

DUNSTON NEIGHBOURHOOD PLAN

2016 - 2036



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Dunston's First Neighbourhood Plan

1.1 This Neighbourhood Plan covers the whole of the Parish of Dunston (as indicated by the black-line boundary on Plan 1, below). It sets out a vision for the future of the community and a proposed set of planning policies intended to help in achieving that vision.



What is a Neighbourhood Plan?

1.2 Neighbourhood Plans are important parts of the Planning system. They were introduced by the Localism Act, 2011, to enable local communities to have greater influence over changes and developments in their villages and neighbourhoods.

1.3 Neighbourhood plans must be supported by the communities on whose behalf they are prepared, so a neighbourhood plan cannot be adopted unless it has been approved by a majority in a local referendum.

1.4 There are limitations on the matters a neighbourhood plan can influence. The policies must relate only to land-use and planning, so they cannot, for example, include other matters and concerns like litter, anti-social behaviour, and the detailed management of open spaces, schools and community buildings.

1.5 A Neighbourhood plan forms part of what is known as the “Development Plan” for the area it covers – sitting alongside the Local Plan for the wider district. When the local planning authority receives an application for planning permission it must make its decision in accordance with the development plan – including the Neighbourhood Plan - unless material

considerations indicate otherwise (this is set out in section 38(6) of the Planning and Compulsory Purchase Act 2004).

1.6 Because it carries so much weight when planning applications are being considered and decided, a neighbourhood plan has to be consistent with national planning policies and guidance (these are set out in the National Planning Policy Framework, or “NPPF”, and Planning Practice Guidance), and with the local plan for the district. In this case the current, adopted local plan is the North Kesteven Local Plan, 2007. A single, new local plan - the Central Lincolnshire Local Plan - is currently being prepared for the whole of North Kesteven, the City of Lincoln and West Lindsey, and this will replace the current local plans for all those districts. Although it is not yet completed or adopted, the broad policy directions of the emerging Central Lincolnshire Local Plan have been taken into account when preparing the Dunston Neighbourhood Plan.

1.7 As well as being in general conformity with national planning policies and guidance, and the strategic policies of the Local Plan for the area, every Neighbourhood Plan must also satisfy certain other conditions before it can be approved and then taken into account when planning applications are being considered. It must be shown that the Plan:

- has been prepared in accordance with The Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012;

- contributes to the achievement of sustainable development;
- does not breach and is compatible with European Union obligations and the European convention of Human Rights;
- meets prescribed conditions and complies with prescribed matters in relation to the Neighbourhood Plan .

An independent examiner has confirmed that the Dunston Neighbourhood Plan satisfies those requirements.

Why should Dunston have a Neighbourhood Plan?

1.8 The Neighbourhood Plan for Dunston will enable the local community to have the strongest possible influence over the way the village and parish develops and changes. Although it is intended that the rural character of the area will not change significantly and the village will not grow greatly, over the next decade or so, new developments and changes that require planning permission will undoubtedly come forward and it is important that the local community is able to influence those in a considered and coherent way – a planned way.

1.9 Clear policies about the types of development that will be supported give everyone more certainty about what is acceptable and what is not. In this way, features and assets that are valued by the community – the things that distinguish Dunston from other places and that contribute to the quality of people’s lives - can be protected into the future and, where possible, enhanced.

1.10 The Neighbourhood Plan will help to:

- preserve the things that draw people to the village and make them want to stay here (including community spirit and the existing village facilities);
- protect the environment that local people value, the community's security and the well-being of vulnerable people;
- ensure that housing, services and recreation develop in line with local aspirations and needs.

Preparing the Neighbourhood Plan

1.11 The Dunston Neighbourhood Plan has been prepared on behalf of the Parish Council by the Neighbourhood Panel, supported by professional consultants.

1.12 Before the Neighbourhood Plan was produced:

- the Parish Council set up a Neighbourhood Panel and asked it to lead the preparation of a Neighbourhood Plan, on the Council's behalf;
- In June 2014, North Kesteven District Council agreed to the preparation of a Neighbourhood Plan for Dunston and approved the area it is to cover – that is the whole of Dunston Parish;

- Three face-to-face community meetings were held during 2014 (7th June, 11th September and 23rd October) and periodic updates on the progress of the Plan were published in the monthly Dunston Dossier newsletter, delivered to all parish households, and on the Dunston Dossier web site;
- Two questionnaires were circulated, seeking information and opinions from people living in Dunston and the responses were analysed (February/March 2015 and June/July 2015);
- Analysis of responses to the above consultations were made available for people to read and were taken into account in preparing the Draft Neighbourhood Plan;
- Information on a range of relevant social, demographic, environmental and economic matters was gathered and considered;
- A landscape / “townscape” Character Assessment was carried out and a detailed report prepared.

1.13 Responses to the consultations that were carried out are available for people to read and have been taken into account in preparing the Neighbourhood Plan.

1.14 A Strategic Environmental Assessment scoping study was carried out by the District Council in December 2015 and

January 2016 which concluded that there were no significant environmental effects resulting from the Plan

1.15 The Parish Council carried out a statutory 6 week consultation between 24th January and 6th March 2016. Parish residents, businesses and landowners together with neighbouring local authorities and parishes, service providers and other interested parties were invited to comments. Copies of the Consultation Draft Neighbourhood Plan, Character Assessment and Design Guide documents were made available on-line at www.dunstondossier.org.uk. Printed copies were available to view on 5 Sundays at "Drop In" sessions at the Village Hall. Consultees were invited to comment either on-line at <https://www.surveymonkey.co.uk/r/pre-submission> or by using the Comment Form sent to every household.

1.16 During the 6-week consultation period, 41 People attended the drop in sessions and 1102 viewed the website (128 on the last day of consultation). 28 written comments were received and subsequently added to the "Survey Monkey" records and considered by the Neighbourhood Panel and the Parish Council.

1.17 After a detailed review of all comments on the consultation by the Dunston Neighbourhood Panel, the Plan was amended and submitted to North Kesteven District Council, as Local Planning Authority. It was then subject to a second consultation on the submission version of the plan and scrutiny

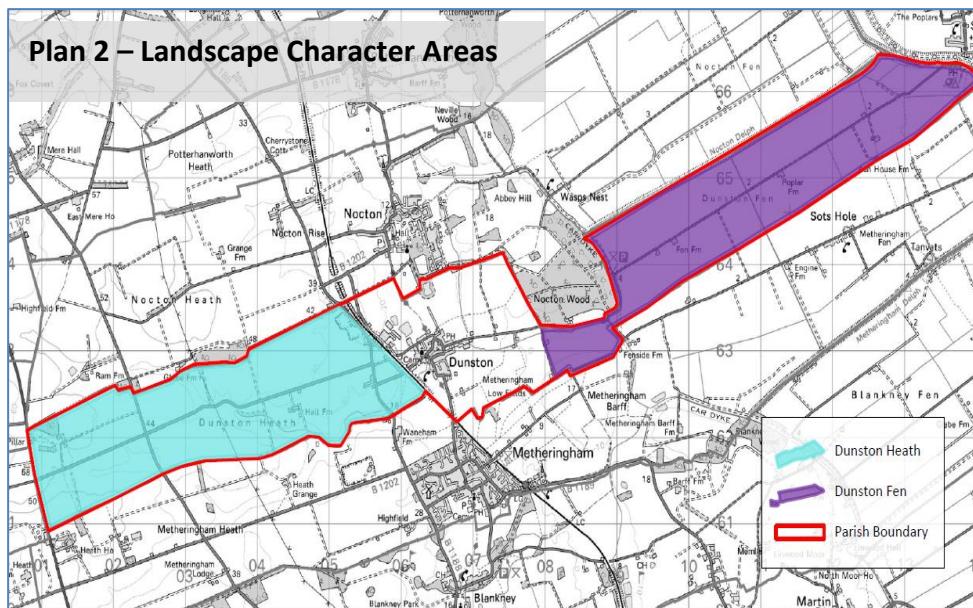
by an independent examiner who recommended various modifications. It was then subject to a referendum in the Parish about whether to adopt the plan.

Setting the Scene

Dunston – the Place

2.1 Dunston lies on the dip slope of the Lincoln Cliff (or Lincoln Edge) – the limestone escarpment that runs north/south through Lincolnshire. Like others along the Lincoln Cliff, the Parish of Dunston is long and narrow. It stretches from Sleaford Road (A15) in the west to the banks of the River Witham in the east, extending about 6 miles east/ west and averaging about 1 mile north/south.

2.2 At the centre of the Parish is Dunston village, where most of the Parish's population lives. As indicated on Plan 2, the village is flanked on either side by stretches of open countryside: to the east is Dunston Fen, and to the west is Dunston Heath. The landscape character of each area is described in detail in the Dunston Character Appraisal, published as part of the "evidence base" for this Draft Neighbourhood Plan.



The Village

2.3 Dunston village is described in the Character Appraisal as follows.

"Dunston is a small, attractive village built around a picturesque historic core. It is a relatively compact village, with development clustered around a handful of key routes: Back Lane, Vicarage Lane, Middle Street and Front Street in the village centre, and along the approach routes of Fen Lane, Chapel Lane and Lincoln Road.

The village strikes a fine balance between the built and natural environments, consisting largely of detached dwellings set amongst generous gardens, many of which are bounded by either stone walls or hedgerows and contain a variety of private planting.

The prevalent building material in the historic core of the village is stone. Further from the village centre, where newer development has come forward, red brick has also become a common material for walls. Traditionally the predominant roofing material would have been natural clay pantiles, which have a very distinct appearance which complements the stone facades. This roofing

type is still seen throughout much of the village today, though primarily in the village core around Front Street, Middle Street and Vicarage Lane. Though less common than natural clay pantile roofing, a number of properties also display slate roofs.

Buildings are generally either single or two-storey in scale, and most have pitched roofs with gable ends. Chimneys are a common feature of many buildings in Dunston, and are typically of red brick.

Vital to the village character are a number of green spaces which provide both an attractive setting to those buildings which bound them, views into and out of Dunston, and recreation opportunities for the local community. Many of these open spaces are set along the Dunston Beck, which is a clear, spring-fed stream rising from Lincolnshire Limestone geology to the west of the village, on Dunston Heath. The beck flows in an easterly direction, through the village centre and joins the Car Dyke near Nocton Wood, and is a key component of many of the villages most picturesque and locally iconic settings.”

Heritage Assets

2.4 Dunston has a long history and a rich built heritage. Archaeological finds in Dunston suggest that there has been a settlement here since the Bronze Age. The first formal record is in the Domesday Book (completed in 1086), in which the village was referred to as ‘Dunestune’, meaning Dunn’s farmstead, or village. Remains of a medieval settlement and field system survive as earthworks in a field to the south west of the village.

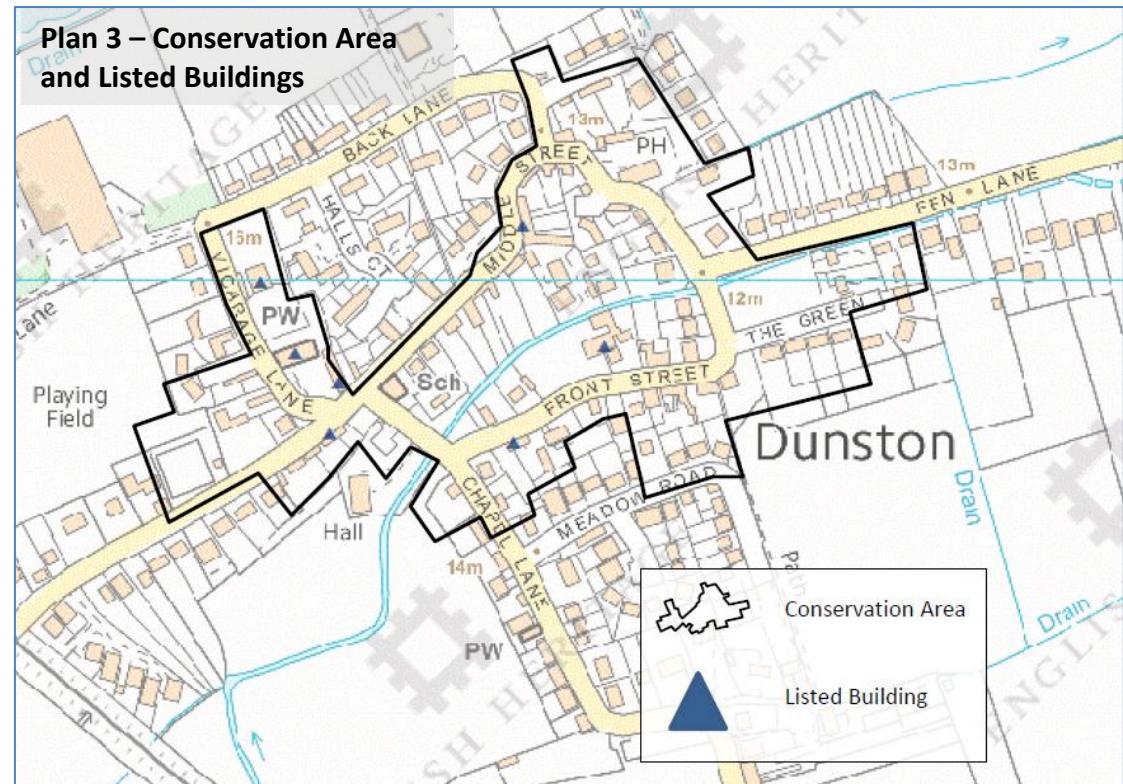
2.5 The village’s current street pattern reflects its historic evolution. The historic core is a designated conservation area and within this there are seven buildings listed as being of Special Architectural or Historic Interest (all shown on Plan 3). Three additional buildings are found adjacent to the A15 at Dunston Pillar. All ten buildings are Grade II listed.

2.6 The most prominent of the listed buildings within the village is St Peter's Church, the setting of which includes another three listed buildings - the Church Farmhouse, the Old Vicarage, and 6-7 Lincoln Road. The remaining three listed buildings are dispersed around the rest of the village core, along Front Street and Middle Street.

2.7 Whilst each of these listed buildings has its own individual heritage value, they also make a substantial collective contribution to the wider village character and, therefore, every effort should be made to preserve them. There are also many other historic buildings which, although they have not met the strict criteria for statutory listing, still make a significant contribution to the character of Dunston and, collectively, give the village its unique charm and personality.

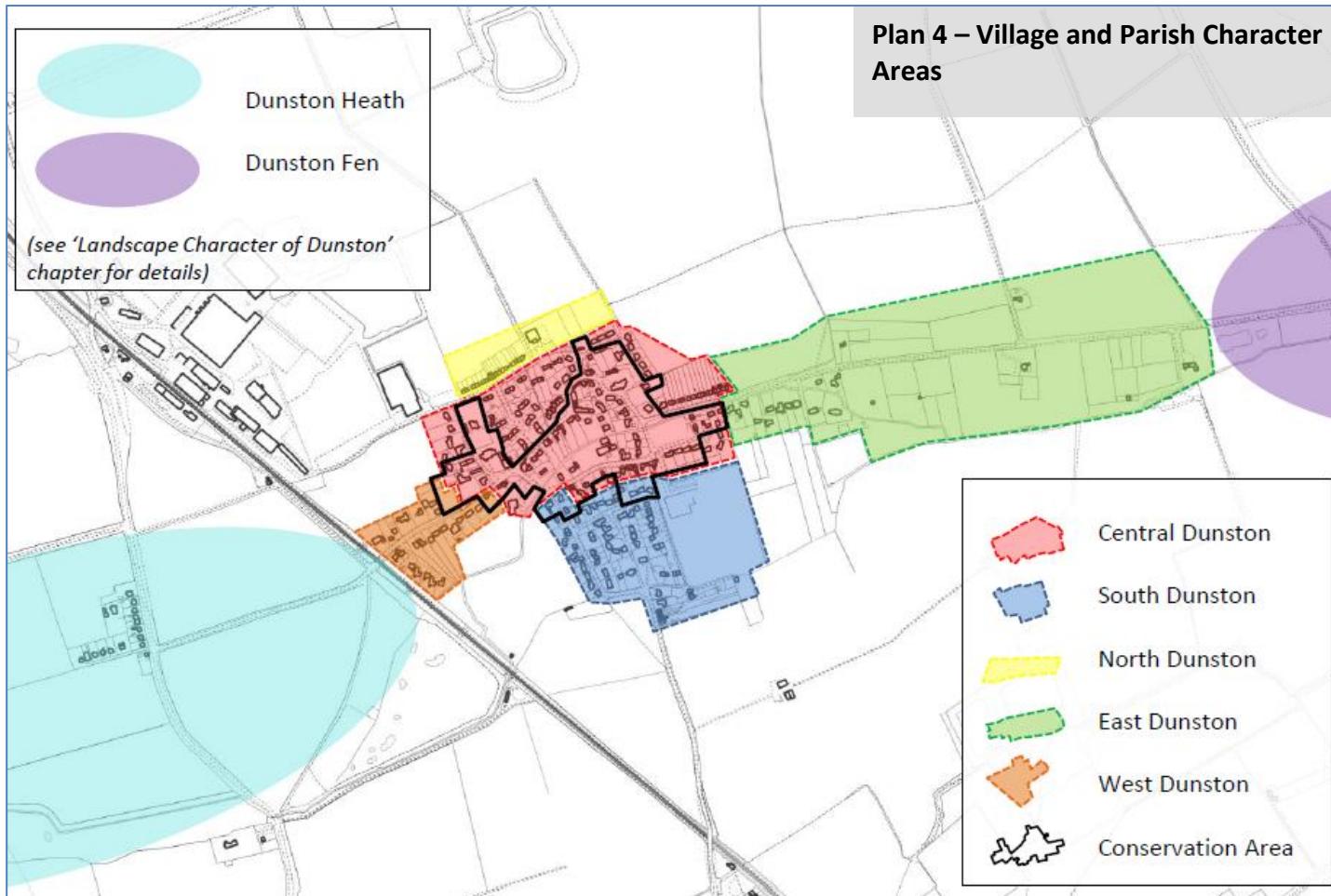
2.8 What is probably Dunston's best known monument, Dunston Pillar, lies about 3 miles outside the village, right on the western edge of the Parish. The former 'land lighthouse', which has a rich history, stands beside what has for many centuries been the main road across the Heath - now the A15.

2.9 The Car Dyke, a scheduled ancient monument of Roman origins, marks a part of the boundary with Nopton Parish.



Character Areas

2.10 The village has a strong overarching character, within which a number of sub-areas, each with its own distinct qualities and character, can also be identified. The Dunston Character Appraisal has identified five distinct townscape character areas, the location and extents of which are shown on Plan 4, below.



Dunston – the People

2.11 At the time of the 2011 Census, Dunston's population was recorded as 770, living in about 300 households. The age distribution is summarised in the table below.

Table 1 – Population Age Distribution

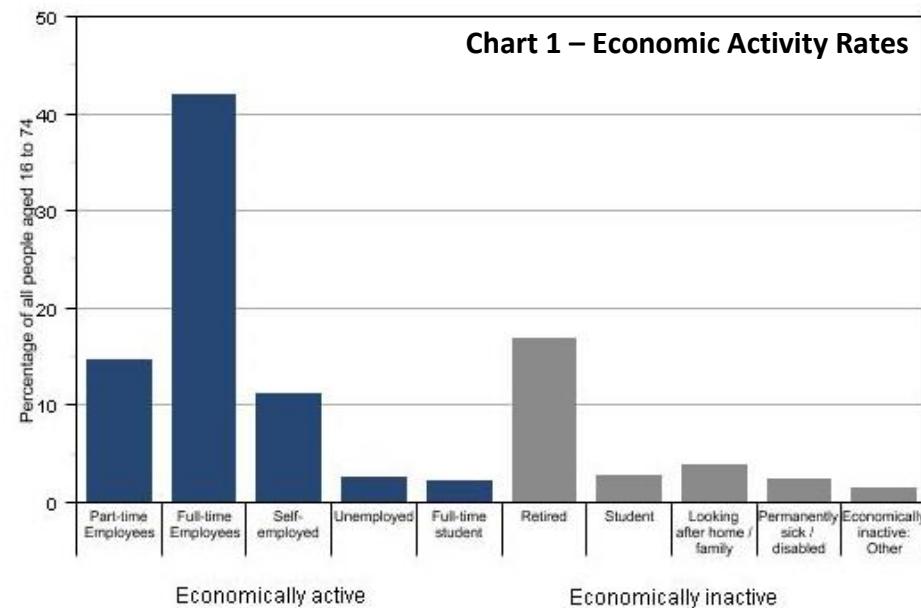
Age range	Number of people	Percentage (rounded)
under 18	136	18%
18 to 24	55	7%
25 to 44	171	22%
45 to 59	213	28%
60 to 74	144	19%
75 and over	51	7%
Total	770	

2.12 The mean age was 42.7 years and the median age 46 years. About 26% of the people living in Dunston in 2011 were aged 60 or over, with about 28% in the age bracket 45-59. Based on recent

data showing trends in life expectancy and National health profiles the best case scenario can see life expectancy for men to be 97.5 years and women 103.7 years it is reasonable to assume a high proportion of residents in Dunston will be over 60 years old by 2036.

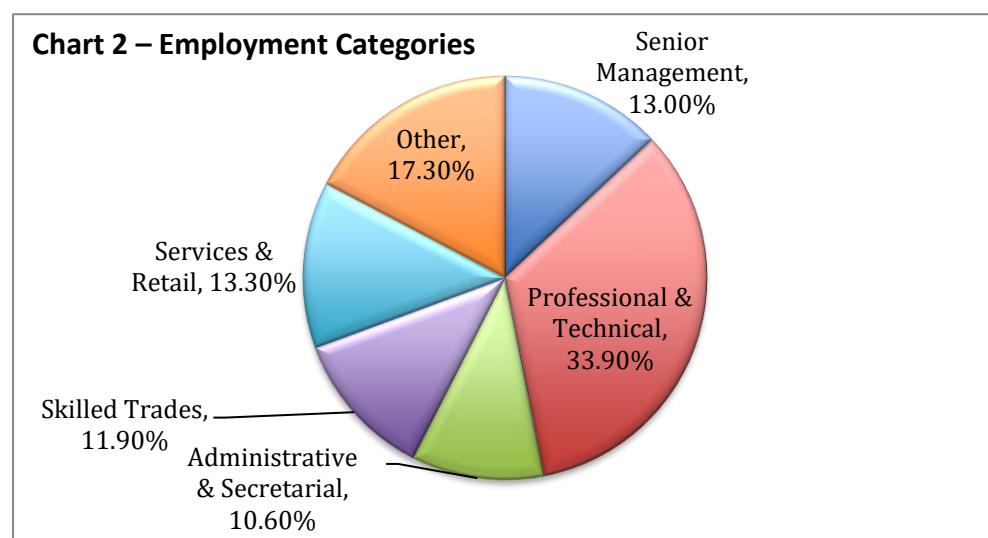
Employment

2.13 The chart below (derived from 2011 Census data) shows the overall proportions of Dunston's residents who are classified, respectively, as "economically active" and "economically inactive", and then shows sub-categories within those broader categories.



2.14 Most residents who are employed travel outside the Parish to work; largely to Lincoln and Sleaford, with some working in other villages nearby and a few travelling further. Within the village and the parish there are a number of small businesses and people who are self-employed, and within the wider parish there just a few larger employers – some agricultural and some industrial.

2.15 Information from the 2011 Census shows that over half of Dunston's working population are employed in what might be termed "office-based" jobs, and a very large proportion of these are categorized as "senior management", "professional" and "technical". "Skilled trades" and "services" provide employment for about a quarter of the working population. The proportions are illustrated in the diagram below.



Local Businesses

Local businesses range from one-person concerns to businesses employing up to half-a-dozen or so people. The areas of work or services are recorded as being undertaken by businesses in Dunston at the time of preparing this plan included: agriculture; minerals extraction; human Resources; fitness Training; Plumbing and heating engineering; car repairs, MOT's & servicing; building, roofing, landscaping, fencing, brickwork and paving; child minding; nursery; livery; pet, equestrian & smallholder feeds; sign making; reflexology, massage & therapeutic treatments; body care products; public houses/restaurants; short term breaks accommodation; catering for weddings & special functions; cat & dog grooming / training; dog walking.

Community Facilities and Assets

2.16 The village's main community facilities are:

- Dunston St. Peter's Church of England Primary School, which has 93 pupils (2014/15);
- Dunston Village Hall (which also accommodates a Post Office open two afternoons each week);
- Dunston Playing Field;
- St Peter's Parish Church (Church of England);
- Dunston Methodist Church;
- The Red Lion Public House.

2.17 The village's open space and landscape assets include Dunston Beck and the green spaces adjoining this stream, as well as the Playing Fields and a number of smaller green spaces.

2.18 Other facilities used by the local community are to be found in Dunston's closest neighbour, the much larger village of Metheringham, just half-a-mile to the south. Metheringham provides a range of services including health-care, post office, shops and pubs, and Metheringham Railway Station is only one-and-a-half miles from the centre of Dunston.

2.19 Dunston's other close neighbour is the smaller village of Nocton, about the same distance to the north as Metheringham is to the south, but road connections are less convenient and the range of services available is more limited.

Key Issues

3.1 To gain an understanding of things that are important to local people, their concerns and the changes that they would like to see, several community meetings and surveys were conducted by the Neighbourhood Panel during the plan making process. Details of the consultations are given in the Community Engagement Report.

3.2 In summary, the main issues that have emerged as being of concern to many people within the local community are:

Housing -

How to ensure that the scale, location and type of new housing enables reasonable additional choice without detracting from Dunston's character as a small, rural village and a rural Parish?

Community Facilities -

How to preserve and enhance Dunston's community spirit and protect the local facilities that people value?

Natural environment -

How best to protect the landscape, support agricultural change, improve access to the

countryside and protect and enhance habitats and biodiversity?

Built Environment -

How to protect the character of the Village and Parish, and their heritage assets, whilst allowing for an appropriate level of new development and change?

Transport and Traffic -

How to minimise adverse effects of traffic using roads in to, out of and through the village, whilst maintaining and improving accessibility to facilities and services for local people?

How to improve road safety at the B1188 junction?

Employment -

How to support increased provision of local employment opportunities, whilst protecting the amenities that people living in Dunston value?

Vision

4.1 The purpose of a neighbourhood plan – or any other type of planning policy document – is to influence change, steering it in directions that are in the best interests of the community as a whole. This Neighbourhood Plan is based on the following vision of ways that Dunston could evolve over the next 15 to 20 years.

Dunston village will grow just a little over the period of this Neighbourhood Plan. A few new homes will be built and a few new businesses will be accommodated, providing some additional opportunities for people to live and work locally. The rate and scale of growth will be limited, but sufficient to maintain a strong community and to support the continuation of existing local facilities and, perhaps, the addition of a few more.

The essentially rural character of the village will be kept as some new buildings are added and some of the existing ones are replaced. Features that make Dunston a distinctive place will be retained and strengthened. The special character of the village's Conservation Area will be protected and, where possible, enhanced. New buildings will complement their older neighbours; the Beck and the life it supports will be protected; valued green spaces will be kept; and links between the village and the surrounding countryside will be maintained, and strengthened as and when opportunities arise.

The wider Parish of Dunston will continue to be a mainly agricultural area, where rural economic activity sits within pleasant countryside and helps to maintain it. There will be some diversification as agricultural needs and practices evolve but, overall, the landscape character of the area will remain much as it is today.

Changes that are necessary as we move to a lower-carbon economy and greener lifestyles, will influence the design, construction and adaptation of buildings, the way people living in Dunston travel, and the activities they pursue. The village and parish will adapt, without losing their essential character, in ways that support the health and well-being of the community and the environment

Objectives

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

1. To ensure that any new development harmonises with the landscape character of the Parish and the "townscape" character of the village.
2. To allow for development of a type and scale sufficient to meet local needs and support local facilities, without detracting from Dunston's essential character as a small, rural village and community.
3. To protect and enhance open spaces that are valued for their contribution to recreation, visual amenity, ecology and bio-diversity, and landscape character and quality.
4. To cherish and respect Dunston's heritage by preserving and enhancing the character, appearance and setting of Dunston's Conservation Area and Listed Buildings, and by ensuring that new buildings complement their built and natural surroundings.
5. To support and protect community facilities.
6. To ensure Dunston's residents and businesses have convenient and safe access to the facilities and places they need to travel to, whilst seeking to minimise harmful emissions and avoid high levels of traffic through the village.

Policies

6.1 The following policies will be taken into account, together with those in the Local Plan, when applications for planning permission are being considered. Development proposals will be judged against the whole suite of relevant policies in the Development Plan (ie, all the relevant policies in the Neighbourhood Plan and the Local Plan together).

Policy 1: Appropriate locations for development

Proposals for the construction of new buildings on:

1. suitable brownfield land or infill sites within the village curtilage (as defined in the plan on page 18 of this Neighbourhood Plan);
2. brownfield sites on the edge of the village curtilage;
3. greenfield sites on the edge of the village curtilage;
4. brownfield sites in other parts of the Parish;

will be supported, provided that:

- a) proposals for development of a site lower in the sequential order described above (1 to 4) will only be supported if it is demonstrated that no sites higher in the order are available or suitable;
- b) the development can be carried out without detracting from:
 - i. the setting of the village within the wider landscape;
 - ii. the distinctive rural character of the village, as described in the Dunston Village and Parish Character Assessment;

(continues on next page)

Policy 1: Appropriate locations for development - continued

- iii. the character and appearance of the Conservation Area;
 - iv. the character, extent, setting and use of any heritage asset or aspect of the natural or built environment which is subject to a special designation offering it protection;
 - v. the landscape character and ecological value of the open countryside within the Parish;
 - vi. the levels of amenity that occupiers of adjacent premises may reasonably expect to enjoy;
- c) safe road access can be provided in a form that is consistent with the established character of the village;

Development of new / additional dwellings in locations that are not within or immediately adjacent to the village curtilage will only be allowed if the accommodation is essential to the effective operation of rural operations.

Justification and Explanation

Local issues

Consultation about the Neighbourhood Plan suggests that, generally, local people would prefer only limited additional development within the Parish, with any new building taking place mostly on appropriate sites in the village; outward extension of the village minimized; and the remainder of the Parish staying predominantly rural and undeveloped in character.

There is also a desire to keep traffic growth to a minimum, and restricting most new buildings and developments to locations within and immediately adjacent to the village curtilage will help to achieve this, by maximizing opportunities for people to walk and cycle between their homes and local facilities services and workplaces, and to use public transport when possible for some of their longer trips.

Policy 1 allows for some new development in appropriate locations, setting our sequential preferences for the location of any new development that may take place, with:

- brownfield sites preferred above greenfield (these are defined in the Glossary), and
- locations within and immediately adjacent to the village itself preferred over development in other parts of the Parish, except in circumstances where development in the countryside is considered acceptable.

North Kesteven Local Plan

Policy 1 is consistent with the following policies in the North Kesteven Local Plan, 2007:

- Policy C1 – Development within settlement curtilages;
- Policy C2 – Development in the countryside;
- Policy DC1 – Agricultural or forestry development;
- Policy DC2 – Agricultural and forestry workers' dwellings and dwellings associated with rural base enterprises;
- Policy DC4 – New housing in the countryside;
- Policy DC5 Replacement of dwellings in the countryside.

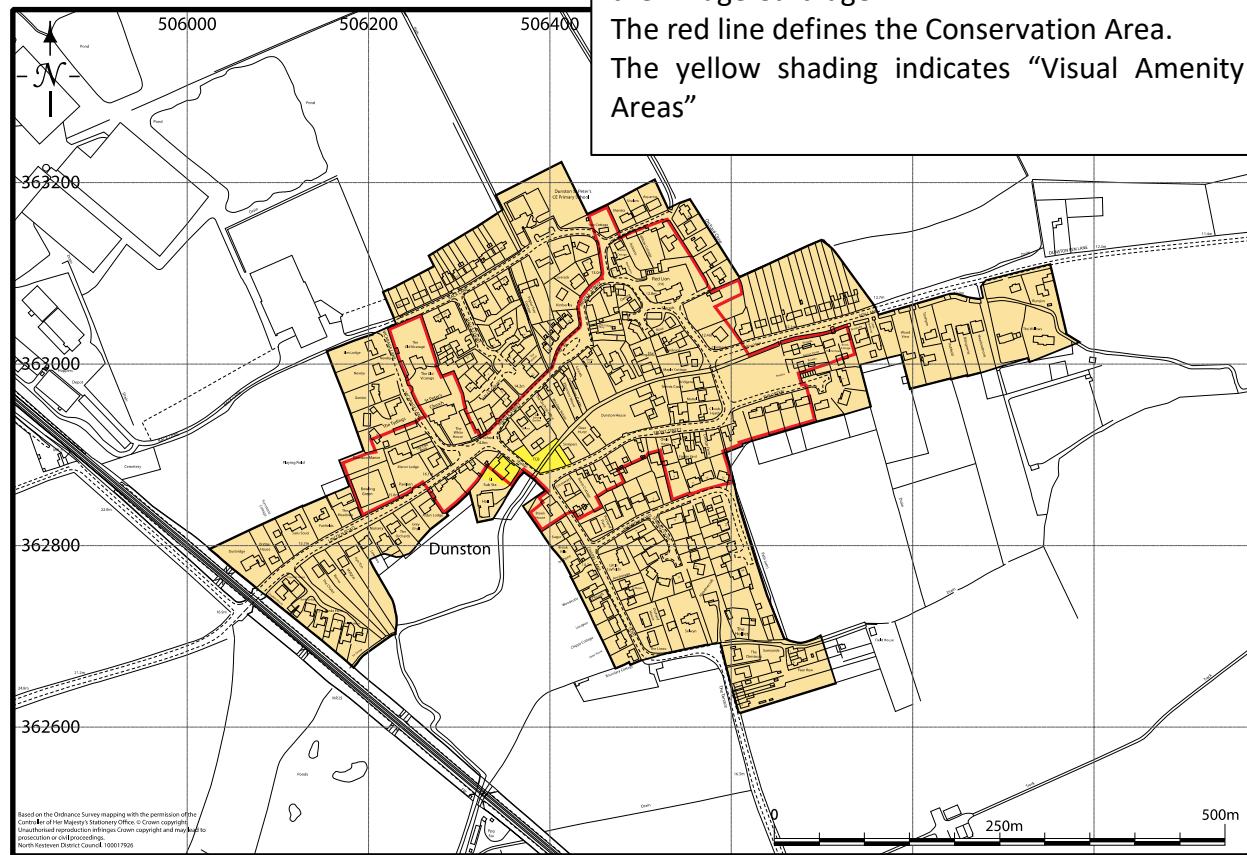
The “Village Curtilage” indicated on the plan on this page remains the same as that identified in the North Kesteven Local Plan, 2007, from which the plan has been reproduced.”

Plan 5 – Village Curtilage

the whole of the area shaded brown is within the Village Curtilage.

The red line defines the Conservation Area.

The yellow shading indicates “Visual Amenity Areas”



Central Lincolnshire Local Plan 2012-2036 - Further Draft, October 2015

Draft Central Lincolnshire Local Plan policies considered to be of particular relevance to Policy 1 - and with which it is consistent – are:

- LP2: Settlement Hierarchy and Spatial Strategy;
- LP3: Level and Distribution of Growth;
- LP4: Growth in Villages
- LP55 Development in Rural Areas and the Countryside.

National Planning Policy Framework

Policy 1 is consistent with the NPPF, within which the following paragraphs are considered to be of particular relevance:

- Paragraph 34 – “*Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximized...*”
- Paragraph 55 – “*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances...*”

- Paragraph 111 – “*Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value...*”

Applications for new dwellings will only be acceptable where they are essential to the effective function of rural operations . The current adopted Local Plan refers to these dwellings as required for agricultural and forestry workers' dwellings and those associated with rural based enterprises. Applications to justify these exceptional circumstances whereby a dwelling will be allowed should be accompanied by evidence such as

- a. details of the rural operation that will be supported by the dwelling;
- b. the need for the dwelling;
- c. the number of workers (full and part time) that will occupy the dwelling;
- d. the length of time the enterprise the dwelling will support has been established

It is not a justification to seek a dwelling because it is convenient to live close to the rural operations. There has to be a functional need in relation to the carrying out of the rural operations.”

Policy 1 relates to new buildings and Policy 2 covers change of use of buildings to residential uses. There are policies in the local plan which relate to change of use to non-residential uses.”

Policy 2: Housing

1. In appropriate locations (as defined in Policy 1):

- a) development of individual houses or small groups of houses (preferably no more than 6) will be supported, provided that the development will not, either by itself or when aggregated with other developments that have been permitted, result in a net increase of more than 10% in the number of housing units in Dunston between the commencement of this Neighbourhood Plan and 31st December 2036;
- b) development of Affordable Housing to meet identified local needs, and housing suited to the needs of retired people, will be encouraged and supported;

2. Conversion or redevelopment of non-residential buildings to provide housing must be in conformity with Local Plan policies relating to their conversion and the following criteria:

- the development will provide a reasonable standard of amenity (for example, privacy and daylight) for those who will live in the building(s);
- there will be no adverse impacts on the amenities (as described in the bullet point above) that occupiers of neighbouring premises may reasonably expect to enjoy;
- there will be no loss of local service provision;
- local employment opportunities will not be significantly reduced.

In all cases:

- the design and specification of new buildings and conversions should be consistent with the Dunston Design Guidance;
- any infrastructure or infrastructure improvements necessary to support the housing are provided in association with its construction and are operational before it is first occupied (unless, exceptionally, an alternative timescale is agreed for delivering a specific element of required infrastructure).

In the event that evidence is demonstrated of clear and wide local community support for a development that would exceed the 10% growth threshold referred to in part 'a)' of this policy, such a proposal would be supported provided the locational and sequential requirements set out in Policy 1 are met and there are adequate material considerations to justify any development contrary to the development plan.

Justification and Explanation

Local issues

From responses to consultations carried out during the preparation of this Neighbourhood Plan, a clear desire emerged for growth to be of a scale and rate that could be absorbed without altering Dunston's small-village character and without over-burdening

existing facilities, services and infrastructure. In response to a specific question regarding the rate of house building appropriate for Dunston, about three-quarters of the people who responded considered 10 houses a year to be “too high”. An increase of 10% in the number of houses in Dunston over the period of the Neighbourhood Plan would be acceptable but there would be concerns about a higher rate and level of growth. The “baseline” number of dwellings in the Parish is 304, as at March 2015, so 10% growth means up to 30 additional dwellings over the period of the Neighbourhood Plan, averaging 1.5 dwellings per year.

Most respondents considered that it would be preferable for any additional housing that is provided to be in the form of individual plots. If groups of houses are to be developed they should be small, rather than larger “estates”. People felt that this would be the best way of ensuring that new houses sit comfortably within the established character of the village. In the context of Dunston and its existing character, previous recent developments and the residents’ preference for small scale development, it is considered that new developments in the order of 6 houses would be appropriate

Maintaining local distinctiveness and making sure that this is reflected in the form and design of new developments also emerged as being important to many people in Dunston. For that reason – and for consistency with the emphasis placed on good design in the NPPF and Local Plans (current and draft), Design

Guidance has been prepared, as explained in greater detail in relation to Policy 3.

No specific need for “affordable housing” has been identified in Dunston, but consultation responses suggest that people would like to see a range of house sizes and types provided in new developments, including smaller, less expensive homes to meet the needs of younger people setting up their first homes, and older people wishing to down-size. Policy 2 recognises this. The scale and type of housing development that is likely to take place during the period of this Neighbourhood Plan, it is unlikely to support the provision of affordable housing as a “developer contribution” in association with larger housing developments. However, the provision of affordable housing will be encouraged and supported where appropriate and feasible.

North Kesteven Local Plan

Policy 2 is consistent with the following policies in the North Kesteven Local Plan, 2007:

- H2 – Design and layout of residential developments;
- H5 – Affordable Housing (with the proviso that the thresholds referred to in this Local Plan policy have, in effect, been superseded by those referred to in a Ministerial Statement made on 28 November 2014);

Setting the context for considering the scale and type of development appropriate to the various settlements in North Kesteven, the Local Plan’s Locational Strategy (Paragraphs 2.6 –

2.23) classifies Dunston as one of the Third Tier of settlements – villages which offer:

- limited employment opportunities, with limited potential to offer more;
- no educational facilities or primary education only;
- a more limited range of shops, community and recreational facilities than the service villages;
- more limited public transport services linking to Lincoln and North Hykeham/South Hykeham Fosseway
- limited opportunities for the re-use of previously-developed land and buildings”.

It is stated that “these villages are the third choice location for development in the part of the District outside the Lincoln Policy Area. They are not considered suitable locations for housing or employment land allocations. Significant windfall developments will generally be inappropriate...”

[Central Lincolnshire Local Plan 2012-2036 - Further Draft, October 2015](#)

The Draft Central Lincolnshire Local Plan does not allocate any specific sites in Dunston for housing development.

Policy LP2 sets out the **Spatial Strategy and Settlement Hierarchy**. Dunston is identified as one of Central Lincolnshire’s “Medium Village” for which the Plan’s intention is to “accommodate a limited amount of development in order to support their function and/or

sustainability...Typically, development proposals will be on sites of up to 9 dwellings...However, proposals may exceptionally come forward at a larger scale on sites of up to 25 dwellings...where proposals can be justified by local circumstances”. For the reason explained above, it is considered that an expectation that housing developments will not normally be larger than 6 dwellings is more appropriate to Dunston.

Policy LP3: Level and Distribution of Growth

Dunston is located within the Lincoln Strategy Area, within which around 64% (23,654) of the total homes and employment land needed across the Central Lincolnshire Local Plan area are to be provided. The planned growth is to be delivered through a combination of:

1. urban regeneration;
2. sustainable urban extensions to Lincoln; and
3. growth at settlements which serve, and are serviced by, Lincoln;

in that sequential order of priority.

As one of the smaller, less accessible villages, Dunston is expected to make a relatively small contribution towards growth.

Policy LP4: Growth in Villages

This policy states that “In principle, settlements within categories 5-

6 of the settlement hierarchy will be permitted to grow by 10% in number of dwellings over the plan period..."

As a "Medium Village", Dunston is in category 5 and, in view of its relatively low level of service provision and relatively low level of accessibility by means of transport other than the private car, there are not considered to be any particular local circumstances that would justify making provision for a larger scale of growth.

Policy LP11: Affordable Housing

This draft policy states that "*affordable housing will be sought on all qualifying housing development sites of 3 dwellings or more*", and that "*where a site qualifies for affordable housing, the percentage sought (in the Lincoln Strategy Area) will be 25%*". However, the thresholds referred to have, in effect, been superseded by those referred to in a Ministerial Statement made on 28 November 2014, in which the threshold is set at developments of 10 dwelling or more. This advice and threshold level was reinstated by the government following its successful challenge in the Court of Appeal in May 2016 to a previous High Court judgment which ruled the original Ministerial Statement was unlawful. It is unlikely that residential developments in Dunston will be of a scale large enough to require affordable housing contributions.

Policy LP12 Infrastructure to Support Growth

This draft policy states that "*all new development should be supported by, and have good access to, all necessary*

infrastructure". The policy goes on to explain that developers will be expected to contribute towards the provision of relevant infrastructure, and it outlines the role of the Community Infrastructure Levy (CIL) in this.

National Planning Policy Framework

Paragraph 55 of the NPPF states that:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances".

Policy 2 is consistent with the NPPF's approach.

Policy 3: Design and Character of Developments

Developments that are consistent with other policies in this Neighbourhood Plan and the Local Plan will be supported provided their design and specification are consistent with the Dunston Design Guidance and complement the established character of the village and parish, as described in the Dunston Village and Parish Character Assessment.

Development within or adjacent to the Conservation Area, must be designed and implemented so as to preserve or enhance its character and appearance.

Justification and Explanation

Local issues

The design quality of new developments is important to local people and it is clear from responses to the consultations that have been carried out that there is a desire for new buildings to be sited, designed and constructed so as to complement and strengthen Dunston's character and identity. This is also a statutory requirement as far as the Conservation Area and developments affecting the setting of Listed Buildings are concerned.

The Dunston Design Guidance has been prepared to assist those involved in designing, considering and carrying out new developments.

Design and Access Statements submitted with planning applications should include sufficient information to explain how the guidance and considerations referred to above have been taken into account in the design of the proposed development.

North Kesteven Local Plan

Policy 3 is consistent with Local Plan Policy C18 – Design, which reads as follows:

- "Planning permission will be granted for development, only if it will:*
- 1. reinforce local identity; and,*
 - 2. not adversely affect the character or appearance of its surroundings;*
 - and*
 - 3. existing site features that contribute positively to the character or appearance of the area are retained, and satisfactorily incorporated into the design;*
 - 4. the proposal responds satisfactorily to its context in terms of its layout, scale, massing, height, density, detailing, external appearance, and the use of materials, and*
 - 5. the proposal has a cohesive character, and adds interest and vitality to its surroundings".*

Central Lincolnshire Local Plan 2012-2036 - Further Draft, October 2015

Draft Local Plan Policy LP25: Design and Amenity, requires that:

"all new development, including extensions and alterations to existing buildings must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all".

The policy then lists a number of design criteria, against which the acceptability of development proposals will be considered.

Draft Local Plan Policies LP17: Landscape, Townscape and Views
and **LP24: The Historic Environment** are also relevant.

National Planning Policy Framework

In Paragraph 56 of the NPPF, it is stated that:

"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

Paragraph 58 requires that:

"Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics".

Policy 4: Dunston's Natural Environment

Developments that are consistent with other policies in this Neighbourhood Plan and the Local Plan will be supported provided that they do not cause harm to local ecology and wildlife and, where practicable, measures are taken to enhance local biodiversity and strengthen local ecology.

Where a development will cause such harm, it will not be supported unless any harm that may be caused is adequately mitigated.

Particular care should be taken to protect and enhance:

- the ecological value and integrity of Dunston Beck and its appearance and setting;**
- open areas, trees and woodlands, hedgerows and other wildlife habitats.**

Justification and Explanation

Local issues

The “green” elements of Dunston village and the rural Parish are clearly important to many local people and the area’s ecology and natural / semi-natural habitats have their own intrinsic value that must be protected and supported.

Within the village itself, the Beck and associated green spaces are particularly valuable and contribute greatly towards Dunston’s

individual identity and character, as outlined in the Dunston Character Assessment:

“Vital to the village character are a number of green spaces which provide both an attractive setting to those buildings which bound them, views into and out of Dunston, and recreation opportunities for the local community. Many of these open spaces are set along the Dunston Beck. The Beck flows in an easterly direction, through the village centre and joins the Car Dyke near Nocton Wood, and is a key component of many of the village’s most picturesque and locally iconic settings. By turning stones on the river bed the presence of freshwater shrimps, mayfly nymphs and other invertebrates can be seen. Trout can be observed at various locations. The presence of trout is an indicator of good water quality in the Beck. The Parish Council is working with the Wild Trout Trust on a habitat improvement scheme for the Beck”.

North Kesteven Local Plan

Policy 4 is consistent with Local Plan Policy LW7 - Features of importance for wildlife - and gives it local expression.

Central Lincolnshire Local Plan 2012-2036 - Further Draft, October 2015

In the draft CLLP, Policy LP23: Biodiversity and Geodiversity, states that all development should:

- protect, manage and enhance the network of habitats, species and sites of international, national and local*

- importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*
- minimise impacts on biodiversity; and*
- seek to deliver a net gain in biodiversity and geodiversity where possible.*

Policy 4 is consistent with the advised approach.

Through Policy 4 of the Neighbourhood Plan, it is intended that actions in Dunston will contribute to the effective implementation of the relevant policies in the current and emerging Local Plans.

National Planning Policy Framework

Paragraph 109 of the NPPF states that:

“The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;*
- recognising the wider benefits of ecosystem services;*
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...”*

Policy 5: Movement and Transport

All developments should be planned, designed and implemented so as to provide adequately for necessary access by service vehicles and cars but:

- without encouraging use of cars in circumstances when walking, cycling or public transport would be reasonable and more environmentally responsible choices; and,
- without hindering people using those modes of travel.

Where appropriate and practicable, developments should make provision for:

- a) measures to improve public transport provision, make it more easily accessible and increase its use;
- b) measures to improve the safety of pedestrians and cyclists and to make the use of those modes of travel more convenient; and,
- c) suitable levels of off-street parking for the development proposed and off-street manoeuvring space for the vehicles likely to service the proposed use.

Where an application would result in on-street parking or need for on-street manoeuvring space in accordance with point c, above, this should be accompanied by adequate information to demonstrate that this will not result in unacceptable highways safety issues, and that it will not dominate the street scene and harm the character of the immediate area.

Justification and Explanation

Local issues

The consultation carried out during the preparation of this Neighbourhood Plan showed that there are local concerns about the amount of traffic that moves through the village at some times and about the safety of particular roads and junctions. On that latter point, the junction that raises most concern is that between Lincoln Road and Sleaford Road (B1188), and it is considered that measures should be taken to improve safety at this point.

People have also expressed desire to see improved public transport provision and better provision for pedestrians and cyclists. It is recognised that improvements of this kind can make alternatives to the use of private cars more attractive for some journeys and can, therefore, contribute towards efforts to reduce car dependence and associated environmental and health problems.

Although on-street parking and servicing does not cause problems everywhere in Dunston, there are places where development would not be acceptable without off-street parking and/ or servicing provision being made. However, the need to consider the visual impact of such provision is recognised and it should, therefore, be integrated within the overall design and layout of new developments.

North Kesteven Local Plan

Policy 5 is consistent with the following policies of the North Kesteven Local Plan:

- T1 – Accessibility to developments'
- T2 - Public Transport Facilities;
- T3 – Maximising travel choice;
- T4 – Safety;
- T5 – Parking provision.

Central Lincolnshire Local Plan 2012-2036 - Further Draft, October 2015

Policy LP13: Transport, states that "*Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported*". The policy then sets out expectations regarding each of the various modes of transport. Policy 5 is consistent with this approach.

National Planning Policy Framework

Paragraph 35 of the NPPF states that "*Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people*".

Policy 6: Community Facilities

Proposals to develop, improve or expand facilities to support the social, cultural, economic and physical well-being of the local community will be encouraged and supported provided they are consistent with other policies in this Neighbourhood Plan and the Local Plan.

Proposals that involve the loss of any existing community facility will not be supported unless linked with proposals to replace that facility in a form and location that are at least as convenient and as well-suited to the needs of the local community or it is demonstrated that the facility or business is not economically viable or is not used by the community to a significant degree.

Justification and Explanation

Local issues

Dunston's community facilities are highly valued by many residents. They include the primary school, meeting places, like the Village Hall and churches, the pub, the playing fields and also the informal facilities – paths and open spaces.

There is a strong desire to retain the village's community facilities and to enhance them as opportunities arise. Proposals that would result in the loss of existing facilities will not be supported unless accompanied by suitable alternative provision.

Central Lincolnshire Local Plan 2012-2036 - Further Draft, October 2015

Policy 6 is consistent with Draft Local Plan Policy LP15: Community Facilities, which starts by stating that:

"All development proposals should recognise that community facilities such as open spaces, play areas, recreational and leisure facilities, libraries and community halls, or registered assets of community value, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development".

National Planning Policy Framework

NPPF Paragraph 70 states that:

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

- *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services".*

Applicants will normally be expected to demonstrate that a business or facility is no longer economically viable (and cannot be expected to return to viability in the foreseeable future) and that all reasonable efforts have been made to find a purchaser, tenant or operator willing to continue the business/facility (or one with a similar value to the local community) without success.

Policy 7: Local Employment

Proposals that will increase local employment opportunities will be supported provided that:

- a) it conforms to Local Plan policies;
- b) adequate access and parking can be achieved for the proposed use; and
- c) the proposal will not result in conflict with neighbouring uses and will not result in an unacceptable impact on the amenities (including privacy and daylight) that occupiers of nearby premises may reasonably expect to enjoy.

Justification and Explanation

Local issues

Most of Dunston's employed residents travel to other places to work. Although it is unlikely that this will change dramatically over the period of this Plan, it is important to recognise that there are local employers and there is scope for further local employment as working patterns change and opportunities arise.

If more people were able to work closer to their homes – or from their homes – and chose to do so, there would probably be a bit less traffic and associated pollution, a bit more support for local services (because more people would be spending more of their

time – and, perhaps, money locally), and a gradually increasing synergy between local businesses.

From the consultation responses, it appears that there is support for the principle of increasing local employment – including self-employment and working from home, as well as the possibility of allowing development to accommodate some slightly larger businesses where this will not detract from the residential and environmental amenities that people value in Dunston. Policy 7 is intended to enable and allow for that sort of change, without seeking either to predict or to prescribe the forms that change might take.

North Kesteven Local Plan

Policy 7 is consistent with Policies:

- E4 – Employment development in the countryside;
- E5 - Conversion of buildings in the countryside to non-residential use; and,
- E6- Farm diversification.

Central Lincolnshire Local Plan 2012-2036 - Further Draft, October 2015

Policy 7 is consistent with Policy LP5: Delivering Prosperity and Jobs.

National Planning Policy Framework

NPPF Paragraph 28 states that:

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

GLOSSARY OF TERMS

Access statement	A concise report to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
Adopted highways	An adopted road is a road and pavement where the Council is responsible for maintenance.
Affordable housing	Affordable housing includes social, rented and shared ownership housing, provided to specified eligible households whose needs are not met by the market, but specifically excludes low cost market housing.
Amenity Area	A space valued locally for its visual importance and contribution to the character of the area that may also have other uses (i.e. formal or informal recreation, environmental, cultural and historical and for wildlife and nature conservation value)
Biodiversity	Is the term for the variety within and between all species of plants, animals and micro-organisms and the ecosystems within which they live and interact.
Brownfield land/ site	Brownfield land is referred to in the NPPF, paragraph 17, as “previously developed land”. This is defined in the NPPF glossary as “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and Dunston Neighbourhood Plan Examiner’s Report land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Built environment	The manmade surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space to neighbourhoods and cities including their supporting infrastructure
Central Lincolnshire Local Plan	The proposed policies and plans for the delivery of new homes and jobs for Central Lincolnshire up to 2036 covering the City of Lincoln, West Lindsey, and North Kesteven District Council.
Character Assessment	A document describing the key physical features and characteristics that combine to give a particular settlement or area its local distinctiveness and unique identity.
Community facilities	Land or buildings used to help meet health, educational and social needs in terms of developing and maintaining the health and well-being of all in the community.
Community engagement	The process of firms, town and parish councils working collaboratively with community groups to address issues that impact the well-being of those groups.
Community infrastructure levy	The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area
Conservation area	An area designated under Section 69 of the Town and Country Planning Act 1990 as being of ‘special architectural or historical interest’, the character and appearance of which it is desirable to preserve and enhance.
Core strategy	A Development Plan Document which forms part of the Local Development Framework and sets out the vision and strategic policies for the area
Curtilage	A boundary traditionally marking the area around a settlement within which permission for development can be applied for.
Developer contribution	An obligation imposed on the developer as part of planning permission to mitigate the impact of unacceptable development to make it acceptable in planning terms.
Development plan	Adopted Local Plans and Neighbourhood Development Plans which are used to determine planning applications.

Ecology	The relationships between groups of living things and their environments. The surroundings or conditions in which a person, animal, or plant lives or operates and survives; including the natural world, as a whole or in a particular geographical area, especially as affected by human activity.
European Union obligations	Compliance with all the EU's standards and rules.
Geodiversity	The variety of rocks, minerals, fossils, landforms, sediments and soils in an area, together with natural processes, such as erosion and landslips that may still be active.
Greenfield sites	Greenfield sites are considered as land which does not fall within the above "Brownfield" definition."
Infill sites	A small gap within an otherwise built-up frontage or group of houses
Infrastructure	Infrastructure is a collection of basic services necessary for development to take place, for example; roads, electricity, sewerage, water, education and health facilities
Landscape	The Landform, Vertical Structures, Horizontal Structures, Vegetation, Water, and Climate.
Listed buildings	A listed building is any building or structure which is included in the list of 'buildings of special architectural or historic interest'.
Localism Act 2011	The devolution of decision making powers from central government back into the hands of individuals, communities and councils.
Local facilities	Buildings available to local people for community purposes providing education, healthcare or leisure services.
Local plan	A plan sets out local planning policies and identifies how land is used, determining what will be built where.
Local planning Authority	The local planning authority planning department of the district council.
Local referendum	A direct vote in which communities will be asked to either accept or reject the Neighbourhood Development Plan
Lower carbon economy	The activities which generate products or services which themselves deliver low carbon outputs.
Mitigated action (Developments)	Mitigation action may include measures taken to reduce adverse effects of a development. For example: changing the way the development is carried out to minimise adverse effects through appropriate methods or timing.
National Planning Policy Framework	National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied
Neighbourhood Area	An area has to be formally designated for a neighbourhood plan or order to be produced
Neighbourhood plan	A Plan developed under the authority of the Localism Act detailing detailed planning policies for a town/parish.
Policies	A course or principle of action adopted or proposed by an organization or individual.
Rural Character	Rural Character includes a predominant visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with rural development and recreational opportunities
Settlement hierarchy	The grading of settlements for town planners by size of the settlement population and the range of services available.
Spatial strategy	A plan or strategy used by the public sector (local national Planning authorities) to influence the distribution of people and activities in spaces of various scales
Statutory requirement	Activity which is required by Law. The official approval, a license, or a permit that is required by law for engaging in a certain activity.
Sustainable growth /	Development that allows growth without damaging the environment or natural resources and that meets the needs of the present, without compromising

Sustainable development	the ability of future generations to meet their own needs.
Neighbourhood Planning (general) Regulations 2012	Act of Parliament which governs how the whole process of establishing an area to be designated to have a Neighbourhood plan; and the process in which such a plan is brought about before becoming enshrined in Planning Law.
Visual amenity	A desirable or useful features or facilities of a building or place as perceived by sight.