

Spridlington



SPRIDLINGTON
LINCOLN

neighbourhood plan

2018 - 2036

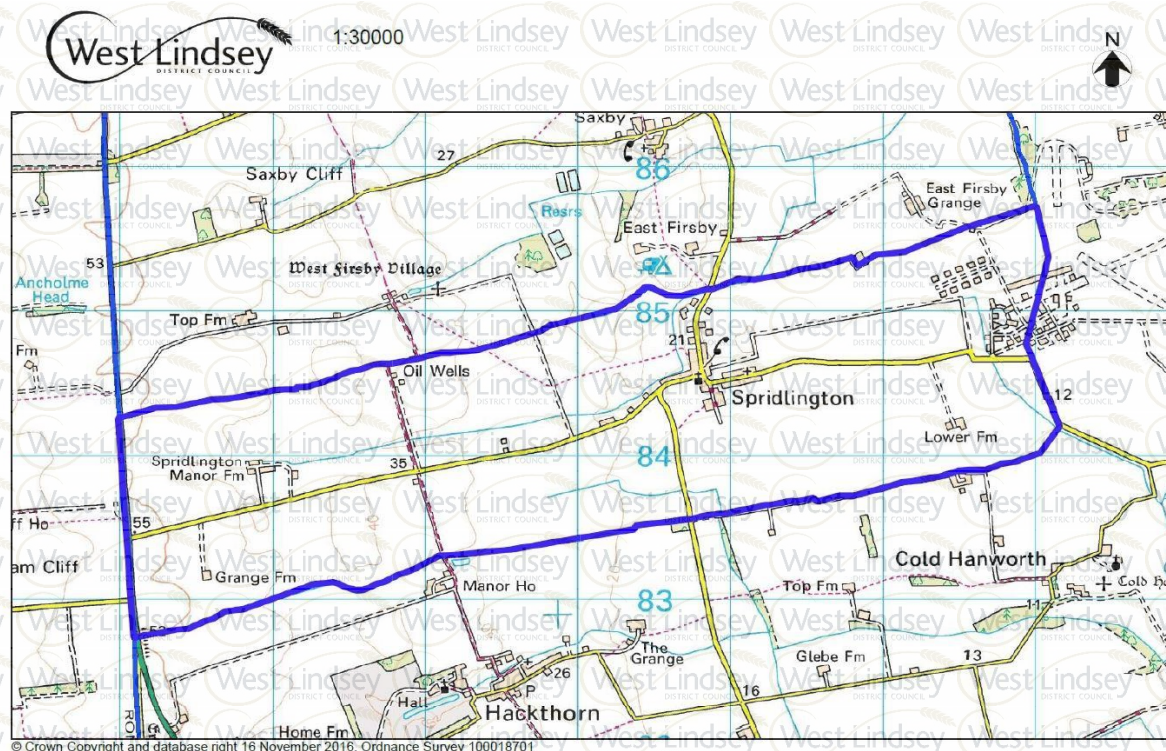
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1 What is the Spridlington Neighbourhood Development Plan?

1.1 The Localism Act (2011) provided new powers for Parish Councils and community forums to prepare land-use planning documents. The Parish area, shown on Figure 1, was formally designated, by West Lindsey District Council, as a Neighbourhood Plan Area. Spridlington Parish Council is the legislative “Qualifying Body” who can prepare a Neighbourhood Plan for the area.

Figure 1: Neighbourhood Plan Area



1.2 A Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Spridlington Parish Council has prepared this 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 adopted by West Lindsey District Council (following rigorous consultation, independent examination and a local referendum) the policies will be used for assessing planning applications in the Neighbourhood Plan Area (Figure 1).

1.3 The document has been prepared by the Spridlington Neighbourhood Plan Steering Group on behalf of the Parish Council. Membership includes a collection of residents and Parish Councillors. The Plan runs from 2018 - 2036 and includes the whole of the Parish of Spridlington.

1.4 Various public consultation events have been held to gain an understanding of the views of residents and businesses that operate within the Parish. The consultation feedback, and the

evidence from the events undertaken, have been analysed and are fundamental to the formulation of the policies within this Neighbourhood Plan. See Figure 2.



Figure 2: List of consultation events and methods

Date	Event	Recipient/ responses
17 th November 2016 – 15 th December 2016	Designation of Neighbourhood Plan Area consultation	West Lindsey District Council notified the public and relevant agencies of the intent of Spridlington Parish Council
21 st February 2017	Initial public meeting.	21 attended as well as representatives from WLDC and NP Champion.
April 2017	Circular – update giving details of Steering Group members and email address to contact the group.	To each household and landowner.
May 2017	Questionnaire distributed to all adult residents. All landowners were contacted.	77.4% response rate from the questionnaire. Received nominations for site submission.
July 2017	Questionnaire distributed to children aged 11-17 years.	13 individuals identified, and 6 responses received 46.2%.
August 2017	Circular with update re response rate and notification of meeting.	To each household and landowner.
23 rd August 2017	Drop-in session. Provided more details of questionnaire response and details of sites submitted.	31 attended. Positive comments received about plan development process.
October 2017	Circular – details of questionnaire response and details of sites submitted.	To each household. As a result, further sites submitted.
1 February 2018	Circular – final ‘call for land’ request. Date of the 16 th February given.	To each household and landowner. Two further sites submitted.
April 2018	Circular – notification re public consultation evenings.	To each household and landowner.

Date	Event	Recipient/ responses
12 th April 2018	Site Allocations Public Consultation	30 people attended, 27 questionnaires returned
13 th April 2018	Site Allocations Public Consultation	27 people attended, 24 questionnaires returned
July 2018	Regulation 14 public consultation leaflet drop	To each household and landowner.
2nd August 2018	Regulation 14 public consultation drop-in event	Residents were able to attend and ask questions regarding the draft Neighbourhood Plan.
7th August 2018	Regulation 14 public consultation drop-in event	Residents were able to attend and ask questions regarding the draft Neighbourhood Plan.

2 An introduction to Spridlington

- 2.1 Spridlington is considered a 'Small Village' within the Central Lincolnshire Local Plan. The village has expanded slowly over the past 20 years with small scale developments.
- 2.2 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. Both this Neighbourhood Plan and the Central Lincolnshire Local Plan policies must also have regard to the National Planning Policy Framework (NPPF 2018) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (as amended) 2012.

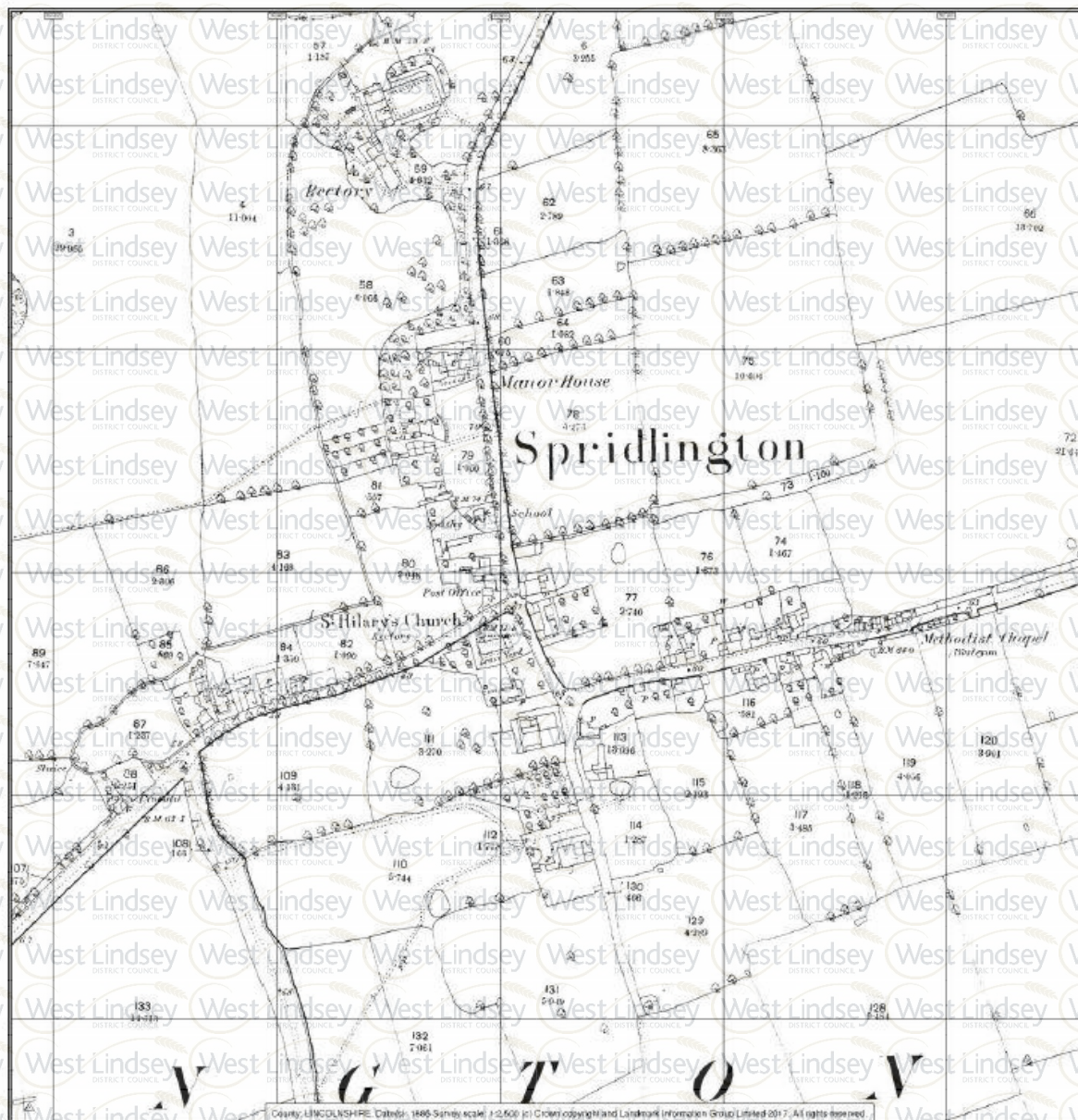
Local Historic Context

- 2.3 Archaeology suggests that Spridlington was first established in the Saxon period (5th - 11th centuries) and the first documentary evidence for the village is found in the Domesday Book of 1086, where two manors are listed as "Sperlin(c)tone" or "Spredelintone" (also variously written as "Sperlington", "Splintone", "Spritlingtune" and "Spridlintuna"). The owners of the land in the late 11th century were listed as "Ebrard and his two brothers" and "Coxswain". By the time of the early 12th century, landowners were identified as "Robert de Haid" and Stephen, Earl of Brittany".
- 2.4 Although the Roman road forms the western boundary of the Parish, there is no evidence to date of Roman settlement in the village.
- 2.5 Spridlington originally comprised two separate, but adjoining manors with two associated churches: St Hilary with the northern manor and St Albinus with the southern manor. Revenues from the churches in Lincolnshire declined significantly with the loss of tenants from the mid-14th century following the devastation of the Black Death, which in turn led to the decline of the village and farming, ruin of St Albinus and its eventual demolition and union with the church of St Hilary in 1417. St Albinus was reported to have been located only about 40m from the Church of St Hilary. Despite at least two known periods of rebuilding in the 19th century, with the latest dating to 1875, the Church of St Hilary is believed to be in the location of the original church and that the churchyard may date back to the medieval period. It is also believed that the moated scheduled ancient monument site located west of the church was likely to have incorporated what remains of the former south manor of the village.
- 2.6 In 1774-1776, Parliamentary Enclosure took place in Spridlington and the 1775 Enclosure Award and Plan show the layout of the village at this time, as well as allocation of land to the major landowners following changes to the open field systems and formal Enclosure.
- 2.7 Prior to Enclosure, Spridlington was subdivided into hedged closes within the village north and south of the church, but most of the parish was not defined by permanent hedges. At the eastern end of the parish, where the former RAF Faldingworth is located today, was "The Moor" and between this and the village were two arable fields, "North Low Field" and "South

Low Field". West of the village closes were the fields "Rye Barf Furlong", "The Ings", "The Oxfold" and "The Ox Pasture". Further west in the parish were the very large arable fields known as "North Cliffe Field" and "South Cliffe Field". "North Heath" and "South Heath" comprised the western end of the parish along the A15/Ermine Street.

- 2.8 Work on Enclosure began in June 1774 and was completed in November 1776. The commissioners laid out four straight new wide roads, defined footways, cut four new public field drains and divided the parish between six owners: The Rector; Christopher Nevile Esquire; Johnson Gildart Esquire; John Hodgson; Trustees of the Church Lands; and The Surveyors of the Highways (3 pits for obtaining road making materials).
- 2.9 Enclosure of the parish stated that the roads to be set out must be at least sixty feet wide between the ditches. This requirement saw the development of the Cliff Road between the A15 and the village with the width that remains today. The road was referred to in the 19th century as the "Spridlington Gallop" and one of the reasons for the wide grass verges was to permit grazing for horses of the local villagers after they had lost common rights following enclosure.
- 2.10 The line of Cliff Road and Faldingworth Road are generally on the same alignment as shown on the 1775 Enclosure Map (see Appendix 2 Spridlington Character Assessment), as is the continuance of Owmbly Road to the south of the Faldingworth Road junction known as the "Wetherwalk".
- 2.11 A road ran east along the northern side of the property known as "Church View Farm", from the east side of Owmbly Road (following the current farm access track through the property today) and was marked as a private road on the 1822 survey map (See Appendix 2 Spridlington Character Assessment). A further road was noted on the 1775 map (See Appendix 2 Spridlington Character Assessment) linking Hackthorn Road and the "Wetherwalk" (along the field boundary and between "Elms Farm House" and the outbuildings of "Spridlington House").
- 2.12 Throughout the 19th century, the population of Spridlington grew from 126 to 313 inhabitants (and 59 houses) by 1851. However, there was gradual decline over the following decades from 1851 to 1891, when the population of the village was reduced to 269 inhabitants and 58 houses.
- 2.13 The earlier parsonage and associated buildings were identified to the southwest of the current dwelling house known as "The Manor" in the survey of 1822. The parsonage building was demolished between 1956 and 1975.
- 2.14 Owmbly Road changed alignment between 1822 and the time of the 1886 OS Map (Figure 3) and this is believed to have occurred in the mid-19th century at about the time Spridlington Hall was constructed or shortly afterwards. It was straightened, moved further to the east and planted with trees.

Figure 3: 1886 OS Map of Spridlington



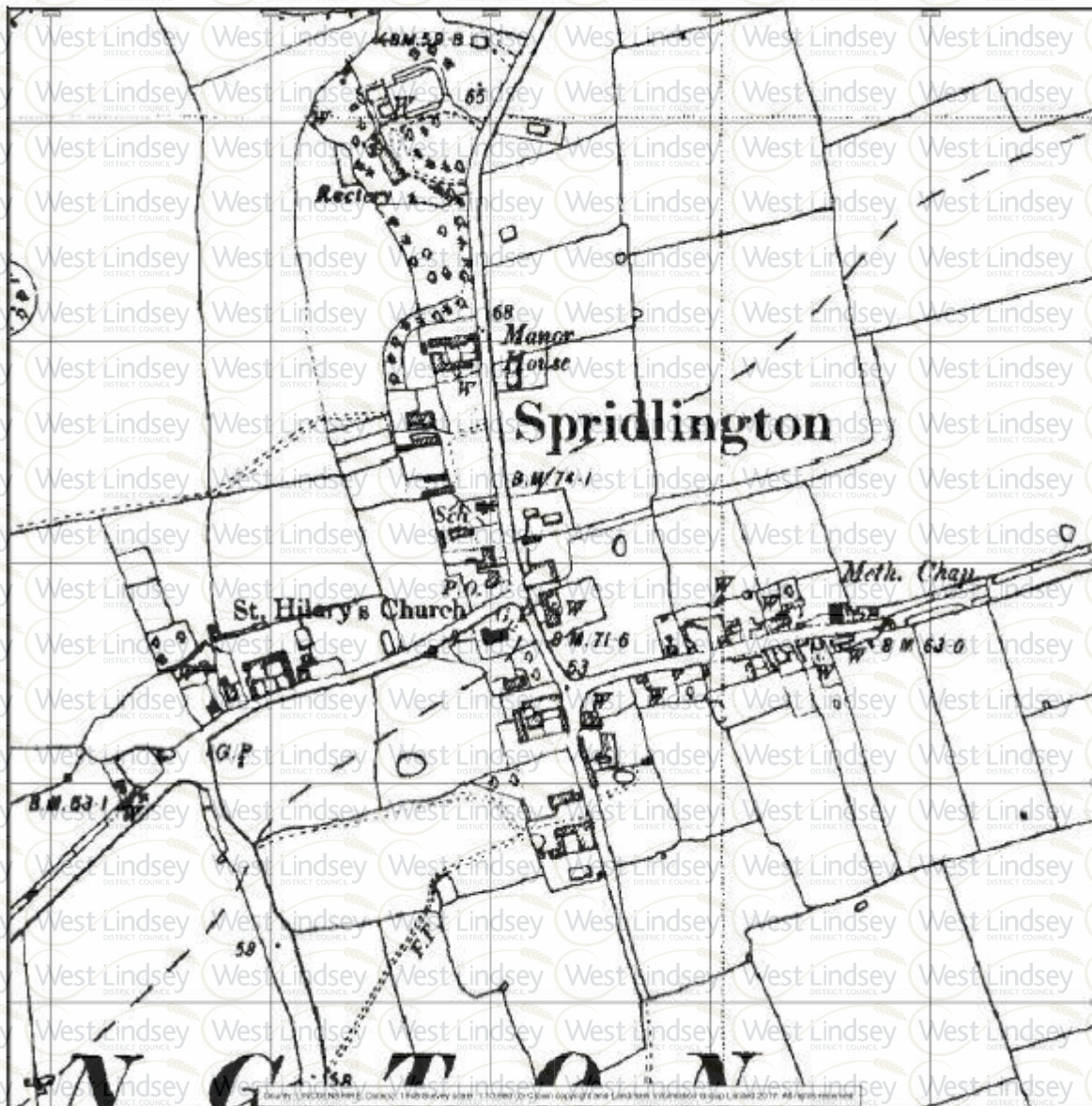
1886 OS Map - Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence Number 100022432.

2.15 The alignment and layout of properties on the north side of the junction of Cliff Road and Hackthorn Road is also neatly illustrated in the 1822 survey map of the area (See Appendix 2: Spridlington Character Assessment), showing areas of pasture, including the “Ox-Pasture or Con Close” to the west of the former “sheep wash” and area known locally as the “ox-pond”. It also shows the former homestead buildings to the east and that there was an orchard located between the homestead and the “ox-pond”.

2.16 In 1842, Spridlington comprised 250 inhabitants and 2,180 acres of land. The lords of the manor at this time were listed as Rev. Frederick Gildart (incumbent Rector of Spridlington) and Christopher Neville Esq.

- 2.17 In 1841-1842, the Rectory (Spridlington Hall) was constructed for the Rev. Henry Frederick Hutton (Rector between 1842 and 1873) at the north end of the village with a bequest of £5,000 from the late Rev. Frederick Gildart. The architect for the house was Nicholson & Goddard of Lincoln, and it was built by Wallis of Market Rasen.
- 2.18 Much of the tree planting within the village, which is a major feature of the historic character of Spridlington, has been attributed to the Rev. H F Hutton and it has been suggested that he employed landscape nurseryman and author, William Pontey to lay out the grounds. As well as landscaping within his own lands, Hutton apparently had trees planted on the realigned Owmbly Road (north end of the village) and along the road from Spridlington to the Roman Road, using oaks, elms, limes and chestnuts.
- 2.19 It was also noted that Hutton provided land for allotments to villagers. This was likely the areas of land shown on historic OS Maps (See Figures 3, 4 and 5) along the north edges of Cliff Road and Faldingworth Road and possibly also on land to the west of the current “Old Rectory Cottages” (although these may have been orchards). He was also responsible for the construction of the village school (now the village hall) in 1870.
- 2.20 Spridlington as a village did not see significant recovery in population from its late medieval decline until the mid-19th century. In 1848, the population of Spridlington had reached 292 inhabitants and the parish comprised 2,400 acres.
- 2.21 Rev. Arthur Wollaston Hutton, son of Rev. H F Hutton, succeeded his father in the parish in 1873 and the replacement Church of St Hilary was built in memory of Rev. H F Hutton and dedicated in 1875.
- 2.22 The rivers Ancholme (flowing north to the Humber) and Langworth (a stream forming part of the Barlings Eau, flowing south to the Witham) both rise in or near the parish and it is thought that the name “Spridlington” may refer to the “enclosure at the springs”. In the late 19th century, the former “ox-pond” at the west end of the village (located just outside the Conservation Area boundary) was traditionally filled by the river Ancholme and then flowed out into the river Langworth along the Hackthorn Road. Sluices were employed on the river to create a sheep wash in the spring.
- 2.23 A building known as “The Lodge” (now demolished) was located at the junction of Cliff Road with the A15, on the south side of Cliff Road within the parish boundary. It was there from at least the late 19th century and still appeared on the 1948 OS Map (Figure 4).

Figure 4: 1948 OS Map of Spridlington



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2.24 In 1879, a new blacksmith's shop was established near the village school (now the village hall) and previous carpenter and blacksmith's shops were combined for the carpenter's use.

2.25 In 1888, Rev. Henry Wollaston Hutton rebuilt the "Manor House Farm" (to the south of Spridlington Hall) and he also enlarged the cottage on the Cliff Road associated with the farm.

2.26 In 1901, the population of the village was 252 inhabitants.

2.27 A Mr Herbert Green described the entrance into the village from the north along Owmbly Road in c.1904 in a most complimentary fashion. He found "...his way along the dry and dusty road and from beneath the sweltering sun, into the long and grateful shade of an avenue of leafy trees which is the courtyard, so to say, of the place". He further described the avenue continuing to the church at the junction and highlighted the avenue and trees as a major

contributing factor to the attractive character of the village at the beginning of the 20th century.

- 2.28 The Kelly's Directory of 1906 stated that the principal landowners at this time were Ralph Henry Christopher Nevile Esq of Wellingore Hall and the Rev. Henry Wollaston Hutton of Lincoln, and the chief crops within the parish included wheat, barley, beans, turnips and some pasture land. Parish Council records show that during the first quarter of the 20th century, the Parish Council owned and rented out six houses and many allotments. The allotments were generally located along the roadside and a remnant of these is believed to survive in the gardens on both sides of the cottage "Hackthorn View", on the north side of Cliff Road.
- 2.29 In 1937, the Kelly's Directory description of the parish reveals that the land was "...chiefly owned by the farmers" by this time, including Albone Bros; J Barnard & Co; Edwin C Harrison; Parkin Bros; A. E. Sutton; and Charles Sutton.
- 2.30 In October 1938, the new rectory house was begun in Spridlington following the sale of the original rectory (Spridlington Hall). It was originally to be located on the east side of Owmbly Road, but the site was changed to one closer and to the northeast of the old rectory (Spridlington Hall).
- 2.31 A considerable amount of work was carried out on the house and landscape of Spridlington Hall in the mid-late 20th century. This included the construction of the "ha-ha" in the immediate vicinity of the house and extensions (including a swimming pool) to the north of the house.
- 2.32 A small number of semi-detached houses were also constructed on the north side of Cliff Road outside the village before 1948 and this group was added to with four additional houses in the form of a terrace between 1956 and 1975.

SPRIDLINGTON C.P.

Mapping: Epoch 8. Date: 18th Survey scale: 1:2,000 (c) Crown copyright and Landmark Information Group Limited 2017. All rights reserved.

Some farms within the parish have been altered and extended throughout the decades and many now have large modern agricultural and storage sheds as well as the retention of some early stone and/or brick farm buildings.

In 2015, “Grange Farm” at the southwest corner of the parish became home to a large anaerobic digestion plant that feeds green gas directly into the mains, and the large clay-lined

Hackthorn Manor Reservoir was constructed on the south side of Cliff Road just west of the village as part of the Rural Development Programme for England 2007-2013.

How has this Neighbourhood Plan been developed?

- 2.36 As part of the process, Spridlington Parish Council has been committed to 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 an assessment of each of the sites identified as potential development areas in the village.

Main Issues through Consultation

- 2.37 The key issues that were raised through the public consultation and in discussion with the Steering Group are set out below in Figure 6.

Figure 6: Issues raised through public consultation

Community Concerns	Neighbourhood Plan Opportunities
Impact on village atmosphere	Look to protect the important areas that the residents feel contribute towards the rural atmosphere of the area.
Loss of local heritage	Seek to preserve and enhance the local historic environment, including the setting of important historic spaces and buildings
Loss of important green spaces and views	Seek to preserve important green spaces and wider views that contribute towards the rural character of the village.
Impact on the natural environment	Explore the local character and provide a report on the important and special features about the parish through a character assessment.
Impact on local character	Explore the local character and provide a report on the important and special features about the parish through a character assessment.
Impact on parking in the village	Explore the current issues with parking and explore the potential of creating a policy to avoid the impact of on-street parking through new development.

3 Community Vision and Objectives

- 3.1 The Community Vision was prepared following consultation with local people during 2017 and early 2018. The Community Vision focuses on how local people would like the area to be in 2036; it is a shared vision created using the diverse views of residents.

Community Vision

"By 2036, the Parish of Spridlington will continue to have a strong sense of identity and community spirit and it will remain a quiet and peaceful place to live.

The village will have benefited from sensitive new developments that have contributed towards the enhancement of the character of the village, whilst respecting our historic, natural environments and our local facilities.

Important open spaces and views will be retained to preserve the rural nature of the village and increase the sense of connection to the surrounding countryside".

- 3.2 The Community's Neighbourhood Plan objectives are more focused, covering different themes that residents have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the area can grow sustainably. The objectives reflect the key issues for the community and the changes the local community want to see to ensure Spridlington continues to thrive as a small village.

Community Objectives

Objective 1: Residential Developments - To influence the location, scale, design and type of new housing in Spridlington to ensure that it safeguards or improves the character of local areas, meets identified local housing needs, enhances the village setting and its connection/ relationship with the surrounding countryside and provides adequate off-street parking. This will include allocating appropriate land for development within the village.

Objective 2: Local Green Spaces – The Neighbourhood Plan will seek to designate valued and important spaces as ‘Local Green Spaces’ to protect their significance and importance for future generations.

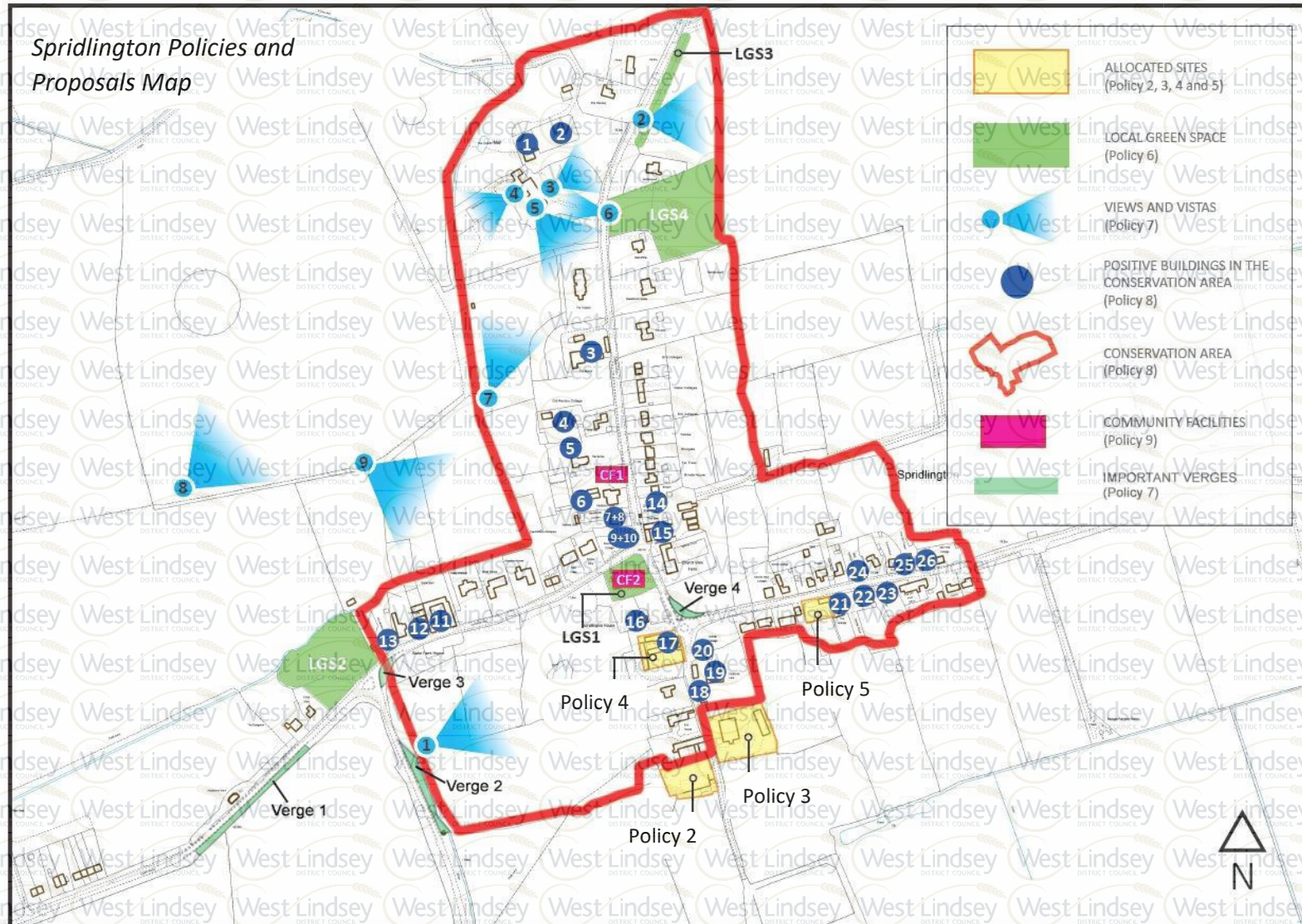
Objective 3: The Design of New Developments - To manage development in a way that minimises any negative impact on our landscape and built environments. This will include producing a set of ‘local design principles’ to help guide new developments in the most appropriate way.

Objective 4: Historic Environment – To manage new development so it respects and enhances our Listed buildings, the Conservation Area, non-designated heritage assets, positive buildings in the Conservation Area and their wider setting. The Plan will identify “positive buildings” within the Conservation Area to help retain the “areas historic character and identity”.

Objective 5: Community Facilities – To preserve our few existing community facilities for the benefit of the wider community.

Objective 6: Important Views – To preserve and enhance the identified “important views” within the village and the wider Parish, as identified from the Spridlington Character Assessment.

Spridlington Policies and Proposals Map



4 New Housing Development – Site Allocations

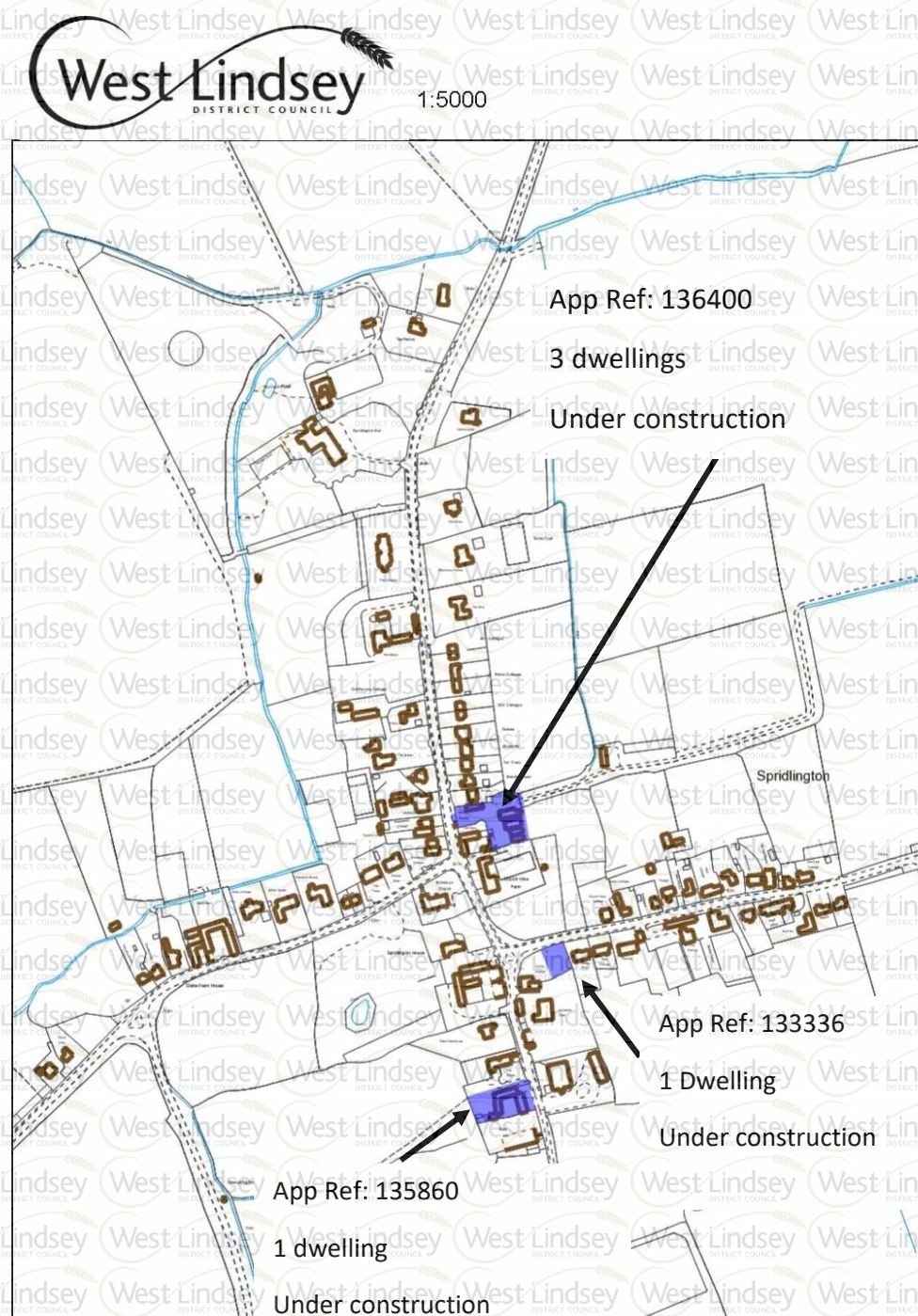
- 4.1 The Neighbourhood Plan will take a positive approach to development where it brings forward a balance of new housing to ensure the village remains an attractive and vibrant place to live. This approach will mean that proposals can be supported to secure development that improves the economic, social and environmental conditions for the whole parish.
- 4.2 Spridlington is classified a ‘small village’ within Policy LP4 of the Central Lincolnshire Local Plan. The Central Lincolnshire Local Plan allocates a 10% increase in housing provision over the Plan period to 2036, which equates to 9 new homes (although it is recognised that this is not a maximum and additional growth can be supported where appropriate and there is demonstrable community support for additional growth). Since 2012, 5 dwellings (see Figures 7 and 7a) have already been granted planning permission and are all now under construction taking the remaining number of new homes to 4. More information can be found through the “live” monitoring of small and medium villages in West Lindsey at:

<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- growth in small and medium villages

Hierarchy position and recent planning applications	Base number of dwellings	Growth Level	Number of dwellings for growth	Dwellings approved since 2012	Remaining growth
Small Village	88	10%	9		
App Ref 133336	88	10%	9	1	8
App Ref 136400	88	10%	9	3	5
App Ref 135860	88	10%	9	1	4

Figure 7a: Existing Planning Permissions in Spridlington



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4.3 The Neighbourhood Plan provides an opportunity to allocate sites to accommodate the remaining future growth in areas where there is community support, but also in places that will have the least impact on the character of the village and environment.

Step 1: A “Call for land”

- 4.4 A “call for land” consultation was undertaken through 2017 which was open to all residents and landowners within the Neighbourhood Area to submit sites to be considered in the process. This consultation commenced in April 2017 and closed in February 2018. In total, 11 sites were submitted.

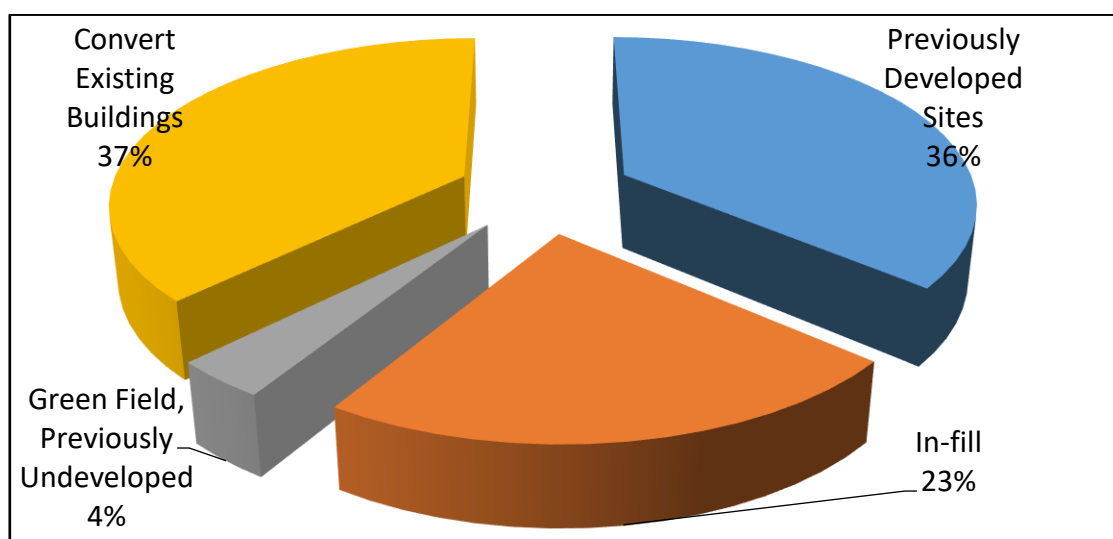
Step 2: Site Assessments

- 4.5 All 11 sites were assessed against a “site assessment methodology” provided by West Lindsey District Council. This methodology assessed all 11 sites for any “known” planning constraints and identified other relevant information such as planning history, the size of the sites and their impacts on existing planning policy. A consultation on the completed draft Site Assessment Report (with statutory consultees) was undertaken for a 4-week period ending on the 26th March 2018. A final consultation on a revised Site Assessment Report, with residents, took place on the 12th and 13th April 2018. A copy of the final Spridlington Site Assessment Report can be found in Appendix 4.

Step 3: Identifying a preferred approach to the location of potential sites

- 4.6 In line with Central Lincolnshire Local Plan policy LP4 criteria about “appropriate locations” for growth in small villages, the community were asked, as part of the Neighbourhood Plan survey, about their preferred approach to the development of their village. The CLLP criteria states to qualify as an “appropriate location”, the site, if developed would:
- Retain the core shape and form of the settlement;
 - Not significantly harm the settlement’s character and appearance;
 - Not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.
- 4.7 At the very beginning of the public consultation process, In May 2017, the community was asked to prioritise their preferred locations for accommodating future growth within a Neighbourhood Plan Survey. The question asked residents the following: “Where would you prefer to see future development within the Parish?”. There was a tick box choice to the below options. The results with regard to future growth are shown in Figure 8.
1. Brownfield sites (Land previously developed);
 2. Infill developments;
 3. Greenfield sites – (Land previously undeveloped);
 4. Conversion of existing buildings.

Figure 8: Results from question 6 of the Neighbourhood Plan Survey



- 4.8 If, through the “call for land”, site assessment process and community support, there are enough sites, including the conversion of existing buildings, within the existing developed footprint of Spridlington, to accommodate the required housing target for Spridlington, then this will form the priority for new development allocations over the plan period.

Step 4: The selection of the preferred sites

- 4.9 The outcomes of Appendix 4: Spridlington Site Assessment Report, community feedback and the responses from the statutory consultees have all been considered to allow an overall consideration of the positive and negative impacts the allocation of sites would have in the area. The discounting of sites, within Appendix 4: Spridlington Site Assessment Report, sets out these findings and demonstrates why each site has either been discounted or identified as a preferred site to be included in the Neighbourhood Plan. The summary at the end of the tables, in Appendix 4: Spridlington Site Assessment Report, provides an overview of the key issues that have driven the selection of sites. The reasons are specific to each site.

Other documents and information that have fed into the assessment of sites

- 4.10 Underpinning and feeding into the outcome of Appendix 4: Spridlington Site Assessment Report, is a range of background studies. These background studies, include:

- Central Lincolnshire Local Plan: <https://www.n-kesteven.gov.uk/central-lincolnshire/>
- Appendix 4: Spridlington Site Assessment Report: <http://parishes.lincolnshire.gov.uk/Spridlington/>
- National Planning Policy Framework (July 2018): <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- Spridlington Conservation Area Appraisal: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/conservation-and-environment/conservation-areas/>
- Central Lincolnshire Strategic Flood Risk Assessment and Flood Zone mapping: <https://www.n-kesteven.gov.uk/central-lincolnshire/>
- Appendix 2: Spridlington Character Assessment: <http://parishes.lincolnshire.gov.uk/Spridlington/>
- Summary of community response and feedback from statutory consultees: <http://parishes.lincolnshire.gov.uk/Spridlington/>

- 4.11 Having identified and allocated the preferred sites for future development in the village in consultation with the community and, given that these can comfortably provide the housing development necessary, it is reasonable that any future proposals for windfall housing development should demonstrate that they have similar community support. Accordingly, in line with Policy LP4 of the Central Lincolnshire Local Plan, Policy 1 of the Neighbourhood Plan requires all proposals for development beyond the allocated sites or development in excess of the guideline capacities on the allocated sites set out in Policies 2-5 to demonstrate community support and sets out how this is to be achieved.

Policy 1: Residential Development

- 1. Priority will be given to the development of the allocated housing sites as identified on the Policies and Proposals Map to accommodate the remaining housing requirement as identified within the Central Lincolnshire Local Plan. Any schemes proposing additional residential development outside these allocated sites or an increase beyond the guideline capacity for allocated sites in Policies 2-5 should demonstrate that they have gained demonstrable support from the community, (see part 2).**
- 2. For all such schemes proposing additional residential development in Spridlington the applicant must complete a consultation statement to demonstrate support from the community (within the designated Neighbourhood Plan Area) for the proposal. The applicant must ensure that the scope of the consultation statement be first agreed with Spridlington Parish Council prior to any consultation taking place. Written confirmation of this agreement, including scope details, must be included in the statement. In terms of scope, consideration must be given to including the following evidence in the consultation statement:**

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, were 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;

Consideration 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 proposal.

3. The applicant must ensure the consultation statement accompanies their planning application as a supporting document to the proposal. This will enable Spridlington Parish Council and West Lindsey District Council to take it into consideration as a demonstration of community support for the proposal when they come to comment and determine the application respectively.
4. Schemes that do not comply with part 2 of this policy, will not be supported.

5 Allocated sites

5.1 To contribute positively towards the development of Spridlington, the following sites have been allocated for residential development over the plan period.

NP03: Land at Top Yard, Owmbly Road (South)



Figure 9

Context

5.2 The site assessment identified this as a preferred site based on its relative merits, which include the following:

- It meets the third priority of the sequential test as applied in Central Lincolnshire Local Plan Policy LP4;
- It received community support for its development with 82% of people, who responded to the site allocation public consultation event, supporting its inclusion as an allocation within the Neighbourhood Plan;
- The redevelopment of the site if restricted to one unit and done sensitively can be achieved without harm to the identified heritage assets within the area.

Justification

5.3 This site is allocated for development as it was one of the more favoured sites as identified following the feedback from the consultation in Appendix 4: Spridlington Site Assessment Report. In terms of physical capacity, the site could accommodate around 4 units as allowed for in CLLP Policy LP2. However, the advice of the District Council's Conservation Officer was that because the site is directly adjacent to a listed building and the conservation area and seen clearly on the approach from a public footpath and across the field from the Welton

Road, development should be restricted. A sympathetic scheme for one dwelling, agricultural in scale, mass and detailing, located round the stone wall area would be appropriate to avoid harm to the rural setting of the Conservation Area and the listed building.



Policy 2: The Allocation of Land at Top Yard, Owmbly Road (South)

- 1. Land at Top Yard as shown on the Policies and Proposals Map is allocated for the development of one dwelling. The principle of such development on this site will be supported, in line with other material considerations and planning policy and conservation requirements, where it delivers the following:**
 - a) the height, scale, materials and design of the dwelling is compatible with the setting of the adjoining Grade II Listed building and Conservation Area;**
 - b) it does not cause any harm to the amenity of nearby properties;**
 - c) a new access point, to the standards of Lincolnshire County Council, is created on to Owmbly Road;**
 - d) boundary treatments shall be in-keeping with the predominant features and materials of the area;**
 - e) provides a minimum of, at least, two off-street parking spaces; and**
 - f) Adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.**

NP04: Land East, Owmbly Road (South)

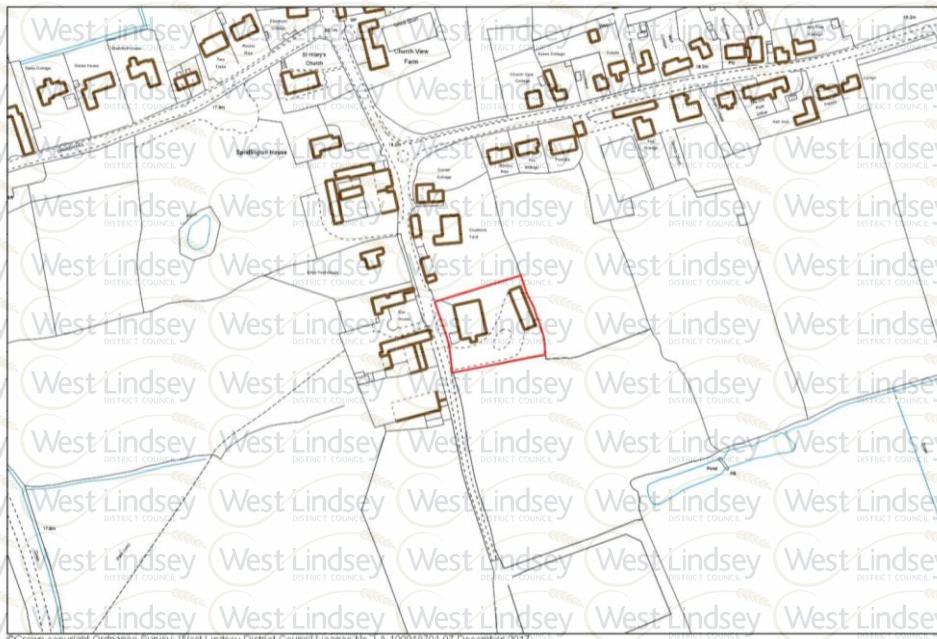


Figure 10

Context

5.4 The site assessment identified this as a preferred site based on its relative merits, which include the following:

- It meets the third priority of the sequential test as applied in Central Lincolnshire Local Plan Policy LP4;
- The redevelopment of the site, if done sensitively, will cause little harm to the identified heritage assets within the area;
- It received community support for its development with 77% of people, who responded to the site allocation public consultation event, supporting its inclusion as an allocation within the Neighbourhood Plan.

Justification

5.5 This site is allocated for development as it was one of the more favoured sites as identified following the feedback from the consultation in Appendix 4: Spridlington Site Assessment Report. This site delivers positive growth for Spridlington, protects any significant features in the local landscape and can be developed in a way that would preserve or enhance the Conservation Area and its setting.



Policy 3: The Allocation of Land East, Owmbly Road (South)

- 1. Land East of Owmbly Road (South) as shown on the Policies and Proposals Map is allocated for residential development. The principle of a small development of around 4 dwellings on this site will be supported, in line with other material considerations and planning policy and conservation requirements, where it delivers the following:**
 - a) the height, scale, materials and design of the development are compatible with the setting of the nearby Grade II Listed building and Conservation Area;**
 - b) it does not cause any harm to the amenity of nearby properties;**
 - c) a new access point, to the standards of Lincolnshire County Council, is created on to Owmbly Road;**
 - d) boundary treatments shall be in-keeping with the predominant features and materials of the area.**
 - e) provides a minimum of, at least, two off-street parking spaces, per dwelling; and**
 - f) Adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.**

NP05: Land at Spridlington House Barns, Owmbly Road (South)

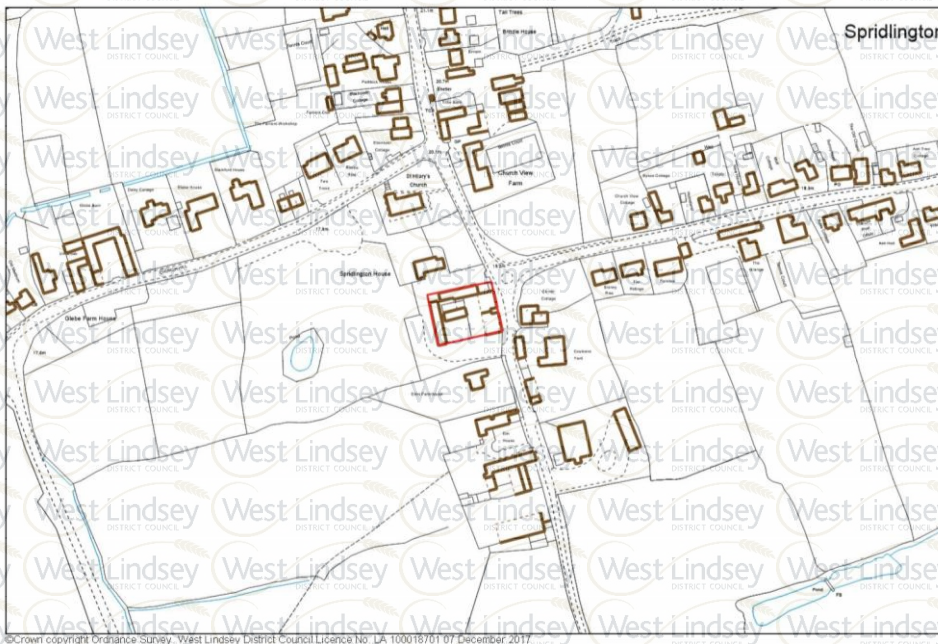


Figure 11

Context

5.6 The site assessment identified this as a preferred site based on its relative merits, which include the following:

- It is a priority site as per Neighbourhood Plan Survey feedback in Figure 8 due to it being the conversion of an existing building;
- It meets the first priority of the sequential test as applied in Central Lincolnshire Local Plan Policy LP4;
- The redevelopment of the site, if done sensitively, will cause little harm to the identified heritage assets within the area;
- It received community support for its development with 95% of people, who responded to the site allocation public consultation event, supporting its inclusion as an allocation within the Neighbourhood Plan.

Justification

5.7 This site is allocated for development as it was the most favoured site as identified following the feedback from the consultation in Appendix 4: Spridlington Site Assessment Report. This site delivers positive growth for Spridlington, protects any significant features in the local landscape and can be developed in a way that would preserve or enhance the Conservation Area and its setting.



Policy 4: The Allocation of Land at Spridlington House Barns, Owmbly Road (South)

- 1. Existing buildings at Spridlington House Barns as shown on the Policies and Proposals Map are allocated for sensitive conversion to 1 or 2 dwellings within the existing footprints of the buildings. The principle of such development on this site will be supported, in line with other material considerations and planning policy and conservation requirements, where it delivers the following:**
 - a) the development does not lead to any significant alteration to the height, scale and materials to the existing building, unless it can be satisfactorily demonstrated that it would not cause any harm to the Conservation Area or the nearby Grade II Listed Church of St Hilary;**
 - b) it does not cause any harm to the amenity of nearby properties;**
 - c) an appropriate access point, to the standards of Lincolnshire County Council, is created on to Owmbly Road;**
 - d) boundary treatments shall be in-keeping with the predominant features and materials of the area;**
 - e) provides a minimum of, at least, two off-street parking spaces, per dwelling; and**
 - f) Adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.**

NP09

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Context

- It is a priority site as per Neighbourhood Plan Survey feedback in Figure 8 due to it being the conversion of an existing building;
- It meets the first priority of the sequential test as applied in Central Lincolnshire Local Plan Policy LP4;
- The redevelopment of the site, if done sensitively, will cause little harm to the identified heritage assets within the area;
- It received community support for its development with 93% of people, who responded to the site allocation public consultation event, supporting its inclusion as an allocation within the Neighbourhood Plan.

5.9 This site is allocated for development as it was one of the more favoured sites as identified following the feedback from the consultation in Appendix 4: Spridlington Site Assessment Report. This site delivers positive growth for Spridlington, protects any significant features in the local landscape and can be developed in a way that would preserve or enhance the Conservation Area and its setting.



Policy 5: The Allocation of Land at The Grange, Faldingworth Road

- 1. Existing buildings at The Grange as shown on the Policies and Proposals Map are allocated for sensitive conversion to 1 or 2 dwellings within the existing footprints of the buildings. The principle of such development on this site will be supported, in line with other material considerations and planning policy and conservation requirements, where it delivers the following:**
 - a) the development does not lead to any significant alteration to the height, scale and materials to the existing building, unless it can be satisfactorily demonstrated that it would not cause any harm to the Conservation Area;**
 - b) it does not cause any harm to the amenity of nearby properties;**
 - c) An appropriate access point, to the standards of Lincolnshire County Council, is created on to Faldingworth Road;**
 - d) boundary treatments shall be in-keeping with the predominant features and materials of the area;**
 - e) provides a minimum of, at least, two off-street parking spaces, per dwelling; and**
 - f) Adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.**

6 Local Green Spaces



- 6.1 There are green spaces within the Parish that form part of the wider green infrastructure to the area and this Neighbourhood Plan seeks to protect the identified green spaces through a Local Green Space designation.
- 6.2 The National Planning Policy Framework paragraph 99 gives Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The designation gives these green spaces the same protection as green belt policy. The criteria require a Local Green Space to be:
- *in reasonably close proximity to the community it serves;*
 - *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*
 - *local in character and is not an extensive tract of land.*
- 6.3 Not all green spaces within the neighbourhood have been identified for protection, it is only those that are of high quality and meet the strict criteria as detailed in Appendix 3: Spridlington Local Green Space Justification and those that have the support of the community which will be given the highest protection.
- 6.4 It has been recommended that the sites set out in Policy 6 should be designated as Local Green Spaces as these spaces are currently unprotected and valued for their visual and recreational amenity. Proposals for associated buildings, spaces and fixtures and fittings may come forward within the plan period where they would enhance the four spaces for public use. This will be a matter for the District Council to assess on a case by case basis according to whether there are very special circumstances that would allow such proposals to achieve planning permission.

Policy 6: Local Green Space

- 1. The following green spaces are designated as Local Green Spaces:**
 - a) LGS1: St Hilary's Churchyard;**
 - b) LGS2: The Ox-pond and adjoining paddock;**
 - c) LGS3: The public viewing area;**
 - d) LGS4: Land Northeast of Owmbly Road;**
- 2. New development will not be supported on land designated as Local Green Space except in very special circumstances.**



LGS2: The ox-pond and adjoining paddock

Figure 13: Local Green Spaces in Spridlington



7 Local Character and Development Principles

- 7.1 A Character Assessment (See Appendix 2 Spridlington Character Assessment) for the Parish of Spridlington was undertaken during Autumn 2017. It was commissioned by the Neighbourhood Plan Steering Group to provide a comprehensive assessment of the area's character and those features, buildings and spaces that positively contribute towards the character and local distinctiveness of the area. For the purposes of this assessment, the Parish of Spridlington has been divided into four separate character areas as illustrated on Figure 14. The four Character Areas comprise:

Character Area 1: The Village

- 7.2 The Village Character Area is defined by the current Conservation Area boundary, with the exception of the grounds of Spridlington Hall, which have been designated separately as Character Area 2. Spridlington is a small, rural village set within an agricultural landscape, where some of the key contributing features to the Character Area are the trees, traditional stone buildings and walls. The RAF Aerobatic Team, the Red Arrows, also feature in the wider landscape of the parish. They are based at nearby RAF Scampton and are frequently a prominent visual and aural feature in the skies above Spridlington.

Character Area 2: Spridlington Hall

- 7.3 Character Area 2 comprises the private gardens and setting of Spridlington Hall, which is located within the Spridlington Conservation Area at the north end of the village. Constructed in 1841-2 for the Reverend Henry Frederick Hutton, Spridlington Hall was built originally as the Rectory for the incumbent minister of Spridlington, following an inheritance from his cousin and godfather, Reverend Frederick Gildart, member of one of the long-term landowning families in the parish. Hutton's widow remained at the property until her death in 1881. The earliest map depiction of the character area dates to the Lindsey Award of 1775 and it indicated that the majority was attributed to "The Rectory", but no buildings were shown on the land. A later survey of 1822 suggests that the majority of the land was part of R Sykes Farm and occupied by Z Priestly and the description indicates that it may have been in use as a rye field.

Character Area 3: Former RAF Faldingworth

- 7.4 Character Area 3 is located in the far north-eastern corner of the parish and comprises the western part of the former air base of RAF Faldingworth (as described in section 2.4). The remainder of the former base is located in the adjacent parishes, with the majority falling within the Parish of Faldingworth. Today, the western portion of former RAF Faldingworth is home to Skydock, a private company specialising in ballistics and other testing, secure storage, helicopter maintenance and storage and as a facility for film production. Skydock

operate a secure site and access within the site was not possible as part of this assessment. However, permission was granted to photograph the site from the external perimeter and the following information was gathered from readily available map and other resources.

Character Area 4: Wider Landscape

- 7.5 Overall, the parish of Spridlington comprises an agricultural landscape, with the village of Spridlington at its core, surrounded by outlying farms and the wide expanse of their associated open fields. Character Area 4 incorporates the majority of the land within the parish from the A15/Ermine Street in the west, to the former RAF Faldingworth air base in the east. The character of this area is predominantly agricultural land, with associated farm buildings and some housing lying outside the village core. The RAF Aerobatic Team, the Red Arrows, also feature in the wider landscape of the parish. They are based at nearby RAF Scampton and are frequently a prominent visual and aural feature in the skies above Spridlington.



Character Area 1: The Village



Character Area 2: Spridlington Hall

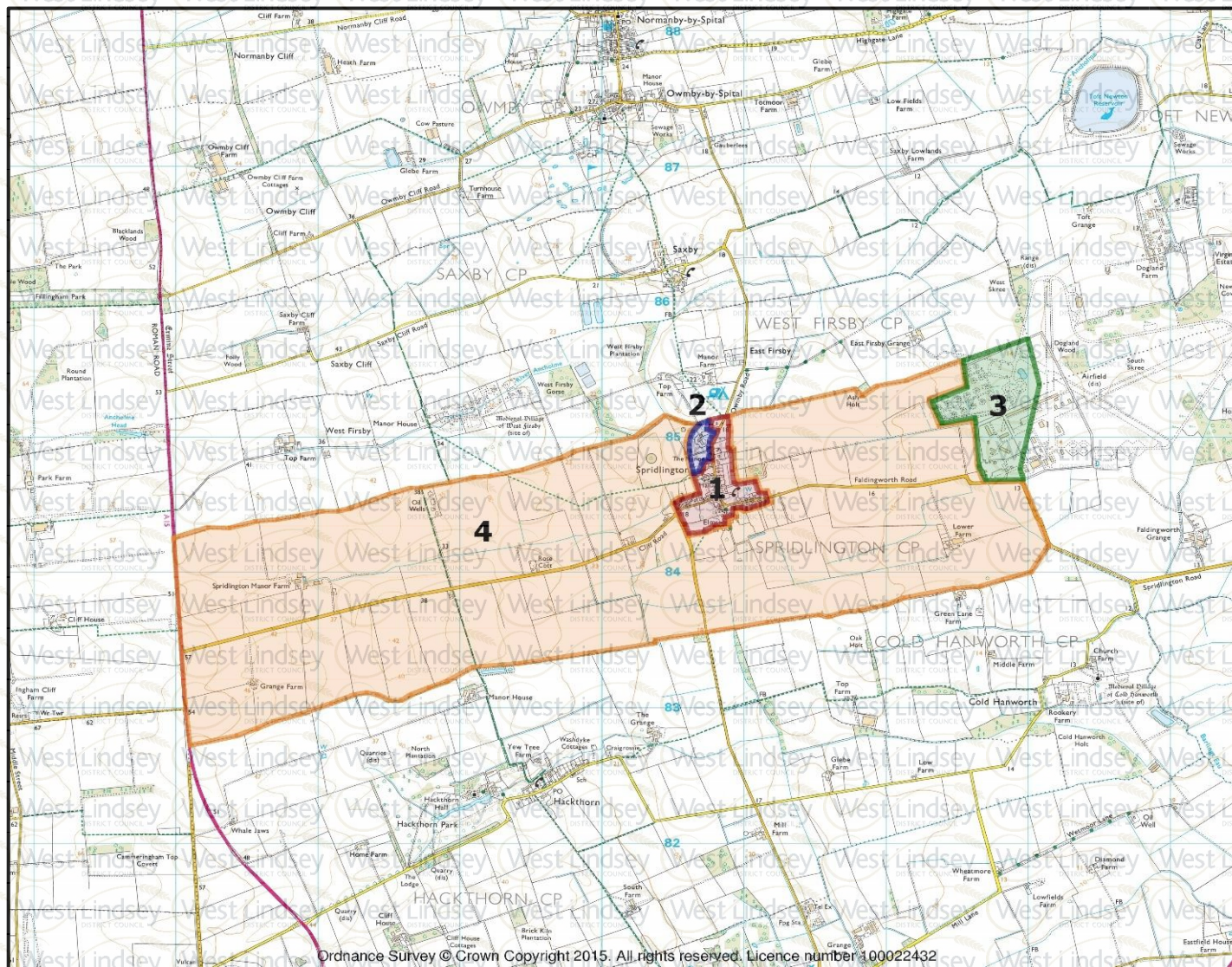


Character Area 3: Former RAF Faldingworth



Character Area 4: Wider Landscape

Figure 14: Identified Character Areas for Spridlington






Locally Important Landscape Features





- 7.6 The local landscape around Spridlington village contributes strongly to the character and sense of place. Two elements in particular are important – views and vistas and the open green highway verges within and on the edge of the village”.

Views and Vistas

- 7.7 The views and vistas within the parish and the reason for their importance to the character and appearance of the area are set out in Figures 15 and 16. These are mainly views from the public highways and footpaths around the village. Images 4 and 5 are not from publicly accessible land but show important views of Spridlington Hall parkland.

Figure 15: List of views and vistas in Spridlington

View	Importance	Photograph
(1) Hackthorn Road to village in the east	Provides a view towards the village from Hackthorn Road over the surrounding countryside. Important sightlines on the approach to the village.	
(2) View from Owmbly Road to the Wolds	Provides a clear, and largely unbroken, view over the landscape towards the Lincolnshire Wolds from Owmbly Road.	
(3) View east from Owmbly Road	View across the fields towards the wooded boundary.	

View	Importance	Photograph
(4) View west from Spridlington Hall across parkland and fields including copse	View over the old gardens and park. Some significant Cedar trees left as remnants of the old parkland.	
(5) View south from Spridlington Hall to private gardens	View south towards hedges concealing "The Coppice"	
(6) View of approach to Spridlington Hall along entrance drive from Owmbly Road	Provides a clear view from Owmbly Road through to Spridlington Hall. The view also identifies the entrance to the Hall and part of the gardens.	
(7) View north towards Spridlington Hall in its parkland setting	This view looks across the fields towards the Spridlington Hall old parklands. It provides an unbroken view of the old parkland and matures trees that surround part of the old Hall.	



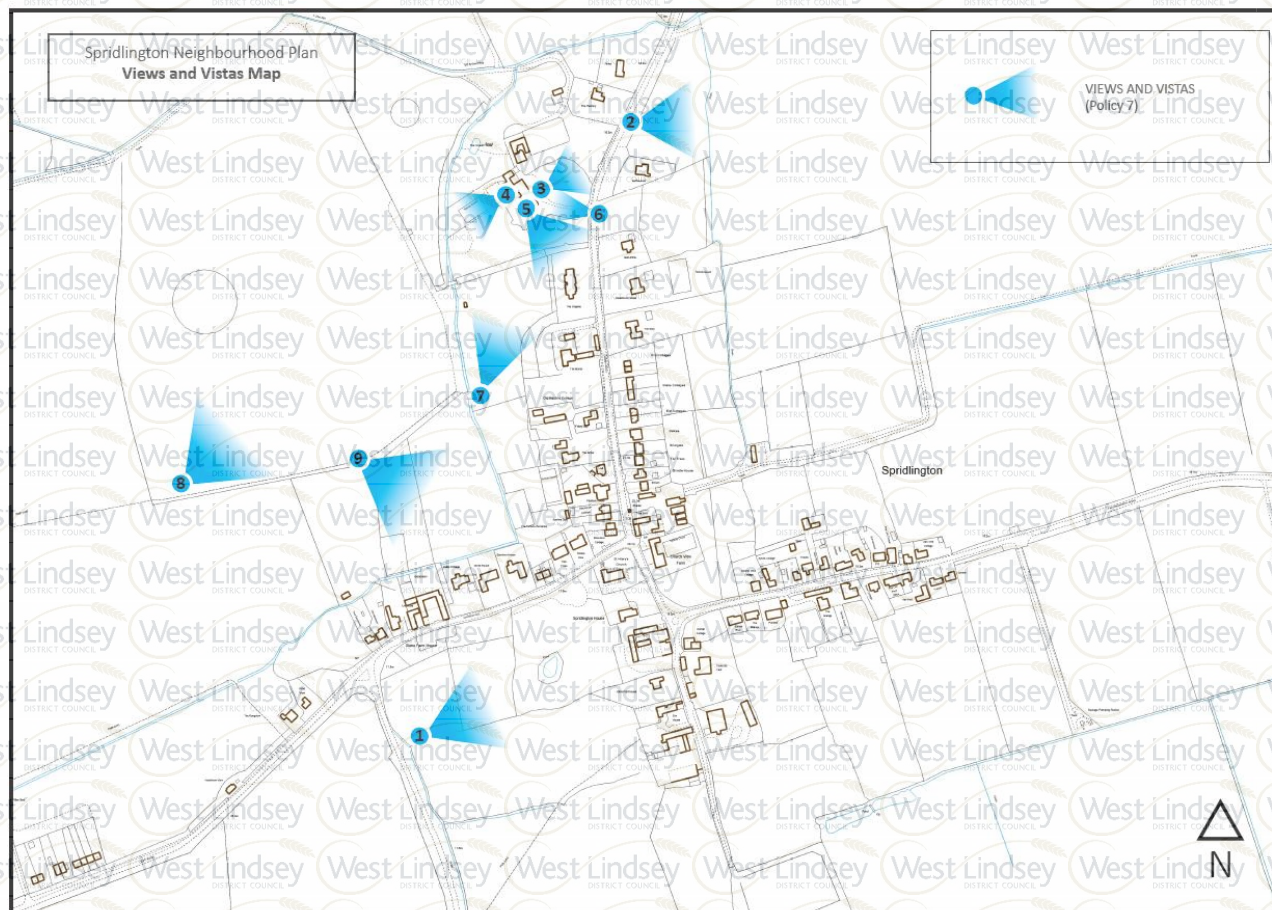
View	Importance	Photograph
(8) View of Spridlington Hall and its wider parkland and field setting (including copse of trees)	An open, unbroken, view from the public footpath across outlying fields towards Spridlington Hall in the distance	
(9) View southeast across fields/extended gardens to Church Hill with glimpses (at certain times of year) of the church tower and houses	A sweeping open vista towards the existing buildings on Church Hill and a view of the Church Tower.	

Figure 16: Map of Views and Vistas in Spridlington



Views: (1) Hackthorn Road to village in the east; (2) Views from Owmbly Road to the Wolds; (3) View east from Spridlington Hall across gardens and fields beyond Owmbly Road; (4) View west from Spridlington Hall across parkland and fields including copse; (5) View south from Spridlington Hall to private gardens; (6) View of approach to Spridlington Hall along entrance drive from Owmbly Road; (7) View north towards Spridlington Hall in its parkland setting; (8) Views of Spridlington Hall and its wider parkland and field setting (including copse of trees); (9) Views southeast across fields/extended gardens to Church Hill houses with glimpses of the church tower and houses.

Figure 17: Map of Important Verges in Spridlington



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Verges

- 7.8 The green highway verges both on the approach into Spridlington on Cliff Road and Hackthorn Road and within the village at the junction with Church Hill and at the corner on Faldingworth Road are important in establishing a green open rural character to the village and should be protected.

Development Principles to Create Places of Character

- 7.9 Policy 7 sets out the development principles for all development in the Parish to ensure future development creates places of character and strengthens the sense of place and seeks to reinforce the key attributes identified in the Spridlington Character Assessment and protect and retain the locally important landscape features.

Policy 7: Development Principles

- 1. New developments, including the extension to and alteration of existing buildings, should create places of character based upon an appreciation of the site and its surrounding area, responding positively to its natural and built context. This policy should be read in conjunction with Appendix 2: Spridlington Character Assessment. To achieve this, development proposals must consider the following principles:**
 - a) development shall take inspiration from the identified Character Area concerned, as identified within the Spridlington Character Assessment;**
 - b) development shall be designed to safeguard “views in Spridlington” that contribute to the character and appearance of the area. These views include (but not limited to) the views, as identified on Figures 15 and 16, and applications shall include an assessment of the impact of the proposal on the positive qualities of such view(s), explaining the rationale of design choices used;**
 - c) Development shall respect the character of the important verges as identified in Figure 17 which protect the open rural character of Spridlington;**
 - d) development shall respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;**
 - e) development shall respect the predominant materials used in the area, which consist of either local Magnesian limestone or red brick with red-clay pantiles or natural slate as the predominant roofing materials;**
 - f) architectural design shall reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;**
 - g) the height of new buildings shall be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;**
 - h) existing green spaces, including private gardens, shall be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area; and**

i) development shall take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of stone walls, hawthorn, beech or yew hedging, or wooden post-and-rail fencing and iron railings.

2. Development proposals located within both the village and wider landscape area must not cause demonstrable harm to the appearance and amenity value of the surrounding landscape character, its tree cover, biodiversity or visual significance.

3. Proposals 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, shall not be supported.

8 Historic Environment

- 8.1 The historic environment of Spridlington comprises both designated heritage assets and their settings including the conservation area, listed buildings and scheduled ancient monuments and undesignated assets of local interest (see figure 18). The undesignated heritage assets are identified as 'positive buildings of local importance' in the Conservation Area and are listed in Appendix 1 to the plan along with an assessment of their historic merit. They form an important part of the overall historic environment of Spridlington. An Article 4 direction (1999) removes certain permitted development rights in respect of external alterations and prevents the alteration to boundary walls in a number of properties within the Conservation Area. The Neighbourhood Plan does not affect the operation of the Direction and it remains in place. Policy 8 seeks to ensure that development, including changes of use, preserve or enhance the historic environment.

Policy 8: Historic Environment

- 1. Development proposals affecting the historic environment and associated heritage assets, as identified on Figure 18, including alteration, conversion and extension to existing buildings will only be supported if it can be demonstrated that regard has been taken to preserve their historic value, setting and character. The following principles will apply:**

Designated Heritage Assets

- a) Development proposals affecting designated heritage assets including listed buildings, ancient monuments and the Conservation Area must demonstrate how they have considered the historic and architectural merit and significance of the asset and its setting and how they will preserve or enhance the asset.**

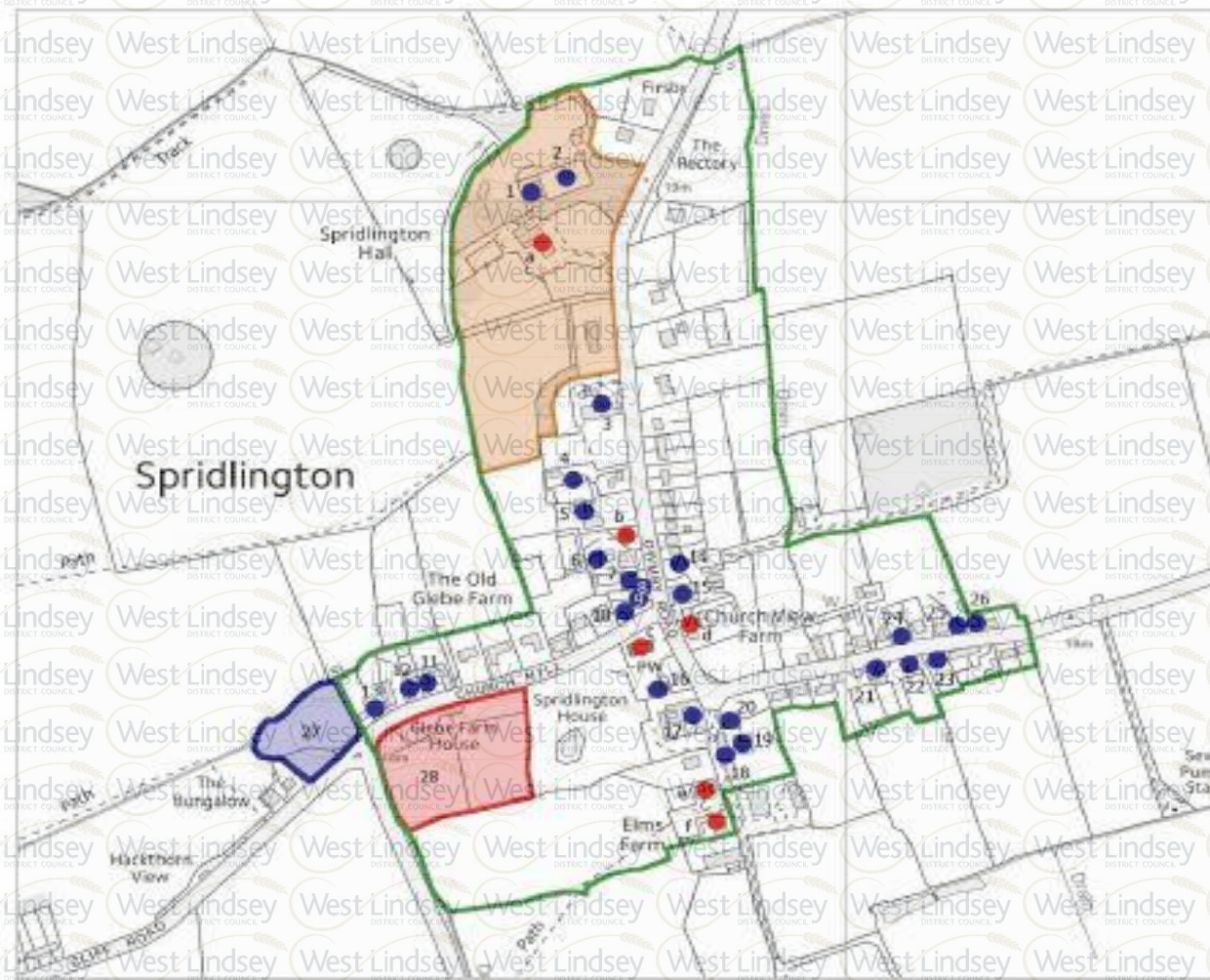
Positive Buildings in the Conservation Area

- b) Development proposals affecting undesignated heritage assets identified as positive buildings in Appendix 1 should have regard to the significance of the building – its historic value, setting and character and should avoid harm to the quality of the asset.**

Change of use

- c) the change of use of heritage assets, including Listed Buildings, their curtilage and positive buildings in the Conservation Area, will only be permitted where the proposed use is the optimum viable use that is compatible with the conservation of the fabric, interior and setting of the building or structure.**

Figure 18: Map of Heritage Assets in Spridlington

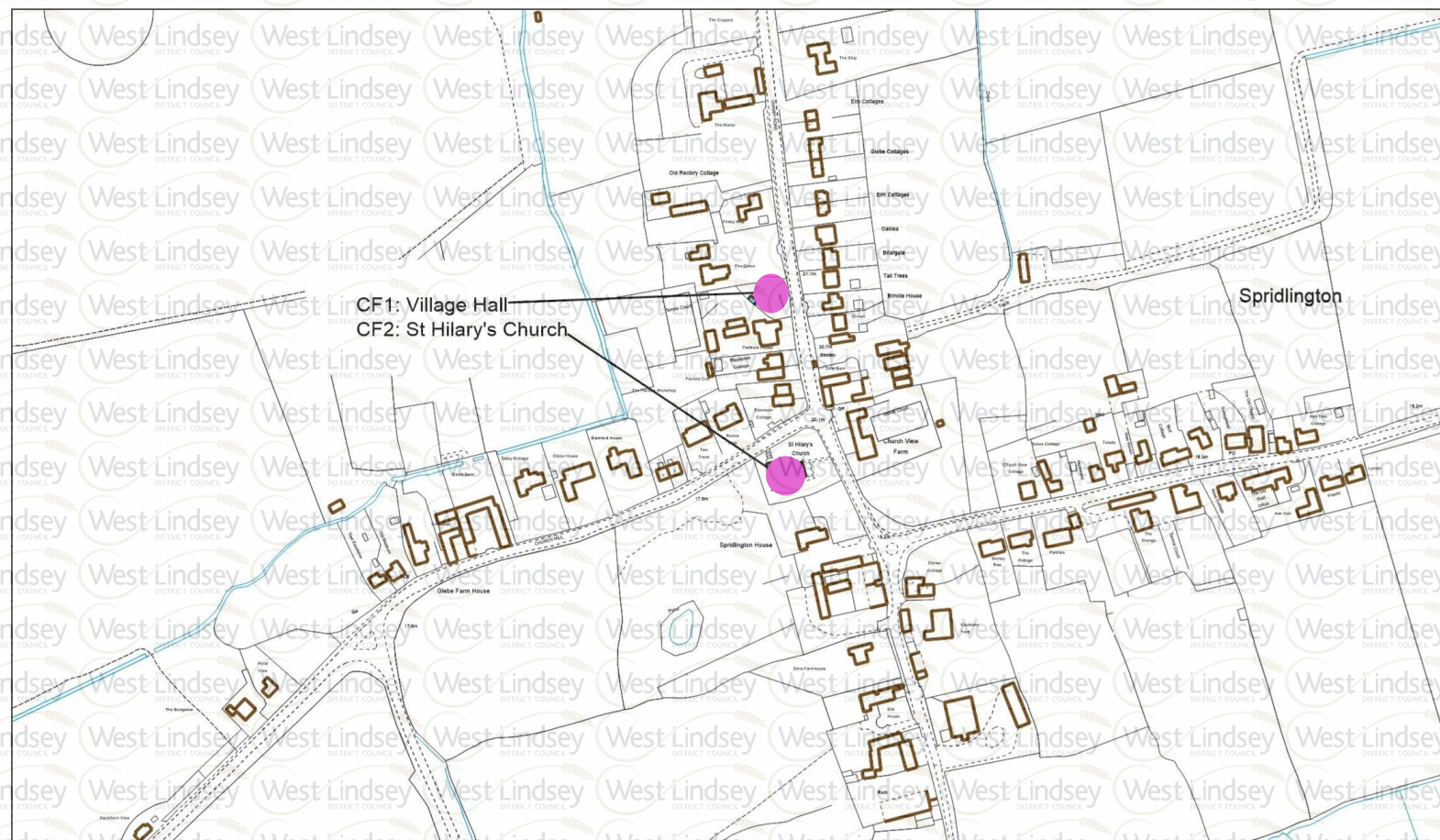


Heritage Assets: Listed Buildings and Scheduled Ancient Monuments (Red); Conservation Area (Green); Positive buildings in the Conservation Area (Blue) and Gardens of Local Interest (Orange).

9 Community Facilities

- 9.1 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development. The consultation identified that the 'built' community facilities, within the village, were of a good quality and provided useful spaces to provide social activities. These spaces are also used regularly for various activities and functions.
- 9.2 For a small community, Spridlington has only limited local services and facilities and these are valued assets by residents. Accordingly, Policy 9 seeks to protect existing facilities from loss where there is a continued need for them and encourages the improved provision of facilities in or adjoining the village.
- 9.3 The community facilities within the Parish are identified as:
- Church of St Hilary; and
 - Village Hall





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Policy 9: Community Facilities

- 1. Proposals for the enhancement, improvement and extension of existing community facilities, as identified on Figure 19, will be supported, subject to the compliance with all other policies.**
- 2. Development, including the change of use, that will result in the loss of sites or premises, as identified on Figure 19, will not be supported unless it is evidenced that there is no reasonable prospect of the facility being retained or resurrected due to available funds or a lack of community support and usage.**
- 3. Proposals for new community facilities will be supported where they are located either within, or directly adjoining, the existing developed footprint* of Spridlington.**

** The developed footprint of a settlement is as defined in policy LP2 of the CLLP as the continuous built form of the settlement and excludes:*

- a) Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;*
- c) Agricultural buildings and associated land on the edge of the settlement; and*
- d) Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.*

10 Community Aspirations

- 10.1 Through the consultation on the SNP residents raised some issues that are not considered to be directly related to the development and use of land or are more aspirational and are therefore not suitable to be included in any of the planning policies. However, these issues are important to the community and can impact on the development of the area.
- 10.2 A chart identifying a list of Community Aspirations as identified by the community through feedback from the residents' questionnaire is set out in order of preference in Appendix 5.

11 Monitoring of the Neighbourhood Plan

- 11.1 The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been adopted. Spridlington Neighbourhood Plan group recognise that there has already been some development granted planning permission of which all are now underway. The Parish Council will be working closely with the developers to support their delivery.
- 11.2 The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable, Spridlington Parish Council will also be actively involved, for example as part of the pre-application process. Whilst West Lindsey will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 11.3 This Plan provides a 'direction for change' through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period and this plan may be modified accordingly.
- 11.4 To this extent, the review period will be crucial. There are several strands of activity which will shape delivery, and each is important in shaping Spridlington in the months and years ahead. These comprise:
- a) Private sector investment in the parish. Securing the right type and nature of investment through adaptations and new development will be crucial; and
 - b) The statutory planning process. This, under the Neighbourhood Plan, will direct and control private developer and investor interest in the parish in the context of the plan itself and the wider Council and national planning framework; and
 - c) Investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability of the parish.
 - d) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and parish life. This sector may play a stronger role in the future.
- 11.5 These factors, individually or in combination, may necessitate a review of the plan and the Parish Council will undertake a review of the plan when considered necessary in consultation with WLDC. When a review is necessary it will be carried out in accordance with procedures for making minor or more substantial revisions to plans as set out in Schedule A2 to the Neighbourhood Planning Act 2017 and the National Planning Practice Guidance.

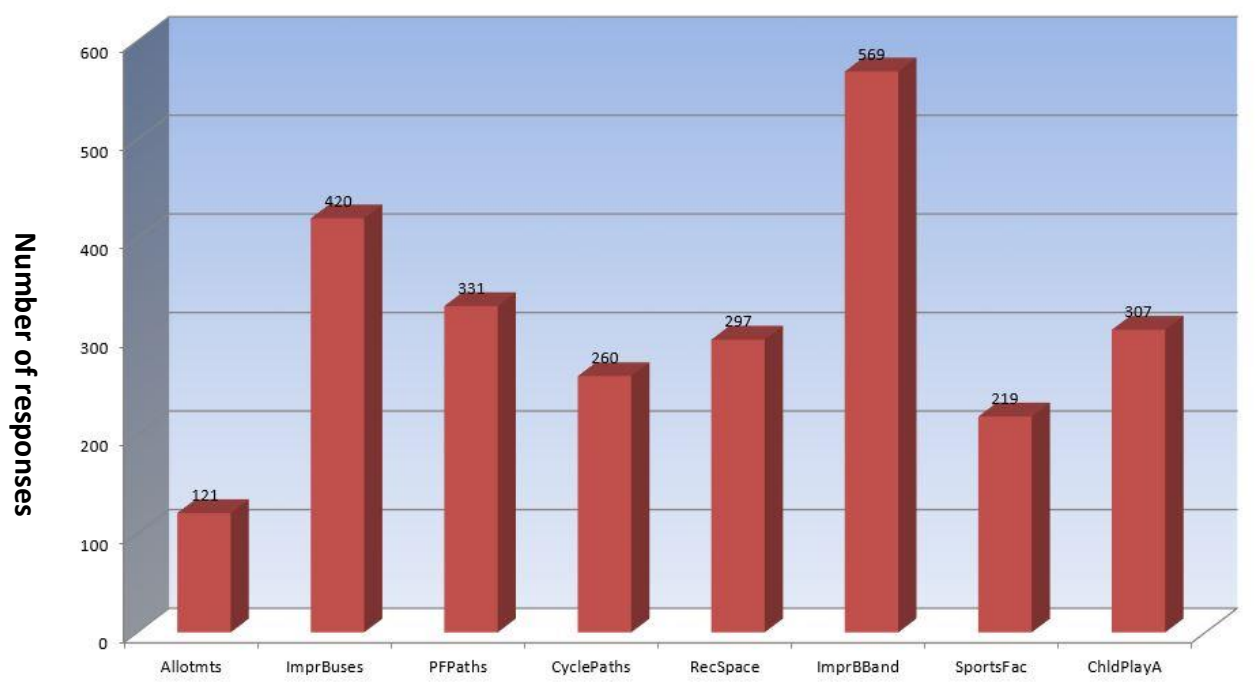
12 Appendix 1: Positive Buildings in the Conservation Area Justification

Map Reference	Name of Building	Historic Merit
1	The Coach House	Originally part of Spridlington Hall c1840s.
2	Walled garden at the Coach House	Likely to have been the kitchen garden for Spridlington Hall. Good example.
3	The Manor	C18 house with C20 extension. Stone with pantile roof. The house is largely obscured from view by trees. Attached barn also stone and pantile. An important building on the street frontage.
4	Old Rectory Cottage(s)	One cottage, 3 bays. Stone but with a brick central bay. Roof has concrete tiles, 3 ridge stacks. Window openings have brick quoins. UPVC windows. Porch on the left-hand side. A prominent building on the public footpath.
5	Barn and Stables at The Grove	Stone under pantile barn and stables, early 19th century cottager's site.
6	Barn at Paddock House	C18 Stone barn under pantile roof.
7	Blacksmith's Cottage	C18 cottage with later extensions. Coursed limestone rubble with brick dressings. Pantile roof with one gable stack and one ridge stack. Timber windows in enlarged openings.
8	Farrier's Cottage	C18 cottage with later extensions. Coursed limestone rubble with brick dressings. Pantile roof with one gable stack and one ridge stack. Timber windows in enlarged openings.
9	The Farrier's Workshop	Stone under pantile with more recent brick under pantile extension abutting Ebenezer Cottage.
10	Ebenezer Cottage	C18 house, altered and extended. Render over the original stone. Pantile roof. New windows in larger openings. Little historic detail remaining.
11	Glebe Barn	Range of barns in courtyard layout. Coursed limestone rubble with brick dressings. Hipped, pantile roof with detail eaves course. Important group on the street frontage.
12	Under Oak	Part of the range of barns that makes up Glebe Barn. Coursed limestone under pantile. High limestone walls fronting the public highway.
13	Old Meldrum	Former Post Office. C18 with later extension to the rear. Stone but painted white to the sides and rear. Pantile roof with one gable stack. 3 bays with central door. Porch. Timber windows in original openings.

Map Reference	Name of Building	Historic Merit
14	Stable at Church View Farm	A small stable block built between 1885 and 1905 to the north side of Church View Farm Yard.
15	Tithe Barn	Barn conversion to residential use. Coursed limestone rubble with brick dressings. Main building has a hipped pantile roof. Windows stained timber. An important building at the junction of Owmbly Road and Church Hill.
16	Spridlington House	Early Victorian House. Yellow brick and grey slate. Sash windows. Important for its architectural qualities and for views into the village.
17	Spridlington House Barns	Barns, red brick and grey slate. Prominent in the street scene. Associated brick wall is also important.
18	Coulson's Yard outbuildings (barns south of corner cottage)	C18/C19, coursed limestone under mixed pantile and cement fibre roof.
19	Coulson's Yard Barn conversion	C18/C19, altered and extended converted barn. Coursed limestone. Pantile roof. Occupies larger plot, important in conjunction with corner cottage and its outbuildings.
20	Corner Cottage	C18/C19 cottage, altered and extended. Coursed limestone. Pantile roof with 2 gable stacks. 3 bays with central door. Windows in enlarged openings with 2 semi-dormer windows. Brick extension to the rear. A very prominent building at the right-angle bend in Faldingworth Road.
21	Barn at The Grange	Traditional barn. Coursed limestone rubble with brick dressings. Pantile roof. Important for its prominent position on the roadside.
22	The Grange	Mainly dressed stone and brick under a mixture of pantile and slate with a notable brick gable end facing Faldingworth road. Multiple extensions. Stone under pantile outbuildings add to the street scene.
23	Rose Cottage	Rendered cottage with large pantile roof and single dormer or primary elevation.
24	Mull Cottage	House with C20 alterations. Walls rendered and painted white. Pantile roof with 2 ridge stacks. 1 sledge dormer. Windows and doors altered with no symmetry. Included because it is a traditional building.

Map Reference	Name of Building	Historic Merit
25	The Old Methodist Chapel	Brick with pantile roof and stone detailing. Converted and extended for residential use. Included for its architectural and social interest.
26	Pear Tree Cottage	C18 cottage with extension to the rear. Walls rendered and painted white. Pantile roof. Windows in original openings with Yorkshire sashes. Included because this is a traditional building.

13 Appendix 5: Residents' Feedback for Community Aspirations



Community Aspirations

1. Improved Broadband received 569 of a possible score of 615.
2. Improved bus services – (although acknowledging the recently improved Call Connect Service) received 420 of a possible score of 615.
3. Improvements and extensions to public footpaths received 331 of a possible score of 615.
4. A children's play area received 307 of a possible score of 615.
5. Recreational space received 297 of a possible score of 615.
6. The creation of cycle paths received 260 of a possible score of 615.
7. New sports facilities received 219 of a possible score of 615.
8. Allotments received 121 of a possible score of 615.