

Waddingham and Brandy Wharf Neighbourhood Plan



DRAFT PLAN CONSULTATION
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Foreward

Neighbourhood Development Plans come out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The Waddingham and Brandy Wharf Neighbourhood Plan has been developed to establish a vision for the people and to help deliver the local community's aspirations and needs for the plan period 2018 – 2036. Our Neighbourhood Development Plan is a statutory document that will be incorporated into the district planning frameworks and must be used by West Lindsey District Council to determine planning applications.

Our Plan has been produced by local residents, with the support of the Parish Council, using the views of the residents of Waddingham and Brandy Wharf. The Waddingham and Brandy Wharf Neighbourhood Plan Project team has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Waddingham and Brandy Wharf residents. A Neighbourhood Plan has many benefits. The Waddingham and Brandy Wharf Neighbourhood Plan has been developed by volunteers to:

- protect the parish from uncontrolled or poorly placed development;*
- spread the development required by the Central Lincolnshire Local Plan 2017;*
- ensure that development is sympathetic to, and improves, the look and feel of the parish environment;*
- encourage means to give residents preferred access to many of the new homes;*
- give the parish the potential to access Community Infrastructure Levy funding to improve parish facilities;*

Identify, in a future Waddingham and Brandy Wharf Parish Action Plan, additional actions to improve Waddingham and Brandy Wharf's facilities, services and local environment and to address issues beyond the scope of the Neighbourhood Plan.

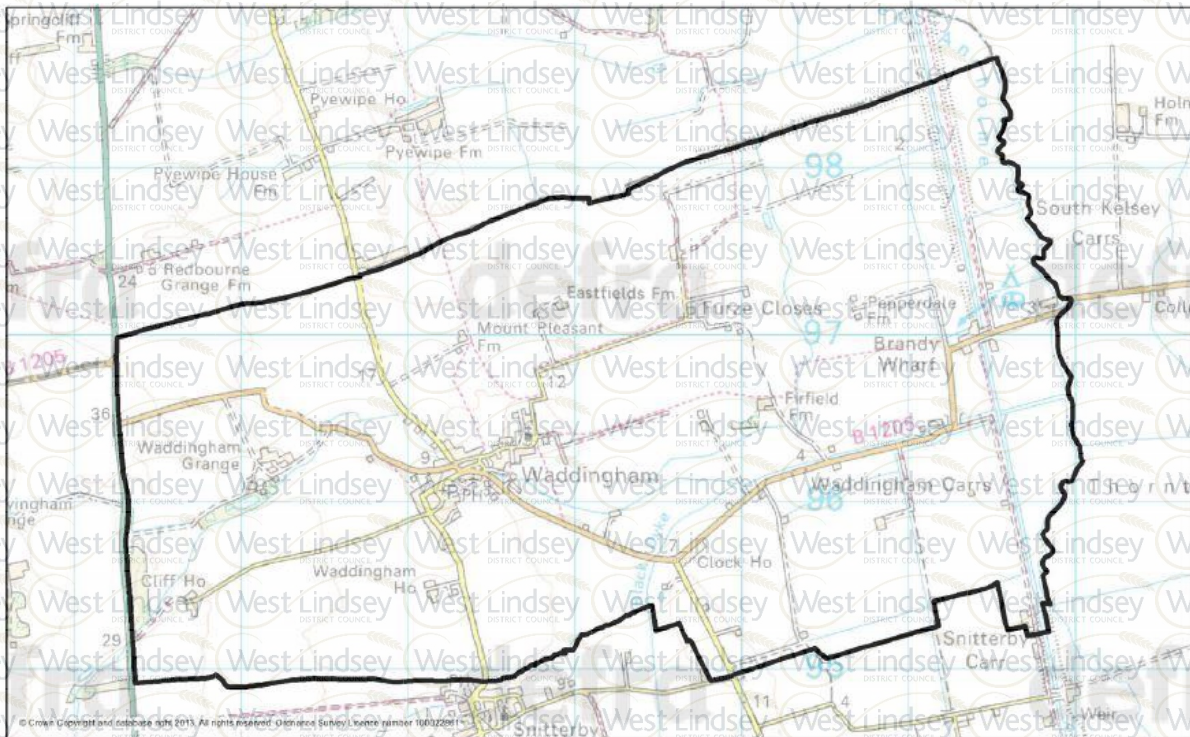
Waddingham and Brandy Wharf Parish Council received 253 individual responses to the pre-consultation/submission survey.

Chairman of the Neighbourhood Plan Steering Group

1 What is the Waddingham and Brandy Wharf Neighbourhood Development Plan?

- 1.1 This Neighbourhood Plan has been prepared by the local people of Waddingham and Brandy Wharf Parish. The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land-use planning documents. The Parish area shown in Map 1 was designated as a Neighbourhood Plan area and Waddingham and Brandy Wharf Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in June 2016.

Map 1: Neighbourhood Plan Area



- 1.2 Waddingham and Brandy Wharf Parish Council is leading the plan process, as part of the process a working group has been established made up of representatives of the local community. The working group has had and will continue to have input into the plan making process and help represent the views of local people in the plan making process.
- 1.3 The Waddingham and Brandy Wharf Neighbourhood plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessments and Habitat Regulations Assessments.

2 Public Engagement

- 2.1 The Neighbourhood Plan has been developed by the community through several public consultation events. The issues identified within the Plan are those that have been raised by members of the community. The Neighbourhood Plan Steering Group undertook a series of public engagement methods designed to encourage as many people as possible to participate in the process.

2.2 **Figure 1: List of consultation events and methods**

Date	Event	Attendance/ responses
3/7/2016	Tractor Rally/ Village Fete	Over 100 people
August 2016	Parish Survey/ questionnaire	53 (22.8%) returns
2/07/2017	Tractor Rally/ Village Fete	Over 100 people
28 October 2017	Results of the Questionnaire Public Event	Over 30 people
April 2018	Call for Land Consultation	5 sites submitted
19/02/2019	Draft Site options consultation	31 people attended



Tractor Rally Consultations



3 About Waddingham And Brandy Wharf

- 3.1 Waddingham is considered a 'medium village' within Policy LP2 of the Central Lincolnshire Local Plan (CLLP) 2017. Brandy Wharf is not considered part of the village of Waddingham and therefore some of the policies within this Neighbourhood Plan will not apply to Brandy Wharf. The village has expanded slowly over the past 20 years with small scale developments.
- 3.2 This Neighbourhood Plan and the planning policies within the Central Lincolnshire Local Plan must also be in general conformity with the National Planning Policy Framework (NPPF (July 2018)) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.
- 3.3 The Parish of Waddingham consists of Waddingham which a medium sized village and the hamlet of Brandy Wharf. The Parish is in the Ancholme valley, between the roman roads of Ermine street (A15) and the Fosse Way A46. The B1205 runs through the Parish.
- 3.4 A beck runs through the Parish, linking with several farming irrigation channels and draining into the river Ancholme.
- 3.5 Most of the land in the parish is flat arable farmland and there are several farms in the parish. There are many established trees dotting the landscape. The River Ancholme runs to the east of the parish and this provides a habitat for local wildlife and biodiversity.
- 3.6 The village of Waddingham is centred around the village green. There are several listed buildings around the green and near the Church of St Mary and St Peter. The church was built in the 13th -15th century and restored in 1860 by James Fowler who also built the Old Rectory.
- 3.7 There is a large oak tree in the village green and a small historic orchard in the grounds of the Marquis of Granby public house. Facilities within the village include:
 - Jubilee Hall which is used for social and sporting activities. It also houses the playschool.
 - A public house, the Marquis of Granby.
 - A post office and general store.
 - A Methodist chapel.
 - A primary school.
- 3.8 Brandy Wharf consists of a handful of homes, a listed warehouse and a camping/caravan site. There are moorings for boats along the Ancholme and a slip way to access the river.

- 3.9 Between Waddingham and Brandy Wharf there are several farms. The farm land is flat and mainly arable.
- 3.10 Most of the area is in a flood risk zone following the floods of 2007. A flood relief channel was built in 2011 to minimise the risk of flooding in Waddingham.

Local Planning Policy

- 3.11 In April 2017, the CLLP was adopted by West Lindsey District Council in April 2017 and now forms the statutory planning policy framework for the District. This Neighbourhood Plan aims to provide more detail, and a local perspective, to some of the more strategic policies detailed within the Local plan.

Strategic Environmental Assessment/ Habitat Regulations Assessment Screening Opinion

- 3.12 A Strategic Environmental Assessment/ Habitat Regulations Assessment Screening Report was created in early 2019. The report was subject to a consultation with relevant agencies and stakeholders for a 4-week period. The outcome of this report can be seen in the Basic Conditions Statement.

The History of Waddingham and Brandy Wharf

- 3.13 The river Ancholme with its tributary the river Rase had low banks surrounded by bog and low marsh land subjected to frequent tidal flooding. As the river meandered towards the estuary at South Ferriby the river would only have been navigable by low flat-bottomed boats until it was canalised. The drainage of the river Ancholme began in 1288 and work to straighten the river from Bishops Bridge to the Humber took place in 1294, primarily to facilitate the passage of cargo boats. This resulted in some improvement in the drainage of the rest of the valley but despite dredging, the results were largely ineffective until late 1700's. The boggy ground extended from the spring-line of the limestone edge, in the west to the foothills of the Lincolnshire Wolds in the east.
- 3.14 Within this area there were several areas of higher ground upon which several settlements developed, many of which were occupied by the Monks of several different religious orders. Stainton cum Waddingham was one such development having been occupied during several different periods in History. The Romans occupied both Caistor and Kirton in Lindsey but would have been unlikely to have crossed the valley near to Waddingham, the only documentary evidence of crossing points are at Brigg and Bishops Bridge. There is a suggestion that the area was occupied by the Anglo Saxons and that an unexcavated cemetery is present in the area although the site is unclear. The topography of the burial ground surrounding St Mary's Church suggests that the area immediate around the church was a circular Saxon burial ground. However, without a full survey this is unproven.
- 3.15 The area occupied by the settlements is an extension from the limestone ridge to the west of the stream with another area of higher ground to the east on the opposite bank of the stream. Which was Waddingham and which was Stainton is still open for debate.

How has this Neighbourhood Plan been developed?

- 3.16 As part of the process, Waddingham and Brandy Wharf Parish Council has been committed in enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Plan Steering Group has undertaken a significant level of community consultation at various stages from events, parish meetings, a village survey and an assessment of each of the sites identified as potential development areas in the village.

Main Issues through Consultation

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

Figure 2: Strengths, Weaknesses, Opportunities and Threats

Strengths <ul style="list-style-type: none"> • Primary School • The landscape is attractive • Green Spaces/ infrastructure • Size of the village can be strengthened • Proximity to Lincoln • Proximity to Market Rasen • Access to the open countryside • Jubilee Hall • Village Shop 	Weakness <ul style="list-style-type: none"> • Lack of Public transport services • The village has mainly retired and elderly residents • Expensive housing • Lack of a suitable mix of housing for all ages • High level of fuel poverty
Opportunities <ul style="list-style-type: none"> • Public Rights of way need to be developed • Improvement of facilities • Potential for further employment and job creation • Potential for home working • New housing for younger people 	Threats <ul style="list-style-type: none"> • Increase in traffic • Land is concentrated in small number of landowners' hands • Loss of identity • Impact to heritage and character • Design of new buildings • Lack of suitable infrastructure

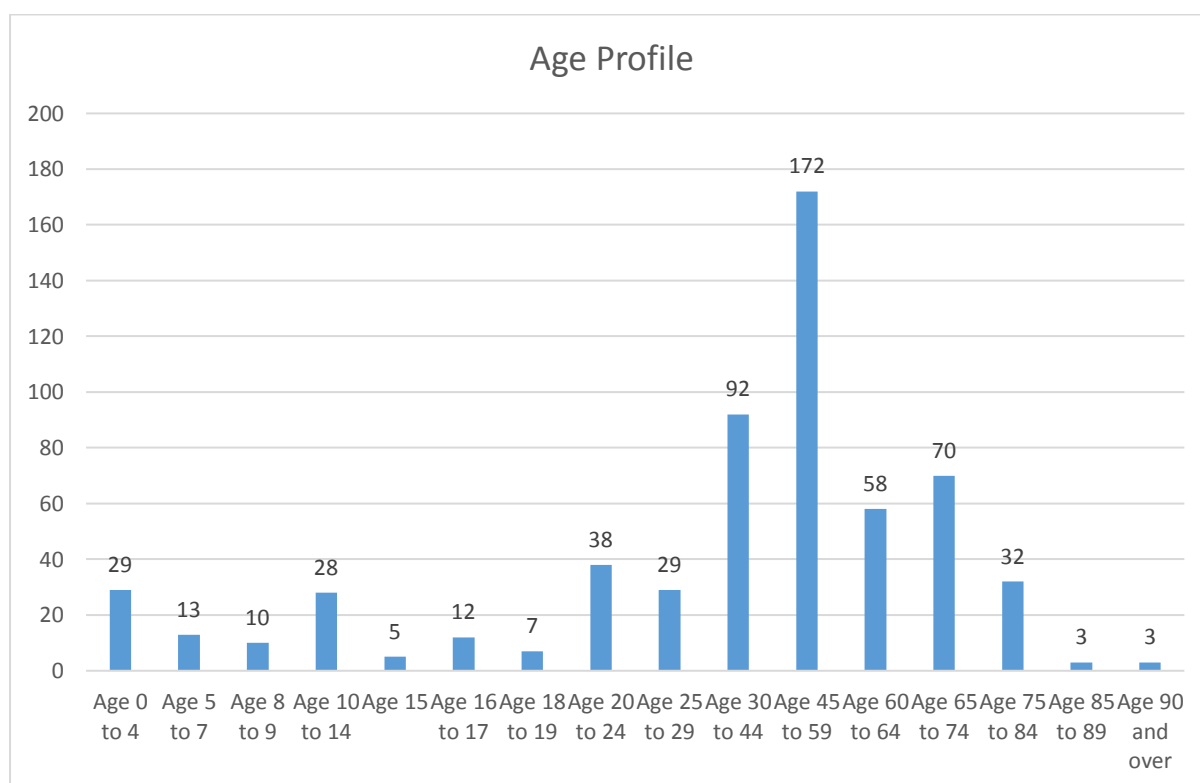
4 Social Environment

- 4.1 The demographics of Waddingham and Brandy Wharf are an important factor to consider in the production of the Neighbourhood Plan. 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 what employment opportunities the plan should potentially support. Some key points in relation to the demographics of Waddingham and Brandy Wharf have been, obtained from the most recent available data and are discussed below.

Total Population

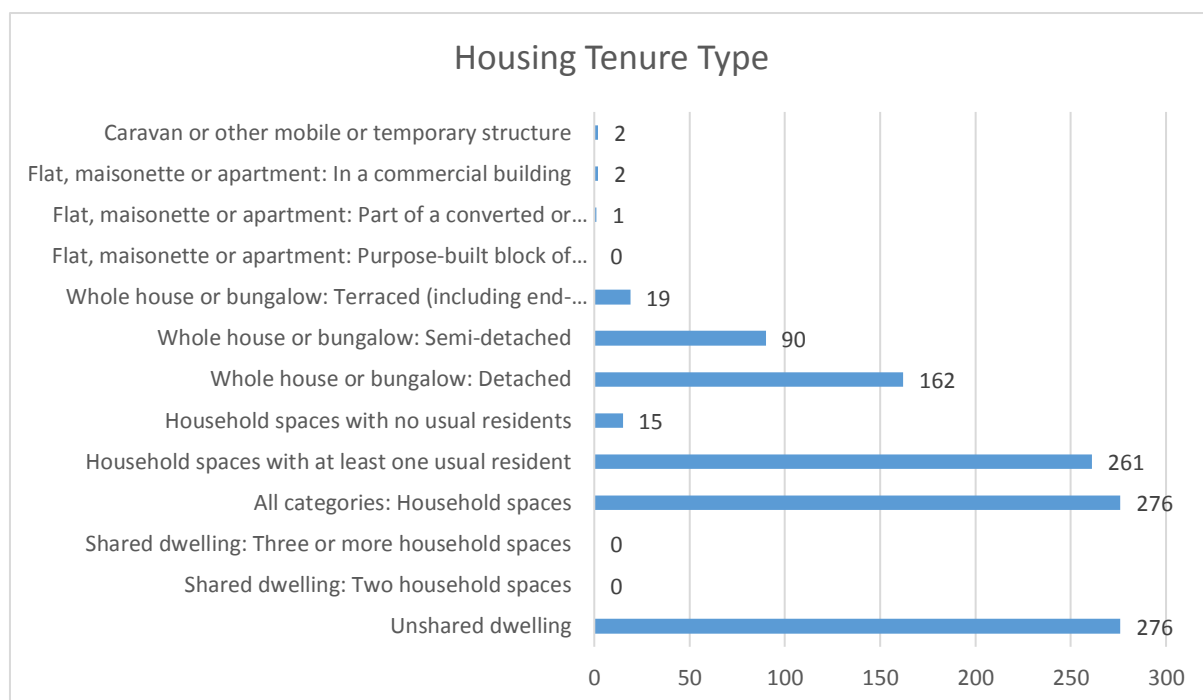
- 4.2 The total population of the Parish is approximately 605 with around 260 individual households.

Figure 3: Age Structure of Waddingham Parish



Households

- 4.3 The table below shows the total number of dwellings in the Parish according to the 2011 census which is 260 dwellings. The data shows that the majority of the properties in the Parish are detached.

Figure 4: Number of Dwellings and Type of Properties in the Parish

- 4.4 Figure 4 shows the number of dwellings and type of properties in the Parish.
- 4.5 The table below shows the number of bedrooms in the properties in Waddingham. The majority of properties in the parish are 3-bedroom properties. The figures also suggest that a large proportion of the properties within the parish are 4 or more bedrooms.

Figure 5: Number of Bedrooms

	Waddingham
All Households	260
No Bedrooms	0
1 Bedroom	14
2 Bedrooms	25
3 Bedrooms	107
4 Bedrooms	64
5 or More Bedrooms	33

House Prices

- 4.6 Waddingham has an average price of £214,128, which are more expensive than some other nearby villages including; Kirton Lindsey (£185,272) and Glentham (£208,670)
- 4.7 Overall sold prices in Waddingham over the last year were 9% down on the previous year and 12% down on the 2009 level of £221,100. There were only 9 properties sold in the last year, therefore, the average prices may only reflect the mix of properties sold, rather than changes in the local market itself.

Education

- 4.8 There is a primary school in the parish (Waddingham Primary School), other primary schools in the area are in Scotter (Scotter Primary School), Blyton and Laughton (Blyton Cum Laughton C of E School) and Kirton Lindsey (Kirton Lindsey Primary School). There are also no secondary schools located within the parish, the nearest are in Kirton Lindsey (Huntcliff School) Gainsborough (Queen Elizabeth's High School and The Gainsborough Academy). In addition, some children do travel to De Aston School in Market Rasen.

5 Our Vision and Objectives

- 5.1 The Community Vision was prepared following consultation with local people during 2017, 2018 and early 2019. The Community Vision focuses on how local people would like the area to be in 2036; it is a shared vision created using the views of residents.

“Waddingham and Brandy Wharf will develop, while retaining its rural character, creating a sustainable community. This will be achieved, through the provision of a mix of high-quality housing types, supporting new business and the expansion of existing businesses, whilst protecting and enhancing our important community facilities, green spaces, assets and the wider environment”.

Community Objectives

- 5.2 The Community’s Neighbourhood Planning 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 Waddingham continues to thrive as a small Village.

Figure 6: List of Community Objectives

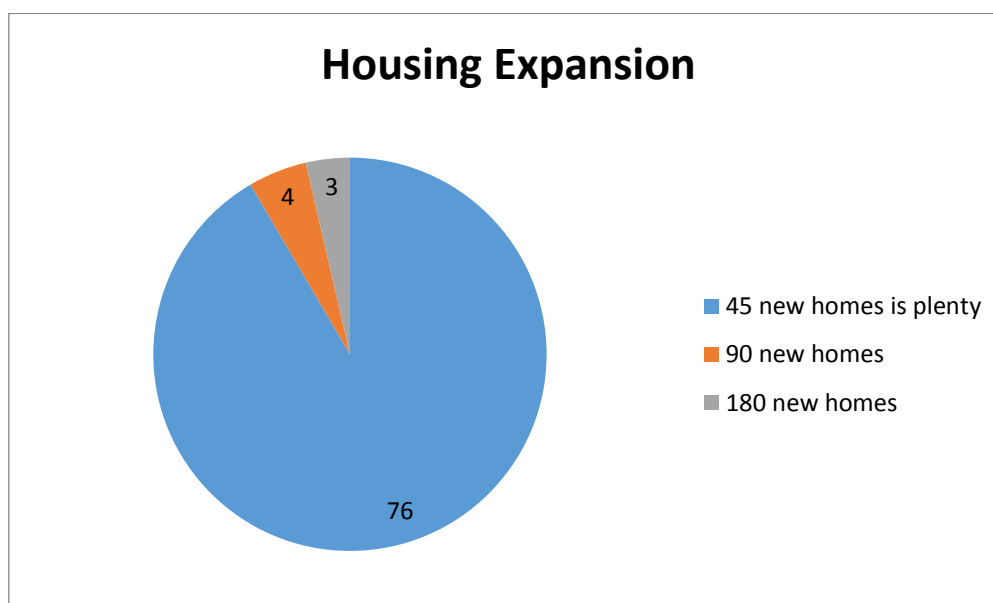
Community Objective	Opportunity
Community Objective 1: To provide existing and future residents with the opportunity to live in a decent home.	<ul style="list-style-type: none"> To provide a limited amount of new housing to meet local needs; including a greater range of affordable housing for Waddingham and Brandy Wharf residents. To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home To ensure that new development is of high-quality design, is built to a high sustainability standard and reinforces local distinctiveness

Community Objective	Opportunity
	<ul style="list-style-type: none"> • To give preferential access to some new homes for people with a strong local connection. • To ensure that the design and location of new development is resilient to the effects of climate change and flooding and low carbon technologies. • To integrate new housing into Waddingham and Brandy Wharf such that today's rural look and feel is maintained. • To provide homes for younger people and young families and so counter the growing demographic imbalance.
<p>Community Objective 2: To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development.</p>	<ul style="list-style-type: none"> • To protect and enhance the village's open spaces. • To protect, enhance and conserve the landscape and views. • To protect and enhance the Green Spaces in the village • To conserve and enhance biodiversity. • To use land efficiently and to preserve high quality agricultural land.
<p>Community Objective 3: To enhance the prospects for local employment.</p>	<ul style="list-style-type: none"> • To encourage and support home working (Better broadband links). • To provide opportunity for greater employment e.g. business premises within the Parish.
<p>Community Objective 4: To maintain the character and vitality of the village</p>	<ul style="list-style-type: none"> • To preserve important village assets. • To enable new developments to respect the local character and distinctiveness of the area.
<p>Community Objective 5: To reduce the risk of flooding in the village</p>	<ul style="list-style-type: none"> • To manage the local flood risk and guide development away from areas with the highest risk from flooding.

6 The Need for Development in Waddingham and Brandy Wharf

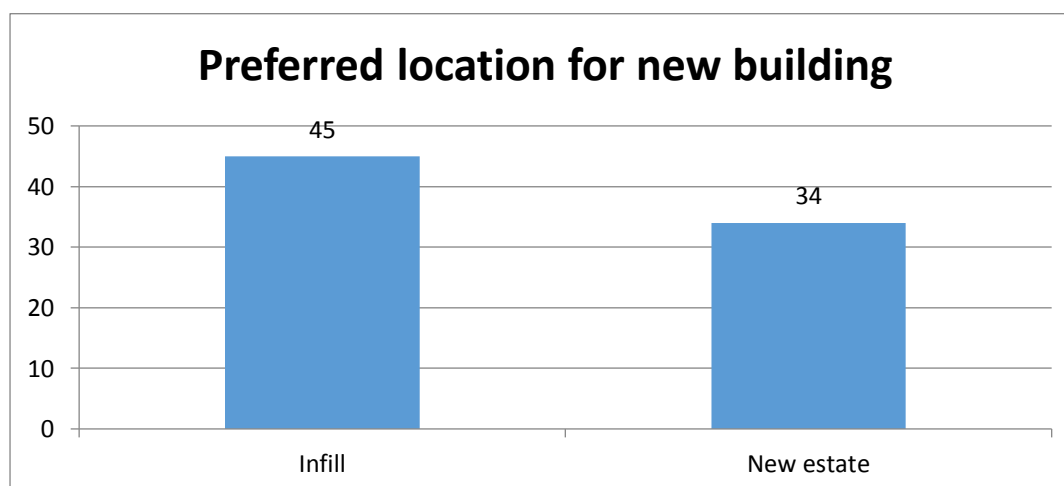
- 6.1 This Neighbourhood Plan supports the level of growth identified within the CLLP for Waddingham, but also encourages the successful integration of the new development and enabling the new development to meet the needs of the local population, whilst encouraging new residents and businesses to the village. Due to its isolation, Brandy Wharf is not considered a sustainable place for the allocation of new market value homes.

Figure 7: Preferred Housing Expansion



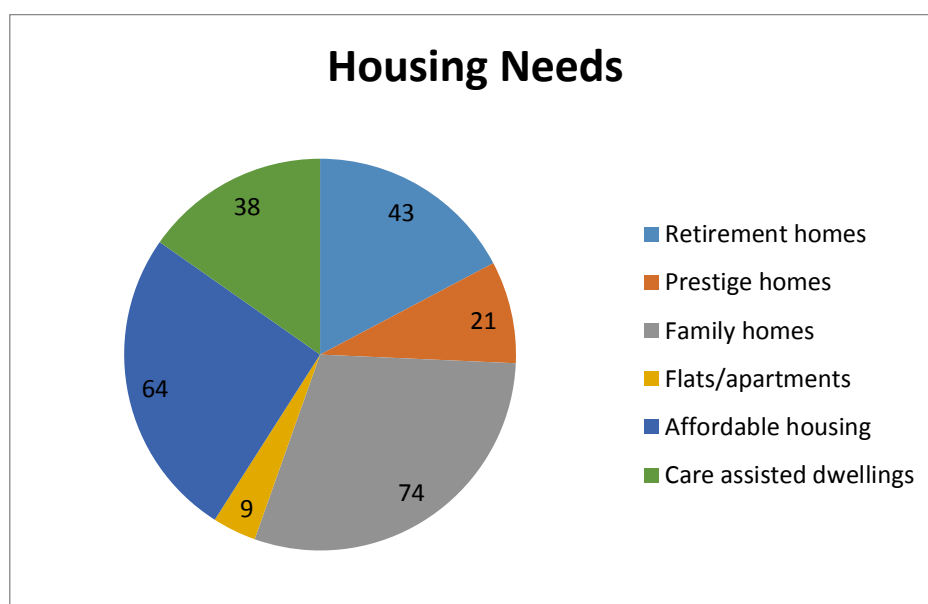
- 6.2 Through public consultation, it became clear that residents had concerns about the level of growth proposed within the area and how this is going to impact the village and the existing infrastructure. The community did support the expansion of the village via infilling, however only a small number of infilling sites were made available so areas on the edge of the village were also considered.

Figure 8: Locations for new developments



- 6.3 Sustainable development comprises those developments that are providing a development that suits the needs of the local population and where there is access to existing services, whilst minimising the impacts on the local environment and supporting existing infrastructure.
- 6.4 In addressing the future scale of the Plan area and the location and type of housing that would be appropriate, the following principles have been applied:
- All allocated sites will only accommodate up to 9 dwellings (per site) unless a greater number is supported by the community or it delivers a community benefit as per LP2 exceptional circumstances;
 - ensure that new housing development sits appropriately within its wider landscape setting;
 - ensure that new residential developments appropriately contribute to meeting the needs of residents; and
 - ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure.

Figure 9: Local Housing Needs



- 6.5 The Neighbourhood Plan Group undertook a “call for land” consultation with landowners during April 2018 and a total of 5 sites were submitted as a result of this consultation as identified on Map 2.
- 6.6 The CLLP policy LP2 states that ‘medium villages’, which Waddingham is classified as, are permitted to grow by 15% in the number of dwellings over the plan period, which equates to 44 homes by 2036 (Policy LP4: Growth in Villages). The West Lindsey District Council Monitoring of growth in villages report (February 2019) states

that of these 44, 9 have already been committed to and /or completed¹. The Neighbourhood Plan is seeking to allocate land for the remaining 33 homes. Any additional growth above that allocated in this Neighbourhood Plan will be subject to CLLP policy LP4 and Neighbourhood Plan Policy 3.

Figure 10: Planning History in Waddingham and Brandy Wharf (2018)

WLDC application reference	Number of new houses	Remaining growth
		44
M04/P/0396	2	42
138051	4	38
121212	3	35
138417	1	34
138504	1	33
138660	7	26
		26

- 6.7 The Site Assessment Report was produced to provide a clear assessment of sites that were made available, to the Neighbourhood Plan Steering Group, through the 'call for land' consultation. The report will test whether the identified sites comply with both National Planning Policy Guidance and the strategic policies of West Lindsey's Council adopted CLLP (2017). The report is intended to be used to inform decision making on the site selection process and, if the Parish Council chooses, as evidence to support the Neighbourhood Plan site allocation policies.
- 6.8 The site assessment has found that of the 5 sites assessed, 4 sites, or part of sites, would be appropriate for allocation for housing within the neighbourhood plan. Since the assessment, site 2 has recently gained planning permission for 1 dwelling.
- 6.9 The site highlighted in red is deemed unsuitable for development and not appropriate for allocation within the Neighbourhood Plan. Therefore, this site will no longer be considered as part of the Neighbourhood Plan process. Sites 3, 4 and 5 are all considered suitable and will be subject to public consultation on development options.

¹ <https://www.n-kesteven.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=54815> accessed 23/05/2018
2 West Lindsey DC (April 2018) Housing Growth in Villages Report

- 6.10 In Addition, due to the lack of available land, it was deemed necessary to ask the community whether they would support a greater number than 9 dwellings (as an exceptional circumstance) on the proposed allocations in order to achieve the housing requirement.
- 6.11 A Full copy of the Site Assessment Report can be found in Appendix 2.
- 6.12 All relevant statutory consultees were consulted on the proposed sites and were asked to provide feedback on their suitability for development. These include:
- West Lindsey District Council;
 - Lincolnshire County Council;
 - Historic England; and
 - Environment Agency.

Screening Criteria Methodology

- 6.13 The criteria are not ‘weighted’. Although the sites with the highest number of **green** lights could be regarded as more desirable (with fewer adverse effects), sites have not been ranked in this document. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community.
- 6.14 Other information, provided within the “additional comments box” will look at more local issues such as landownership, public consultation, the location of the site in accordance with the existing developed footprint and character issues. This information will help make decisions on what sites will be identified as “potential allocations” within the draft Neighbourhood Plan.

Figure 13: Site Assessment Methodology

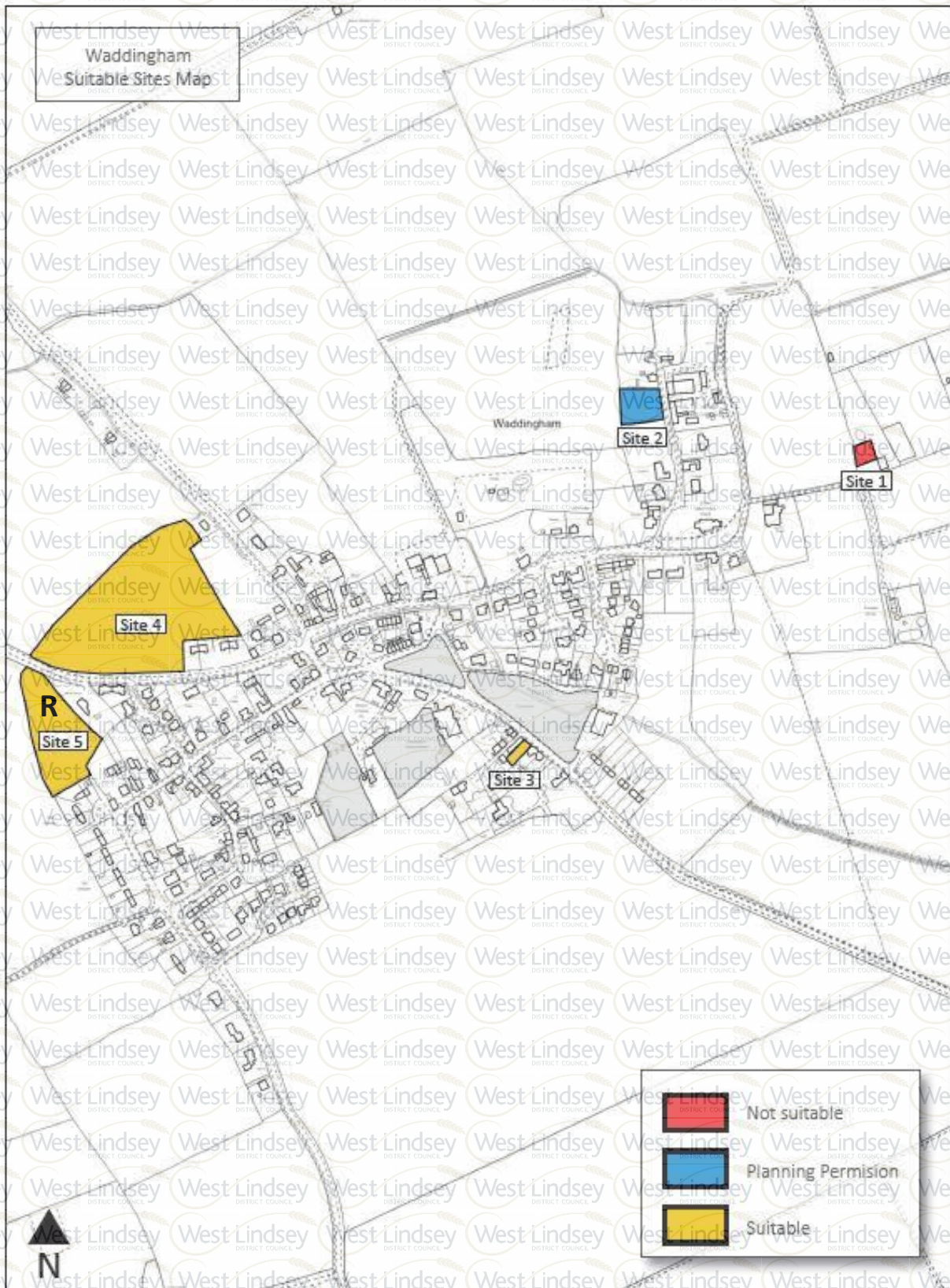
Criteria	Red	Amber	Green
Flood Risk	50% or more of the site located in flood zone 3.	Some or all of the site in flood zone 2 or less than 50% in flood zone 3.	Site within flood zone 1.
Surface Water Flooding	More than 50% at high risk of surface water flooding.	Less than 50% of the site at high risk of surface water flooding and/or any of the site at medium risk of	Site at low or very low risk of surface water flooding.

Criteria	Red	Amber	Green
		surface water flooding.	
Nationally Important Wildlife Sites	Site intersects with a national or international wildlife site.	Within 500m of a national or international wildlife site.	More than 500m from a national or international wildlife site.
Local Wildlife Sites	Site intersects with a local wildlife site.	Within 500m of a local wildlife site.	More than 500m from a local wildlife site.
Ancient Woodland	Site intersects with an ancient woodland.	Site within 500m of an ancient woodland.	Site is more than 500m from an ancient woodland.
Regionally important Geological Site	Site within a Regionally Important Geological Site.	Site abuts a Regionally Important Geological Site.	No Regionally Important Geological Site within or adjacent to the site.
Tree Preservation Orders (TPO)	TPOs on site that would likely need to be removed for development.	TPOs on or immediately adjacent to the site that can likely be retained as part of a development scheme.	No TPOs on or immediately adjacent to the site.
Agricultural Land Classification	50% or more of the site is within Grade 1 and 2 Land and is predominantly undeveloped.	Less than 50% of the site is within Grade 1 and 2 land and/or within Grade 3 land and is predominantly undeveloped.	Site is grade 4 or lower or is previously developed.
Contaminated Land	Site located on land that has potential for contamination given historic uses.	Site includes or is adjacent to some land that has potential for contamination given historic uses.	No anticipated contaminated land on the site.
Scheduled Ancient Monument (SAM)	SAM within the site.	SAM within 200m of the site.	No SAMs within 200m.
Listed Buildings Grade I and Grade II*	Grade I or II* Listed Building on the site.	Grade I or II* Listed Building within 200m.	No Grade I or II* Listed Buildings within 200m.

Criteria	Red	Amber	Green
Listed Buildings Grade II	Grade II Listed Building on the site.	Grade II Listed Building within 200m.	No Grade II Listed Building within 200m.
Conservation Area	Conservation Area intersects with the site.	Conservation Area within 200m of the site.	No Conservation Area within 200m.
Historic Parks and Gardens	Site intersects with a Historic Park and Garden.	Historic Park and Garden within 200m.	No Historic Park and Garden within 200m.
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	Site is within an AONB or AGLV.	Site is within 200m of an AONB or AGLV.	Site is farther than 200m from an AONB or AGLV.
Green Wedge (GW)	Site is within a GW.	Site is immediately adjacent to a GW.	Site is not within or adjacent to a GW.
Proximity to Nearest Primary School	Site is more than 800m from the nearest primary school.	Site is 400-800m to the nearest primary school.	Site is within 400m of the nearest primary school.
Proximity to Nearest Secondary School	Site is more than 1600m from the nearest secondary school.	Site is 800-1600m from the nearest secondary school.	Site is within 800m of the nearest secondary school.
Distance to Nearest Bus Stop	Nearest bus stop is farther than 800m from any part of the site.	Nearest bus stop is within 800m of part of the site.	Nearest bus stop is within 400m of part of the site.
Distance to Nearest Train Station	Nearest train station is farther than 1600m from any part of the site.	Nearest train station is within 1600m of part of the site.	Nearest train station is within 800m of part of the site.
Health	Nearest GP Surgery is farther than 800m from any part of the site.	Nearest GP Surgery is within 800m of any part of the site.	Nearest GP Surgery is within 400m of any part of the site.

Map 2: Potential development sites in Waddingham received through the “call for land” consultation.



Map 3: Suitable sites for allocation

Public Consultation on the suitable and potentially suitable sites

- 6.15 On the 19th February 2019, a public event was held to obtain people's feedback on the potential sites and development options and whether they supported or objected to any of these being included within the Plan. Over 30 people attended the event and comments were received on the options available. The majority of people who attended this meeting supported the inclusion of the suitable sites and agreed that out of the possible options for development on those sites that Option 1 was the most supported, as identified in figure 14.
- 6.16 Site 3 will not be included as an allocation as it is only likely to be for a single dwelling and this can come forward through Policy 3. Site 2 has recently received residential planning permission and will also not be allocated.



Figure 14: Outcome of preferred development options for sites 4 and 5

Option 1	Option 2	Either	Neither
25	4	2	0

7 The Allocation of part of Site 4 – Land North of Kirton Road

The Site



The key findings from the Site Assessment Report that was undertaken in the production of the Neighbourhood Plan along with feedback from the consultation process are shown below:

Flood Risk	A	A	A	A
Surface Water Flooding	A	A	A	A
Nationally important wildlife sites	G	G	G	G
Local Wildlife Sites	G	G	G	G
Ancient Woodland	G	G	G	G
Regionally important geological sites	G	G	G	G
Tree Preservation Orders	G	G	G	G
Agricultural Land Classification	A	A	A	A
Contaminated Land	G	G	G	G
Scheduled Ancient Monument	G	G	G	G
Listed Buildings Grade I or II*	G	G	G	G
Listed Buildings Grade II	G	G	G	G
Conservation Area	G	G	G	G
Historic Parks and Gardens	G	G	G	G
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value	G	G	G	G
Green Wedge	G	G	G	G
Proximity to Nearest Primary School	R	R	R	R
Proximity to Nearest Secondary School	R	R	R	R
Distance to Nearest Bus Stop	R	R	R	R
Distance to Nearest Train Station	R	R	R	R
Health	R	R	R	R

Issues – What you told us?

- Would like a pathway to link up Redbourne Road through to the central part of the village;
- Provide a mixture of house types and sizes to accommodate a range of people;
- Provide some space for a play area as there currently isn't one within the village;
- The housing should not be managed by housing associations or private landlords;
- Support the improvement to surface runoff or sewage capacity as there are current issues within the village;
- Best use of space provided;
- Provide an appropriate level of parking spaces.

Policy 1: Allocation of Land North of Kirton Road (Site 4)**Location of Development**

1. Land at Kirton Road, as identified on Map 5, is allocated for up to 25 dwellings*. The proposal for the site must include the following design code principles:

**or otherwise satisfactorily demonstrated through the criteria identified in policy 3.*

Design Code

- a) provide a safe and accessible vehicular and pedestrian access from the site onto Kirton Road;
- b) provide a mix of housing types to support the needs of the community. These should, where viable, include some 1, 2 and 3 bedroom properties;
- c) provide, at least, 20% affordable housing on site or otherwise stated by West Lindsey District Council;
- d) the height of the building should be no higher than other existing residential buildings on Kirton Road;
- e) the density of the development should reflect the density of existing development in the area adjacent to the site;
- f) the creation of habitat and biodiversity protection within the scheme;
- g) the provision of onsite public open space on site large enough for the provision of a children's play area;
- h) the materials used for the development should reflect local vernacular and distinctiveness;
- i) boundary treatments to the edges of the development site should include soft landscaping with both trees and hedgerows to provide appropriate screening between existing properties and the open countryside;
- j) provide a public right of way from Redbourne Road through the site to Kirton Road to provide pedestrian connectivity to the rest of the village;
- k) the proposal does not cause any detrimental harm to the private amenity of adjacent properties along Kirton Road;
- l) the proposal should include an appropriate level of off-street parking provision as identified in Policy 9.

8 The Allocation of RESERVE Site 5 – Land South of Kirton Road

- 8.1 The number current residential planning permissions (see figure 10) and the proposed allocation of Site 4 for 25 dwellings generally meet the housing requirement as set by the CLLP. Therefore, it is, at this stage, unnecessary to include site 5 as a proposed allocation.
- 8.2 After discussions with landowners, there is some uncertainty about whether some of the existing planning permissions will be delivered due to sales of sites or up coming lapse in existing planning permissions.
- 8.3 However, as the site is considered a suitable extension to the village and an obvious future development site, the Neighbourhood Plan Steering Group believe it should be included as a 'reserve site' in case those existing residential planning permissions are not delivered within the first 5-years of the plan period (from the Plans adoption by West Lindsey District Council).

Policy 2: Allocation of RESERVE Site South of Kirton Road (Site 5)**Location of Development**

1. Land at Kirton Road, as identified on Map 5, is allocated, as a reserve site, for up to 9 dwellings*. The site will only be released for residential development if other sites within the village with existing residential planning permission** are not delivered within the first 5 years of the plan period from when the Plan is made by West Lindsey District Council. The proposal for the site should include the following design code principles:

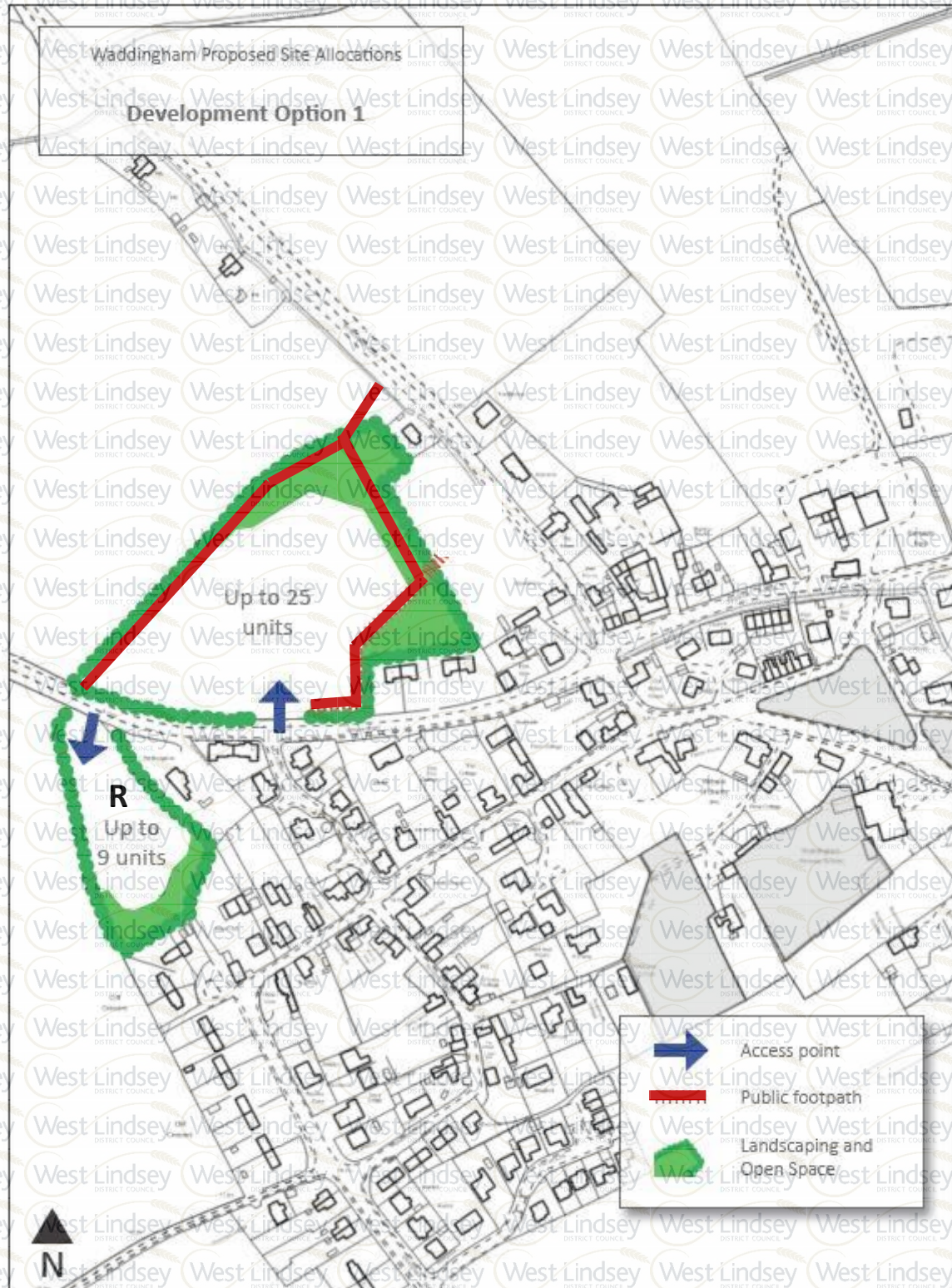
**or otherwise satisfactorily demonstrated through the criteria identified in policy 3.*

***See figure 10.*

Design Code

- a) provide a safe and accessible vehicular and pedestrian access from the site onto Kirton Road;
- b) provide a mix of housing types to support the needs of the community. These should, where viable, include some 2 and 3 bedroom properties;
- c) the height of the building should be no higher than other existing residential buildings on Kirton Road;
- d) the creation of habitat and biodiversity protection within the scheme;
- e) maintain, and where possible, enhance the existing public right of way through the site on to Snitterby Road/High Street;
- f) the materials used for the development should reflect local vernacular and distinctiveness;
- g) the density of the development should reflect the density of existing development in the area adjacent to the site;
- h) boundary treatments to the edges of the development site should include soft landscaping with both trees and hedgerows to provide appropriate screening between existing properties and the open countryside;
- i) the proposal does not cause any detrimental harm to the private amenity of adjacent properties along Kirton Road or those along Snitterby Road and High Street;
- j) the proposal should include an appropriate level of off-street parking provision as identified in Policy 9.

Map 4: Development Principles for sites 4 and 5



9 Additional Residential Development

9.1 This Neighbourhood Plan has allocated enough land to accommodate the requirement for residential development as set by the CLLP. Therefore, to comply with CLLP policy LP2 any additional residential development, to those allocations in this plan over the plan period (other than small-scale development such as single dwelling infilling or conversions of existing buildings which will support natural growth such as self-build or conversions), will need to demonstrate that they have community support for the proposal. This Neighbourhood Plan identifies, in Policy 3 part 2 (a-f), what constitutes demonstrable community support.

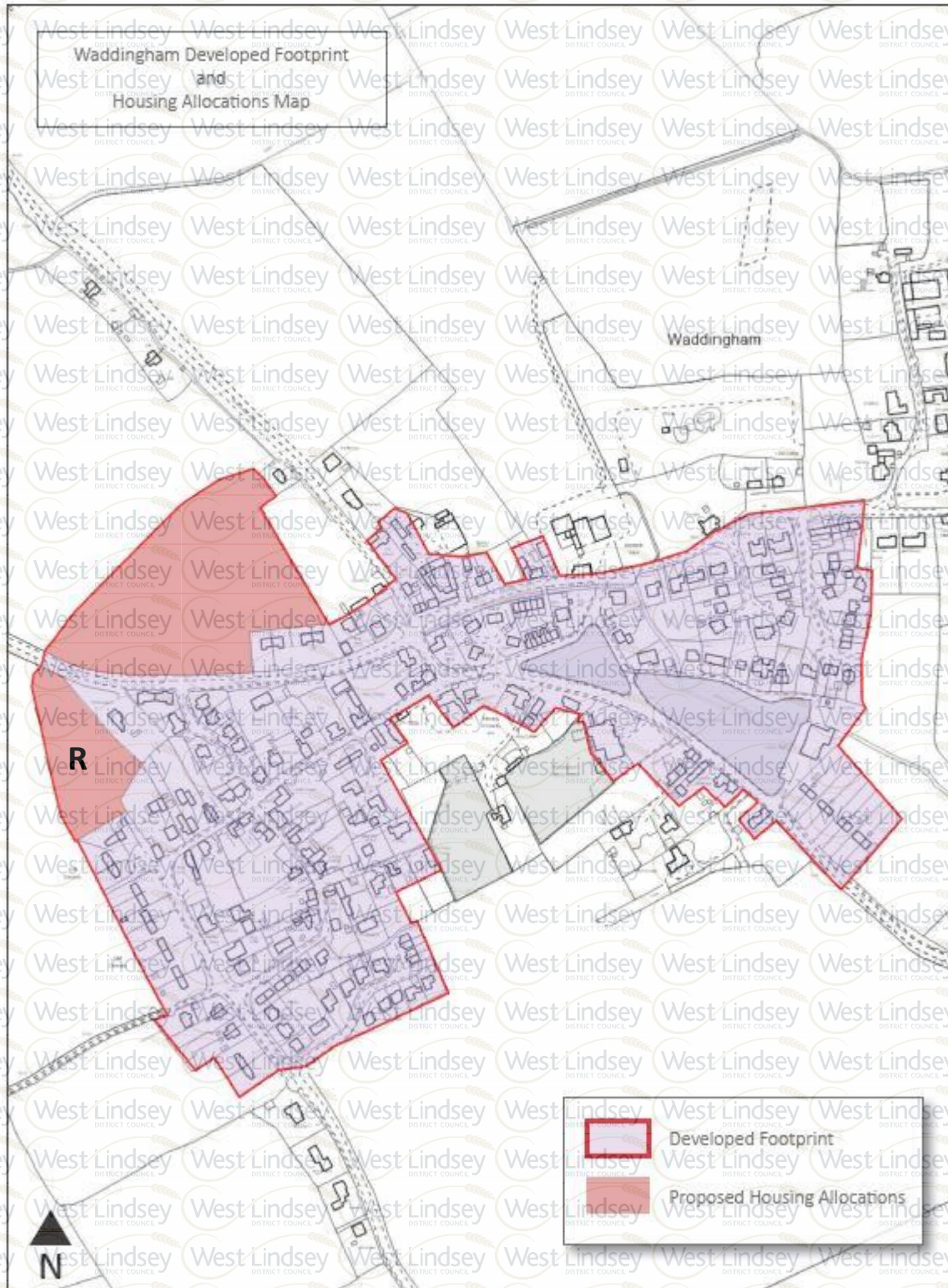
9.2 In addition, the CLLP Policy LP2 provides a criterion for a 'developed footprint' of a settlement. These criteria are defined as:

"throughout this policy and Policy LP4 the term 'developed footprint' of a settlement is defined as the continuous built form of the settlement and excludes:

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

9.3 For Waddingham, this definition and its criteria have been illustrated on Map 5.

Map 5: Waddingham Developed Footprint and proposed Housing Allocations



Policy 3: Additional Residential Development**Small-scale infilling and the conversion of existing buildings**

1. Residential developments (outside of the proposed allocated sites) that are either infilling an existing gap within the street scene or converting an existing building, will only be supported if it meets all the following:
 - a) it is located within the existing developed footprint, as identified on Map 5;
 - b) it is proposing no more than 1 individual dwelling per site unless a conversion of an existing building can accommodate a greater number of dwellings;
 - c) does not significantly harm the settlement's character and appearance;
 - d) does not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement;
 - e) does not have an unreasonable negative impact on the private amenity of any adjoining properties; and
 - f) the proposal should include an appropriate level of off-street parking provision as identified in Policy 9.

Larger schemes

2. For all schemes proposing additional residential development of more than one residential dwelling, per site, (beyond the requirement identified within the Central Lincolnshire Local Plan Policy LP4 and outside the proposed allocated sites) 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 Waddingham and Brandy Wharf 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:

Cont...

Cont....

- 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;
- 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;
- c) a written record of all comments expressed by local people within the neighbourhood area;
- 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;
- e) a description of how the proposal will benefit the local community;
- f) an explanation that the feedback from the community has been positive overall towards the proposal.

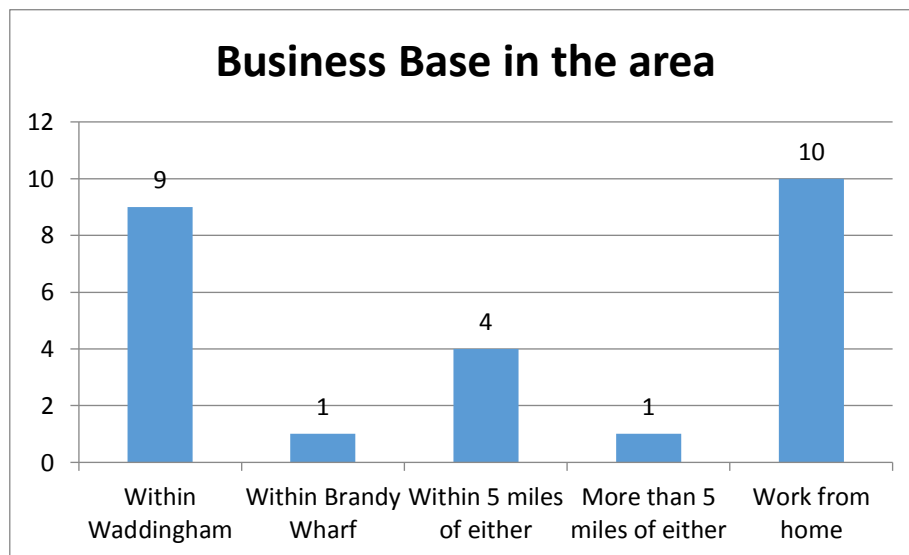
3. The applicant must ensure the consultation statement accompanies their planning application as a supporting document to the proposal. This will enable Waddingham and Brandy Wharf Parish Council and West Lindsey District Council to take it into consideration as a demonstration of community support for the proposal when they come to comment and determine the application respectively.

4. Schemes that do not comply with part 2 (a-f) of this policy, to the satisfaction of both Waddingham and Brandy Wharf Parish Council and West Lindsey District Council, will not be supported.

10 Employment opportunities

- 10.1 A key part of the approach for this Plan is to secure the long-term sustainability, viability and vitality of Waddingham and the wider parish.
- 10.2 This section of the Plan sets out to provide a positive context within which businesses can establish and grow within the parish.

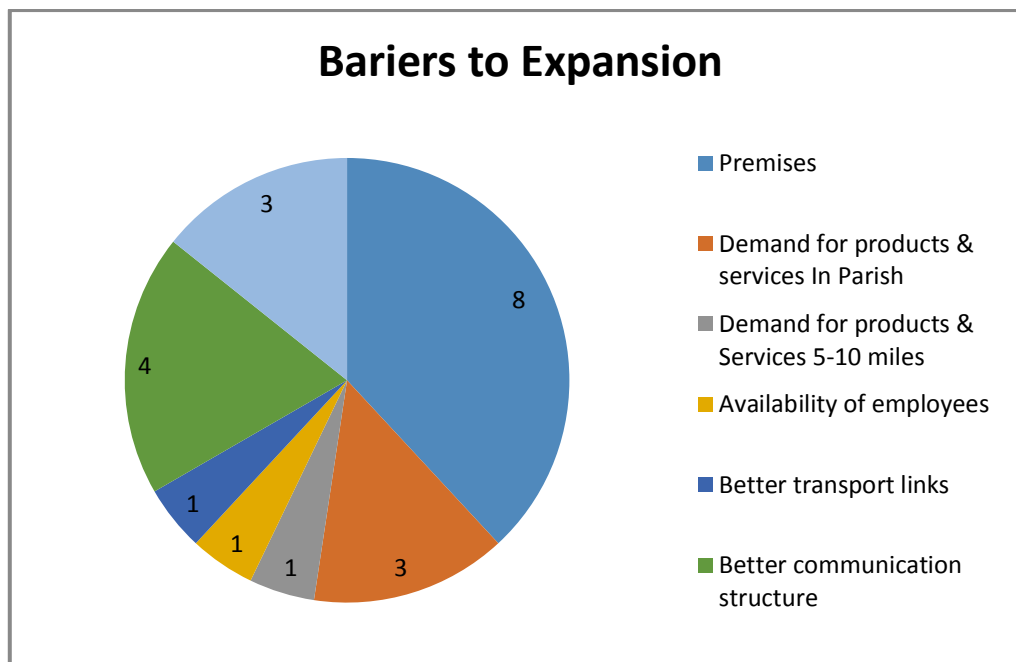
Figure 15: The base of local businesses within the area



- 10.3 In addition, it is also recognised that to support the local economy, there must be investment in training and improving the local skill base. It is important that new developments for employment encourages the diversification of the local skill base and, where possible, seek to improve this through training programs and working with the local education authority and nearby education establishments.
- 10.4 The Central Lincolnshire Local Plan Policy LP5: Delivering Prosperity and jobs seeks to promote these employment types and opportunities to increase and diversify the local economy.
- 10.5 These businesses provide both employment opportunities and a wider community and social function. This section within the Neighbourhood Plan includes a positive policy approach to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF, support will be given to the following enterprises and projects:
- business proposals that support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings such as local services and facilities; and
 - proposals that promote the development and diversification of agriculture and other land based rural businesses.

- 10.6 The business community recognises the importance of high-speed Broadband access within the Plan area. It will assist existing local businesses to prosper. It will also provide further opportunities for the growing number of people working from home.

Figure 16: Barriers to business expansion



Brandy Wharf and the River Ancholme

Policy 4: Employment Development***Proposals for Employment Uses inside the Developed Footprint***

1. Proposals that generate new employment opportunities, including the change of use, and subdivision of, existing buildings within the existing developed footprint of Waddingham will be supported subject to all the following criteria being met:
 - a) the proposal respects and compliments the character and appearance of the immediate locality in terms of its height, scale, design and massing and does not lead to an unsightly structure on the local landscape and street scene;
 - b) Where appropriate, the colour of the materials used on the outer cladding of buildings is appropriate in terms of its visual impact on the surrounding landscape and street scene;
 - c) the operation of the proposal does not cause an unreasonable impact from noise, smell, vibrations, glare, dust and operating hours on the amenity of nearby residential properties;
 - d) does not have a detrimental impact on the capacity or safety of the existing highway network.

Proposals for Employment Uses Outside the Developed Footprint

2. Proposals for employment development outside the developed footprint of Waddingham for permanent or temporary holiday accommodation, tourist attractions, equine facilities, or businesses relating to rural activities or enterprises will only be supported where it can be justified that the proposal cannot be delivered within the existing developed footprint of Waddingham and it meets all the criteria (a-d) in part 1 of this Policy.
3. Where proposals are submitted in locations outside of the developed footprint of Waddingham in accordance with part 2 of this Policy, priority should be for the re-use of any existing building on the site. Only if it can be demonstrated that the re-use of such buildings would not be feasible will other areas of the site be acceptable for such development and new buildings will be expected to be located and designed to minimise their impact upon local character and the openness of the countryside.

11 Local Green Spaces

- 11.1 The community is proud of its rural character and the number of designated environmental sites. However, many of the green spaces and natural assets in the area are not formally designated or protected.
- 11.2 Consultation results showed that most people who attended the consultation on Local Green Spaces supported the proposed designations. Others were suggested and then added to the list and to Map 6.
- 11.3 The NPPF (paragraph 99) enables local communities, through Neighbourhood Plans, to identify for special protection, green spaces of particular importance to them. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where:
- the green space is in reasonably close proximity to the community it serves;
 - the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - the green area concerned is local in character and not an extensive tract of land.
- 11.4 Having regard to these criteria, it is considered that there are several green spaces in the Parish that meet this test and merit special designation and protection. For each green space, a specific assessment has been prepared, showing a map of the green space, pictures of the green space, details on ownership and dimensions, and how the green space meets the criteria of the NPPF and why it is special to the local community.
- 11.5 The CLLP has identified several open spaces as ‘important green spaces’ under CLLP Policy LP23 and these can also be identified on Map 6. The two identified important green spaces within the centre of the village are also designated as “village greens”.



The Churchyard



The village Green

Map 6: Important Green Spaces and Local Green Spaces

Policy 5: Local Green Space

1. The following green spaces (identified on Map 6) are designated as Local Green Space:
 - a) LGS 1: The Village Green; and
 - b) LGS 2: Churchyard.
2. New development will not be supported on land designated as Local Green Space except in very special circumstances.

12 Community Services and Facilities

- 12.1 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development.
- 12.2 The consultation identified that the built community facilities within the village were of a good quality and provided useful spaces to provide social activities.
- 12.3 Not all community facilities are considered 'critical' to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis and therefore should be identified as key services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be near these facilities or provide new, enhanced or additional links to improve access to and from these facilities.
- 12.4 The key services and facilities within the Parish are identified as:
- Jubilee Hall (not owned or managed by the Parish Council);
 - The Church;
 - Public House (currently closed)
 - The Primary School; and
 - The Shop and Post Office
- 12.5 The community supports the development of additional community facilities and believes new developments can bring new or enhanced facilities in the village.

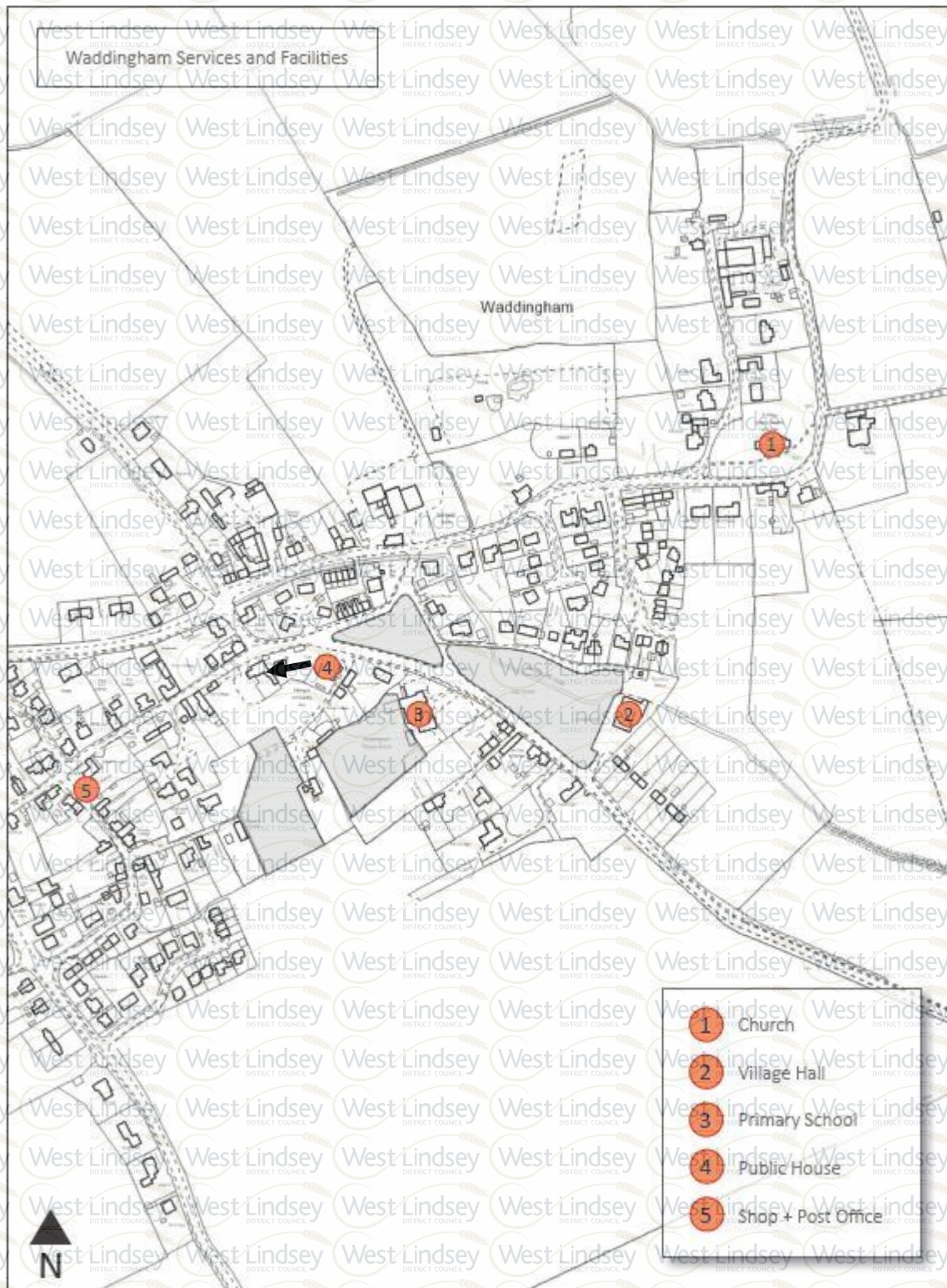


Village Shop and Post Office

Policy 6: Community Facilities

1. The existing facilities as listed in this policy and shown on Map 7 will be safeguarded for community purposes throughout the plan period. These facilities include:
 - *Jubilee Hall;*
 - *The Church;*
 - *The Marquis of Granby Public House;*
 - *The Primary School; and*
 - *The Shop and Post Office.*
2. Proposals for their redevelopment or change of use to other purposes will not be supported unless alternative community facilities are proposed as part of the development concerned or that it can be satisfactorily demonstrated that the existing use is unviable*.

**Applicants will be expected to demonstrate, to the Council's satisfaction, that all reasonable efforts have been made to sell and let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.*

Map 7: Service and facilities

13 Community Asset – Public House

- 13.1 Public houses can play a crucial social role in supporting local community interaction and activities to help maintain sustainable neighbourhoods; an economic role in contributing to the vibrancy and vitality of shopping and commercial areas; and an environmental role in their intrinsic value to the cultural and historic heritage of local areas. This is reflected by the recent National Planning Policy Framework (NPPF), which encourages a positive approach towards the delivery and “use of community facilities (such as local shops, meeting places, public houses and places of worship) to enhance the sustainability of communities and residential environments;” (NPPF, Para 83).
- 13.2 Locally, residents have expressed growing concern that pubs are being lost to other uses. We held two open meetings on the 8th and 12th of September 2018 to allow members of the village to see what you thought and whether we as a village want to save the site for the community use (not just a pub) but a resource into the future. Lots of ideas were discussed and suggested and the overwhelming view was that we should try and save the site. There were some suggestions that we should focus on developing Jubilee Hall. This is of course down to the community to decide if they want to do that.
- 13.3 However, this is about preserving an additional key village space and resource that can be adapted to many different future needs. Also, it would have to be run as a commercial venture (see Winterbourne Bassett) in order to raise funds to purchase the site and operate the different businesses envisaged.
- 13.4 The protection of public houses, where economically viable, helps ensure the area’s economy remains diverse and vibrant (see CLLP Policy LP15). Keeping local public houses will help protect and enhance the local distinctiveness and go towards maintaining a sense of place. Public Houses are often local landmarks or have heritage value.
- 13.5 Policy Aim To protect the public house as community meeting place and facility and enable the local community to have a say in any proposed future development of the building.

Waddingham and Brandy Wharf Neighbourhood Plan 2019 - 2036



The Marquis of Granby Public House

Map 8: Area of registered Asset of Community Value



Policy 7: The Protection of The Marquis of Granby Public House, Waddingham

The existing building of the Marquis of Granby Public House, as identified on Map 8, has been designated an Asset of Community Value by West Lindsey District Council.

1. Proposals to redevelop or change the use of existing public house will be resisted unless evidence has been provided to satisfy the following criteria:
 - a) the public house has been marketed, for at least the previous 12 months, as a public house free of tie and restrictive covenant (to a particular brewery) and for alternative use as another type of community facility, with an agency agreed with the Council, at a price following an independent professional valuation, undertaken by the District Valuer or other agency with experience and expertise of property values of public houses and community uses within the Plan area, (paid for by the developer), and there has been no interest in the building for such uses; and
 - b) all reasonable efforts have been made to retain the facility (including all diversification options explored (and evidence supplied to illustrate this) but it has been shown that it would not be economically viable to retain the building or site for its existing or any other A or D1 class use; or
 - c) Its loss would not damage the availability of the local commercial or community facilities that provide for day to day needs in the local area. Proposal must be accompanied by evidence that the community has been consulted as described in Policy 3 part 2.

14 General Design and Development Principles

- 14.1 It is important that new development complements and enhances the existing character of a community. More often than not, new developments can look bland and feel disconnected to existing part the community. This Neighbourhood Plan recognises the strong local character and identity of Waddingham and seeks to ensure that any new development respects our local identity.
- 14.2 The NPPF recognises the value of local distinctiveness and the need to understand local character in order to effectively inform and underpin planning policy, and also highlights the pivotal role Neighbourhood Plans can have in communicating the defining characteristics of an area. Specifically, paragraph 125 of the NPPF states that:
- ‘Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.*
- 14.3 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is further acknowledged in the government’s planning practice guidance (Reference ID: 20-030-20140306), which states that:
- ‘A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities.’*
- 14.4 Positioned at the very heart of the parish, Waddingham is a nucleated settlement whose centre is concentrated in and around the neighbouring landmark the village Common. The village’s four main central routes; (1) Kirton Road, (2) Redbourne Road, (3) Snitterby Road, and (4) Common Road all converge at and radiate outwards from this central part of the village, ultimately extending out into the surrounding rural landscape.
- 14.5 The remainder of the village road network is comprised of more minor, secondary routes, most of which serve the purpose of facilitating vehicular movement into the village’s more modern, self-contained residential areas.
- 14.6 The vast majority of vehicular routes are lined by footpaths (apart from Redbourne Road), and these are complemented by a number of dedicated pedestrian routes, which together allow for good levels of pedestrian movement across the village and out into its adjoining rural landscape.

- 14.7 The settlement core, located in and around The Green, contains the greatest mix of uses in the village accommodating key local services and facilities such as the Jubilee Hall, The Marquis of Granby Public House and Primary School.



The former Marquis of Granby Public House past and present

- 14.8 Across the remainder of the village's built extents, residential properties comprise the majority of Waddingham's building stock, and are accommodated both along the established central road network, and also within several large, self-contained cul-de-sac developments. Those dwellings positioned along the village's main vehicular routes are mostly detached and sit within individual plots of varying sizes and shapes; some narrow and long, others are broader and wider. The positioning orientation and spacing between these roadside dwellings varies significantly across the village, as does their individual architectural styles and forms, a reflection of the piecemeal and incremental manner in which they came forward and their differing construction eras. There are, however, occasional pockets of more uniform, coordinated development also to be found along the village's central road network, where dwellings adhere to similar principles in terms of their positioning, orientation and layout in relation to the roadside and neighbouring dwellings. Such groupings are typically local authority-built, the most notable example being the dwellings that sit either side of the both Church Road and Common Road.

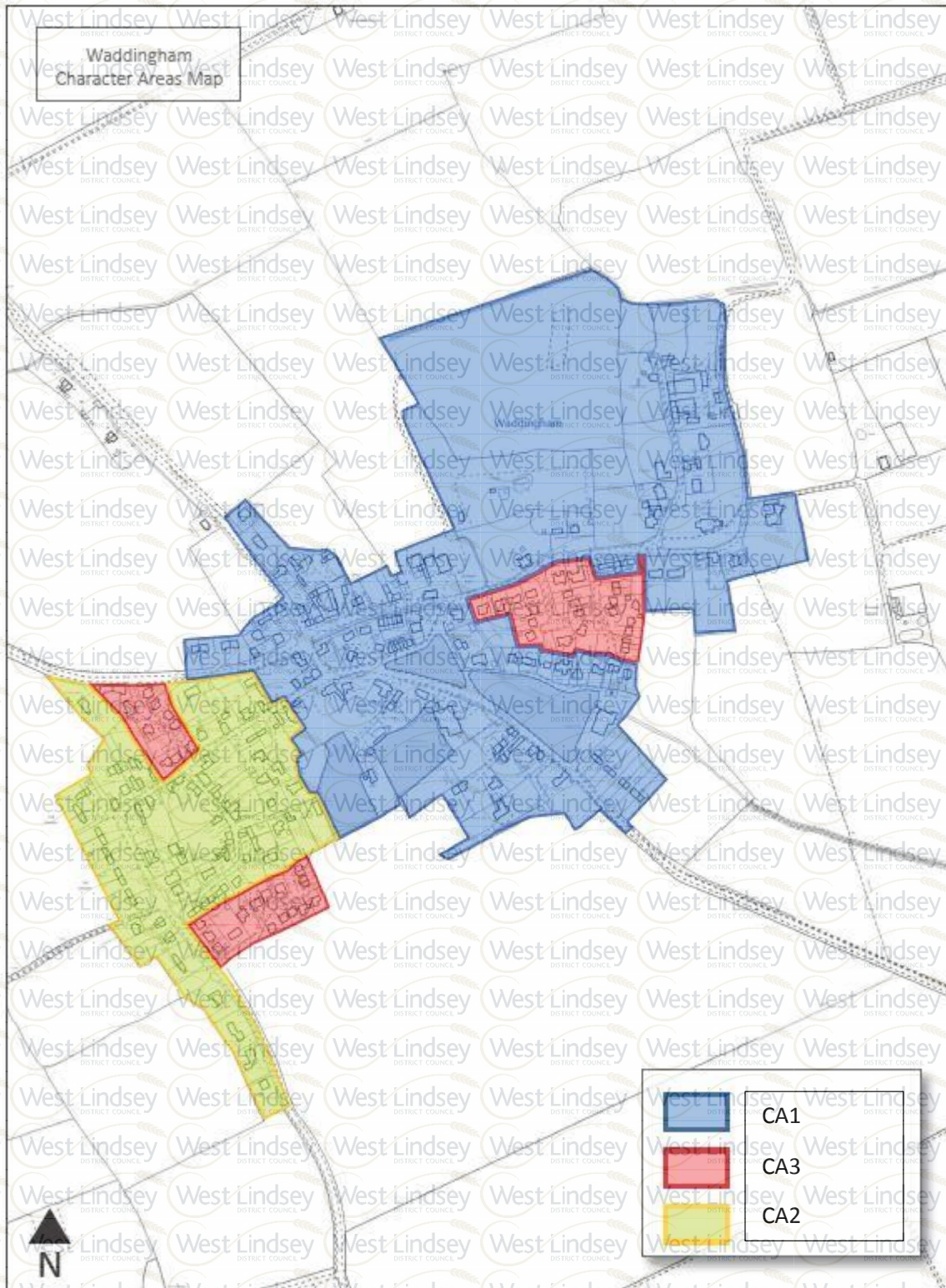


Silver Street past and present

- 14.9 Elsewhere in the village, more recent housing development has generally been delivered within large, planned residential schemes on what was formerly greenfield land on the settlement edges, such as Mill Crescent, Joshua Way, The Wolds and Millstone Way. Each of these self-contained residential cul-de-sacs are accessed from a single dedicated road, with housing then arranged in a regular, regimented manner around this central route. Within these planned developments there is a much greater degree of uniformity in terms of plot sizes and shapes, and building orientation, positioning and spacing. In most circumstances, dwellings face directly on to the street and follow the same building line, whilst spacing between units is more consistent, and typically less generous than that seen in the older parts of the village, resulting in higher density development.
- 14.10 For the purpose of a more detailed assessment of the individual areas which comprise the village, this study divides Waddingham into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics. 2 different character areas are identified in total. These are denoted on Map 9 and each is discussed in detail across the pages that follow.



Stainton Avenue past and present

Map 9: Character Areas in Waddingham

- 14.11 **Character Area 1** covers Waddingham's historic village core. It extends north from the village common and then wraps around the Church and its expansive grounds, the village green and the properties that edge Stainton Avenue, Church Lane and Redbourne Road.
- 14.12 The settlement's most diverse quarter in terms of land uses, Character Area 1 hosts key community assets such as the Church and burial ground, the village green, as well as multiple private residences and several farmsteads and agricultural structures. These buildings are loosely arranged and distributed in an irregular fashion, with orientation and positioning varying from building-to-building and each individual property taking their own bespoke approach to layout. This uncoordinated and variable approach to building arrangement is a reflection of the incremental and piecemeal manner in which development has historically been delivered within this part of village. More consistent are the generously sized garden plots that many of the buildings of Character Area 1 lie within, which often results in generous distances between neighbouring properties and a spacious, low density-built environment.
- 14.13 Containing numerous recognised heritage assets, Character Area 1 is a Waddingham's most historically rich and visually compelling part of the village, hosting many of the settlement's finest and most significant period properties and historic landmarks such as the Church.
- 14.14 Positioned in a slightly elevated on a prominent corner site, the church functions as an iconic centrepiece within the village townscape, featuring in many of Waddingham's most distinct and handsome local views. However, it is from within the more open and spacious churchyard grounds that the true grandeur of the church and its coursed rubble and ashlar exterior can be appreciated in its entirety. Indeed, the church's handsome historic aesthetic is very much enhanced by the pleasant, partially churchyard grounds within which it lies, the southern end of which are bounded by traditional stone walling, some yew and Pine to create an attractive outer edge to the church grounds and a distinct frontage along the northern side of Church Road.
- 14.15 This air of tranquillity and seclusion from the rest of the village townscape is even more acute within this part of Church Road which are tucked away to the sides and rear of the church and have a strong visual connection with the adjoining rural landscape setting. The mature hedgerows, trees and stone walling in this area provide a strong rural character and feel.

- 14.16 As you head from the Church towards Stainton Road there is a clear distinction between both the boundary of Character 1 (to the north of Stainton Road/ Church Road) and Character 2 which begins on the southern edge of Stainton Road. The two character areas are also partly divided by Waddingham Beck which visibly flows through the village in places.

Predominant materials

- 14.17 The general Vernacular architecture in this area is Lincolnshire Limestone, Clay Roofs and bricks both pressed and wire cut and would have originated from Barton-upon-Humber. Low Limestone walling, hedgerows and fences make up the majority of boundary treatments.

General materials



General boundary treatments



General architectural features



Key characteristics and features of Character Area 1

- Loosely-arranged and spacious historic development patterns, with variations in building lines and orientation, spacing distances and plot sizes.
- Contains a diversity of land uses; residential, agricultural, community and ecclesiastical, and a number of the village's most valued establishments, including the Church and Public House.
- Significant number of well-preserved vernacular cottages, farmhouses and farmsteads arranged along the main road network, many of which are of recognised heritage value. The impressive vernacular farmsteads with distinct courtyard layouts give Character Area 1 a traditional agricultural village character.
- Dwellings are generally two-storeys and detached although there are some old terraced cottages on Stainton Road. Outbuildings are mostly single-storey, with the notable exception of often substantial threshing barns.
- Lincolnshire Limestone is used extensively through the built environment, across both dwellings and farm buildings, as well as their boundary walls, which are a key feature of the streetscape. Slate and clay pantiles are the prevalent traditional roofing materials.
- The Church forms a centrepiece within Character Area 1, and its tower appears as a focal point within several of the best local views.
- The church grounds, the village green and the green represent Waddingham's most historic and significant green spaces, and each are crucial elements to the character of the settlement.

- 14.18 **Character Area 2** covers much of Waddingham's built extents and encompasses the many stretches of piecemeal residential development that has grown up along the village's historic road network. Primarily the focus of linear roadside development, but also including some occasional pockets of newer tandem and backland development (such as Old Chapel Close), Character Area 2 covers the entirety of Kirton Road, High Street, Snitterby Road and some of Silver Street and Common Road.
- 14.19 Character Area 2 tends to display a high-quality residential environment with a generally peaceful and semi-natural atmosphere, which is primarily characterised by the abundant green and natural features that enclose the street edges and cluster around individual properties. Also a characteristic of many of the residential frontages of Character Area 2 is the boundary walling, some stretches of which are of a historic character, others more recently erected, though all are typically supplemented with a backing of hedgerows and garden foliage – Silver Street is a good example of this.
- 14.20 Behind these verdant and walled boundaries, most individual dwellings tend to face towards the street and be set back behind front garden lawns, which across Character Area 2 vary in shape and size. However, within Character Area 2 there are regular pockets of uniform development patterns, where neighbouring properties display similarly sized gardens and a relatively consistent and established building line. The notable exception to this rule is Silver Street where the buildings become denser and generally front the road without front outdoor space or gardens. Along part of Snitterby Road are some rendered semi-detached properties with large frontages that are a contrast to other developments on the street scene.
- 14.21 Within Character Area 2 there are a number of built anomalies, which stray from the overarching linear, residential development patterns. Relatively few in number, and not representative of the general character of the streets they lie within, these developments bring some variety to the townscape of Character Area 2, sometimes to positive effect, but in other circumstances forming awkward and out-of-character presences.
- 14.22 In terms of architectural styles, material and building scale and proportions, Character Area 2 contains a particularly disparate and varied mix of residential properties, with historic properties of 18th and 19th century origins, lining up alongside dwellings of early 20th century, post-war and modern-day construction. This architectural diversity reflects the layered character of the townscape, where individual dwellings have been delivered incrementally on a one-by-one over numerous decades. Given the lack of architectural unity on display, the previously discussed profusion of green and planted features along the property frontages and roadside environment prove to be crucial in instilling a consistency of character to these mature residential streets, allowing dwellings of differing eras and design to stand comfortably alongside each other.

Predominant materials

General materials



General boundary treatments



General architectural features



Key characteristics and features

- Mature residential streets, with mostly detached dwellings, set along the roadside in a linear manner and generally facing towards the road and following common building lines. Silver Street and Snitterby Road display slightly more variable layout arrangements, with some dwellings positioned very prominently along the street and orientated perpendicular to the road.
- Individually designed houses, with a diversity of architectural styles and finishes, with more historic properties lining up alongside dwellings of post-war to modern day construction. Dwelling design is usually reflective of the prevalent tastes of the construction era. Red brick, sometimes painted or rendered, is the most common elevation treatment. There are a good mix of one and two-storey properties.
- Several well-preserved vernacular buildings, including some cottages, farmhouses and farmsteads.
- Mature and heavily planted front garden lawns and boundaries, which are only punctuated by narrow and understated access drives. This abundance of trees and hedgerow planting screens many properties from view and affords them a sheltered and private setting. It also creates a handsome green edge to the village streets, creating a sheltered and tranquil atmosphere, and also unifying the architecturally varied built environment.
- Boundary walling, often topped with coping stones, is a common characteristic along property frontages. Particularly handsome and historic stretches of such walling can be found at Common Road and Snitterby Road.

14.23 **Character Area 3** covers the newer developments that have occurred over the past 25 years. These developments include Broadbeck, The Wolds, Millstone Way and Mill Crescent.

Broadbeck

14.24 comprises the self-contained residential developments constructed across the latter half of the 20th century, these housing estates are arranged around a dedicated access road and share a similar open plan character, with houses set behind unenclosed lawns and driveways that allow for unhindered views of the building façades.

14.25 On occasions where boundary treatments have been introduced, these usually take the form of low-lying hedgerows or walling, and therefore tend to maintain a degree of openness at the front the host property. Occasionally, along the side and rear properties, lengths of tall, off-the-shelf panel fencing have been used to define and secure boundaries, and though functional and effective for this purpose, this form of boundary treatment tends to sit uneasily in the otherwise open plan environment creating imposing and inactive frontages along the internal routes.

14.26 Across the cul-de-sac layouts, street profiles are usually wide, with footpaths edging either side of the road. This wide street profile, combined with the set-back positioning of the properties and their open plan gardens tends to make for a particularly spacious residential environments. This sense of spaciousness is particularly acute along those stretches of townscape where single-storey bungalows are the predominant dwelling typology.



The Wolds

14.27 The development at The Wolds is more recent than that of Broadbeck and provides different characteristics to that of Broadbeck.

14.28 The development here is more dense, urban in appearance and provides a harsher landscape or urban realm. The buildings are largely uniform in orientation, materials and appearance and doesn't reflect the varied pallet of materials widely used Throughout Waddingham. Entering the central driveway access, the greenery seen along the developments southern frontage begins quickly fades away, and a much

less verdant environment begins to emerge, with the solid textures of paving tiles and brickwork absolutely dominating the development.

- 14.29 There is however a small view out towards the open countryside which is a nice reminder that you are within a village and not too far away from the surrounding greenery.



Millstone Way



Mill Crescent

- 14.30 Entering the central access, the greenery seen along the developments southern frontage begins quickly fades away, and a much less verdant environment begins to emerge, with the solid textures of paving tiles and brickwork absolutely dominating the development.

- 14.31 Though the buildings themselves make some nods towards local vernacular styles, with Stone walling, coped gables, dentiled eaves, pitched roofs with pantiles, and chimney stacks at their gable ends, the lack of planting along their perimeters, and the absolute absence of landscaping within the development undermines these efforts to respect and respond to the wider village character.



Policy 8: General Design and 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. To achieve this, all new development proposals must demonstrate how they have considered the following design principles:
 - a) development should respect existing plot boundaries, ratios, orientation and the historic buildings or traditional forms and grain of development;
 - b) development should respond positively to the predominant materials used in the relevant character area;
 - c) architectural design should reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
 - d) the height of new buildings should 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;
 - e) existing green spaces, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area; and
 - f) development should take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village.

2. Development proposals located within the wider landscape area must not cause any unreasonable harm to the appearance and amenity value of the surrounding landscape character, its biodiversity or visual significance.
3. Proposals that do not have regard to the character of the area and would create demonstrable harm to its key features and attributes, will not be supported.

15 Car Parking Standards on New Developments

- 15.1 More recent Residential developments have had insufficient off-street parking provision which has encouraged an increase amount off on-street parking. This has enabled the Neighbourhood Plan to take the opportunity to create more localised parking standards for Waddingham and new developments in the future. These parking standards have been based on several factors such as the size of the proposed property, car ownership levels in the area and the accessibility to public transport to other areas.
- 15.2 Parking is seen as a major issue in the village. Generally parking issues usually arise from crammed infill developments with a lack of space to provide adequate parking provision.
- 15.3 Issues with parking was raised in some responses to the original Neighbourhood Plan survey and the group have been regularly encouraged to refer to parking capacity in most of the comments on planning applications. There are several factors contributing to parking problems within the village and, more particularly, on new developments, including:
- a) that many of our existing roads are narrow and used by wide agricultural machines;
 - b) being a rural location with limited employment and services in the village (GPs, Secondary School, Limited shop choice, pub closed) as well as very poor and infrequent public transport to other areas leads to many residents needing to have multiple vehicles (especially with older children living at home). There is also the issue of visitors causing parking problems; and
 - c) car ownership in Waddingham is higher than both the regional and national average, which is largely due to the above factors.

Figure 17: Car ownership in Waddingham and Brandy Wharf (2011 Census)

	Waddingham	West Lindsey	East Midlands	England
No cars or vans	6.55%	15.13%	22.10%	25.80%
1 car or van	43.18%	42.59%	42.48%	42.16%
2 cars or vans	39.43%	31.85%	27.40%	24.66%
3 cars or vans	9.50%	7.58%	5.98%	5.46%
4 or more cars or vans	1.34%	2.85%	2.03%	1.93%

- 15.4 Garages on new developments should not be recognised as a designated parking spaces and the general feedback from the community is that they do not, or do not often, use their garages for its intended purpose. In some cases, existing garages have been subsequently converted into other uses such as storage or residential.
- 15.5 To support the creation of more localised parking standards, the Neighbourhood Plan group consulted the community on a series of questions related to their opinions on parking and how they use their parking spaces.
- 15.6 Policy 9 provides a context against which proposals for new residential developments will be assessed. It sets out minimum car parking standards. It also requires a premium for visitor car parking for any larger developments that may come forward within the Plan period. The policy has been designed to ensure that new development does not add to the current levels of on-street car parking. Residential schemes that provide parking spaces above the minimum standards will be particularly supported where they maintain appropriate standards of layout and design for the wider development. Plainly, car parking should sit comfortably within the attractive setting of the village. The policy addresses this matter. Unsympathetic car parking arrangements or solutions (such as parking areas with intrusive lighting) will not be supported.



Parking issues in Waddingham

Policy 9: Parking Standards for New Residential Developments

1. Off-street car parking for new residential developments should be provided to the following minimum standards:

1 bedroom	1 parking space (per dwelling)
2 bedrooms	2 parking spaces (per dwelling)
3+ bedrooms	3 parking spaces (per dwelling)

2. On housing developments of 10 or more dwellings, allocated visitor car parking should be provided on site to an additional 20% of the figure calculated for the development based on the minimum car parking standards.
3. Garages may only be counted as parking spaces if they have suitable internal dimensions, as suggested by Manual for Streets (for a single garage of a minimum of 6m x 3m). Car ports, which are unlikely to be used for storage purposes, may be counted as parking spaces.
4. Where on-street parking is provided as part of a development, these should be designed into the wider street scene as suitable parking bays along the road sides.
5. Opportunities for the inclusion of electric charging points for vehicles either on the parking spaces or the property will be strongly supported.

16 Flood Risk

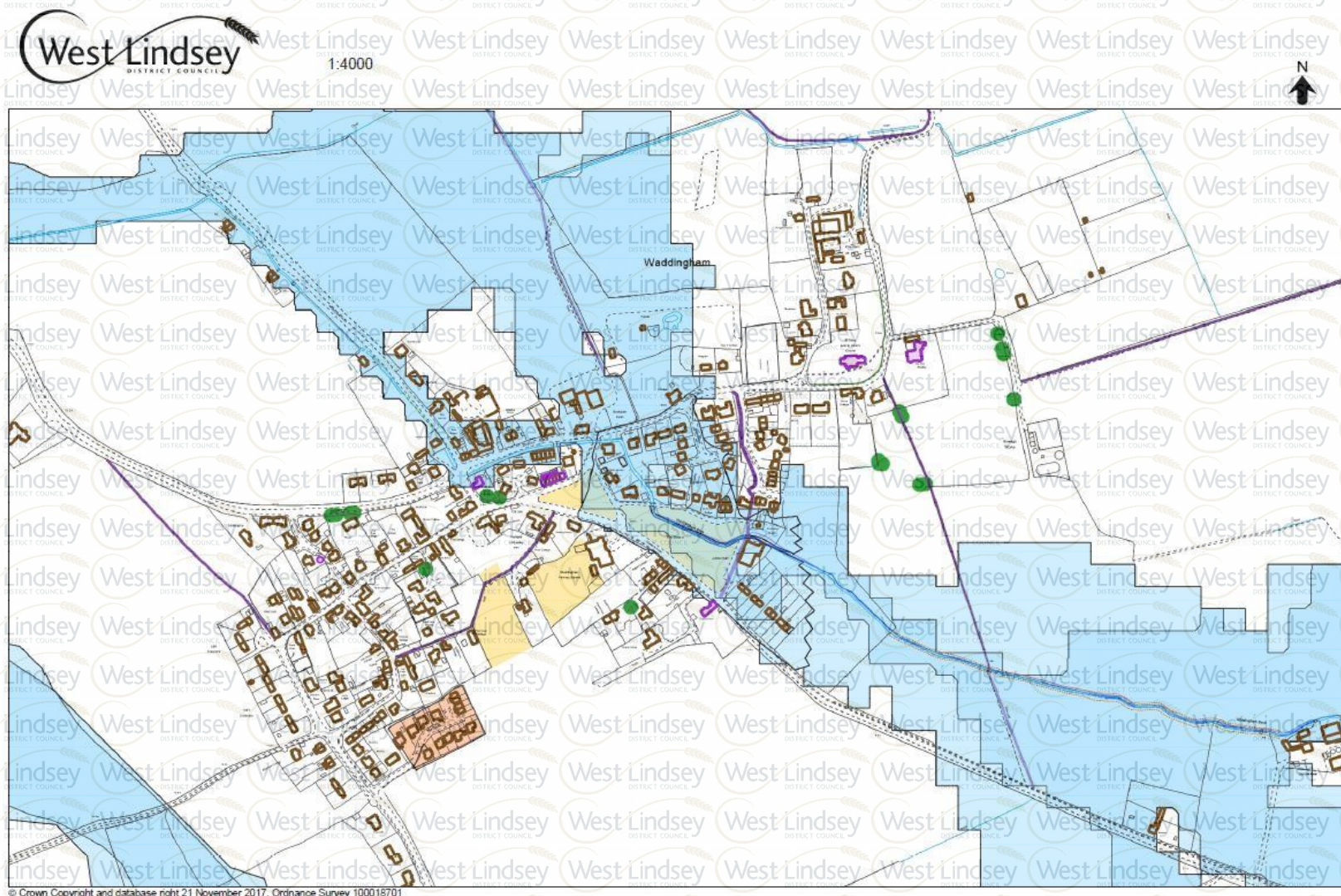
- 16.1 Although there are areas of Waddingham that are vulnerable to river-based flooding, there is no significant pressure to develop these areas due to the availability of land less vulnerable to flood risk. The CLLP Policy LP14 provides a sufficient basis for managing development and flood risk, but this was produced prior to the recently revised NPPF and therefore Policy 10 of this Neighbourhood Plan reflects the most recent published planning policy requirements for flood risk.
- 16.2 The NPPF sets out how the planning system should help minimise vulnerability and provide resilience to the impacts of climate change. NPPF and NPPG describe how Flood Risk Areas (FRAs) should demonstrate how flood risk will be managed over the lifetime of the development, taking climate change into account. The Environment Agency has published climate change guidance, which supports the NPPF and must now be considered in all new developments and planning applications. The document contains guidance on how climate change should be taken into account when considering development, specifically how allowances for climate change should be included with FRAs. By making an allowance for climate change, it will help reduce the vulnerability of the development and provide resilience to flooding in the future.
- 16.3 With regard to Waddingham, while the Waddingham Beck and land surrounding the River Ancholme – at Brandy Wharf will always exhibit high risk flooding, there is also an increased possibility of flood events caused by surface water and sewer flooding in the neighbourhood plan area, including those not affected by river-based flooding. This is as a result of climate change. After the devastating floods of 2007, there was some flood alleviation work undertaken to reduce the risk of flooding from the Waddingham Beck, but with increasing rainfall events and a more varied climate, it is important for new developments not to increase the risk of future flooding events.
- 16.4 New developments will therefore be required to incorporate sustainable drainage systems (SuDs) in accordance with national standards. Consideration should be given as to how these can be integrated with green infrastructure in the surrounding area. In accordance with recommendations from the Central Lincolnshire Strategic Flood Risk Assessment, new developments should maximise opportunities to provide natural flood management and mitigation.

Policy 10: Flood Risk

1. Development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. Where necessary, a Flood Risk Assessment (FRA) will be required. Proposals will be supported where the FRA demonstrates that development, including access, will be safe, without increasing flood risk both on site and elsewhere and, where possible, will reduce flood risk overall. FRAs are required to maximise opportunities for flood mitigation schemes which incorporate new or existing green infrastructure, where appropriate.
2. Where necessary, land that is required to manage flood risk will be safeguarded from development.
3. In areas of highest flood risk, development will not be permitted unless:
 - a) In the functional floodplain (Flood Zone 3b), it is water compatible or essential infrastructure; and
 - b) In Flood Zones 2 and 3a, it passes the Sequential Test, and if necessary, the Exceptions Test, as required by national policy.

Waddingham and Brandy Wharf Neighbourhood Plan 2019 - 2036

Map 10: Areas of light blue indicate Flood Risk 2 and dark blue indicate Flood Zone 3, in Waddingham



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17 Monitoring and review

- 17.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Waddingham and Brandy Wharf Parish will also be actively involved. Whilst West Lindsey District Council will be responsible for development management, Waddingham and Brandy Wharf Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 17.2 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 17.3 Any amendments to the Plan will only be made following consultation with West Lindsey District Council, residents and other statutory stakeholders as required by legislation.

The Neighbourhood Planning Act 2017 and NPPF now requires all 'made' Development Plans to be reviewed every 5 years and the Parish Council will monitor the Neighbourhood Plan to make sure it is working effectively and is up-to-date with any changes to national or local planning policy. If the proposed allocations within the Plan do not come forward for Planning permission within the first 5-years of the Neighbourhood Plan being made, then the Plan will be subject to a review of the allocated sites.

18 Appendix 1: Local Green Space Assessment

Local Green Space	Beauty	Historic Significance	Tranquillity	Recreational Significance	Ecological Significance
LGS 1: The Village Green	The spaces provide some open views towards the SE over open countryside. Those views were valued by members of the community and have is identified as an 'important view' in this Plan.		The site lies in a reasonably quiet area on the edge of the village with very little traffic noise.	The site provides the most recreational activity space in the village. The site accommodates a tennis court, play area, a football field and some amenity space with seating.	Little evidence of ecological significance
LGS 2: Churchyard	The churchyard forms part of the setting of the historic church	The church is one of the oldest buildings within the village and acts as a landmark on the local landscape.	The site is located within the older part of the village and is not near any major road or nosey industry.		Newts, bird, frogs, toads, insects have all been spotted in the pond and surrounding space.

19 Appendix 2: Site Assessment Report

- 19.1 This report builds upon the work undertaken as part of the Waddingham and Brandy Wharf Neighbourhood Plan. This document assessed each site's development potential and included initial feedback from the District Council's Planning Department, feedback from the community and relevant stakeholders. The document is an evidence base document and will help inform the Neighbourhood Plan on which sites are the most suited to be included within the draft Neighbourhood Plan as residential allocations.
- 19.2 These sites have been assessed according to their "known" constraints as described in the Introduction to this consultation paper based on a methodology from West Lindsey District Council. Factors that have shaped the information within the assessments are:
- Waddingham is identified as a category 5 Medium Village under Policy LP2 of the CLLP. Policy LP2 states that "unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support, the following applies in these settlements;
 - they will accommodate a limited amount of development in order to support their function and/or sustainability;
 - Typically, and only in appropriate locations**, development proposals will be on sites of up to 9 dwellings or 0.25 hectares for employment uses. However, in exceptional circumstances proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses where proposals can be justified by local circumstances.
 - **throughout this policy, the term 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, 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; and
 - not significantly harm the character and appearance of the surrounding countryside or the
 - rural setting of the settlement.
 - The impact that development of some of the proposed sites would have on the built character of the village; and
 - Some proposed sites were in, or adjacent to, areas of important local heritage.
 - Feedback from community consultation.

- 19.3 It should be noted that the overall 15% growth rate figure includes houses that have been built since 01 April 2012 and sites with planning permission for housing that have yet to be completed.

How many houses does Waddingham and Brandy Wharf need?

- 19.4 Policy LP4 establishes the total level of % growth for each Medium Village, and further policy requirements in respect of identifying whether a site would be suitable for development.
- 19.5 Waddingham is allocated a 15% growth level as the village contains 'key facilities', which equates to 44 new dwellings. In accordance with the LPA's most recent 'Monitoring of Growth in Villages' document (13/11/2018)¹, the settlement of Waddingham can still support 35 new dwellings before it meets its housing growth limit.

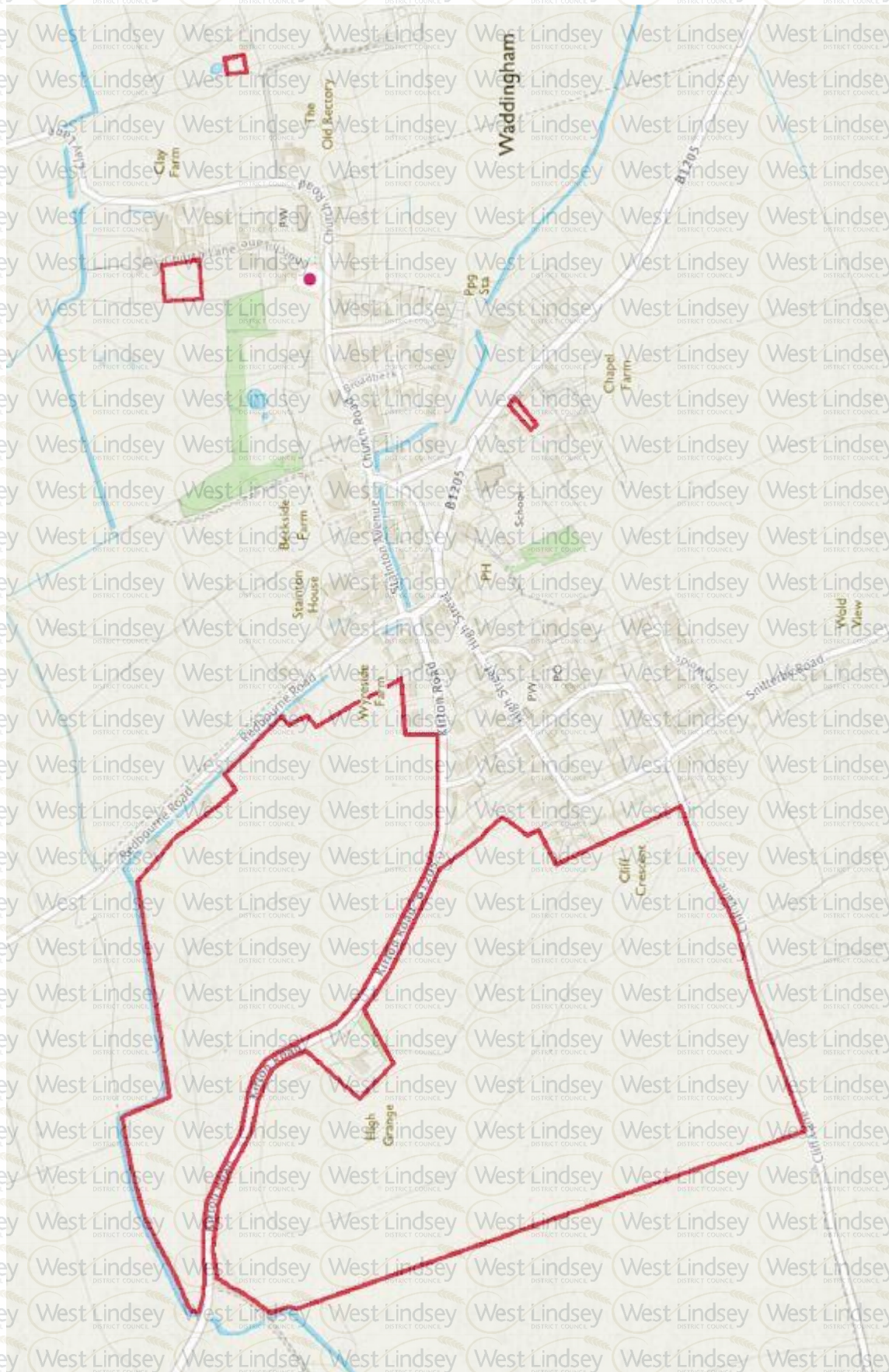
<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/housing-growth-in-medium-and-small-villages-policy-lp4/>

Step 1: A "Call for land"

- 19.6 A "call for land" consultation was undertaken through summer 2018 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 2018 and closed in May 2018. In total, 5 sites were submitted.

Step 2: Site Assessments

- 19.7 All 5 sites were assessed against a "site assessment methodology" provided by West Lindsey District Council. This methodology assesses 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 30th November 2018. A final Public Consultation on the Site Assessment Report was held on the 19th February 2019.

Map 11: Areas of land submitted through the 'Call for Land' consultation

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

- 19.8 In line with West Lindsey District Council's criteria about for growth in medium villages, the community were asked, as part of the Neighbourhood Plan survey, about their preferred approach to the development of their village.
- 19.9 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.

Meeting with Landowners

- 19.10 Following some of the comments raised by the statutory consultees, it was agreed that some of the affected landowners will be invited to a Neighbourhood Plan Steering Group meeting to discuss the issues and discuss reducing the site areas for NP04 and NP05 so they can be considered in the next stage of the process.
- 19.11 This document has assessed each site's development potential and included initial feedback from the District Council's Planning Department based on feedback from various consultees. The report will assist with the comparison of sites as any outstanding constraints or issues will be identified to be factored in when determining the site's suitability for allocation within the Neighbourhood Plan.
- 19.12 Following completion of the report, it became apparent that there were three potential sites which could be considered as part of the Neighbourhood Plan process. Therefore, a further opportunity to screen the potential sites was established by the Neighbourhood Plan group. This is largely based on the District Council's Site Allocations Screening Methodology, but with specific local criteria set out by the group.

Screening Criteria Methodology

- 19.13 The criteria are not 'weighted'. Although the sites with the highest number of **green** lights could be regarded as more desirable (with fewer adverse effects), sites have not been ranked in this document. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community.
- 19.14 Other information, provided within the "additional comments box" will look at more local issues such as landownership, public consultation, the location of the site in accordance with the existing developed footprint and character issues. This information will help make decisions on what sites will be identified as "potential allocations" within the draft Neighbourhood Plan.

Table 1: Site Assessment Criteria (Central Lincolnshire Local Plan)

Criteria	Red	Amber	Green
Flood Risk	50% or more of the site located in flood zone 3.	Some or all of the site in flood zone 2 or less than 50% in flood zone 3.	Site within flood zone 1.
Surface Water Flooding	More than 50% at high risk of surface water flooding.	Less than 50% of the site at high risk of surface water flooding and/or any of the site at medium risk of surface water flooding.	Site at low or very low risk of surface water flooding.
Nationally Important Wildlife Sites	Site intersects with a national or international wildlife site.	Within 500m of a national or international wildlife site.	More than 500m from a national or international wildlife site.
Local Wildlife Sites	Site intersects with a local wildlife site.	Within 500m of a local wildlife site.	More than 500m from a local wildlife site.
Ancient Woodland	Site intersects with an ancient woodland.	Site within 500m of an ancient woodland.	Site is more than 500m from an ancient woodland.
Regionally important Geological Site	Site within a Regionally Important Geological Site.	Site abuts a Regionally Important Geological Site.	No Regionally Important Geological Site within or

Criteria	Red	Amber	Green
			adjacent to the site.
Tree Preservation Orders (TPO)	TPOs on site that would likely need to be removed for development.	TPOs on or immediately adjacent to the site that can likely be retained as part of a development scheme.	No TPOs on or immediately adjacent to the site.
Agricultural Land Classification	50% or more of the site is within Grade 1 and 2 Land and is predominantly undeveloped.	Less than 50% of the site is within Grade 1 and 2 land and/or within Grade 3 land and is predominantly undeveloped.	Site is grade 4 or lower or is previously developed.
Contaminated Land	Site located on land that has potential for contamination given historic uses.	Site includes or is adjacent to some land that has potential for contamination given historic uses.	No anticipated contaminated land on the site.
Scheduled Ancient Monument (SAM)	SAM within the site.	SAM within 200m of the site.	No SAMs within 200m.
Listed Buildings Grade I and Grade II*	Grade I or II* Listed Building on the site.	Grade I or II* Listed Building within 200m.	No Grade I or II* Listed Buildings within 200m.
Listed Buildings Grade II	Grade II Listed Building on the site.	Grade II Listed Building within 200m.	No Grade II Listed Building within 200m.
Conservation Area	Conservation Area intersects with the site.	Conservation Area within 200m of the site.	No Conservation Area within 200m.
Historic Parks and Gardens	Site intersects with a Historic Park and Garden.	Historic Park and Garden within 200m.	No Historic Park and Garden within 200m.
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	Site is within an AONB or AGLV.	Site is within 200m of an AONB or AGLV.	Site is farther than 200m from an AONB or AGLV.

Criteria	Red	Amber	Green
Green Wedge (GW)	Site is within a GW.	Site is immediately adjacent to a GW.	Site is not within or adjacent to a GW.
Proximity to Nearest Primary School	Site is more than 800m from the nearest primary school.	Site is 400-800m to the nearest primary school.	Site is within 400m of the nearest primary school.
Proximity to Nearest Secondary School	Site is more than 1600m from the nearest secondary school.	Site is 800-1600m from the nearest secondary school.	Site is within 800m of the nearest secondary school.
Distance to Nearest Bus Stop	Nearest bus stop is farther than 800m from any part of the site.	Nearest bus stop is within 800m of part of the site.	Nearest bus stop is within 400m of part of the site.
Distance to Nearest Train Station	Nearest train station is farther than 1600m from any part of the site.	Nearest train station is within 1600m of part of the site.	Nearest train station is within 800m of part of the site.
Health	Nearest GP Surgery is farther than 800m from any part of the site.	Nearest GP Surgery is within 800m of any part of the site.	Nearest GP Surgery is within 400m of any part of the site.

Consultation with Statutory Consultees

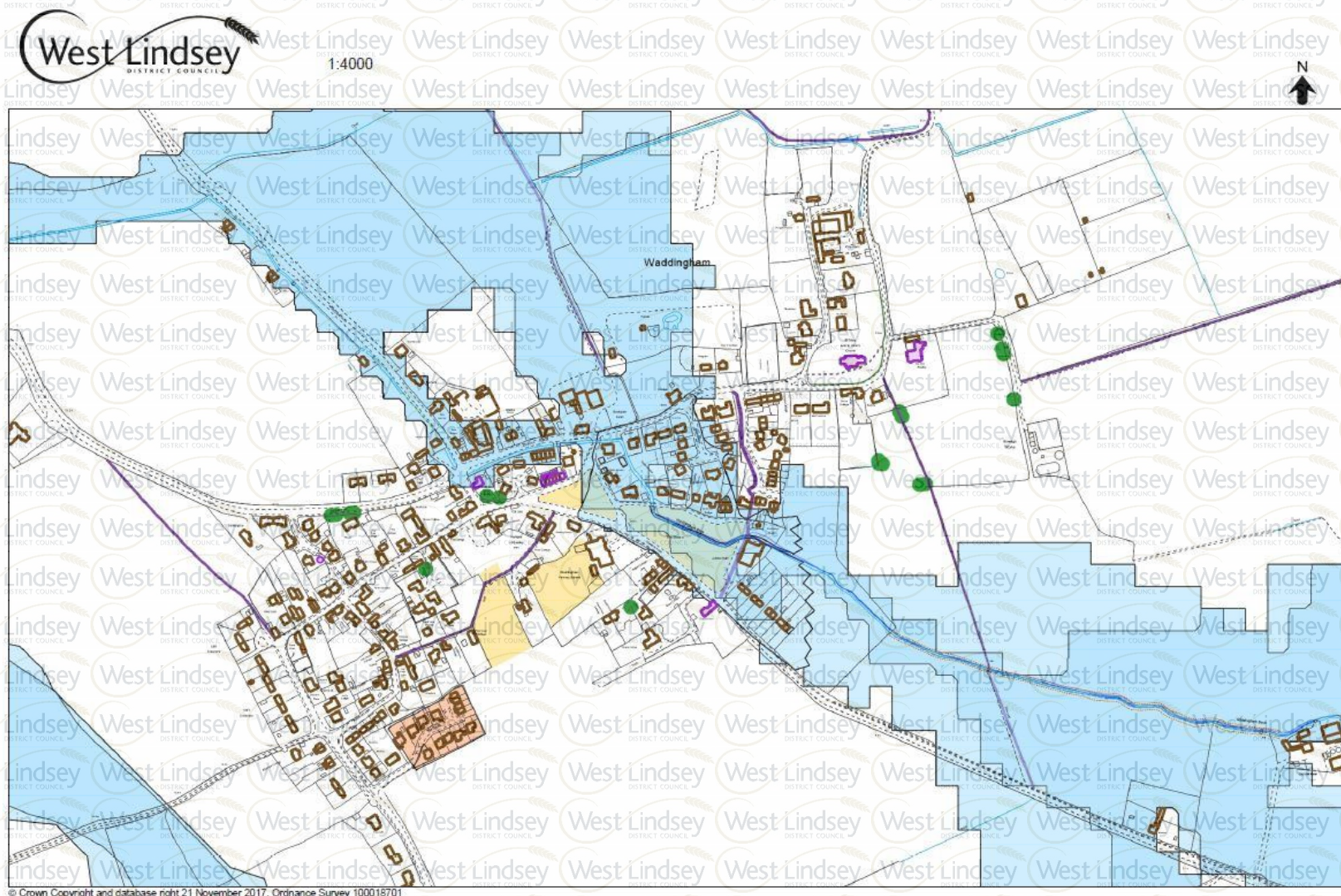
19.15 This document provides a desk-based assessment of all “known” planning constraints and a description in relation to the existing uses of the sites and their location. Key stakeholders will be consulted on these assessments and asked to provide comment where necessary. Once any additional information is added, the site assessments will then be finalised and shall provide the preferred sites for potential allocation in the Neighbourhood Plan. The assessments will then be made available for the public to make comment.

Consultation with the Public

19.16 The public were given the opportunity to view and comment on the information in this report during a public consultation events. Each respondent that came to the event was given a questionnaire where they were encouraged to identify whether they do, or they do not, support each site being proposed for development by landowners within the Neighbourhood Plan.

Waddingham and Brandy Wharf Neighbourhood Plan 2019 - 2036

Map 12: Planning Constraints in Waddingham and Brandy Wharf



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Key Agencies Consulted

- West Lindsey District Council (Planning, Conservation and Trees);
- Lincolnshire County Council (Highways, Environment, Minerals and Waste, Education and Health);
- North Lincolnshire Council;
- Historic England;
- Natural England;
- Environment Agency;
- Anglian Water;
- Severn Trent;
- The Coal Authority;
- Humberside Airport;
- National Grid;
- Clinical Commissioning Group (NHS); and
- Local Drainage Boards.

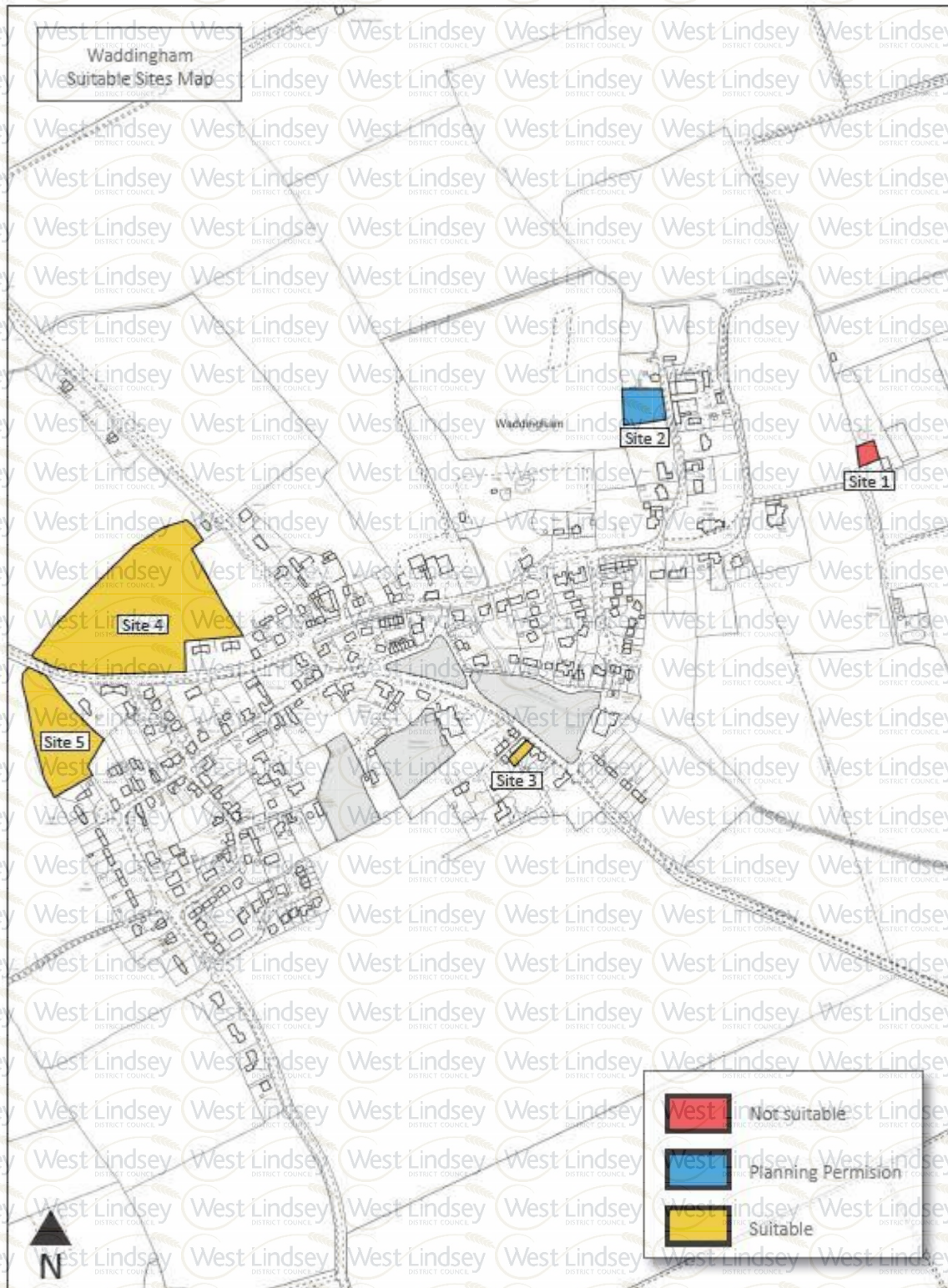
Screening Outcome

19.17 Sites were initially screened for their suitability based on Central Lincolnshire Local Plan Policy LP2 “appropriate locations”:

“Throughout this policy, the term ‘appropriate locations’ means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, 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; and*
- *Not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement”.*

19.18 Sites that did not meet this criterion were screened out and were not then subject to the more detailed Site Assessment Criteria as identified in Table 1. In addition, it was also agreed that Site 2 were not to be assessed due to it receiving planning permission and Site 3 due to this being only suitable for 1 dwelling and could come forward through existing planning policy. Only a smaller area of Sites 4 and 5 were subject to the Site Assessment Criteria.

Map 13: Suitable Sites

Site 4

Current use:	Paddock/ Field
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Medium village LP4 sequential test point 3
Site Area (Ha):	19.55
Surrounding land use(s):	North – Agricultural Land East – Road and Waddingham Village South – Agricultural Land West – Agricultural Land

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	There is no Conservation Area in Waddingham.
Other Heritage Matters:	There are no non-designated heritage assets close to the site.
Archaeology:	The whole site is not within an identified area of archaeological interest.
Trees:	There are a few mature trees on the boundaries of the site.
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the southern and eastern boundary. There is a Local Wildlife Site to the west, which is accessed using the lane to the south of this site.

Conservation comments:

No conservation issues.

Drainage comments:

Likely some drainage issues close the watercourse and if a large-scale development take place on the site some mitigations measures will need to be undertaken such as Sustainable Urban Drainage Systems to help prevent any surface water runoff and flooding.

Flooding comments:

Part of the site is located within Flood zones 2 and 3 – particularly adjacent to the watercourses. The site is large enough to remove the areas at risk of flooding from any future consideration and concentrate the area that is located in Flood Zone 1.

Local Authority comments:

The site is not considered to be an appropriate location for the growth as envisaged for the medium village of Waddingham (an additional 44 dwellings is being promoted through the Neighbourhood Development Plan). This site will extend the built footprint of the settlement into the 'open countryside' and will not retain the core shape of the settlement. The size of the site is also considered to be inappropriate. The site is around 11.4 ha in size and has the capacity to accommodate 205 dwellings at a relatively low density of 30dph (with 60% of the site area considered as being developable) which far exceeds the growth being promoted for Waddingham through the plan.

A smaller section of this site was submitted as part of the CLLP SHELAA and appears much more appropriate. The northern and eastern boundaries are located within areas at highest risk of flooding (Flood zone 2 & 3). Therefore, the flood risk sequential test will apply.

Landscape comments:

The site is large in size and it could accommodate the entire housing requirement for Waddingham. If this is the case, then consideration must be given to the impact the allocation could have on the surrounding landscape character and the character of the village and settlement edges. It is important that any negative impact is minimised.

Feedback from the public consultation event

- Would like a pathway to link up Redbourne Road through to the central part of the village;
- Provide a mixture of house types and sizes to accommodate a range of people;
- Provide some space for a play area as there currently isn't one within the village;
- The housing should not be managed by housing associations or private landlords;
- Support the improvement to surface runoff or sewage capacity as there are current issues within the village;
- Best use of space provided;
- Provide an appropriate level of parking spaces.

Flood Risk	A
Surface Water Flooding	A
Nationally important wildlife sites	G
Local Wildlife Sites	G
Ancient Woodland	G
Regionally important geological sites	G
Tree Preservation Orders	G
Agricultural Land Classification	A
Contaminated Land	G
Scheduled Ancient Monument	G
Listed Buildings Grade I or II*	G
Listed Buildings Grade II	G
Conservation Area	G
Historic Parks and Gardens	G
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value	G
Green Wedge	G
Proximity to Nearest Primary School	R
Proximity to Nearest Secondary School	R
Distance to Nearest Bus Stop	R
Distance to Nearest Train Station	R
Health	R

Site 5

Current use:	Paddock/ Field
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Medium village LP4 sequential test point 3
Site Area (Ha):	22.12
Surrounding land use(s):	North – Agricultural Land East – Road and Waddingham Village South – Agricultural Land West – Agricultural Land

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	There is no Conservation Area in Waddingham.
Other Heritage Matters:	There are no non-designated heritage assets close to the site.
Archaeology:	The whole site is not within an identified area of archaeological interest.
Trees:	There are a few mature trees on the boundaries of the site.
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the southern and eastern boundary. There is a Local Wildlife Site to the west, which is accessed using the lane to the south of this site.

Conservation comments:

No conservation issues.

Drainage comments:

Likely some drainage issues close the watercourse and if a large-scale development take place on the site some mitigations measures will need to be undertaken such as Sustainable Urban Drainage Systems to help prevent any surface water runoff and flooding.

Flooding comments:

Part of the site is located within Flood zones 2 and 3 – particularly adjacent to the watercourses. The site is large enough to remove the areas at risk of flooding from any future consideration and concentrate the area that is located in Flood Zone 1.

Local Authority comments:

The site is not considered to be an appropriate location for the growth as envisaged for the medium village of Waddingham (an additional 44 dwellings is being promoted through the Neighbourhood Development Plan). This site will extend the built footprint of the settlement into the 'open countryside' and will not retain the core shape of the settlement. The size of the site is also considered to be inappropriate. The site is around 21 ha in size and has the capacity to accommodate 378 dwellings at a relatively low density of 30dph (with 60% of the site area considered as being developable) which far exceeds the growth being promoted for Waddingham through the plan.

A public right of way runs through the site, advice should be sought from LCC rights of way team. The western boundary is located within an area at highest risk of flooding (Flood zone 2 & 3). An area to the south-west of the site is also located within Flood zone 2 & 3. Therefore, the flood risk sequential test will apply.

A smaller section of this site was submitted as part of the CLLP SHELAA and appears much more appropriate.

Landscape comments:

The site is large in size and it could accommodate the entire housing requirement for Waddingham. If this is the case, then consideration must be given to the impact the allocation could have on the surrounding landscape character and the character of the village and settlement edges. It is important that any negative impact is minimised.

Feedback from the public consultation event

- Would like a pathway to link up through to the central part of the village;
- Provide a mixture of house types and sizes to accommodate a range of people;
- Support the improvement to surface runoff or sewage capacity as there are current issues within the village;
- Not have a negative impact on neighbouring properties;
- New development should reflect the local density of the area;
- Not have an adverse impact on current infrastructure such as the school;
- Provide an appropriate level of parking spaces.

Flood Risk	A
Surface Water Flooding	A
Nationally important wildlife sites	G
Local Wildlife Sites	G
Ancient Woodland	G
Regionally important geological sites	G
Tree Preservation Orders	G
Agricultural Land Classification	A
Contaminated Land	G
Scheduled Ancient Monument	G
Listed Buildings Grade I or II*	G
Listed Buildings Grade II	G
Conservation Area	G
Historic Parks and Gardens	G
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value	G
Green Wedge	G
Proximity to Nearest Primary School	R
Proximity to Nearest Secondary School	R
Distance to Nearest Bus Stop	R
Distance to Nearest Train Station	R
Health	R