



WILLOUGHTON



NEIGHBOURHOOD

DEVELOPMENT PLAN | 2017 - 2037

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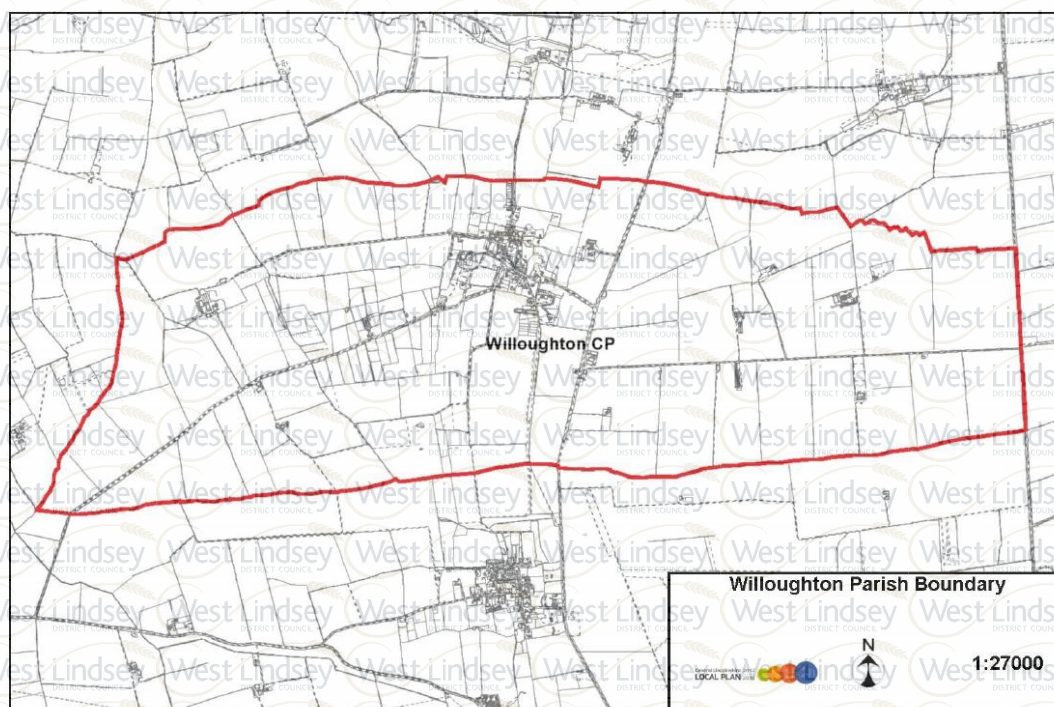
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1 What is the Willoughton Neighbourhood Development Plan?

1.1 This Neighbourhood Development Plan has been prepared by the local people of Willoughton Parish.

1.2 The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area, shown in figure 1, was designated as a Neighbourhood Plan Area, and Willoughton Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in April 2016.

Figure 1: Neighbourhood Plan Area



1.3 A Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Willoughton Parish Council has prepared this land use development plan that will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable serving current and future residents. When it has been 'made' by West Lindsey District Council (following rigorous consultation, independent examination and a local referendum) the policies will be used in assessing planning applications in the Neighbourhood Plan area (Figure 1).

1.4 The document has been prepared by the Willoughton Neighbourhood Plan Steering Group. Membership includes a collection of residents and local councillors and is led by the Parish Council. The Plan runs from 2017 - 2037 and includes the whole of the Parish of Willoughton.

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

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

Figure 2: List of consultation events and methods

Date	Event	Attendance/ responses
15/03/2016	Neighbourhood Plan Public Meeting with WLDC	25
From March 2016	Village Questionnaire	52
18/10/2016	Vision and Objectives workshop	39
5/07/2017	Character assessment and update event	12
28/09/2017	Draft Plan Consultation	30

- 1.6 Willoughton is considered a 'Small Village' within the Central Lincolnshire Local Plan. The village has expanded slowly over the past 20 years with small scale developments.
- 1.7 Local Planning policy has always been formulated at District level and West Lindsey District Council continues to have a legal duty to provide this via its adopted Local Plan. Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.

History of Willoughton Parish

- 1.8 The parish of Willoughton is situated about 4 miles south of Kirton in Lindsey. The boundary at the eastern edge is the Roman road called Ermine Street (A15) and Willoughton is bordered by the villages of Blyborough (North) Corringham (West) and Hemswell(South).
- 1.9 Willoughton sits below the limestone ridge and the settlement's water supply was derived from the local springs and wells. The prehistoric route known as the Jurassic way is now followed by Middle Street (B1398) which passes through the parish. The main economic activities of the village have always centred on farming.
- 1.10 Archaeological evidence indicates a long period of human activity in the Willoughton area. From Mesolithic era flint scatters, through Roman remains, evidence of Anglo-Saxon settlement (including a notable decorated hanging bowl) and intriguing earth works that hint at the stories of Knights Templars and ancient priories. The building material of the older cottages is the local limestone and even where houses have been rebuilt the evidence of older cottages remains in the foundations and in the walls of the newer buildings.

The Two Manors of Willoughton

- 1.11 The Domesday book of 1085 is the first documentary evidence of Willoughton. It describes a settlement of two manors awarded by William the Conqueror to the Norman soldiers Waldin Ingeniator (The Engineer) and Odo Arbalistar (The Crossbowman). The previous Saxon farmers of the territory are named as Alestan, Oclinar and Grimchel.

Waldin's Manor

- 1.12 This manor is in the south-east area of the parish. The manor was at first leased and by 1115 the manor had been given to the French Benedictine abbey of St Nicholas at Angers by the Empress Matilda. There is not much evidence to suggest that a priory of monks was established in Willoughton, but it is more likely that the site became a grange (farm with tithe barns for monastery or feudal manor) to provide income for the Abbey in France.
- 1.13 However, the records for English Monastic estates state that in 1139 the churches at Holbeach, Monks Kirby, Surfleet and Wing as well as the manor at Willoughton all belong to Willoughton Priory. A hamlet known as Helpesthorpe was established flanking a lane which ran directly South from the moated site (Monksgarth) on the east of the village. (Long Lane) It is undocumented apart from the fact that its tithes were given to St Nicholas at Angers (14th and 15th Century). It is suggested the inhabitants of Helpesthorpe farmed the manor.
- 1.14 The fields which run from Hollowgate Hill towards the church contain archaeological remains of the moated site. A rectangular moat surrounding a small platform artificially raised above the surrounding area is occupied by what appear to be the foundations of a large building. The site also contains channels and ditches and a series of ponds. These are thought to have

been fishponds. In a later period the ponds were used by a ropery for retting flax (19th century).

- 1.15 The Hundred Years War against the French led to the confiscation of French-owned lands including Willoughton Priory. The holdings at Willoughton were subsequently gifted to King's College, Cambridge in 1441 who kept their property in Willoughton until 1912 when it was sold to the Nicholson family.

Odo's Manor

- 1.16 The Domesday manor given to Odo had a minimum population of 24. It was passed on to Anfrid de Canceio and then on to Simon de Canci and Roger de Busei who were responsible for the founding of the Knights Templar Preceptory. The Preceptory was formed of the majority holding of the Domesday manor and consisted of 24 tofts with 23 tenants.
- 1.17 Willoughton Preceptory was established as an economic and administrative centre for the Templar's estates in northern Lincolnshire, becoming one of their richest holdings. Indeed, it was even visited by King John in 1216.
- 1.18 By 1312 the Knights Templars had been suppressed and their lands at Willoughton were gifted to the St John Hospitallers and Willoughton continued its role as the centre of a network of estates in central and north Lincolnshire. The Hospitallers owned the land until Henry VIII's Dissolution of the Monasteries Act. The land was held directly by the King from 1540 until 1545 when he gifted it to two London merchants who sold it to another merchant John Sutton in the same year.
- 1.19 The Sutton family owned the estate for several generations and some evidence of the Sutton family can still be seen in the village particularly the remains of a family tomb for Nicholas Sutton in St Andrew's Church. The land in this holding was eventually sold to the Earl of Scarborough.

Archaeological evidence

- 1.20 From documentary and archaeological evidence, the preceptory is thought to have consisted of a main precinct which was roughly rectangular and defined by moats on the west, north and south and south-east sides. The ones on the west and north sides are still deep and water filled. The present Temple Garth farm house sits within the precinct and is thought to be on the site of earlier buildings. Descriptions of the preceptory buildings list a chapel (1392), a dovecote (1535-76) gardens and orchards.
- 1.21 The main precinct appears to be divided into a series of plots separated by dry ditches, but whether these were tofts (homesteads with arable land) or part of the gardens mentioned is unclear.

1.22 The other part of this manor which was retained by Simon de CanCI passed down the family until the Monboucher family gave the land to the College of Holy Trinity at Tattershall. The college was dissolved by Henry VIII in 1520 and eventually this part of the manor was obtained by the Earl of Scarborough.

1.23 Throughout the 17th and 18th centuries the Earls of Scarborough vigorously worked at increasing their estates in Lincolnshire and Yorkshire – purchasing land wherever possible, leasing land from other landowners, leasing land to tenants, rearing sheep, selling wool and timber as well as other mixed farming. Initially based at Fillingham, the family eventually settled on a family seat at Sandbeck (South Yorkshire). The Earl of Scarborough was very much in favour of enclosure and when Willoughton was enclosed from 1768-9 the Earl of Scarborough was the principle landowner.

1.24 The Earl of Scarborough eventually sold his Willoughton holdings to prosperous Willoughton farmer Arthur Bright Cross who lived at The Mount House, Long Lane. Arthur Bright Cross died in 1925 and his land was purchased by the Nicholson family (Frederick Francis Nicholson – died 1930, was then succeeded by Clifford Nicholson).

1.25 With the acquisition of both manors and having purchased much of the freeholders land in the early 20th Century the Nicholson family owned most of the parish farm land. The estate is now managed by the trustees as the Limestone Farming Company.

The Village

1.26 The earliest map of the village is the 1769 enclosure map. The road and settlement pattern established by 1769 is relatively unchanged today. The map below demonstrates this.

Figure 3: 1866 OS Map)





The Church of St Andrews

- 1.27 The chancel of the church has been identified as being built in the 13th century. The Domesday book (1085) did not record a church, but one is mentioned in 1185 when part of its property was gifted to the priory. Very little is known about this early church. In 1794 a new nave and tower were built on to the chancel. The tomb of Nicholas Sutton sits within the chancel, however only part of the tomb is there being further evidence of the changes that have taken place in the building. The interior had further changes during the Victorian and Edwardian eras. This included changes of seating and the removal of an earlier gallery. The church is part of the Lincoln Diocese and is Grade II listed.

Methodist Chapels

- 1.28 The Primitive Methodist chapel on Hollowgate Hill was built in 1837 and rebuilt in 1867. The chapel closed in 1978 and had several uses before being converted into two flats. It is Grade II listed.
- 1.29 A Wesleyan chapel and Sunday school was established in 1814 in a lane off Vicarage Road. It ceased to be a place of worship in 1934 and was converted to a domestic dwelling. It is now unoccupied. An inscribed stone within the building is evidence of its previous use.

The Inn

- 1.30 The inn was recorded as being a part of the holdings of the St John Hospitallers in 1536. The present building is known to have existed from 1661. The inn has had several name changes previously being called The White Hart, and The Commercial Inn. 'The Stirrup' inspired by the racing stables in the village was a name adopted in the 1980s.

Temple Garth farmhouse

- 1.31 The buildings are standing on the site of the Knights Templar Preceptory. The current house was built in the mid-1700s. It is a Grade II listed building.

Schools:

- 1.32 In the Victorian era a series of small 'dame' schools existed in the village. In 1845 a new school was built in the grounds of the old vicarage. It was closed and converted to the village hall when the county primary school was opened in 1929.
- 1.33 The war memorial standing in the village centre was erected in 1927 to remember those who sacrificed their lives in the First World War.
- 1.34 Standing opposite the war memorial on the remnants of a village green is the old blacksmith's workshop in a building from the 1700s.



The Villagers:

- 1.35 The village supported its largest population in the mid -19th century peaking at 657 in 1851. Much of the population was employed in farming. However, during the latter half of the 19th Century the village supported a variety of shops and trades including a saddler, blacksmiths, wheelwrights, threshing machine owners, stone masons, well diggers, a ropery, boot and shoe makers, tailors, dressmakers and bonnet makers as well as grocery shops and a bakery.
- 1.36 Changes in farming practices, social change and the introduction of cheaper mass-produced goods, led to a rapid decline in the services provided in the village during the early part of the 20th century.
- 1.37 Clifford Nicholson had a passion for horse racing, and alongside the farming estate he established the Limestone Stud and racing yard. It was recognised as one of the best in the country and was visited by her Majesty Queen Elizabeth, the Queen Mother in 1962. A successful racing stable and stud is still present in the village.
- 1.38 Ethel Rudkin (1893 – 1985) whom was a writer, Antiquarian, Archaeologist, Local & Folklore Historian. Ethel was born and lived for most of her life at Rose Cottage, Willoughton. Her Home was filled with her diverse collections & became a place of pilgrimage for researchers, one of whom was C W Philips the archaeologist best known for leading the Sutton Hoo excavation in 1939. Phillips said 'I have never met one to whom this side of their regions culture has been more indebted over many years than to Ethel Rudkin, a lady of indomitable spirit.
- 1.39 Ethel helped to create The Museum of Lincolnshire Life & some of her collection also forms part of North Lincolnshire Museum.

Limestone Rangers Football Club:

- 1.40 The club was originally founded in 1924 and was known as Willoughton Rovers AFC. In 1971 the club was revived, and the pitch and financial backing was provided by the Limestone Farming Company, which was why the new name was adopted. The club has a range of teams from under 8's to senior levels. The teams are members of several leagues affiliated to the Lincolnshire Football Association. Limestone Rangers has been twinned with Stourby GIF in Denmark since 1979, with regular visits between the two communities.

Sources:

- 1.41 Change and Continuity: Rural Settlement in North West Lincolnshire. (1991) P.L. Eveson, C.C. Taylor, C. J Dunn, Royal Commision on Historical Monuments.
- 1.42 A North County Estate. (1975) T.W. Beastall. Phillimore Books

Location

- 1.43 The Parish of Willoughton, Figure 1, is located within West Lindsey District, Lincolnshire and consists of circa 300 people.
- 1.44 The Parish adjoins Blyborough and Hemswell. The village has an historic centre that significantly contributes towards the rural feel and character of the wider Parish. Willoughton currently has very few local services and facilities and residents are reliant on Kirton Lindsey, Gainsborough or Lincoln for most of their essential services. The village does, however, have a shop, Post Office, School, Public House and Village Hall.

How has this Neighbourhood Plan been developed?

- 1.45 As part of the process, Willoughton 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 and a village survey.



Neighbourhood Development Plan Survey

All surveys need to be completed by 29th April 2016



- 1.46 From these events, the following 'key' issues were consistently raised by the community as areas where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits. This was produced at a community consultation event where residents were asked to look at the existing/ future strengths, weaknesses, opportunities and threats for Willoughton.

SWOT Analysis undertaken by residents at a consultation event on the 18/10/2016

<p>Strengths</p> <ol style="list-style-type: none"> 1. Village approaches Hollowgate Hill and Gainsborough Road 2. Views from the cliff edge 3. Village Hall 4. Bus route 5. Access to the countryside 6. Pub 7. School 8. Church 9. Playing field 10. Shop 11. Landowner involvement 12. Sense of community 13. Rural views from the cliff 14. Football field and club 15. Listed Buildings 16. Play area 17. Limited growth allocated to the village through the Central Lincolnshire Local Plan 	<p>Weaknesses</p> <ol style="list-style-type: none"> 1. Constantly moving population due to most of the housing in the village being rented 2. Aging population 3. Nothing for children to do 4. Play park is out of date 5. Too few bungalows 6. Lack of street lighting in the village 7. Junction at Hollowgate Hill – Needs lighting, traffic calming and improved visibility 8. There's a spring on Hollowgate Hill that is dangerous in the winter months due to ice 9. No public bus route to Gainsborough 10. Limited public transport to medical services 11. Shop – the provision is very limited
<p>Opportunities</p> <ol style="list-style-type: none"> 1. Potential for a better mix of housing 2. Traffic Calming 3. Shop – to be upgraded 4. Village Hall could develop more activities and facilities 5. More infill development i.e. in gardens and paddocks 6. Need to attract families to sustain the school 7. Dining place at the pub 8. Upgrade the play area 9. Sign on the top road for the pub 10. Young people in the village 	<p>Threats</p> <ol style="list-style-type: none"> 1. Narrow road ways near the stirrup Inn. This area needs traffic calming (20mph, speed humps and footpaths). 2. Ageing population 3. Potential school closure as 60% of the children are from outside the village. 4. Flooding – poor drainage on Long Lane, Hollowgate Hill and Pond Corner 5. Increase in passing road traffic; 6. Potential loss of views to the "cliff".

2 Our Vision and Objectives

Our Vision

“The Parish of Willoughton will be a thriving rural community that provides a range of homes, employment, education, open spaces and valued community facilities for its residents. New developments within the village should be designed to enhance and preserve the landscape character of Willoughton”.

Our Objectives

2.1 Following from public consultation and feedback on issues, this Neighbourhood Plan supports the following community objectives:

1. To provide new, well – designed and sympathetic housing within the village to support the growth and sustainability of the Parish.
2. To provide a mix of new homes that is suitable for the local demographic now and in the future.
3. The Neighbourhood Plan will support the improvement to the B1398 at the top of Hollowgate Hill.
4. Seek the retention of the surrounding landscape and to protect our valued community open spaces.
5. Promote the retention, and where possible, the expansion of existing community facilities, for example, the shop, public house, school, village hall, playing field and church for the use and enjoyment of future generations.

Consulting the Community: Statement of Intent

- 2.2 This Plan reflects the community's need to have a greater involvement and influence in the future growth of the plan areas. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 2.3 The local community want their extensive local knowledge about this area to help inform the preparation of future planning applications. Furthermore, these proposals must consider the issues and concerns of the community across the Parish and recommends consultation on minor proposals.
- 2.4 Ensuring the community are involved at an early stage in the process will be of benefit to all parties as issues can be discussed and resolved early in the development of a scheme.
- 2.5 The requirements necessary to constitute, community consultation' are set out in the Statement of Intent below.

Statement of Intent

Those submitting proposals for development are encouraged to actively engage in consultation with local people and other stakeholders. Engagement with the Parish Council will be welcomed.

In consulting with the community, it will be considered best practice for the applicant to follow the guidelines set out in Appendix 1.

3 A Spatial Plan for development in Willoughton – New Housing Development

- 3.1 Public Consultation on this Neighbourhood Plan was undertaken during 2016 and 2017. Feedback supported the need for some housing development to sustain and grow the local population and existing services and facilities.
- 3.2 With new development in the area, policies must be in place to help make Willoughton more sustainable. Some policies in this Neighbourhood Plan are proactive to anticipate this change, whilst other policies provide greater clarity on what parts of the Plan area require protection.

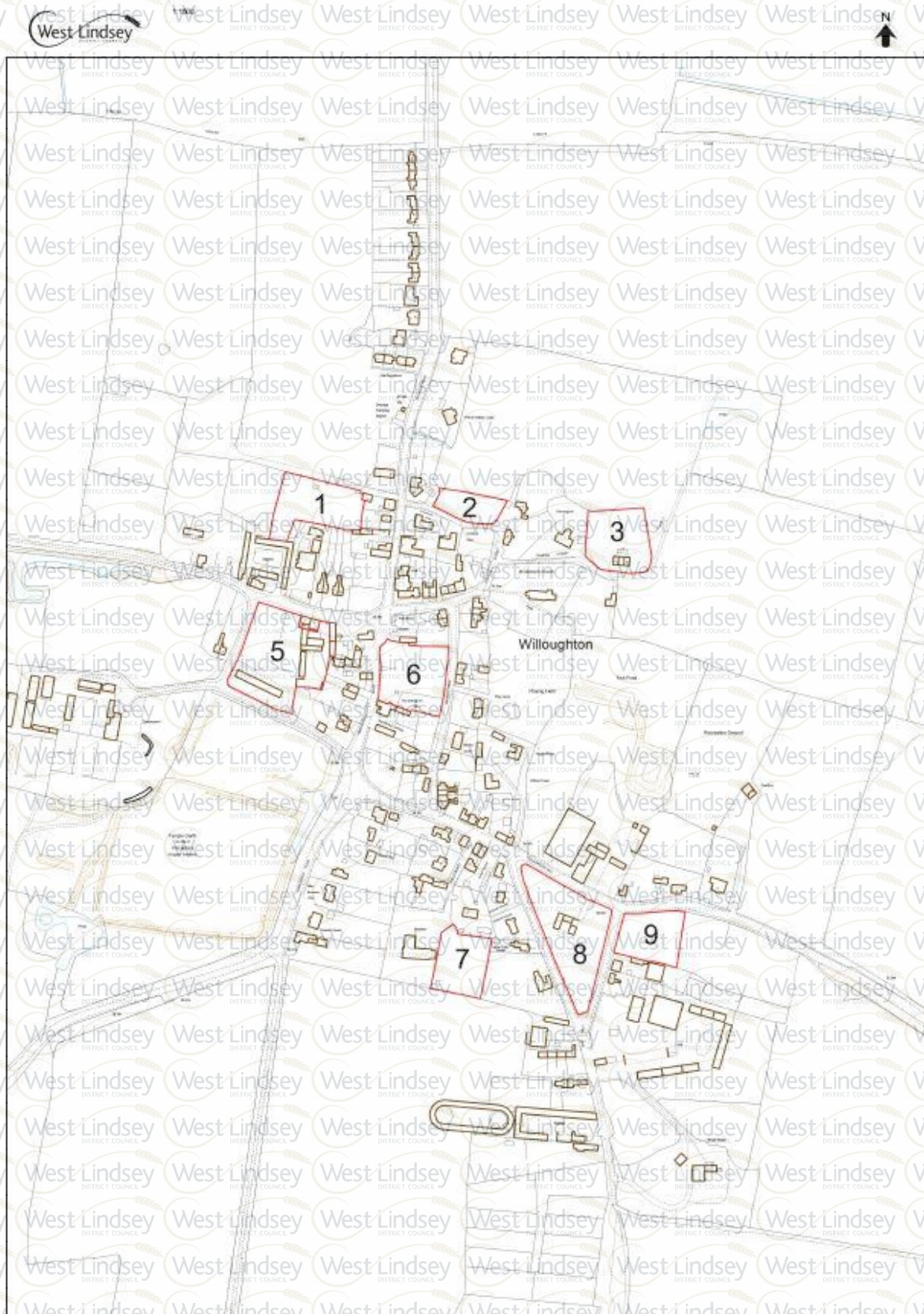


- 3.3 Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aims and vision outlined on page 13. The overarching development objectives are intended to sit alongside the specific policies detailed later in this document.
- 3.4 The Neighbourhood Plan will take a positive approach to development where it brings forward a balance of new housing to ensure the village remains an attractive and vibrant place to live. When commenting on development proposals, the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development and will work proactively with applicants to find joint solutions. This approach will mean that proposals can be supported to secure development that improves the economic, social and environmental conditions for the whole parish.
- 3.5 Willoughton is considered a 'small village' within the adopted Central Lincolnshire Local Plan. The Village has been allocated a 10% increase in housing stock over the Plan period to 2037. Although it is recognised that this is not a maximum, additional growth will only be supported where it contributes towards a sustainable neighbourhood and there is demonstrable community support. In August 2018 the delivery of an additional 16 houses was outstanding.

- 3.6 During the consultation with the community and the production of the Neighbourhood Plan, there were discussions about how the village should manage the projected growth. On this basis the policy sets out a range of options for the delivery of the strategic housing target for the village. These include the development of the potential sites identified in Appendix 2 (and shown in Figure 4) together with infill sites and the conversion of existing buildings. The policy has been designed primarily to operate within and adjoining to the existing settlement footprint. However, its final section addresses development which may arise in the countryside.
- 3.7 The neighbourhood plan provides an opportunity to address the likelihood for small scale infill developments of around 4 dwellings (as per Local Plan Policy LP4), to come forward on sites within the existing settlement footprint (see character assessment) of Willoughton. This is likely to make an effective and appropriate use of suitable development land within, or directly adjoining, the settlement footprint of the village. It also provides an opportunity for sensitive development to contribute towards addressing the specialist housing needs in the area such as accommodation for older people, for example. The Plan uses the terminology of 'the existing settlement footprint of the village' to reflect the work undertaken as part of the plan-making process in the Character Assessment. Its effect is very similar to 'the developed footprint' used in the Central Lincolnshire Local Plan. It has regard to the inherent design and layout of the village which does not readily lend itself to the definition of a developed footprint as anticipated in the Local Plan. Nevertheless, the approach taken in the submitted Plan has been designed to ensure that development taking place would accord with the three criteria included in the definition of 'appropriate locations' in the Local Plan.
- 3.8 Through the development of the Plan, the community identified potential suitable sites (on figure 4) within Willoughton that are considered either previously developed, suitable buildings for conversion, a redevelopment opportunity or an appropriate infill site. The steering group are working with the relevant landowner to see these developed as priority sites over the plan period. More information on these potential sites can be found in Appendix 2.
- 3.9 These sites are not allocations, but simply an identification of what areas of land are available for development within the village to accommodate the required 10% growth. There was a strong opinion from the consultation feedback that residents preferred the development of infill and previously developed sites around the village. The policy also supports the conversion of existing buildings to residential use. Due to the historic nature of much of the existing building stock in the village the redevelopment of existing buildings for residential purposes will only be supported in specific identified circumstances.



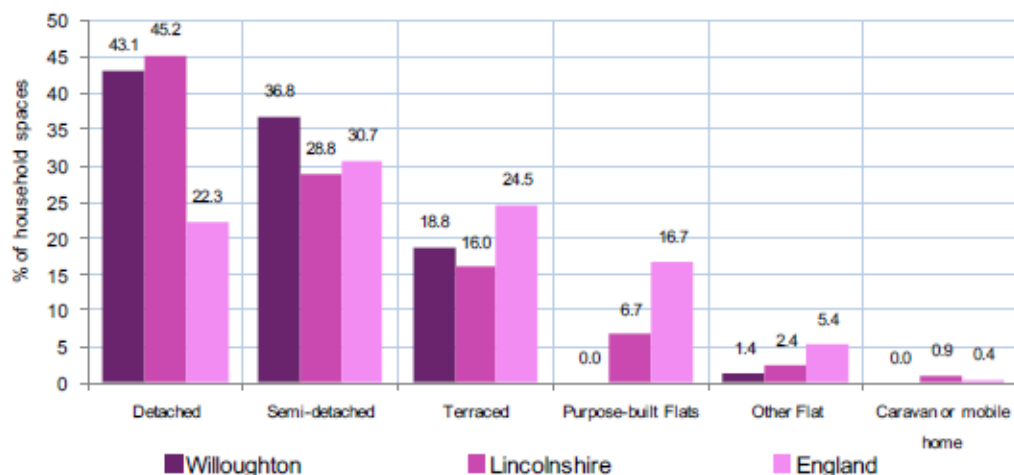
Figure 4: Potential Development Sites in Willoughton



Dwelling Types

- 3.10 The type and distribution of dwellings within Willoughton is another key element to the character of the village. Semi-detached dwellings typify development from around the 1950's, with replacement buildings in the village core subdividing plots to add more homes, or with linear development running to the north using this type. The number of both detached and semi-detached dwellings in Willoughton are higher than the national average, but lower than that in other villages within Lincolnshire.

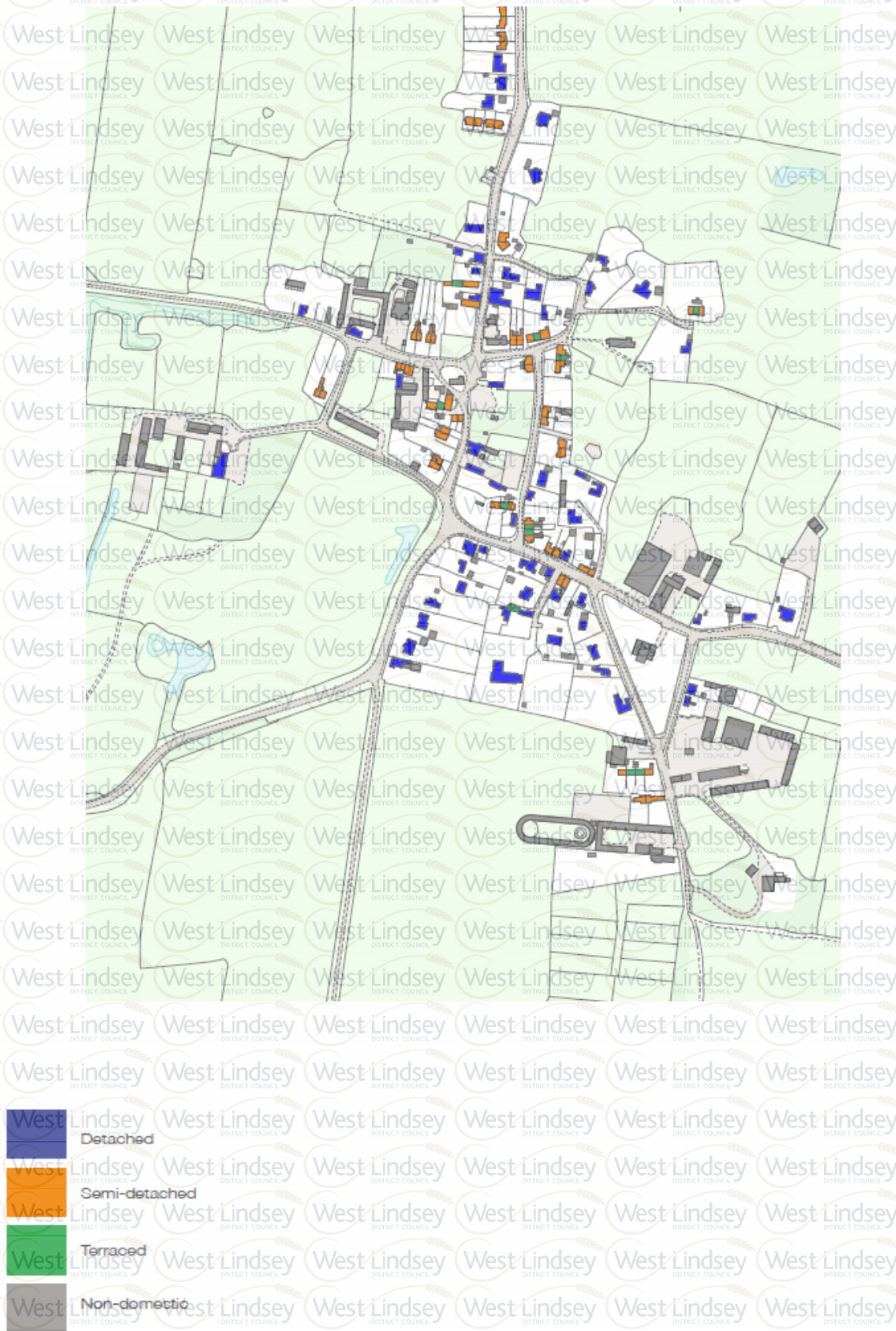
Dwelling type breakdowns



ONS – Neighbourhood Statistics 2012

- 3.11 A very small number of terraces are present within the village, and these tend to be short - around three or four homes - and are mainly clustered around the village core.
- 3.12 Through the feedback from the public consultation, residents supported the development of smaller, more affordable, homes to support younger families moving to the village. There was also support for additional accommodation for elderly residents.

Figure 5: Housing types in Willoughton



Policy 1: New Residential development in Willoughton

1. Proposals for new residential development, of a limited nature of around 4 dwellings, including the conversion of existing buildings, shall be supported where they provide suitable opportunities for infilling or the redevelopment of previously developed sites within, or directly, adjoining the existing settlement footprint of Willoughton and they conform to other relevant planning policies within this Neighbourhood Plan and where the resulting development would:
 - a) retain the core shape and form of the village;
 - b) not significantly harm the settlement's character and appearance as described in the Character Assessment; and
 - c) not significantly harm the character and appearance of the surrounding countryside or the rural setting of Willoughton in general and its listed buildings, scheduled ancient monuments and the Area of Great Landscape Value in particular.
2. Proposals for new residential development of any of the potential sites included in Appendix 2 of the Plan (and as shown in Figure 4) and which that would deliver 5 or more dwellings will be supported where the resulting development would:
 - a) retain the core shape and form of the village;
 - b) not significantly harm the settlement's character and appearance as described in the Character Assessment;
 - c) not significantly harm the character and appearance of the surrounding countryside or the rural setting of Willoughton in general and its listed buildings, scheduled ancient monuments and the Area of Great Landscape Value in particular; and
 - d) include an appropriate mix of dwellings to cater for younger families and older persons.

Conversion of existing buildings

3. Proposals for new residential development within or directly adjoining the existing settlement footprint of Willoughton that involve the conversion of existing buildings to residential use will be supported where they can demonstrate:

Cont.....

a) the building is capable of conversion without significant extension, rebuilding or external alteration;

b) the proposal makes a positive contribution to the street scene, its wider landscape setting, and respects the buildings historic value, through the retention of historic or positive architectural features, including any non-designated heritage assets, and use of appropriate design and detailing of new elements that do not compromise the external (often non-domestic) character of the building;

c) the resulting development is in accordance with the dwelling number size thresholds set out in the first part of the policy.

Replacement of buildings

4. Residential development proposals for the replacement of buildings within Willoughton shall only be supported where they can demonstrate that:

a) the redevelopment of the site is for its existing permitted use (other than where this is clearly no longer appropriate in the context of the immediate area);

b) the replacement building is not of a larger scale that would cause a detriment to local character or the private amenity of nearby properties; and

c) the resulting development is in accordance with the dwelling number size thresholds set out in the first part of the policy.

Private Garden Space

5. In all cases proposed new dwellings should provide appropriate garden amenity space to meet household recreation needs. The space provided should be in scale with the dwelling concerned, reflect the character of the surrounding area and be appropriate in relation to the local topography and to secure privacy between adjacent dwellings.

Residential development in the countryside

6. Proposals for new residential development in the countryside beyond the existing settlement footprint of Willoughton will be determined against Policy LP55 of the Central Lincolnshire Local Plan and any successor policies which may arise within the Plan period.

4 Public Open Space

- 4.1 Willoughton has some quality public green spaces that are accessible to the community.
- 4.2 To be sustainable, future growth of the village must be matched with growth to support services, facilities and infrastructure, notably health and recreation facilities that reflect the needs of the demography of the village.
- 4.3 Any development needs to enable and encourage residents to protect, maintain and enhance the village's public spaces. Whilst there are already footpaths, public rights of way and public open space facilities available in the village, some may require enhancement. Any enhancement would also support an increase in their usage, which will help promote the social health and well-being of the community.
- 4.4 In addition, exploring opportunities to improve our existing assets need to be considered through the plan period by the Parish Council and active community groups.
- 4.5 Willoughton has four public spaces, which include:

POS1: Land opposite the Village Hall

- 4.6 This is a private green space within the village and has been recognised within the Central Lincolnshire Local Plan as an "important green space".



POS2: The Churchyard

- 4.7 This space has informal public access through to the recreational area and is used regularly by residents for walking.



POS3: The Playing Field

- 4.8 This area is a multi-use recreational space which is regularly used by children, the school and dog walkers. There is public access to and across this site to other parts of the village forming an important green infrastructure route.

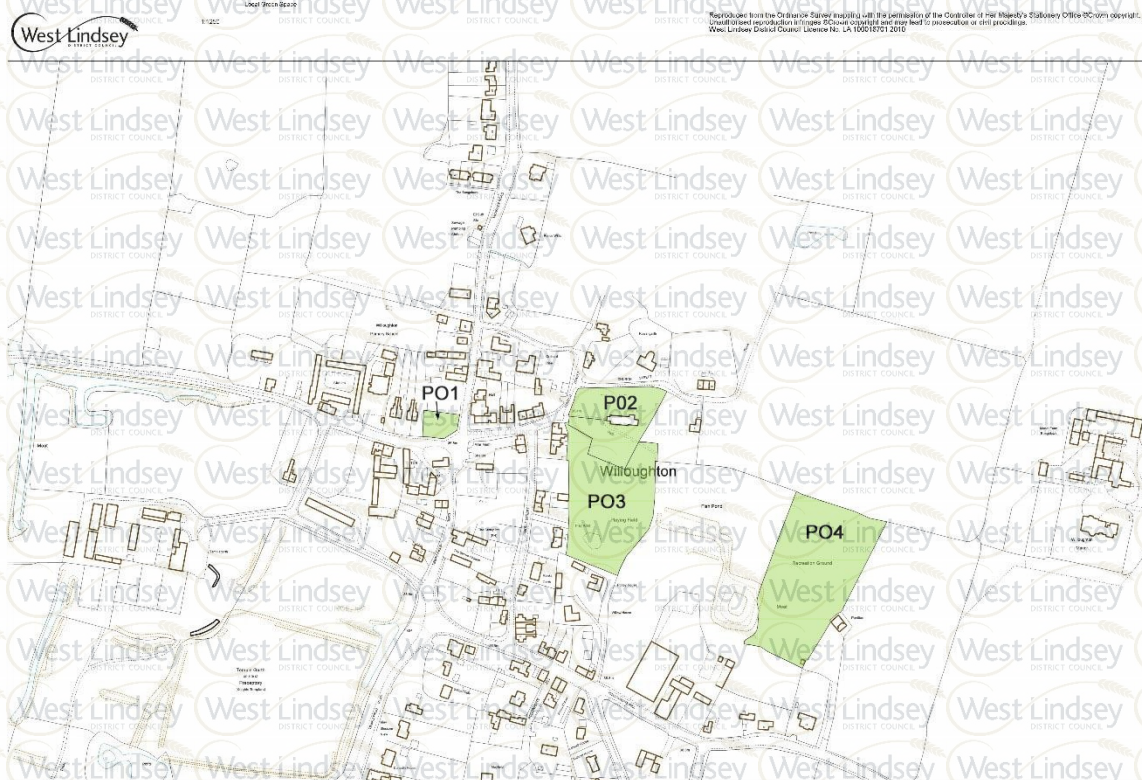


POS4: Football Field

- 4.9 The large football field to the east of the playing field where football matches are played. However, this site does have a restricted access to the community when matches are not being played.



Figure 6: Public Open Spaces

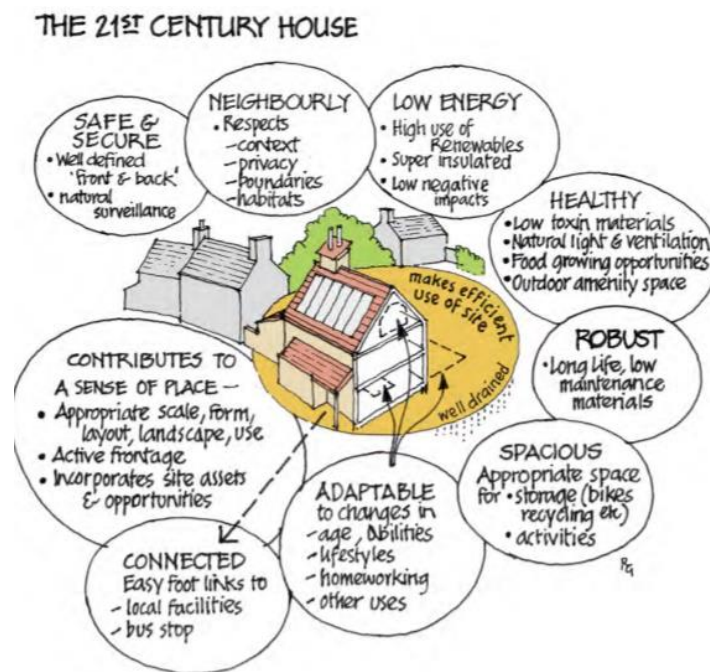


Policy 2: Public Open Space

1. All new proposals shall seek to preserve, and where possible, enhance the green spaces, as identified on figure 6.
2. Where opportunities exist, proposals shall seek to restore underused or poorly maintained spaces, whilst retaining their amenity value.
3. Where developments propose to create new green spaces, or connections to existing spaces, they should accord with the following:
 - a) the space or connection is easily accessible to all;
 - b) be easy to maintain;
 - c) clearly signed;
 - d) provide opportunities to improve local wildlife and habitats; and
 - e) improve the connections to neighbouring villages.

5 Local Character and Design Principles

- 5.1 To design successful places, all new development should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning and place making.
- 5.2 High quality sustainable design is design that is of a notable standard, which, by its nature, will sustain over the longer term, is adaptable, and it is fit for purpose in the 21st Century.



- 5.3 A fundamental part of achieving high quality sustainable design, and ultimately high quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities that contribute to local distinctiveness.
- 5.4 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.
- 5.5 It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of this policy is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site, or in the context of the wider neighbourhood area.
- 5.6 "Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development." (PPG: Design (2015)).



Development Principles

1 Working with the site

- 5.7 Working with what you have on site enables new developments to make the most of their setting, embedding existing landscape and other natural features into the design in a way that helps maintain links to the history of the area whilst retaining the character of the site. New development in the Plan area should seek to work with the landscape, retaining important trees and other ecological features and using the topography to influence the alignment of streets.
- 5.8 Existing trees and vegetation should, where practical, be retained in such a way as to add visual amenity and ecological value to the development. Existing trees and hedges can give new development a mature look. However, difficult to maintain or manage greenery should be avoided, as this has the potential to cause problems in the future.

2 Connecting to the neighbourhood

- 5.9 New developments should be designed in a way that offers more than just a movement corridor for cars; they should be pedestrian and cycle friendly, have sufficient space for parking.
- 5.10 Any new streets should be simple and uncluttered, with decent lines of sight, low speeds and space for trees and planting. Over-engineered junctions should be avoided, and all streets should be designed taking inspiration from the most up-to-date Manual for Streets principles.

3 Making a place

“Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation”. (PPG: Design (2015)).

- 5.11 All new development in the Plan area should seek to promote local character and identity, because through doing so it is possible to protect and enhance what is already there for existing residents and provide community and social cohesion for those new to the area. A criticism often levelled at new development is that it ‘lacks character’, with many new developments looking generic despite the wide range of building types and materials used. Often this is due to overly standardised approaches to streets and spaces, where very little room is given for the types of innovation that allow one place to be different from another. Also, too wide a range of materials and styles can confuse the identity of new development, with the lack of a coherent approach weakening the overall visual quality and diluting the overall character.
- 5.12 To maintain local distinctiveness, new development should be reflective of local aspects such as:
- The local landform and the way development sits upon it;
 - The local pattern of streets, blocks and the dimension of plots;
 - Development style and vernacular;
 - Built form, massing and materials (including street furniture and boundaries).
- 5.13 Developers should demonstrate how they have embedded local character in their Design and Access Statement.

Settlement Pattern

- 5.14 Historic Willoughton is a predominately nucleated settlement and its shape has a strong relationship with the underlying topography of the area. The main streets within the village, such as; Templefield Road and Middle Street, run along the local ridge lines, parallel to the Cliff. Where streets run against the topography, they do so perpendicular to the slope. Church Street, Hollowgate Hill and Long Lane all run directly up the slope towards the ridge line, allowing for long and uninterrupted views to the high ground. These views and the way streets allow for them is an important characteristic of the village, giving it a rural feel with visual likes to the wider countryside.
- 5.15 The settlement pattern is essentially compact, with development clustered around the key junctions such as where Templefield Road meets with Hollowgate Hill or where Church Street, Northfield Lane and Vicarage Road converge near to the war memorial. Some linear development has occurred in the village, especially along Vicarage Road heading north

towards Blyborough, but this is unusual from the historic and characteristic pattern. Note how the development here is very noticeable on the plan (figure 5). Beyond the main streets are small lanes that run along local ridges, which generates a distinctive relationship between the orientation of the streets and the local landforms. This relationship also allows for the formation of a deformed grid of interconnecting streets. Dead ends are uncommon in Willoughton, and this is an important lesson should future development require the formation of new streets and lanes.

Local Character features

- 5.16 Willoughton Parish has a predominantly rural landscape interspersed by the village of Willoughton and isolated farmsteads. The parish is characterised by the limestone escarpment of the “Lincoln Edge” or “Willoughton Cliff” as it is locally known. Towards the west and south, the parish is dominated by agricultural lowlands that extend towards Corringham Parish. The upland of the Lincoln Edge rises some 60m above the surrounding landscape and therefore plays a significant role in the areas visual amenity and is designated, in the Central Lincolnshire Local Plan, as an Area of Great Landscape Value. Willoughton, like neighbouring parishes has a close relationship to “the Edge” and forms one of the areas “Edge Villages” that run from Sleaford along to Scunthorpe.

View from the Cliff down Hollowgate Hill, Willoughton



View from the cliff looking south-west over the Trent Valley



- 5.17 Willoughton is a predominately nucleated settlement and its shape has a strong relationship with the underlying topography of the area. The main streets within the village, such as Templefield Road and Middle Street, run along the local ridge lines, parallel to The Cliff. Where streets run against the topography, they do so perpendicular to the slope.



- 5.18 Church Street and Hollowgate Hill run directly up the slope towards the ridge line, allowing for long and uninterrupted views to the high ground. These views and the way streets allow for them is an important characteristic of the village, giving it a rural feel with visual links to the wider countryside. The settlement pattern is essentially compact, with development clustered around the key junctions such as where Templefield Road meets with Hollowgate Hill.

Beyond the main streets are small lanes that run along local ridges, which generate a distinctive relationship between the orientation of the streets and the local landforms. This relationship also allows for the formation of a deformed grid of interconnecting streets.

Evolution of the village

- 5.19 When tracking the evolution of Willoughton over time, a pattern starts to emerge; most of the development has occurred within the historic confines of the original village. Many of the newer buildings in the village are either replacements of previous ones or infill development, occurring through plot sub-division.
- 5.20 Some of the recent additions to the village do not adhere to this approach. Some newer dwellings form the distinct spur to the north, where the village form becomes more linear along Vicarage Road. This is a noticeable break from the close, densely nucleated core of the village and is out of character in terms of growth patterns. This pattern of densification and infill gives important clues as to how to manage any future growth in the village.
- 5.21 New development should, where possible, be contained within the existing village curtilage. Past linear development has damaged the urban morphology of the village and introduced alterations to the settlement pattern that are not in keeping with villages of this nature. Spring line villages have tight, nucleated patterns and this forms an essential part of their character.



Character Areas

- 5.22 New developments should assess whether the site relates to an existing area of character and determine how the scheme can introduce areas that strengthen character and reinforce local distinctiveness. There may be opportunities to introduce new elements or character areas if a place has a weak, unremarkable character. However, the context (immediate or wider) should normally provide the starting point to developing the principles that will define a character area, with the aim of strengthening the distinctiveness of the settlement and being appropriate to the place.
- 5.23 The Willoughton Character Assessment (Appendix 3) identifies five-character areas within the village. The assessment details the areas distinctiveness and common features that should help inform new developments in the future. A summary of each character area is provided on the following pages.

Vicarage Road



5.24 The main approach to the village from the north is comprised of 19th linear development, with detached and semi-detached houses set within long, linear plots that line the street in a regular fashion. This development pattern is reflective of house building of that time. The arrangement is simple and repetitive, enabling on-plot parking and active frontages, and with gardens to the rear offering a soft transition between the built form and the open countryside to the west. Close to the village core, more vernacular development can be found.

Northfield Lane/ Church Street



5.25 Northfield Lane and Church Street from the main east-west route through the village, taking in the school, parts of the village core and the main approach from the west, plus the historic church and grounds to the east. Long views onto the Cliff can be found on Church Street. The look and feel of the north and south, with a more rural treatment and a character more reflective of historic Willoughton. Here, you can find some replacement buildings, rebuilt on the existing plots.

Templefield Road/ Middle Street



5.26 Templefield Road and Middle Street form the core of the village, taking in the space near to the war memorial. This area has a loose grain of plots and buildings, feeling rural and fragmented. Many of the buildings appear as individual items rather than being part of clusters or collections. The streets have large soft verges and mature trees. Several of the plots are open to the street, allowing the garden spaces to feel part of the public space.

Templefield Road/ Hollowgate Hill



5.27 The southern extent of Templefield Road and the turn to the east on Hollowgate Hill are where some of the larger properties in the village can be found clustered. There are new-build units in the vernacular style to Templefield Road, where as similarly large units on adjacent Long Lane are less village-specific. Hollowgate Hill contains many fine buildings, ranging from domestic dwellings through to the former Methodist chapel.

Long Lane/ Hollowgate Hill

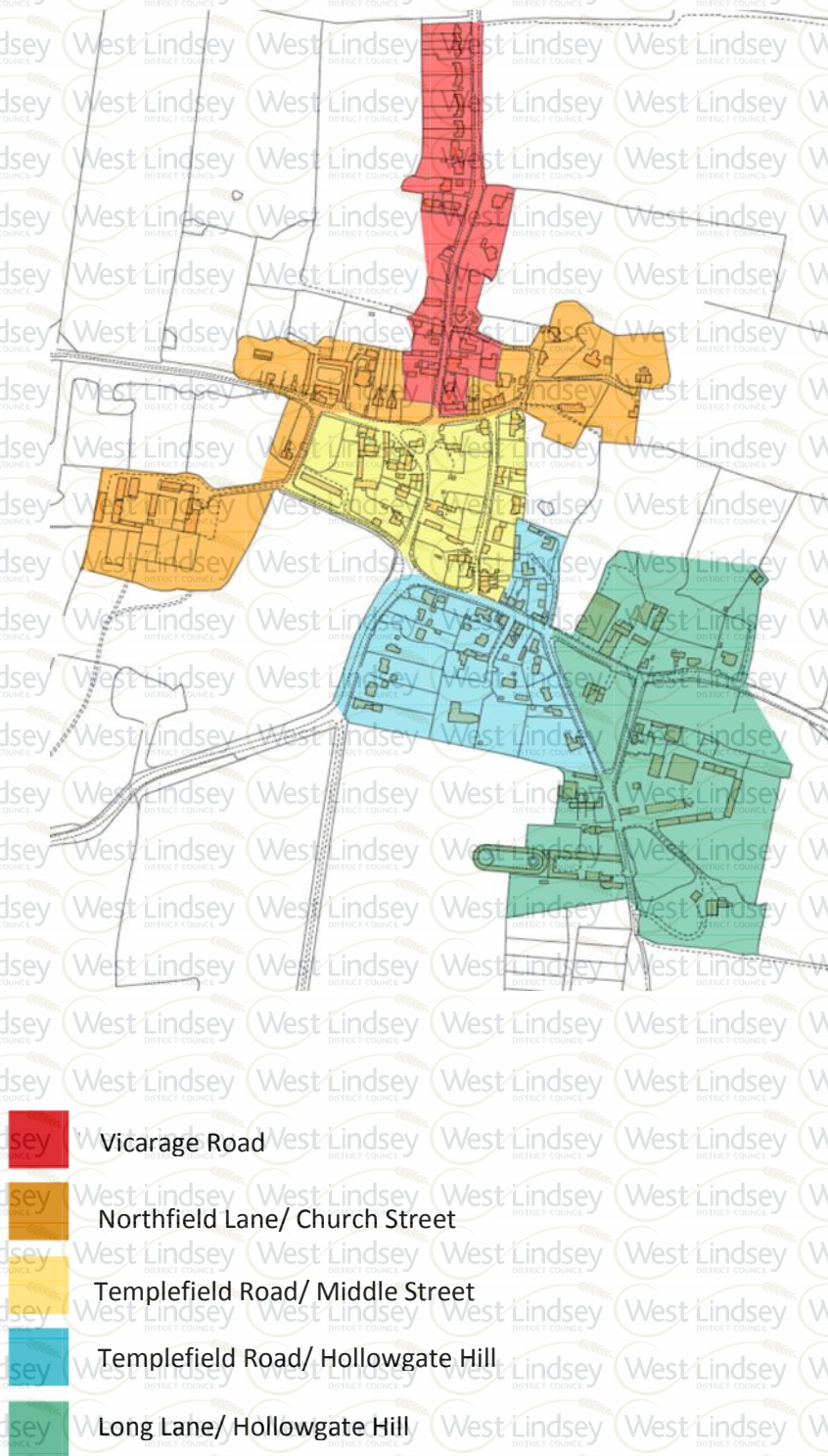


5.28 As you head out of the village to the east, you head into an area characterised by non-domestic buildings, with a fragmented layout and the look and feel of historic rural industry.

Mature trees and soft verges combined with views across paddocks and fields are key aspects of this part of the village, and long views onto the Cliff beyond help connect the village with the landscape through this character area.

Please see the Willoughton Character Area Assessment for more detail on each identified character area.

Figure 7: Character Areas in Willoughton



Rural Lanes within Willoughton

- 5.29 A key characteristic of the village is its rural lanes. These have soft verges to the side of the street, often wide and green, backed at the plot boundary by either low walls or hedges. These can be found on Church Street, Long Lane, Northfield Lane, and elements can be found on the approaches to the village, especially to the south.
- 5.30 Some of these verges are narrow - around 1m - but others extend for several metres and add generosity and spaciousness to the streets. The informal nature of these lanes is one of their key aspects, with no kerb upstand, minimal street markings and no lighting. This street type is a useful precedent for adding low-key, minor routes within the village that help it to maintain a rural look and feel.

Views of the rural lanes around Willoughton

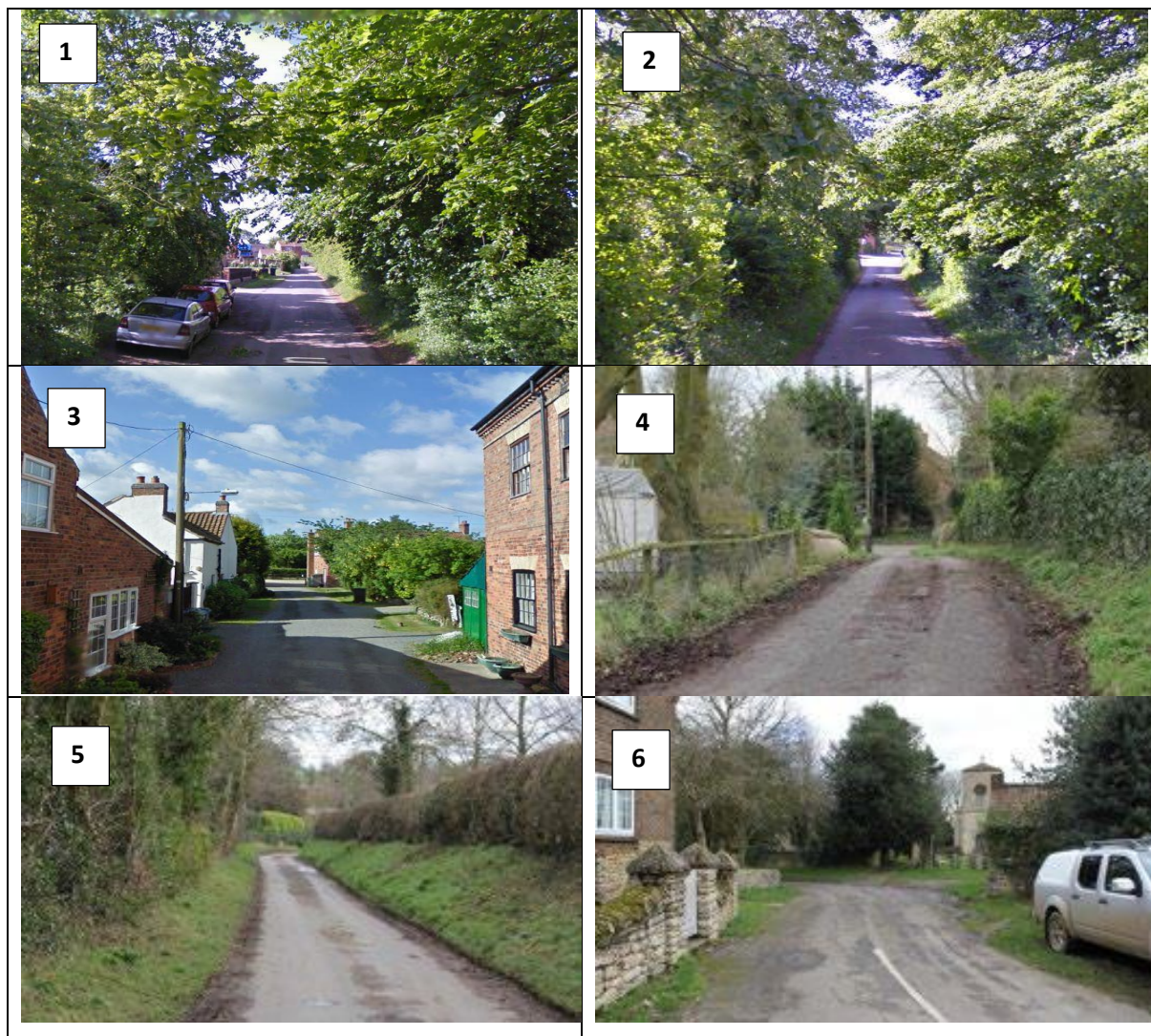
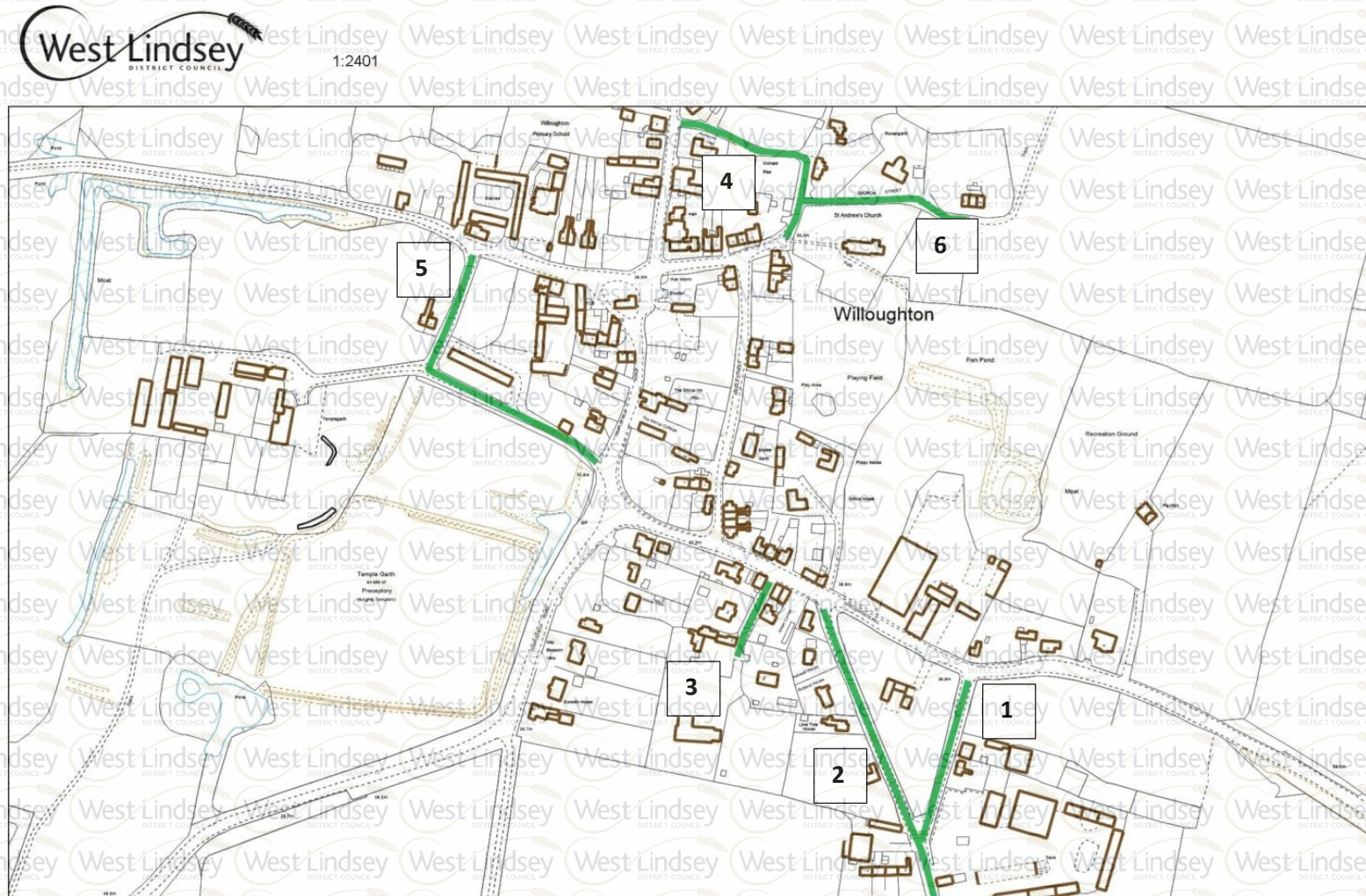


Figure 8: Rural Lanes in Willoughton



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Figure 9: Designated Heritage Assets

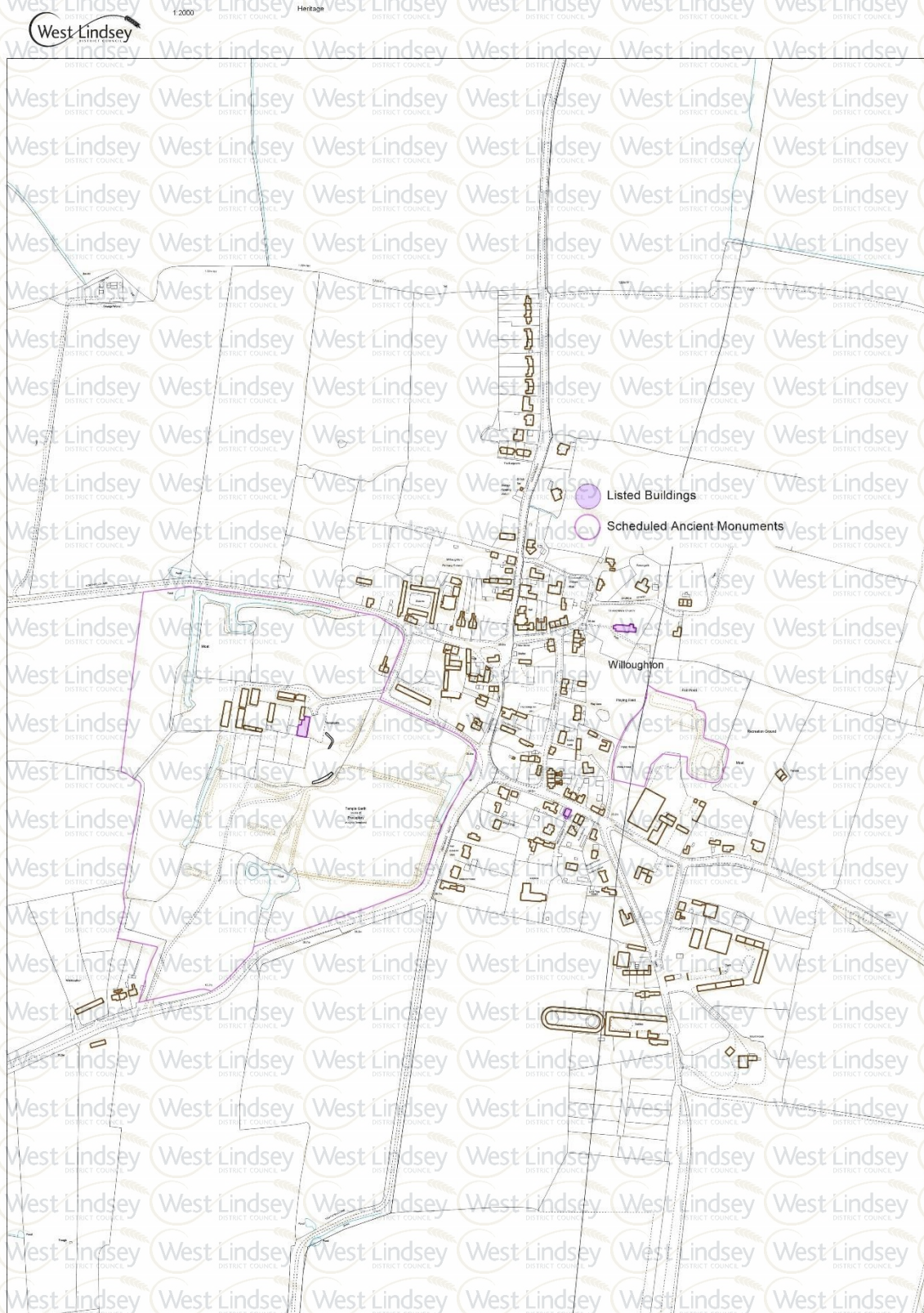
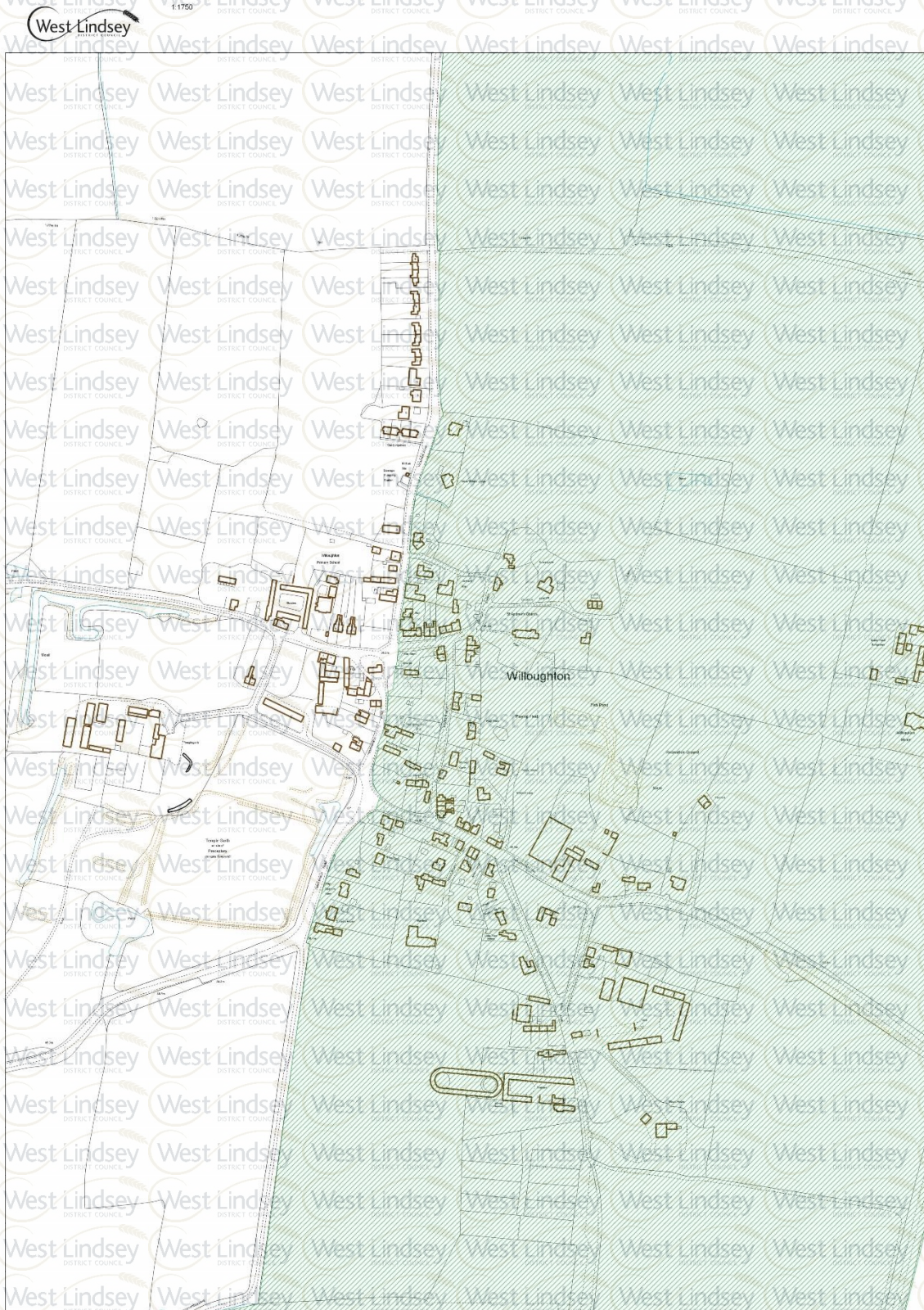


Figure 10: Area of Great Landscape Value



Policy 3: Design and Development Principles

1. Developments should create places or character based upon an appreciation of the site and surrounding area, responding positively to its natural and built context. This policy should be read in conjunction with the most recent Willoughton Character Assessment (Appendix 3). To achieve this, development proposals should accord with the following principles:
 - a) developments shall take inspiration from the identified character area concerned, as identified within the most up-to-date Willoughton Character Assessment;
 - b) development shall be designed to sustain significant views that contribute to the character and appearance of the area. These views include (but not limited to) the views to and from the Area of Great Landscape Value, as identified on figure 10, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;
 - c) development shall respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;
 - d) developments shall respect the predominant materials used in the area, which consist of either local Magnesian limestone or red brick with red-clay pantiles or natural slate;
 - e) architectural design shall reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
 - f) the height of new buildings shall be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;
 - g) existing green spaces shall be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;
 - h) The rural lanes as identified on figure 8 shall be protected from unsympathetic development which would have an adverse impact on the character area concerned. New development in the identified rural lanes should preserve and where possible enhance their rural appearance and green verges;

- i) developments shall take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of low brick or rubble stone walls, hawthorn or yew hedging, or wooden post-and-rail fencing;
- j) existing buildings and structures of recognised heritage value, as identified on figures 9 and within Appendix 4, shall be protected from inappropriate development. New development shall take care to ensure that the setting of such heritage assets is not compromised, and where possible, efforts should be made to enhance and relate positively to the heritage asset and its wider setting;
- k) provide adequate off-road parking; servicing and access arrangements in accordance with the most recently published standards by Lincolnshire County Council; and
- l) proposals should maximise opportunities for solar gain through an appropriate orientation of the dwelling(s). Any incorporation of renewable energy materials shall consider their impact on both the character of the building and the wider area.

2. Proposals that do not have regard to the key features of the character area concerned and would create demonstrable harm to its key features and attributes, will not be supported.



6 Local Services and Facilities

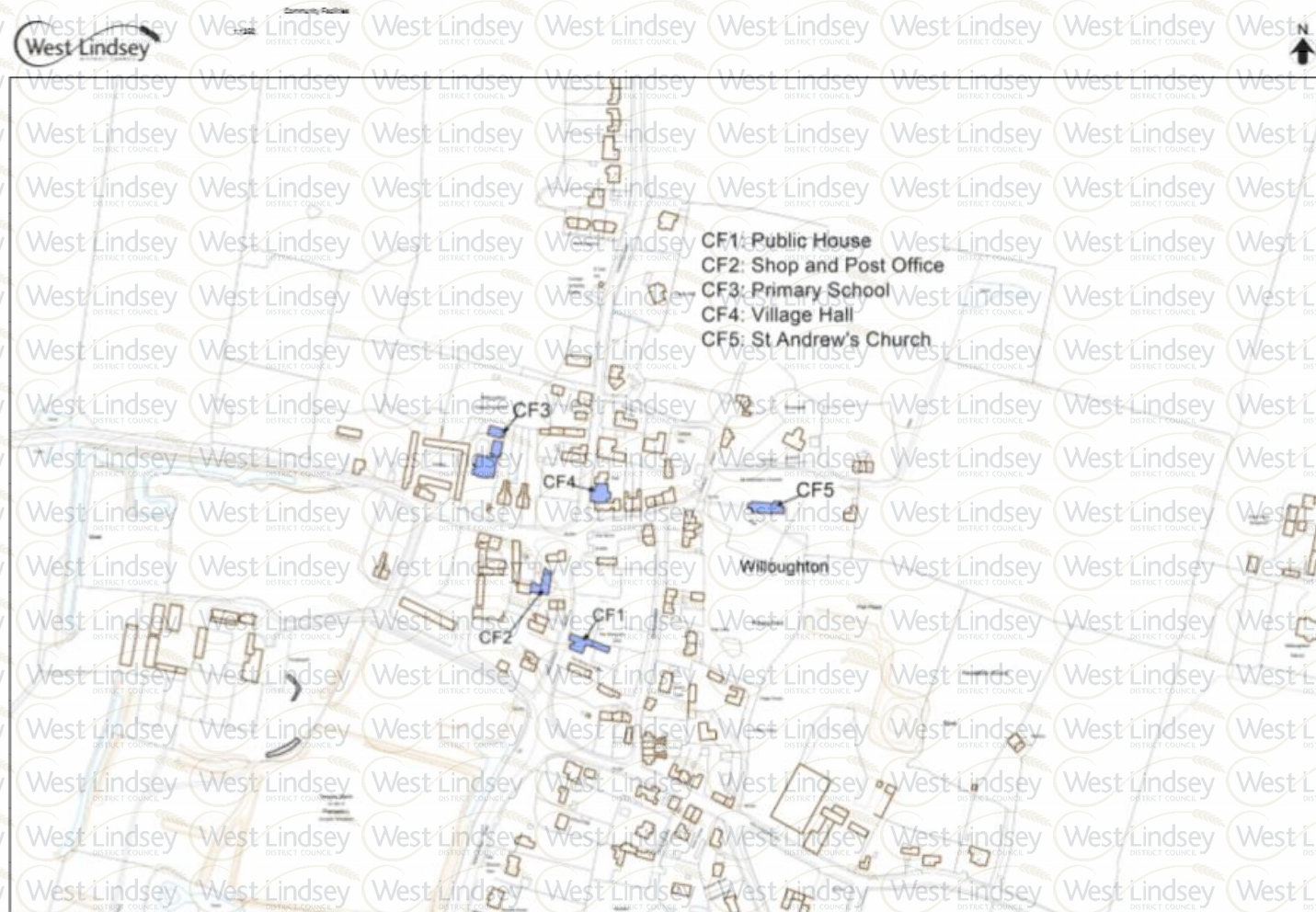
- 6.1 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development. The consultation identified that the 'built' community facilities within the village were of a good quality and provided useful spaces to provide social activities.



Willoughton Shop and Post Office

- 6.2 Not all community facilities are classified as '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.
- 6.3 For a small community, Willoughton is fortunate to have some local services and these are valued by residents. There are opportunities to improve, and potentially expand, these services over the plan period and this is something the residents have supported.
- 6.4 The key community services and facilities within the Parish are identified as:
- The Primary School;
 - The Village Shop and Post Office;
 - The Public House;
 - The Church; and
 - Village Hall

Figure 11: Community facilities in Willoughton



Policy 4: Preserving our Community Services and Facilities

1. The following are identified as community services and facilities in the neighbourhood area:
 - CF1 the Public House;
 - CF2 Shop and Post office;
 - CF3 Primary School;
 - CF4 Village Hall;
 - CF5 St Andrew's Church.
2. Proposals for the enhancement, improvement and extension of existing community facilities, as shown on figure 11, shall be supported, subject to the compliance with all other policies.
2. Development that will result in the loss of sites or premises currently or previously used for service and facilities will not be supported unless:
 - a) alternative provision, with explicit community support, or of equivalent or better quality will be provided and made available prior to the commencement of development; or
 - b) it is evidence that there is no reasonable prospect of the service or facility being retained or resurrected; or
 - c) it is evident that the service or facility is no longer economically viable*; or
 - d) there is little evidence of local use of that service or facility.

**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.*

7 Community Aspirations

Highway improvements

- 7.1 One of the main concerns residents raised during the village survey and public consultation was the level of speeding traffic through the village and the junction at the top of Hollowgate Hill. The danger is then compounded by an increase of local agricultural and heavy goods vehicles also accessing these routes.
- 7.2 Measures to address this issue could reduce car journeys, reduce traffic flow, enhance the quality of life of the local population. While the scale of any development permitted by the Neighbourhood Plan is unlikely to have any major impact on this issue, it would still be considered essential that all reasonable measures are taken to minimise car use and ensure road safety across the area.

Broadband

- 7.3 In most rural areas, access to superfast broadband is limited. In Willoughton, the network speeds vary significantly, and some properties have a poor connection. Through the consultation, it has been mentioned about the poor connectivity and the Parish Council will work with relevant providers to improve the connectivity over the plan period.

Tourism Development

- 7.4 Although not a major industry locally, Willoughton is closely positioned to the Historic City of Lincoln and the Lincolnshire Wolds and tourism opportunities may arise over the plan period. The Parish Council will support appropriate tourism opportunities and work with the relevant landowner or business to get the best outcome for the Parish.

8 Monitoring of the Neighbourhood Plan

- 8.1 The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been adopted. Willoughton Neighbourhood Plan group recognise that there has already been some development granted planning permission of which nothing has yet commenced.
- 8.2 The Parish Council will be working closely with the developers to support their delivery. In particular, the Plan will monitor the delivery of new dwellings to meet the residual strategic housing requirement as set for the neighbourhood area in the adopted Central Lincolnshire Local Plan. Where necessary appropriate action will be taken to review the Plan policies.
- 8.3 The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable, Willoughton Parish Council will also be actively involved, for example as part of the pre-application process. Whilst West Lindsey will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 8.4 This Plan provides a 'direction for change' through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period and this plan may be modified accordingly.
- 8.5 To this extent, the review period will be crucial. There are several strands of activity which will shape delivery, and each is important in shaping Willoughton in the months and years ahead. These comprise:
 - a) Private sector investment in the village. Securing the right type and nature of investment through adaptations and new development will be crucial; and
 - b) The statutory planning process. This, under the Neighbourhood Plan, will direct and control private developer and investor interest in the village in the context of the plan itself and the wider Council and national planning framework; and
 - c) Investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability of the village.
 - d) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- 8.6 From July 2017, the Neighbourhood Planning Act (2017) requires all Neighbourhood Plans to be reviewed every 5 years.

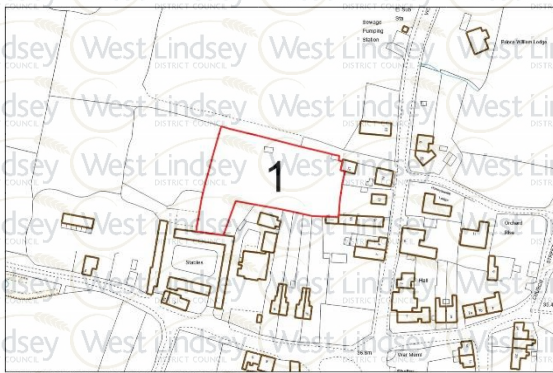
9 Appendix 1: Community Consultation

- 9.1 This Plan reflects the community's need to have a greater involvement and influence in the future growth of the plan areas. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 9.2 An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues.
- 9.3 Those submitting proposals for development are encouraged to actively engage in consultation with local people and other stakeholders such as the Parish Council. In consulting with the community, it will be considered 'best practice' for the applicant to follow the guidelines set out below:
- a) A broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, was consulted on the development proposals in a timely fashion.
 - b) The means used to involve and engage with local people in consultation, using a range of ways in which to input. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending public events and meetings.
 - c) A record of all comments, in writing, expressed by local people and the Parish Council.
 - d) An explanation of how the proposals, being submitted, have addressed any issues or concerns raised by local people and the Parish Council.

10 Appendix 2: Information on the potential sites

- 10.1 The information for each site is provided to identify the location and availability of land around the village. Most of land in Willoughton is owned by a single landowner from a large estate. They have confirmed that all the sites identified are available for development over the plan period. Ideally, the required growth for Willoughton will be developed within the existing settlement footprint (see figure 12) of the village. However, it may be necessary for some of this growth to be on other sites if they become available over the plan period prior to the ones identified on figure 4.

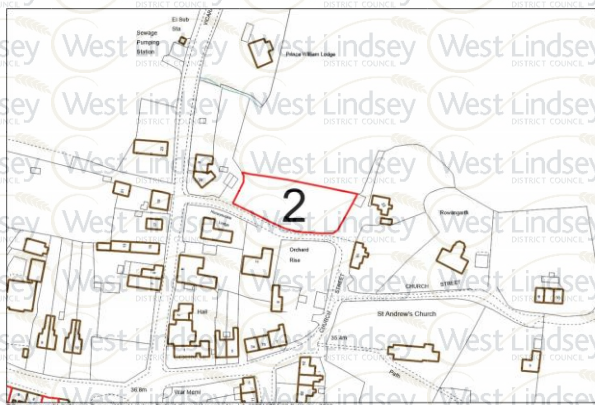
Potential Site (1) Site Information



Site Available	Yes	Current Use	Existing Garden land
Site Size (hectares)	0.14	Brownfield/Greenfield	BF

The site is an area of garden land is located to the rear of existing properties along Vicarage Road. The current condition of the site is overgrown and generally in a poor condition. The site is located within the existing settlement footprint of the village. Any development here would likely be restricted to only a few properties due to the existing accessibility and the private amenity of neighbouring properties.

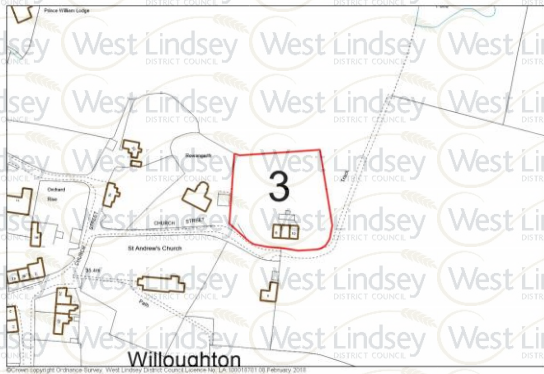
Potential Site (2) Site Information



<u>Site Available</u>	Yes	<u>Current Use</u>	Existing grazing land
<u>Site Size (hectares)</u>	0.08	<u>Brownfield/Greenfield</u>	GF

The site is a small area of grazing land off Church Street. The site does provide the opportunity for sensitive in-fill development to complete the existing built form in this part of the village. This part of Church Street has seen some recent new infill residential development. The site is located within the existing settlement footprint of the village. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane. Any development here is likely to be limited to only a couple of properties.

Potential Site (3) Site Information



<u>Site Available</u>	Yes	<u>Current Use</u>	Existing Garden land
<u>Site Size (hectares)</u>	0.14	<u>Brownfield/Greenfield</u>	BF

The site is a small area of garden land off Church Street. The site does provide the opportunity for sensitive in-fill development of a couple of units to complete the existing built form in this part of the village. This part of Church Street has seen some recent new infill residential development. The site is located within the existing settlement footprint of the village. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane. Due to the small and narrow road, it is expected that any development here will be limited.

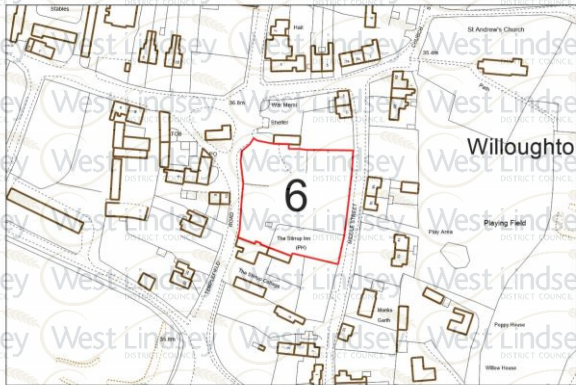
Potential Site (5) Site Information



<u>Site Available</u>	Yes	<u>Current Use</u>	Existing agricultural buildings
<u>Site Size (hectares)</u>	0.22	<u>Brownfield/Greenfield</u>	BF

This site is located off Northfield Lane and is are existing previously developed agricultural buildings that could be suitable for sensitive conversion in to dwellings over the plan period. The site is located close to the school and shop and is located within the existing settlement footprint of Willoughton. Existing access is available from Long Lane. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane. It is expected that any development here will be limited due to the existing access through the narrow Northfield Lane.

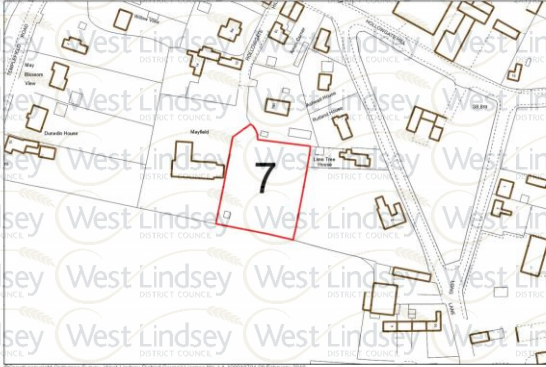
Potential Site (6) Site Information



<u>Site Available</u>	Yes	<u>Current Use</u>	Existing lorry park
<u>Site Size (hectares)</u>	0.16	<u>Brownfield/Greenfield</u>	BF

This is situated in the middle of the village and while it is perfectly adequate as a lorry park the positioning leaves a little to be desired given it is located in the heart of the village on Middle Street. This is a brown-field site which could easily be converted into a development opportunity which in turn would enhance the appearance of Willoughton and would be in accordance with the wishes of the Community. Middle Street is developed along one side of its length to the east but on the west side has properties at either end. Between these end properties there are no developments and the land is rough and overgrown with weeds and brambles. The west side would provide good development opportunity and would be considered as "in-fill" by the Community. This part of the village would be enhanced greatly with appropriate developments.

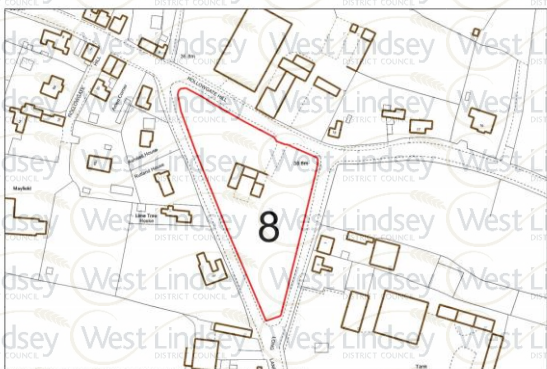
Potential Site (7) Site Information



<u>Site Available</u>	Yes	<u>Current Use</u>	Existing Garden land
<u>Site Size (hectares)</u>	0.07	<u>Brownfield/Greenfield</u>	BF

This site is an existing large garden to an adjacent property. The site is directly adjoining the existing settlement footprint of the village. The site is considered deliverable as it is a current Planning permission for a single dwelling. Existing access is available from Long Lane through an existing access to an adjacent property. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane.

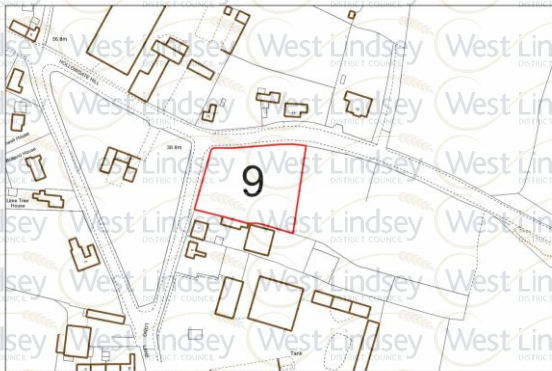
Potential Site (8) Site Information



<u>Site Available</u>	Yes,	<u>Current Use</u>	Existing Farm buildings
<u>Site Size (hectares)</u>	0.23	<u>Brownfield/Greenfield</u>	BF

This site is an existing large farm site surrounded by road and development. The site is within the existing settlement footprint of the village. The site is considered brownfield as it is previously developed with hard standing and a range of agricultural buildings. The site is considered deliverable as it is a current Planning permission for 9 dwellings. Existing access is available from Long Lane or Hollowgate Hill. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane.

Potential Site (9) Site Information



Site Available	Yes	Current Use	Grazing land
Site Size (hectares)	0.13	Brownfield/Greenfield	GF

This site is directly adjoining the existing built settlement footprint of the village on the corner of Long Lane and Hollowgate Hill. The site is currently grazing land and could support some limited sensitive development to extend the existing buildings on Long Lane to the buildings on Hollowgate Hill. Existing access is available from Hollowgate Hill or Long Lane. Any development here must respect the existing character of the area and not unnecessarily cause any unacceptable harm to the identified rural lane.