

# **Sturton by Stow and Stow Neighbourhood Plan 2019 – 2036**

**Final Approved Version**

March 2022

Prepared by Sturton by Stow & Stow Neighbourhood Plan

Steering Group

on behalf of

Sturton by Stow Parish Council & Stow Parish Council



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## \*Supplementary and Supporting Documents

The following documents have been prepared, either to present evidence on which this Neighbourhood Plan is based or to supplement its provisions and proposals:

- a) Neighbourhood Profile
  - Appendix 1 Enlarged Maps; and
  - Appendix 2 Supplementary Photographs and Views;
- b) Local Green Space Assessment;
- c) Locally Important Heritage Assets Study;
- d) Protected Views Assessment.

## Foreword

Neighbourhood Plans (introduced by the Localism Act 2011) provide an opportunity for residents and businesses to influence the way their area develops. Sturton by Stow and Stow Parish Councils have appointed a Neighbourhood Plan Steering Group to work with the community and develop a Plan for Sturton by Stow and Stow. This is the first full Plan, which seeks to provide positively for developments that can enhance the economic, social, health and environmental well-being of Sturton by Stow and Stow's residents and businesses.

Thanks must go to the group for the time and effort they have given to developing the Plan, guided and supported by OpenPlan Consultants Ltd and Community Lincs (YMCA). Thanks also go to West Lindsey District Council, for its support and help in the production of the Plan. Thanks are also due to the residents and businesses, who have supported the process and actively participated in consultation events and surveys to express their concerns, interests and aspirations and their desire to influence the future of their community.

Funding towards the production of this Plan has been received from the Ministry of Housing, Communities and Local Government through "My Community", a support scheme administered by Locality (Locality is a national network supporting local community organisations through the delivery of technical support and funding for the preparation of neighbourhood plans).

# 1 Introduction to Neighbourhood Plans

## 1.1 What is a Neighbourhood Plan?

1.1.1 A Neighbourhood Plan is a document that sets a vision for the future of a particular Plan Area (a neighbourhood, a parish, a village or town) and sets out how this vision will be realised through planning and development. The document must reflect the views of the residents and businesses of the Plan Area.

1.1.2 A Neighbourhood Plan is a statutory planning policy document and, once it has been made (i.e. brought into force by the Local Planning Authority), it will be used, together with the Local Plan by:

- planning officers and elected members of the local authority in assessing planning applications;
- applicants as they prepare planning applications for submission to the local authority;
- the parish council in consideration of planning applications in the neighbourhood;
- residents, businesses and stakeholders in a wider capacity.

1.1.3 Plans and their use are subject to legislation and regulation, including:

- the Town and Country Planning Act 1990<sup>1</sup>;
- the Planning and Compulsory Purchase Act 2004<sup>2</sup>;
- the Localism Act 2011<sup>3</sup>;
- the Neighbourhood Planning (General) Regulations 2012<sup>4</sup>;
- Directive 2001/42/EC on Strategic Environmental Assessment<sup>5</sup>.

1.1.4 As well as being in general conformity with national planning policies and guidance and with local strategic policies, every Neighbourhood Plan must also satisfy specified “Basic Conditions” before it can be approved and then taken into account when planning applications are being considered. It must be shown that the Plan:

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<sup>1</sup> Town and Country Planning Act 1990: [www.legislation.gov.uk/ukpga/1990/8/contents](http://www.legislation.gov.uk/ukpga/1990/8/contents)

<sup>2</sup> Planning and Compulsory Purchase Act 2004: [www.legislation.gov.uk/ukpga/2004/5/contents](http://www.legislation.gov.uk/ukpga/2004/5/contents)

<sup>3</sup> Localism Act 2011: [www.legislation.gov.uk/ukpga/2011/20/contents](http://www.legislation.gov.uk/ukpga/2011/20/contents)

<sup>4</sup> Neighbourhood Planning (General) Regulations: [www.legislation.gov.uk/uksi/2012/637/contents/made](http://www.legislation.gov.uk/uksi/2012/637/contents/made)

<sup>5</sup> Strategic Environmental Assessment: [www.ec.europa.eu/environment/eia/sea-legalcontext.htm](http://www.ec.europa.eu/environment/eia/sea-legalcontext.htm)

- contributes to the achievement of sustainable development;
- is in conformity with the National Planning Policy Framework;
- is in conformity with the adopted Local Plan and, as far as possible, with any emerging review of the Central Lincolnshire Local Plan;
- is in conformity with EU obligation and the European Convention on Human Rights.

1.1.5 The Parish Councils and the Steering Group have worked collaboratively with West Lindsey District Council to ensure that this plan meets these basic conditions.

1.1.6 This Neighbourhood Plan does not address minerals and waste matters, such as shale gas and oil extraction by fracking or any other method. Such policy is determined by Lincolnshire County Council as the minerals and waste authority. Neighbourhood Plans have no jurisdiction over minerals and waste policy and therefore can have no direct influence over planning applications for minerals extraction.

1.1.7 The Neighbourhood Plan does not directly address highway and road management matters, specifically transport network and traffic management. Such policy is determined by Lincolnshire County Council as the highway authority. Neighbourhood Plans have no jurisdiction over transport network and traffic management and therefore can have no direct influence over proposals for new or enhanced roads.

## **1.2 Why do Sturton by Stow and Stow need a Neighbourhood Plan?**

1.2.1 The Sturton by Stow and Stow Neighbourhood Plan sets out a vision for the local area up to 2036. The Neighbourhood Plan will enable the views and opinions of the local residents in the area to be taken into account when making decisions about future developments that may affect the community.

1.2.2 Sturton by Stow and Stow Parish Councils are committed to producing the Neighbourhood Plan, promoting and monitoring its implementation, and then reviewing it regularly to ensure that the Parishes continue as a thriving community where individuals and businesses may live, work and flourish.

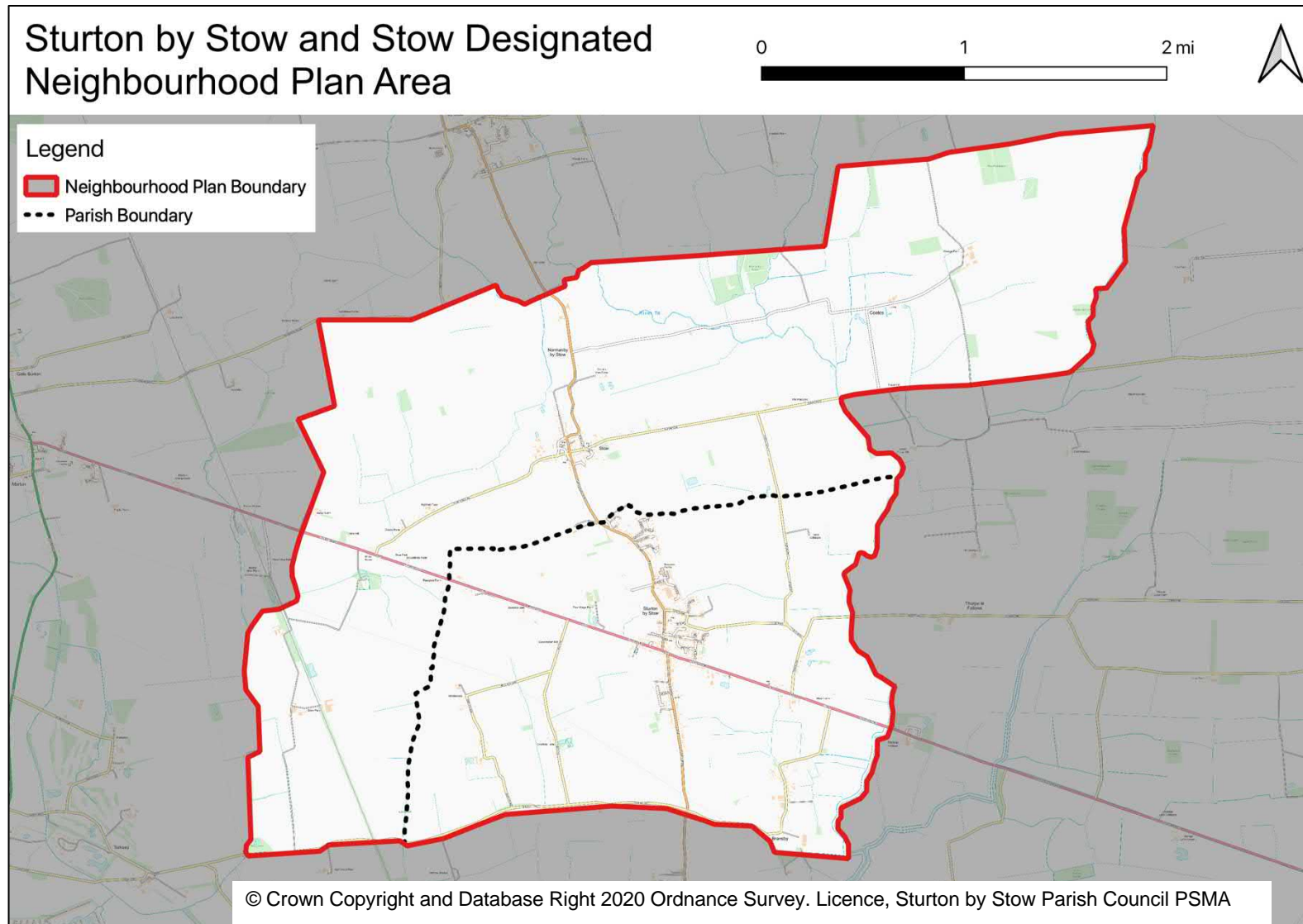


Figure 1 Sturton by Stow and Stow Neighbourhood Plan Area



## 2 Creating a Neighbourhood Plan for Sturton by Stow and Stow

### 2.1 The Process

2.1.1 The main steps in the process for establishing a Neighbourhood Plan are shown in “Figure 2 Neighbourhood Plan Process Flow”.

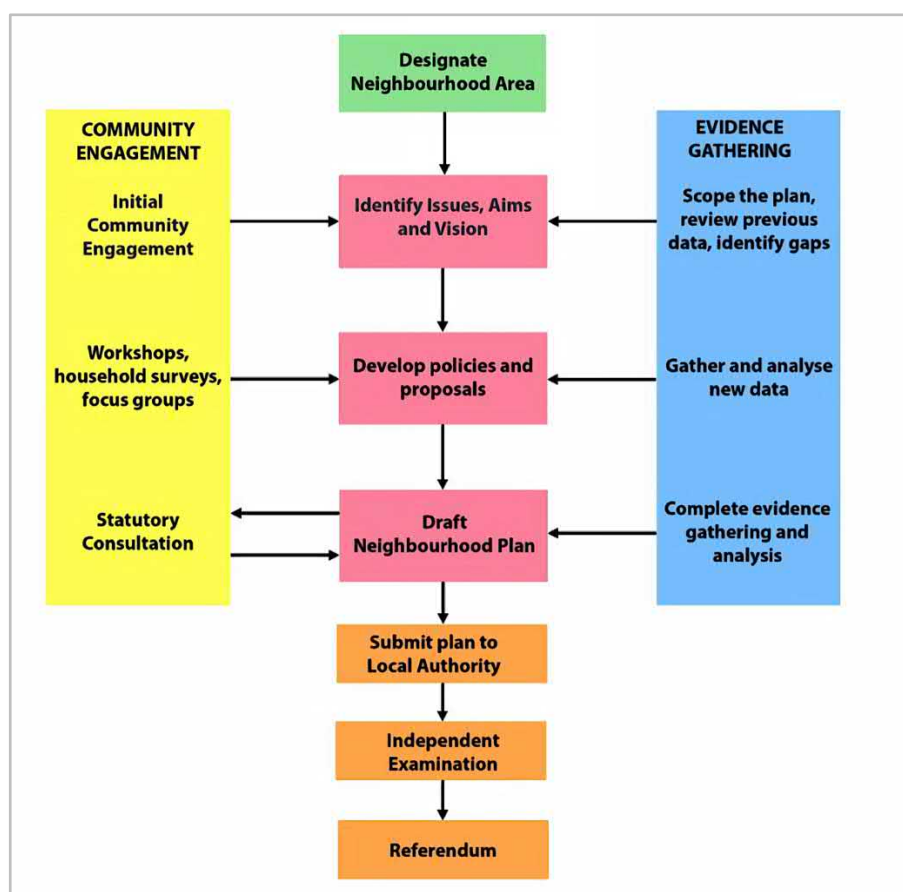


Figure 2 Neighbourhood Plan Process Flow

2.1.2 The decision to produce a Neighbourhood Plan was first discussed by both Sturton by Stow and Stow Parish Councils in 2017. Having regard to Part 2 of the Neighbourhood Planning Regulations 2012, Sturton by Stow Parish Council prepared an application for designation of their parish council area as the Designated Area for the purpose of creating a Neighbourhood Plan. However, before submission Stow Parish Council requested to join the Sturton By Stow application to increase the proposed Designated Area to encompass both parish council areas. This approach was mutually agreed and a combined application was submitted by Sturton By Stow Parish Council on behalf of both councils. Stow Parish Council made their decision on 13/11/17 and Sturton by Stow on 3/01/18.

- 2.1.3 As outlined in the Regulations, the Local Authority has a duty to publicise the Area Application and the 6-week consultation period in a manner that will bring them to the attention of people who live, work or carry out business in the area. The full Application and information about how to comment were made available on the West Lindsey District Council's website, and information was placed in the local press.
- 2.1.4 After the six-week consultation period, West Lindsey District Council formally contacted Sturton by Stow and Stow Parish Councils to confirm that they may proceed with the preparation of a Neighbourhood Plan.

## 2.2 Key Community Events

2.2.1 Since the very first steps, the Steering Group has put consultation with the communities of Sturton by Stow and Stow at the heart of the plan-making process and has organised a number of well-attended Community Events to collect evidence and the views and comments of residents, businesses and other key stakeholders. The main consultation events are described below and summarised in “Figure 3 Table of Key Community Events”.

Date	Event	Attendance	Info Given	Feedback & Evidence
23rd November 2017	West Lindsey District Council and Community Lincs Public Meeting	50+	Benefits of Neighbourhood Planning & Process.	Majority support; main community issues identified
3rd January 2018	Sturton by Stow and Stow Parish Councils resolved to pursue a Neighbourhood Plan	20+	Responses to Community Lincs event	Support for a combined plan
Monthly Meetings	Neighbourhood Planning Group	10	Open to Public, progress	
Monthly	Sturton By Stow Market	50	Manned Display Stand	
Permanent	Website <a href="http://www.sturtonandstowplan.co.uk">www.sturtonandstowplan.co.uk</a>		All records	
Quarterly	Sturton By Stow Newsletter Articles	1000		
As Required	Roadside Banner, Posters		Upcoming Events	
12th July 2018	Publicity Leaflet distributed to all households in the designated area	1000	Initial publicity on Designation and Parish Council intent for Planning Group	Widely welcomed
14th July 2018	Publicity Stand at History Society Open Day, St Mary's Church Stow	100	Neighbourhood Planning - Who, What, How, When	Key issues – Affordable housing frustration, flooding
6th October 2018	Sturton by Stow Annual Village Show	500+	Neighbourhood Planning - Who, What, How, When	Clarifications of the designated area and what issues the group cannot address.
24th November 2018	Publicity Stand at Stow Christmas Mkt	50+	Progress and upcoming 'Walkabout' activity	Residents signed up to join 'Walkabouts.'
1st December 2018	Publicity Stand at Sturton Christmas Mkt	50+	Progress and upcoming 'Walkabout' activity	Residents signed up to join 'Walkabouts.'

Date	Event	Attendance	Info Given	Feedback & Evidence
January 2019	Household questionnaire advertising campaign throughout the Designated Area using four roadside banners, website and local newsletters	1000	Distribution of Household Questionnaire	
13th March 2019	Public Meeting to release questionnaire analysis	40	Response rate and insights	Positive. Chance to ask follow up questions and capture outstanding concerns
1-15 April 2019	Primary School Survey	150		
5- 11 May 2019	Walk & Driveabouts (Neighbourhood Profile)	<10		
5th October 2019	Sturton by Stow Annual Village Show	500+	Explanation of Neighbourhood Profile	Very Positive, captured the essence of the areas.
December 2019	Articles in Quarterly editions of Stow Bugle from Dec. 2019			
19th January 2020	National Village Hall Week	100	Draft Vision and Objectives. Neighbourhood Profile report.	Still positive steady stream of interest.
March 2020	Meetings Suspended TFN due to Coronavirus Pandemic.			
2 <sup>nd</sup> November – 14 <sup>th</sup> December 2020	Regulation 14 Public Consultation	1000+	On-line and paper survey seeking comments on Draft Plan and Neighbourhood Profile. 1:1 Drop-in sessions offered in Village Hall.	50+ Responses plus direct email to steering group secretary.

Figure 3 Table of Key Community Events

## Main Events

### Community Questionnaire

2.2.2 The Community Questionnaire was conducted in January 2019 to collect additional information about the issues that had been raised in the consultation events and to help understand which key issues need to be addressed in the Sturton by Stow and Stow Neighbourhood Plan. 827

questionnaires were hand-delivered to every home and business in the Neighbourhood Plan area

2.2.3 An online version of the survey was made available on Survey Monkey. Residents could also download a copy to print.

2.2.4 247 households and businesses of Sturton by Stow and Stow completed the survey. The survey data was organised for analysis and the preparation of a Community Questionnaire Report, this report would provide evidence and justification for the Neighbourhood Plan.

### **Neighbourhood Profile Walkabouts**

2.2.5 The Neighbourhood Profile describes the overall character of the neighbourhood plan area, this includes; Sturton by Stow, Stow, Bransby, Coates by Stow and Normanby by Stow as well as the surrounding rural areas. The Neighbourhood Profile examines the character of the various neighbourhoods from which the villages and hamlets are composed. It forms part of the “evidence base” for the Neighbourhood Plan, informing its spatial strategy and design policies, serving as a supplementary planning document to the Neighbourhood Plan, and providing the basis for Design Guidance for the Parishes.

2.2.6 Five walkabouts/driveabouts were undertaken in May 2019 by residents of Sturton by Stow and Stow. The walkabouts’ aims are to gather information regarding the character of development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.

2.2.7 The purpose of the Character Assessment was to note:

- the ages of the buildings – modern, post-war;
- the use of the land – commercial, residential, agricultural, etc.;
- the layout – plot sizes, open spaces, etc.;
- open space and recreation – public open spaces, allotments, etc.;
- natural features – green spaces, waterways, etc.;
- shops, services, recreation – commercial premises, services, etc. and,
- landmarks – meeting points, focal points, important views, etc.

## **2.3 Supplementary and Supporting Documents**

2.3.1 Supplementary documents are evidence-based supporting documents, providing detailed thematic or site-specific assessments and reports explaining or supporting the policies in this Neighbourhood Plan.

2.3.2 The Policies in this Plan are supported by a number of evidence-based supplementary documents, including:

- Neighbourhood Profile Report;
- Local Green Space Assessment;
- Locally Important Heritage Assets Study; and,
- Protected Views Assessment.

2.3.3 These documents have been produced using information and data collected through analysis of reports and national statistics, field observation and consultation surveys and events.

2.3.4 The evidence-base documents are available as appendices to this Plan, and they are referred to in the Policies and Justification Text.

2.3.5 The following documents have also been prepared in accordance with the statutory requirements relating to the preparation and submission of Neighbourhood Development Plans:

- Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report;
- Basic Conditions Statement;
- Consultation Statement.

## **2.4 Consultations on the Draft Neighbourhood Plan**

2.4.1 Ordinarily a public consultation event would have been held to collect the public's views and suggested changes to the derived Issues, Vision, Objectives and Policies. However, as a result of the Coronavirus Pandemic assembly prohibition, it was decided by the steering group to go straight to the Draft Plan (Regulation 14) stage where the public opinion could be still be accommodated in the Submission Plan.

- 2.4.2 The Draft Version of the Sturton by Stow and Stow Neighbourhood Plan was consulted on for a period of six weeks, as part of a statutory process known as a “Regulation 14” consultation period. After the end of the Regulation 14 consultation period, all comments were analysed and addressed by the Steering Group, and amendments were made to the Plan as necessary. The list of comments the Steering Group’s response to each comment and eventual changes to the Plan (together with the explanation and rationale for such responses and changes) is available in the Consultation Statement.
- 2.4.3 Following its consideration of responses to the Regulation 14 consultation, the Steering Group has finalised this Submission Plan, for submission to West Lindsey District Council. A Basic Conditions Statement, a document detailing how the final Plan complies with all policies and principles of the basic conditions, has also been prepared. The Basic Conditions are that the Plan:
- o has regard to national policy and advice;
  - o contributes to the delivery of sustainable development;
  - o is in general conformity with the strategic policies of the Central Lincolnshire Local Plan (2017), and as far as possible, with any emerging review of the Local Plan;
  - o is compatible with EU obligation under the provision of The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018; and,
  - o does not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012<sup>6</sup>).
- 2.4.4 Having been approved and supported by both Parish Councils, the Draft Plan was submitted, together with the Consultation Statement, the Basic Conditions Statement, and other supplementary documents, to West Lindsey District Council, for the final - “Regulation 16” - consultation period.
- 2.4.5 It was published and publicised by West Lindsey District Council, and a period of not less than 6 weeks allowed for responses/representations by Statutory Consultees and the community.
- 2.4.6 All comments and responses received by West Lindsey District Council during the Regulation 16 consultation period were then collated for consideration by an Independent Examiner appointed by West Lindsey District Council and the Parish Councils to review the final Plan. The Examiner verified that the process requirements, particularly in respect of consultation and

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<sup>6</sup> UK Government (2012), *Conservation of Habitats and Species Regulation*, Available at: [www.legislation.gov.uk/uksi/2012/1927/contents/made](http://www.legislation.gov.uk/uksi/2012/1927/contents/made)

representation of the views of the community, have been met and that the Plan is in accordance with the basic conditions.

- 2.4.7 On 25<sup>th</sup> March 2022 the Examiner issued a report to West Lindsey District Council and the Parish Councils with a recommendation that, subject to a series of modifications, the plan proceed to the referendum stage.
- 2.4.8 West Lindsey District Council and the Parish Councils have agreed to the Examiner's report, a decision statement has been issued and West Lindsey District Council will organise a referendum of the electorate for the Parish of Sturton by Stow and the Parish of Stow. If supported by a simple majority of the people voting in the referendum (there is no quorum), the Neighbourhood Plan will be approved. If approved, the Plan will then be formally 'made' by West Lindsey District Council, becoming part of the statutory Development Plan, the first consideration when planning applications are being considered.



## 3 About Stow and Sturton by Stow

### 3.1 The Past

#### Stow

- 3.1.1 Stow is a small village and civil parish within the West Lindsey district of Lincolnshire, England. By road, it is 11 miles (18 kms.) north-west of the city of Lincoln and 8.5 miles (13.6 kms.) south-east of Gainsborough, and lies alongside the B1241 road. The parish encompasses Normanby by Stow, Coates by Stow and part of Stow Park. The total resident population was 365 (and including Thorpe in the Fallows) at the 2011 census.
- 3.1.2 Stow, which itself means "Holy Place", is an ancient settlement. It dates back at least to Roman times and in the Anglo-Saxon period was known as Sidnaceaster ("ceaster" meant fortification or camp). It has a long-documented history with evidence of Roman activity within the village, including the discovery of ancient coins, ruins and foundations from this period. Finds of archaeological significance include Roman, Anglo-Saxon, Late Saxon and Medieval coinage, jewellery and pottery.
- 3.1.3 One of the oldest churches in Britain, Stow Minster or St Mary's, is a Grade 1 listed building. St Mary's is amongst the most significant ecclesiastical buildings in the county, even the country.
- 3.1.4 According to legend, St Etheldreda (c.630-679) rested at a place called 'Stow' whilst travelling. Her ash staff, planted in the ground, is said to have miraculously burst into leaf. The church of 'St Etheldreda's Stow' (later renamed Stow St Mary) was then built. This legend is celebrated in a Victorian stained-glass window in the church and is referred to on the village sign.
- 3.1.5 In 870, the Danes are documented to have burnt the church down. A graffito of a Viking ship can be seen on the Chancel arch in the church; it may date from the 10<sup>th</sup> or 11<sup>th</sup> century and is the earliest known representation of a Viking ship in England.
- 3.1.6 Stow was part of the ancient Kingdom of Lindsey and belonged to the Saxon bishops of Dorchester on Thames. Bishop Aelfnoth, in 975, built a church to serve as Head Minster (or mother church) for the Lincolnshire part of his vast diocese. This building was later damaged by fire.
- 3.1.7 In the 11<sup>th</sup> century, Bishop Eadnoth and Leofric, the powerful Earl of Mercia and Lord of Coventry, rebuilt the church. Leofric was husband to, Godgifu or

Godiva, more famous for her legendary exploits. Together Leofric and Godifu gave an endowment to Stow to support both the rebuilding and to pay for a number of residentiary canons to live on site.

3.1.8 The fortunes of St Mary's appear to have waxed and waned over the centuries, including depredations during the English Civil War and by the 19<sup>th</sup> century, several parishioners wanted to allow the Minster to fall to ruin as it was deemed by many to be too big and expensive. The fighting spirit of the Rector, Revd. George Atkinson, helped preserve it by appointing the architect, John Loughborough Pearson, to oversee the restoration work of 1846 - 1866, and thus kick started the idea of what we would now call conservation, leading to a revival in protecting Mediaeval buildings.

3.1.9 In the village there are also a number of buildings which have historic significance:

- Manor Farm, on Stow Park Road, includes a Grade 2 Listed farmhouse and a moat. The farmhouse was built in c.1636 but underwent alteration in c.1870;
- A whipping post with one iron marked 1789 (and Grade 2 listed) is now positioned on the village green;
- The Cross Keys pub, 1799;
- The 17<sup>th</sup> century house at 9, Ingham Road is well known and Grade 2 listed, as are Belle Vue Farm, The Wesleyan Chapel (built in 1824 and now a private house), and the late 18<sup>th</sup> century Threshing Barn and Dove Cote at Church End Farm to the west of Stow Minster;
- The old School House on School Lane;
- There is a thatched cottage at the start of Ingham Road believed dating from 1670, as indicated on the building itself, or possibly earlier; and,
- Gothic House on Church Road is both large and of architecture unusual to the village.

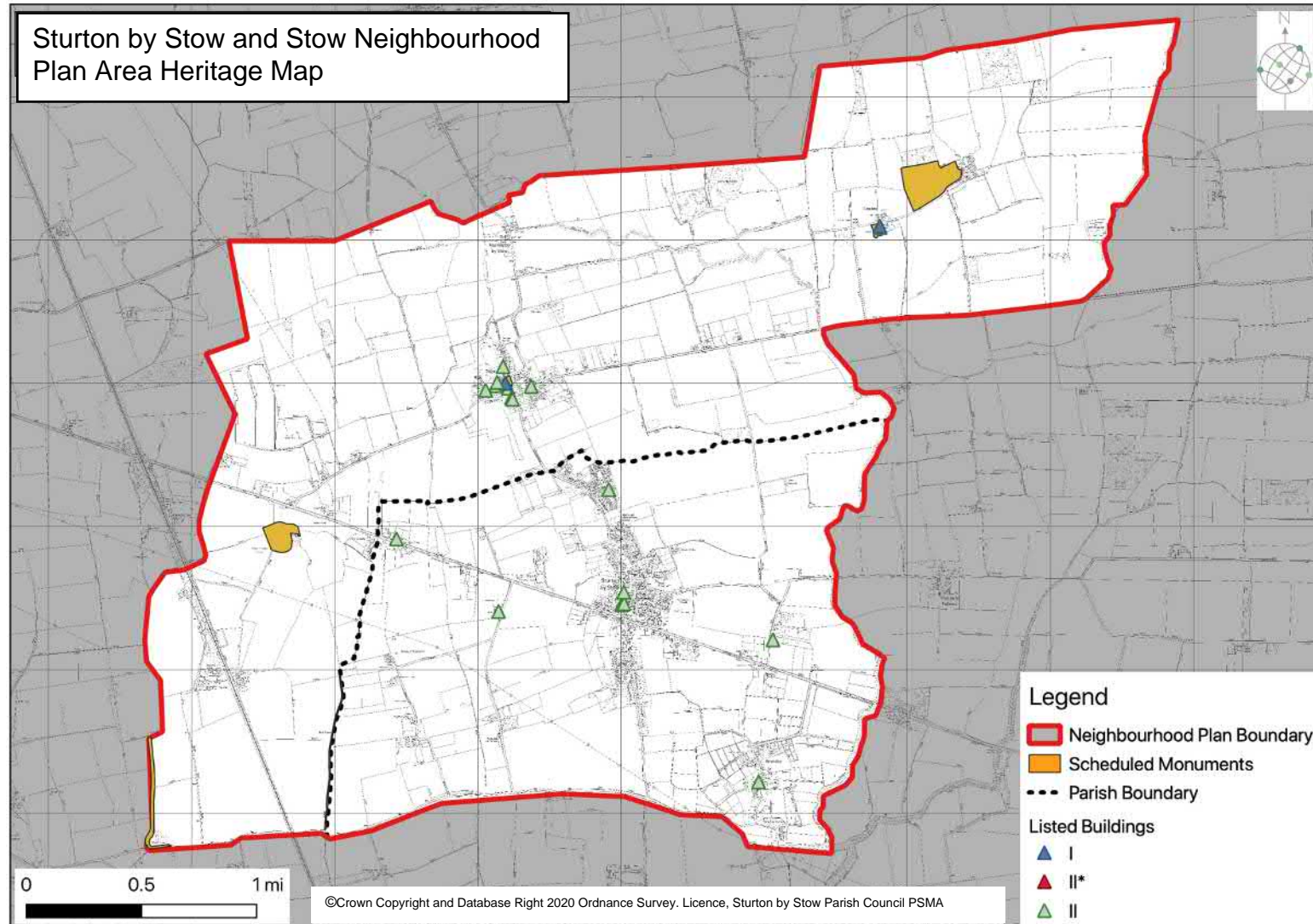
3.1.10 In addition to the historical significance of Stow village, Stow Parish includes a scheduled monument in the hamlet of Coates by Stow. The hamlet itself is now little more than a farm and earthworks, which are designated as a scheduled ancient monument, but was a separate parish in 1086. The site of the scheduled monument includes the manorial hall and moat and the site of a medieval village with ridge and furrow fields plus Grade I listed 12<sup>th</sup> century St Edith's Church (with roodscreen that has survived both the Reformation and the Civil War) and a Grade 2 listed monument to the Maltby family (1790).

- 3.1.11 The hamlet of Normanby by Stow to the north of the parish has two farmhouses (on the site of medieval and 19<sup>th</sup> century dwellings), an 18<sup>th</sup> century granary, and barns and is the site of a medieval shrunken village. A deserted medieval village (DMV) is situated to the west of the B1241, bounded on the north by the Till, to the south by a track and to the west by the drain.
- 3.1.12 There are a significant number of 19<sup>th</sup> century (ex) farmsteads along both Ingham and Stow Park Roads. There is a possible deserted medieval village (DMV) on the north side of Stow Park Road, just before Tillbridge Lane and also one on Ingham Road near the Till.
- 3.1.13 In the early 1960s, a significant change was made to the road layout, with attendant demolition of buildings e.g. the Smithy and Blacksmith's house. A 'new road' was made which upgraded a narrow lane to the east of the Minster. Subsequently, but as a direct result of the development, significant amounts of house building occurred to the east of the 'new road'.
- 3.1.14 At Stow Park, the Medieval Bishop's Palace was the official residence of St Hugh and the location of the legendary swan, which lived in the extant moat (itself a scheduled monument). This led to the long association with Lincoln and the swan, still seen today in, for example the University of Lincoln's coat of arms and the village sign of Sturton by Stow and the village school logo. The Medieval Bishop's Palace and Deer Park are a listed scheduled monument. The former 275ha Deer Park connected to the palace site retains two notable boundaries, East Lawn and West Lawn, both of which are wide banks and ditches with mature oak trees. The earthworks protected in these two areas represent the only surviving parts of a formerly extensive landscape feature now viewed as modern farmland, although the ground beneath is included.

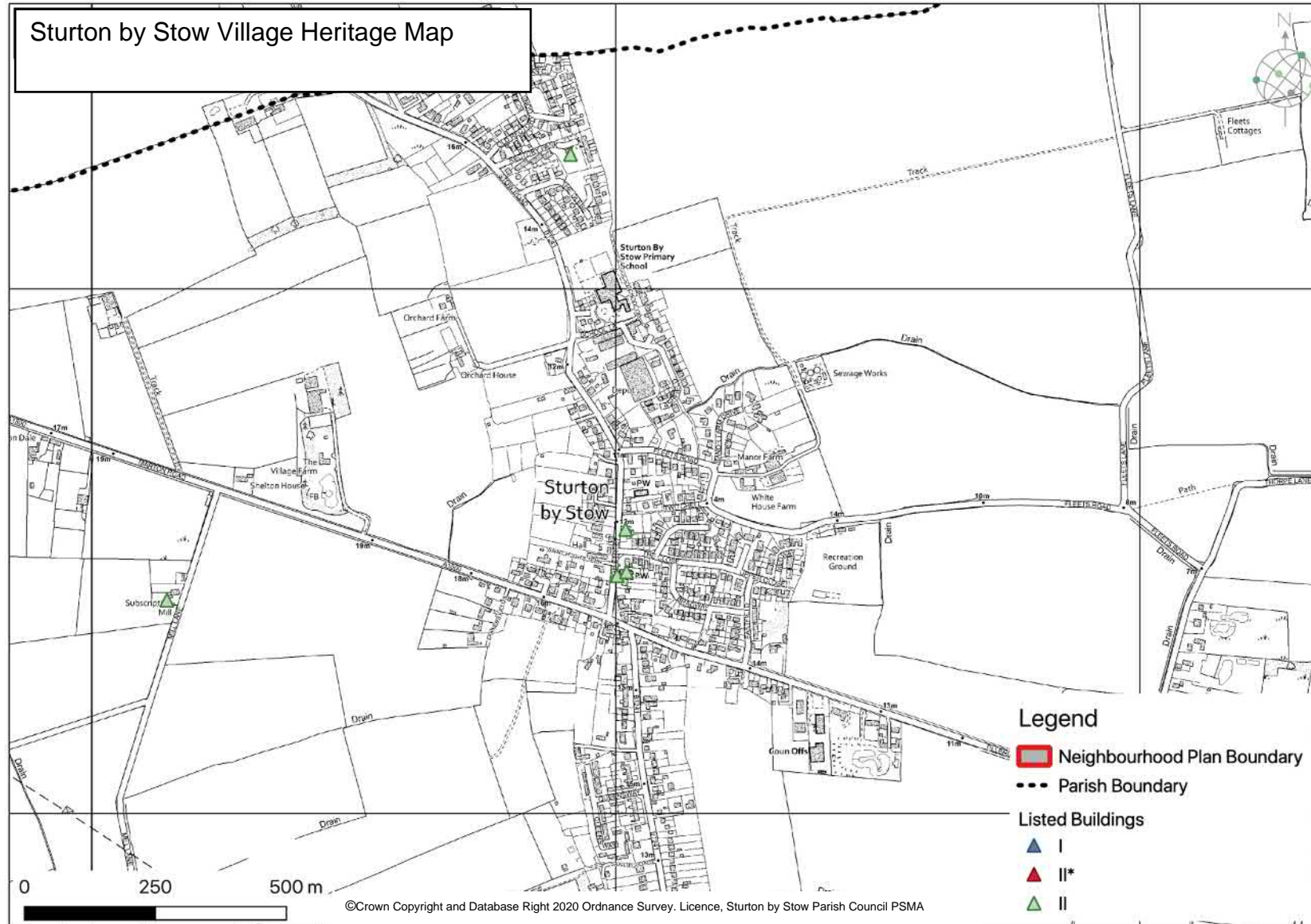
## **Sturton by Stow**

- 3.1.15 Sturton by Stow is not an ancient parish but was formed in 1866 out of a township in Stow parish. The parish encompasses Bransby (Bransby cum Sturton), Westwoods and Gallows Dale. The total resident population was 1,369 at the 2011 census.
- 3.1.16 The village is situated on the crossroads of the B1241 and east-west A1500 Tillbridge Lane, a Roman road. Sturton by Stow falls within the ecclesiastical parish of Stow, consequently the parish church of Sturton is Stow Minster. Until recently the Church of England maintained a Mission Church in Sturton by Stow, a brick building erected in 1879, dedicated to St Hugh and designed by John Loughborough Pearson.
- 3.1.17 'Sturton' has held various names - Stratone, Straton, Streeton and Stretton, then in recent centuries, Sturton-in-the-Street, from its location on the Roman Road (Tillbridge Lane). After the coming of the railways in the 19th century, it became Sturton by Stow.
- 3.1.18 In the village there are also a number of buildings with historic significance:
- Manor Farm House, on Fleets Lane, part of a larger site demolished in the 1970s;
  - The Old Hall, part of which dates to 17th century and encompassed land now occupied by The Close, other dwellings and the Recreation Ground;
  - The Old School Room (1840);
  - The Plough pub (1856);
  - St Hugh's;
  - Gallows Dale Farmhouse on Marton Road; and
  - The Old Rectory.
- 3.1.19 In addition there are the 17th century house building now housing The Tillbridge Tastery, former Board School House (1878) on School Lane (now a private house), Home Farm House in Bransby, various former chapels including the Wesleyan Chapel (1805) on Tillbridge Lane (now a private house), the late 18th Century granary on Tillbridge Lane (now a terrace of private houses) and the Subscription Mill 1815 (now a private house),
- 3.1.20 Bransby hamlet has a number of traditional brick and tile buildings, almost certainly made from local materials, together with two listed buildings. The origins of Bransby are unclear as it appears that its current form developed after the Enclosures.

- 3.1.21 Sturton by Stow had a village pond, possibly spring fed, until the 1950s. It appears that the pond was not only a source of water for stock but also for some villagers until mains water was installed in the late 1940s. The pond was situated at the junction of the A1500 and B1241 and explains the unusually wide T-junction.
- 3.1.22 In Bransby, a pond in a private garden thought possibly to be Bonny Well, is spring fed and may have gained its name as it is reputed to have never dried out. Bonny Well may have served the inhabitants of Bransby until mains water was installed.
- 3.1.23 Until the draining of the pond and subsequent mains engineering works Sturton by Stow High Street had open dykes on either side, with small bridges for residents. Flooding of the High Street appears to have been a regular occurrence with floods recorded in photographs in 1900, 1947 and 1972, after main drains were installed. There have been further floods since and occasional flooding of a small area of the High Street remains an issue.
- 3.1.24 The River Till, ultimately a tributary of the River Witham, marks the eastern boundary of the plan area. Much of the channel is managed by the Environment Agency as it is classified as a main river. The river is enclosed by earth embankments on both sides of the channel to increase its capacity and to prevent floodwater from inundating the surrounding land. Most of the embanking was in place by 1886 but extended during the 20th century.
- 3.1.25 Following flooding of the High Street and properties in Sturton by Stow during 2007 the Internal Drainage Board installed a flood relief dyke to the immediate east and north of the village in order to combat flooding and hold water for slow release into the River Till. This appears to have been largely successful with more recent flooding due to lack of maintenance of piped drains under the High Street.







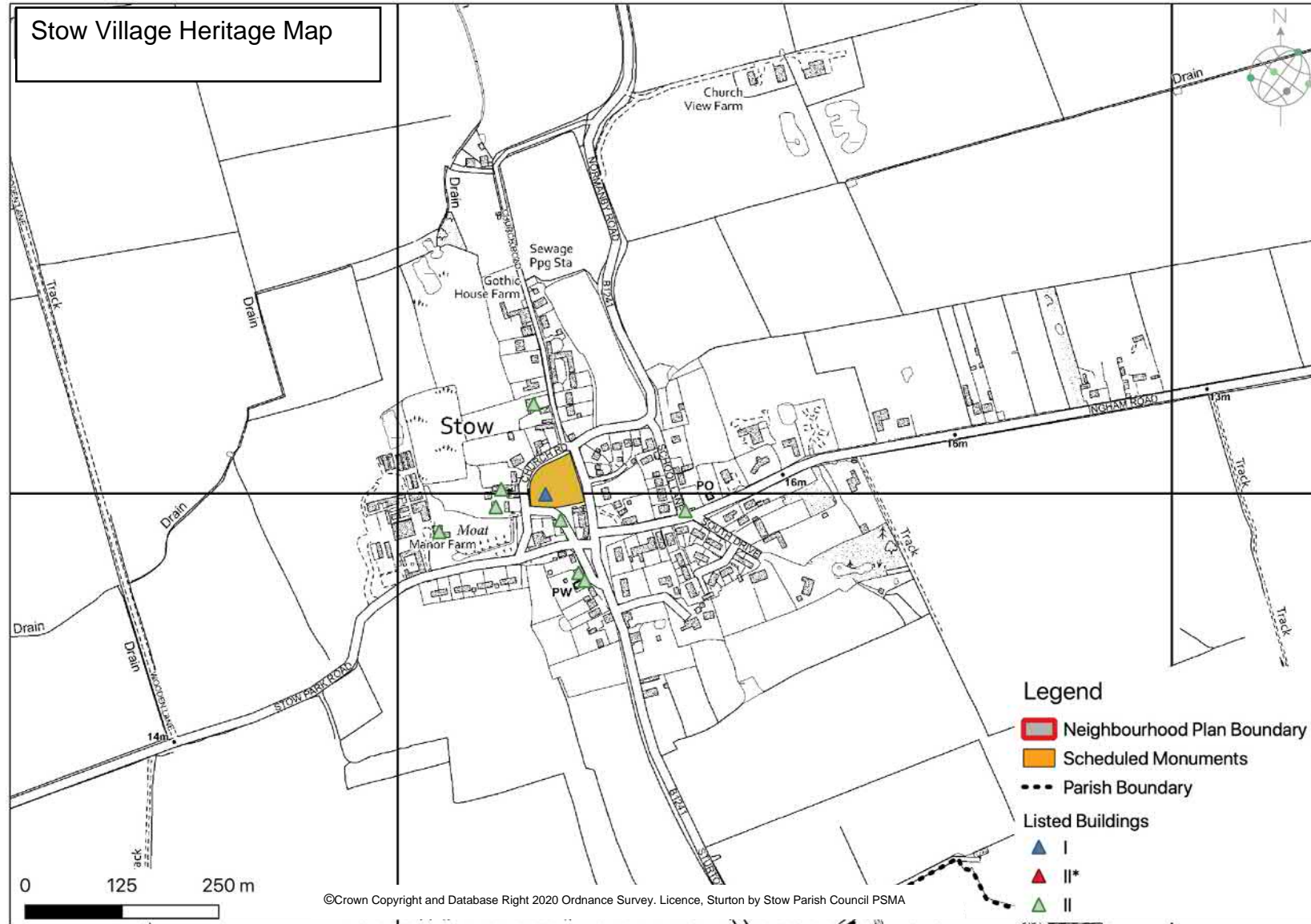


Figure 4 Map of Designated Heritage Assets



## 3.2 The Present

3.2.1 Whereas the older Stow community is some three times the geographical area of that of Sturton By Stow, the latter's development overtook the older village and Sturton by Stow now has almost four times the population of Stow.

3.2.2 2011 Census data is from Nomis<sup>7</sup> with some percentages rounded up or down to nearest full percentage figure. Due to the difference in population and number of dwellings the following percentages reflect general comparisons only.

3.2.3 The following table summarises population, dwelling type and ownership:

	<b>Sturton by Stow parish</b>	<b>Stow parish</b>
<b>Total population</b>	1,369 (Year 2001: 1,280)	365 (Year 2001: 355)
<b>Dwellings</b>	609	161
<b>Detached houses or bungalows</b>	62.4%	61%
<b>Semi-detached</b>	23.5%	25%
<b>One family households</b>	69%	69%
<b>One person households</b>	26.5% evenly split between under and over 65 years of age	27% with a greater percentage (17%) over 65 years of age
<b>Properties are either wholly owned or owned with mortgage or loan,</b>	81%	64%
<b>Social rented</b>	9%	15.5%
<b>Private rented</b>	8%	18%

3.2.4 In both Parishes the average house price has constantly increased in the last few years: the increasing cost of accommodation may discourage first time buyers and young families, some of whom will have been born and raised or feel rooted in the community. The level of available private and socially rented

<sup>7</sup> Nomis offers free access to detailed and up-to-date UK Labour Market statistics <https://www.nomisweb.co.uk/>

accommodation in the Plan area also impacts on residents wishing to remain in the community.

- 3.2.5 Most of the dwellings are concentrated in the villages of Stow, Sturton by Stow and Bransby with the hamlets of Coates and Normanby and clusters or individual properties in open countryside. Where clustered together in the villages, properties tend to form a nucleus with ribbon development, often with open fields between buildings, radiating along main access routes through the settlements.
- 3.2.6 Within the Central Lincolnshire Local Plan, adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) in April 2017, Policy LP4 gives a strategic steer on appropriate level of growth until 2036 for all small and medium villages (as identified in the Settlement Hierarchy in Policy LP2). Please see policy LP4 of the Local Plan for full details. Policy LP4 does not limit development absolutely, but clarifies the anticipated level of growth for each settlement.
- 3.2.7 Sturton by Stow is categorised as medium with a 15% growth and Stow as small with 10%. As of March 2022, Sturton by Stow has a remaining allocation of 0 dwellings out of the 97 calculated and Stow has no dwellings with all 17 used. Given the apparent lack of allocation availability serious consideration must be afforded to new building development, taking account of community need as well as market forces.

	Sturton by Stow parish	Stow parish
<b>Good or Very Good Health</b>	80%	76%
<b>Day-to-day activities limited a lot</b>	3%	5.5%
Sturton by Stow residents tend to report better health than the average resident of West Lindsey District with 'limited a lot' only slightly higher than the District comparator. Stow residents also tend to report better health than the average resident of West Lindsey District with 'limited a lot' in keeping with the District comparator.		
<b>Economically active (usual residents aged 16 to 74)</b>	67.5%	70%
<b>Economically Inactive</b>	32.5% with nearly 20% retired	30% with nearly 19% retired
These figures appear broadly similar to that of West Lindsey District.		
<b>No car or van owned</b>	9%	13%

<b>One or two cars or vans owned</b>	78%	71%
<b>More than two</b>	13%	16%
The percentages reflect the rural situation of the Plan area, indicating that most households have a degree of independent vehicle mobility, often linked to work, but that some households and individuals rely on public transport and access to local services.		
<b>Employment:</b>		
<b>Agriculture</b>	3%	5%
<b>'Manufacturing, retail and construction'</b>	35%	30%
<b>'Public sector, education and health or social services'</b>	38%	44%
This indicates that in keeping with a wider picture there are fewer people directly connected with agriculture generating produce for a growing population, which is not directly connected to the land or their environment through their employment. The implication of this is that many people living in the Plan area commute to work, often by car or are home based and rely on a vehicle for work.		

- 3.2.8 The health and wellbeing of the communities is broadly through access to major leisure facilities outside our communities together with informal opportunities in the Plan area. The opportunity for walking, running, cycling and horse-riding on lanes and Public Rights Of Way in a healthy environment are an important facility. Alongside more traditional enterprises the area of fitness and wellbeing is developing in the communities. These enterprises use community facilities such as Sturton by Stow village hall as well as outdoor spaces and bespoke self-funded business facilities.
- 3.2.9 The health and wellbeing of our environment is key to sustainable development and continued climate change will affect how resources for development such as water drainage to cope with flood risk are managed. The design of buildings and greenspace will also need to develop to help cope with temperature increase and weather extremes, exposure to high levels of ultraviolet rays, etc and the effects on people, lifestyle and our economy.
- 3.2.10 The Plan Area contains no designated sites of high biodiversity and ecosystem value although certain sites and features have biodiversity and ecosystem value in both their individual right and as part of wildlife corridors.

### 3.3 Key Issues

The key issues identified through the community engagement and data analysis are set out below.

Themes of Sustainability	Identified Issues
<b>Social</b>	<ul style="list-style-type: none"> <li>• We need a range of low carbon and energy efficient homes in terms of size and affordability to meet the needs of local residents including provision of smaller homes, both as starter homes allowing young people to remain within the area, and for older people downsizing. New development should reflect the character of the area in which it is situated and include sufficient off road parking for the property size.</li> <li>• Conserving the built heritage assets we have.</li> <li>• Maintaining the separation of arable land between the two villages.</li> <li>• Development in Stow to be within the current footprint with conversion of existing buildings, brownfield sites or infill to be utilised before any expansion of the village footprint.</li> <li>• Keeping the rural character and the views and vistas people cherish.</li> <li>• Solutions to the shortage of parking spaces, which plagues the villages in both parishes.</li> <li>• Increased availability of rural charging points for electric vehicles.</li> <li>• Facilities to meet the everyday needs of our community while enhancing health and wellbeing amongst our residents and including:               <ul style="list-style-type: none"> <li>- Access to the surrounding countryside, and improved transit between adjacent villages by walking and bicycle, through maintenance and expansion of a network of safe pedestrian and cycle routes and promotion of footpaths, bridleways and green lanes including widening of some pavements and footpaths and ensuring reinstatement of PROWs by landowners across arable fields after ploughing/seeding (encouraging walkers to use field margins is an informal diversion) and ensuring landowners do not close off PROW across grassland, placing gates, fences or general waste across openings to stop people using them;</li> <li>- Crossing points/zebra crossings to facilitate movement across roads particularly by people with disabilities and children;</li> <li>- Access to healthcare facilities;</li> <li>- Improved play and recreation facilities for children and adults;</li> <li>- A place (library) for young people to relax in and to study;</li> </ul> </li> </ul>

Themes of Sustainability	Identified Issues
<b>Environmental</b>	
<ul style="list-style-type: none"> <li>• Address climate change by requiring all new buildings to have renewable energy features, rainwater harvesting built in and, with carbon friendly building design, to be carbon neutral.</li> <li>• Encourage the adoption of individual and community scale renewable energy schemes.</li> <li>• Stop the degradation, and ensure conservation, of our designated and locally important heritage assets such as ridge and furrow fields and historic sites.</li> <li>• Protect and enhance opportunities for the wildlife that remains (eg owls, great crested newts) and for the creation of wildlife habitats including the management of trees and hedges and of road verges and development of community woodlands/wetlands ensuring biodiversity net gain.</li> <li>• Mitigate the impact of climate change with associated flooding through: <ul style="list-style-type: none"> <li>- The management of the River Till and the floodplain;</li> <li>- Maintenance of drains and dykes;</li> <li>- Surface water management with improved drainage capacity;</li> <li>- Improvement in the capacity of sewerage systems in both villages;</li> <li>- No further development until remedial action drainage and sewerage completed;</li> </ul> </li> <li>• Reduce all forms of pollution including noise, smell and light pollution and ensure carbon sequestration;</li> <li>• Encourage and support recycling, both through local authority mechanisms and other initiatives.</li> </ul>	
<b>Economic</b>	
<ul style="list-style-type: none"> <li>• Encourage zones for development of small incubator units and re-purposing of industrial sites;</li> <li>• Work to address the poor utilities infrastructure locally including broadband availability and capacity, drainage and reliable electricity supply;</li> <li>• Support the development of local employment opportunities by: <ul style="list-style-type: none"> <li>- supporting proposals for housing linked to workspace/enterprise;</li> <li>- encouraging provision of proportion of new houses with job opportunities attached, to enhance diversification of the economy;</li> <li>- supporting provision for people to work from home;</li> <li>- supporting small business and green enterprises;</li> </ul> </li> <li>• Encourage and support measures that help existing local businesses and employers to reduce their carbon footprint.</li> </ul>	

## 4 Our Vision and Objectives

The Vision Statement derives from the key issues listed in the preceding section, which emerged from the consultation process. The Steering Group developed this Vision for the future of both Parishes as the main statement of intent of this Plan.

### 4.1 Vision Statement

**We are strong, safe and thriving communities. We value and protect our historic, natural and rural environments, with development and amenities reflecting the needs of the communities. We value the distinctive character of our various settlements.  
Our people love living here.**

### 4.2 Objectives

The following objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies (in the next section).

- Ensure housing provision meets local needs of a changing population in both the market and social sector, so that new development retains, reflects and complements the character of our area with the highest levels of environmental sustainability, and for Stow remaining within the 2019 village footprint.
- Achieve sufficient capacity in all utilities (water, mains drains and sewerage, electricity, gas and telecommunications) to meet current and future demand.
- Conserve and protect our environment by; enhancing the space and opportunities for wildlife to thrive in the natural and built environment, reducing all forms of pollution, stopping degradation of our designated and locally important heritage assets such as ridge and furrow and historic sites, ensuring our area has resilience to climate change.
- Support the creation, strengthening and development of key services and facilities to meet the everyday needs of our community while enhancing health and wellbeing amongst our residents by; supporting effective use of existing facilities to provide a wider range of services to meet needs, and development of key services including transport and play and recreational facilities.
- Promote development of appropriate local employment opportunities and infrastructure in order to improve skills, knowledge and the local economy of our community
- Enhance the safety and security of residents by reducing the incidents of anti-social behaviour, speeding, inappropriate parking and criminal activity, whilst expanding a network of safe footpaths and cycle routes.

## 4.3 Climate Change – Mitigation, Adaptation and Resilience

- 4.3.1 **Climate change** – is the greatest threat to our planet and requires immediate action in all aspects of our lives. We are already experiencing the local impacts of climate change with increased flooding and extreme weather conditions and potentially as a result, adverse impacts on our communities, businesses and environment. Predictions are that this will increase over time, so it is especially important that new development does not contribute negatively to climate change and make matters even worse. Therefore, this plan supports development that conforms to its policies that include measures that mitigate for climate change impacts, adapt to its consequences and provide resilience to it.
- 4.3.2 What this means is best described by way of examples although the distinctions are not clear cut and there is overlap:
- 4.3.3 **Mitigation** – if a development includes lots of hard surfaces such as roads and driveways, the increased rain run-off from these could increase local flood risk. But if the driveways were constructed of permeable material and the roads incorporated sustainable urban drainage systems, this would mitigate that impact.
- 4.3.4 **Adaptation** – Climate change will likely mean we experience prolonged periods of high temperatures. New homes and buildings that incorporate design features that reflect heat, circulate air, have solar powered air conditioning, landscapes that provide shade including trees that can cope with the heat and drought will be adapted to the change when it occurs.
- 4.3.5 **Resilience** – is about being able to recover quickly from the impacts of climate change. In practice, it is difficult to achieve resilience at the local development level, but it arises as a result of good mitigation and adaptation combined with processes and procedures in place to facilitate bounce back. A redesign of the infrastructure that manages our waste water so that it can cope with sudden massive increases in volumes of rain water, perhaps incorporating an area of wetland habitat that reconnects the rivers to their floodplains and buffers pollution and provides wildlife habitat and amenity is a local example that could potentially be deployed.
- 4.3.6 In this plan, policies 1, 2, 5, 7 and 10-13 support principles that will contribute to the mitigation, adaptation and resilience of our area to climate change.

## 5 Neighbourhood Plan Policies

The Neighbourhood Plan Policies will be used to guide the delivery of development in Sturton by Stow and Stow up to 2036. They are based on the objectives and vision and will contribute to the delivery of the growth requirements set out in the Central Lincolnshire Local Plan. If the National or District policy position changes before 2036 it is expected that since the proposals in this Plan meet local need and are locally supported, additional site allocations within Sturton by Stow and Stow are unnecessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where that is the case, the Neighbourhood Plan will be updated when the renewed Central Lincolnshire Local Plan is adopted (2022/23).

When development is proposed within the Neighbourhood Plan Area, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in National policies and the Central Lincolnshire Local Plan. **No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.**

Each policy is preceded by justification text, explaining how the policy is in line with the National Planning Policy Framework (2021); the adopted Central Lincolnshire Local Plan (2017); and how the policy is informed and guided by the data and the residents' responses collected as part of the community consultation events.

Evidence to support the policies has been gathered from the household survey, and the work undertaken to develop the Neighbourhood Profile, Local Green Space Assessment, Protected Views Assessment and the Locally Important Heritage Assets Study.

### 5.1 Policy 1: Sustainable Development

#### Policy Aim

Policy 1: Supports sustainable development in Sturton by Stow and Stow. Managed development in the area will support the economic, social and environmental growth of the community, supporting additional commercial and community services in the villages.

#### Justification (National Planning Policy Framework (NPPF 2021))

5.1.1 Paragraph 11 of the NPPF 2021 establishes that by planning positively to support local development, shaping and directing development within and adjacent to the built-up area, Policy 1 is aligned to the NPPF 2021's presumption in favour of sustainable development.



- 5.1.2 Furthermore, by setting out a positive vision for the future of the area and by taking account of the different roles and character of different areas, the policy regards the core planning principles in the NPPF 2021 (Paragraph 16). The Policy recognises the intrinsic character and beauty of the countryside and supports thriving rural communities, by seeking to contribute to conserving and enhancing the natural environment.

### **Justification (Local Plan)**

- 5.1.3 Policy 1 conforms with the Central Lincolnshire Local Plan Policy LP1 (Presumption in Favour of Sustainable Development) and LP2 (The Spatial Strategy and Settlement Hierarchy). Policy LP2 designated Sturton by Stow as a “Medium Village” where development ‘will accommodate a limited amount of development in order to support their function and/or sustainability’. Policy LP2 designated Stow as a “Small Village” where development ‘will accommodate small scale development of a limited nature in appropriate locations’.

### **Justification (Community Consultation)**

- 5.1.4 The Neighbourhood Plan process has allowed people to fully engage and recognise the implications of housing allocations on the viability of existing and future community facilities, and the impact on the social cohesion of a village that does not offer a variety of houses for families to move to in the Parish or for those wishing to down size.
- 5.1.5 There may be infill sites that become available either through subdivision or demolishing existing buildings that, by their number and nature, cannot be identified at this time. It is imperative that such infill developments do not spoil the existing character of the Plan area.
- 5.1.6 Sturton by Stow Parish Council and Stow Parish Council are statutory consultees on development proposals and will take a positive approach that reflects the presumption in favour of sustainable development following the National Planning Policy Framework and Central Lincolnshire Local Plan. The Parish Councils will work pro-actively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions.
- 5.1.7 Policy 1 addresses these factors by the principle of actions, which will benefit the villages by causing more sustainable development to occur in Sturton by Stow and Stow for future generations.

NOTE:

For the purposes of the policy “the existing or planned built-up areas” are indicated on Policy Maps 2.1 and 2.2, and include the continuous built form of the settlements but not:

- 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.

## **Policy 1: Sustainable Development**

1. To support and enhance the sustainability of the Parishes of Sturton by Stow and Stow, development will be supported where it is consistent with the following principles as appropriate to the proposal's scale, nature and location within the neighbourhood area:
  - a. new homes are of size, type and tenure that meet local housing requirements;
  - b. through local provision of commercial, public and community services of suitable types and scale, Sturton by Stow and Stow's residents are enabled to meet a large proportion of their daily requirements within the Parishes;
  - c. any necessary physical or social infrastructure or improvements to such infrastructure that may be required to make a particular development proposal acceptable in planning terms are delivered in association with that development;
  - d. development outside the existing or planned built-up areas of Sturton by Stow and Stow villages will only be supported if it:
    - i. is required for agricultural purposes; or
    - ii. is required to support an existing agricultural or non-agricultural use; or
    - iii. makes sustainable use of a previously developed site; or

- iv. is infrastructure provision required by a utility provider and consistent with the objectives and policies of this Neighbourhood Plan;
- e. development does not increase the risk of flooding and should reduce such risk where possible;
- f. developments in Sturton by Stow and Stow are located, designed, constructed and operated so as to be consistent with the national target of bringing the United Kingdom's greenhouse gas emissions to net zero by 2050;
- g. development is located and designed so that any potential negative impact on climate change such as increased carbon emissions or flood risk is mitigated.
- h. developments should incorporate clear measures for adaptation and resilience to climate change.

## 5.2 Policy 2: Residential Development Management

### Policy Aim

Policy 2: Residential Development Management aims to add more detailed criteria on infill sites within the built-up area of Sturton by Stow and Stow: additional houses in the area will support the economic and social growth of the community, supporting additional commercial and community services in the villages. At the same time, the policy ensures that rural and environmentally valued sites in the countryside are protected from development pressure.

### Justification (NPPF 2021)

Policy 2: The NPPF 2021 is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF 2021 supports sustainable development in rural villages, as explicitly mentioned in paragraph 78 and 79.

- 5.2.1 Protecting the intrinsic character and beauty of the countryside is also an NPPF 2021 core planning principle.
- 5.2.2 Policy 2 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development and the enhancement of local assets and facilities. The scale of development considered appropriate in Sturton by Stow and Stow is in accordance with paragraph 17 'which advises that land of lesser environmental value should be used for development.'

## **Justification (Local Plan)**

Policy 2 conforms with the Central Lincolnshire Local Plan Policy LP2 (The Spatial Strategy and Settlement Hierarchy) and Policy LP4 (Growth in Villages) which both supports residential development within the village built up area and in line with the local character of the area. The boundary of the villages' built up areas are influenced by the 'Built-up Areas Boundaries 2018'. The boundary of the areas should not be interpreted as a hard line, but development which would extend the built-up area will require close scrutiny. Policy 2 also conforms with the Central Lincolnshire Local Plan Policy LP14 (Protecting the water environment) which aims to protect and if possible improve the aquatic environment and its ecology, and LP 26 (Design and Amenity) which in paragraph s) aims to manage air quality concerning odour.

5.2.3 Policy Maps 2.1 and 2.2 give an illustrative description of the built-up area in Sturton by Stow and Stow as interpreted from the Central Lincolnshire Local Plan description of a Built-Up Area. Policy 2 addresses the need for sustainable development within urban and rural spaces while focusing on development within the built-up areas with the overall goal to achieve sustainable rural communities and villages.

### **NOTE:**

The "existing or planned built-up areas" are indicated on Policy Maps 2.1 and 2.2, and include the continuous built form of the settlements, but not:

- a) individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlements;
- 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 settlements;
- 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.

\*\*Amenities, in this context, include reasonable privacy; reasonable access to daylight and sunlight; freedom from undue noise and disturbance.

## **Justification (Community Consultation)**

5.2.4 From the comments collected from local consultations between November 2017 and January 2020, there was a common view about housing design,

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<sup>8</sup> 2011 Built-up Areas - Methodology and Guidance:  
[https://www.nomisweb.co.uk/articles/ref/builtupareas\\_userguidance.pdf](https://www.nomisweb.co.uk/articles/ref/builtupareas_userguidance.pdf)

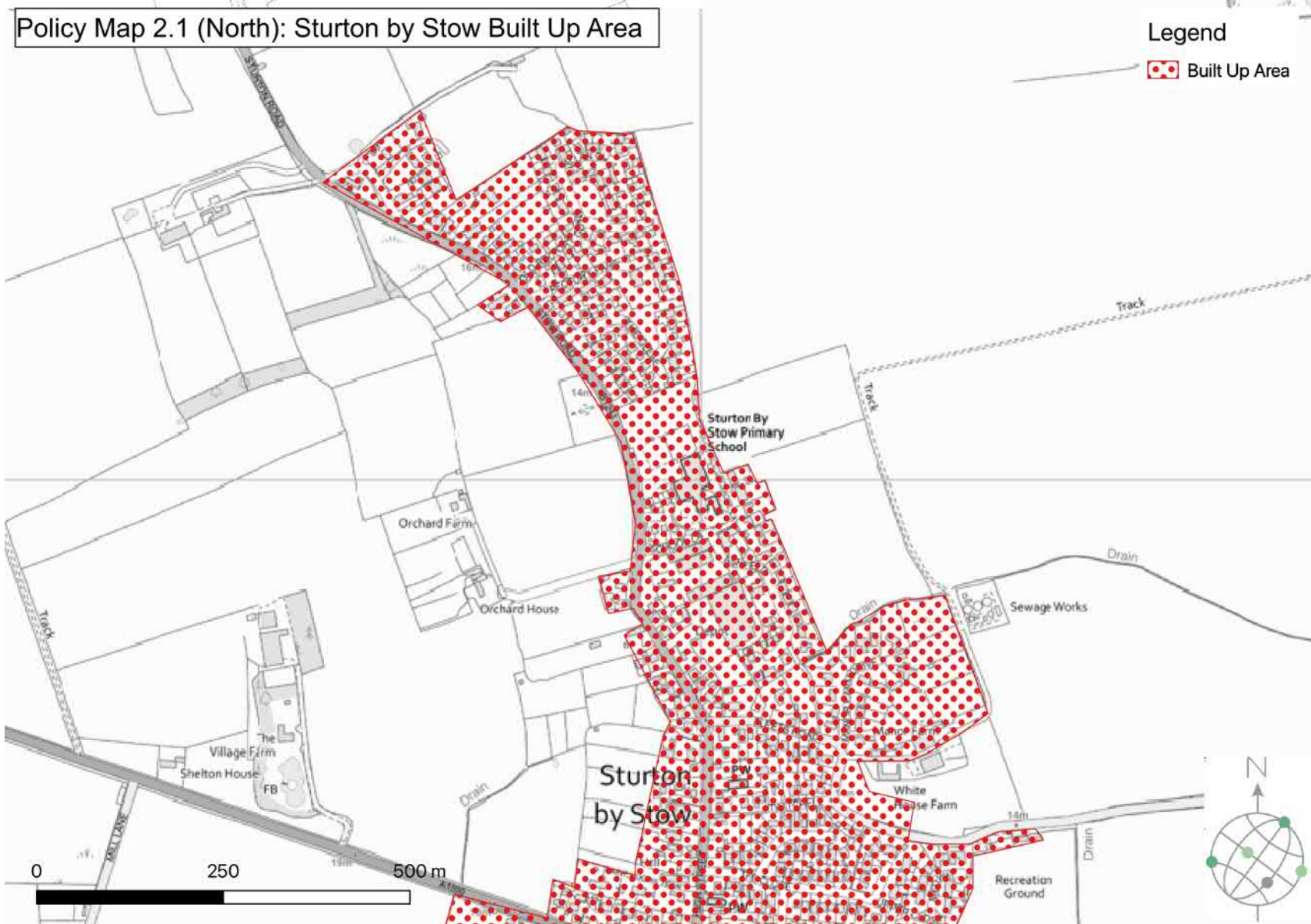
layout, parking and traffic in the village. Local people expressed a need for various house sizes to suit different demographics in the village, in particular young families and elderly residents. Furthermore, the community expressed the view that the design and quality of housing should be in keeping with the current housing stock. Other topics cited include the current and future availability of parking in the village, and the release of untreated sewage into the environment. Policy 2 sets out a series of criteria against which new proposals will be assessed in the built-up areas of Sturton By Stow and Stow. Criterion m) comments about the capacity of local utilities and services, In some circumstances on-site sewage facilities will acceptable where they meet industry standards and include maintenance and breakdown facilities.

## Policy 2: Residential Development Management

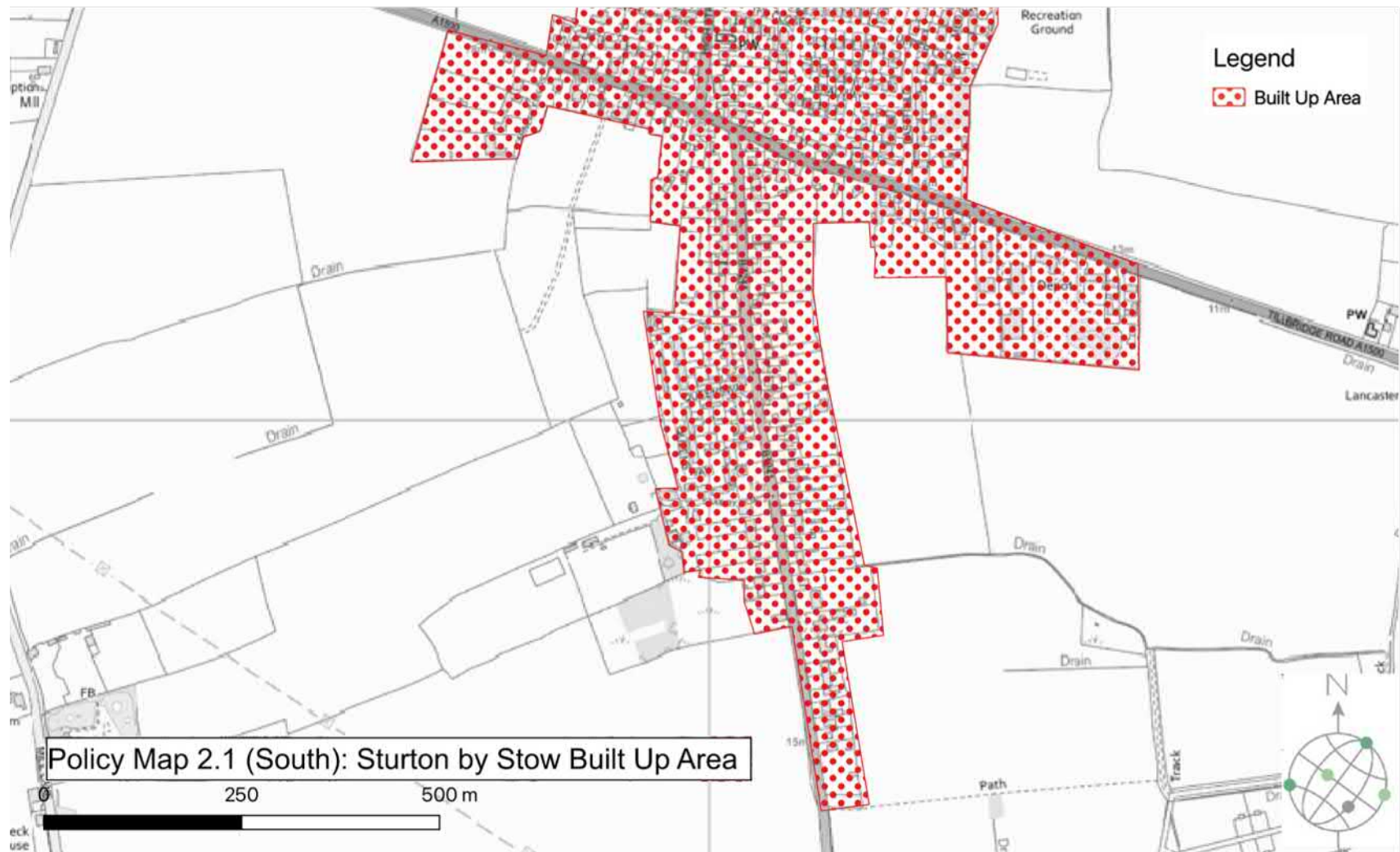
1. Proposals for residential development of up to nine dwellings in Sturton by Stow or four dwellings in Stow, on infill and redevelopment site will be supported where they meet the following criteria:
  - a) they fill a gap in an existing frontage, or on other sites, within the existing or planned built-up area\* of the villages (as shown in Policy Map 2.1 and Policy Map 2.2);
  - b) they are well designed and in keeping with their local surroundings, and respect the character of the area - including any heritage assets;
  - c) they do not unacceptably reduce the privacy and/ or amenity of nearby properties;
  - d) the proposed development provides appropriate access, off street parking and turning arrangements;
  - e) the proposed development does not unacceptably affect the free and safe flow of traffic on Tillbridge Road, Stow Road, Ingham Road and Sturton Road including all junctions;
  - f) the proposed development does not result in back-land development, unless it is demonstrated that a particular back-land development will not unacceptably reduce the amenities\*\* which neighbouring residents may reasonably expect to enjoy;
  - g) there is no unacceptable impact on the natural environment and the development includes biodiversity enhancements;
  - h) there are no adverse impacts on locally important heritage assets and/or wildlife features.
  - i) the proposed development does not adversely impact on any outdoor sports or recreational facilities or other designated open spaces;
  - j) appropriate mitigation measures are incorporated in the design of the proposal where any potentially negative impacts from a development on climate change are identified;
  - k) the proposal demonstrates clear measures for adaptation and resilience to climate change;

- l) there is safe foot and cycle path access to the centre of the closest village;
  - m) the capacity of all utilities is adequate to support the additional burden of any proposed development.
2. In the surrounding countryside, residential development proposals will be supported where they demonstrate that residential development is clearly essential to the effective operation of rural operations or local agriculture. In the event that development outside the existing or planned built-up areas is required, for example to accommodate growth targets required by government which cannot be met by building conversions, brownfield and infill developments, such development should be consistent with the following principles:
- i. as far as possible the overall shape of the village concerned should be maintained as defined by the existing or planned built up area of each settlement shown on policy maps 2.1 and 2.2.;
  - ii. creation of ribbon development should be avoided;
  - iii. priority should be given to locations where development has previously been approved but has not been completed;
  - iv. the development of land used as permanent grassland should be avoided, so as to maintain the carbon capture function of such land;
  - v. land containing the remains of ridge and furrow field systems and other sites of archaeological interest, such as abandoned historic settlements, should not be developed.









## Policy Map 2.2: Stow Built Up Area



## **5.3 Policy 3: Area of Separation between Sturton by Stow and Stow**

### **Policy Aim**

Policy 3: Area of Separation between Sturton by Stow and Stow aims to maintain the rural gap existing between Sturton by Stow and Stow, thus protecting this valued landscape and taking account of the role of this area in separating the two settlements and thus retaining their individual village character.

### **Justification (NPPF 2021 and Local Plan)**

- 5.3.1 Policy LP 55 of the Central Lincolnshire Local Plan provides a clear context for the types of development that would be acceptable outside rural settlements. In particular, it identifies the circumstances in which new development may be acceptable in the countryside. Most of the circumstances identified in that policy are not directly applicable to the defined Area of Separation. Additionally, this area includes a non-designated Heritage Asset, remnants of a mediaeval ridge and furrow agricultural system, the value of which is particularly dependent on openness and its open context.
- 5.3.2 Policy Map 3 identifies the undeveloped zone. It shows the area of agricultural fields in between Sturton by Stow and Stow, and it is drawn around the built-up areas of the two villages. Any planning applications, which may come forward within the defined Area of Separation will be determined on the basis of Policy 3 of this plan and as supplemented by Policy LP 55 (Development in the Countryside) of the CLLP. This reflects its undeveloped nature. Elsewhere in the neighbourhood area Policy LP 55 (Development in the Countryside) of the CLLP will apply to development in the countryside. This will include those parcels of land to the immediate south of Stow, which are not included in the Area of Separation.

### **Justification (Community Consultation)**

- 5.3.3 From the local consultations between November 2017 and January 2020, a common view expressed by local people was to preserve an area of separation between Sturton by Stow and Stow. Sturton by Stow and Stow are two distinct settlements, with their unique character and history. Residents have emphasised that the physical separation existing between Sturton by Stow and Stow is an important contributor to their distinctiveness, and it is instrumental in preserving and promoting their individual character and identity.

- 5.3.4 This stretch of agriculture lands contributes to the individuality of the villages by physically separating them; it also provides a buffer around each settlement, giving the distinct impression that both villages are surrounded by open countryside and are small and rural in nature, rather than a single uninterrupted developed ribbon around Sturton by Stow and Stow.

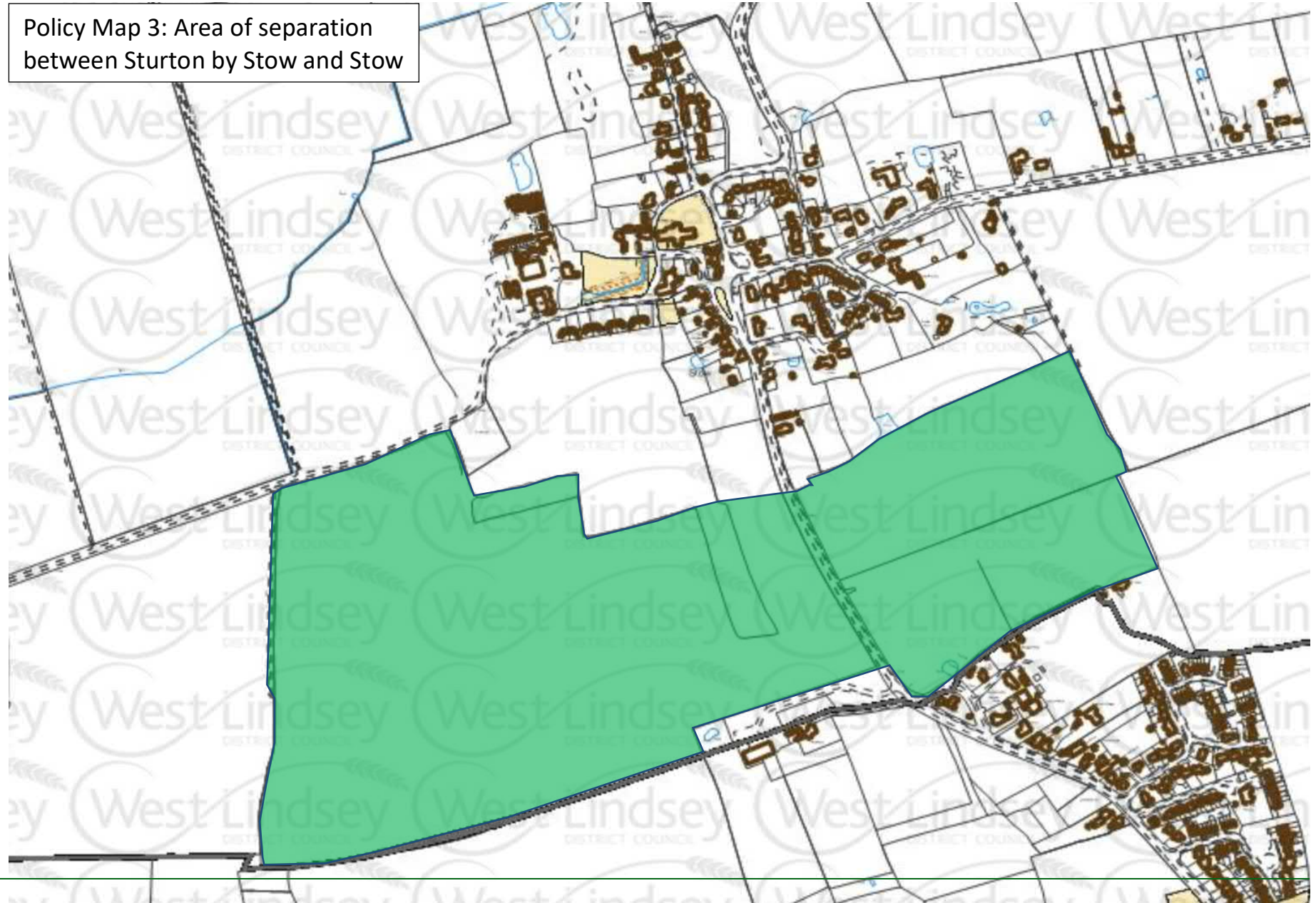
### **Policy 3: Area of Separation between Sturton by Stow and Stow**

The Plan identifies an Area of Separation between Sturton By Stow and Stow, as shown on Policy Map 3.

Proposed developments that would have an unacceptable impact on the open character of the Area of Separation will not be supported.



Policy Map 3: Area of separation  
between Sturton by Stow and Stow



## **5.4 Policy 4: Housing Mix and Affordability**

### **Policy Aim**

This Policy supports the development of affordable housing in Sturton by Stow and Stow. This can help to achieve sustainability and balance of the community to help preserve and sustain the local populace for future generations.

### **Justification (NPPF 2021)**

- 5.4.1 Policy 4: This policy seeks a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people. It also seeks the provision of different types of housing to give a variety of opportunities for people to attain their own homes. This will help to achieve a healthy and inclusive community.
- 5.4.2 Affordable Housing is defined as being for people whose needs are not adequately served by the commercial housing market and includes 'starter homes'. Although the term is often applied to rental housing, the concept is also applicable to purchases. The options typically available to provide affordability include:
- (i) Affordable housing for rent
  - (ii) Shared Ownership
  - (iii) First Homes
  - (iv) Discounted market sector housing

### **Justification (Local Plan)**

- 5.4.3 Policy 4 supports the delivery of affordable houses. It has been designed to be in general conformity with Policy LP 11 (Affordable Housing) for the CLLP. In this context, it offers specific support for a mix of house types to meet the specific local issues, which were identified during the Plan-making process. They include the delivery of smaller homes, which are likely to meet the needs of newly-created households. The Plan also offers support to the national initiative for the delivery of First Homes.

### **Justification (Community Consultation)**

- 5.4.4 From the collated comments collected from local consultations between November 2017 and January 2020, a common view was shared about the need to provide affordable housing for local people in both villages.

Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, mainly aimed towards enabling families and younger people to remain in the Parishes. This Policy would help to develop a sustainable community for future generations in Sturton by Stow and Stow.

5.4.5 Policy 4 addresses the issue of housing mix and affordability. The Parish Councils are keen to ensure that new affordable housing in the neighbourhood area should be allocated on local connection criteria. The following local connection criteria overlap with those used by the District Council in its Section 106 lettings principles. All new affordable housing in Sturton By Stow and Stow Parish Council areas should be allocated based on local connection criteria, meaning that priority should be given to people who can demonstrate a strong local connection to the village and whose needs cannot be met by the open market. The local connection prioritisation is as follows:

- I. In allocating affordable dwellings to applicants, the following local connection criteria will need to be considered, giving priority to applicants who:
  - a) were born in the Parish of Sturton by Stow or Stow; or,
  - b) are currently residing or are employed in the Parish of Sturton by Stow or Stow; or,
  - c) have resided in the Parish of Sturton by Stow or Stow in the past, but were forced to move away due to the lack of affordable housing; or,
  - d) have family associations living in the Parish.
- II. Lacking any applicants who meet the above requirements within the Parish of Sturton by Stow or Stow, applicants will be considered from neighbouring parishes if they satisfy the local connection criteria, giving priority to applicants who:
  - a) were born in the parishes neighbouring Sturton by Stow or Stow; or,
  - b) are currently residing or are employed in the parishes neighbouring Sturton by Stow or Stow; or,



- c) have resided in the parishes neighbouring Sturton by Stow or Stow in the past, but were forced to move away due to the lack of affordable housing; or,
  - d) have family associations living in the parishes neighbouring Sturton by Stow or Stow.
- III. Lacking any applicants who meet the above requirements within the local area, applicants will be considered from the West Lindsey District area if they satisfy the local connection criteria, giving priority to applicants who:
  - a) were born in the West Lindsey District area; or,
  - b) are currently residing or are employed in West Lindsey District area; or,
  - c) have resided in the West Lindsey District area in the past, but were forced to move away due to the lack of affordable housing; or
  - d) have family associations living in the West Lindsey District area.
- IV. Lacking any applicants who meet the above requirements, any other applicant in the WLDC housing register will be considered.

## **Policy 4: Housing Mix and Affordability**

1. New residential development should provide a range of housing types and a mix of tenures based on identified housing needs in the most up-to-date housing needs assessment available at parish or District, or housing market area level. Developments which provide accessible and adaptable dwellings, wheelchair user dwellings and/or First Homes will be particularly supported.
2. The delivery of affordable housing will be supported. Proposals for older people's accommodation, including bungalows and smaller properties (1-2 bedrooms) will be particularly supported.

## **5.5 Policy 5: Delivering Good Design**

### **Policy Aim**

Policy 5: Delivering Good Design ensures future residential and business development is designed sustainably and in a way that respects the existing character of the settlements. In doing so, it supports the social and cultural wellbeing of the community through high-quality design, while ensuring housing and other needs are met. This policy protects and enhances the historic and natural environment in the Parish, protecting designated and non-designated buildings, existing mature trees, green features, and traditional features of the built environment.

### **Justification (NPPF 2021)**

5.5.1 The NPPF 2021 establishes that "local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area". Although such policies should not be overly prescriptive in term of architectural style and should not prevent innovative solutions, they have the power to lead the design of proposed development in directions "that respond to local character and history and reflect the identity of local surroundings and materials". Section 16 of the NPPF 2021 promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 167 of the Framework promotes the use of design solutions to implement Sustainable Urban Drainage.

### **Justification (Local Plan)**

5.5.2 Policy LP25 of the CLLP sets the requirement that a development proposal must meet in order to protect heritage assets, Conservation Areas and Listed Buildings. Policy 5 of the Neighbourhood Plan and the Sturton by Stow and Stow Neighbourhood Profile Report add depth to this Policy, as together they map and describe the Historic Environment of Sturton by Stow and Stow and identify key designated heritage assets. The Policy is also in line with Policy LP26 of the CLLP, detailing and adding local context to the Design Principles. The policy is consistent with the parking requirements of Policy LP13, with the provision on Sustainable Urban Drainage Solutions of Policy LP14, and the access standard for ageing population of LP10.

### **Justification (Community Consultation)**

5.5.3 The Steering Group compiled a Neighbourhood Profile Report as a basis for this Policy and to inform future development proposals. The report defines the overall character of the settlement. It identifies key design principles, describes street-specific elements and identifies heritage assets worthy of protection. The information and opinions were collected at community events

combining map-based exercises and focussed “walkabouts”. The synthesis of these inputs into the report used elements of Character Assessment and Place-making Assessment.

- 5.5.4 Policy 5 sets out the way in which new development should take account of key design principles. Applicants should demonstrate the way in which they have addressed the various matters, and their relationship to the Neighbourhood Profile in the details submitted with planning applications. Policy 5 applies to all developments irrespective of their scale and nature. It acknowledges that good design is important for all development. It also acknowledges that the majority of planning applications in the Plan period will be minor or domestic in their nature. In day-to-day terms the policy will be applied as appropriate to the scale, nature and location of the development concerned.

## Policy 5: Delivering Good Design

1. As appropriate to their scale, nature and location, developments should demonstrate good quality design and respect the character and appearance of the surrounding area. All development proposals will be assessed to ensure that they effectively address the following matters, as described in detail in each Character Area chapter of the Neighbourhood Profile:
  - a. siting and layout;
  - b. density, scale, form and massing;
  - c. detailed design and materials;
  - d. landscaping and streetscape.
2. Development proposals will be supported if it is demonstrated that their design solutions:
  - a. apply principles of good design to ensure that both neighbouring users and occupiers of the proposed development will benefit from reasonable standards of amenity, unimpaired by unacceptable overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;
  - b. promote safe and secure neighbourhoods, with natural surveillance and protection, following Secure by Design principles;<sup>9</sup>

<sup>9</sup> Secure by Design. *Design Guides*, Available at <https://www.securedbydesign.com/guidance/design-guides>

- c. minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency, minimise risk of flooding, the design of all aspects of the development should mitigate for climate change impacts and incorporate climate change adaptation and resilience measures that ensure there is no increase in carbon emissions (preferably a reduction), they promote renewable energy generation and energy efficiency and do not increase the risk of local and nearby flooding (including the use of Sustainable Urban Drainage Solutions, permeable surfaces etc).;
  - d. avoid adversely impacting on Heritage Assets listed in Policy 6 and/or the Protected Views of Policy 9
  - e. ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development (ensuring that where garages are proposed, they are able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle);
  - f. where practicable, provide for the introduction of electric car charging points in off-street parking spots;
  - g. promote safe access by vehicles, pedestrians, wheelchair users and cyclists, and promote connectivity across and around the development for pedestrians, pushchairs, wheelchair users, cyclists and mobility vehicles;
  - h. will secure as many green lights and as few red lights as practicable against Building for A Healthy Life design code.<sup>10</sup>
3. All development proposals will need to consider the following aspects in terms of infrastructure provision and impact on community facilities:
- a. ensuring that infrastructure (gas, electricity, water, drainage and sewerage, internet, road capacity and parking) is adequate for each new development, or that firm, approved and funded plans are in place for delivery in a timely manner, to serve the development without overall unacceptable impact on Sturton by Stow and Stow;

<sup>10</sup> Building for a Healthy Life is a tool for assessing the design quality of homes and neighbourhoods in England. The criteria are based on national planning policy guidance and on urban design principles to achieve functionality, attractiveness and sustainability in homes and neighbourhoods:  
<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

- b. having no overall unacceptable impact on existing community services, and, where necessary, delivering additional ones to meet any need created by the development;
- c. having no overall unacceptable impact on existing outdoor play areas and open amenity space and where necessary deliver additional ones;
- d. ensuring that, taking account of on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed in a safe and acceptable manner.

## 5.6 Policy 6: Historic Environment

### Policy Aim

Policy 6: Historic Environment aims to support development that conserves and enhances Sturton by Stow and Stow's heritage assets. In doing so, the policy has regard to conserving and enhancing designated and locally important heritage assets in a manner appropriate to their significance, so that they can be appreciated by future generations.

### Justification (NPPF 2021)

5.6.1 Policy 6: Historic Environment is in line with Chapter 16 of the NPPF 2021, in particular paragraphs 189 to 192. The identification and protection of locally important heritage assets and locally important assets, which this policy pursues, is in line with paragraph 192 and 203 of the Framework. The second part of Policy 6 addresses this important matter. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.

### Justification (Local Plan)

5.6.2 Policy 6 conforms with the Central Lincolnshire Local Plan Policy LP25 (The Historic Environment) which seeks conservation and enhancement of the character, appearance and setting of locally important heritage assets and the historic environment.

### Justification (Community Consultation)

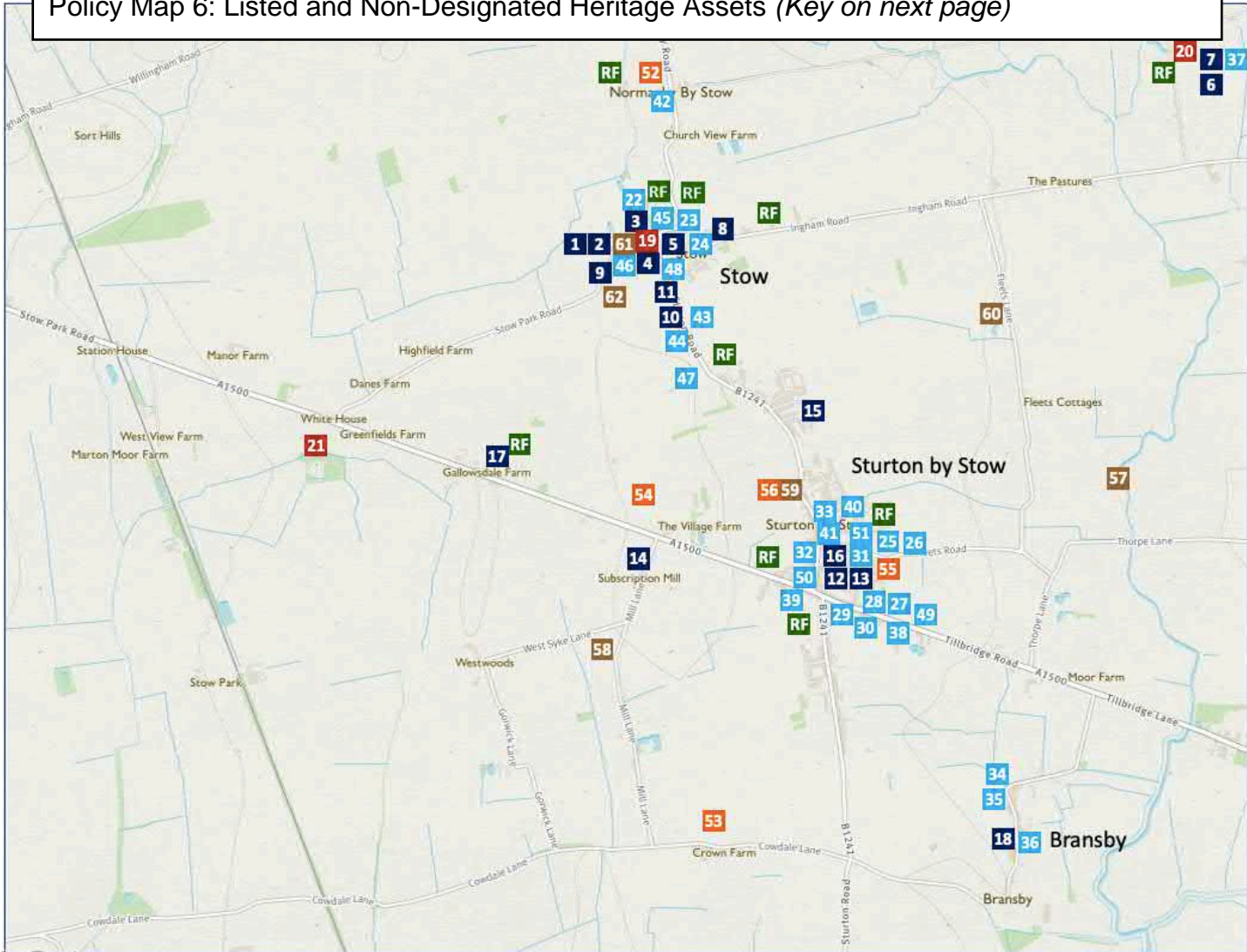
5.6.3 From the Neighbourhood Profile and the Heritage Asset Study, local residents identified certain designated and locally important heritage assets of historical importance. These assets have significant meaning to the community, who want to see them protected for future generations. Additionally, from the local consultation a common view expressed by local people was to preserve the villages' rural setting and protect and enhance their own distinctive character. Policy 6 addresses these factors by seeking to conserve, protect and enhance the Historic Environment in Sturton by Stow and Stow for future generations.

## **Policy 6: Historic Environment**

1. Proposed developments will be supported where they preserve or enhance the character or appearance of the historic settlements, listed buildings and their settings and any features of special architectural or historic interest, including locally important heritage assets, all as identified in Policy Map 6.
2. When considering the impact of a proposed development on the significance of a designated and non-designated heritage asset (as shown on Policy Map 6), great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be.



Policy Map 6: Listed and Non-Designated Heritage Assets (*Key on next page*)



Ref	Listed buildings
1	Stables and pigeon cote
2	Threshing Barn
3	21 Church Lane
4	Church of St Mary
5	Whipping post
6	Monument at Church of St Edith, Coates
7	Church of St Edith, Coates
8	No 9 Ingham Road
9	Manor Farm House
10	Former Wesleyan Chapel
11	No 6 Sturton Road
12	Church of St Hugh of Avalon
13	Lych gate and wall of Church of St Hugh of Avalon
14	Subscription Mill
15	Old Rectory
16	Old Hall
17	Gallows Dale Farmhouse
18	Barn at Bransby Horses
<b>Scheduled monuments</b>	
19	Site of a college and Benedictine Abbey, St Mary's Church
20	Coates medieval settlement and moated site
21	Medieval Bishop's Palace and deer park
<b>Non listed buildings</b>	
22	Gothic House
23	Old School
24	Thatched House
25	Manor Farm House
26	No 1 White House Farm Cottages
27	The Old School Room
28	Former Wesleyan Chapel
29	The Plough
30	Store room, The Plough
31	Old School

32	The 'White House'
33	Former Friends' Meeting House
34	Home Farm
35	Bransby Horses Visitor Centre
36	Rome Farm
37	Coates Hall
38	Old Granary
39	1-3 Marton Road
40	Old smithy and workshop
41	Nos 38 & 40 High Street
42	West Farm, Normanby
43	No 3 Sturton Rd, Stow
44	No 10 Sturton Rd, Stow
45	No 3 Normanby Rd, Stow
46	The Cross Keys, Stow
47	Mere House, Sturton by Stow
48	No 2 Stow Park Road
49	Whitegates
50	No 1 High Street
51	Pair of Festival of Britain senior citizens' bungalows
<b>Non scheduled monuments</b>	
52	Normanby by Stow deserted medieval village
53	Royal Observer Corps Observation Station
54	Roman villa site
55	Plymouth Brethren & Quaker Cemetery
56	Sturton by Stow War Memorial
<b>Biodiversity and landscape</b>	
RF	Ridge and Furrow fields
57	River Till
58	Road verges at Westwoods
59	Sturton by Stow village cemetery
60	Parish Field, Stow
61	St Mary's Church Yard
62	Stow village cemetery

Key to Policy Map 6: Listed and Non-Designated Heritage Assets

## **5.7 Policy 7: Employment and Business Development**

### **Policy Aim**

Policy 7: Employment and Business Development aims to support employment opportunities in the Parishes. Within the villages, some of the economic activities supported by this policy will deliver key services to the community. By also promoting working from home, characterised by the remote working transformation as a result of the Coronavirus pandemic, the Plan aims to promote Sturton by Stow and Stow as places to live and work, thus enhancing the social and economic growth of the Parishes as whole.

### **Justification (NPPF 2021)**

- 5.7.1 Policy 7: Employment and Business Development identifies appropriate area for development opportunities. The delivery of sufficient land and employment opportunities are the principles underlined by paragraphs 82 - 85 of the NPPF 2021.
- 5.7.2 Provision for rural employment opportunities in the countryside surrounding Sturton by Stow and Stow are also in line with paragraphs 84 and 85 of the NPPF 2021. Policy 7 provides a context for economic development to come forward in the neighbourhood area. The first part of the policy takes a general approach. The second part of the policy offers particular support for proposals that make use of brownfield land. Developers of more general schemes are encouraged to provide a supporting statement which comments about their efforts to explore opportunities for their proposals to come forward on brownfield land within the neighbourhood area.

### **Justification (Local Plan)**

- 5.7.3 Policy 7 conforms to the Central Lincolnshire Local Plan Policy LP5 (Delivering Prosperity and Jobs) and Policy LP7 (A Sustainable Visitor Economy). These policies highlight the need for sustainable employment growth and development whilst shaping employment needs for future generations.

### **Justification (Community Consultation)**

- 5.7.4 The Neighbourhood Profile displays how the Neighbourhood Plan area is an employment-generating region and that promoting the local economy and providing additional employment is vital to the sustainability of the communities. Due to the movement and growth of on-line technological

services, this policy, together with Policy 14, will support the growth of remote digital working. Policy 7 addresses these factors through a series of actions, which will benefit both employers and home-based workers.

## **Policy 7: Employment and Business Development**

1. Proposals for new business premises, or the expansion and regeneration of existing business premises will be supported, subject to the following criteria:

- a) It can be demonstrated that any proposals protect and, where practicable, enhance:
  - (i) the character of the Parishes – including local heritage assets, as detailed in the Neighbourhood Profile, in line with Policy 5: Delivering Good Design.
  - (ii) the local environment and biodiversity.
- b) Measures are implemented which enable remote digital working in the proposed development.
- c) The proposal incorporates measures to mitigate any nuisance from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development.
- d) The proposal improves the visual amenity of the neighbourhood area where it is practicable to do so and relates directly to the development proposed.
- e) Residential amenity of nearby properties is protected.

2. Proposals, which secure the re-use of vacant or redundant buildings and sites – especially those with historical merit – as part of the proposed development will be particularly supported.

## **5.8 Policy 8: Community Facilities**

### **Policy Aim**

Policy 8: Community Facilities supports the retention and development of local services and community facilities, and the delivery of social, recreational and cultural facilities and services within the community.

### **Justification (NPPF 2021)**

5.8.1 The NPPF 2021 states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of this is the protection and retention of existing community facilities, and policies that seek to prevent the reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF 2021 does not define what constitutes as community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.

### **Justification (Local Plan)**

5.8.2 The Central Lincolnshire Local Plan Policy LP15 defines what constitutes as community facilities in more detail. The Policy also set the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.

### **Justification (Community Consultation)**

5.8.3 Sturton by Stow and Stow's key community facilities have been identified through the Neighbourhood Profile and the Visioning Workshop. From the comments collected from local consultation between November 2017 and January 2020, local people and businesses expressed concerns about the potential loss of community facilities in Sturton by Stow and Stow and the need to conserve and enhance the community facility infrastructure in the villages. Policy 9 addresses these factors by principle of actions, which will benefit the future of community facilities in Sturton by Stow and Stow. Developers are encouraged to engage with the relevant Parish Council prior to the preparation of any planning application, which may have an impact on an identified important community facility. This will enable the Parish Council concerned to confirm the nature of local priorities and to ensure that, where

appropriate and viable, the facilities proposed complement the existing provision.

## Policy 8: Community Facilities

1. The Plan identifies the community facilities listed below and as shown in Policy Map 8.1 and 8.2 as important facilities for the community:

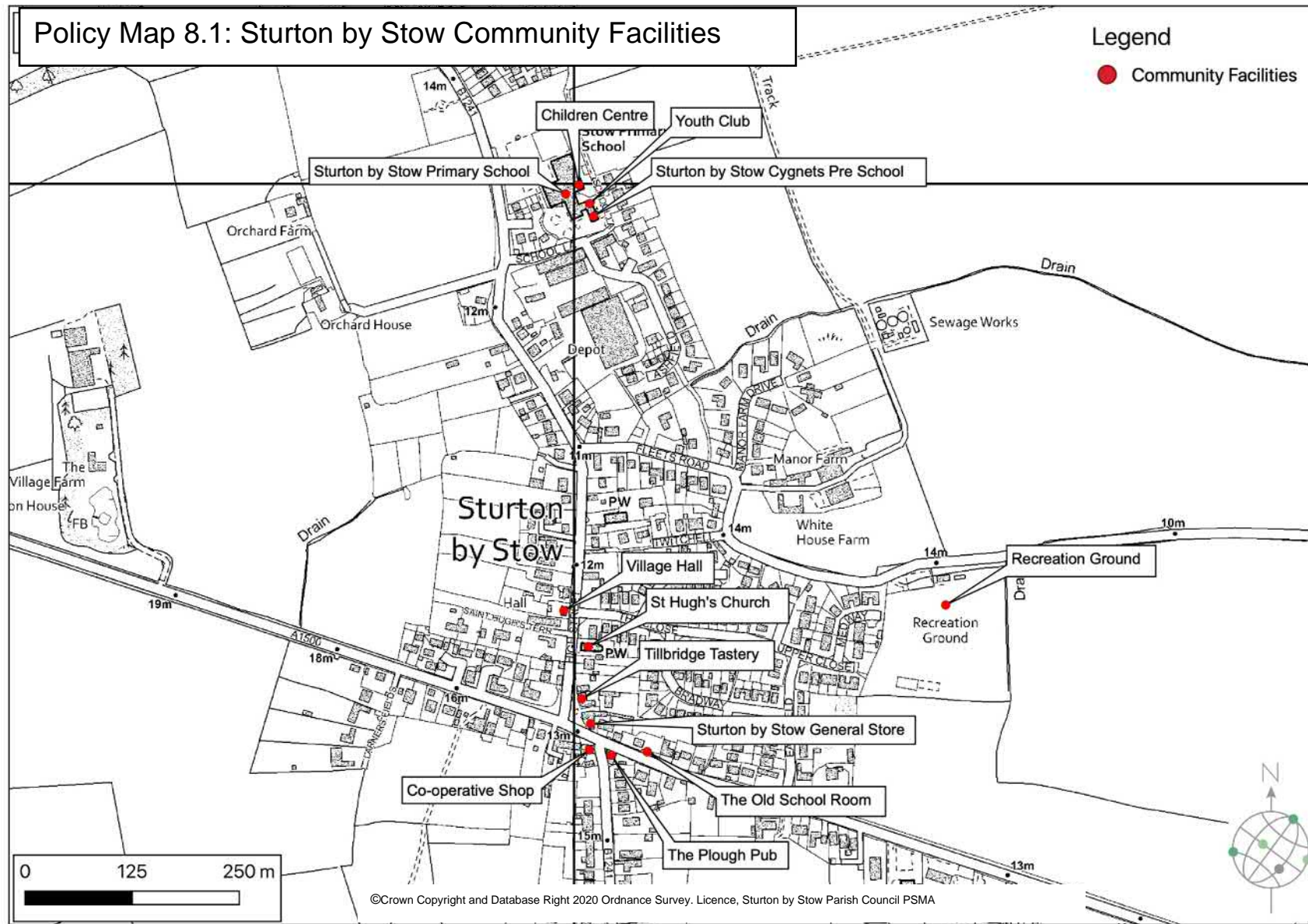
- |                                    |   |
|------------------------------------|---|
| i) Sturton by Stow Cemetery        | xiv) Stow Minster;                                |
| ii) Sturton by Stow General Store; | xv) Cross Keys Pub;                               |
| iii) Co-operative Shop;            | xvi) Stow's Allotments;                           |
| iv) St Hugh's Church;              | xvii) Stow's Cemetery;                            |
| v) The Plough Pub;                 | xviii) St Edith's Church;                         |
| vi) The Old School Room;           | xix) The Village Green;                           |
| vii) Village Hall;                 | xx) The Christmas Tree stand;                     |
| viii) Primary School;              | xxi) The bus stops, particularly the bus shelter; |
| ix) Cygnets Pre School             | xxii) The Children's Playground;                  |
| x) Tillbridge Tastery;             | xxiii) The Village Sign.                          |
| xi) Children's centre;             |   |
| xii) Youth Club;                   |   |
| xiii) Recreation field;            |   |

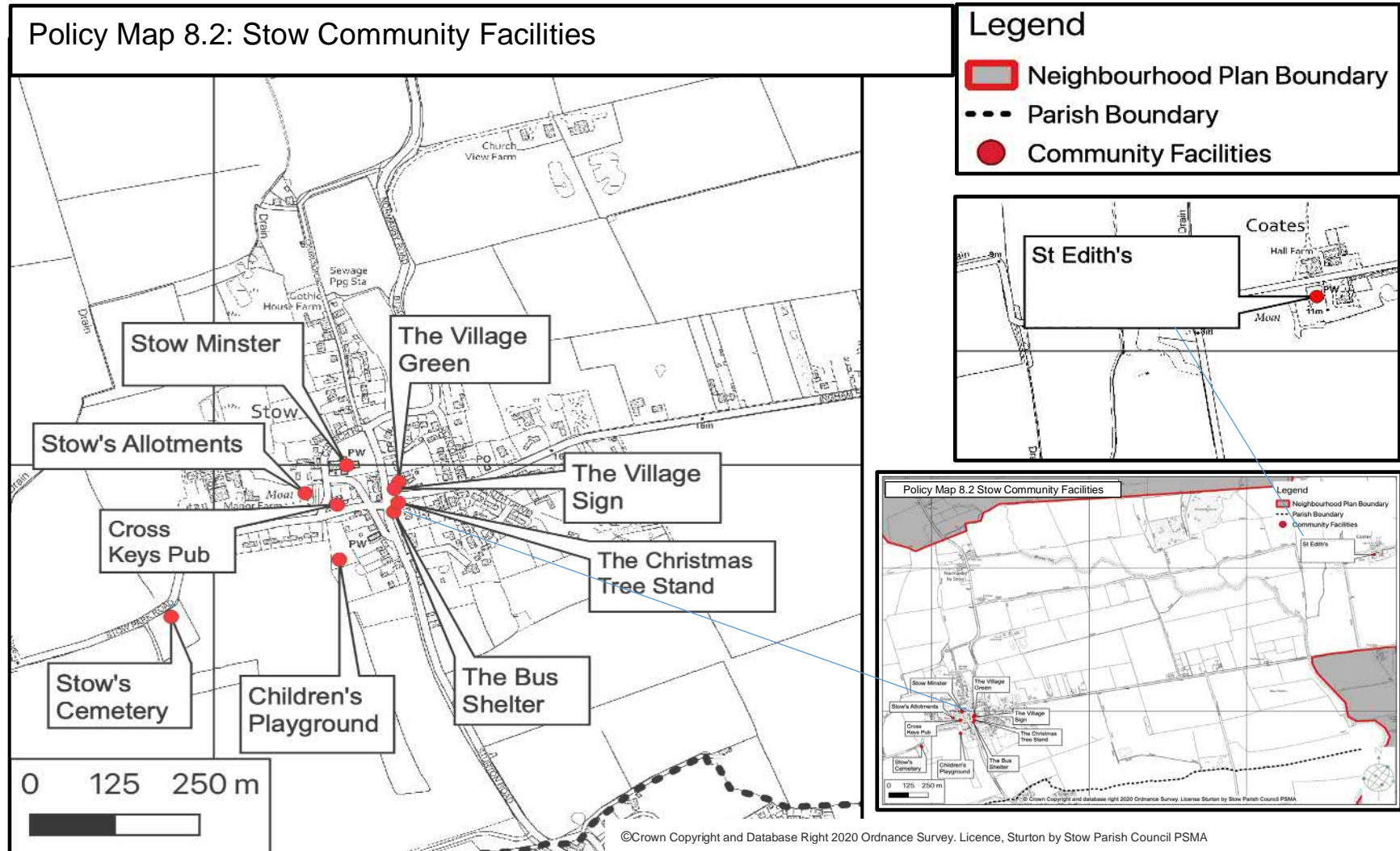
2. Proposals to redevelop, or change the use of, an important community facility, as identified on Policy Map 8.1 and 8.2, will only be supported where one of the following conditions is met:

- a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
- b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location. Proposals for a replacement community facility directly adjacent to the existing built-up areas of Sturton by Stow and Stow will be supported where there is a clear need for such a proposal and a more central site is not available elsewhere in the villages.

\* In relation to criterion 2. a) This would require demonstration to the Local Planning Authority that the property has been marketed for its existing use(s) or another community use, at a realistic price for, at least, a twelve-month period.







## **5.9 Policy 9: Protected Views**

### **Policy Aim**

Policy 9 identifies views that contribute to maintaining and enhancing the character of the villages and hence promote a sense of place and community cohesion. Moreover, the protection of views over the countryside, natural features, and historic sites helps to enhance and protect the historic, natural environment and streetscape of the villages and the Neighbourhood Plan area for future generations.

### **Justification (NPPF 2021)**

- 5.9.1 It is widely recognised that certain views are key in defining the character of a settlement: these views involve the countryside surrounding the settlement as much as views toward village or within the built environment. The National Planning Policy Framework (NPPF 2021) promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognising "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".

### **Justification (Local Plan)**

- 5.9.2 The Central Lincolnshire Local Plan policy LP17 safeguards protected views, demanding development proposal to maintain or enhance protected views and allowing a negative impact only in special circumstances and when mitigation measures are in place. Policy LP17 directly mentions "local views and vistas", which are detailed as part of this Policy.

### **Justification (Community Consultation)**

- 5.9.3 When undertaking the Neighbourhood Profile, local residents undertook walkabouts around different neighbourhood areas in Sturton by Stow and Stow. The aim of the walkabouts was to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, local residents identified certain views which had significant meaning and beauty to the local community. An assessment of each area and rationale for inclusion in this policy is contained in the Local Protected Views Assessment, which works as a supplementary planning document and is used in conjunction with Policy 9.

- 5.9.4 Policy 9 addresses these factors by requiring proposers of developments to consider and explain the measures to be taken to conserve, protect and enhance the views of Sturton by Stow and Stow. The location of such views is present in Policy Map 9.1 and 9.2. Where appropriate, planning applications should be accompanied by a supporting landscape assessment demonstrating how these views have been taken into account and explaining the steps taken to preserve or minimise the impact on the views.

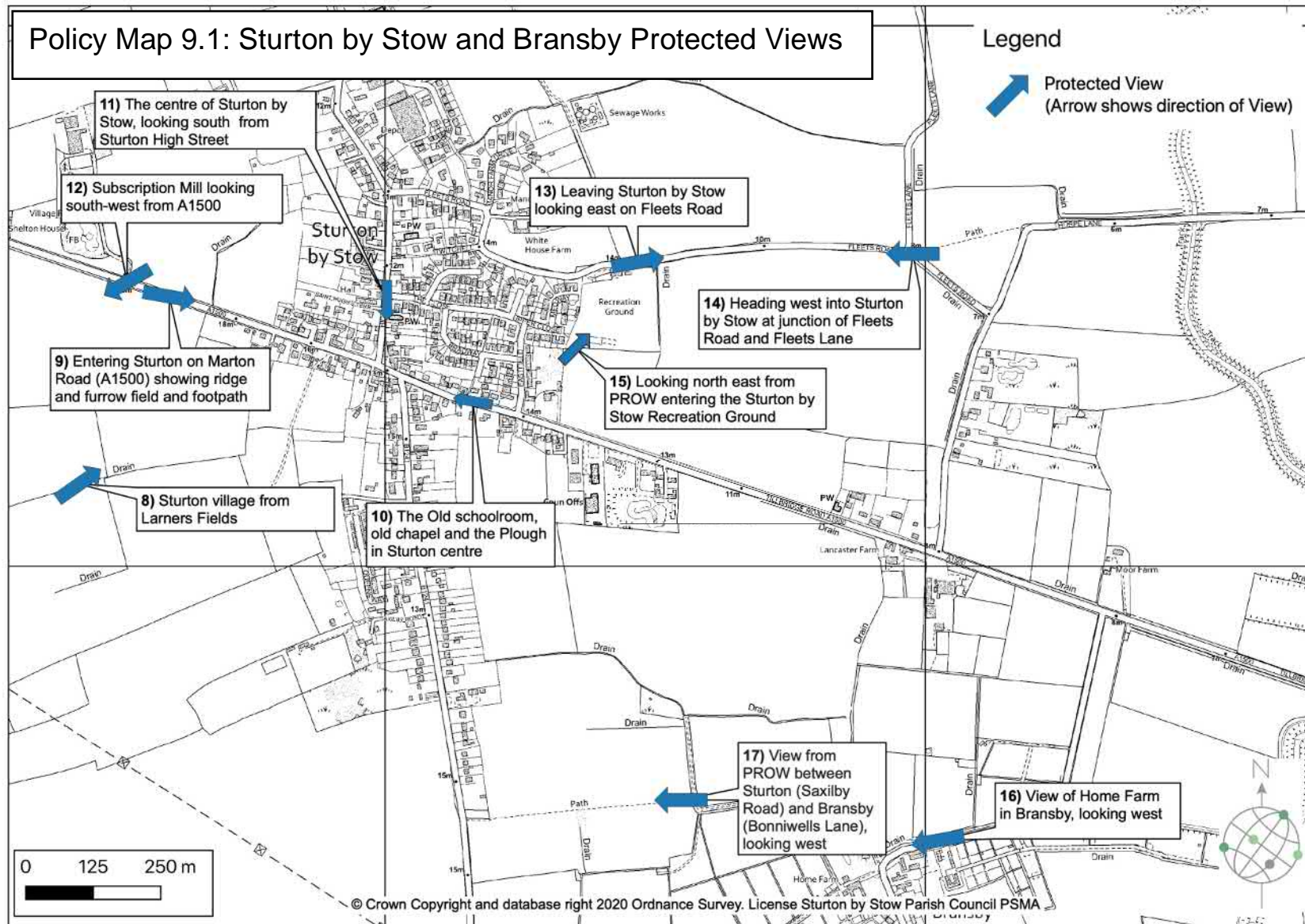
## **Policy 9: Protected Views**

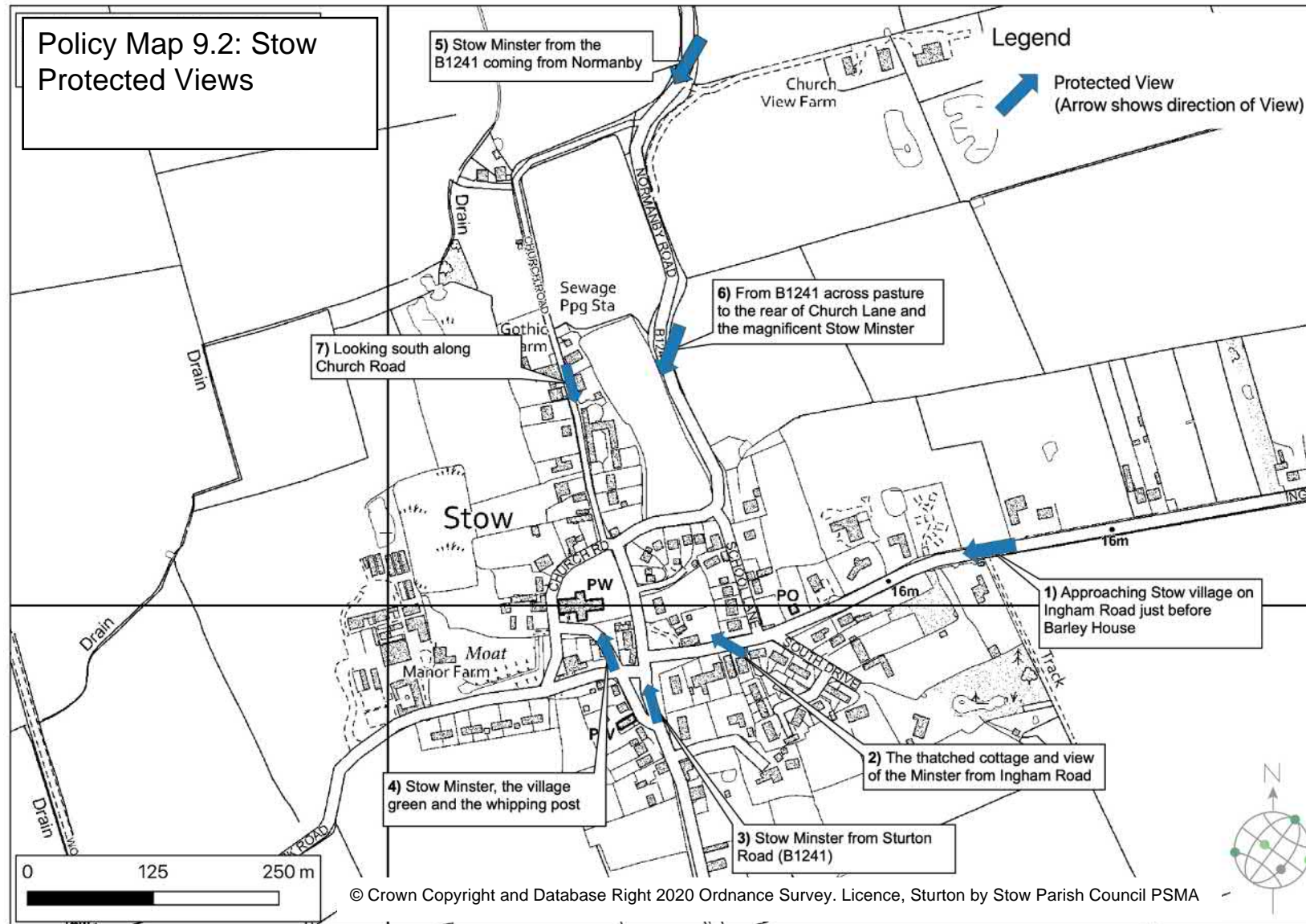
The Plan identifies Protected Views as shown on Policy Maps 9.1 and 9.2.

Development proposals should be located and designed to take account of the identified Protected Views and, where practicable, to enhance or provide greater accessibility to the views concerned.

Development proposals which would have an unacceptable impact on a Protected View will not be supported.







## 5.10 Policy 10: Local Green Space

### Policy Aim

Policy 10: Local Green Space designation aims to protect sites important for their environmental value as ecosystems and biodiversity sites; for their community importance as sites used for recreation, tranquil contemplation; and for their value as historical or beautiful sites.

### Justification (NPPF 2021)

5.10.1 The sites listed in Policy 10 have been identified as Local Green Spaces (LGS), according to the NPPF 2021 designation. The NPPF 2021 (paragraph 99 to 103) enables local communities, through Neighbourhood Plans, to identify, for special protection, green areas of particular importance. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF 2021 notes that LGS designation will not be appropriate for most green areas or open spaces and the designation should only be used where:

- a) the green space is in reasonably close proximity to the community it serves;
- b) the green space 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
- c) the green space concerned is local in character and is not an extensive tract of land.

### Justification (Local Plan)

5.10.2 The Central Lincolnshire Local Plan Vision aims to protect the natural environment and existing open spaces. In practice, the CLLP protects Local Green Spaces and Important Open Spaces through Policy LP23, while Policies LP20 and LP21 aim to protect existing green spaces within and around the settlement, green infrastructure and green corridors.

### Justification (Community Consultation)

5.10.3 From the local consultations held between November 2017 and January 2020, a common view expressed by local people was to preserve the village



green and open spaces within the parishes of Sturton by Stow and Stow. These LGS's are defined on Policy Map 10.1 and 10.2. For each site, a specific assessment has been prepared, showing a map of the site, pictures of the green area, details of ownership and dimensions, and how the site meets the criteria of the NPPF 2021 and why it is special to the local community. While Jubilee Wood and the Parish Field are further out of the built-up areas, they are on well-used cycling and walking routes, using the roadside footpath, PROWs and unclassified roads, and their wildlife is valued. The Steering Group contacted LGS landowners and undertook a Local Green Space Assessment, demonstrating how these sites meet the NPPF 2021 criteria and why they should be protected as Local Green Spaces. The Local Green Space Assessment report works as a supplementary planning document that will be used in conjunction with Policy 10. Within Local Green Spaces, development is normally prohibited in the same way as it is on a Green Belt.

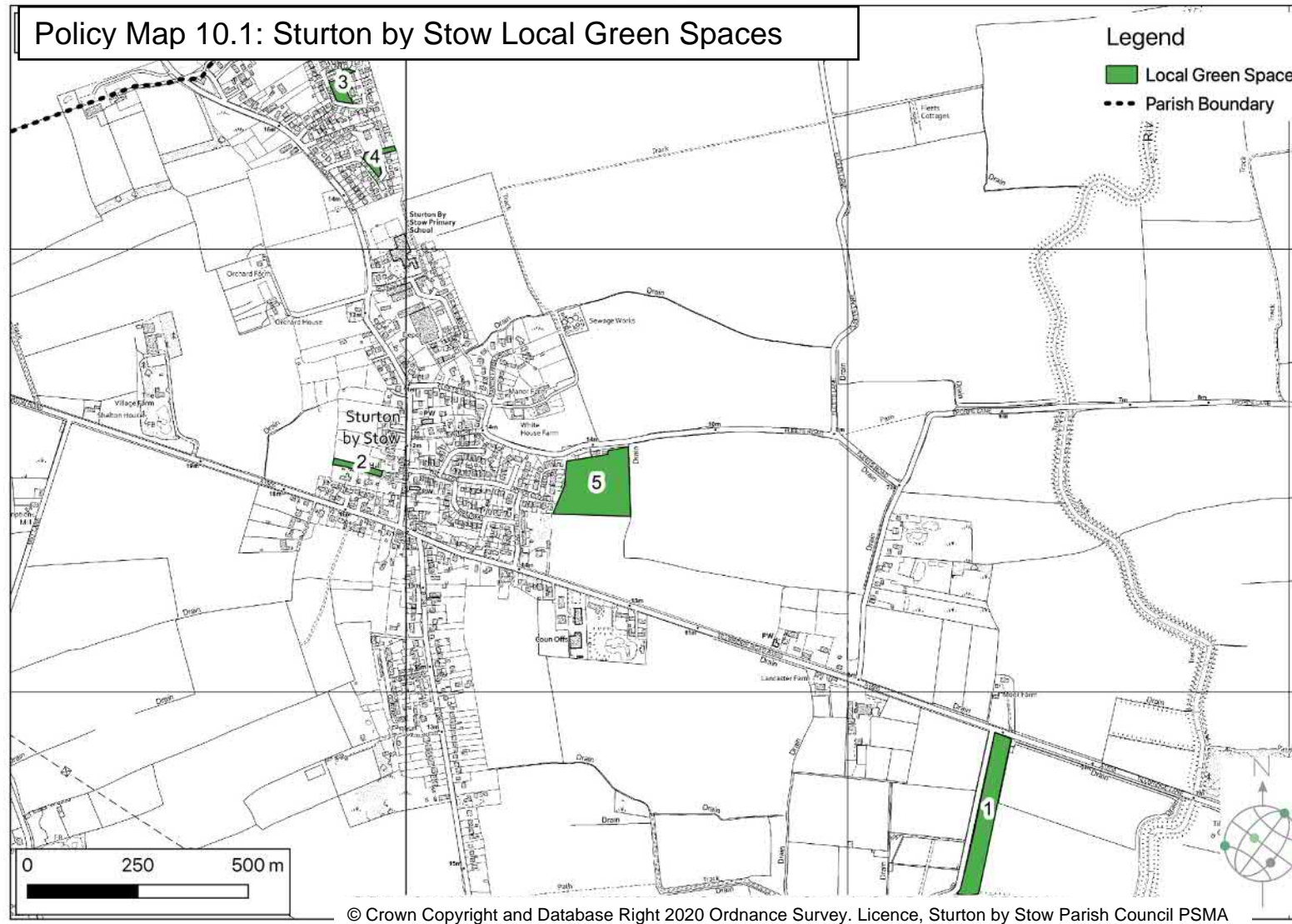
- 5.10.4 Policy CNP11 follows the matter-of-fact approach in the NPPF 2021. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

## **Policy 10: Local Green Space**

1. The Plan designates the following parcels of land (as shown on Policy Map 10.1 - Sturton by Stow and Policy Map 10.2 – Stow), as Local Green Spaces:
  - 1) Jubilee Wood, Sturton by Stow;
  - 2) Playpark, Sturton by Stow;
  - 3) The green at Davey Close and the playpark at Allan Close, off Old Rectory Gardens, Sturton By Stow;
  - 4) The playpark and green, The Glebe, Sturton by Stow;
  - 5) Recreation Ground, Sturton by Stow;
  - 6) 'Village Green', Stow;
  - 7) Play Park, Stow; and,

8) The Parish Field, Stow

2. Development proposals within the designated Local Green Spaces will only be supported in very special circumstances.





## 5.11 Policy 11: Green Infrastructure

### Policy Aim

Policy 11: Green Infrastructure aims to protect and enhance existing green infrastructure and public green spaces; this will be positive in terms of protecting the natural environment and improving biodiversity and will have beneficial social impacts in terms of promoting healthy lifestyles and recreational opportunities.

### Justification (NPPF 2021)

5.11.1 Policy 11: Green Infrastructure aims to protect existing openair green networks and spaces that are used by the residents of Sturton by Stow and Stow for recreational and social purposes. The NPPF 2021 defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". The protection, as well as the enhancement and improvement of such infrastructure, is a key priority of the NPPF 2021, in line with paragraphs 20, 34 and 179. Policy 11 sets out an approach to ensure that green infrastructure is properly taken into account when planning applications are determined. For the sake of this policy, green infrastructure includes, but is not limited to, the following green corridors, linkages, and green assets:

- I. Network of footpaths linking between Sturton By Stow and Stow, and between and with other villages and hamlets;
- II. Ditches and dykes;
- III. Grass verges, mature tress and hedgerows;
- IV. non-listed green spaces e.g. ridge and furrow fields.

The first part of the policy seeks to ensure that new development contributes to the maintenance of the existing and the creation of new green infrastructure. It takes a proportionate approach based on the scale and nature of the development proposed. It will be applied so that it complies with the three principles for developer contributions as included in the Community Infrastructure Levy Regulations and as captured in the CLLP Developer Contributions Supplementary Planning Document.

### Justification (**Local Plan**)

5.11.2 Policy 11 is aligned to the Central Lincolnshire Local Plan Policy LP21 (Biodiversity and Geodiversity) and Policy LP20 (Green Infrastructure Network) which seeks to conserve and enhance the biodiversity and geological diversity of Central Lincolnshire and continue the connection of green corridors and walkways while enhancing the geological diversities of the green infrastructure networks.

### Justification (**Community Consultation**)

5.11.3 When selecting areas of Green Infrastructure in Sturton by Stow and Stow, local residents undertook walkabouts around different character areas. The aim of the walkabouts was to gather information regarding the characteristics of the development that can only be collected through an on-site investigation. From this, local residents identified certain managed networks of natural spaces and access routes, landscapes, biodiversity and heritage. This infrastructure and its green features are important for the local community and they want to protect it for future generations.

5.11.4 Additionally, from the local consultation undertaken between November 2017 and January 2020, a common view expressed by local people was to preserve the villages' rural settings and protect and enhance their character, heritage and functionally. Policy 11 addresses these factors by seeking to conserve, protect and enhance the identified green infrastructure in Sturton by Stow and Stow. Policy Map 11 indicates the location and extent of key Green Infrastructure elements.

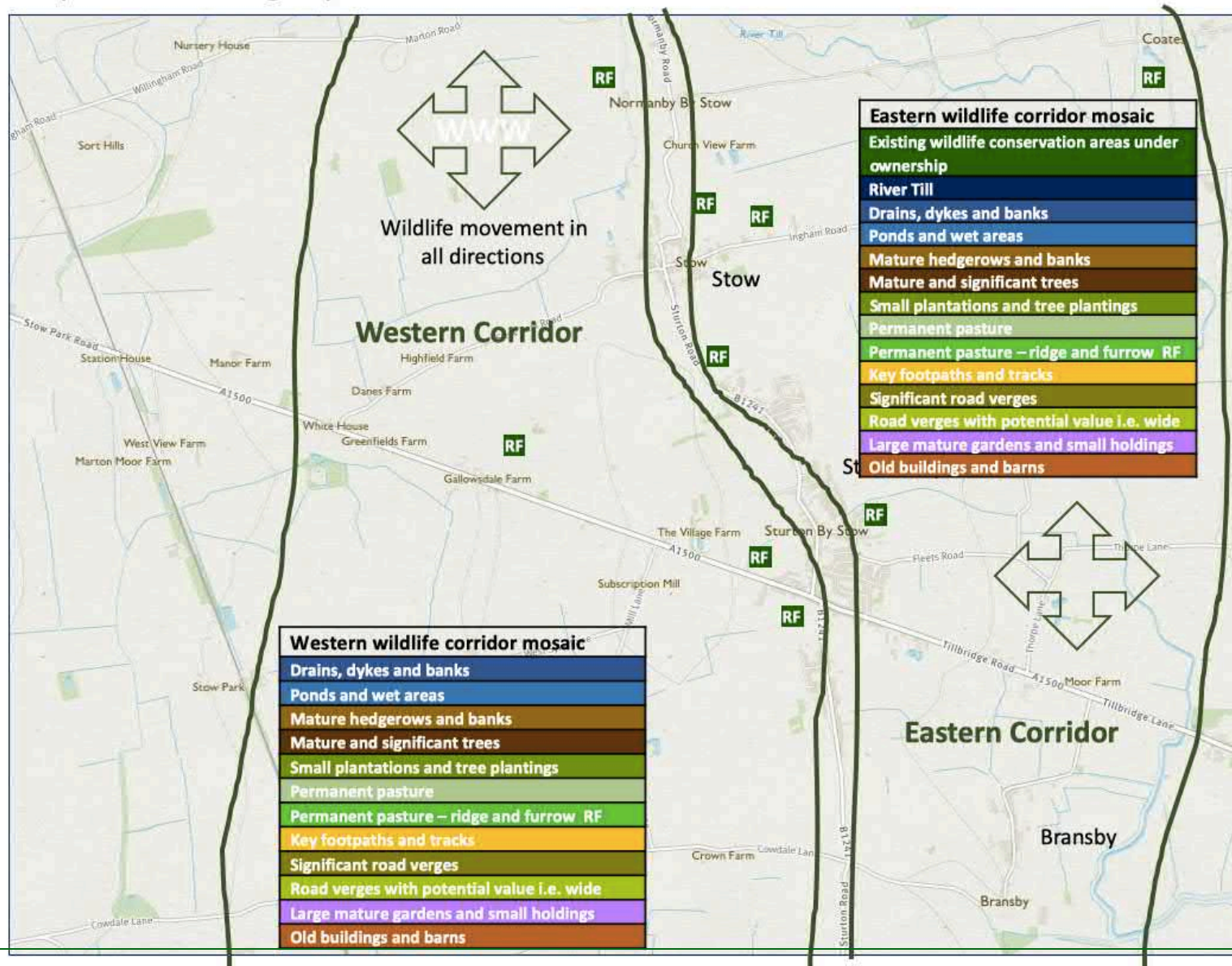
## **Policy 11: Green Infrastructure**

1. As appropriate to the scale, nature and location, development proposals should:
  - a) contribute to the enhancement and management of existing green corridors and infrastructure assets, where practicable; and
  - b) contribute to the provision of new public green spaces and enhance green infrastructure linkages, where practicable.

2. Development proposals that result in an unacceptable impact on the purpose or function of existing green infrastructure will not be supported unless they:
  - a) demonstrate that the impact on the purpose or function of the green infrastructure is unavoidable and significantly and demonstrably outweighed by the benefits of the development; and
  - b) provide for the implementation of alternative solutions, as part of the development, to reinstate the green infrastructure's purpose or function to the previous quality and connectivity.
3. Development proposals that result in unacceptable harm to the biodiversity of existing green infrastructure and that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will not be supported.
4. Developments that enhance and/or connect existing or create new Green Infrastructure will be supported, in particular where they clearly demonstrate mitigation, adaptation and resilience to climate change.
5. Proposals for development that create/make provision for new green space (in addition to and not a replacement for existing green space) will be supported. Where practicable, such proposals should provide amenity for residents, be of value for wildlife and provide climate change mitigation, adaptation and resilience.



Map 11: indicating key Green Assets and Wildlife Corridors



## 5.12 Policy 12: Environmental Protection

### Policy Aim

Policy 12 aims to protect local environmental assets to ensure the quality of the local environment is preserved. The policy confirms the importance of local nature biodiversity by protecting existing assets, creating new and ensuring their appropriate and effective management for future generations.

### Justification (NPPF 2021)

5.12.1 Policy 12 puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated. In doing so, Policy 12 is in keeping with Chapter 15 of the NPPF 2021.

### Justification (Local Plan)

5.12.2 Policy 12: Environmental Protection expands and adds local context to the requirement contained in Policy LP21 (Biodiversity and Geodiversity). This ensures that developments protect and enhance the natural environment, biodiversity and geodiversity in the Neighbourhood Plan area.

### Justification (Community Consultation)

5.12.3 The walkabouts undertaken as part of the Neighbourhood Profile demonstrated that residents value the protection of environmental assets and wildlife habitats within the Parishes of Sturton by Stow and Stow. Residents value in particular environmental assets such as, woodland, hedges, natural habitats and ridge and furrow fields.

## Policy 12: Environmental Protection

1. Development proposals will be supported where the primary objective is to conserve or enhance biodiversity or geodiversity of the environment.
2. All developments, projects and activities will be supported which:
  - a. provide a practicable level of protection to legally protected sites and species;
  - b. protect irreplaceable habitats, such as ancient woodlands and ancient or veteran trees, except where there are wholly exceptional reasons and a suitable compensation strategy exists;
  - c. maintain and where practicable enhance conditions for priority habitats<sup>11</sup>;
  - d. maintain and where practicable enhance recognised geodiversity assets;
  - e. maintain and where practicable enhance other sites, features, species;
  - f. identify, protect, maintain and expand as appropriate networks of ecological interest and provide for appropriate management;
  - g. identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
  - h. mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.
  - i. seek and exploit opportunity to conserve, augment and reinstate the stock of trees, hedges, woodlands, wetlands and countryside as wildlife habitat and for aesthetic enjoyment, in both the rural and urban environment;
3. As appropriate to their scale, nature and location, development proposals should incorporate environmental protection measures, which clearly demonstrate mitigation, adaptation and resilience to climate change.

<sup>11</sup> Priority Habitats are defined by the UK Biodiversity Action Plan (UK BAP). Priority Habitats were those that were identified as being the most threatened and requiring conservation action in the Report on the Species and Habitat Review: [www.jncc.defra.gov.uk/page-5706](http://www.jncc.defra.gov.uk/page-5706)

## 5.13 Policy 13: Flood Risk

### Policy Aim

Policy 13: Flood Risk ensures that the impact of flood risk is taken fully into account when considering the location of residential and business developments, thus protecting people and properties from the impact of extreme events. In doing so, the policy represents an adaptive response to the projected effects of climate change, which will make extreme events such as flooding more likely in the future.

Development of any kind will not be supported that poses an increased risk of flooding both locally and nearby and where it will likely exacerbate the impacts of climate change. Developments that clearly demonstrate that they will reduce the risk of flooding through the provision of climate change mitigation, adaptation and resilience will be supported.

The aim of this policy is to eliminate flooding, particularly where any such flooding could lead to the release of sewage into the environment.

### Justification (NPPF 2021)

5.13.1 NPPF 2021 paragraphs 159 to 162 states that plans should consider the impact of flood risk and steer new developments towards areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area. Policy 13 considers the importance of steering development away from the areas of higher risks while recognising that tracts of the Parishes are in Flood Risk Zone 2 or even 3 and they have considerable risk from surface water flooding.

### Justification (Local Plan)

5.13.2 Policy 13 conforms with the Central Lincolnshire Local Plan Policy LP14 (Managing Water Resources and Flood Risk) which requires flood assessments to be undertaken when development is proposed in areas of potential risk of flooding, with flood mitigation measures required as part of any new development that may be permitted. Environment Agency flood risk maps current at the time of preparing this Neighbourhood Plan are reproduced on pages 79 and 80, but when development is being proposed and/or considered, the most up to date maps should be consulted, as published at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

## Justification (Community Consultation)

5.13.3 From local consultations undertaken between November 2017 and January 2020, local people expressed concerns regarding flood risk in the Neighbourhood Plan area, due to the parishes falling into Flood Risk 2 and 3 Zones and currently having surface water flooding risks in both villages. Policy 13 reflects the importance of applying flood risk assessments and flood mitigation measures required as part of future development. Policy 13 sets out a comprehensive approach to this matter. Proposals for new residential and commercial development, and/or infrastructure should be accompanied by a drainage strategy which outlines the way in which the drainage infrastructure (surface water and foul) will be designed and constructed such that it does not increase the level of flood risk or the risk of sewage being released into the environment, and, wherever practicable, reduces flood risk and the possibility of sewage release in the area.

### Policy 13: Flood Risk

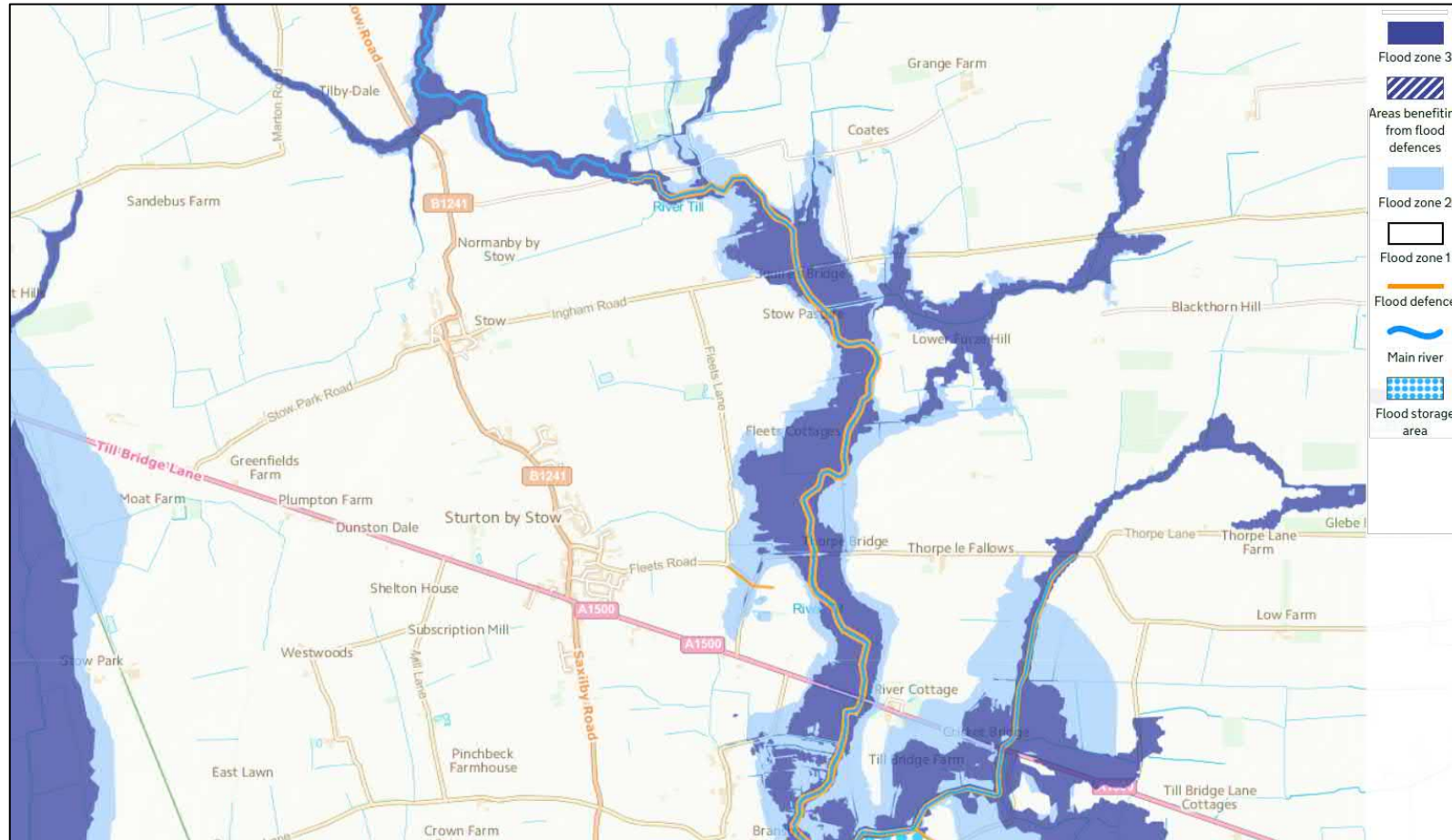
1. Development proposals, including those within areas that have experienced flooding, as shown on accredited flood risk maps<sup>12</sup>, should demonstrate that the proposal has considered the risk of flooding from all sources and will not have an unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.
2. Development proposals should not increase the rates of surface water run-off or increase flood risk in the area.
3. Development proposals that include de-culverting any culverted watercourses within the development boundary will be particularly supported.
4. Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable parking spaces and driveways will be particularly supported.

<sup>12</sup> Flood Risk Maps showing flood risk from rivers and surface water: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

5. Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.

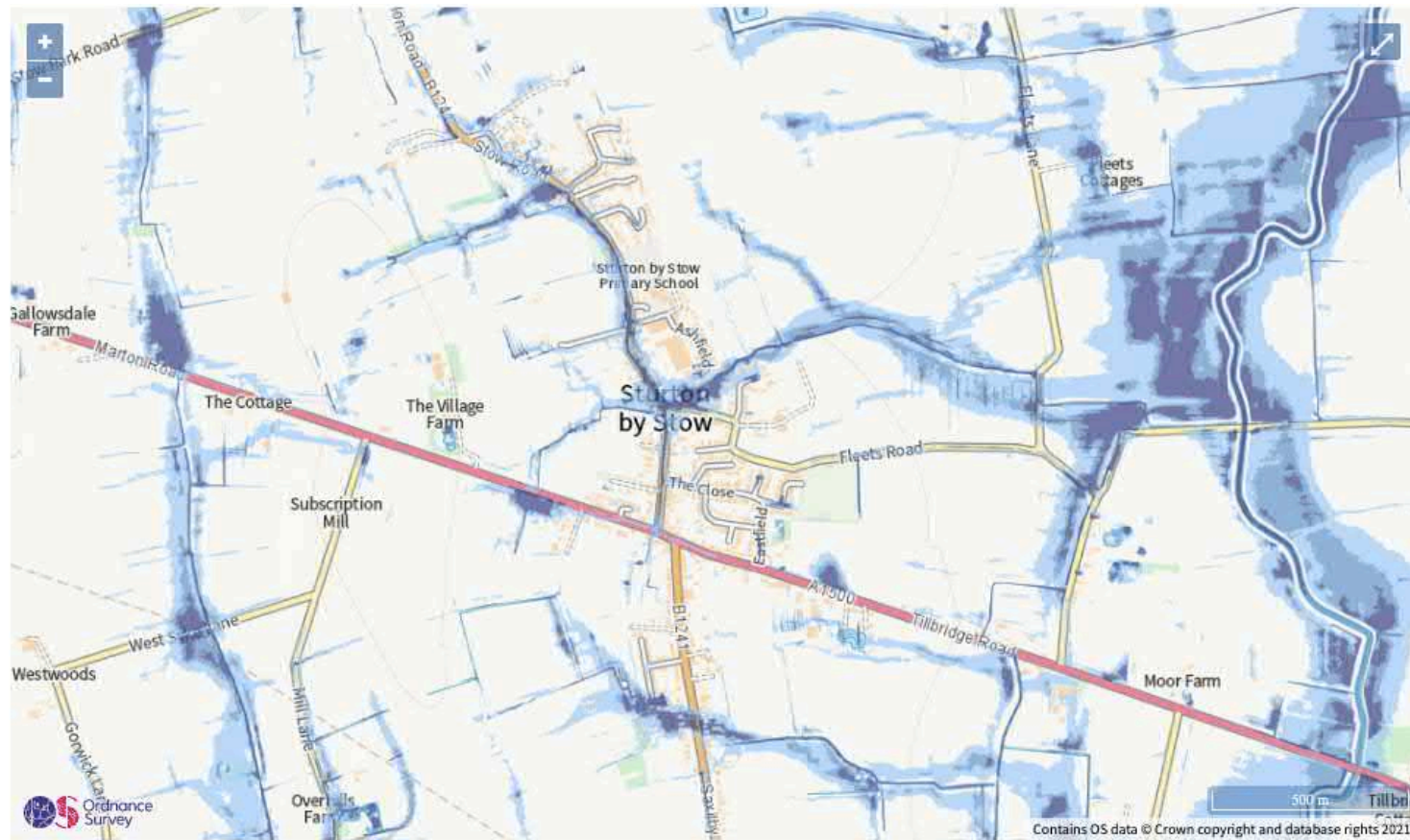


Map showing flood risk from rivers (Source: Environment Agency 2020)





Map showing surface water flood risk (Source: Environment Agency 2020)



Extent of flooding from surface water

High Medium Low Very low

Map showing surface water flood risk (Source: Environment Agency 2020)



## **5.14 Policy 14: Broadband and Services**

### **Policy Aim**

Policy 14: Broadband and Services aims to provide high-speed broadband and mobile connectivity to promote working from home, enhancing the number of people working within the Parish. Moreover, it will improve access to online connectivity and internet services for the whole community.

### **Justification (NPPF 2021)**

5.14.1 The National Planning Policy Framework recognises the importance of infrastructure in delivering sustainable economic growth, and states that “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.” (Paragraph 114).

### **Justification (Community Consultation)**

5.14.2 From the comments collected from local consultation between November 2017 and January 2020 local people voiced their desire to improve the broadband and the quality of internet speeds throughout the villages.

5.14.3 Residents expressed the desire to improve the broadband and mobile connectivity, ensuring inclusivity for all residents within both Parishes whilst exploring opportunities to work with neighbouring communities to further enhance the broadband and telecommunications technology.

## **Policy 14: Broadband and Services**

1. Development proposals that improve existing and provide new access to a high-speed broadband network will be supported.
2. Where practicable, new development, which includes solutions to install all necessary telecommunications cables and fibres in ducting underground and not on new or existing roadside poles, will be supported. Where practicable, new development proposals, which contribute to the replacement of nearby overhead lines and poles with underground ducting, will be supported.
3. Development proposals that contribute to the improvement of phone coverage and the most advanced connectivity technologies in mobile communication will be supported, provided that the installation, size and siting of the equipment will have no unacceptable impact on the villages' character and identified protected views.

## 5.15 Policy 15: Walking and Cycling

### Policy Aim

Policy 15: Walking and Cycling aims to promote additions to the stock of foot- and cycle paths, bridleways, unmade roads and green lanes, and enhance the quality and safety of the existing ones

### Justification (NPPF 2021)

5.15.1 The NPPF 2021 recognises the value of cycling and walking to provide health benefits and sustainable transport solutions (Paragraph 104 - 106).

5.15.2 Development in the villages should help provide walking and cycling links to services and facilities, and help improve access to and enhance the routes across the Neighbourhood Plan Area and nearby settlements.

### Justification (Community Consultation)

5.15.3 From the comments collected from local consultation between November 2017 and January 2020, local people identified a range of open spaces and footpaths that were valued by the community.

5.15.4 This policy is intended to support the enhancement and further connection of existing public rights of way within the plan area. It is hoped that improving the connectivity in the village will encourage more people to use the green infrastructure network.

5.15.5 The community would like to see the enhancement of the public access network through upgrading the condition, context and / or status of existing paths; and the creation of new off-road routes, to provide a range of safe and attractive interconnected footpaths and cycleways. The linking of new and existing routes will lead to the establishment of a series of circular routes, providing walking, cycling and in places horse riding options to both residents and visitors to the area.

5.15.6 It is expected that new footpath and cycleways will adhere to best practice requirements including, 'Making Space for Cycling'<sup>13</sup>.

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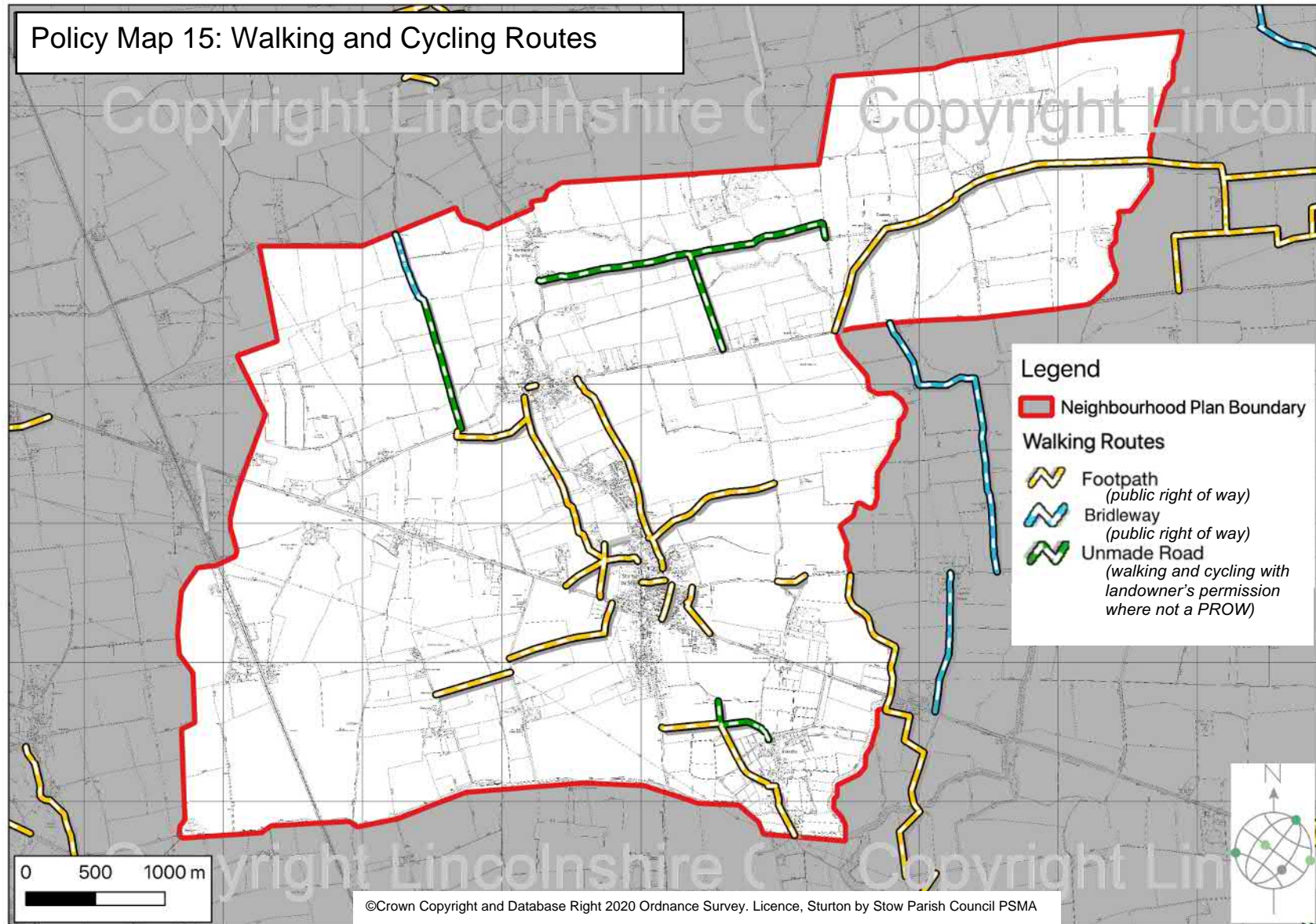
<sup>13</sup> Making Space for Cycling: [www.makingspaceforcycling.org.uk](http://www.makingspaceforcycling.org.uk)

## **Policy 15: Walking and Cycling**

1. Development proposals directly related to improving or extending walking and cycling routes, as identified on Policy Map 15, will be supported where they:
  - a) do not have an unacceptable impact on the landscape character or ecological value, as defined in the Sturton by Stow and Stow Neighbourhood Profile.
  - b) do not have an unacceptable impact on the privacy and amenity of nearby or directly adjoining neighbouring properties.
2. Developments that propose improvements or extensions to the existing public rights of way footpaths, as identified on Policy Map 15, from Sturton by Stow to Stow and other nearby settlements, or the creation of new walking and cycling routes, will be strongly supported.



Policy Map 15: Walking and Cycling Routes







## 6 Monitoring and Implementation

- 6.1.1 This Plan operates until 2036, in parallel with the intended timescales of the Central Lincolnshire Local Plan. The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Sturton by Stow Parish Council and Stow Parish Council will also be actively involved, in line with the adopted Statement of Community Involvement<sup>14</sup>.
- 6.1.2 Whilst West Lindsey District Council will be responsible for development management, Sturton by Stow Parish Council and Stow Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 6.1.3 Sturton by Stow Parish Council and Stow Parish Council will monitor how well the provisions in the Plan help achieving the Vision and Objectives set out in this Plan. They will also monitor the evolution of social, economic, environmental and demographic dynamics within their own Parish, as well as changes at local and national levels, especially in terms of policies and legislations. Monitoring will include a critical review of the provisions in the plan, to establish how well they perform in such a changing environment.
- 6.1.4 It is anticipated that the need to review the Plan over this period will arise, for example if there are changes to national housing targets. Sturton by Stow Parish Council and Stow Parish Council will consider at their respective Annual Meetings whether the Neighbourhood Plan remains appropriate or requires review. Such a review will need to go through the NP review process and through extensive consultation with residents. The parish councils will give particular attention to the ongoing review of the CLLP. Its eventual adoption will be a key element in the assessment of the need or otherwise for a potential review of the neighbourhood plan. In this context, the parish councils will assess the need for a 'made' neighbourhood plan to be reviewed within 6 months of the adoption of the review of the Local Plan.
- 6.1.5 In exceptional cases, Sturton by Stow Parish Council and Stow Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish

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<sup>14</sup> Central Lincolnshire Local Plan-Statement of Community Involvement (2018): <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/57933.pdf>

Councils will agree and decide the manner in which the review will be undertaken and allocate resources for doing so.

- 6.1.6 Following review, the Parish Councils will agree, in conversation with West Lindsey District Council, any proposed changes to the Neighbourhood Plan.
- 6.1.7 Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

## Appendix A: Community Aspirations

The Aspirations set out in this section were identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. They are presented as a collection of matters that cannot be addressed through land use planning policies but that are of importance to the community.

Sturton by Stow Parish Council and Stow Parish Council will seek collaboration with West Lindsey District Council, Lincolnshire County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), community groups, the private sector and individual residents to achieve and realise these aspirations and will consider using C.I.L. resources and other financial resources to fund such interventions.

These Community Aspirations are not intended to be subject to Examination, Referendum or to form part of the Statutory Planning Policy Framework.

These have been identified and gathered from:

- Residents' questionnaire;
- Business questionnaire;
- Children's questionnaire;
- Young people's consultation via the youth club;
- Walkabouts; and,
- Public events.

They are aspirations of members of the community and, as such, provide information for both Parish Councils about the concerns and issues, which are of importance to local residents of all ages.

The following Community Aspirations have been identified:

### **Promoting health and well-being**

1. Facilities to meet the everyday needs of our community while enhancing health and wellbeing amongst our residents
2. Access to healthcare facilities
3. Play and recreation facilities for children and adults
4. More after school facilities
5. More play facilities accessible to those with a disability
6. Access to books, computers and homework clubs
7. Promotion of walking and cycling and development of safe routes

## **Providing a safe environment**

8. Reducing anti-social behaviour including:
  - dog fouling
  - vandalism
  - bullying
  - littering
  - fly tipping
  - criminal activity
9. Developing relationships with PCSOs
10. Managing traffic including:
  - speed reduction
  - providing safe places to cross the roads
  - Maintaining and expanding a network of safe pedestrian and cycle routes:
  - maintenance (and widening) of pavements and footpaths
  - reducing inappropriate parking including parking on pavements
  - ensuring access to PROWS including reinstatement of PROWs by landowners across arable fields after ploughing/seeding, encouraging walkers to use field margins being an informal diversion; ensuring landowners do not close off PROW across grassland by placing gates, fences or general waste across openings to stop people using them.

## **Protecting and enhancing our environment**

11. Ensuring biodiversity net gain.
12. Reducing all forms of pollution including noise, smell and light pollution through:
  - reduction of litter,
  - carbon sequestration,
  - reduction of noise levels
13. Stopping the degradation and ensuring conservation of our designated and locally important heritage assets such as ridge and furrow fields and historic sites.
14. Protecting and enhancing opportunities for wildlife and creation of wildlife habitats through:
  - management of trees and hedges
  - maintenance of drains and dykes
  - road verge management for wildlife
  - community woodlands/wetlands

## **Economic development and infrastructure**

15. Promotion of improved utilities infrastructure including broadband availability and capacity
16. Encouraging transport options to better match needs of residents including public transport, car sharing, car share schemes (community owned vehicle for hire), cycling.
17. Promotion of local employment opportunities through:
  - supporting working from home
  - supporting local businesses and encouraging small business and green enterprises to develop
  - housing linked to workspace/enterprise.
  - zoning of areas for development of small incubator units and re-purposing of industrial sites
18. Lobbying Lincolnshire County Council regarding potholes and road maintenance.



## Appendix B: Glossary of Terms

**Affordable housing** - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provision for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

**Building for A Healthy Life** - A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

**Community Consultation** - A communication process by the qualifying body to the local community about the delivery of the Plan (See- **Regulation 14**).

**Community Infrastructure Levy (CIL)** - Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

**County Council Core Strategy (CS)** - A core strategy document is the key compulsory local development document specified in United Kingdom planning law. Every other local development document is built on the principles it sets out, regarding the development and use of land in a local planning authority's area.

**Exception Site** - Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing

**Gross Internal Area (GIA)** - GIA is the total area of buildings owned, occupied or maintained, measured to the internal face of the perimeter walls at each floor level (i.e. the footprint of the building excluding the width of the outside walls).

**Large Scale Housing Development** – A development which consists of 10 or more dwellings.

**Local Connection** – Individuals who either are current residents or have an existing family or employment connection to the local area.

**Local Plan Review** – a local planning authority should review its Local Plan at regular intervals to assess whether some or all of it may need updating to meet any changes required. Local Plans are generally reviewed every five years.

**My Community – Locality** - is a national government membership network supporting local community organisations in assisting and funding of neighbourhood plans

**Regulation 14** - A qualifying body (Parish Council) must publicise the draft neighbourhood plan for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal.

**Central Lincolnshire Local Plan (CLLP)** - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

**Section 106** - Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public

cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

**Statutory Consultants** - Statutory consultees need to provide clear, positive and transparent information to both local planning authorities and applicants about the information they require to provide a substantive response to consultations.

**The National Planning Policy Framework (NPPF 2021)** - The government policy document adopted in March 2012 (amended in 2018 & 2019) intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**Tree Protection Orders** - An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority

**Use Class** - A Use Class is something that falls under the General Use Classes Order. The General Use Classes Order is a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.

# **Sturton by Stow and Stow Neighbourhood Plan**

## **2019 – 2036**