



Scotter Neighbourhood Development Plan 2017 - 2036

Scotter Parish Council

This Neighbourhood Development Plan for Scotter will guide development in our Parish over the next 19 years.

1 The Neighbourhood Development Plan

This Neighbourhood Development Plan (NDP) for Scotter Parish has been produced by Scotter Parish Council on behalf of the community. The NDP will guide future land use planning in the settlement up to 2036.

From previous public consultation, local residents said that they wanted Scotter to develop sensitively and sustainably with infrastructure keeping pace with the anticipated level of growth over the next 15- 20 years. Local residents also wanted new housing development to be better designed, providing a suitable type and mix of property to suit local needs.

The Draft NDP was subjected to a statutory consultation period that ran from the 18th of August 2016 until the 6th October 2016. The comments received during this consultation period have been reviewed within the Consultation Summary Document and the changes have been included within this version of the NDP.

If you would like any further information on the NDP please visit our website or alternatively please write to:

Scotter Parish Council

1st Floor, Scotter Village Hall,

Scotton Road,

Scotter,

Lincolnshire,

DN21 3SA

OR

Email: clerkscotterpc@hotmail.com

Table of Contents

1	The Neighbourhood Development Plan.....	2
2	Introduction	5
3	Background	7
4	Community Vision	11
5	Housing.....	13
6	Housing Mix.....	17
7	Small Scale Residential Development	18
8	Design	19
9	Village Centre	22
10	Transport	25
11	Flooding.....	30
12	Landscape character	33
13	Green Infrastructure	34
14	Designated Green Spaces.....	37
15	Protection of Community Facilities	39
16	Monitoring	41
17	Appendix A: Scotter Character Area Study	42
18	Appendix B: Parking Justification.....	43
19	Appendix C: Scotter's Designated Local Green Spaces	45
20	Aspiration 1: Affordable Housing Local Connections Criteria	48

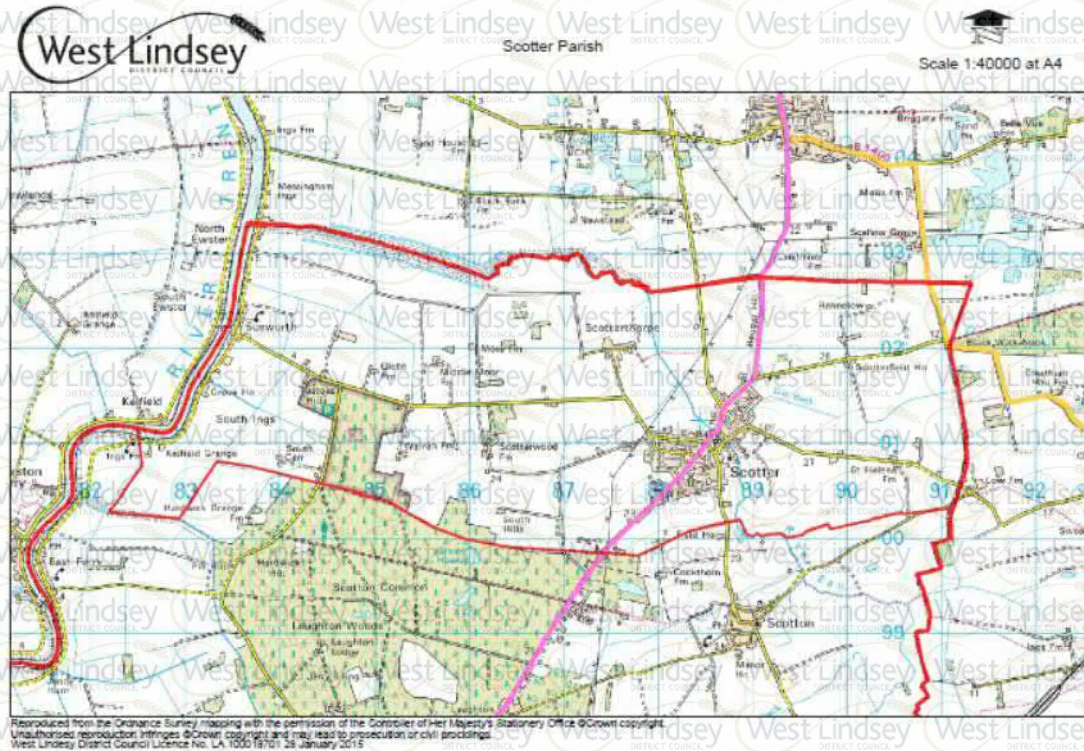
List of Policies

Policy H1: Housing Allocation on East of North Moor Road	Page 14
Policy H2: Housing Allocation on North Moor Road.....	Page 15
Policy H3: Housing Mix	Page 17
Policy H4: Small Scale Residential Development.....	Page 18
Policy D5: Design of New Development.....	Page 21
Policy R6: New Development in the Village Centre.....	Page 24
Policy T7: Public Realm.....	Page 26
Policy T8: Roads and Streets.....	Page 27
Policy T9: Parking and Parking Standards.....	Page 28
Policy T10: Footpaths and Cycle Routes.....	Page 28
Policy F11: Flood Risk	Page 31
Policy L12: Landscape and the Countryside.....	Page 33
Policy O13: Open Space within New Developments	Page 35
Policy DLG14: Designating Local Green Spaces	Page 38
Policy C15: Community Facilities and Community Hub.....	Page 39

2 Introduction

- 2.1 Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (in March 2012). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in conformity with the Local Planning Authority's (LPAs) Development Plan. In the case of Scotter, this is the Central Lincolnshire Local Plan 2012 – 2036 which was formally adopted on the 24 April 2017.
- 2.2 The NDP process enables communities to inform future planning applications, better shape their environment and determine where development takes place. It can help to influence the type and quality of that development and ensure that the change also brings with it local benefit.
- 2.3 Whilst the purpose of the NDP is to allow local people to have a greater say in the development of their areas, each NDP must be in line with and not contradict National or local level planning policy. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that NDPs must:
- Have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies in the local plan for the area; and;
 - Be compatible with EU obligations, including human rights requirements.
- 2.4 Once 'made' by West Lindsey District Council as the local planning authority the Scotter NDP will become part of the Districts' statutory Local Development Plan and will be used in the determination of planning applications within the parish.
- 2.5 This Plan has been prepared by Scotter Parish Council. It covers the Scotter Parish area and sets out planning policies for this area for 19 years covering the period from 2017 - 2036.
- 2.6 The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Scotter Parish Council was designated as a qualifying body to prepare a NDP for the area. The area was designated by West Lindsey District Council on the 14 July 2015.

Figure 1: Scotter Neighbourhood Development Plan Area



3 Background

History of the Parish

- 3.1 The village of Scotter dates back possibly to early Celtic times when the settlement was known as Scotere, but the village is very typical of an Anglo – Saxon village with homesteads grouped around the Green and open fields beyond. The River Eau in the village was once a lot wider and deeper and navigable in the 1800s. An ancient boat was found below the church in the 1900s.



- 3.2 Evidence of Romans occupying the surrounding area is well documented and Hardwick Hill, to the South of Scotton Common, was a Roman military outpost overlooking the Trent. Centuries later the Danish invaders were beginning to settle in the area the settlement thought to have been home to the Danish was Sotterthorpe (known then as Scalthorpe or Scawthorpe).

Scotter Parish Today

- 3.3 Scotter Parish is made up of the rural villages of Scotter, Scotterthorpe and Susworth and is situated on the north-western boundary of Lincolnshire, between the towns of Gainsborough and Scunthorpe. The Parish covers about 5,400 acres, and lies south of the M180 motorway. The A159 trunk road cuts through the heart of the village. The small river Eau passes through the village and just north of Scotterthorpe.

Population

- 3.4 The total population of Scotter Parish according to the 2011 census is approximately 3,068. The demographics of the Parish are shown in table 1. It shows that the Parish has an ageing population with the largest age range in the parish being that of age 30 – 64 with 50.6% of the residents being in this age range and 19.7% of the population being over the age of 65

Table 1: Population of Scotter Parish

	Scotter %	West Lindsey %
Age 0 - 14	15.6	15.9
Age 15 - 29	14.1	15.4
Age 30 - 64	50.6	47.7
Age 65 and over	19.7	21

(Census data 2011)

Dwellings

- 3.5 Table 2 shows the key housing facts of the parish. The total number of dwellings in the Parish according to the 2011 census is 1,332 dwellings. The number of dwellings in the Parish has increased by 259 since the 2001 census (1,130). The data shows that more

than half of properties in the Parish are detached (68.5%) and flats/apartments and terraced properties provide the smallest amount of provision. A lot of the houses in the parish are privately owned with very few properties being socially rented or privately rented.

Table 2: Housing Facts for Scotter Parish

Total Number of Houses	1,332			
Housing Tenure	Owned 87.6%	Socially Rented 3.5%	Privately Rented 7.7%	Living for Free 1.2%
Housing Type	Detached 68%	Semi Detached 21%	Terraced 7%	Flats/other 4%
Housing Size	1 – 2 bed 22.4%	3 bed 47.9%	4 bed 23.5%	5 + bed 6.2%

(Census data 2011)

Car ownership

- 3.6 The information in the table below (taken from the census 2011) shows that Scotter has a high percentage of car ownership with 92.4% of households owning at least one car which is significantly higher than West Lindsey the East Midlands and the whole of England. This reflects the rural nature of the settlement and the need to have access to a car in order to travel.

Table 3: Car Ownership in Scotter Parish

	Scotter %	West Lindsey %	East Midlands %	England %
No Cars or Vans in Households	7.6	15.1	22.1	25.8
1 Car or Van in Household	39.8	42.6	42.5	42.2
2 Cars or Vans in Household	39.7	31.8	27.4	24.7
3 Cars or Vans in Household	9.5	7.6	6.0	5.5
4 or More Cars or Vans in Household	3.4	2.9	2.0	1.8

Method of Travelling to Work

- 3.7 The table 4 shows the method that local residents use to travel to work. The table illustrates that 55.3% of local residents use their car to travel to work and 4.2% of local residents work mainly from home. Most residents in Scotter travel out of the village to their

place of work in Lincoln, Gainsborough or to larger conurbations such as Nottingham and Scunthorpe.

Table 4 Methods of Travel to work

Method of Traveling to Work	Scotter %
Number of All Usual Residents Aged 16 to 74	2,290
Work Mainly at or From Home	4.2
Underground, Metro, Light Rail, Tram	0.04
Train	0.7
Bus, Minibus or Coach	0.04
Taxi	0.09
Motorcycle, Scooter or Moped	0.3
Driving a Car or Van	55.3
Passenger in a Car or Van	3
Bicycle	0.8
On Foot	2.9
Other Method of Travel to Work	0.8
Not in Employment	31.9

(Census data 2011)

Consultation

- 3.8 The development of the NDP involved a very lengthy and highly inclusive consultation process. The issues that the community expressed concerns over at consultation events, and through the community consultation and community questionnaire have formed the vision and objectives for the plan area. From the Vision and Objectives, the necessary policies have been developed to achieve these. The key events are summarised in the following section.

Table 5: Consultation Activities

Consultation Activity	Date	Purpose	Outcome
Activity 1: Village Hall Event	23 rd September 2015 3-7pm	To introduce neighbourhood planning to the village.	To determine initial issues in the settlement and support for the plan. 250 people attended
Activity 2: Questionnaire	20 February 2016	To give local residents the opportunity to fill in the questionnaire and make their feelings known.	This information helped to form the Vision, objectives and policies in the plan. 206 local residents responded to the questionnaire
Activity 3:	2 nd March 2016	To introduce neighbourhood planning to the village.	To determine initial issues in the settlement and support for the plan 150 people attended

Activity 4: Business survey	April 2015	To find out what the business community think about their future in the Parish	This enabled the Parish Council to understand the needs of the business community.
Activity 5: Draft Plan Consultation Period and consultation event	18 August until 6 th October 21st September 2016 between 3pm - 7pm	To enable local residents to make comments on the draft plan and ask questions.	77 people attended the event.
Activity 6: Primary School Consultation and Youth Questionnaire	Throughout October/ November 2016	To ensure the primary school children and secondary school children have been involved in the NDP process.	Year 6 children attended the event in the Primary School and 19 Youth questionnaire.

4 Community Vision

- 4.1 The Community Vision was prepared following consultation with local people during 2014, 2015 and 2016. The Community Vision focuses on how local people would like the area to be in 2036; it is a shared vision created using the views and concerns of local residents, business and stakeholders.

Community Vision

The Parish of Scotter will be a thriving area, with good access to a range of shops, community services and employment opportunities. It will maintain and enhance its most valued local green spaces for the benefit of the local residents. New development in the settlement should be designed to enhance and preserve the character and the landscape of Scotter to ensure the rural village setting, provides benefit not only to new residents but also to the existing community.

- 4.2 The objectives below have been developed from the community consultation and are more focused, covering different themes that local residents have highlighted as priorities for the NDP to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the village can grow sustainably in the future.

Community Objectives

Objective 1: To ensure all new housing developments in the settlement are designed to the highest quality and provides a mixed tenure and types of properties suitable for existing and new residents.

Objective 2: To ensure open spaces in the village should be protected and enhanced where ever possible for the current and future generations to enjoy.

Objective 3: To ensure new development provides an adequate amount of parking and learn from the past mistakes where developments have not provided sufficient parking spaces.

Objective 4: To minimise the impact of new development on the surrounding countryside, landscape and eco systems.

Objective 5: To ensure the flooding issues in the Parish are not exacerbated by new developments.

Objective 6: To ensure the village centre and community hub is protected and enhanced to ensure it remains vibrant and viable.

Objective 7: To preserve existing community assets whilst supporting the creation of new accessible facilities such as parks and other open spaces.

Objective 8: To maintain the green wedges between Scotter and the surrounding settlements of Scotton and Messingham.

Objective 9: To develop only the 10% growth in the settlement up to 2036 as stated in the Central Lincolnshire Local Plan.


- 4.3 The table below demonstrates how all of the policies set out in the Scotter NDP meet the objectives within the plan.

Table 6: How the policies and objectives relate

Policy Number	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
Housing								
H1	√		√	√	√	√		√
H2	√		√	√	√	√		√
H3	√							
H4	√					√		
D5	√	√	√	√	√	√	√	√
R6						√	√	
T7							√	
T8			√			√		
T9			√					
T10			√					
F11					√			
L12								√
O13							√	
D14							√	
C15						√		

5 Housing

Justification

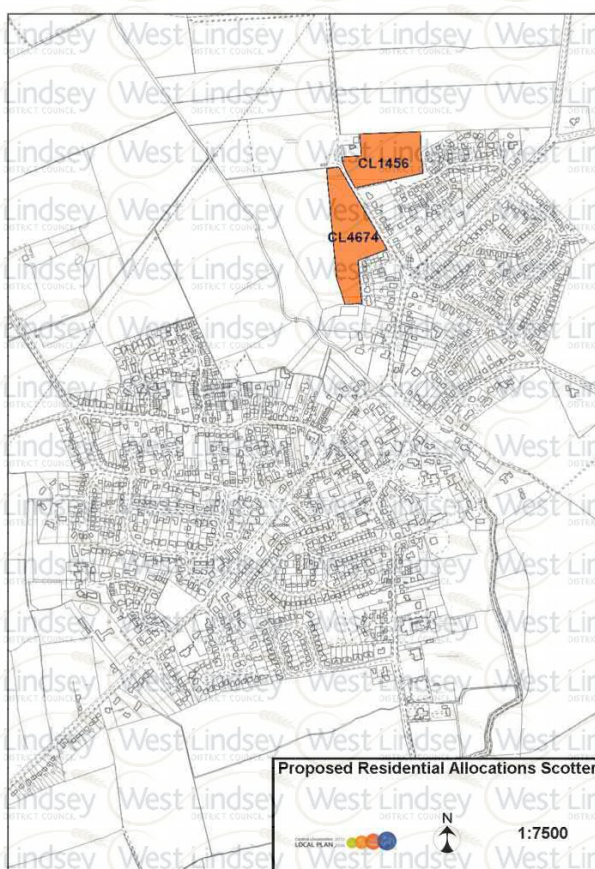
- 5.1 Objective 1 of this NDP is to ensure all new housing developments in the settlement are designed to the highest quality and provide a mixed tenure and types of properties suitable for existing and new residents.
- 5.2 The Parish Council with its new powers to produce a NDP, want local people to have a greater say in the design and mix of different housing types and tenures on all new housing development sites and to encourage development that takes greater care to integrate itself with the existing village setting. In the past new developments in the settlement have not been designed or integrated well and have caused parking issues on the new estates and do not add to the sense of place within Scotter. Some local residents have commented that “when in the recent developments, you could be in any new housing estate in the Country as there is no sense of place or identity within the new housing developments”.
- 
- 5.3 The Central Lincolnshire Local Plan identifies Scotter as a large village that will maintain and enhance its role and provide employment, retail, key services and facilities for the local area. The Central Lincolnshire Local Plan suggests that Scotter should take 10% housing growth over the plan period 2017 to 2036. The Central Lincolnshire Local Plan allocates two sites for new housing development within the Parish, which will deliver 93 dwellings over the plan period.
- 5.4 The site known in the Central Lincolnshire Local Plan as Land to the east of North Moor Road (reference number CL1456) will deliver 42 dwellings. The second site known as North Moor Road (reference number CL4674) will deliver 51 dwellings. The sites are shown on **Proposal Map 1**.
- 5.5 Policies H1 and H2 provide detailed guidance and criteria for the development of the two separate sites. They consolidate the allocation of the sites in the Local Plan. In both cases they require the submission of comprehensive proposals that address the various criteria. Other policies in the Plan will also have a bearing on their development including Policy D5 on design. The two different sites bring their own challenges. In both cases however appropriate boundary treatments will be required where they adjoin the open countryside.
- 5.6 In the case of site H1 (East of North Moor Road) proposals will be expected to be designed and arranged so that the height, scale, mass and layout of the new properties respect the scale and location of adjacent properties to the south served either from North Moor Road or from Johnson Drive. These matters will be critical to the successful incorporation of this new development into the wider urban landscape of the village. This importance is highlighted as the character and layout of the two existing groups of properties to the south

of the site are very different. In the case of site H2 (North Moor Road) proposals should be designed and arranged so that the height, scale, mass and layout of the new properties respect the scale and location of adjacent properties in Arrandale to the south. This matter will be very important to the successful incorporation of this new development into the existing residential development to the west of North Moor.

5.7 The Parish Council support the development and allocation of the two sites contained on **Proposal Map 1**, provided that the forthcoming planning applications comply with the policies contained within this NDP. The Parish Council and the community do not support further development in the parish until the effects of these two housing developments have been fully appreciated.

5.8 The Parish Council also acknowledge that in the 2011 census it showed that Scotter had 1332 existing dwellings in the parish. Therefore, to ensure we comply with the 10% growth, as suggested in the Central Lincolnshire Local Plan, the Parish should look to build no more than 133 dwellings during the Plan period (2017 until 2036). The 133 dwellings (10% housing growth) should be delivered through the development of the two site allocations as identified in the Central Lincolnshire Local Plan and through, infill, conversions of existing buildings and brownfield development.

Proposal Map 1: Scotter's Proposed Allocated Sites



Community Consultation

- 5.9 When residents in Scotter were asked in 2016 if they would be happy with more housing in Scotter, 89 respondents (45%) said that there were 'too many already', 73 respondents (37%) said they felt housing levels were 'about right', 34 people (17%) said that Scotter 'needs a few more' and 3 respondents (1%) said 'need a lot more'. The consultation did show that not many residents wanted to see any more housing development in the village. However, because the Central Lincolnshire Local Plan allocates 10% housing growth to the area and the two housing sites are allocated within the Central Lincolnshire Local Plan, therefore this NDP has to comply with the Central Lincolnshire Local Plan. This has been explained to local residents as part of the consultation during the NDP process.
- 5.10 Local residents were asked what style of housing they would like to see in Scotter, 91 respondents said 'single storey', followed by 'two storey', 'larger gardens' with 62 respondents, 'period style' with 49 respondents and 'modern style' with 48 respondents, 'smaller gardens' had 34 respondents, 'flats / apartments' 23, and 'three storey' had 7 respondents.

Policy H1: Housing Allocation on East of North Moor Road

Development on the site East of North Moor Road for the comprehensive development of in the region of 42 dwellings will be supported, where the proposal demonstrates how it meets the criteria set out below:

- a) the height, scale, mass and layout of the new properties should respect the scale and location of adjacent properties to the south served either from North Moor Road or from Johnson Drive;
- b) the proposal will minimise the impacts on biodiversity and seeks to deliver a net gain in biodiversity of any important wildlife habitats or biodiversity that maybe affected by the development of the proposal;
- c) provides well connected and integrated public footpaths and cycle ways that link into the existing settlement;
- d) ensures appropriate sewage and drainage issues are mitigated and the development must not lead to further issues elsewhere. The applicant will also be required to submit a foul and surface water drainage strategy ;
- e) the development will take advantage of the local topography, landscape, trees and plants, wildlife habitats, existing buildings and site orientation;
- f) to provide adequate parking standards relevant to the size of the properties;
- g) boundary treatments and landscaping must be appropriate to its rural setting particularly in relation to the open countryside to the north;
- h) an offsite contribution for open space towards the improvement of the play area on Elizabeth Close and other open spaces within the Parish will be obtained and;
- i) the development should provide a reflective mix of affordable homes on site as set out in the Central Lincolnshire Local Plan.

Policy H2: Housing Allocation on North Moor Road

Development on the site North Moor Road for the comprehensive development of in the region of 51 dwellings will be supported, where the proposal demonstrates how it meets the criteria set out below:

- a) the height, scale, mass and layout of the new properties should respect the scale, character and location of adjacent properties in Arrandale to the south;
- b) minimise the impacts on biodiversity and seek to deliver a net gain in biodiversity of any important wildlife habitats or biodiversity that maybe affected by the proposal;
- c) Offsite contributions towards the play area on Elizabeth Close and open spaces within the Parish will be sought;
- d) provide new well connect and integrated public footpaths and cycle ways that link into the existing settlement;
- e) ensures appropriate flooding and surface water drainage are mitigated and the development must not lead to further issues elsewhere. The applicant will also be required to submit a foul and surface water drainage strategy ;
- f) take advantage of the local topography, landscape, trees and plants, wildlife habitats, existing buildings and site orientation;
- g) to provide adequate parking standards relevant to the size of the property
- h) boundary treatments and landscaping must be appropriate to its rural setting particularly in relation to the open countryside to the north and west.
- i) a deep planting area should be provided around the existing properties boundaries that adjoins the development site and ;
- j) the development should provide a reflective mix of affordable homes on site as set out in the Central Lincolnshire Local Plan.

6 Housing Mix

Justification

- 6.1 Paragraph 50 of the National Planning Policy Framework (NPPF) requires Local Authorities to:

“deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities”.

- 6.2 The community would like to ensure that all new housing developments fully respect the housing needs of the wider community. Many residents who moved to the village in the 1940s/50s are now older and in need of smaller or more specialist types of housing. Their children are also finding it difficult to find appropriately sized or priced housing in the village and there has been a decline in the younger population as people seek cheaper housing and better employment prospects in other areas such as Lincoln, Gainsborough and Scunthorpe.



- 6.3 In order to understand the scale and significance of these issues, table 3 within this NDP shows the existing housing provision, type and tenure, which identified that the village has predominantly 3 or 4 bed roomed detached dwellings. Only 22 % of the properties in Scotter are 1 or 2 bedroom and there are very few socially rented properties or private properties available. It is difficult for first time buyers to get onto the housing market and it is difficult for elderly residents to downsize and remain in Scotter. Therefore, it is evident that there is a need for smaller properties in Scotter in both public and private ownership.
- 6.4 Considering the aging population in Scotter (as shown in table 2) and the larger property type within the village, the NDP should encourage an appropriate mix of new properties that help to diversify the housing stock to successfully accommodate the potential future housing needs.

Community Consultation

- 6.5 From the consultation it shows that the community want smaller properties that are affordable for younger people and small families to move into. The consultation also highlighted that residents wanted bungalows to allow elderly residents to downsize into, which will allow the larger properties to be freed up for larger families.

Policy H3 : Housing Mix

All development defined as major for planning application purposes will be expected to deliver a range of housing from smaller starter units to larger, more expensive properties. A mix of tenures and house types should support a sustainable neighbourhood to meet the needs of a diverse range of household types and incomes and foster community cohesion.

7 Small Scale Residential Development

Justification

- 7.1 The Parish Council recognises the need to maintain and enhance Scotter's role as a large village which provides local services and facilities to the wider area. The Central Lincolnshire Local Plan has set a target of 10% growth for Scotter and, as previously stated in Section 6 of this NDP, the Parish should be looking to build up to 133 dwellings during the Plan period (2017 until 2036). In addition to the two-large proposed Greenfield sites for 93 dwellings, there are opportunities for small scale infilling and the redevelopment of Brownfield sites within the existing built form of the settlement and these sites should be developed before any further large scale Greenfield development is considered within Scotter.
- 7.2 This NDP supports the development of small scale infilling and the redevelopment of Brownfield sites within the existing built form of the settlement. However, the Parish Council does not believe this includes the following circumstances:
- individual buildings or dispersed buildings which are clearly detached from the continuous built form of the settlement.
 - Gardens, paddocks and other undeveloped land within the curtilage of the buildings on the edge of the settlement, where land relates more to the surrounding countryside than to the built-up area of the settlement.
 - Agricultural buildings and associated land on the edge of the settlement.
 - Outdoor sports and recreational facilities and other formal open spaces on the edge of the settlement.

Consultation

- 7.3 During the consultation local residents expressed concerns over large scale developments being built in the settlement but suggested that they would support small scale residential development within the existing built form of the settlement provided it was built to meet the housing needs of the existing residents.

Policy H4: Small Scale Residential Development

Residential developments will be supported within the existing built form of the settlement subject to the following criteria:

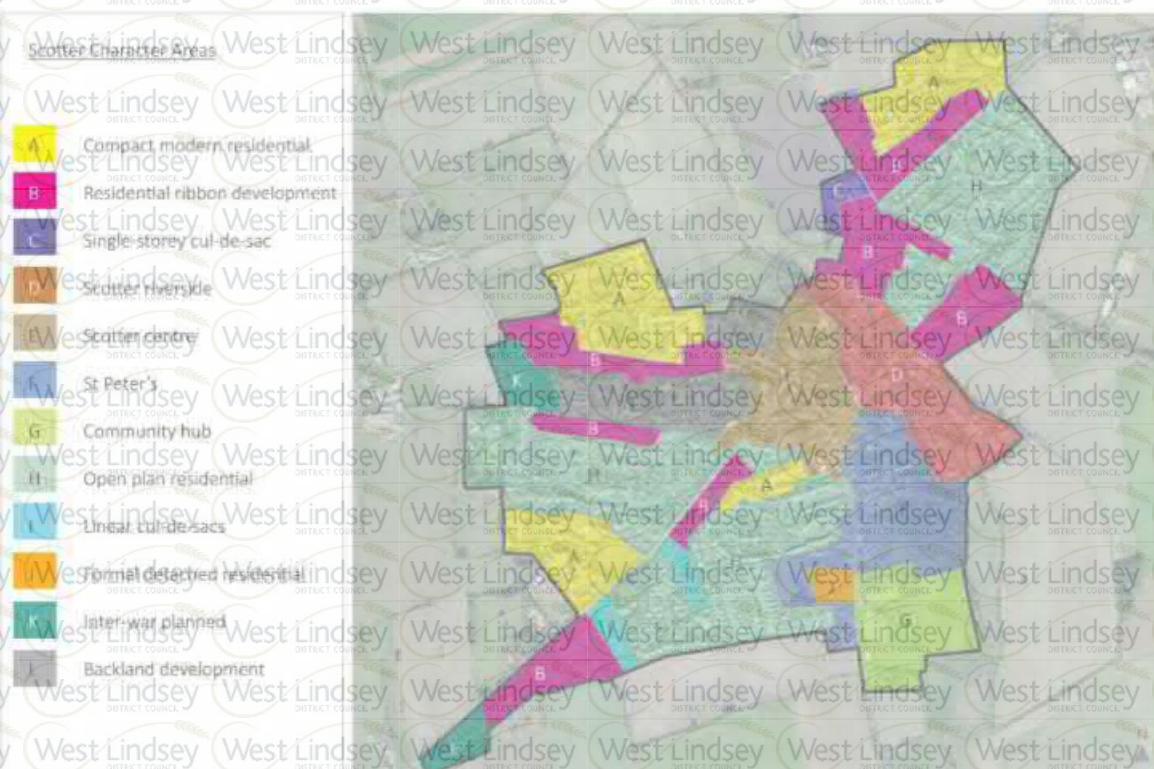
- they are of an appropriate scale, density and form to the size, character and appearance of Scotter;
- where appropriate they provide for a mix of dwellings in accordance with Policy H3 of this Plan; and
- they deliver good quality design in general, and comply with Policy D5 of this Plan in particular.

8 Design

Justification

8.1 The design of new development can have a significant impact on local distinctiveness and the quality of the environment. It is therefore crucial that the design of new development is of a high quality and respects and reinforces the local character in Scotter. The Scotter Village Character Assessment 2016 (see Appendix A) outlines the key qualities and characteristics that define Scotter, and should be used to inform the design of new development proposals. The Character Assessment divides Scotter into 12 distinct 'Character Areas' (Fig A) each of which has their own distinct appearance and character. Development proposals should seek to respect and draw inspiration from those positive features and unique qualities which characterise the Character Area(s) within which they are located. In areas of drab or uninteresting character, development proposals should take the opportunity to create new buildings and areas of distinction and, where possible, to rectify identified flaws in the existing townscape.

Figure A: Scotter Character Areas



8.2 Good design is not just a matter of appearance, but also about the functionality of the development and its relationship to its surroundings. Good quality design is not about copying past styles, or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing the form and materials of its surroundings but does not merely imitate neighbouring buildings or their details.

8.3 The Parish Council want new development to be designed and built in Scotter that reflects the area and the setting of the site. The community do not want new developments that

are typical of every other housing estate being built across the Country. We want unique quality new builds that reflect the setting, built form and context of the proposed development site.

8.4 The Parish Council also requires the density of the new developments to reflect the rural setting and character of Scotter and no high density urban development should be accepted or considered in the Parish.

8.5 The National Planning Policy Framework recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle always to secure good design.

8.6 Scotter contains several listed buildings (Fig B), which have been identified as having special architectural and historic interest. These buildings are valued by the local community and make a particularly important contribution to the village character, forming key local landmarks and are crucial components of many of the most pleasing and memorable views within Scotter. In particular, the Church of St Peter, the Old Windmill and the Old Manor House, which, due to a combination of their sizeable scale, prominent siting and distinct appearance, appear in numerous views throughout the village (see the Scotter Village Character Assessment 2016 for details of these views). These views of Scotter's most iconic and historic structures are one of the village's defining characteristics, and where available, greatly enhance and add visual interest to the character of the local area. It is therefore crucial that future development proposals respect these listed buildings and their settings, as well as those wider views towards these landmark structures.

Figure B: Listed buildings within Scotter

- Listed Buildings**
- ▲ The Rectory (Grade II)
 - ▲ The Manor House (Grade II*)
 - ▲ The Church of St Peter (Grade II)
 - ▲ The Windmill (Grade II)



- 8.7 Developers are encouraged to address how they have incorporated the various design principles in Policy D5 in their design and access statements when planning applications are submitted. The Parish Council recognises the significance of the new residential developments that may come forward within the Plan period. Developers are encouraged to apply the principles set out in the Design Council's Building for Life 12. They provide the industry standard for the design of new residential development.

Consultation

- 8.8 Throughout the consultation in 2016 the Parish Council received numerous amounts of feedback from the local community about the design of recent developments in Scotter these are some of the comments that were made:

"Scotter is already losing its identity as a village and now more houses will be built"

"Recent large developments, the buildings are too large, too close together, not enough space between dwellings, gardens front and rear are too small."

"In the more recent developments in the village, too many houses have been built and they are generally too large for the size plot they are built on."

"Although some development is inevitable we must maintain the village atmosphere and community spirit within Scotter"

Policy D5: Design of New Development

New development should deliver good quality design. In order to achieve this all new development should:

- a) Recognise and reinforce the distinct local character (as detailed in the Scotter Village Character Assessment 2016) in relation to scale, mass, form, density, character, landscape setting and materials.
- b) be of a scale, height, mass and layout that respects its immediate surroundings including where appropriate, the scale and location of adjacent properties or the character and appearance of the countryside,
- c) be well integrated with its surroundings by reinforcing existing connections and taking any opportunities for creating new ones;
- d) provide convenient access to community services and facilities;
- e) have good access to public transport or otherwise help reduce car dependency;
- f) provide a mix of housing types and tenures that suit local housing need,
- g) create a place with a locally inspired or distinctive character;
- h) provide buildings, landscaping and planting to create well defined streets and spaces;
- i) sustainable Urban Drainage should be incorporated into the design of the scheme,
- j) respect and protect listed buildings and their settings, and retain key views towards these important structures (as identified in the Scotter Village Character Assessment 2016);
- k) provide streets which encourage low vehicle speeds and which can function as safe spaces and;
- l) ensure there is accessible connectivity within and to the existing services and facilities.

9 Village Centre

Justification

- 9.1 The Parish Council believe it is important to protect the existing retail services and facilities in the village as they provide valuable amenities for residents in Scotter and the nearby villages.
- 9.2 Retail provision is an important asset to the village and it is important that the existing retail provision is protected and enhanced to support a growing and sustainable community. The village has a 'village centre' and this provides an important range of facilities used by residents and the surrounding communities.
- 9.3 7.6 % of local people in the village do not have access to a car. Considering this, access to a range of good quality retail facilities locally is essential for the well-being of the population. The settlement is 9 miles from the facilities in Scunthorpe with limited transport accessibility.
- 9.4 The village has several retail facilities such as the hairdressers, local pubs and shops.
- 9.5 Within the village centre boundary proposals for additional retail and commercial uses will be supported. Proposals will be particularly welcomed for additional uses that would increase the viability and vitality of the village centre and add to attractiveness for the local population. The policy also supports the use of upper floors for residential use. Such uses can add to vitality throughout the day and night and contribute towards the overall safety of the village centre. Plainly individual building owners will come to their own judgements about the relative merits of the use of upper floors for retail storage or residential accommodation.
- 9.6 Planning applications for new development or the changes of use of buildings within the centre of Scotter will be determined in accordance with the Local centre Boundary as shown on **Proposal Map 2**.

Community Consultation

- 9.7 Throughout the public consultation local residents expressed how useful the services and facilities are in the settlement and that they also provide much needed facilities to the surrounding settlements of Scunthorpe, Scotton and Laughton.

“We need to protect our village centre for retail such as shops and pubs without these services we would be a community with just housing and we would then all have to travel to Gainsborough to shop”

"Local residents value the village services and facilities but there is no parking in the centre of the village!"

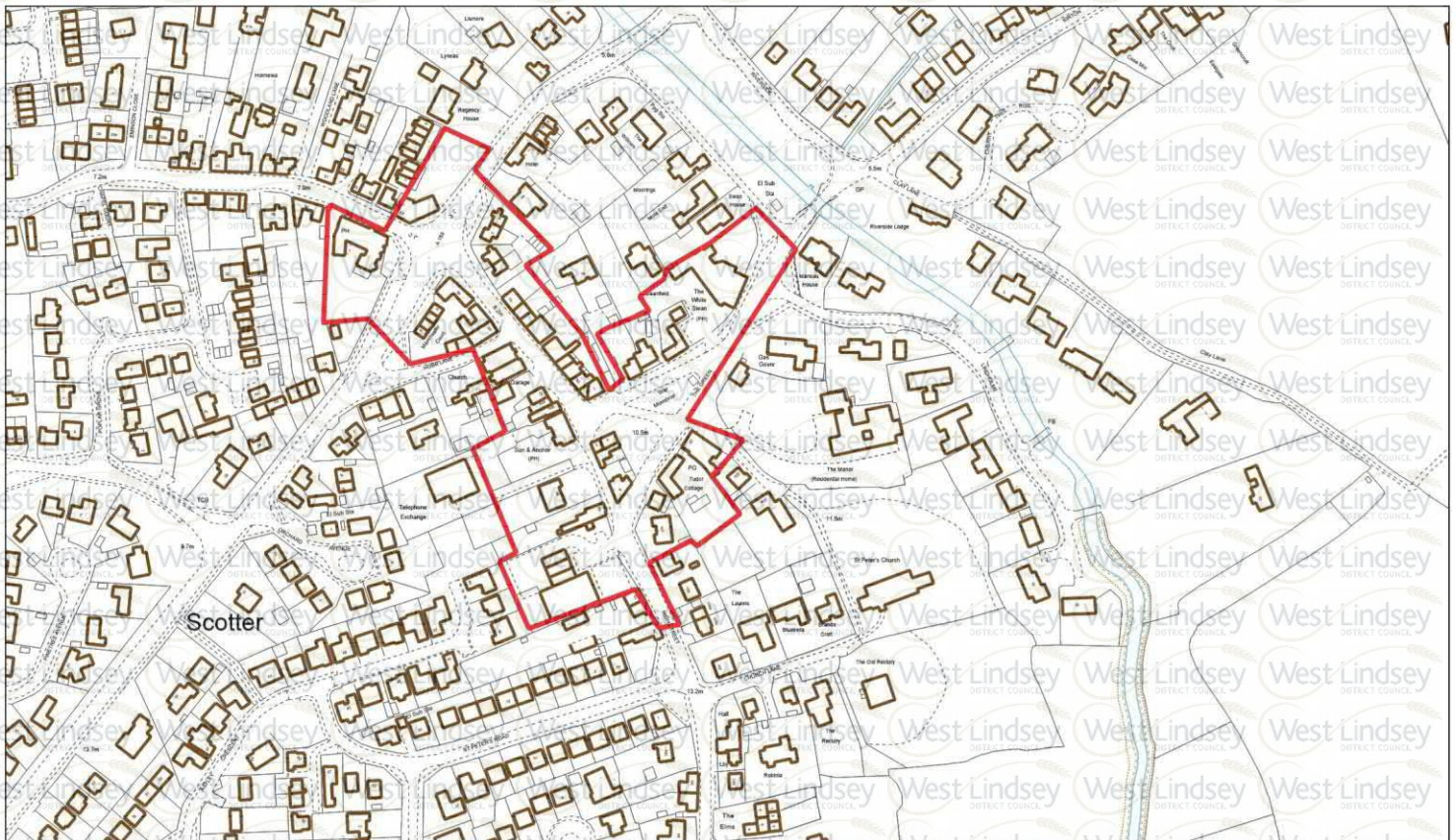


Proposal Map 2: Village Centre



Scotter Neighbourhood Plan - Village Centre

1:2000



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. West Lindsey District Council Licence No. LA 100018701 2010

Policy R6: New Development in the Village Centre

1. Insofar as planning permission is required, proposals for the change of use from retail shops (A1, A2, A3, A4 and A5 uses) to other uses in the existing retail area within the 'village centre' as shown on the **Proposal Map 2** will only be supported where one of the following conditions are met:
 - a) it has been satisfactorily demonstrated that it would be neither economically viable nor feasible to retain the existing or previous retail use in the property concerned and that there is no reasonable prospect of securing an alternative retail use; or
 - b) the proposed non-retail use meets an identified community need and does not affect the integrity of the retail area;
 - c) the proposal would not have a detrimental impact on the overall availability of car parking spaces within and adjacent to the village centre.

2 Proposals for new retail and commercial uses (Classes A1-A5) in the village centre will be supported. Proposals for the use of upper floors in the village centre for residential use will also be supported.

10 Transport

Justification

- 10.1** As part of the Local plan process, the Government recognises that with increased development comes the need to invest in local infrastructure in order to achieve its aim of sustainable development. The National Planning Policy Framework and the West Lindsey Local Plan both identify the need to enhance existing and provide new infrastructure to support growth through the Infrastructure Delivery Plan (IDP).
- 10.2** With an additional 93 houses proposed for the parish through the proposed allocations and 12 more on committed sites, the community is concerned about the impact that this will have on local traffic, transportation infrastructure and parking. The policies in this section are designed to ensure that new housing developments integrate into the village and that the mistakes made on the previous new build developments are not replicated.
- 10.3** Policy T7 and T8 focus on the public realm and the design of it, to ensure that the streets and spaces within the parish are designed to a high quality, seek to slow traffic speeds down and ensure roads and pedestrian links integrate effectively within the new development and the landscape setting. The plan focuses on improving walking and cycling links within the parish. To support this goal, policy T10 sets out the focus for improvement of existing and the creation of new pedestrian and cycle connections to the village centre and community hub.
- 10.4** With 92.4 percent of households owning at least one car in the Parish, there is a strong focus on providing attractive and sufficient residential car parking for new development. The Parish Council will resist the conversion of garages and the loss of other parking provision within new and existing developments to ensure that sufficient car parking is available for the life of the development.
- 10.5** The issue of the recent new developments shown on **Proposal Map 3** in Scotter having insufficient new parking provision causing problems on surrounding streets was highlighted by the community through consultation. This NDP wants to learn from those past mistakes and ensure these are not replicated on new developments. The Parish Council undertook a car parking survey in July 2016 and this highlighted that there were major parking problems on the new housing estates after 6pm on weekdays and on weekends when local residents are home from work. The majority of the housing on these sites only provides enough parking for 1 car and, with 52.6 percent of households in the Parish owning more than 1 car, the streets are turning into car parking areas causing traffic problems. This is leading to unsafe streets for local people as residents are forced to walk on the road as the paths are taken up by cars. It is almost impossible for a disabled person or people with pushchairs to walk along the footpaths, again they are forced to use the road to move around the development. Please see the photographic evidence and justification in **Appendix B**.



- 10.6 New developments, regardless of their locations, should connect well with existing services, facilities and public open spaces. Good connections can make a place more pleasant to live and spend time within, and can in turn benefit the physical and mental health and wellbeing of people living within that community. The movement needs of pedestrians and cyclists must take priority over cars, and this should be reflected in street and road layout and design. Developers are encouraged to address how they have incorporated the various design principles in Policy T7 in their design and access statements when planning applications are submitted. The Parish Council recognises the significance of major developments that may come forward within the Plan period. It is on this basis that the second part of the policy sets out an expectation that such proposals are designed in such a fashion that they will retain their freshness through appropriate and straight-forward maintenance regimes.

Community Consultation

- 10.7 During the consultation undertaken in 2016 local residents expressed the following concerns about parking and transport issues:

‘if you must build more houses please make them with ample parking facilities on their own drives, and not allow caravan or campervan storage on drives’

‘Recent developments built in the village have not provided adequate footpaths and distances from the roads and new houses’

- 10.8 During the consultation period local residents also expressed that they would like to see a new footpath connection from Scotterthorpe Bridge to the Northmoor Road. This aspiration was also expressed by the residents of Scotter as a means of celebrating the Queen’s Jubilee.

Policy T7 : Public Realm

1. Major planning applications should deliver a high quality public realm as part of their wider proposals. Where appropriate proposals should demonstrate the ways in which they have addressed the following factors:

- a) A safe usable environment for pedestrians and cyclists, offering off the road routes;
- b) the uses of high quality and robust materials;
- c) that appropriate planting and street trees are provided to aid the greening of the neighbourhood;
- d) existing mature trees and hedgerows should be retained where possible; and
- e) show a clear definition of edges and changes between public and private spaces.

2. The design of the public realm and the materials used should take into account the long-term maintenance, repairs and street cleansing to ensure that the public realm is retained in good condition.

Policy T8: Roads and Streets

Proposals for new development will be supported where they address the following highway considerations:

- a) The design and layouts should promote and be sensitively designed for the users' needs, which prioritises the safety of pedestrians;
- b) developments must demonstrate a high degree of permeability and maximise pedestrian access throughout;
- c) where traffic calming measures are necessary to reduce vehicle speed, they should be integral to highway design and include the use of road width restrictions and highway demarcations. The use of 'road humps', road tables and comparable measures will not be supported;
- d) all highways should be designed to accommodate traffic which may be reasonably expected to utilise the proposed development. Vehicles should be able to manoeuvre safely within the development and be able to enter and exit streets in forward gear. In terms of residential development, highways must be able to accommodate a variety of vehicle types, including, but not restricted to, grocery delivery vehicles, street cleaning vehicles and waste disposal vehicles;
- e) to contribute to the management of highway water run-off, SUDs should be integrated into the design of highways, where appropriate. The use of features including swales and permeable paving will be supported and
- f) subject to other policies in the NDP, new developments which contributes towards improved routes (particularly pedestrian and cycle routes) linking the new development to the village centre and community hub will be supported.

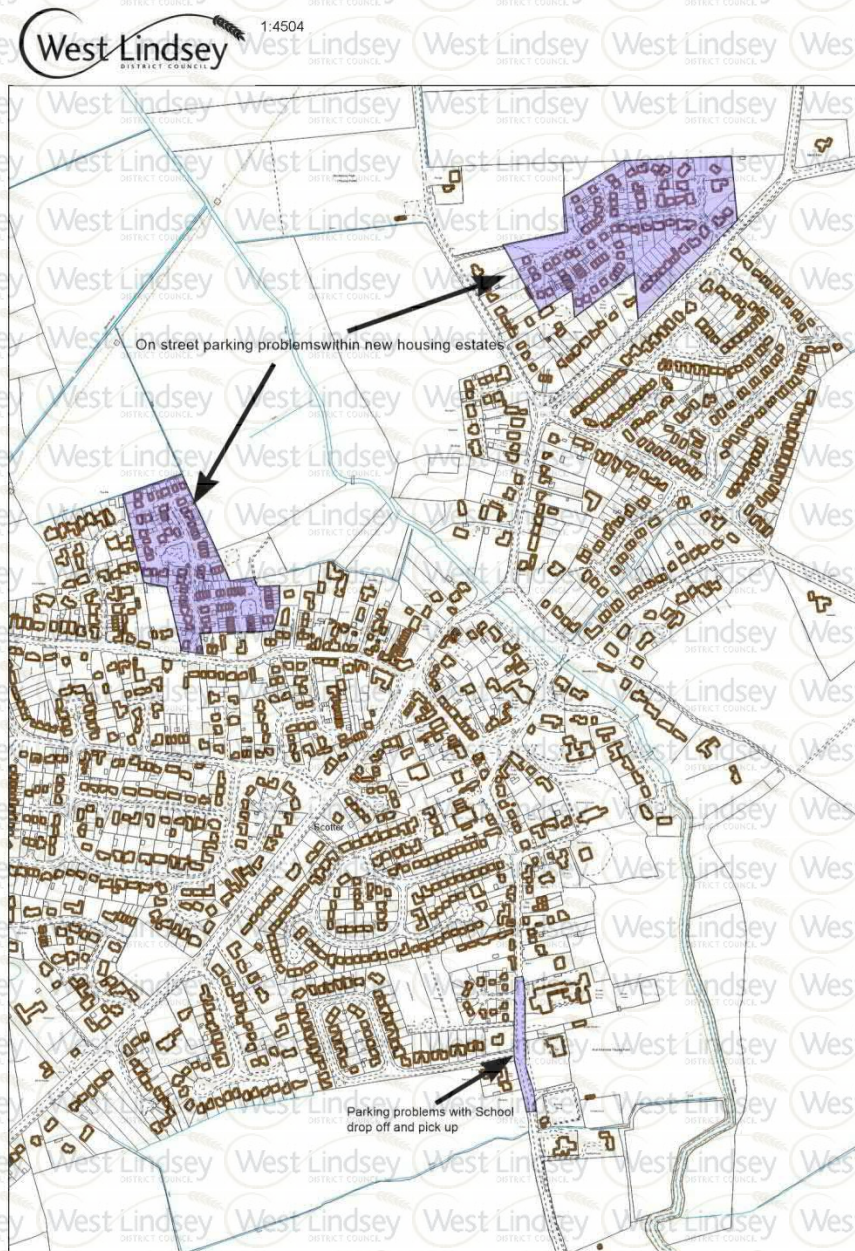
Policy T9: Parking and Parking Standards

- 1) Adequate private parking and suitable off-street parking should be provided on all new housing developments to minimise obstruction of the highway in the interests of the safety of all road users, including cyclists and pedestrians. Parking areas should be designed to minimise the visual impact of the private car park on the street scene and on the amenity of residents.
- 2) Development proposals should provide the following parking standards as a minimum:
 - a) 1 or 2 bedrooms = 2 spaces
 - b) 3 or 4 bedrooms = 3 spaces
 - c) 5 or more bedrooms = 4 spaces

Policy T10 : Footpath and Cycle Routes

1. The provision of easily accessible storage/parking for bicycles, wheelchairs, electric vehicles and baby buggies will be supported.
2. The provision of easily accessible pedestrian routes for wheelchairs and electric vehicles that are wide enough for two buggies, ensuring that they provide effective, safe and attractive pedestrian connections will be supported.
3. The creation of new cycle and pedestrian connections that link into existing routes within the village will be supported.

Proposal Map 3: Parking Issues in Scotter



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings
 West Lindsey District Council Licence No. LA 1000 167/01 2010

11 Flooding

Justification

- 11.1** Parts of Scotter are subject to regular flooding. In particular Riverside, and the village centre has seen property flooded over the past decade. New development must not make the situation worse, so must demonstrate that all forms of flood risk have been assessed and addressed.
- 11.2** **Proposal Map 4** shows the extent of the Environment Agency's flood zones. It shows that the majority of the North and North West of Scotter Parish is in flood zone 2 and 3. The River Eau and its banks are also in flood zone 3.
- 11.3** The Parish Council requires that, in those areas shown to be at risk on the Environment Agency's Flood maps as shown in **Proposal Map 4**, this risk will be considered when considering any application for development. Compliance with the National Planning Policy Framework (NPPF) on flood risk management is essential. The NPPF looks to ensure that higher vulnerability developments are located away from the flood risk areas.
- 11.4** Due to the existing problems with drainage in the Parish and previous flooding issues new planning applications being brought forward should have appropriate use of Sustainable Drainage Systems and will be expected to ensure that runoff does not increase the risk of flooding elsewhere. Use of Sustainable Drainage Systems should be integrated with the hard and soft landscaping provided within the development.
- 11.5** Planning applications for new developments need to demonstrate that they have taken into account the flood risk on site and that the development will not exacerbate the problem elsewhere in the settlement.



(River Eau Picture taken in 2007)

Consultation

Throughout the public consultation events the local community stated the following:

“The flooding risk in Scotter has not been resolved after many years of consultations with many agencies. The whole village needs to be involved, not just those living next to the river. “

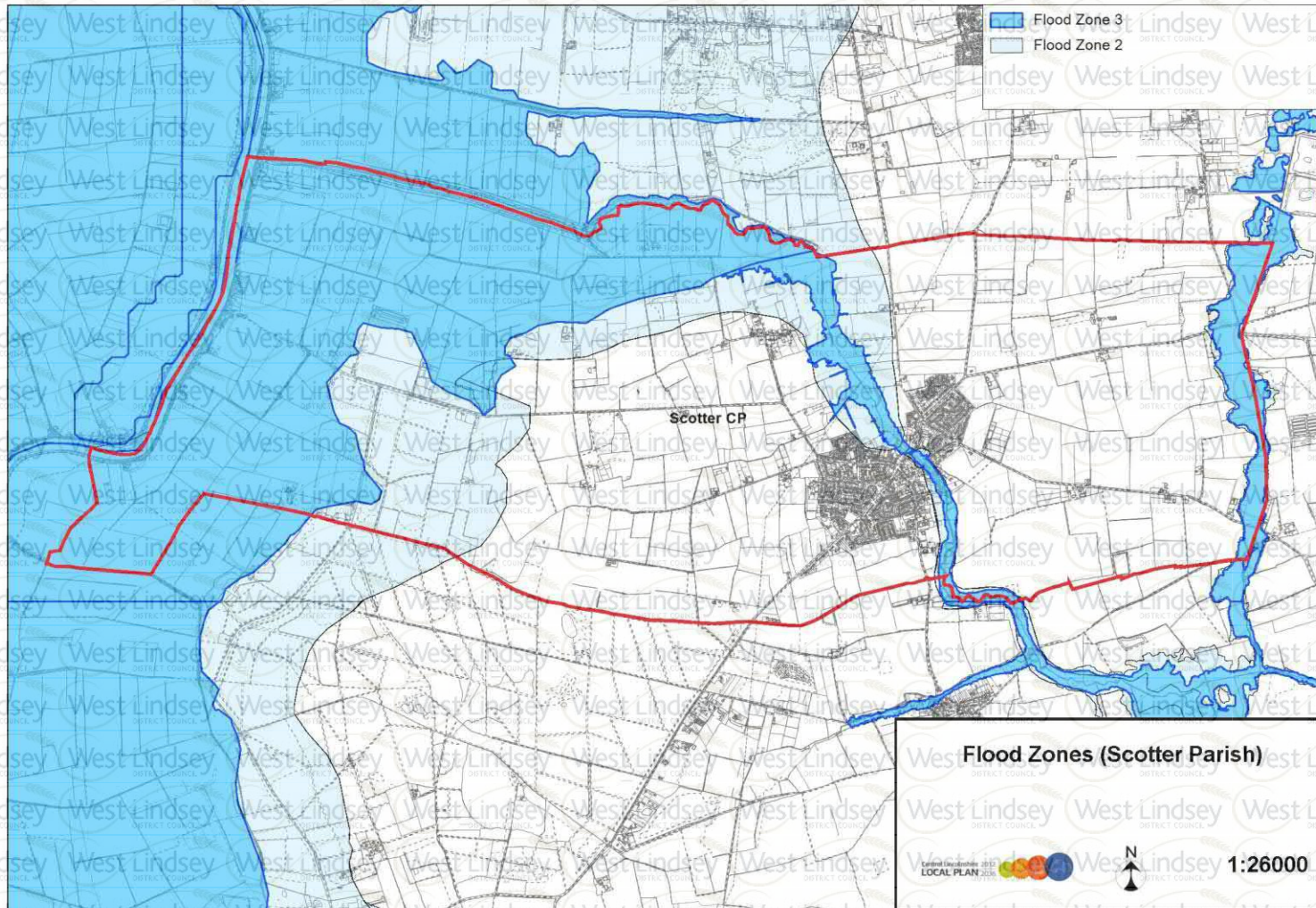
“ The sewers and other services cannot cope with more development in Scotter”

Policy F11: Flood Risk

Development should not increase flood risk. Planning applications for built development within Flood Zones 2 and 3 as shown on Proposals Map 4 must be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice.

All such proposals should demonstrate that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant. Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development. The use of sustainable urban drainage systems and permeable materials should form part of the design of development sites unless it can be demonstrated to be unfeasible.

Proposal Map 4: Scotters Flood Map



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.
 Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.
 City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017926 West Lindsey District Council Licence No. LA 100018701 Date 22 October 2015

12 Landscape character

Justification

- 12.1** The local community is concerned about the significant impact of the proposed new development on local landscape and the open countryside around the existing built up areas of Scotter. The Policies below set out the Parish Council's requirements to help ensure that new developments sit comfortably within the existing landscape context, provide suitable opportunities to enhance and strengthen local biodiversity and do not contribute to or allow the coalescence of Scotter with the surrounding settlements.
- 12.2** The Parish Council along with local residents would like to ensure that Scotter does not merge with the neighbouring settlements in particular into Scotton (which is South of the settlement).

Consultation

- 12.3** When local residents were asked in the questionnaire about keeping the green wedges around Scotter, 196 respondents stated that this was very important as they wanted to remain an independent settlement and do not want to merge into the other settlements.

Policy L 12: Landscape and the Countryside

Development should respect the local environment, taking account of the local landscape character and its historical development.

1. All development defined as major for planning applications, purposes will be required to demonstrate how landscape character, historical development and features of local significance have been considered and have been used to influence the development's layout and design.
2. Development must not detract from the purpose of protecting the open rural character of the land between Scotter and the neighbouring villages, in order to prevent the coalescence of nearby settlements.
3. Proposals to conserve, protect and/or otherwise enhance the countryside for the benefit of the communities, for leisure and recreation use and provision of a safe haven for wildlife will be strongly supported.
4. Development will be required to be carefully planned and managed to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are conserved, and where appropriate, enhanced.

13 Green Infrastructure

Justification

- 13.1** Green Infrastructure is a term used to describe all the different elements that form the network of natural and semi natural open spaces within and around our settlements and open countryside. Green and blue Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, church yards, sports facilities and water courses. Consultation results show that local people do value the green infrastructure in the settlement and would like to take the opportunity to improve and extend the existing parks, open spaces and green corridors.
- 13.2** The local residents in the village are supportive of a Green Infrastructure approach to the design and management of green space in new developments to ensure that a range of needs are provided for within any one open space.
- 13.3** Good quality open space can affect the quality of life and personal wellbeing of local residents and makes an important contribution to wildlife and habitats within the Parish. This is particularly important in a built-up area such as Scotter, where proposals for new development on the fringes are likely to extend the urban area, and distance the existing community from the open countryside. The Parish Council is keen to support new developments which embrace high quality green spaces and infrastructure as an integral element of the overall design and layout of the development, provided it also meets all other policies contained within this NDP. Policy O13 sets out the Plan's approach to this open matter. The first part of the policy recognises that the provision of on-site open spaces may not be appropriate for all sites. It is on this basis that a degree of flexibility is introduced for a contribution towards off-site provision. Other parts of the policy refer to the design of open spaces and their connections to existing communities.
- 13.4** The valued green spaces in the Parish are identified on **Proposal Map 5** and these should be enhanced and protected from any form of development other than related to its uses as a functional open space. Changing facilities, play equipment and pavilions will be supported on the appropriate sites.

Consultation

- 13.5** The community questionnaire undertaken in 2016 highlighted that the green infrastructure in the settlement is extremely important to local residents along with keeping the surrounding countryside. The questionnaire asked local residents which of Scotter's green spaces they felt were important? The results of this question are shown below:
- 205 respondents said 'riverside'
 - 202 respondent said 'the green'
 - 186 respondents said "children's play parks and open spaces"
 - 173 respondent said 'war memorial playing field' and 'the cemetery'
 - 160 respondents said 'Parsons field'
 - 143 respondents said 'North Moor football field'

- 136 respondents said ‘allotments (cemetery)’
- 131 respondent said ‘allotments (Scotterthorpe Rd)’

13.6 During the consultation on the Draft NDP local residents expressed concerns over existing open spaces needing additional facilities to improve their functionality. The improvements required included items such as seating, litter bins, dog waste bins and some areas would benefit from the planting of a small number of specimen trees.

Policy O13: Open Space within New Developments

1. New developments should provide a mix of private space and open space uses which meet local need, including children’s play areas, sports pitches, allotments and amenity green space to development plan standards. Where the provision of all or part of the required open space on a development site is not practical those development proposals should provide the outstanding amount off-site through the improvement of existing facilities, or through the provision of new open space, sport and recreational facilities.
2. A Green Infrastructure approach should be promoted for all new public open space proposals in order to support community access and protect and enhance the natural environment.
3. Proposals should be designed to provide open space, sport and recreation uses which:
 - Are accessible to all;
 - Safeguard and enhance the natural environment; and
 - Conserve and enhance designated nature conservation assets.
4. The siting and layout of open space within new development should connect existing and new communities to the adjoining countryside and woodlands. The design and layout of the open space should also allow habitat and species connectivity through linking new open space to existing habitats and woodlands.

Proposal Map 5: Protected Open Space

Scotter Neighbourhood Plan - Public Open Space



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings. West Lindsey District Council Licence No. LA 100016701 2010

*** Please note that the POS13:Play Area is incorrectly shown on map. It should instead be identified as the existing play area in Johnson Drive ** near properties Nos 6,7,11, and 12 and not as shown at the rear of properties Nos 12 and 14 in North Moor Road.

14 Designated Green Spaces

Justification

14.1 The NPPF indicates that local communities can, through local and neighbourhood plans, identify for special protection green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

14.2 It sets out the criteria for sites to be designated as Local Green Space. These are:

- where the green space is in reasonably proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

14.3 The following sites have been put forward by the Parish Council and the community and all the sites are in the Parish

- 1) Playing Field - Site Area 2.62 ha
- 2) Parsons Field – Site 1.91 ha
- 3) Riverside – Site Area 0.49 ha

14.4 The proposed designated green spaces are shown on **Proposal Map 6** and the supporting evidence is in Appendix C. The local community is keen to make the best possible use of the Playing Field. In principle the development of changing facilities will be supported on this site where any proposal meets the requirements of other policies in the Plan and is located and of a size that does not affect the integrity of its designation as a local green space in Policy DLG14.

Consultation

14.5 During the consultation process the designated local green spaces have been supported by the local community and the evidence for designating the local green spaces (as shown in appendix C) was gathered through consultation with the local community.



Proposal Map 6: Designated Green Spaces



Policy DLG14: Designating Local Green Spaces

The following parcels of land as shown on Proposals Map 6 are designated as Local Green Spaces:

- LGS1 Playing Field
- LGS2 Parson's Field
- LGS3 Riverside

New development will not be supported on these Local Green Spaces except in very special circumstances.

Protection of Community Facilities

Justification

14.6 Scotter has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity. The Parish Council recognises the importance of keeping and protecting these community services and therefore seeks to protect them from inappropriate changes of use.

14.7 There are a range of community facilities and local infrastructure which the community would like to see protected and/or improved in the area. The Parish Council wishes to designate the area identified in **Proposal Map 7** as a community hub and protect it for community uses. The area identified in **Proposal Map 7** accommodates the primary school, the doctors surgery and the village hall. These community facilities provide a very vital role for local residents in Scotter and the surrounding villages and their uses must be protected.



Policy C15: Community Facilities and Hub

1. The area identified on **Proposal Map 7** is safeguarded for community uses. Proposals involving the loss of any of these local community facilities within the Community Hub will not be supported unless it can be demonstrated to the satisfaction of the local community and the Local Planning Authority that there is no longer a need for the facility or the premises are unsuitable or not viable for the continued provision of the community facility.

2. Proposals for the development of new community facilities in the community hub will be supported where they are located and of a size that does not affect the integrity of the designation of the eastern part of the site as a local green space in Policy DLG14.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
West Lindsey District Council Licence No. LA 100018701 2010

15 Monitoring

- 15.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable THE Parish Council will also be actively involved. Whilst West Lindsey District Council will be responsible for development management, the Parish Council will use the NDP to frame its representations on submitted planning applications.
- 15.2 The use of section 106 agreements for Affordable Housing, planning obligations and Community Infrastructure Levy money (CIL) will be negotiated by West Lindsey District Council and will be used to assist in the delivery of the objectives within this plan and any future community projects identified by the Parish Council.
- 15.3 The Parish Council will use CIL, S106 money and other funds as leverage to secure funding from other programmes, for example the National Lottery and other Government initiatives as they become available.
- 15.4 As the NDP will become part of a hierarchy of planning documents the Parish Council will also look to the existing community led Plan, Parish Plan, District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives.
- 15.5 The impact of the NDP policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 15.6 Any amendments to the Plan will only be made following consultation with West Lindsey District Council, local residents and other statutory stakeholders as required by legislation.

16 Appendix A: Scotter Character Area Study

Please see Scotter Parish Council Website for the document

17 Appendix B: Parking Justification

- 17.1 The photographs below were taken on the 31st July 2016 at the Elizabeth Close, Granary and the Granary fold site in Scotter the development comprises of approximately 90 homes, 120 off road spaces were counted which equates to 1.3 off road parking spaces per household. At the time of conducting the survey 38 cars were parked on the streets.

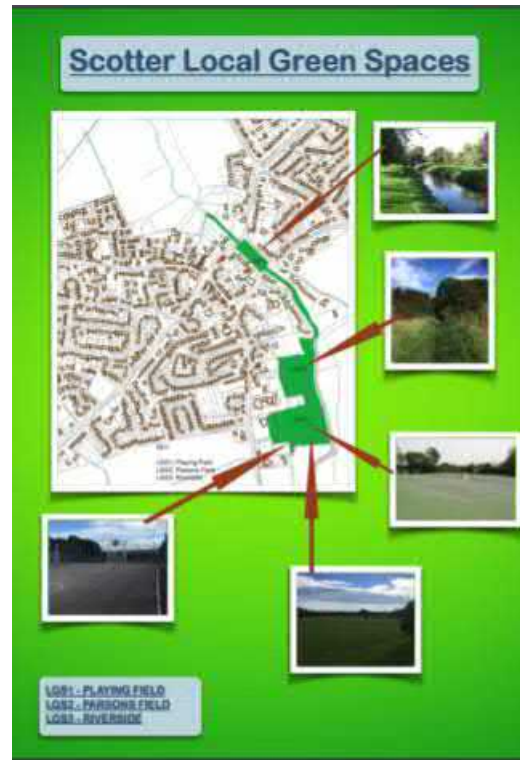




17.2 The table below sets out car parking standards extracted from the Central Lincolnshire Local Plan

Car parking Standards for the use class.	Central Lincolnshire Local Plan
Housing Use Class A3	(within curtilage) 1 spaces per dwelling where the dwelling has a gross floor space of less than 112sqm 2 spaces per unit more than 112 sqm Plus 1 additional space per dwelling for visitors in either case. (where outside the curtilage – visitor parking will be 1 space per 2 dwellings)

18 Appendix C: Scotter's Designated Local Green Spaces



Each Local Green Space below (1- 3) meets the following Local Green Space designation criteria of the National Planning Policy Framework (NPPF):

- Is in reasonable close proximity to the community it serves
- Is demonstrably special to the local community and holds a particular local significance
- Is local in character and is not an extensive tract of land

Additionally, each Local Green Space:

- Is not with an extant planning permission within which the Local Green Space could not be accommodated
- Is not allocated for development in the relevant Neighbourhood Plan or the Local Plan

Natural England's Accessible Natural Greenspace Standards (ANGSt) define the likely size of a suitable Local Green Space and its distance from the local community.

Each of the green spaces below (1–3) comply with this size standard:

- A Local Green Space should normally be located within 2km (1.25 miles) of the community it serves and a site of 2ha (5 acres) or less should be located within 300m (or 5 minutes' walk) of the community it serves.
- A site of over 20ha (50 acres) would be considered to be “an extensive tract of land” and, therefore, not suitable for designation as a Local Green Space.
- All sites are located within 2km from the village centre (Village Hall), all are small sites (less than 2 ha), all are within 5 minutes' walk and within the village footprint.

All sites also comply with the above.

Name/ Location	Description	Local Value	Landscape	Historical	Recreational	Wildlife	Why is it special?
LGS1 PLAYING FIELD 2.62 ha	Located in the Community hub of Scotter the Playing Field is next door to Scotter Primary School.	Community facility with many sports taking place here. It is every week throughout the year. People regularly walk through and around this area. The field is also used by the School Physical Education.	The field is mainly made up of a flat grassed area in order to accommodate the recreation.	Named Scotter War Memorial Playing Field in honour of the Scotter men lost in the World Wars. It was opened in 1963 and has been added to in stages since then.	- Junior football - Tennis Club - Village Hall - Bowls Club - MUGA - General leisure facilities especially for children and families. The field is also used for events and open days.	Trees and hedgerows around the field are a haven for wildlife as well as the river that runs along the Eastern side of the area.	It is used by so many people in the Village for a variety of activities.
LGS2 PARSONS FIELD 1.91 ha	Located behind the primary school connecting the St Peters Churchyard to the Playing Fields.	The area is used for recreation as well as a way from accessing the playing field without having to walk along the High Street in the centre of the village.	Adjacent to the river and rising steeply from its banks. Traversed by regular tracks through trees and wild plants.	Owned by the Diocese of Lincoln. Scotter village well or halliwell (now filled in) was located in Parsons field behind the modern Primary school. There is a large rectangular area in this field that is probably the filled in well.	The field provides a lovely area for recreation and is enjoyed by many including dog walkers.	Undulating ground consisting of woodland grass and many species of wild plants which offer a diverse habitat for a range of mammals and insects.	The field contains a large amount of wildlife and
LGS3 RIVERSIDE 2.41 ha	This borders the River Eau. The River Eau is a 15 mile long tributary of the River Trent that flows through Lincolnshire and through Scotter at 53.519612 °N 0.738527 °W.	The Riverside is a beautiful place that many visit to observe the wildlife. It is also used for a Christmas carol concert.	With large grassed areas and many mature trees on both sides of the river it is an attractive spot.		Offers seating and riverside space for walkers and wildlife.	An entomological haven which attracts small birds and wild fowl.	It links with the village green to provide green and open space for people to use in the centre of the village.

19 Aspiration 1: Affordable Housing Local Connections Criteria

Justification

- 19.1** Affordable housing has a specific definition in planning terms: The full definition is in Annex 2 of the National Planning Policy Framework. In summary it is housing for local people whose needs cannot be met on the open market. Usually provided by a housing association or the local authority, it can include homes for rent or shared ownership. Eligibility is determined with regard to local incomes and local house prices. Affordable housing remains at an affordable price for future households.
- 19.2** The level of need for affordable housing within Central Lincolnshire is over 17,000 homes and Scotter would be required to take a percentage of this. The West Lindsey Local Plan 2006 sets the affordable housing target at 25% in settlements over 3000 in population and on sites accommodating 15 or more dwellings, or on sites greater than 0.5 hectares. The West Lindsey Local Plan 2006 will be soon be replaced by the Central Lincolnshire Local Plan. The Central Lincolnshire Local Plan sets a new affordable housing policy for Scotter (Policy LP11) the percentage is set at 25 % on housing development that build 3 or more dwellings.
- 19.3** The Scotter NDP supports the Central Lincolnshire Local Plan policy LP11 but would like to ensure that any new affordable housing in the Parish is safeguarded first and foremost for local residents and then once it has been established that the housing is not required by existing local residents the cascading effect of the policy is implemented.
- 19.4** The aspiration for local people to be considered for affordable housing in Scotter should use the local connection criteria set out below:
1. Place of development (5 years or more)
 - (i) Was born in the parish of Scotter and lived for 5 years or more; or
 - (ii) Has permanently resided for 5 years or more in Scotter; or
 - (iii) Used to permanently live in Parish for 5 years or more but has been forced to move away because of the lack of affordable housing; or
 - (iv) Has been permanently employed in the parish for 5 years or more
 2. Adjacent parishes of Kirton In Lindsey, Manton, Scotton, Laughton, and Messingham (5 years or more)
 - (i) Was born in one of the adjacent parishes as listed above for 5 years or more; or
 - (ii) Has permanently resided in one of the adjacent parishes as listed above for 5 years or more; or
 - (iii) Used to permanently live in one of the adjacent parishes as listed above for 5 years or more but has been forced to move away because of the lack of affordable housing;
 - (iv) Has been permanently employed in one of the adjacent parishes as listed above for 5 years or more
 3. West Lindsey District (5 years or more)
 - (i) Was born in the district of West Lindsey and lived for there for 5 years or more; or
 - (ii) Has permanently resided in West Lindsey for 5 years or more; or
 - (iii) Used to permanently live in West Lindsey for 5 years or more but has been forced to move away because of the lack of affordable housing; or

(iv) Has been permanently employed in West Lindsey for 5 years or more

4. Place of development (less than 5 years)

(i) Has permanently resided for less than 5 years in the parish of Scotter; or

(ii) Has lived in Scotter for less than 5 years but has been forced to move away because of the lack of affordable housing; or

(iii) Has been permanently employed in the parish of Scotter for less than 5 years; or (iv) Needs to reside in Scotter to give or receive family care and support

5. Adjacent parishes of Kirton In Lindsey, Manton, Scotton, Laughton, and Messingham (less than 5 years)

(i) Was born in one of the adjacent parishes as listed above for less than 5 years; or

(ii) Has permanently resided in one of the adjacent parishes as listed above for less than 5 years; or) Used to permanently live in one of the adjacent parishes as listed above for less than 5 years but has been forced to move away because of the lack of affordable housing;

(iv) Has been permanently employed in one of the adjacent parishes as listed above for less than 5 years

6. West Lindsey (less than 5 years)

(i) Was born in the district of West Lindsey and lived for less than 5 years; or

(ii) Has permanently resided in West Lindsey for less than 5 years; or

(iii) Used to permanently in West Lindsey for less than 5 years but has been forced to move away because of the lack of affordable housing; or

(iv) Has been permanently employed in West Lindsey for less than 5 years

7. Housing Register

(i) Anyone on the housing register