

DUNHOLME NEIGHBOURHOOD PLAN REVIEW

SUBMISSION PLAN VERSION



May 2024



Contents

1. What is the Dunholme Neighbourhood Plan?	2
2. Public Consultation	5
3. About Dunholme	6
4. Community Vision	8
5. Community Objectives	8
6. Neighbourhood Planning Policies	10
7. A Plan for Dunholme	11
8. Housing Development	12
9. Design Codes	21
10. Mitigating and Adapting to Climate Change	26
11. Business and Employment	28
12. Important Open Space	30
13. Wider Green and Blue Infrastructure	38
14. Community Facilities	42
15. Green Wedge	45
16. Heritage Assets	48
17. Flooding and Drainage	54
18. Local Infrastructure and the Community Infrastructure Levy	57
19. Monitoring and Implementation of the Plan	58
20. Appendix 1: Initial Consultation Feedback	59
21. Appendix 2: Site Assessment Document	59
22. Appendix 3: Dunholme Character Assessment	59



1. What is the Dunholme Neighbourhood Plan?

- 1.1. The Dunholme Neighbourhood Development Plan (NDP) was adopted by West Lindsey District Council on 23rd January 2017 after a successful public referendum in 2016.
- 1.2. This review Plan had been prepared by the Dunholme Neighbourhood Plan Steering Group, which has been led by Dunholme Parish Council. It covers the whole Parish area and proposed to cover the period between 2023 - 2040.

Why are we doing a Neighbourhood Plan Review?

- 1.3. Since the adoption of the Central Lincolnshire Local Plan in April 2017, the Parish Council have been closely monitoring the effectiveness of the Neighbourhood Plan policies and its evidence base. To a large extent the Central Lincolnshire Local Plan had aligned its growth and environmental policies to those within the Neighbourhood Plan. This included the allocation of new residential development sites that would accommodate around 60 new dwellings over the plan period. These sites have largely been developed or are in the process of being developed off Honeyholes Lane.
- 1.4. In early 2020, the Joint Strategic Central Lincolnshire Planning Committee announced that a comprehensive review of the existing Local Plan would commence.
- 1.5. Due to this impending review of the Local Plan, it was decided that a review of the Neighbourhood Plan should also commence to run alongside the Local Plan review. This was to make sure that, similar to the first Plan, the community could influence the development of the Local Plan as much as possible. In April 2023, the Central Lincolnshire Local Plan Review was adopted.
- 1.6. In response to this, the Neighbourhood Plan Group commissioned consultants to help support the review of the existing Neighbourhood Plan against the adopted Local Plan, the updated National Planning Policy Framework and Planning Practice Guidance. This process highlighted which parts of the Neighbourhood Plan were considered out-of-date and therefore had less weight in decision making and those areas where further work could be included.
- 1.7. Since the provisions of the Neighbourhood Plan Regulations were outlined in the National Planning Policy Framework in 2012, they have evolved and the Basic Conditions now state that Neighbourhood Plans should:
 - have regard to national policies (including the National Planning Policy Framework) and advice contained in guidance issued by the Secretary of State. A neighbourhood plan must not constrain the delivery of important national policy objectives;



- be in general conformity with the strategic policies contained in the adopted development plan for Central Lincolnshire;
- contribute to the achievement of sustainable development;
- have regard to and be based on up-to-date evidence supporting emerging development plans, especially in regard to housing need; and
- not breach, and be otherwise compatible with, Human Rights obligations.

1.8. This review has included a comprehensive review of the Plan in terms of changes to national and local legislation through the NPPF, local priorities and proposed changes to growth as identified in the Central Lincolnshire Local Plan Review.

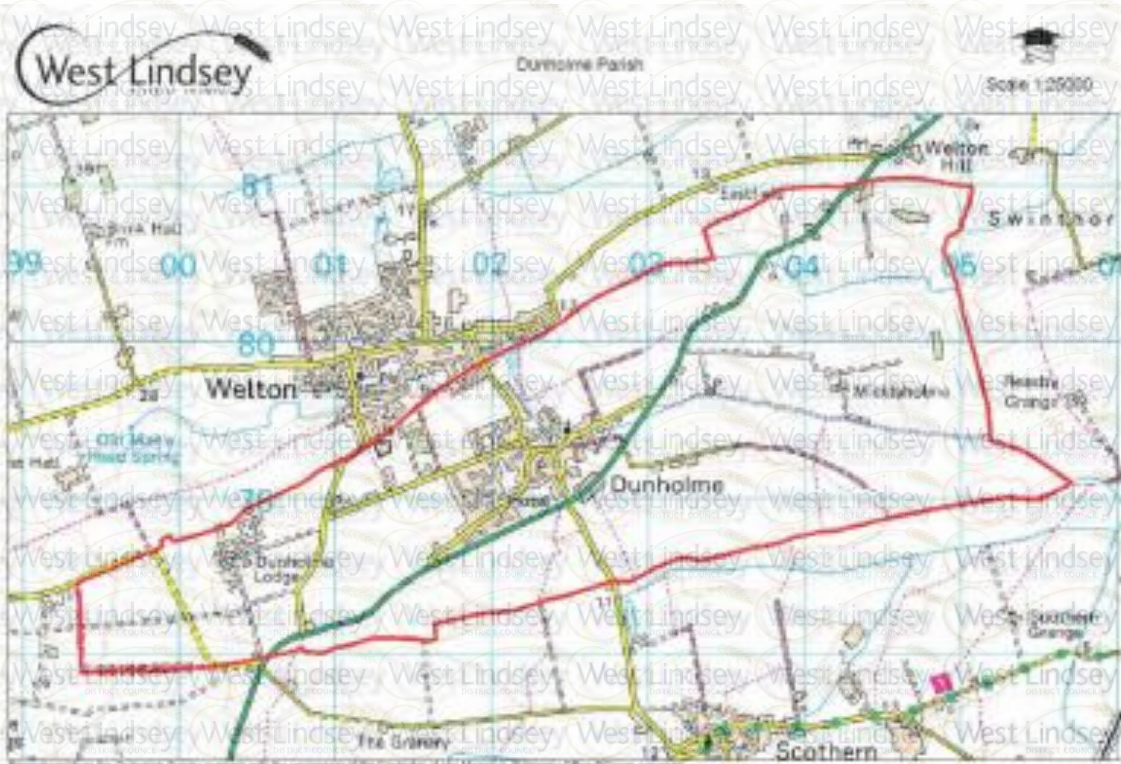


Neighbourhood Planning Area

1.9. The Plan applies to the Parish of Dunholme in the West Lindsey District of Lincolnshire. In accordance with part 2 of the Regulations, West Lindsey District Council (WLDC), the local planning authority, publicised the application from Dunholme Parish Council and advertised a six-week consultation period. The application was approved by WLDC on 8th January 2013 and the Dunholme Parish designated as the Neighbourhood Area. Dunholme Parish Council confirms that this Neighbourhood Development Plan and its proposed content relates only to the Parish of Dunholme.



Map 1: Designated Neighbourhood Plan Area



Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



2. Public Consultation

2.1. Following previous public consultation on the existing Neighbourhood Plan, the review of the Dunholme Neighbourhood plan has been informed by recent consultation with the community. The table below identifies the public consultation events that have been undertaken through the review process.

Consultation Event	Venue	Date	Attendance
Dunholme Residents' Survey	Village Hall	13 th December 2021	Over 20 people
Dunholme Residents' Survey Results	The Old School	5 th February 2022	Over 35 people
Call for Land consultation	Village Hall	Summer 2021	8 sites were submitted
Sites Consultation	Christmas Market	3 rd December 2022	12 people
Sites consultation	Village Hall	8 th December 2022	22 people
Sites consultation	Village Hall	10 th December 2022	14 people
Consultation	Village Hall	9 th January 2023	10 people
Sites Consultation	Village Hall	16 th January 2023	12 people
Sites Consultation	Village Hall	13 th February	10 people
Cosy Corner	Village Hall	4 th March	12 people
Cosy Corner	Village Hall	11 th May	14 people
Cosy Corner	Village Hall	16 th May	10 people
Cosy Corner	Village Hall	20 th November 2023	11 people
Christmas Market	Village Hall	25 th November	87 people
Cosy Corner	Village Hall	27 th November	15 people
Cosy Corner	Village Hall	4 th December	19 people
Cosy Corner	Village Hall	11 th December	10 people
Cosy Corner	Village Hall	18 th December	14 people





3. About Dunholme

Location

- 3.1. The Parish of Dunholme is located within Lincolnshire and consists of 2474 people and around 900 dwellings. The City of Lincoln is some 6 miles southwest of the centre of the village with Market Rasen 16 miles to the northeast. Immediately to the northwest of the Village is Welton and to the south is the village of Scothern.

Local History

- 3.2. There are two differing schools of thought regarding the origins of the name Dunholme. In the 1934 publication, the Place and River Names of the West Riding of Lindsey, the author Dr T. B. F. Emison suggested that the name of the village "Dunham" is derived from "dun" (hill) and "ham" ("river bend"). An alternative derivation was suggested by Eilert Ekwall, one of the outstanding scholars of the English language from the first half of the 20th century. He believed that name Dunholme to be of Anglo-Saxon origins, "Donna's ham", meaning the "ham" of Dunna. Local opinion leans towards the latter of the two interpretations as being the most likely origin of the name Dunholme.
- 3.3. Archaeological finds of all periods have been recovered from various locations within the parish of Dunholme including a Bronze Age barbed and tanged arrowhead, Roman and medieval artefacts, the site of a medieval watermill, and a substantial medieval building which may have been a grange or manor house. An archaeological evaluation progressed by the City of Lincoln Archaeology Unit in 1996, which focused on land just off Lincoln Road, found evidence of ridge and furrow cultivation on what appeared to have been on the periphery of the medieval settlement.
- 3.4. A settlement at Dunholme is mentioned in the Domesday Book, written in the late 11th century, and it is thought that the core of the present village represents the shrunken remains of a larger settlement once centred on a village green or market place. At the time of Domesday, Dunholme was Sokeland of Nettleham and was owned by the King, Ilbert de Laci, Ralf Pagenel and Odo the Arblaster (cross-bow maker). There were 18 sokemen and 84 acres of meadow in the parish. In the subsequent Lindsey Survey of c.1115, the land had passed into the hands of the Bishop of Lincoln. In 1123, the Church of Dunholme was granted to Humphrey, in prebendum by Bishop Alexander, and confirmed by Papal Bull in 1146. This reference must be to an earlier church as the present structure has been dated to the period 1190-1250. This connection between Dunholme and the church has persisted to the current day, with the Bishop holding the title of Lord of the Manor of Dunholme.
- 3.5. The association between the Bishop and Dunholme was by no means the only connection between the village and the church in medieval times, for in addition to there being a Prebendal Stall of Dunham in Lincoln Cathedral, with lands for its endowment in Dunholme and other parishes, three Abbeys



(Kirkstead, Barlings, and Louth Park) also held land in the parish until their Dissolution.

- 3.6. It is impossible to say whether the interests of the monastic foundations in Dunholme led to support from the people there for the Lincolnshire Rising of 1536; it is known however, that the insurgents passed through the village on their journey from Louth and the Wolds to Lincoln, for it is recorded that they “mustered at Dunholme Heath” in the evening, “where they were joined by the people of Kyrton Soke”.
- 3.7. At the beginning of the seventeenth century the land in Dunholme was already in the hands of small farmers, copyholders or freeholders. The most important family in the village for some years had been the Granthams, who received the Barlings land in 1545, though they had held land in Dunholme since at least 1452. However, following the death of Robert Grantham in 1661 their holdings in Dunholme passed into other hands.

Dunholme today

- 3.8. Dunholme is an attractive rural traditional Lincolnshire village. Over the last 30 years, the village has grown significantly and further growth is now planned for next 20 years with new homes being granted planning permission recently.
- 3.9. Dunholme, along with neighbouring Welton, however, is viewed as a service centre for a number of other smaller nearby villages, including Scothern, Sudbrooke and Faldingworth which widens the village catchment and therefore increasing the population that use the village for its facilities. The number of jobs locally available is insufficient to support this level of population and therefore a high proportion of the population is obliged to commute for employment. People generally commute to the surrounding larger settlements of Lincoln, Gainsborough, Scunthorpe and Grimsby.
- 3.10. Recent developments along Honeyholes Lane have increased the size of the village and the pressure on local infrastructure. These developments have added an additional 340 homes to the village since 2017.

How has this Neighbourhood Plan been developed?

- 3.11. As part of the process, Dunholme Parish Council have been committed to enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Plan Steering Group have undertaken a significant level of community consultation at various stages from events, meetings, surveys and drop-in sessions.
- 3.12. From these events, the following ‘key’ issues were consistently raised by the community as areas where the Neighbourhood Plan could provide important influence in delivering these social-economic benefits.



3.13. Separately, a number of 'evidence-base' reports have been produced in order to support the information required to produce the Neighbourhood Plan.

4. Community Vision

Dunholme will continue its development as a friendly and vibrant community, where residents and their families feel safe and confident in the future of their village. Retention of Dunholme's attractive green and open rural village character is essential to achieving the sympathetic integration of new developments with the existing housing and amenities will require the greatest attention, in order to ensure that the village retains and consolidates its sense of community. While the need to provide additional dwellings is recognised, these must be required to enhance this vision through good design and compatibility with their surroundings, with a commensurate improvement of facilities and amenities in order to support the residents' enjoyment and sense of belonging to their community.

5. Community Objectives

5.1. In order to achieve this vision and manage future developments in a way that benefits the local community, the following community objectives have been created:

- **Objective 1: Creating a Sustainable Community** - *To appropriately manage new developments in a way that benefits the wider community and sustainability of the village.*
- **Objective 2: New Housing Development** – *to sensitively guide new housing developments in order to provide an appropriate mix and type of property that benefits the local community.*
- **Objective 3: Supporting Employment Growth** – *support the development of appropriate local employment opportunities in order to improve skills, knowledge and the local economy of Dunholme.*
- **Objective 4: Natural Environment** – *to preserve and enhance our natural environment, including local wildlife habitats and through development and explore opportunities to improve connections through footpath and open spaces, including the green wedge between Dunholme and Welton.*
- **Objective 5: Historic Environment** – *to preserve and enhance our historic and heritage assets throughout the Parish.*
- **Objective 6: Reduce Flood Risk** – *to reduce the risk of flooding to properties within Dunholme and make sure new developments improve existing drainage capacity.*
- **Objective 7: Reduce the impact of Climate Change** – *to support the use and inclusion of renewable and low-carbon materials and technology within new development.*
- **Objective 8: Community Facilities** – *protect and encourage new community facilities and services to the village over the plan period.*



- **Objective 9: Infrastructure Improvements** – *to support and encourage improvements to our infrastructure and services such as our drainage capacity, bus services, road infrastructure and internet connectivity.*



6. Neighbourhood Planning Policies

6.1. Our vision and objectives can only realistically be delivered through the planning and development process. Land use planning policies are the means by which we can guide, influence, shape and help manage future development proposals. The purpose of these policies is to either encourage planning applications to be made for the things the local community wants to see happen or to discourage applications for developments that they do not want to happen. To be effective, planning policies need to be clear and unambiguous so they can be easily applied when considering planning applications.

6.2. We have included a number of planning policies, including:

- Policy 1: General Housing Development in Dunholme
- Policy 2: Allocation of Land at Honeyholes Lane
- Policy 3: Allocation of Land to the South of Lincoln Road
- Policy 4: Allocation of Land to the North of Lincoln Road
- Policy 5: Allocation of Land to the West of Lincoln Road
- Policy 6: Priority Site for Self-build Housing
- Policy 7: Dunholme Design Code
- Policy 8: Mitigating and Adapting to Climate Change
- Policy 9: Business and Employment
- Policy 10: Important Open Spaces
- Policy 11: Green and Blue Infrastructure
- Policy 12: Dunholme Beck
- Policy 13: Community Facilities
- Policy 14: Green Wedge
- Policy 15: Heritage Assets



7. A Plan for Dunholme

Initial Consultation on this review was undertaken in autumn 2021. Feedback (See Appendix 1) identified the support for smaller homes and accommodation for older people and small development sites in some parts of the Parish.

With the new planned development in the area, it is clear that amidst such potential change, policies must be in place to help make Dunholme more resilient. Some policies in this Neighbourhood Plan are proactive to anticipate this change, whilst other policies provide greater clarity on what parts of the Plan area require particular protection.

Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aims and vision outlined above as well as delivering sufficient infrastructure and services in order to support a growing population. The following overarching development principle is intended to sit alongside the topic specific policies detailed later on.

The Dunholme Neighbourhood Plan review will take a positive approach to sustainable development where it brings forward a balance of housing and employment to ensure the village remains an attractive and vibrant place to live and work. When commenting on development proposals the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development and will work proactively with applicants to find joint solutions. This approach will mean that proposals can be supported to secure development that improves the economic, social and environmental conditions for the whole parish.



8. Housing Development

In 2017, the Neighbourhood Plan proposed around 200 new homes to be delivered over the Plan period to 2031. An additional 44 homes were approved prior to the referendum of the current Plan. These homes were allocated on two development sites around the village and have provided a mix of type and tenures to support the needs of the community. The proposed number of dwellings and their location have helped Dunholme meet its housing need, as identified with the Central Lincolnshire Local Plan 2017, within the first few years of the plan period the allocated development sites are currently under construction. In addition, other windfall schemes have also delivered a proportion of the required growth. CLLP Policy S80 also allocates a further 63 homes on site WL/DUNH/010. These additional homes will be delivered on land directly adjacent to the Chestnut Homes site off Honeyholes Lane which is currently under construction.

The adopted Central Lincolnshire Local Plan review 2023 retains Dunholme as a 'large village' through Policy S1:

'Large villages are defined as those with 750 or more dwellings at 1 April 2018. To maintain and enhance their role as large villages which provide housing, employment, retail, and key services and facilities for the local area, the following settlements will be a focus for accommodating an appropriate level of growth via sites allocated in this plan. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant'.

In addition, CLLP Policy S4 states:

'Large, Medium and Small Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites in the Local Plan, sites allocated in neighbourhood plans, or on sites in appropriate locations within the developed footprint of the village that are typically:

- up to 10 dwellings in Large Villages and Medium Villages; and*
- up to 5 dwellings in Small Villages'.*

The review of the Central Lincolnshire Local Plan provides an opportunity to reassess the housing situation within Dunholme and undertake additional consultation with the local community on housing provision.

To manage future growth in line with Local Plan Policy S4, the Neighbourhood Plan has identified a Developed Footprint that defines the existing built-up area to that of the open countryside. Proposals for development within or outside of the identified Developed Footprint will be managed through Policy S4 and S5 of the adopted Central Lincolnshire Local Plan.

In addition to the growth proposed within the Central Lincolnshire Local Plan review, this Neighbourhood Plan identifies a number of smaller site allocations to help



manage and influence pieces of undeveloped land around the village that could be developed under Local Plan Policy S4.

The Neighbourhood Plan undertook a 'call for land' in Summer 2021 where 8 sites were formally submitted for consideration. A Site Selection Document was produced (See Appendix 2) to assess the sites suitability for development. These sites were also subject to public consultation in autumn 2022. The proposed allocated sites are identified on Map 2 and detailed within Policies 2, 3, 4, 5 and 6.



Policy 1 – General Housing Development in Dunholme

1. *Away from identified housing allocations NP01, NP02, NP03, NP04 and NP08, proposals for any further new residential development will only be supported if it is filling a gap within the existing developed footprint of Dunholme, as defined in the Glossary of the Central Lincolnshire Local Plan, and it meets all the following criteria:*
 - a) *It is only proposing up to 10 units, per site;*
 - b) *has regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates;*
 - c) *safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;*
 - d) *does not lead to the loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene;*
 - e) *provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate;*
 - f) *provide satisfactory layouts to safeguard the amenities of residential properties in the immediate locality; and*
 - g) *has no unreasonable negative impact on the existing highway capacity or highway safety of the area.*
2. *Where a site is proposed within the developed footprint, but adjacent to the open countryside, proposals must demonstrate that they will not lead to a 'hard edge' being established on the periphery of the village.*
3. *Any new residential development in the open countryside should also be in accordance with Local Plan Policy S5.*
4. *The development of affordable housing will be supported in Dunholme, if the proposals conform to Local Plan Policy S22 and with other relevant policies in this Plan.*



Site WL/DUNH/010 – Central Lincolnshire Local Plan Allocation of Land at Honeyholes Lane

Land off Honeyholes Lane has been identified for allocation within the Central Lincolnshire Local Plan review for the development of, at least, 63 new dwellings but this figure is only indicative.

Situated on the western edge of Dunholme, WL/DUNH/010 adjoins the newly developed residential area to the east and open countryside to the west. The site will be accessed via Honeyholes Lane and provides an opportunity to create an integrated extension to the village – for 63 dwellings, public open space, landscaping and other associated infrastructure. By providing strong pedestrian connections, the site will have good access to a range of local employment, retail and community facilities within Dunholme.

The development of the site will be positive in design. Due to its edge of settlement location, the design and layout of the site will be sensitively landscaped to provide a positive interface on its development edge. The site should also provide adequate green space that is safe and usable for residents and provides at least a 10% net gain in local biodiversity. There is also the potential to enhance existing rights of way and provide connections to other nearby rights of way networks.





Policy 2 – Allocation of Land at Honeyholes Lane

1. *Land at Honeyholes Lane NP03, is allocated in the Central Lincolnshire Local Plan will be design-led. The development of a mix of housing types and size and new public space will contribute towards the physical and environmental development of Dunholme. Proposals should identify how the development will contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates to neighbouring sites and the surrounding area. Development should:*
 - a) *Deliver an appropriate level and type of affordable housing in line with Local Plan Policy S22;*
 - b) *Reflect the principles identified in the Dunholme Character Assessment;*
 - c) *Respond positively to evolving urban scale and character;*
 - d) *Provide a positive relationship and an active frontage to Honeyholes Lane to encourage positive use;*
 - e) *Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;*
 - f) *Be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance;*
 - g) *Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area;*
 - h) *Restore a strong boundary to the South of the site along Honeyholes Lane to create a positive frontage to the development;*
 - i) *Ensure materials, colour, texture, quality, detailing, lighting, street furniture, signage, species, refuse storage and public art complement the streetscene and respond positively to local context;*
 - j) *Provide a pedestrian and cycle route through to the neighbouring development to the east;*
 - k) *Does not lead to a 'hard-edge' being created between the development site and the open countryside to the west.*



Site NP01 – Lincoln Road



Policy 3 – Allocation of Land to the South of Lincoln Road (Site NP01)

1. *Land at Lincoln Road NP01, is allocated for approximately 5 new dwellings and associated infrastructure. The development of this site will contribute towards the entrance to Dunholme. Proposals should identify how the development will contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates to neighbouring sites and the surrounding area.*

Development should:

- a) Reflect the principles identified in the Dunholme Character Assessment;*
- b) Respond positively to evolving urban scale and character;*
- c) and an active frontage to Lincoln Road to encourage positive use;*
- d) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;*
- e) Retain any existing surface water flow paths and integrate them within green/blue infrastructure and/ or drainage infrastructure;*
- f) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and*
- g) Provide a safe and suitable vehicular access point onto Lincoln Road.*



Site NP02 – Lincoln Road



Policy 4 – Allocation of Land to the North of Lincoln Road (Site NP02)

1. *Land at Lincoln Road NP02, is allocated for approximately 5 new dwellings and associated infrastructure. The development of this site will contribute towards the entrance to Dunholme. Proposals should identify how the development will contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates to neighbouring sites and the surrounding area.*

Development should:

- a) *Reflect the principles identified in the Dunholme Character Assessment;*
- b) *Respond positively to evolving urban scale and character;*
- c) *Provide a positive relationship with nearby development and the open countryside to the West;*
- d) *Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;*
- e) *Retain the existing drainage ditch located between sites NP02 and NP04. Development should have regard for maintenance access for the appropriate risk management authority/landowner and culverting should be discouraged.*
- f) *Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and*
- g) *Provide a safe and suitable vehicular access point onto Lincoln Road.*



Site NP04 – Lincoln Road



Policy 5 – Allocation of Land to the West of Lincoln Road (Site NP04)

1. *Land at Lincoln Road NP04, is allocated for up to 4 new dwellings and associated infrastructure. The development of this site will contribute towards the entrance to Dunholme. Proposals should identify how the development will contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates to neighbouring sites and the surrounding area.*

Development should:

- a) *Reflect the principles identified in the Dunholme Character Assessment;*
- b) *Respond positively to evolving urban scale and character;*
- c) *Provide a positive relationship with nearby development and the open countryside to the West;*
- d) *Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;*
- e) *Retain the existing drainage ditch located between sites NP02 and NP04. Development should have regard for maintenance access for the appropriate risk management authority/landowner and culverting should be discouraged;*
- f) *Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and*
- g) *Provide a safe and suitable vehicular access point onto Lincoln Road.*



Site NP08 – Market Rasen Road



Policy 6 – Priority Site for Custom and Self-build Housing (Site NP08)

1. *Land off Market Rasen Road NP08, is identified as a priority site for the development of up to 10 custom and self-build dwellings. The development of this site will contribute towards the entrance to Dunholme. Proposals should identify how the development will contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates to neighbouring sites and the surrounding area.*

Development should:

- a) Reflect the principles identified in the Dunholme Character Assessment;*
- b) Respond positively to evolving urban scale and character,*
- c) Provide a positive relationship with nearby development and the open countryside to the North and East;*
- d) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;*
- e) The part of the site at risk from flooding must be considered when considering the layout and design of the site including aspects such as access and egress arrangements;*
- f) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and*
- g) Provide a safe and suitable vehicular access point onto Market Rasen Road.*



9. Design Codes

All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.

It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of the following set of policies is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site or in the context of the wider neighbourhood area.

It was recognised that the NDP needs to include references and guidelines as to the types, layout and design features of new developments. One element of this was to identify the current character within Dunholme and to use this base data/evidence to encourage and persuade developers to ensure that new properties complement and enhance the neighbourhood.

Most of the older buildings in the Neighbourhood Area are concentrated in the centre of the village around the Church. Many of the traditional buildings reflect the traditional character of the area, with stone, slate roofs and wide windows. Many of these consist of detached homes.

Elsewhere in the Neighbourhood Area, the impact of a higher concentration of 20th and early 21st Century development varies - matching the characteristics of the overall Neighbourhood Area to a greater or lesser extent depending on design, materials and setting. Community consultation identified concerns that the application of inconsistent standards may dilute the character of the parish and that consistent standards be applied across the Neighbourhood Area through the more detailed planning policies.

Dunholme Character Assessment 2017

To provide a technical review of the areas character, Dunholme Parish Council commissioned independent consultant to undertake a Character Assessment for the Neighbourhood Area (during the previous Plan in 2017). This assessment (which can be viewed as a separate document) forms part of the technical evidence base to the Neighbourhood Plan and provides a detailed narrative on the specific characteristics of the area. Residents or developers who wish to submit a planning application for development should consult the character assessment and use it to inform the preparation of any forthcoming planning applications.

In meeting the design principles set out in Policy 7, development proposals will be expected to demonstrate they have being informed by the Dunholme Character Assessment (See Appendix 3). Feedback from recent public consultation demonstrated that the community believe the design of new buildings is important and that they should reflect/respect local character.



Development since 2017

Since the publication of this assessment, new development has been completed off Honeyholes Lane and some is still under construction. The impact on local character from this development is still uncertain and will not be able to be assessed until all development is completed. However, in relation to the style and type of development in these areas, a new character area K – Honeyholes Lane has been included in this Plan. This character area reflects the recent and ongoing expansion to this part of the village off Honeyholes Lane.

The development is partially on either side of Honeyholes Lane as you enter the village from Lincoln Road. The development still under construction is Chestnut Homes where a large development is likely to be completed by 2025.

The new homes in this character area are a mixture of typical new build-housing consisting of detached and semi-detached homes within an estate form layout. Materials are a mix of red-brick and render. Roofing materials are generally red or black concrete pantiles. Development is generally set back from Honeyholes Lane with some gassed area and public footpaths.

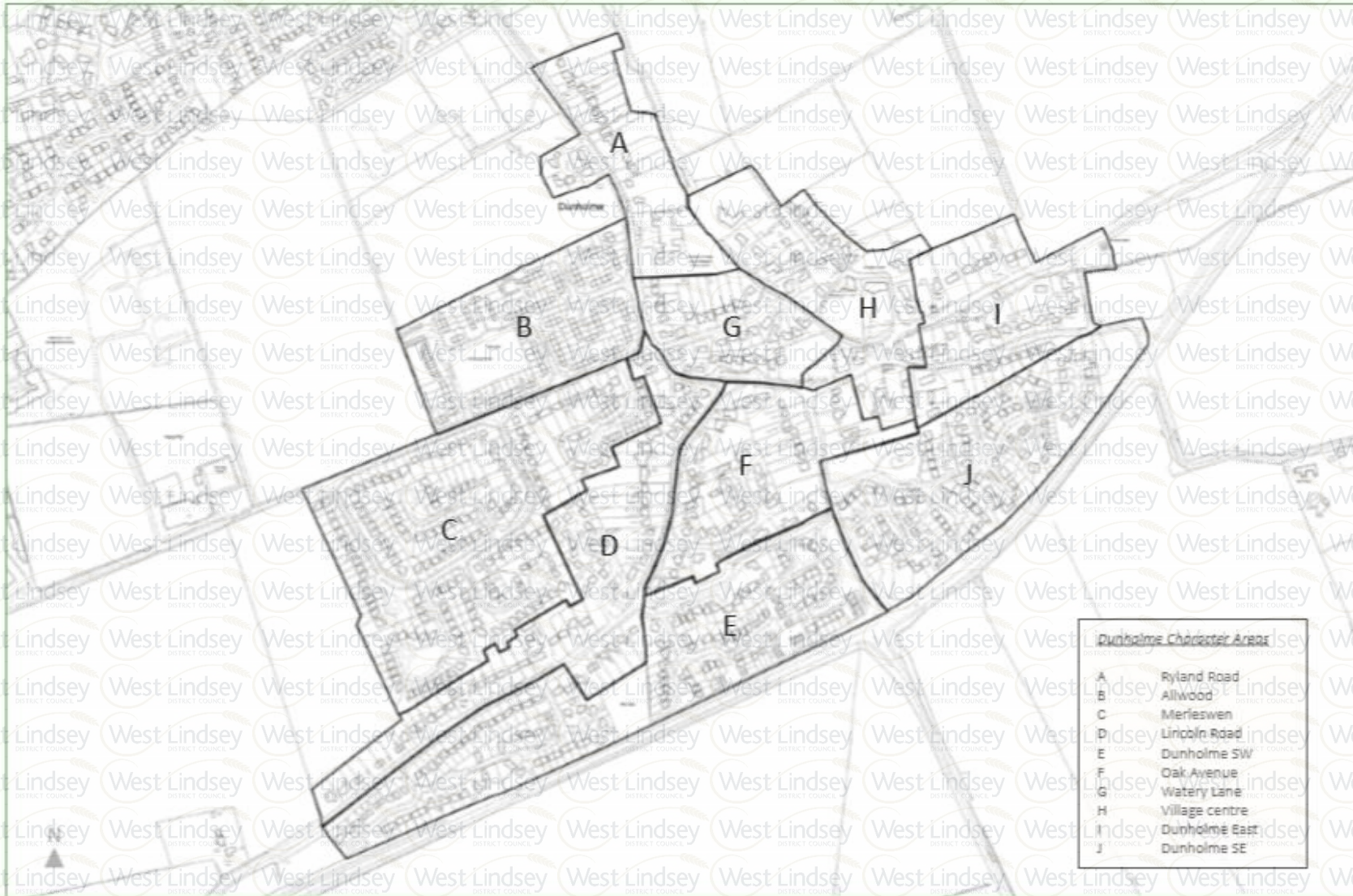


An area of car park and open space has also been provided to the left hand side of Honeyholes Lane. The open space is due to have a small Children's Play area in the future.





Map 2: Character Areas from the 2017 Character Assessment



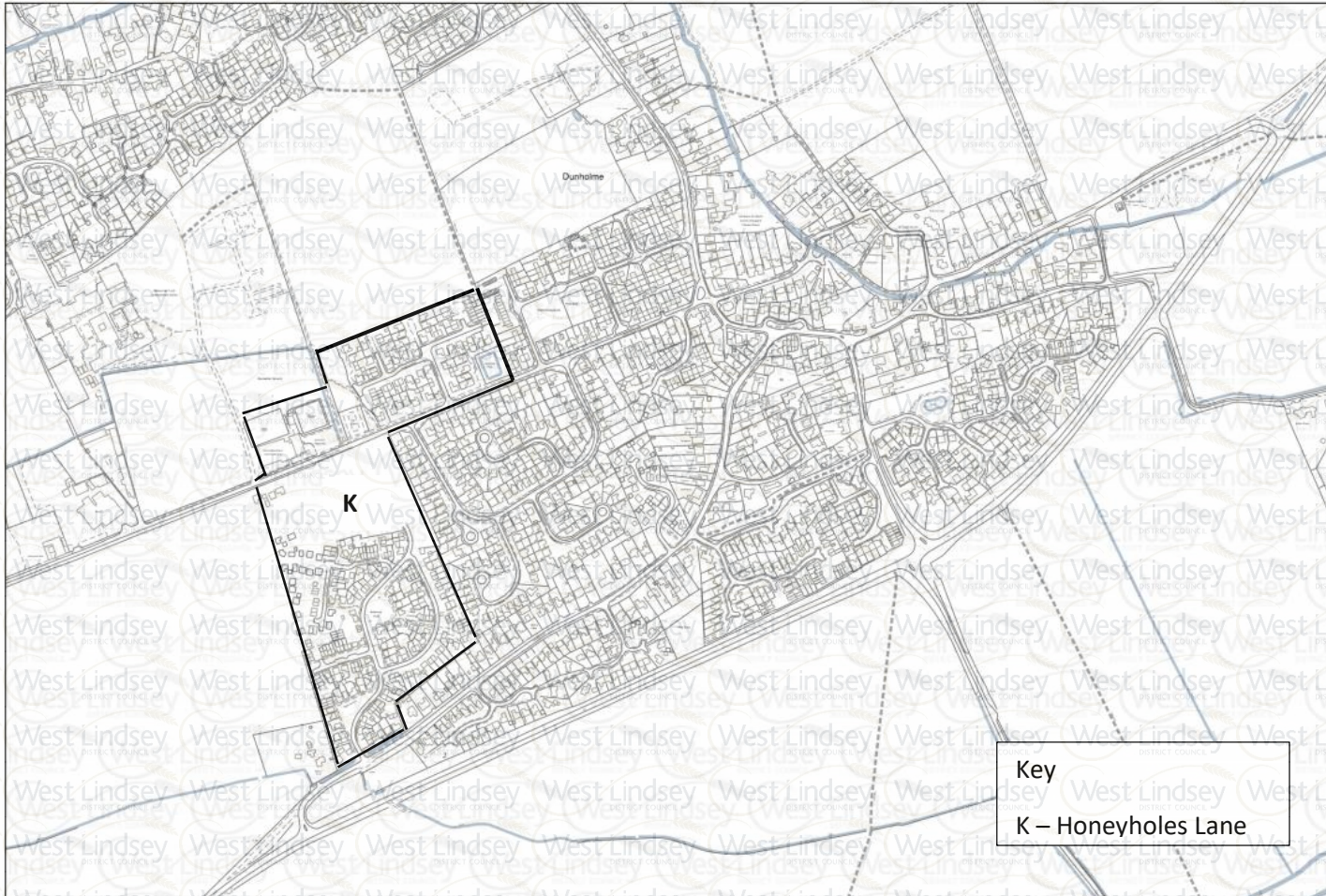
Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



Map 2a New Character Area K off Honeyholes Lane



1:5000



Contains OS data © Crown copyright and database rights 31 January 2024. OS Licence No. 100018701. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which West Lindsey District Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



Policy 7 – Dunholme Design Code

1. *Development proposals will be supported where they have considered how the proposal responds positively to the specific character area, as identified within the Dunholme Character Assessment and/ or the new character area identified on Maps 2 and 2a. Proposals for development will only be supported subject to the following criteria being met, where appropriate. Development should:*
 - a) *take inspiration from the use of local building materials within that part of Dunholme, where practicable;*
 - b) *respect the scale and density of nearby development. Proposals should not seek to over-develop smaller plots with a higher density than the existing neighbouring density;*
 - c) *draw inspiration from local vernacular architecture and the recognised buildings of heritage value;*
 - d) *integrate well with existing streetscapes, development patterns and characteristics which define that specific character area;*
 - e) *retain and work with existing boundary treatments wherever possible and where new boundary treatments are required, development proposals should use planting and/ or walling materials that are locally distinct.*
 - f) *not lead to a 'hard-edge' being established on the periphery of the built form of the village, where appropriate.*

2. *Where neighbouring or functionally linked sites come forward together, each development proposal should ensure that proposals are, or can be, properly integrated with walking and cycling infrastructure.*



10. Mitigating and Adapting to Climate Change

In accordance with National Planning Policy, this Plan seeks to reduce greenhouse gases in accordance with the provisions of the Climate Change Act 2008. In 2021, the UK Government committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050. This significant reduction falls within this plan period, therefore this Plan must put in place an ambitious but flexible approach, with measures to enable a step change locally – to allow for any changes to legislation and technology that may be introduced – to ensure that our communities are able to move towards a zero carbon environment more easily by 2050.

The community is mindful of the progression towards a zero carbon standard and will respond to further measures through a review of the Neighbourhood Plan. Policy 8 is designed to ensure that the development and use of land in the area will contribute to the ‘mitigation’ of, and ‘adaptation’ to, climate change during the design, construction and occupation of any new development.

Climate change mitigation are measures that can be taken to reduce our contribution to climate change, including locating, designing and constructing developments in ways that reduce carbon dioxide emissions and reduce the use of our natural landscape and its resources. Climate change adaptation are those measures that can be included within developments that will take account of the effects of climate change; such as, managing flood risk, using water efficiently and the use of more sustainable materials in development. Methods to reduce the impact of climate change should where practicable, favour natural based solutions over those that required hard engineering.

Retrofitting Existing Buildings

High design quality should be achieved through all new development, including extensions, alterations and retrofitting measures. A poor quality extension, alteration or retrofitting can significantly impact the quality of the streetscene, and cumulatively can reduce the attractiveness of a neighbourhood. Across the neighbourhood there are many examples of good quality, but many also jar with the host building, do not complement the streetscene and local context.

Neighbourhood Plan Policy 8 encourages and supports developments that sensitively incorporate such initiatives into new developments and this includes the schemes design, construction, use of materials and their long-term efficiency.

Whilst some retrofitting measures, extensions and alterations are allowed through permitted development rights, others will need consent, especially where they impact historic buildings and their setting. Policy 8 only applies to those proposals requiring planning permission.

The Dunholme Character Assessment recognises that the urban grain and local character of neighbourhoods varies across the area. Policy 8 recognises therefore that quality is particularly important where alterations or extensions are visible from the frontage are within established residential areas.



Extensions to residential buildings should normally be subordinate in scale to the original. This will ensure that new development does not dominate existing and well-established features of the building or setting, or result in disproportionate additions that detract from local character. Alterations and extensions must also respect the architectural qualities and coherence of the urban grain, for example, by taking into account the distinctive qualities of blocks or terraces of buildings and not undermine their established uniformity.

Innovative, high quality and creative contemporary design solutions that respond positively to the site context will be supported, so long as the design carefully considers the architectural integrity of the original building and avoids any jarring building forms.

Energy Efficiency

Many existing buildings in Dunholme are of traditional form and style. These buildings are often less efficient than newer buildings, but provide opportunities for the installation of measures retrospectively to reduce their carbon emissions and to make them more appealing commercially.

Retrofitting measures to existing buildings will be supported to improve their energy and water efficiency and their adaptability to climate change.

Policy 8 – Mitigating and Adapting to Climate Change

1. *Proposals for the extension, alteration and/or retrofitting of existing buildings to incorporate low carbon or renewable technologies and materials should follow the design-led approach. Development should:*
 - a) *Use high quality, durable and matching or complementary low carbon and sustainable materials, including the use of local materials or natives species where planting is planned;*
 - b) *Unless mitigation can be demonstrated, development should not be located within Flood Zones 2 or 3;*
 - c) *Use local materials where possible to reduce the developments carbon footprint;*
 - d) *Use water recycling technology to help reduce water usage;*
 - e) *Use permeable surfacing to help reduce the collection of surface water and surface water runoff;*
 - f) *Ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality;*
 - g) *Ensure that the building(s) is efficient in terms of its energy use;*
 - h) *Include opportunities for living roofs and walls on the design of the building(s) where they are appropriately designed and maintained.*
2. *Development should be in accordance with relevant policies in the Local Plan.*



11. Business and Employment

A key part of the approach adopted in this Plan is to secure the long-term sustainability of Dunholme and the wider parish. In recent years several major businesses have closed and Dunholme has lost some of its service and facilities, including the post office, Spar shop and public house. This section of the Plan sets out to provide a positive context within which businesses can be established and grow over the plan period.

The Plan area has a wide variety of businesses and ways that the products and services are delivered. This includes (not exclusively):

- Lincs Photo
- Coop Supermarket
- Dunholme St Chad's School
- St Chad's Church
- Dunholme Pre-School
- Bed and Breakfast
- Dunholme Cattery
- Essential Looks
- Car Garage and repair
- Dunholme News
- SPE Group
- Postal Sorting Office
- PROAMPAC
- Daniel Charles Construction
- SCIS UK

There are other smaller businesses that are largely 'working from home' private business and enterprise.

These business provide both employment and a wider community and social function to the wider community. This section includes a positive policy to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF particular support will be given to the following enterprises and projects:

- business proposals that support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
- proposals that promote the development and diversification of agriculture and other land based rural businesses.
- proposals that support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors



Policy 9 – Business and Employment Development

1. *Proposals for the expansion of existing employment use, within the Neighbourhood Plan Area, will only be supported, where:*
 - a) *it can be demonstrated that there will be no unreasonable impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;*
 - b) *it would have an acceptable impact on the character and scale of the villages and the adjacent landscape in terms of its scale, colour and height;*
 - c) *where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development;*
 - d) *it is supporting local employment opportunities;*
 - e) *It is diversifying or supplementing an established existing business to support its continued economic viability.*

2. *Proposals for new employment development will be subject to the relevant policies within the Central Lincolnshire Local Plan.*



12. Important Open Space

A sustainable and healthy community is one that provides opportunities for all its members to thrive through as many cultural, sporting and leisure interests as is reasonably practical. However, this requires both facilities and people to take advantage of the opportunities available. The demographic forecast based on the 2011 census envisaged a slow decline in overall population with an increase in average age.

However, newly permitted residential development will reverse both of these trends; the village is likely to see new families with an associated increase in the demand for more active contemporary participatory sport and leisure activities, as well as elder residents remaining in a community they know and enjoy. Consequently, there is an opportunity for existing clubs to enhance their facilities, expand and improve their standing, whilst there may be scope for new groups to bring activity into the village to foster greater community spirit and improve the health of residents.

The areas of green space in Dunholme are used frequently and a number of groups within the village use the space for sports and informal recreation which helps improve the health of the local population.

The area around the village hall provides a 'community recreation and sports hub'. This should be strengthened to enable the area to be improved and protected for the growing community. The provision of a new tennis academy will also help to diversify the recreational space and contribute to improving the health of local people.

There are a number of public open spaces within Dunholme at Allwood Road, Kennington Close, Manor Way, Nursery Close and Honeyholes Lane.



Children's play equipment and play space can be found at three of these sites. A field at Honeyholes Lane is also available for sports recreational activities.

The Central Lincolnshire Local Plan has designed spaces 1, 4, 5 and 7 as Important Open Spaces through Policy S65. This review seeks to add the additional identified spaces on Map 3 as Important Open Spaces.



Three additional spaces have been added to this review Plan:

- The Pinfold;
- New Play Area off Honeyholes Lane; and
- Monks Wood, Ashing Lane





Important Open Space	Reason for Importance	photograph
<p><i>Site 1: Amenity Green Space at Manor Way.</i></p>	<p>The site is regularly used by dog walkers throughout the day. The site has mature trees and hedgerows and a large pond which contains a significant variety of wildlife. Grasses and wildflowers are also present in the Spring and Summer months.</p>	
<p><i>Site 2: Cemetery along Ashings Lane.</i></p>	<p>The site is an ancient green space. It has historical value because of its current use, but it also is a place for people to relax and remember their loved ones.</p>	





Important Open Space	Reason for Importance	photograph
<p><i>Site 3: Churchyard at St Chad's Church.</i></p>	<p>The site is an ancient green space. It has historical value because of its current use, but it also is a place for people to relax and remember their loved ones.</p>	
<p><i>Site 4: Amenity Green Space at Nursery Close.</i></p>	<p>The site is regularly used by dog walkers throughout the day. The site has mature trees and hedgerows and has a significant amount of bird species. Some children also use the space for informal recreation and sport activities.</p>	





Important Open Space	Reason for Importance	photograph
<p><i>Site 5: Children's play area and amenity space at Kennington Close.</i></p>	<p>This is one of the largest play areas in the village and is regularly with families and young people. There is also a large area which is often used for informal sport activities, especially with teenagers.</p>	
<p><i>Site 6: Amenity Green Space at Anderson.</i></p>	<p>This space is used for informal recreation and dog walking. The large mature trees also bring wildlife value, especially in the Spring and Summer months.</p>	



Important Open Space	Reason for Importance	photograph
<p><i>Site 7: Children's play area and amenity space at Allwood Road.</i></p>	<p>This play area is regularly with families and young people. There is also a large area which is often used for informal sport activities, especially with teenagers.</p>	
<p><i>Site 8: Children's play area and sports facilities at St Chad's Primary School.</i></p>	<p>This space is used daily by the School, but also informally at weekends by other sports teams.</p>	



Important Open Space	Reason for Importance	photograph
<p><i>Site 9: Children's play area, sports facilities and amenity space at Honeyholes Lane (Community Hub).</i></p>	<p>This facility has a number open space typologies. It is used for sport activities such as football, tennis and bowling and there is also a large children's play area on the site. The village hall is also part of the site which offers indoor recreational activity space.</p>	
<p><i>Site 10: Pickerings Meadow</i></p>	<p>This is a large grassland that has a high ecological value, The space is rich in local wildlife and is used for walking and dog walking on a daily basis.</p>	



Map 3: Important Open Spaces



Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



Policy 10 – Important Open Space

1. *The following sites as shown on Map 3 are those that are identified and protected as Important Open Spaces within Dunholme. Proposals that seek to redevelop these sites for non-recreational (other than ancillary developments such as changing rooms, pavilions, car parking, lighting, surfacing, play or sports equipment) developments will be resisted. The following spaces are considered to be public open spaces:*
 - a) *Site 1: Amenity Green Space at Manor Way.*
 - b) *Site 2: Cemetery along Ashings Lane.*
 - c) *Site 3: Churchyard at St Chad’s Church.*
 - d) *Site 4: Amenity Green Space at Nursery Close.*
 - e) *Site 5: Children’s play area and amenity space at Kennington Close.*
 - f) *Site 6: Amenity Green Space at Anderson.*
 - g) *Site 7: Children’s play area and amenity space at Allwood Road.*
 - h) *Site 8: Children’s play area and sports facilities at St Chad’s Primary School.*
 - i) *Site 9: Children’s play area, sports facilities and amenity space at Honeyholes Lane (Community Hub).*
 - j) *Site 10: Pickerings Meadow*
2. *Proposals to enhance or provide new open space within new developments will be supported in principle subject to their location and designation.*
3. *Proposals that provide a loss of one of the identified important open spaces will not be supported unless suitable mitigation is provided as part of a scheme and there is no ‘net loss’ of existing volume of open space.*



13. Wider Green and Blue Infrastructure

Future growth of the village must be matched with growth in support services, facilities and infrastructure, notably health and recreation facilities that reflect the needs of the demography of the village. However, key to the success of any development is the retention and enhancement of the character of the village. Defining “character” is difficult, but it is a mixture of both the physical and built environment and the attitudes and outlooks of the residents, and their associated wellbeing.

Any development needs to enable and encourage the villagers of Dunholme to protect, maintain and enhance this village spirit. Whilst there are already footpaths, public rights of way and public open spaces facilities available in the village, with a tennis court, sports field, nature reserve and a number of public footpaths connecting various parts of the village together, many would require enhancement to cater for a significantly larger population.

This could offer an opportunity, notably in the spare capacity at the village hall site for an extension of existing services, the provision of different or alternative recreation activities that residents currently travel to other settlements for.

In addition, exploring opportunities to improve our existing assets such as Dunholme Beck.

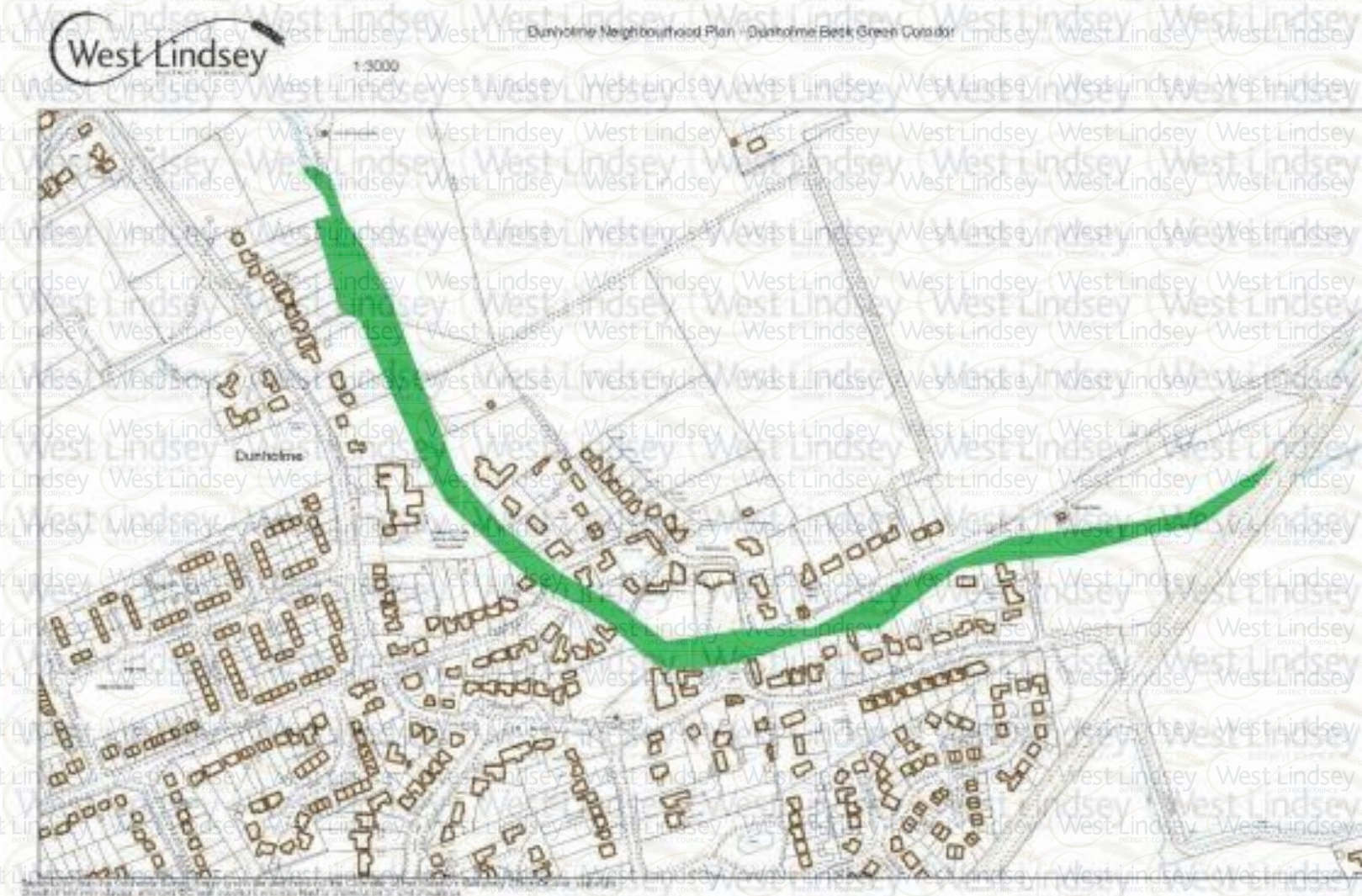
For the more active, there is also the opportunity to link traffic-free routes to provide a 'community walks' around the village.

Dunholme Beck is a small water course that runs through the village of Dunholme. This is considered an important environmental and visual asset to the community and it acts as a 'green corridor' for flora, fauna and public access in the area. It is important that Dunholme Beck and its banks and verges are respected whilst enhanced to take the opportunity to increase connectivity through the provision of new public rights of way.





Map 5: Dunholme Beck



Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



Policy 11 - Green and Blue Infrastructure

1. *Development proposals that contribute towards the protection, enhancement and provision of green infrastructure spaces and linkages will be supported. Encouragement will be given to proposals that further enhance:*
 - a) *The quality, accessibility and usage of public open spaces and areas of sport provision;*
 - b) *existing public rights of way within the parish, particularly those to and from Welton and along Dunholme Beck and to seek opportunities to create new public rights of way to create linkages into the wider countryside locally;*
 - c) *the preservation of local habitats; Green infrastructure and development proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported in order to enhance the green infrastructure of the Parish.*

2. *Where possible, new routes should:*
 - a) *Be traffic free and/ or pedestrian and cycle friendly;*
 - b) *Offer 'easy access' i.e. be reasonably easy to use for users with a wide range of mobility levels, including pushchairs, walking aids and mobility scooters;*
 - c) *Be safe and inspire confidence in visitors;*
 - d) *Have the potential for future upgrading to use by cyclists (where not already possible);*
 - e) *Have designated, safe crossing points over motorised routes and suitable street furniture;*
 - f) *Provide connections between where people live and where they want to travel (for recreational or employment purposes);*
 - g) *Be clearly signed and easy to follow;*
 - h) *Be easy to maintain;*
 - i) *Provide enhanced user enjoyment through the provision of information boards and benches in attractive locations;*
 - j) *Where appropriate provide safe access for horses, particularly links to existing bridleways;*
 - k) *Cause no damage to archaeological sites and their setting;*
 - l) *Provide safe passing places on those paths with shared vehicular use including appropriate management of vegetation to the sides; and*
 - m) *respect, protect and enhance local biodiversity.*

3. *Developments that propose a 'net' loss of existing Green Infrastructure nodes and spaces will only be supported where it has been demonstrated that an appropriate alternative scheme will both benefit the community and the local environment without having any detrimental impact.*



Policy 12 – Dunholme Beck

1. *Development proposals that enhance the setting of the Beck and its associated amenity value will be supported. Where appropriate, development proposals adjacent to the Beck should:*
 - a) *retain and enhance public access and extend access through the formation of waterside walkways;*
 - b) *retain maintenance access, to allow for appropriate access for mechanical plant, where possible;*
 - c) *Preserve and enhance its amenity, biodiversity and recreational value;*
 - d) *Avoid development within Flood Zones 2 and/ or 3;*
 - e) *have regard to the duties of Risk Management Authorities.*

2. *Development proposals that encroach upon or materially harm the function, character or appearance of the Beck, will not be supported.*



14. Community Facilities

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

Not all community facilities are classified as 'critical' in order to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis and therefore should be identified as 'key' services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be located in close proximity to these facilities or provide new, enhanced or additional links in order to improve access to and from these facilities.

The key community services and facilities within the Parish are identified as:

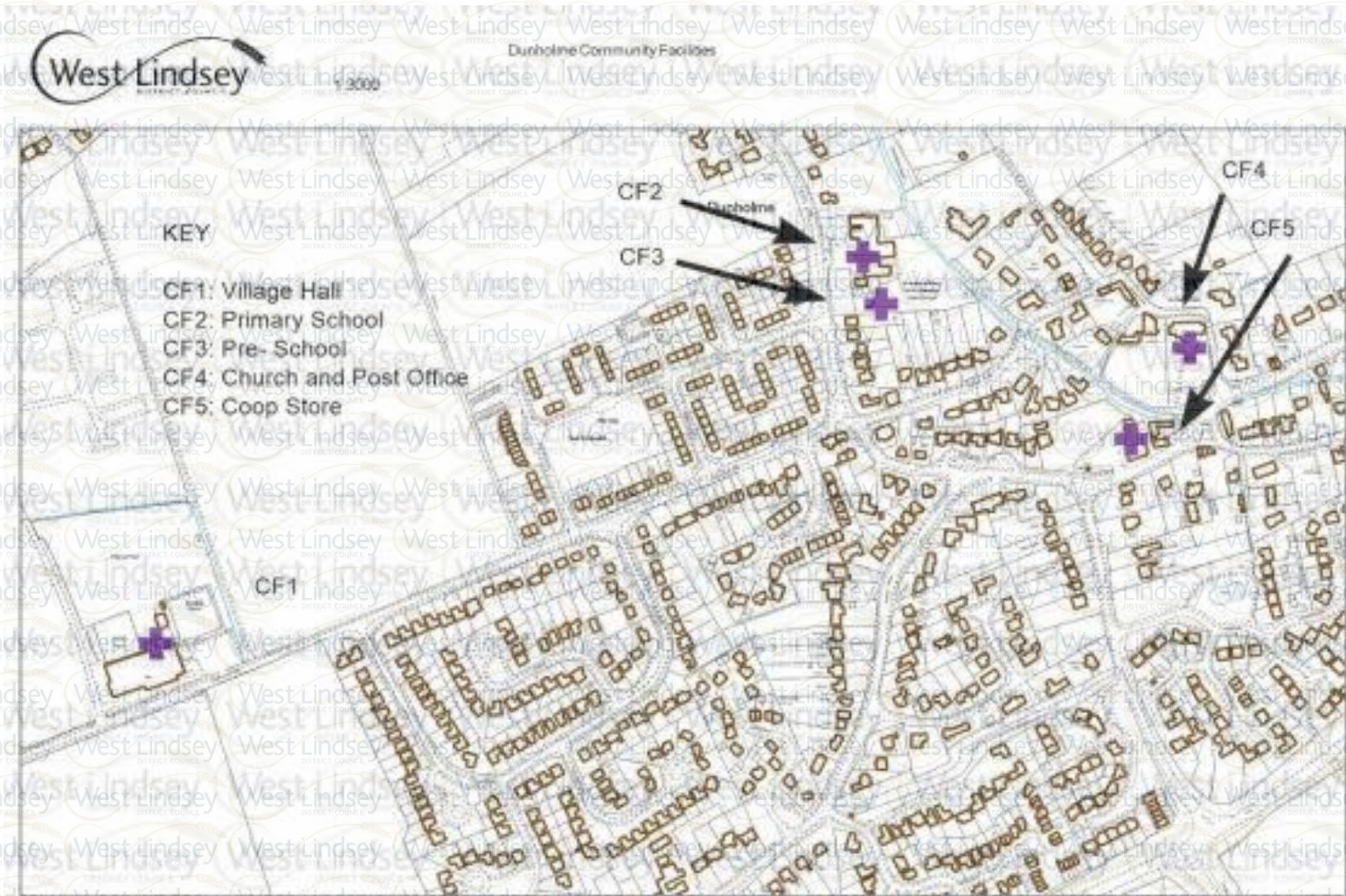
- The Primary School;
- The Coop Convenience Store;
- The Church;
- The Old School
- The Village Hall

The community supports the development of additional community facilities and believes new developments can bring new or enhanced facilities in the village such as a health centre.





Map 6: Community Facilities



Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



Policy 13 – Community Facilities

1. *The following community facilities will be safeguarded for such purposes:*
 - a) *The Village Hall*
 - b) *The Primary School*
 - c) *The Pre-School*
 - d) *The Church and Post Office*
 - e) *The Coop Store*

2. *Proposals for the redevelopment or the change of use of any of the identified key local amenities to a non-community use will not be supported unless alternative community facilities are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable.*





15. Green Wedge

It is important to retain a settlements character by preserving and enhancing its important features and its identity. Communities in both Dunholme and Welton feel strongly that the areas of green wedge between the two settlements is an important area of distinction between the two villages that contributes positively to the character of that area and the surrounding village.

The village of Welton is located to the immediate north of Dunholme. It is separated from Dunholme by a green wedge of undeveloped land. At its widest, the green wedge between the two settlements runs from the rear of Beckhall, in Welton southwards to Honeyholes Lane separating the two settlements by approximately 500m.

However, along Ryland Road, the gap between the two villages narrows to as little as 80m. This undeveloped gap plays an important role in preventing the coalescence of the two settlements. It protects the setting and separate identity of each settlement, and therefore its retention as a predominantly open and undeveloped landscape is critical to ensuring the effective separation of Dunholme and Welton and the safeguarding of the individual character and identity of each village.

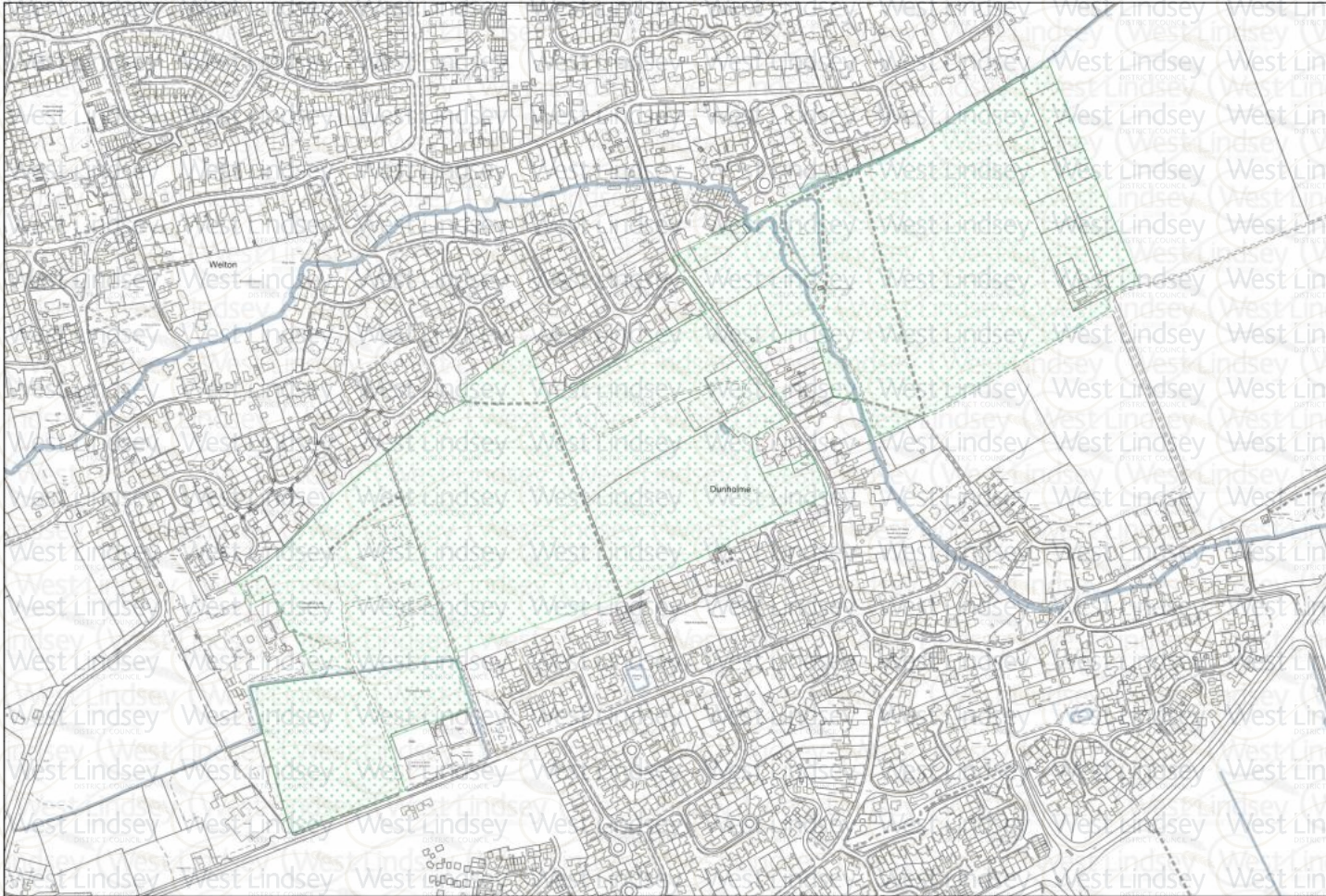
The Green Wedge has been extended to the east through the review of the Central Lincolnshire Local Plan and is identified on Map 7. This seeks to further protect the undeveloped land between the villages of Dunholme and Welton.



Map 7: Green Wedge



1:5000



Contains OS data © Crown copyright and database rights 29 January 2024. OS Licence No. 100018701. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which West Lindsey District Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



Policy 14 – Green Wedge

- 1. Development for community use(s) such as new open space and other forms of green infrastructure will be supported if it can be demonstrated that the proposal would be in accordance with policy S63 of the Local Plan.*
- 2. Other forms of development should comply to the relevant criteria identified within Policy S63 of the Central Lincolnshire Local Plan.*



16. Heritage Assets

This Plan presents an opportunity to safeguard and enhance all assets of heritage value irrespective of the perceived development pressure on them. Consultation feedback showed resoundingly that local people cherish the character of their built and natural environment. The Plan area is rich in its amount and variety of heritage (buildings and spaces). Many of these are designated as 'heritage assets' by Historic England (as listed buildings or ancient scheduled monuments). However, there are some buildings that have a local value and this Neighbourhood Plan seeks to recognise these and preserve them for future generations.

Despite the significant change the village has undergone in the last century, several key remnants of Dunholme's past remain intact, a number of which are now designated heritage assets and represent some of Dunholme's most valued and characterful buildings.

The locations and grade of the village's designated buildings are shown on Map 8. Also, denoted on Map 8 are other non-designated historic buildings and features which are important to the overall composition and character of the historic centre. A Conservation Area also offers some protection to the historic core in the centre of the village around the Church.

First and foremost, amongst Dunholme's key historic buildings is the Grade I Listed (the highest level of grading), Church of St Chad. Originally constructed in the early 13th century, the church has been subject to a number of improvements and alterations down the centuries, most recently in 1856 when a major restoration project was undertaken. Built of coursed limestone rubble with slate roofing, the church sits in an elevated position at the rear of the grounds within which it located. This elevated positioning, coupled with the height of the western tower, means that the church is a prominent and striking feature in many views within the village.

Within the parish boundary of Dunholme Parish there is a Grade 1 plus other Grade 2 listed buildings, most of which are in the centre of the village:



- Grade 1 listed Church of St Chad;
- War Memorial opposite St Chads; and
- RAF Dunholme Lodge.

Non – designated heritage assets as identified within the Character Assessment, include:



- The bridge at Dunhome Beck
- Village Spring
- Village green and war memorial
- 16 Market Rasen Road
- 10, 12 and 14 Market Rasen Road
- The Old School/ community centre





List of Non-Designated Heritage Assets

Non-Designated Heritage Asset	Justification of Importance	Photograph
Church Bridge at the Beck	<p>The small brick footbridge, which is a more low-key but still valuable heritage feature within historic Dunholme's centre. It is aligned with the entrance to St Chad's, providing direct access over the beck into the churchyard (Fig 16 in the Character Assessment).</p>	
Village Spring	<p>The spring located at the foot of St Chad's Church (Fig 15 in the character assessment), at the entrance to Holmes Lane, was bored in 1892 to a depth of 100. It is a particularly charming streetscape feature, which is subtly integrated into the stone walling which edges the roadside. It has an interesting history, having been introduced on orders of the Sanitary Authorities, who deemed the water being used in Dunholme as being unfit for human consumption, and a cause of diphtheria in the village. The spring was restored in 1964 and again in 1987.</p>	



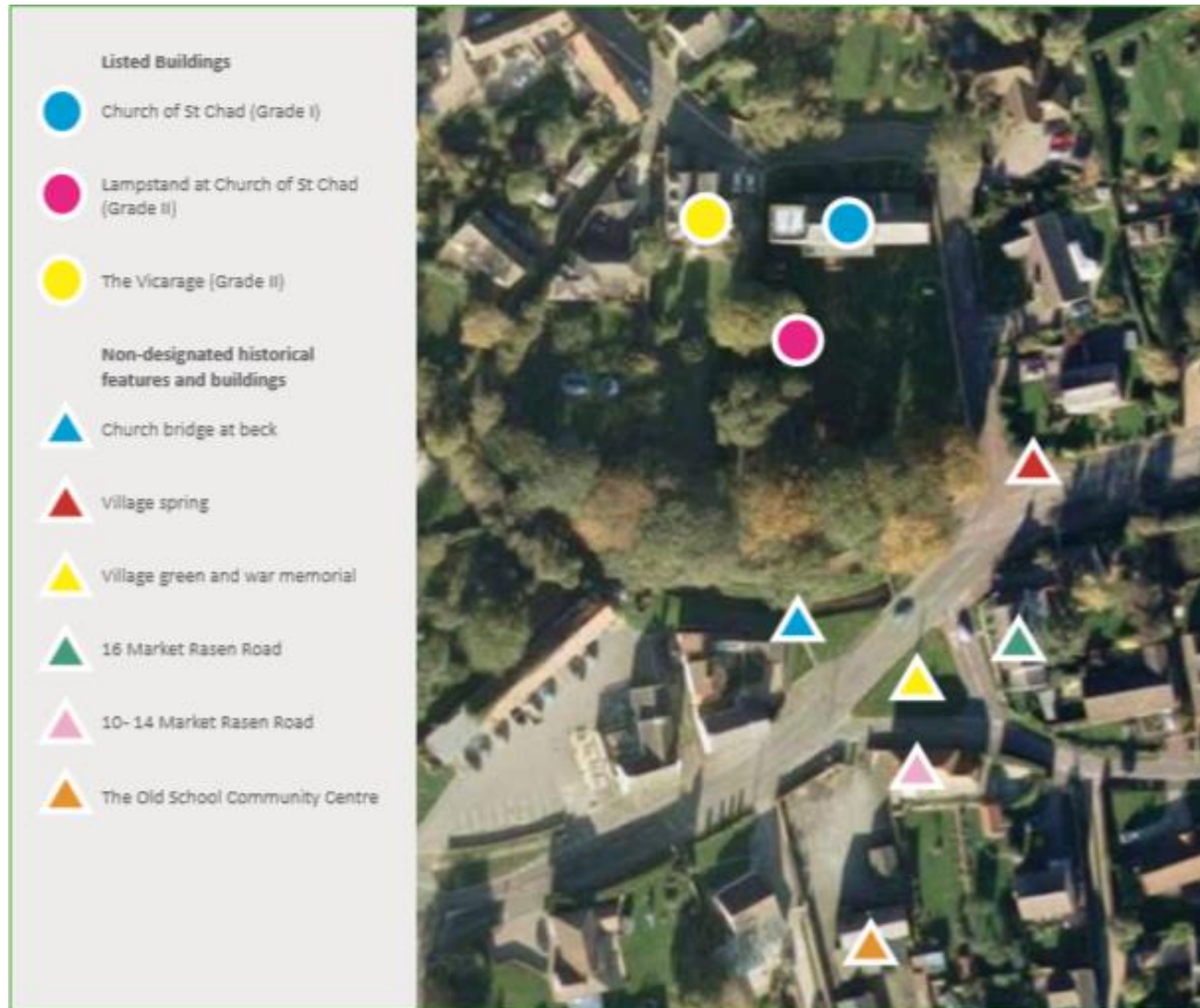
Non-Designated Heritage Asset	Justification of Importance	Photograph
Village Green and War Memorial	<p>The village's most important open space is the village green, around which some of the village's best historic buildings congregate. The village green has for centuries been a critical component of the village's central area (Fig 17 in the Character Assessment), combining with the church and surrounding properties to form an attractive and distinct piece of townscape.</p> <p>At the centre of village green stands a war memorial, which takes the form of a slender stone cross set upon a plinth, which incorporates an inscription and stands on a sloping 4 stepped octagonal base and an octagonal platform. The war memorial was built by Bowman's of Stamford and designed by WH Wood. It was unveiled on 7th August 1920. The inscription bears the names of four men of the parish who gave their lives in the first World War (Harry Cottingham, George Creasy, Fred Portus and Harrold Portus) and three in the second World War (Jack Andrews, Dennis Braithwaite and John Dixon). It is both a key component of the village green itself, and also an important landmark in its own right.</p>	
16 Market Rasen Road	<p>Originally comprising 3 separate cottages, 16 Market Rasen is now a single property. It is simple yet elegant two-storey dwelling, with a pitched slate roof that incorporates four chimney stacks spaced at regular intervals along roof ridge.</p>	



Non-Designated Heritage Asset	Justification of Importance	Photograph
10-14 Market Rasen Road	<p>10 -14 Market Rasen Road lie to the south of green and are formed of a single building constructed of brick, but with a painted exterior. The large hipped roof, topped with red pantiles, is a particularly visually appealing characteristic. Such red clay pantile roofing would have traditionally been a common roofing material in Dunholme, but now is only seen on number of the villages older vernacular properties</p>	
The Old School Community Centre	<p>Southwest of the village green is another important building in Dunholme's history - the Old School Community Centre. This building, which is now used as a community centre, was formerly the village's junior school. In 1864 the school was built under the School Sites Act 1841 for the "Education of children and adults of children only of the labouring, manufacturing and other poorer classes in the Parish of Dunholme". The Trustees were the Bishop of Lincoln, The Archdeacon of Stow and the Vicar of Dunholme. Originally it was just one room but in 1892 a second room was added. A new toilet block was added between the war years and then in 1959 the annex was built in the rear yard. Its current use as a community centre started in 1982. Despite these various alterations, extensions and changes of use that the building has been subjected to, the original building form can still be appreciated, with its attractive front facing facade, being largely unchanged.</p>	



Map 8: Heritage Assets





Policy 15 – Heritage Assets

1. *The heritage assets – including those non-designated heritage assets - identified on Map 8 should be sustained and enhanced as part of development proposals on or adjacent to their locations. There will be a presumption against developments that have an adverse impact on the heritage assets within Dunholme unless they can demonstrate that they:*
 - a) *do not adversely impact the character, integrity, or visual amenity of the heritage asset;*
 - b) *do not lead to an inappropriate alteration or extension to a listed building or undermine the wider setting of a listed building.*
 - c) *Any applications proposing demolition of buildings or structures will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, it must be ensured that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.*



17. Flooding and Drainage

The problems of flooding in Dunholme is such that it occurs on a regular basis within parts of the parish. Recent events have demonstrated the risk of flooding in certain parts of the parish is considered 'high' by the Environment Agency.

A Strategic Flood Risk Assessment (SFRA) has been carried out on behalf of the Council to identify the areas where development is proposed in West Lindsey which are potentially liable to suffer from flooding. For a variety of reasons some development has already taken place in these areas. Consequently, people and property in the areas are at potential risk from flooding, further development in these areas will not be permitted.

The CLLP SFRA only covers the allocated sites within Gainsborough, Market Rasen and within the Lincoln Policy Area because these locations are the only ones where development is actually being proposed within potential flood risk zones. As an initial step all sites in other areas across the District were de-allocated if they were in the Environment Agency Indicative Floodplain.

Since the production of the Local Plan First Review, the Environment Agency has published new flood maps highlighting factors such as the degree of risk and the relevant flood zone (Map 9). Local Development Plans should always take account of the most up-to-date information available and will request site specific assessments where this is highlighted as necessary by the Environment Agency.

Built development in flood risk areas may impede or divert the flow of floodwater to reduce the capacity of the available flood plain. The Council will allow only those uses, or built development, where it can be shown that it must be located in the flood risk area and it can be shown how the flood risk can be managed. On advice from the Environment Agency the Council will impose conditions requiring the most rigorous flood defence measures. Development must observe the Environment Agency's and/ or Internal Drainage Board's separation distance from the defences (which varies between 8 and 9 metres in West Lindsey) and which is based on Environment Agency and Internal Drainage Board requirements which seeks to enable access to the important strategic watercourses.

Dunholme, historically divided by Dunholme Beck, suffers from surface water run-off during times of excessive rain. For example, recently in 2014 the village around Watery Lane, Market Rasen Road and Ryland Road did flood and also flooded property in these areas.

Previous flood events in 2000, 2007, 2009, 2012, 2014 and 2019 caused disruption and flooding to some property.

The different flood areas are shown in Map 10. Flood Zone 3 represents land that has a 1 in 100 or greater annual probability of river flooding while Flood Zone 2 covers land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

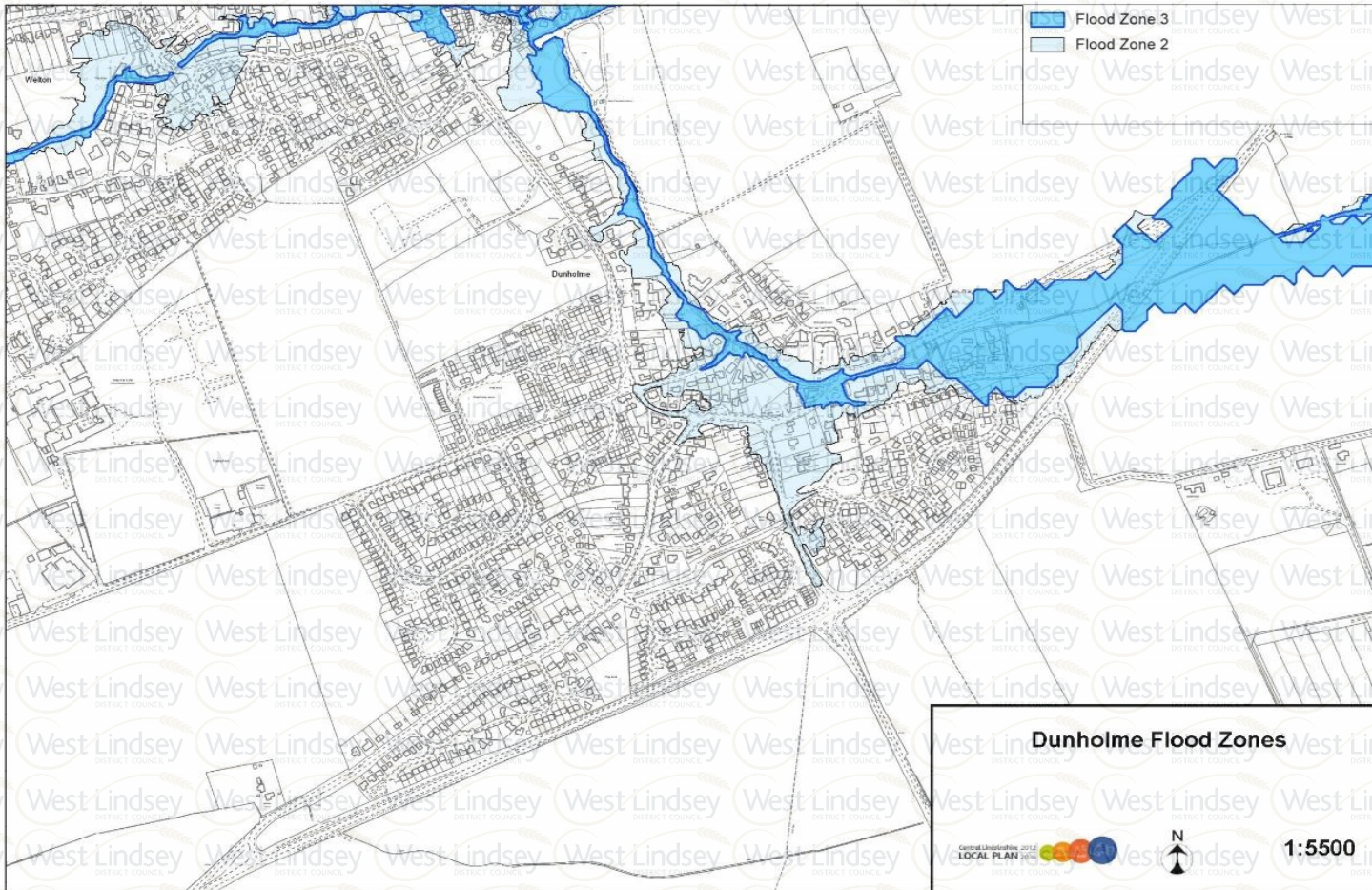


It is also acknowledged that there are other issues within the village related to localised surface water flooding. Although these are not mapped, areas of the village such as Ryland Road and Honeyholes Lane are known areas of regular surface water flooding in periods of heavy and prolonged rainfall.

This Neighbourhood Plan Review supports Central Lincolnshire Local Plan Policy S21 and believe that this Policy satisfactorily manages the risk from flooding for new development.



Map 9: Environment Agency Flood Zones



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 19 February 2016

Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.



18. Local Infrastructure and the Community Infrastructure Levy

The Neighbourhood Plan has identified a number of projects to be pursued by the Parish Council over the planning period. Whilst not directly planning policy, they do contribute significantly to the realisation of the aims and objectives of the Plan. The projects have been prioritised against the potential Community Infrastructure Levy (CIL) income from the proposed development over the period of the plan and the timeframe in which they can be expected to be delivered.

To deliver this, a working group should be set up, under the Planning Committee of the Parish Council, to develop plans for what the monies could be sent on.

A list of proposed community projects identified by the community, include:

- Improvements to the facilities at the Dunholme Village Hall complex
- All-inclusive new Children's Play Area off Honeyholes Lane
- Upgrading existing community facilities and public realm.



19. Monitoring and Implementation of the Plan

The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been adopted. Dunholme Neighbourhood Plan group recognise that there has already been a significant level of development granted planning permission of which nothing has yet commenced.

The group understand that legislation changes over the lifetime of this plan and therefore it will need periodic reviews.

The Parish Council will be working closely with the developers of the allocated sites in order to support their delivery before any additional sites come forward for large scale development.

Other policies within this plan will be monitored accordingly.

Implementation of the Neighbourhood Plan

The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable, Dunholme Parish Council will also be actively involved, for example as part of the pre application process. Whilst West Lindsey will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

This Plan It is not a rigid 'blue-print', but instead provides a 'direction for change' through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period and this plan may be modified accordingly.

To this extent the review period will be crucial. There are several strands of activity which will shape delivery and each is important in shaping Dunholme in the months and years ahead. These comprise:

- Private sector investment in the village. Securing the right type and nature of investment through adaptations and new development will be crucial; and
- The statutory planning process. This under the Neighbourhood Plan will direct and control private developer and investor interest in the village in the context of the plan itself and the wider Council and national planning framework; and
- Investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability for the villages. In the context of the prevailing economic climate and public funding there is recognition that public investment in the village will be challenging to secure; and
- The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.



20. Appendix 1: Initial Consultation Feedback

See Separate document.

21. Appendix 2: Site Assessment Document

See Separate document.

22. Appendix 3: Dunholme Character Assessment

See Separate document.