Vision

***'In 20 years, Riseholme will continue to have an outstanding landscape and is a small rural village. Individual new developments will embrace our distinctive character and contribute towards a building a sustainable community for the future'.***

### Community Objectives

Through discussion with the community and evidence demonstrated through the various background studies<sup>2</sup>, the Parish Council has identified 5 themes that will form the Plans' objectives. These include:

Community Objective	Aims
<b>Managing future development</b>	To manage future development in a way that will benefit the parish.
<b>To manage and influence any future development at the University Campus site</b>	To gain a community input into any future proposals for the site.
<b>Local environment, biodiversity and heritage</b>	To protect and encourage the enhancement of our local environment, character, biodiversity, heritage and landscape quality.
<b>Design of new developments</b>	To influence and guide suitable designs of new developments within the parish.
<b>Public Rights of Way</b>	To protect and enhance our existing rights of way within the parish.

<sup>2</sup> Neighbourhood Plan background studies



### Community Aspirations

Following public consultation, a number of issues were raised relating to longer term projects and therefore cannot, at present, be delivered through planning policy. A community aspiration section has been created in order to identify the priorities for the parish and what future investment and community benefit monies should be spent on over the plan period (see page 34).

- **To improve infrastructure connections to Lincoln and reduce traffic onto the A15;**
- **Promote the area for tourism;**
- **Create a ‘heritage trail’ with neighboring parishes in order to improve connectivity;**
- **Develop a ‘community led’ masterplan for the University Campus site.**

### Neighbourhood Development Planning Policies

The Neighbourhood Plan Policies will be used to aid the delivery of development in Riseholme up to 2036. They are formulated based on the community objectives, vision and will contribute to the delivery of the growth requirements as stated within the District’s Local Development Plan. When development is proposed within this Neighbourhood Area, decisions will be made using the policies contained in this Neighbourhood Plan alongside those contained in the District’s Local Plan.

Please see the following list of planning policies:

**Policy 1: Managing Housing Growth**

**Policy 2: Infill Development**

**Policy 3: Redevelopment of Previously Developed Land at the Riseholme Campus**

**Policy 4: Local Design and Development Principles**

**Policy 5: Character Areas**

**Policy 6: Conserving and Enhancing Non-Vehicular Routes**

## 1. Housing Development

The Government is promoting sustainable development in order to enable and direct growth where it is needed.

*‘International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly’.*

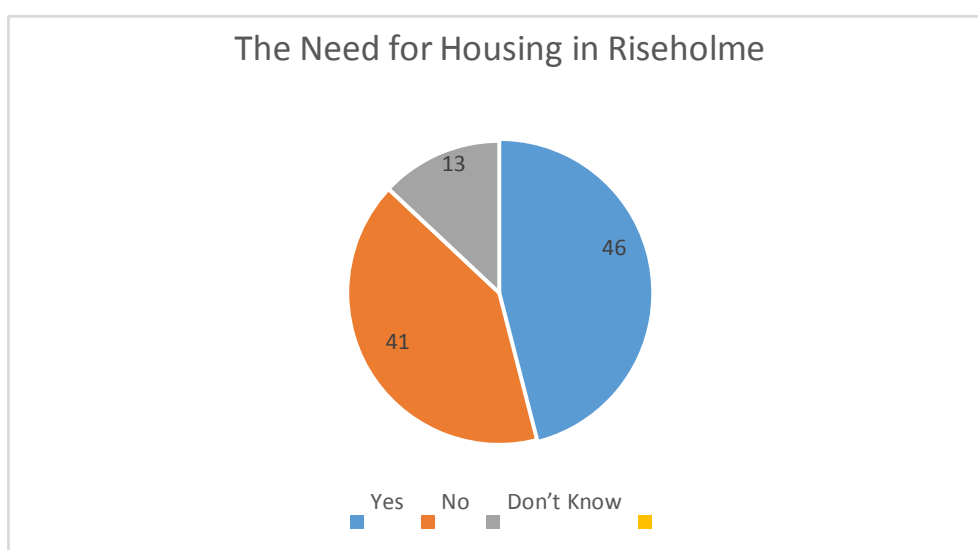
In order to achieve sustainable development, local development plans should take a positive approach to localised development that will help deliver, economic, social and environment enhancements and benefits to local areas.

This Neighbourhood Plan seeks to promote sustainable development in order to cater for the communities’ future needs, whilst balancing the need to preserve and, where possible, enhance our existing environment and landscape quality.

Policy 1 provides a positive framework for locally distinctive decision making. It supports the presumption in favour of sustainable development established in the National Planning Policy Framework (NPPF). The policy will assist with the management of growth in the parish and in securing a long term viable future for community.

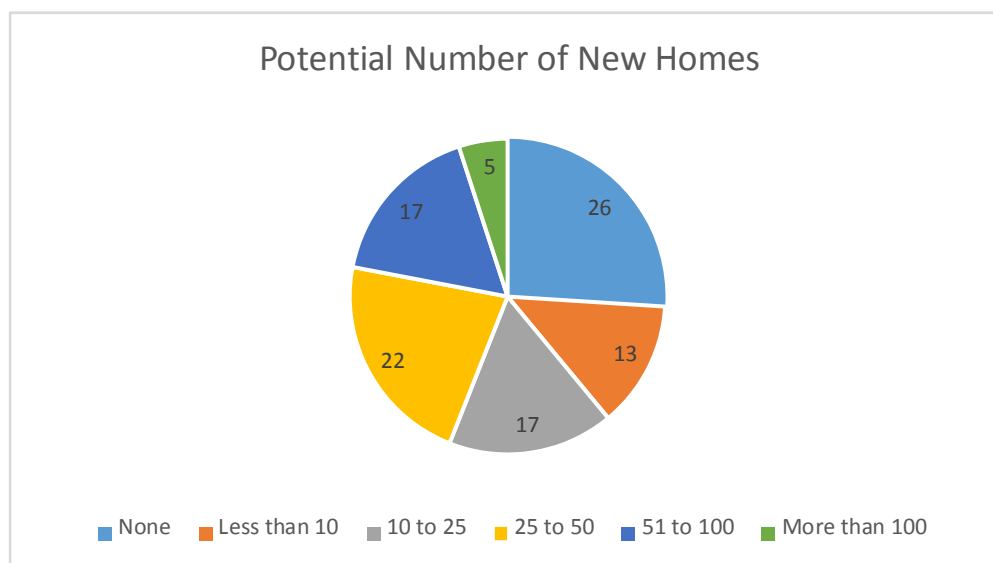
It provides a general development management policy which sits at the heart of the Neighbourhood Plan. The remaining policies in the document should be applied in conjunction with other planning policies. Support for some limited additional growth has been expressed through the public consultation events based largely on the need for locally affordable and older person’s accommodation.

One of the main concerns raised by the community is that any new development must not have a negative impact on the special character and appearance of the landscape setting and historic buildings within the parish.



### How Many?

It is recognised that Riseholme will only see limited growth due to its size and lack of key services and facilities. However, there is an agreement within the community that some, limited, new development is needed in the future. The existing local plan doesn't state a development requirement for the parish, however, the emerging Central Lincolnshire Local Plan identifies around a 15% increase in the size of the village over the Neighbourhood Plan period (2036) which would allow for approximately 24 new homes within the Parish. Through consultation, the community have tended to agree with this level of growth over the Neighbourhood Plan period.



### What Type(s)?

During our consultation with the community, a significant proportion of residents felt that there is a need for affordable housing and housing for older people in the community. Residents also expressed a need for 1, 2 or 3 bedroomed homes rather than the larger more expensive homes. The demographic information also reflected the need for smaller homes such as 1 or 2 bedrooms.

### Where?

This Neighbourhood Plan does not seek to allocate sites to accommodate this additional housing development, but has detailed an approach in policy 1 in where new development should be located. As with current planning policy, the Neighbourhood Plan seeks to support infill developments where they propose an appropriate development that would cause limited impact on the wider landscape, environment and community.

### **Policy 1: Managed Housing Growth**

New housing development proposals within Riseholme will only be supported where they:

- 1 are located on previously developed land; or
- 2 are within existing residential built up areas of Riseholme; or
- 3 represent a re-use of redundant or disused building(s) and lead to an enhancement to their immediate setting
- 4 respond to an unidentified local need for affordable housing over the plan period.

All new proposals for new housing development should comply with other policies in this plan and with the Local Plan in place at the time of their determination.

## **Policy 2: Infill Developments**

Residential developments on infill and redevelopment sites within Riseholme will be supported where:

- 1 They fill a gap in an existing frontage or on other sites within the built up area of the village where the site is closely surrounded by buildings; and
- 2 They are well designed and in-keeping with their local surroundings and respect the character of the area, including any historic development pattern and building plot/ sizes; and
- 3 They do not harmfully reduce the privacy or amenity of adjoining or neighboring properties; and
- 4 They are appropriate in scale to the character, appearance and layout of their immediate surroundings.

## **Community Comments**

The majority of people within the parish supported the notion of an additional limited level of new development within the village.

Most thought that new development should take place on previously developed land or small infill sites within the village. People stated that there was a need for new development to be of 'good quality' and a mix of residential development that is appropriate for the area.



## 2. Redevelopment of Previously Developed Land at the University Campus



The Riseholme Campus first passed into public ownership after the Second World War when in 1946 the Hall and some 569 acres became the Training Centre for Agriculture and Horticulture administered by Lindsey County Council.

Prior to this the parish first known as 'Risum' was mentioned in the Domesday Book of 1086, its medieval village, ancient church with crusader grave, Ancient British Barrow and monastic connections giving evidence of a long and varied history.

The Hall itself became the residence of the Bishops of Lincoln in 1840 and then passed into private hands along with its lands.

In 1949, the Ministry of Agriculture handed the Training Centre over to the Education Committee of Lincolnshire County Council to become a Farm Institute. In the following years it became known as the Lindsey Farm Institute and then in 1966 as the Lindsey College of Agriculture. In 1980 the Lincolnshire College of Agriculture and Horticulture formed from the Lindsey College of Agriculture.

It merged in 1994 with De Montfort University to become its School of Agriculture. In 2001 it transferred to the University of Lincoln. It expanded to include courses from the Caythorpe campus in 2002 and then in July 2012 the further education provision at Riseholme transferred to Bishop Burton College.

The campus comprises of more than 1000 acres in Riseholme and Nettleham. It has more than 20 hectares of mixed woodland and water features. It is home to a great variety of wildlife including rare species of dragon fly and butterfly, sixty plus species of birds, wild mammals and a large variety of tree species and plants.

The agricultural and animal based programmes include a £1.3 million equine facilities which received a place in the Olympic Training Camp Guide 2012.

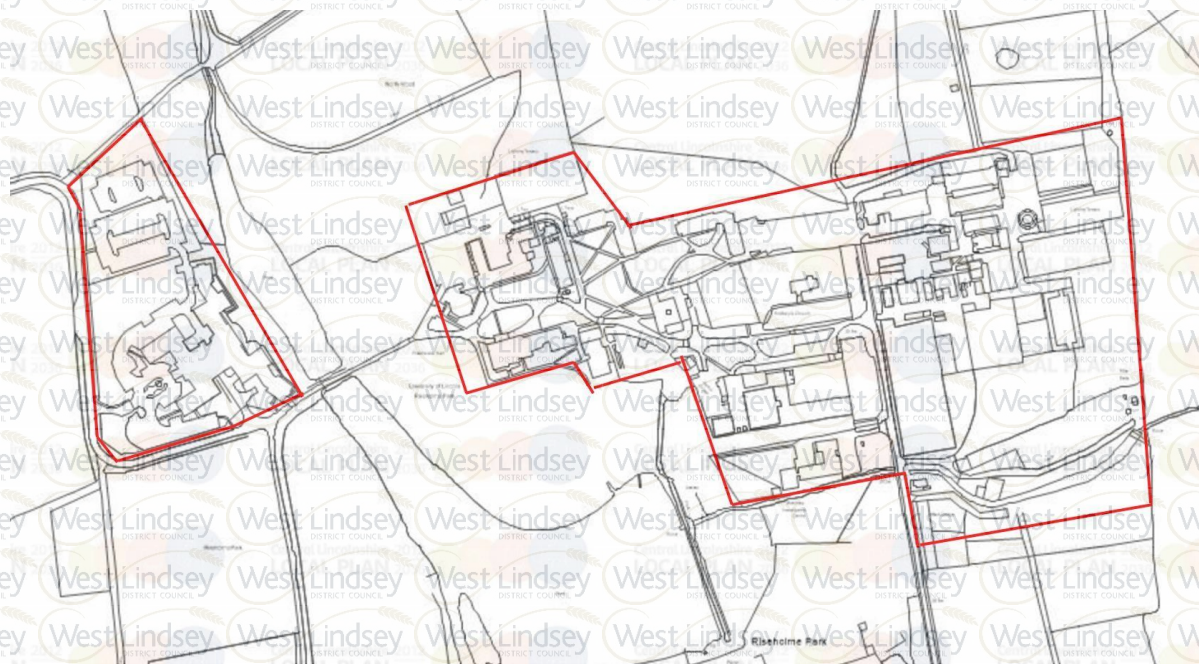
It is understood that if the site became vacant in the future it could therefore become available for potential redevelopment. In order to build flexibility into this Neighbourhood Plan, the Parish Council has consulted the community on how they would like to see the site redeveloped in the future. Residents' concerns were that the areas character could be significantly impacted if the site was redeveloped without community consultation and a full understanding of the areas significance.

The results of public consultations concluded that the following were the preferred use(s) for the site:

- Remain as an educational establishment;
- Reuse existing buildings for employment and small business purposes;
- Reuse existing buildings for leisure purposes;
- The redevelopment of existing buildings on the site for sheltered accommodation or affordable housing if there is community support.

National policy supports the reuse of previously developed land and this Neighbourhood Plan supports this view, whilst supporting appropriate uses and a scale that would not harm our existing landscape and rural character.

**Map 2: Extent of the previously developed land on the University Campus Site**



### **Policy 3: Redevelopment of Previously Developed Land at Riseholme Campus**

Proposals for education, teaching and research buildings and other associated uses will be supported at the University of Lincoln Campus (as shown on Map 2) subject to the following criteria:

- 1 They make an effective use of land within the campus that has been previously developed; and
- 2 They respect the integrity and the setting of listed buildings on the campus and propose uses suitable to their design and scale; and
- 3 They respect the integrity of the Historic Park and Garden designation; and
- 4 The design and massing of new buildings is appropriate to the rural setting of the site
- 5 Appropriate car parking facilities are provided on site in accordance with West Lindsey District Council's standards.

Proposals that promote agricultural, land based for food-related research and agricultural facilities will be particularly supported.

### **Community Comments**

The community are keen to see the site remain as an education facility as it has been for the past 50 years. The existing access, buildings and facilities all support an educational use or that of agricultural rural diversification.

If the site is to be redeveloped, it is preferable that the site be considered for small scale rural employment uses. There was little community support for any housing development on the site.

Policy 3 sets out key principles for the future consolidation and development of the site for University related teaching and research purposes. Any proposals for the development of Additional student accommodation on site or for other types of residential development will Be considered on their merits taking account of development plan policies in place at that time And any other material planning considerations.



### 3. Local Design and Development Principles



The Parish of Riseholme takes a roughly rectangular form. Its long eastern boundary is formed by the A15, a major transport route, which leads southwards into Lincoln, and which provides a very hard and defined edge to this side of the parish. In contrast, the eastern edge of the parish is much less defined and not perceivable at ground level, merely following the boundaries of the agricultural fields which comprise its eastern landscape.

The narrower northern and southern boundaries of the parish do not follow any particular physical features; the northern edge runs across a series of open agricultural fields, whilst the southern boundary rather oddly cuts diagonally across the A46 into Lincoln, in turn absorbing a narrow slice of north Lincoln into the parish area. However, the A46 does create a strong degree of separation between this small area to its south and the rest of the parish which lies to the north, with the area south of the A46 feeling very much like a separate entity.

The south-western corner of the parish is marked by Riseholme Roundabout from which the A15 runs northwards and the A46 in the direction of west. Both these roads are busy transport routes. However, moving away from these routes, towards the centre of the parish, a network of more intimate and rural routes emerges, with vehicular traffic being accommodated through a series of country lanes.

Riseholme is a particularly pedestrian and cyclist-friendly parish, with a comprehensive network of footpaths and bridleways providing easy movement for pedestrians, cyclist and horse riders.

This network of pedestrian routes, coupled with the rich history and unspoiled green and mature landscape, makes Riseholme a popular destination for ramblers, dog walkers, and other outdoors enthusiasts.

At the centre of the parish lies Riseholme Park Campus, which comprises the original estate buildings of Riseholme Hall and St Mary's Church, and also numerous more recent academic and agricultural buildings and facilities. Beyond this lies a zone accommodating a band of managed woodland.

Away from the campus, the vast majority of the parish area is comprised of undeveloped, agricultural land. The only exceptions to this being a number of small residential clusters, and some government buildings (Lincs Laboratory, which is part of Lincolnshire County Council is located just off St George's Lane, whilst Lawress Hall, the HMRC Training College, lies just west of the campus).

The three most notable, albeit still relatively modest, residential clusters are at Riseholme Lane, St George's Lane and Millbeck Drive, which lies south of the A46. The first two clusters take the form of residential ribbon development, where properties have grown up along historic rural routes over a prolonged period of time. In these areas, housing is low density and particularly well integrated into its countryside setting. However, the housing seen at Millbeck Drive represents a more urban form of residential development, comprising what is essentially the northern end of an urban extension which has grown outwards from Lincoln City. Consequently, this residential area is of a much higher density and has a more urban character than those other clusters of housing seen within Riseholme.

Riseholme lies at the foot of the Lincoln Cliff, just below its eastern edge. This Jurassic limestone cliff is a prominent landscape feature in what is otherwise a relatively flat part of the county. Capped by Lincolnshire Limestone, the Lincoln Cliff extends north-south through the centre of West Lindsey.

Though physically detached from the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, which rises to over 150m OD approximately 25km northeast of Riseholme, views of this stunning range of hills can be obtained from various locations within the parish.

The Nettleham Beck rises at a series of springs north of Riseholme Campus. It then flows into the lake, through Nettleham and Sudbrooke villages, and then joins the Barlings Eau at Langworth.



## Riseholme Landscape Character

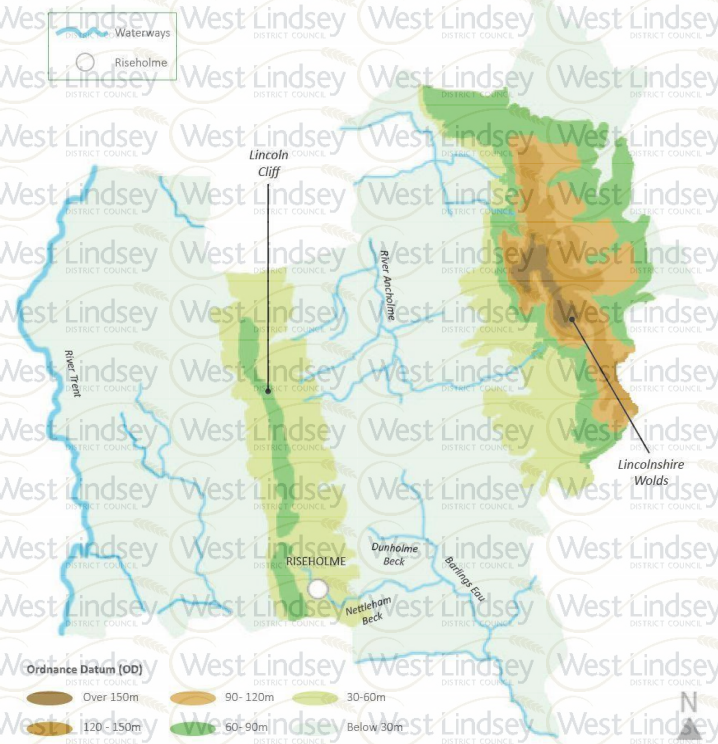
The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character distinctiveness and qualities of the various landscape types found across the district.

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, Riseholme lies within the Limestone Dip Slope LCA.

The WLLCA describes the Limestone Dip Slope LCA as 'a large scale arable landscape, crossed by a number of straight roads and trackways'. It lists a number of key characteristics associated with the LCA, with those of most relevance to Riseholme including:

- Straight roads and trackways; many are ancient enclosure roads with characteristics wide verges backed by hedgerows.
- Import views to Lincoln Cathedral, particularly from Ermine Street (the A15), a very straight Roman road.
- Individual trees and lines of trees are important landscape features.
- Historic halls and parkland landscapes.

## Map 2: Landscape Character Plan



Within Riseholme the landscape beyond the former estate parkland is comprised of gently undulating agricultural land – believed to be some of the best and most versatile agricultural land grades 1-3a. These agricultural fields, small to medium in size, radiate outwards from the campus. Those adjoining the campus have a slightly irregular shape and form, which is a result of their relationship with the curved, asymmetrical boundaries of the campus. However, moving further away from the campus, fields become less complicated in their patterns, and are more characterised by long, straight boundaries, set at right angles to each other, with a stricter rectilinear form.

The sense of enclosure across Riseholme's landscape varies due to changes in the level and maturity of hedgerow planting and tree cover. Within the campus hedgerows are primarily formed of low hawthorn hedges, resulting in low sense of enclosure throughout much of this area and long views out towards the wider countryside, including views towards the Wolds.

An important component of Riseholme's landscape are areas of woodland. The campus area contains one native broad-leaved woodland, and there are also a number of other managed oak plantations. These blocks and rows of deciduous woodland contribute significantly to the special identity of Riseholme.

West Lindsey's 2006 Local Development Plan recognises the importance of the rural landscape quality and has designated an extensive area within the parish as 'Green Wedge' in order to preserve the rural identity and separation between nearby settlements like Nettleham and Lincoln.

Good design is recognised by national policy as comprising a key aspect of sustainable development, indivisible from good planning. National policy requires good design to contribute positively to making places better for communities. Good design is important to Riseholme as the parish has a rich history and some important historical buildings, assets and landscapes that should be preserved and enhanced for future generations. In order to identify our local character and important areas, the Parish Council commissioned an independent Landscape and Character Assessment of the parish. The aim of this document was to establish local 'design principles' in order to reflect local character and distinctiveness and be able to apply these within planning policy. The identified locally distinctive 'design principles' for Riseholme, include:

- Its rural feel and identity;
- Predominantly agricultural landscape;
- Significant trees, hedgerows and verges;
- Important views and vistas through Riseholme Park and towards Lincoln Cathedral;
- Historic buildings and their setting, including Riseholme Park;
- An extensive park and garden; and
- Low density developments

#### **Policy 4: Local Design and Development Principles**

Development proposals will be supported, provided their design has regard to all the following locally distinctive design and development principles:

- 1 maintain the rural character and identity of the parish; and
- 2 respect, and where possible, enhance the surrounding agricultural landscape character; and
- 3 respect and preserve the designated historic buildings, setting and heritage assets, including the park and garden as identified in Appendix 1 and Appendix 2; and
- 4 respect the existing designated 'Green Wedge' between Riseholme and Lincoln (see Appendix 3); and
- 5 preserve the significant and mature trees and ancient hedgerows; and
- 6 protect important vistas (see Appendix 4) into and out of the parish that make a significant contribution to its overall character and incorporate in the design and layout of any new development; and
- 7 respect the extensive and historically important setting of Riseholme Park, including the lake.

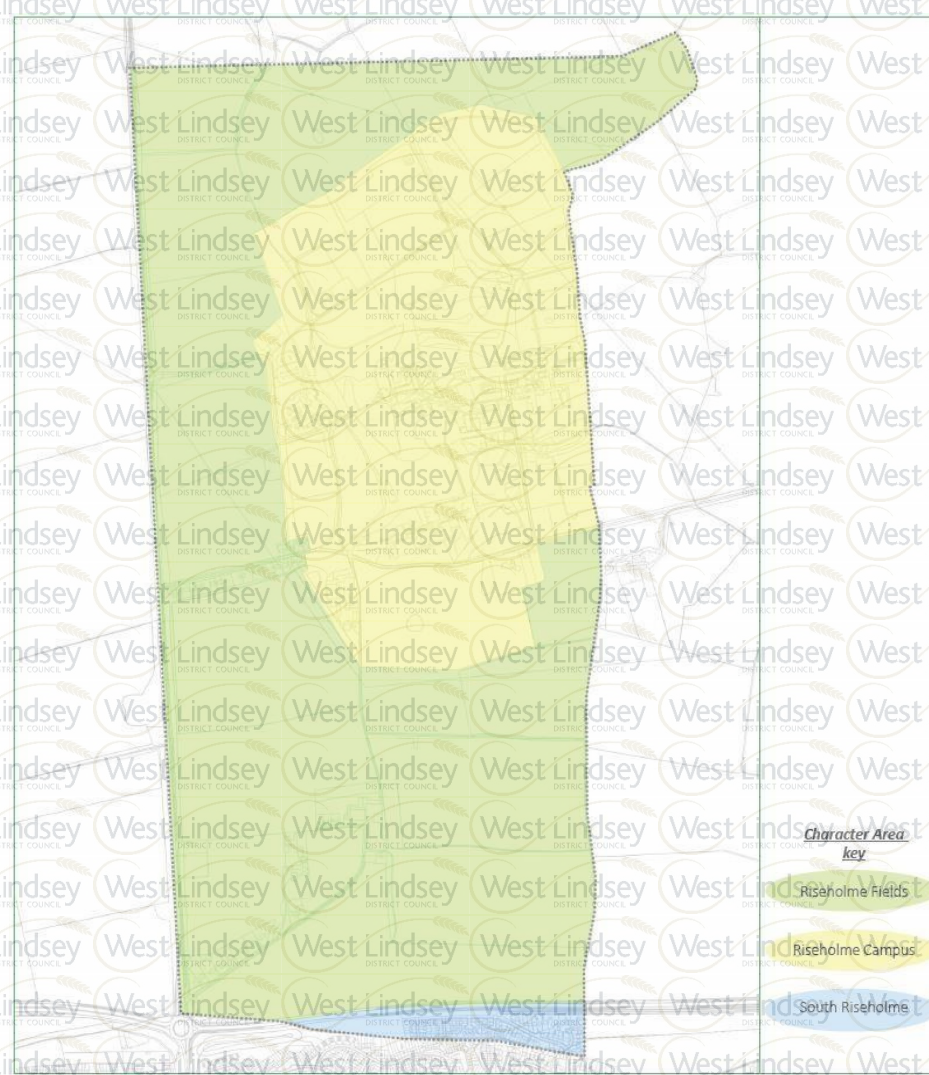




#### 4. Character Areas

For the purpose of a more detailed assessment of the individual areas which comprise the parish, this study divides Riseholme into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics. Different character areas are identified in total. The following pages provide an overview of the qualities and locally distinctive contextual features of each character area. A written overview of the key characteristics of each area is provided on pages 27 and 28.

**Map 3: Character Areas in Riseholme**



## **1 RISEHOLME FIELDS CHARACTER AREA**

### **Overview**

Riseholme Fields Character Area lies immediately to the north of the city of Lincoln forming part of the city's rural hinterland. The area is in agricultural use, and is disconnected from the built up area of the city to the south by the A46.

Traces of nearly 2000 years of the area's past remain within the Character Area. The western boundary is formed by the A15 (also known as Ermine Street), a major Roman road built in the Roman Military Era [60 – 90 AD], whilst the south-eastern boundary, the A46, follows the route of a road that has been an important connection between Lincoln and its northern outlying villages since the High Medieval Era [750 – 1350 AD].

The historic development of the area is well attested to within the Character Area with a well preserved agricultural landscape dating to the 18th century typified by a pattern of rectilinear fields defined by hedges and occasionally open shallow drainage dykes. Arable land, pasture and grazed scrubland are all evident. Small areas of woodland, in the form of rectangular or triangular copses. A small number of residential houses are located within the Character Area, the majority lining the rural route of St George's Lane.

In addition to the intensely farmed fields, the area includes several wetland habitats including Nettleham Beck. With the exception of those areas bordering busy roads, the Character Area is tranquil.

The Character Area forms part of Lincoln's rural hinterland to the north. The close connection of city and countryside is a key characteristic of Lincoln, contributing to the city's rural setting and maintaining a relationship between the market centre and its rural hinterland that has existed for almost two millennia.

## **2 RISEHOLME CAMPUS CHARACTER AREA**

### **Overview**

Riseholme Campus Character Area is largely composed of the campus of an agricultural college associated with the University of Lincoln set within the former parkland of the 18th century Riseholme Hall. Located between the A15 and A46 roads leading north and northeast of Lincoln, the core of the campus has a variety of buildings dating from the Early Modern Era [1350-1750 AD] to the Modern Period [1967-2010 AD].

There are traces of nearly 2000 years of occupation and use in the Character Area. Many elements of the area's medieval past survive including earthworks associated with the deserted medieval village of Riseholme, as well as later components including the 18th century Riseholme Hall with its associated buildings and parkland, a 19th century church along with field boundaries dating to the time of private enclosure of the land.

Buildings at the core of the campus are large and are built in a variety of architectural styles, ranging from Georgian to Post-modern. The focal point of the campus is Riseholme Hall, a large stone built country house with associated stable blocks, walled garden and lodges, and



St Mary's church. The campus has been gradually enlarged since the beginning of the Modern Period with buildings of a similar scale, including accommodation blocks, lecture theatres and a library. Many buildings associated with the agricultural role of the college are functional in appearance (e.g. barns, glasshouses, stables). Further away from the core of the campus, the Old Rectory served the church and is contemporary with the use of Riseholme Hall as the Bishops' palace. It is built of stock brick with stone lintels and decorated with Gothic styling. The building lies at an angle to Riseholme Lane.

Apart from the campus, the Character Area has large areas of managed grassland and woodland, formerly of the park. There is one area of native broadleaved woodland, though the remainder is managed oak plantations.

Low hawthorn hedges, grassland and wide lanes contribute to a low sense of enclosure throughout much of the Character Area. However, the sense of enclosure increases in areas of woodland and at the core of the campus, although building density and scale remains low.

Views from the centre of the area northwards are terminated by areas of woodland, though open rural land lies beyond the plantations. There are wide ranging rural views to the south, which include Lincoln Cathedral, and create a visual connection to the city and provide a rural setting for the cathedral seen in approaches into the north of the city.

### **3 RISEHOLME SOUTH CHARACTER AREA**

#### **Overview**

Riseholme South is a small Character Area that is isolated from the rest of the parish. It lies at the southern tip of the parish, from which it is physically separated by the A46. It is a residential area, the buildings of which are two-storey detached and semi-detached houses and bungalows set in their own plots with half-timber effect decorative detailing repeated throughout the area.

There are a large number of cul-de-sacs with most public/private boundaries only marked by a change in surface from the tarmac footway to grass.

## **Policy 5: Character Areas**

Planning applications will be supported where they are located (as shown on Map 4).  
The key features of each area are:

### **Character Area 1: Riseholme Fields**

- a) low density development pattern within this area; and
- b) the unspoilt agricultural landscape and setting; and
- c) the significant trees, verges, hedgerows; and
- d) the rural lanes and public rights of way.

### **Character Area 2: Riseholme Campus/Park**

- a) low density development pattern within this area; and
- b) local building materials, scale and orientation of existing buildings; and
- c) important views and vistas within this area; and
- d) the rural nature and setting of Riseholme Park.

### **Character Area 3: Riseholme South**

- a) suburban style properties; and
- b) higher density.

Planning applications that do not have regard to the key features of the character area  
Concerned and would create demonstrable harm to its key features and attributes will not  
Be supported.



## 5. Public access



The purpose of a network of public access is to conserve, enhance and improve both the green character of the parish and its physical links for the benefit of residents, visitors and local wildlife.

The existing network of official public rights of way is relatively small within the parish, but there is scope to improve and increase these over the plan period. Currently, there is public access into and through Riseholme Park via footpath and walkways along the entrance road to the University Campus.

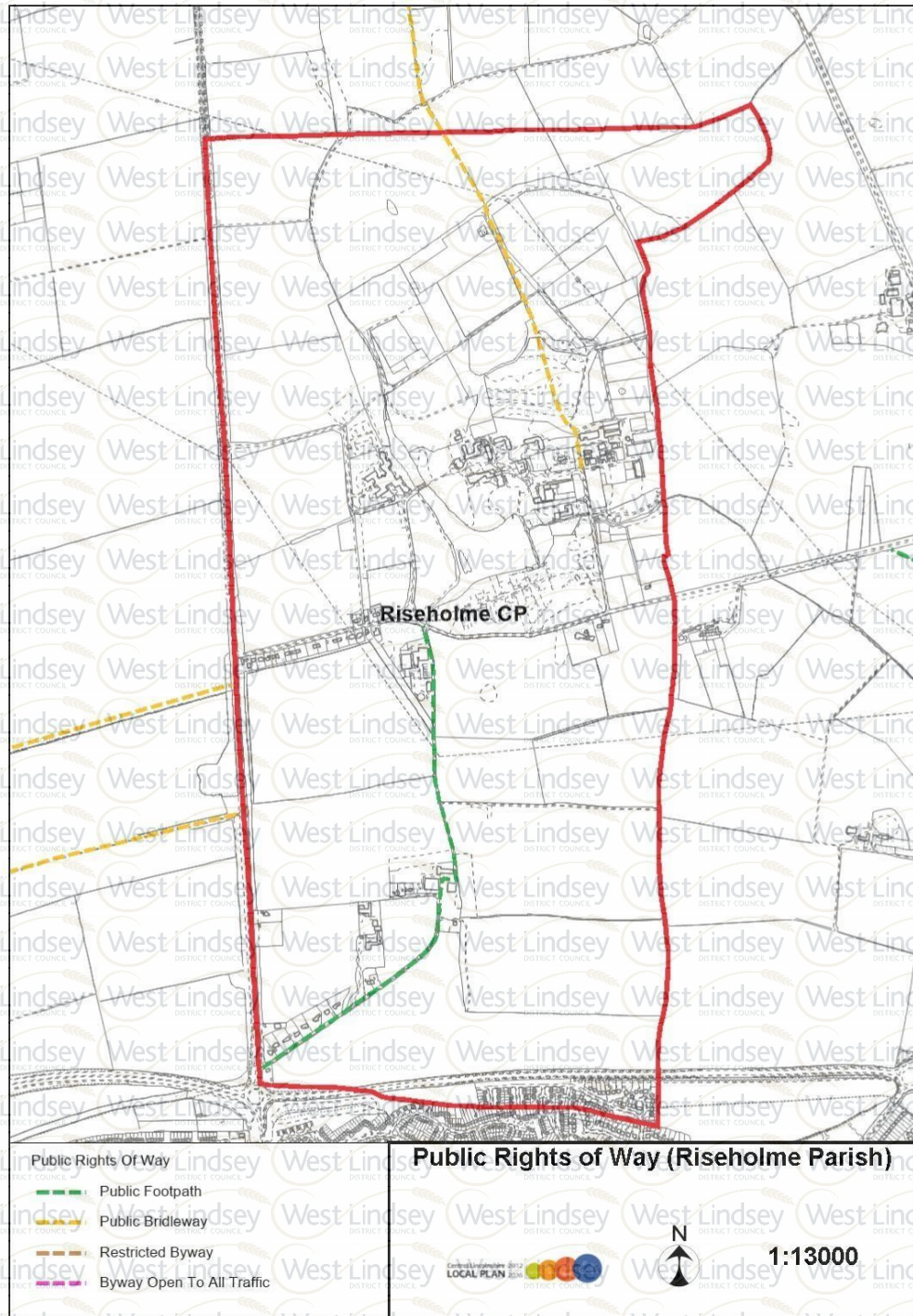
There is also a footway from Riseholme village to the outskirts of Lincoln. The community would like to see these accesses preserved and, where possible, enhanced through investment in improved connections to Lincoln and surrounding villages like Burton, Nettleham and Scothern.

During the consultation, it was recognised that the exiting public rights of way should be preserved and enhanced where possible. If there are opportunities to create new access routes, then these should be supported.





**Map 5: Location and types of existing public rights of way within Riseholme**



#### **Policy 6: Conservation and Enhancement of Non Vehicular Routes**

1. All development which is related to improving, extending or creating new non-vehicular routes as identified in Map 5 will be supported where the proposals meet all the following criteria:
  - a. They do not detract from the landscape character or areas of identified ecological value as defined in the most recent Riseholme Character Assessment Study; and
  - b. They conserve or enhance the biodiversity value of the area; and
  - c. They retain and incorporate notable features such as trees and hedgerows.

## 8. Implementation and Review of the Neighbourhood Plan

The policies in this Neighbourhood Plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Riseholme Parish will also be actively involved. Whilst West Lindsey District Council will be responsible for development management, Riseholme Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.

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 and the identified community aspirations of this Neighbourhood Plan.

The Parish Council will use this, and other funds, as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.

As the Neighbourhood Plan will become part of a hierarchy of planning documents, the Parish Council will also look to District and County Council investment programmes where a policy and/ or project can be shown to be delivering District and County objectives.

The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Neighbourhood Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Neighbourhood Plan has unintended consequences or is ineffective it will be reviewed.

Any amendments to the Neighbourhood Plan will only be made following consultation with West Lindsey District Council, local residents and other statutory stakeholders as required by legislation.

## Community Aspirations and Priorities

This Neighbourhood Plan aims to achieve community priorities and recognises not all of these can be delivered through planning policies. Throughout the consultation period, the community identified a number of projects that they would like to see delivered through this Neighbourhood Plan. These projects are closely linked to community infrastructure and transport, and are to be delivered over the longer term and therefore are seen as aspirational.

### **Aspiration1: Improvements to the A15 junctions at Riseholme Lane**

The junction at this point has long been a cause of concern. A number of accidents have occurred over the years mainly involving cars turning into Riseholme Lane. There is no turning lane so stationary cars are at risk from cars and lorries overtaking on the left of the vehicle which has resulted in the vehicle being pushed into the path of oncoming traffic travelling down the A15.

It would be the aspiration of the community to create a turning lane at this junction in order to make the junction safer for car users and pedestrians.

### **Aspiration 2: Improvements to the connections across the A46 (Riseholme roundabout)**

In order to improve access to and from Lincoln, particularly in connection with Local Plan policies concerning health, leisure, use of cycle paths and lifestyle, and in order to improve Riseholme as a wider community facility, we would like to work with appropriate agencies to create a footbridge over the A46. The aim would be to increase pedestrian safety and usage.

### **Aspiration 3: To link with and create Heritage Trails at Nettleham and Burton Village**

The community would work to establish its own heritage trail in order to link with existing ones in Nettleham and Burton village.

### **Aspiration 4: To improve the condition of public rights of way within Riseholme**

The community would like to establish volunteer groups drawing on support from within and outside the parish to maintain and improve the public footpaths. This would further improve access to amenities and enriching community cohesion so that those involved gain the opportunity to 'take ownership' if and demonstrate stronger commitment to their local area.

#### **Aspiration 5: Promoting tourism development**

Being situated close to the Historic City of Lincoln and along 'Ermine Street' (Roman Road), there are opportunities for local businesses to expand and new ones to be created through increasing links to diversification and tourism. Within the parish, there is only one B&B, but there are opportunities to see more small businesses like this being developed over the lifetime of the Neighbourhood Plan. The nearby development of Lincolnshire Showground as the areas

'premier' events ground, the redevelopment of RAF Scampton as an aviation museum and Education centre will all contribute to an increase in investment and local tourism opportunities for Riseholme.

The Parish would like to encourage new tourism related activities to the area in the future.

#### **Aspiration 6: A community led masterplan for the University Site**

The community would like to be involved in any future development proposals for the existing University Campus site. It is recognised that the site is an extensive area and therefore proposals would likely have a significant effect on the local community.

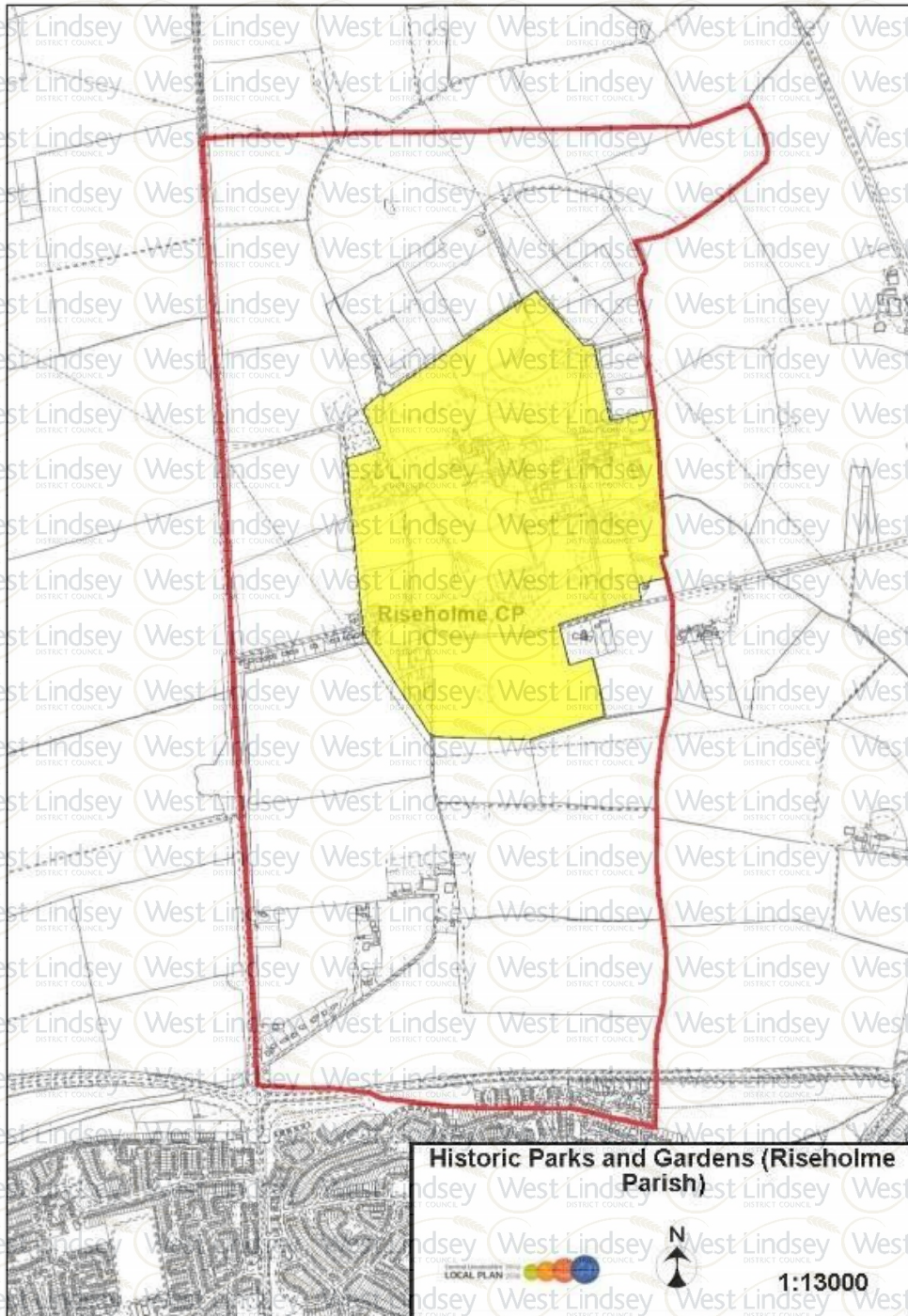
#### **Aspiration 7: Increase in Community Facilities**

The community would like to see an increase in local community services and facilities within Riseholme in the future. The current lack of facilities such as no play facility for children, community hall or reliable bus service means people have to go elsewhere to even access the most basic community facilities.



## Appendices

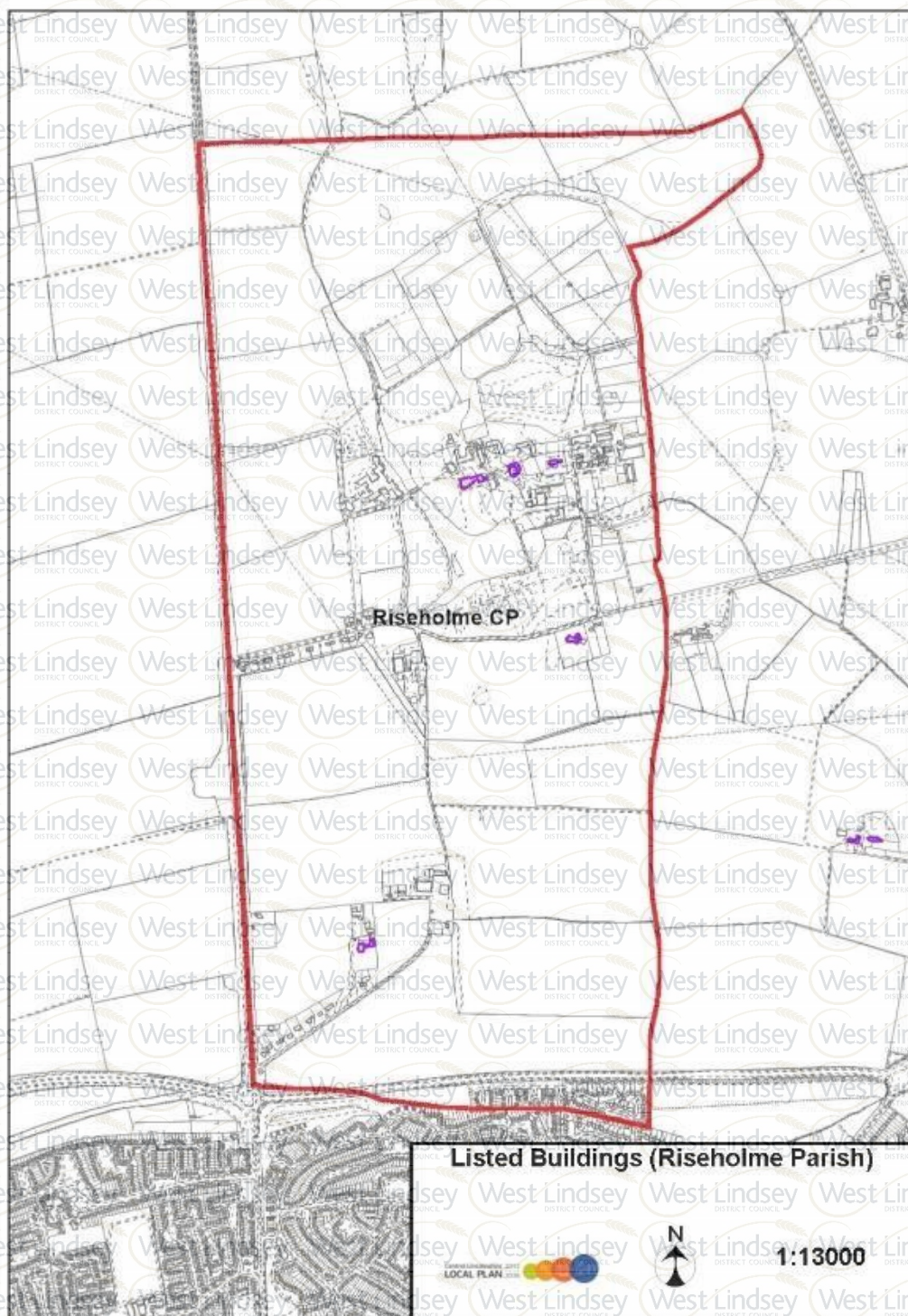
### Appendix 1: Map 7 Historic Park and Garden designation



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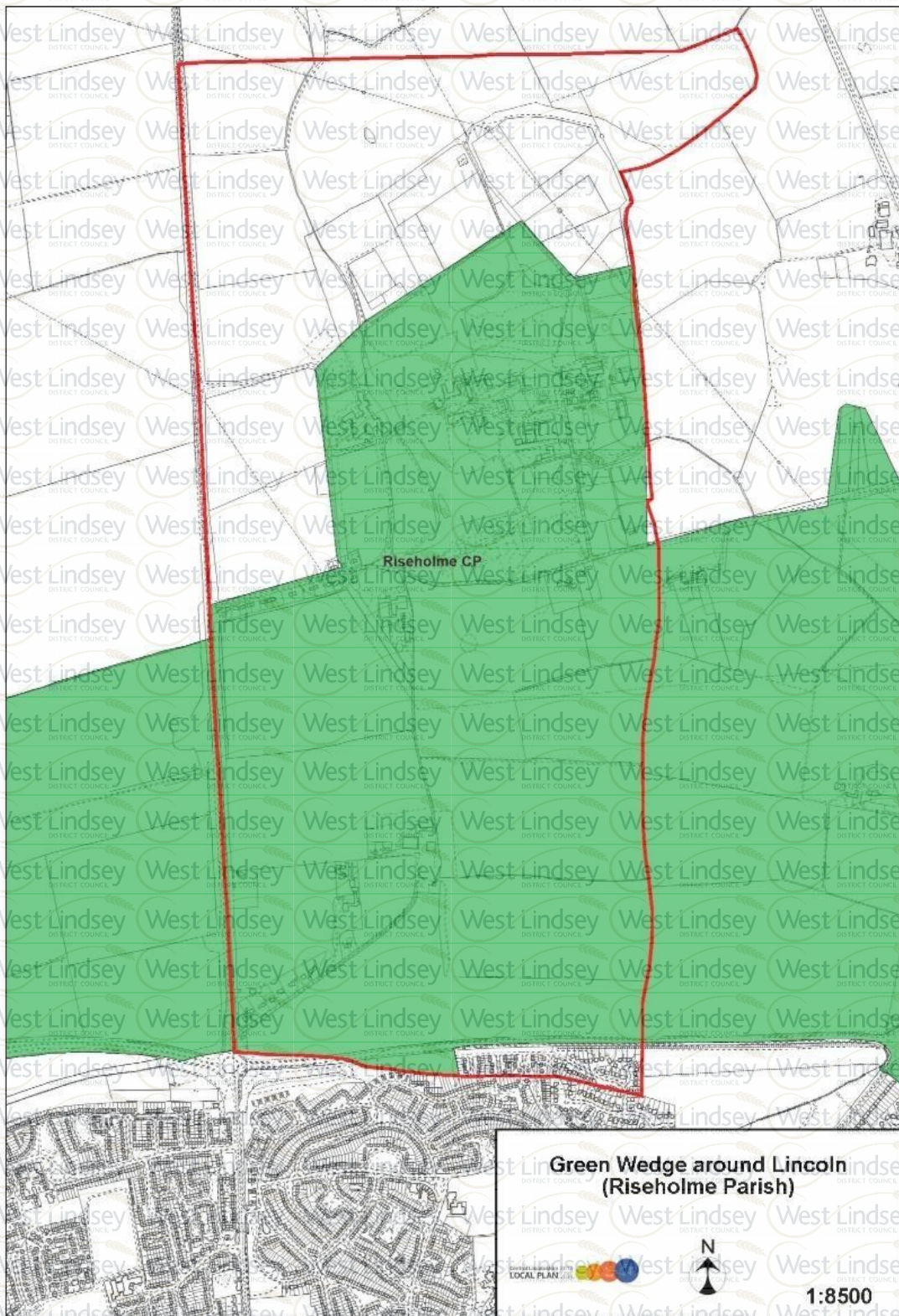


## Appendix 2: Map 8 of the Listed Buildings within Riseholme





### Appendix 3: Map 9 Green Wedge designation





#### Appendix 4: Map 10: location of important views and vistas





**View 1: Looking NW from the University Campus**



**View 2: Looking East across Riseholme Park**





**View 3: Looking towards the properties along Riseholme Lane**



**View 4: Looking North across open fields in Riseholme**



**View 5: Looking towards the A15 from Riseholme Park**



**View 6: Looking SE towards Lincoln**





**View 7: Looking West down St Georges Lane towards the A15**



**View 8: Looking towards Lincoln at the rear of properties along St Georges Lane**





