



## **BASSINGHAM NEIGHBOURHOOD PLAN**

**2016 – 2036**

## Foreword

In 2011, Parliament passed the Localism Act, Legislation designed to give communities greater influence in decisions affecting them. A key part of the Act was the power for Parish Councils to produce Neighbourhood Development Plans.

Neighbourhood Development Plans form part of planning policy taking into account policies in the National Planning Policy Framework and Local Plans drawn up by Local Planning Authorities.

In October 2014 the Parish Council resolved to start the process of drawing up a Neighbourhood Development Plan for the Parish.

The Council advertised in the Local magazine (The Witham Staple) and on Public Notice Boards for volunteers to help with the process. On the 10<sup>th</sup> November 2014 the first meeting of the Bassingham Neighbourhood Plan Working Group took place, consisting of the Parish Clerk, Parish Councillors and residents of Bassingham.

Since that date the Neighbourhood Plan Working Group have spent time seeking the views of residents on where, when and how many houses they would like to be built in Bassingham up to 2036 as well as areas in the village that should be protected from development and the type of housing any new development should contain.

The feedback received together with information from the National Planning Policy Framework (NPPF), the Local Plan (which will be referred to as the Local Plan from this point forward ) and the detailed Community Led Plan, produced by the Community Options Group (COG), has enabled them to collate the evidence gained to formulate the specific policies used in preparing this Plan.

On behalf of the Parish Council I would like to thank the Group for all the hours of hard work and commitment they have put into producing this plan, together with the residents of Bassingham for their valuable input throughout this important process, securing the future of Bassingham for the years to come.

Roger Baker (Chairman Bassingham Parish Council)

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# **Section 1**

## **Introduction to the Bassingham Neighbourhood Plan**

## CONSULTATION

**The Plan has been developed through extensive consultation with the people of Bassingham and others with an interest in the village. The process has been recorded in the Consultation Statement along with supporting data which is available to download from Bassingham Parish Council's website ([www.parishes.lincolnshire.gov.uk/Bassingham/](http://www.parishes.lincolnshire.gov.uk/Bassingham/)) or are available in the Hammond Hall.**

**A full report of issues raised during consultation is set out in the separate consultation appendices, with a summary provided in the 'Consultation Statement'. This provides an overview of the consultation demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.**

### 1. Introduction

- 1.1 The Bassingham Neighbourhood Plan (the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Government's Neighbourhood Planning Regulations that came into force in April 2012, and forms part of the 'Localism Act'.
- 1.2 The Plan provides a vision for the future of planning and development in the village of Bassingham and sets out clear planning policies to realise this vision. These policies accord with higher level planning policy as required by the Localism Act.

### How the Neighbourhood Plan fits into the Planning System

- 1.3 Although the Government's (and the parish council's) intention is for local people to decide what goes on in the places they live, the Localism Act and subsequent regulations set out a number of important rules. One of these is that all Neighbourhood Plans must be in line with higher level planning policy, including the National Planning Policy Framework (NPPF) and the Local Plan. The Local Plan was adopted in April 2017, the neighbourhood plan needs to be in general conformity with its strategic policies. The Local Plan requires Bassingham to provide a minimum of 97 new homes between 2012 and 2036.
- 1.4 The Localism Act allows the Plan to provide more than this number of houses and additional amounts of land for other uses such as employment, retail etc if the local consultation identifies a need, but it does not allow the Plan to provide for less.

- 1.5 The Plan has given local people the power to decide where new housing and other new developments should go, and how the village should change. Without the Plan, North Kesteven District Council would make these decisions on behalf of the people of Bassingham based only on the Local Plan and the National Planning Policy Framework.

### **What is in the Neighbourhood Plan?**

- 1.6 Although deciding where new housing should go is an important part of the Plan, it is about much more than this. The Plan is a plan for the village as a whole. It looks at a wide range of issues, including:
- how an appropriate level of shops and services will be maintained.
  - how the planning system can help to support the establishing of more small businesses in the village.
  - how walking and cycling around the village should be improved.
  - encouraging Bassingham to become a 'greener' village.

### **How this Plan is organised**

- 1.7 This Plan is divided into two sections:

Section 1: An introduction for Bassingham, which sets out:

- A brief description of Bassingham today and includes
  - the issues that have influenced the Central Aim
  - the Key Themes
  - the Core Objectives

Section 2: Neighbourhood Plan Policies, which sets out policies to support the Central Aim

- 1.8 This entire document forms the Neighbourhood Development Plan for Bassingham. Under the Localism Act, Section 2 forms the Plan's policies.

### **Plan Period, Monitoring and Review**

- 1.9 The Bassingham Neighbourhood Plan will run concurrently with the Local Plan and apply until the 31st March 2036. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period.
- 1.10 Bassingham Parish Council, as the qualifying body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

### **ENVIRONMENTAL ASSESSMENT**

**Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Sustainability Appraisal (SA) of the Plan has been undertaken, and has been important in shaping the plan. The SA may be viewed on the Parish Council's website.**

### **EVIDENCE**

**In producing this Plan, evidence has been drawn from the Community Led Plan (known as the COG) report and background data along with that obtained from various community consultation events and questionnaires.**

**There is a large amount of background information that has helped in producing the Plan (this is known as the 'Evidence Base'). A summary document (Bassingham Neighbourhood Plan: Evidence Base Summary) is available on the Parish Council's website. This provides an overview of key parts of the Evidence Base, as well as explaining what options were considered for the future of the village.**

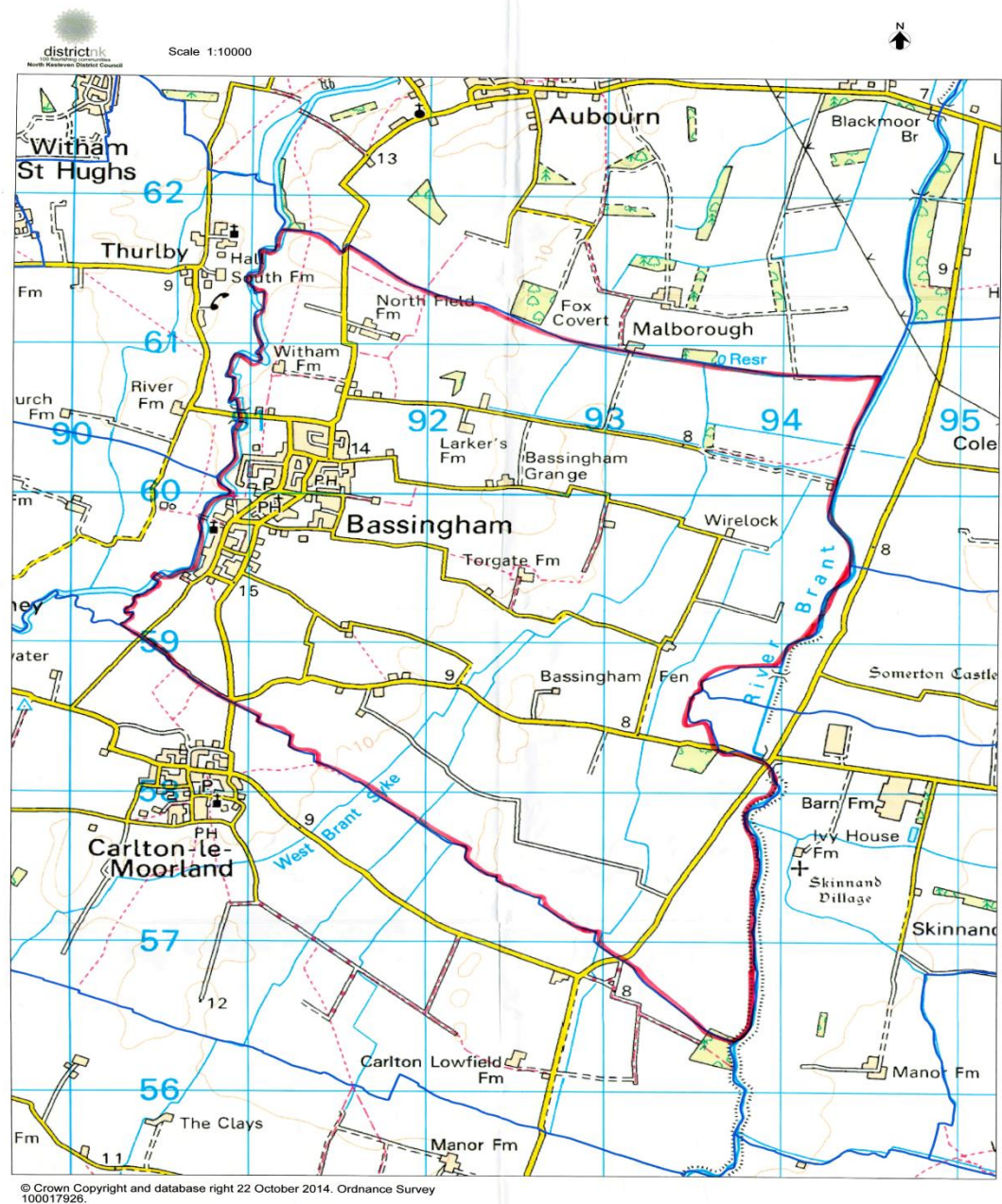
## **2. About Bassingham**

- 2.1 Understanding Bassingham is the starting point for producing a good Neighbourhood Plan. This is because the Bassingham Neighbourhood Plan is an opportunity to plan the village's future, establish what problems that the Plan could address and identify the opportunities the Plan could make the most of.

The Parish of Bassingham was identified by North Kesteven District Council in January 2015 as the area within the red line shown on the following map and is defined as the Bassingham Neighbourhood Plan Area.



## Bassingham Neighbourhood Plan Area



## **Bassingham Today**

2.2 A wide range of issues have been considered in producing the Plan. These can be grouped under five themes:

- Housing and Growth
- Transport
- Employment and Businesses
- Community Life
- Environment, Design and Sustainability.

2.3 An overview of these five themes is set out below. This overview includes information from background reports along with issues raised by local people at the various consultation events. A more in-depth summary of the background reports is available in the Evidence Base Summary that accompanies this Plan.

## **Housing and Growth**

2.4 The parish of Bassingham has a population of around 1,425 people. Over the ten year period since the last two censuses (2001 and 2011) the overall population is getting older, more people in 2011 being in the 45 – 49 age category than the 30 – 44 age category (which was the predominant age category back in 2001). The birth rate has decreased, with 10% of people being young children between 0 – 9 years of age, compared with 15% in 2001. The retired (60 and over) make up far more of the village population than in 2001, 24.5% in 2011 compared to 10% in 2001.

2.5 A review of available 2011 census housing data shows that there is:

- A higher level of home ownership (77%) and correspondingly lower proportions of social and private rented housing compared to the wider North Kesteven District and Regional and National trends.
- Less 1 and 2 bedroom properties compared to North Kesteven District and the East Midlands Region, and markedly more 4 and 5 bedroom properties than the District or Regional Trend.

2.6 Late in 2014, a development of 23 affordable housing units became available for occupation in the village. This satisfied the need identified in the Bassingham Affordable Housing survey carried out by NKDC in March 2011. This survey identified an immediate need of 17 units with the building of 23 units providing an element of future proofing. The 2014 report 'Delivering Rural Affordable Housing in North Kesteven' recommends that 5% of any future affordable housing secured in villages of the size of Bassingham should be in the form of physical disability wheelchair adapted bungalows. Recent consultations with the local community has shown some empathy towards

further building of affordable housing in the future with more specific support for the construction of a specialised monitored retirement / disabled accessible living community in Bassingham.

### Transport

- 2.7 Bassingham is a highly 'walkable' village, as it is fairly flat and compact. The layout is natural and organic, and this has resulted in the retention of a range of attractive and characteristic lanes and snickets. Highly distinctive local 'Jettys' provide radial walks into the surrounding countryside.

There is a published village walk on North Kesteven District Council's Website ([www.n-kesteven.gov.uk/visitors-and-leisure](http://www.n-kesteven.gov.uk/visitors-and-leisure))

- 2.8 As Bassingham is walkable, it is also suitable for cycling. However, there are few dedicated cycle routes with most cyclists using streets to get around.
- 2.9 Bassingham is located some 2.5 miles to the east of the A46 Lincoln to Newark route. Lincoln Rd/Carlton Rd from the main north south routes through the village, taking some non A46 traffic to South Hykeham/Lincoln to the north, and Newark via the A17 to the south. Thurlby Road to the north of the village is one of the main local east/west routes, connecting to Witham St Hughs and the A46. All roads in and out of Bassingham are unclassified country lanes, many of which are poorly maintained and of limited visibility. These routes, as well as taking traffic from Bassingham, also take through traffic from neighbouring villages such as Carlton Le Moorland, Norton Disney, and Thurlby. Vehicle speed through the village and surrounding main routes was mentioned by a number of residents. This might be limiting resident and visitor enjoyment of walking and cycling routes around the village.
- 2.10 There is no dedicated off street public parking in the vicinity of the village centre. There has been some concern expressed at public consultation about levels of on street parking at Lincoln Rd/Torgate Lane in proximity to Bassingham Primary School during school times, and on the High Street outside the local convenience stores. It may be the case however that some level of on street parking actually reduces vehicle speeds and has a "traffic calming" effect. Consultation has highlighted that off road parking was a major requirement of all future development within the village.

### Employment and Business

- 2.11 Recent planning applications have identified that the frequency and operating times of bus services at main commuting times are inadequate to realistically allow a commute to Lincoln or Newark by public transport for employment. Concern has also been voiced as to the paucity of school bus services to and from the village.

2.12 Bassingham is generally a very affluent village in the District and Regional context. The rate of unemployment at the 2011 census was 1.2% which is less than half the average for England at that time (4.4%). Notably more of the working population of the village are in managerial or professional occupations compared to the District and Region. Lower than District or Regional average working population is in manual or unskilled employment, which might indicate that there is less local employment in farming and agriculture in Bassingham than is the case for the wider North Kesteven District.

2.13 Key employment sectors include:

**Retail:** Bassingham has two well used shops (one of which incorporates a Post Office) both of which are sited on High Street. The historic building pattern in this part of the village (large houses set back from the street frontage) does not really provide opportunities to provide further shopping provision around a consolidated retail 'core'. Instead, local shops and services seem to have taken advantage of opportunities to convert the single storey, predominantly former agricultural outbuildings that are quite a prevalent feature in the village.

**Industrial:** Most residents have to commute for employment in the City of Lincoln and Newark, and given reasonable accessibility provided by the A46 upgrade, also to Nottingham and the wider East Midlands. Recent years has also seen significant office and light industrial development at Witham St Hughs, approximately 3 miles, 8 minutes drive time to the north west of Bassingham. This level of provision meets the majority of local employment needs. There is a small business park, the Chestnut Industrial Estate, off Maple Drive. This accommodates a number of local/micro businesses, including artisan and craft made furnishings, fabrication and supply and delivery and anecdotally, has a sufficient turnover of occupiers that adequate business space is available to accommodate new start and incoming firms seeking purpose built business space. Former agricultural outbuildings have also been utilised to provide office space.

### Community Life

2.14 Bassingham has a very active community life, representing many different groups and organisations. The village has a primary school, a health centre with dispensary, privately run pre-school nursery provision and post office facilities, and is served by a mobile library. There is no dentist, bank, taxi office or pharmacy.

2.15 The Hammond Hall provides a high standard of public meeting space and facilities for activities, although a need has been identified from consultation

for upgraded facilities for Scouts/Guides and the youth of Bassingham and if possible the provision of their own venue.

- 2.16 Two public houses, The Bugle Horn, a hostelry in the village since 1692, and The Five Bells provide a warm welcome to both residents and visitors
- 2.17 Consultation has shown that there are genuine deep felt concerns regarding the level of primary school places and the undue strain that may be placed on the village Health Centre in the future if excessive housing development is allowed over and above that required by the Local Plan.

### Environment, Design and Sustainability

- 2.18 Bassingham generally has a high quality environment; an historic village core forming the heart of a Conservation Area; attractive landscape surrounding the village; some good open spaces and a pretty riverside.
- 2.19 **Flooding:** The River Witham flows to the west of the village and has a contained flood plain to the west of the river. However, some surface water flooding has occurred in the centre of the village on a number of occasions.
- 2.20 **Open Space:** In the centre of Bassingham there is a memorial playing field left in perpetuity to the village for the use of all residents. In addition, there is a high quality network of green spaces, often associated with walking routes and footpaths.
- 2.21 **Landscape:** Bassingham falls within 'The Brant and Witham Vales' landscape character sub-area ("North Kesteven Landscape Character Assessment", David Tyldesley and Associates, 2007) defined primarily by its low, flat landscape of intensively farmed character in the north west of the NKDC district. The sub-area is largely defined by its distinct and extensive low lying and generally flat topography, enclosed by the Lincoln Cliff and the low ridge and sand and gravel ridged undulations aligned generally with the A46. The influence of settlement is important within the central band of the sub-area, where five villages or hamlets (including Bassingham) lying between the two rivers. These are villages of notable character but generally are unremarkable in a wider landscape sense because of the very low variation in elevation and relief. Conversely, the low flat elevation provides wide and attractive vistas and views looking out from settlements such as Bassingham. The surrounding landscape, as well as being dominated by farming and agriculture, offers leisure and visitor opportunities for walking and cycling and offers future potential for limited rural diversification.
- 2.22 **Character and Heritage:** Bassingham is a medium size, compact village set in open farmland. The historic core dates from Saxon times, and is today



characterised by attractive red brick houses and cottages, and has retained a natural, complex and organic street layout.

- 2.23 **Design Quality:** There is a local perception that Bassingham has lost some of its character due to recent housing development. While most of the major new peripheral housing developments are somewhat generic, infilling within the village core has generally been sympathetic, retaining building heights and styles, and maintaining an organic and vernacular feel.

- 2.24 **Bassingham Conservation Area:** The conservation area covers the historic village and is located between the River Witham to the west and Carlton Road and Lincoln Road to the east. It stretches from Old Brickkiln Lane in the south to just north of Water Lane in the north. Most of the properties included in the conservation area front onto either High Street or Newark Road. The conservation area is predominantly residential in nature and was revised, amended and approved by NKDC on 15<sup>th</sup> December 2016. Full details can be found within the relevant section of the Evidence Base.

The conservation area contains a number of listed buildings and other buildings of local importance. All of the listed buildings are Grade II except for the Grade II\* listed Church and closed churchyard of St Michael and All Angels.

The Key Diagram shows the location of the Conservation area.

- 2.25 **Sustainability:** Bassingham is peripheral from the main highway network, and while it has some services and infrastructure, does not have the highway and infrastructure capacity that would make it a suitable future location to accommodate significant growth above that assumed in the Local Plan.

The surrounding landscape has already seen some renewable energy development by way of solar farms, and there may be future potential for more of such low impact and un-intrusive energy development. The open flat nature of the surrounding landscape already makes pylons highly visible and somewhat intrusive, and hence the surroundings of the village are not considered a suitable location for significant future wind farm development.

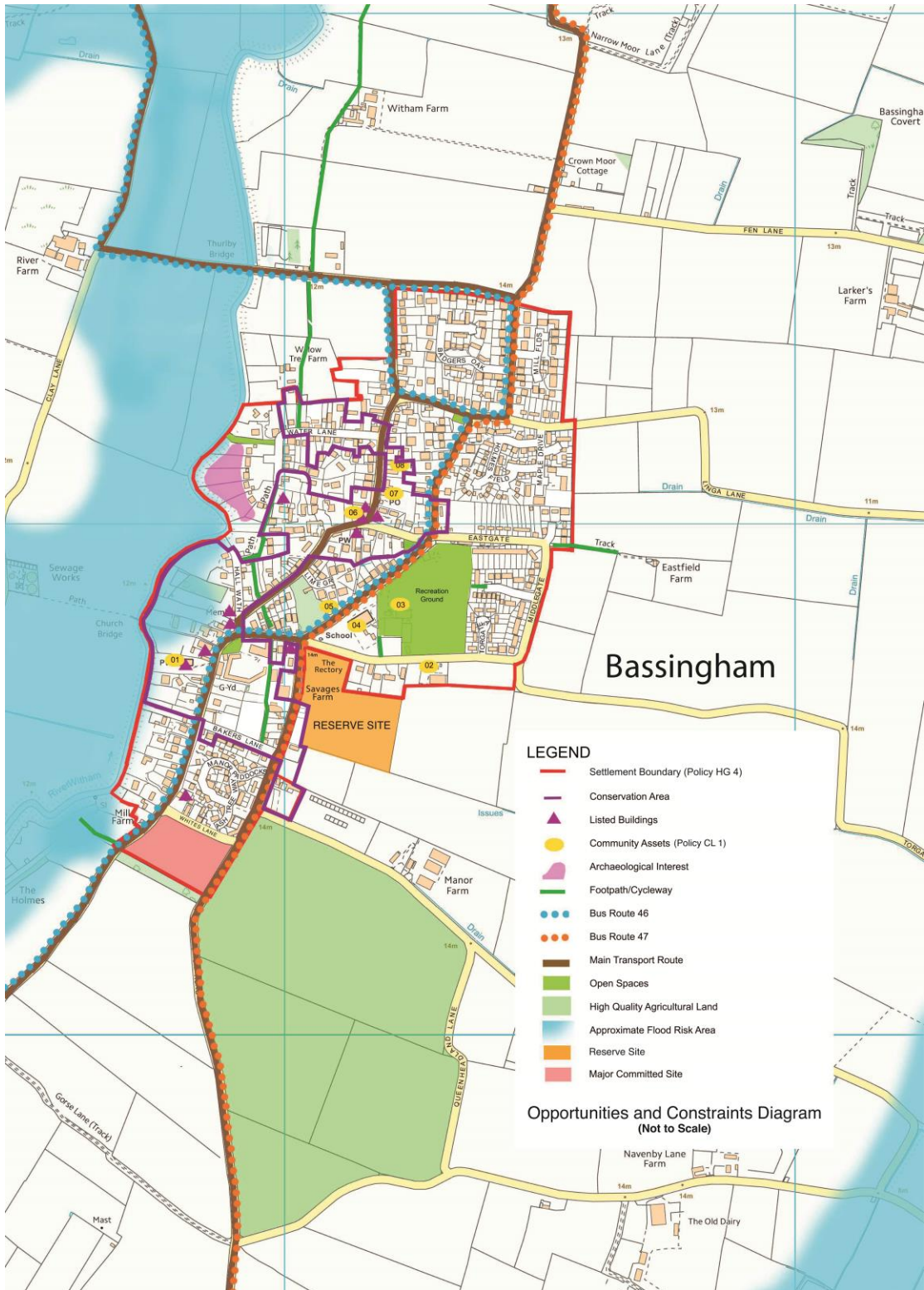
### 3. Constraints and Opportunities

3.1 It is important to understand the technical opportunities and problems in and around the village that may affect where new development could be located. This provides the basis for making informed choices about where new development may go. A high definition version of **Opportunities and Constraints Diagram** can be found at:

[http://parishes.lincolnshire.gov.uk/Files/Parish/565/Bassingham\\_Opportunities\\_and\\_Constraints\\_Diagram\\_Amended\\_V4.pdf](http://parishes.lincolnshire.gov.uk/Files/Parish/565/Bassingham_Opportunities_and_Constraints_Diagram_Amended_V4.pdf)

It provides a summary of these technical issues. The orange area shows where development could potentially be located. More information on technical issues is available in the Evidence Base Summary document that supports this Plan.

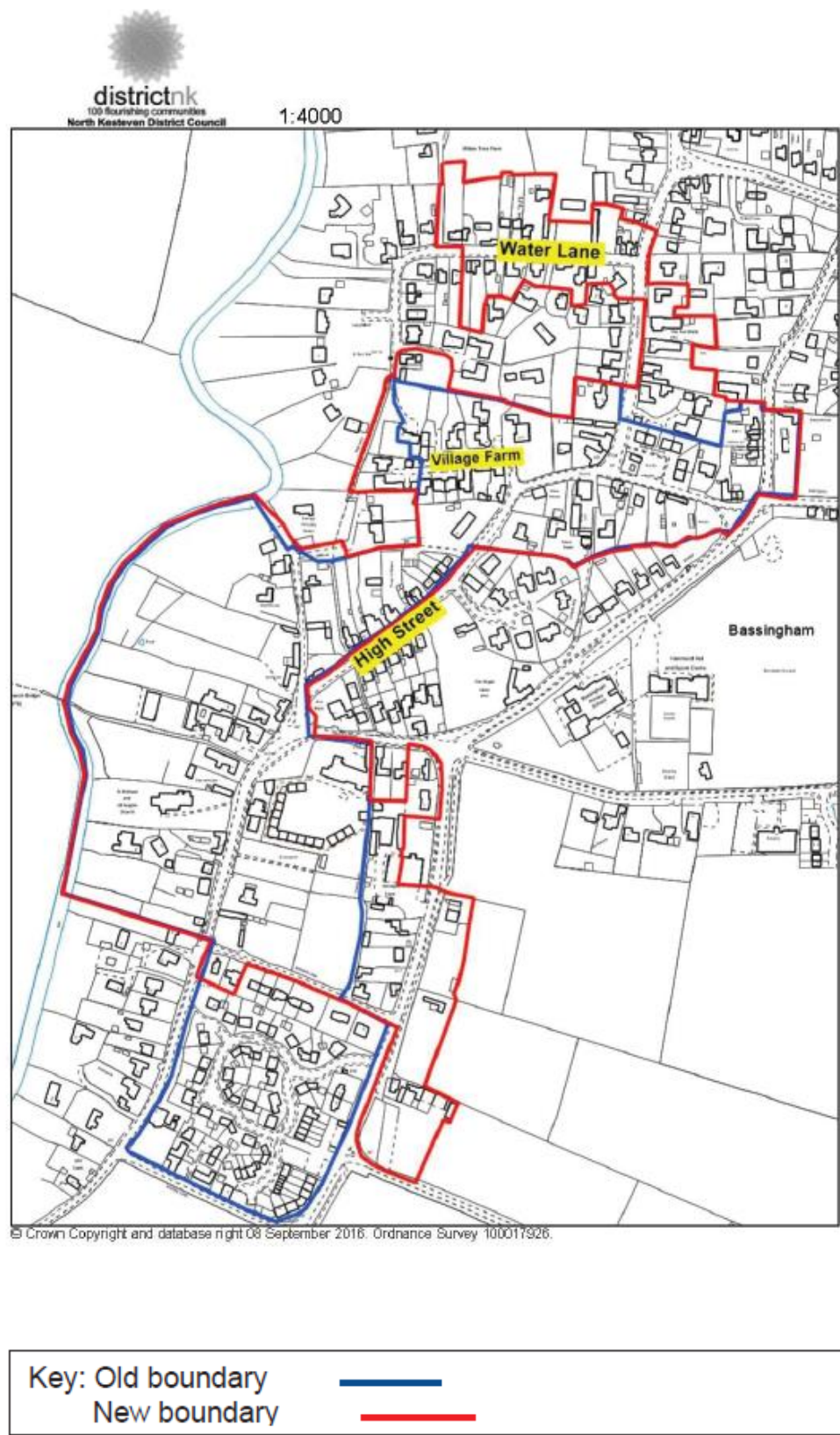
Opportunities and Constraints Diagram





- 3.2 The orange areas provide far more land than is required by the Local Plan over the Neighbourhood Plan period (see section 5.9 and Evidence Base report for further explanation). A range of options was explored as to where any potential new development could go, and this is explained in the Evidence Base Summary document.
- 3.3 **Flood Plain and High Landscape Value:** The blue area shows the flood plain.
- 3.4 **Open Space Network:** The dark green areas are those open spaces that combine to form the open space network for the village. Because not only do these spaces help define the character of the village, but these also form part of a network of pedestrian routes within the village, it is important that they are retained, and wherever possible, enhanced over the Neighbourhood Plan period.
- 3.5 **Bus routes:** This plan simply shows the routes buses currently take around the village. As the general principle is to disperse new housing around the village in smaller amounts, in future it may be necessary to look at upgrading existing bus routes rather than providing new ones. This plan helps us to see where the bus routes are.
- 3.6 **Routes and Footpaths:** Bassingham is strongly defined by the network of routes and footpaths that not only allow for pedestrian movement within the village, but also allow access by residents and visitors into the surrounding countryside.
- 3.7 **Main Roads:** The plan shows the main vehicular routes through the village, these are currently the more heavily trafficked routes, and it will be important to ensure that new development does not reduce road safety on these roads.
- 3.8 **Conservation Area:** The majority of Bassingham's historic village core is covered by a conservation area – the original conservation area is shown by the purple boundaries on the plan. This was revised by NKDC in December 2016 and the new area is shown on the map below.
- 3.9 **Developable Area:** The areas shaded orange show the locations in which new development is possible.
- 3.10 **Major Committed Site:** The pink area shows a major site for 35 properties that has been approved but not yet developed.

Revised Conservation Area



#### 4. The Plan's Central Aim

- 4.1 The Group decided that the Central Aim of the NDP should be-

**Bassingham will continue to develop as a compact and sustainable village with the village centre being at the heart of a thriving and strong community. The villages built heritage will be maintained, and its existing setting and close relationship with the surrounding countryside and the landscape within which it sits will be respected.**

- 4.2 The overwhelming view from local people is Bassingham's strengths are its thriving community, its heritage, and the fact that its character and landscape setting have so far been maintained while still having accommodated an appropriate level of new development. The Bassingham Neighbourhood Plan's overall aim must therefore be to maintain this village character.

- 4.3 Looking at these principles in more detail, achieving the Aim means.

- 4.4 **Bassingham must continue to feel 'compact':**

Walkability is important - at present, people living in Bassingham are within walking distance of shops and services. Although the village will grow, it should remain reasonably compact. To date, opportunities for infill development have maintained this compact character, whilst respecting the historic character and vernacular layout of the village, and this should continue over the plan period. The village should not grow beyond its existing compact form, nor accommodate any new development that is only accessible by car and potentially socially isolated from the existing community.

- 4.5 **Bassingham must continue to have a close relationship with the open countryside around it:**

Just as it doesn't take long to walk to the village centre, most residents live within walking distance of the surrounding open farmland. Compactness is important to a close relationship with open countryside, as is maintaining and enhancing walking and cycling routes in to and out of the village. Similarly, the character of the village within the wider landscape is likely to deteriorate if the village is allowed to extend beyond its existing form and layout.

#### 4.6 **Bassingham must continue to act as a village centre at the heart of a thriving and strong community for its residents:**

Bassingham needs to provide a range of different facilities as well as housing - that is; employment, shopping, and community facilities, including education. It is important that good car, public transport, walking and cycling access are provided so that residents, visitors, and people from the surrounding villages can get to them easily.

#### **Achieving the Aim**

4.7 In order to achieve the Aim, a range of topic specific Core Objectives have been derived, which are grouped under five themes.

- Housing and Growth
- Transport
- Employment and Businesses
- Community Life
- Environment, Design and Sustainability.

4.8 For each heading, there are some comments about the key issues and concerns raised at the public consultation events, followed by the Objectives that were developed from these comments.

#### **Housing and Growth**

Comments raised by local people during the consultation can be summarised as:

- The architectural style and characteristics of the village should be maintained through sympathetic and managed growth so the overall character is preserved
- Infill is seen as the reasonable approach to growth to prevent the village being encircled within an “urbanised” ring of development
- Strong support has been given to the construction of retirement/disabled accessible living accommodation with an increase number of bungalows being incorporated into new developments
- There was support for quality starter homes and a range of housing type/sizes to encourage a broad social and demographic mix. Affordable housing was generally supported where there was a demonstrated need.

**OBJECTIVE: Provide new housing as required by the Local Plan.**

**OBJECTIVE: Integrate new housing into the existing built form and character of Bassingham.**

### Transport

Comments raised by local people during the consultation can be summarised as:

- Developments should not cause adverse parking effects/traffic density and there had to be supporting road maintenance
- The need to reduce vehicle speeds.
- Upgrading of pathways ( pedestrian and cycle) to be followed through to encourage more walking and cycling
- Improve access to the countryside and the river for walkers.
- The need for more frequent and extended bus routes.

**OBJECTIVE: Connect new housing into Bassingham with good pedestrian, cycle and bus connections.**

**OBJECTIVE: Plan public transport to better meet users' needs.**

**OBJECTIVE: Ensure new development does not result in a decrease in road safety.**

### Employment and Businesses

Comments raised by local people during the consultation can be summarised as:

- The need to attract more small businesses.
- Future business growth should be based around the current industrial area
- Improvements to public services are essential if they are to support employment prospects in the surrounding towns and cities.

**OBJECTIVE: Provide opportunities for new start and micro businesses to locate in the village.**

**Community Life**

Comments raised by local people during the consultation can be summarised as:

- Local services including shops, pubs, the school, the health centre with dispensary, and day nurseries are highly valued.
- A need for improved facilities for young people.

**OBJECTIVE: Protect existing key facilities.**

**Environment, Design and Sustainability**

Comments raised by local people during the consultation can be summarised as:

- Traditional brick designs which enhance the visual settings and show sensitivity in the scale, choice of materials and architectural design
- Energy efficient use of resources for any new site
- Biodiversity in relation to local wildlife ( habitat and protected species) together with the retention of “Lincolnshire” hedges
- Improvement to drainage system and negation of flood risk
- Development to 2036 should be made up of small developments which have a gradual impact on the sustainability of the village
- Protection of open space, maintaining the playing field and retention of Grade 1 – 3 agricultural and wherever possible

**OBJECTIVE: New development should reinforce the character and quality of Bassingham and result in energy efficient and sustainable development.**

**OBJECTIVE: Maintain and enhance the existing open space and green infrastructure network within the village, and ensure new development includes a level of open space and green infrastructure to match the existing standards of provision in the village.**

**OBJECTIVE: Facilitate sustainable energy, without compromising the inherent landscape and countryside quality surrounding the village.**

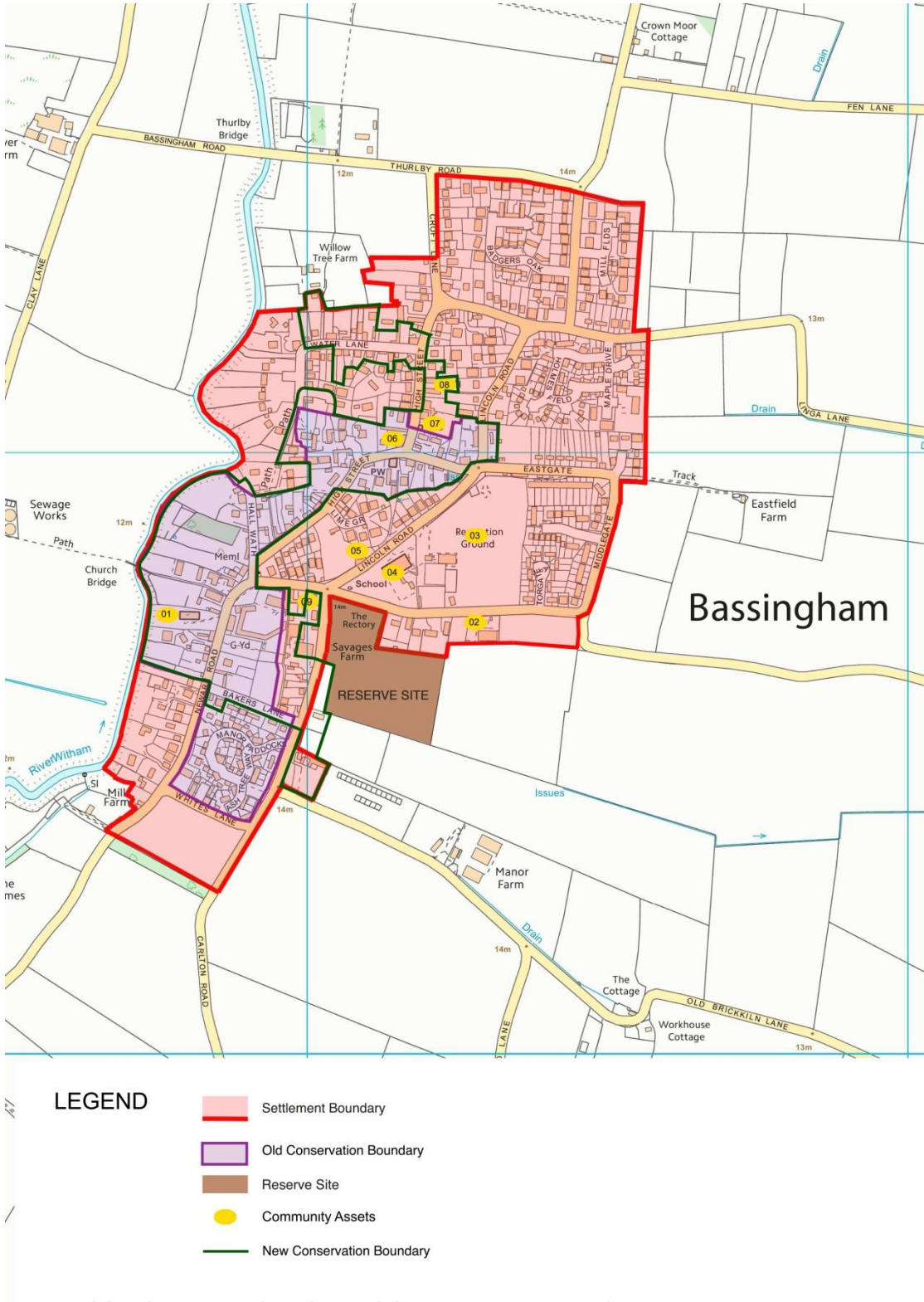
## **5. The Future Development of Bassingham**

- 5.1 The Neighbourhood Plan provides details of the overall future development of Bassingham, in conjunction with the Community Led Plan (known as the COG). The Key Diagram below depicts Bassingham's Development Area, Conservation Area and the location of the village Community Assets. The Key Diagram can be found at:

[http://parishes.lincolnshire.gov.uk/Files/Parish/565/Key\\_Diagram\\_Final\\_060117\\_Amended\\_v3.pdf](http://parishes.lincolnshire.gov.uk/Files/Parish/565/Key_Diagram_Final_060117_Amended_v3.pdf)



Key Diagram





## Housing and Growth

- 5.2 The Local Plan requires that Bassingham accommodate an additional 97 dwellings between 2012 and 2036. Up to March 2016 at least 100 new dwellings have been constructed or given planning permission in Bassingham since April 2012, suggesting that major new development sites will not be required over the Neighbourhood Plan Period. Whilst sufficient housing has already come forward in the village to meet the Local Plan requirement to 2036, it is not considered desirable to prevent all further housing development coming forward, some flexibility being required, for instance, to accommodate increased housing requirements from future review of the Local Plan, to provide contingency if existing undeveloped planning permissions lapse, to prevent sites becoming underused and unsightly, and to generally maintain the vitality and viability of the village. For these reasons it is estimated a further 15-20 dwellings will come forward over the Neighbourhood Plan period from small infill sites within the existing built up area of the village. In design terms, such small infill developments must ensure they are seamlessly integrated into the existing built up area of the village, particularly in the Conservation Area where existing built heritage assets and their setting should be protected.
- 5.3 Like the Local Plan, the Bassingham Neighbourhood Plan will be subject to an ongoing monitoring and review process, and in line with the "plan, monitor and manage" approach to housing allocation set out in National Planning Guidance, it may be the case that housing targets in the village increase if assumptions about rates of delivery in other parts of Central Lincolnshire are not met. For that reason, Reserve Site - land at Carlton Road/Torgate Lane is proposed for 24 dwellings. This site will be maintained as a strategic reserve, permission will be granted, if through ongoing "plan, monitor, and manage", a need for additional dwellings above the 15 - 20 dwelling small site contingency emerges (see policy HG3)
- 5.4 The Local Plan is responsible for delivering developments of 25 properties and above whereas the Bassingham Neighbourhood Plan deals with developments of 24 properties or fewer.

## **Transport**

- 5.5 One of Bassingham's key assets to residents and visitors is the ease of access to the surrounding countryside, and the interesting and characteristic routes and footpaths through the village. These routes will be identified, and it is important that new development does not result in the loss or severance of such local assets

## **Employment and Businesses**

- 5.6 Bassingham is too small to require an allocation of strategic employment land, and the turnover of units at the Chestnut Industrial Estate is anticipated to meet the needs of new or relocating businesses that require purpose built light industrial units.
- 5.7 Potential exists to accommodate new start and micro businesses, including home based office enterprises, through the conversion of former agricultural outbuildings. Policies will aim to facilitate this.

## **Community Life**

- 5.8 In addition to opportunities for providing additional shops and services through conversion of rural outbuildings, the retention of local facilities of primary importance. Any proposal that would result in the loss of these key facilities through conversion to residential use will be strongly discouraged.
- 5.9 It is not foreseen that a sufficient scale of development will come forward over the Neighbourhood Plan period to generate a need for additional youth facilities in itself (and it is fully recognised that it is not the role of new development to meet existing shortfalls in provision). The Parish Council will however explore a range of vehicles for achieving improved provisions for young people. The need for additional facilities generated by new housing development should be the subject of developer contributions and this will be utilised in such a way to meet the requirements identified by the village residents.

## **Environment, Design and Sustainability**

- 5.10 The need to protect the landscape setting surrounding the village is considered critical in maintaining the existing character and form of the village, and the landscape and countryside assets that surround it. No need is identified for major extension to the village, and any proposals that would result in the expansion of the settlement into the surrounding countryside will be strongly resisted. To this end, the Neighbourhood Plan will define the Settlement Boundary for the village.

- 5.11 The Neighbourhood Plan Policies will, in general, indicate how the higher-level policies in the Local Plan will apply to local assets. In order to protect the countryside, key green infrastructure, open space and built heritage assets, including in particular the landscape setting of the village and the setting of the Conservation Area, the policies will also indicate where there is a need for studies, evidence and surveys above and beyond North Kesteven District Council's standard requirements on applicants.
- 5.12 It is recognised that as part of achieving high quality building design, ensuring the sustainability of new building will be important. Bassingham Parish Council fully recognises the need to ensure that local and national sustainability targets are achieved, and that green design makes a settlement more attractive to incomers and visitors. In particular, the development of the Carlton Road/Torgate Lane housing site offers special potential to achieve sustainable drainage and energy efficient builds.

## **Section 2**

# **Neighbourhood Plan Policies**

## 6. Introduction to Policies

6.1 Section 1 sets out the central aim for the Bassingham Neighbourhood Plan as a whole. This section sets out the policies to support and deliver this aim. The policies are grouped under the following themes:

- Housing and Growth
- Transport
- Employment and Businesses
- Community Life
- Environment, Design and Sustainability.

6.2 Each theme has its own chapter. The chapters are structured in the same way for each theme with:

- a summary table setting out the policies, showing which of Section 1's Objectives they support.
- each objective is set out in a box, with explanatory text.
- each objective is supported by a number of policies. These policies are highlighted, supported by text that explains how and why the policy requirements must be met. Each of the policies is provided with a reference number (eg 'HG1').
- each policy is supported by evidence found in the Evidence Base

Diagram below showing how the objectives, explanatory text and policies are presented.

|   |
|---|
| <b>Each objective is set out</b>  |
| <b>Explanatory text is provided for each objective</b>  |
| <b>The policies are supported by text that explains how and why the policy requirements must be met</b> |
| <b>Each objective is supported by a number of policies</b>  |

## 7. Housing and Growth

| Objective   | Policy Index   |
|---|--|
| Provide new housing as required by the Local Plan.                              | HG1: Developing future housing supply<br><br>HG2: Development of major committed site at Whites Lane<br><br>HG3: Reserved Site, “land at Carlton Road/Torgate Lane”. |
| Integrate new housing into the existing built form and character of Bassingham. | HG4: Settlement Boundary.  |

### OBJECTIVE - PROVIDE NEW HOUSING AS REQUIRED BY THE LOCAL PLAN

This section of the Plan explains the housing policies that apply to all new residential developments in Bassingham. The Key Diagram shown in the Future Vision for Bassingham (Chapter 5) sets out where Bassingham will grow up to 2036.

- 7.1 At the 28<sup>th</sup> October 2016, the housing requirement for the Neighbourhood Plan period, derived from The Local Plan, required 97 new dwellings for Bassingham between 2012 and 2036. Of these, 59 have already been delivered with planning permission granted for a further 40 that have yet to be built. Nevertheless, it is considered desirable in terms of providing for a flexible future housing supply, that some additional dwellings continue to come forward over the Neighbourhood Plan period from the development infill sites within the Settlement Boundary (see policy HG4).

#### HG1: Delivering future housing supply

Planning applications for housing development on infill sites within the Bassingham Settlement Boundary will be supported where they do not conflict with other relevant policies of the Development Plan

**HG2: Development of major committed site at Whites Lane**

Development proposals to renew the existing planning consent for 35 dwellings on the major committed site at Whites Lane will be supported. Should this permission lapse and an alternative proposal be made for up to 35 dwellings on the site, then this application will be supported

- 7.2 Should the housing requirement for the village increase over the Neighbourhood Plan period it is necessary to maintain a flexible reserve of development land. This increase may be as a consequence of:

7.2.1 Insufficient development being delivered from existing or new planning consents to meet the Local Plan's expected growth levels, or,

7.2.2 A change in the growth rate expected as a result of a review of the Local Plan.

For this reason, Reserve Site "land at Carlton Road/Torgate Lane" is proposed for release, as a scheme of up to 24 market dwellings.

The land was brought forward by a local farmer to assist the village on the understanding that no more than 24 units would be built. He was amenable to the site being developed as was seen fit, if and when required from 2026 onwards. To that extent, it may be the development would be accessed through Vasey Close & built to the east of the site or from Carlton Road, and built to the west of the site dependent on the village views at the time and on the usage of the remainder of the land by the land owner.

- 7.3 Any proposal relating to the Reserve Site should be accompanied by a Design Brief which has been subject to public consultation and addresses the requirement set out in Appendix 1.
- 7.4 Any proposal relating to Reserve Site should demonstrate clear local community support as defined in the Local Plan.

**HG3 Reserved Site, "land at Carlton Road/Torgate Lane"**

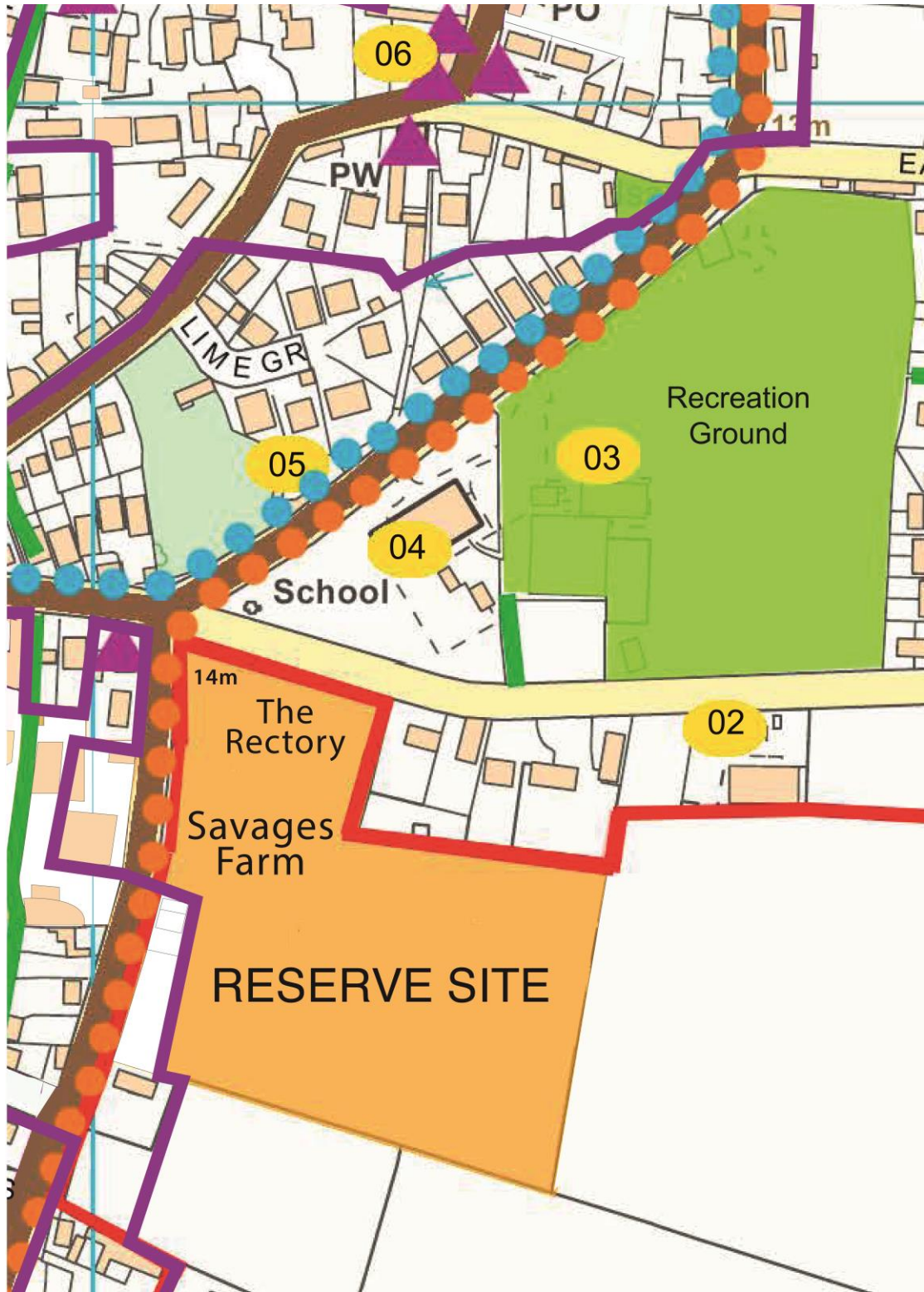
Proposals for the development of up to 24 dwellings on the reserve site at Carlton Road/Torgate Lane shall be supported where monitoring indicates a shortfall in the growth rate for the Neighbourhood Plan area. Development proposals should be accompanied by a Design Brief which addresses the requirements set out in Appendix 1.

A high definition version map showing the Reserve Site can be found at:

[http://parishes.lincolnshire.gov.uk/Files/Parish/565/Reserve\\_Site\\_v2.pdf](http://parishes.lincolnshire.gov.uk/Files/Parish/565/Reserve_Site_v2.pdf)



Reserve Site



**OBJECTIVE - INTEGRATE NEW HOUSING INTO THE EXISTING BUILT FORM AND CHARACTER OF BASSINGHAM**

**This section of the Plan explains how small infill sites will be brought forward to contribute towards meeting the villages housing requirement to 2036.**

- 7.5 The Settlement Boundary is shown on both the Key Diagram and Constraints Diagram for the village, and reflects Bassingham's existing built form, the need to maintain its "walkability" and compactness, and the need to preserve the existing landscape and countryside setting surrounding the village. The Settlement Boundary will be used as a policy tool reflecting the area where in general, there is a presumption in favour of infill housing development. Any land and buildings outside of the boundary line are considered to be countryside where residential and other forms of major development will be limited to development that is inherently appropriate in the open countryside (as defined in the Local Plan and National Planning Guidance).
- 7.6 It should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the protection of the character of the village.
- 7.7 The monitoring of growth rates required in Policy HG3 will be undertaken by Bassingham Parish Council and North Kesteven District Council as set out in Appendix B of the Local Plan.

**HG4: Settlement Boundary**

The Bassingham Settlement Boundary is defined in the Key Diagram. Development proposals outside the Settlement Boundary will be regarded as being in the countryside.

- 7.8 Small residential developments located within the existing built up area of the village are expected to come forward in the period leading up to 2036. These are known as 'infill sites'. Development proposals must achieve best use of land in a manner that does not conflict with the requirements of other policies within the Plan, particularly those that relate to environmental and design quality, and protecting the character and setting of Bassingham Conservation Area. The density of development should contribute to the surrounding character of the site in a way that is appropriate to the site's context, and should not, in the case of sub division of existing residential curtilages, reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours.

Some parts of the village within the Settlement Boundary lie in areas at risk of flooding. Infill development proposals in these areas will need to be considered in line with Government advice on this matter and will specifically need to meet the requirements of both the Sequential and Exception Tests as set out in the National Policy Framework. They will also be required to submit a flood risk assessment which takes into account the impacts of climate change.

- 7.9 Development regarded as being in the countryside is subject to Adopted Central Lincolnshire Local Plan Policy LP2 and Policy LP55 among other Development Plan policies. Housing development on infill sites within the Settlement Boundary is subject to Policy HG1 of the Neighbourhood Plan among other Development Plan policies.

## 8. Transport

| Objective  | Policy Index                                     |
|--|--|
| Connect new housing into Bassingham with good pedestrian, cycle and bus connections. | T1: Transport considerations in new development. |
| Plan public transport to better meet users' needs.                                   | T1: Transport considerations in new development. |
| Ensure new development does not result in a decrease in road safety.                 | T1: Transport considerations in new development. |

**This section of the Plan explains how the Neighbourhood Plan will ensure that proposals are robustly assessed to ensure that opportunities for more sustainable choices in transport and movement are realised, and that no unacceptable reduction in road safety results from new development.**

### **OBJECTIVE - CONNECT NEW HOUSING INTO BASSINGHAM WITH GOOD PEDESTRIAN, CYCLE AND BUS CONNECTIONS.**

- 8.1 Cars are essential for many people in rural villages such as Bassingham but to address the challenges presented by the additional numbers of vehicle journeys generated by new and recent development, movement must be managed by optimising access to public transport, and encouraging walking and cycling, so as to reduce car journeys. Bassingham has remained "walkable" in terms of access to services and facilities, and the overall aim is to ensure that any significant residential or other major development is located within walking distance from the village core.

### **OBJECTIVE - PLAN PUBLIC TRANSPORT TO BETTER MEET USERS' NEEDS.**

- 8.2 The provision of public transport services cannot be directly delivered by the Neighbourhood Plan, so policy T1 promotes the Parish Council's long-term aspirations for extending and improving both the extent and frequency of public transport provision in and around the village to improve public transport users' needs.
- 8.3 The Local Transport Plan is prepared by the Highway Authority in consultation with all those who have influence on the transport system. This includes neighbouring authorities, district and parish councils as well as transport operators. The Parish Council will continue to engage in the Local Transport Plan process, continuing to work with Lincolnshire County Council (as Highway Authority) to identify and secure opportunities for extending and improving public transport provision that arise across the Neighbourhood Plan period.

**OBJECTIVE - ENSURE NEW DEVELOPMENT DOES NOT RESULT IN A DECREASE IN ROAD SAFETY.**

- 8.4 Community consultation raised issues relating to the cumulative impact of recent developments on existing highways and levels of on street parking. It is considered important that new development coming forward over the Neighbourhood Plan period robustly addresses such issues and certainly does not make matters worse.

**POLICY T1: Transport considerations in new development.**

Where it is appropriate and proportionate, planning applications should be accompanied by information which demonstrates how the following considerations have been addressed:

- Provision of safe walking and cycling routes in the immediate area of the site with consideration given to the need to maintain and enhance walkable access to services and facilities in the village, and to the surrounding open countryside;
- Opportunities to extend existing routes for walkers and cyclists, including routes linking into the surrounding countryside, as well as into the village, and to accommodate people of all ages and abilities, including those with pushchairs and wheelchairs;
- How use of materials, provision of off road parking and shared services and traffic calming measures can encourage low vehicle speeds throughout the development;
- How the proposals link with public transport;
- Impacts of the traffic arising from the development; and
- Identified impacts that will result in an unacceptable reduction in highway safety

## 9. Employment and Businesses

| Objective  | Policy Index                                       |
|--|--|
| Provide opportunities for new start and micro businesses to locate in the village. | EB1: Accommodating New Start and Micro businesses. |

### OBJECTIVE - PROVIDE OPPORTUNITIES FOR NEW START AND MICRO BUSINESSES TO LOCATE IN THE VILLAGE.

This section of the Plan explains how the Neighbourhood Plan will meet the needs of new start and micro businesses in appropriate locations.

- 9.1 The previous pattern of provision of office and studio space, often linked to dwellings, has been via the reuse and adaption of former, usually agricultural outbuildings. It is considered that such opportunities will continue to be the best means for accommodating new enterprises establishing in the village. There is sufficient purpose built business and office space at Chestnut Way and Whitham St Hughs to accommodate larger firms or those unsuitable to be located within residential areas. Similarly, the village has sufficient food retail provision and no need is identified for further purpose built retail units.

#### EB1: Accommodating New Start and Micro Businesses.

Development proposals for new office space, studio space and small shops and service outlets (Planning Use Classes A1, A2, A3 and B1) will be permitted, provided that:

- The use can be accommodated by way of the sympathetic conversion of existing outbuildings or appropriate purpose build,
- The use can be accommodated within a site while being well designed and meeting relevant requirements set out in other policies in this Plan and the Local Plan,
- The use can be undertaken without unacceptably impacting on the amenity of adjoining properties; and
- The proposal provides adequate onsite parking provision and / or does not significantly exacerbate conditions of on street parking stress.

**10. Community Life.**

| Objective                        | Policy Index                                      |
|----------------------------------|---|
| Protect existing key facilities. | CL1: Protection of Locally Valued Key Facilities. |

**OBJECTIVE - PROTECT EXISTING KEY FACILITIES.**

**This section of the Plan explains how the Neighbourhood Plan will seek to ensure the protection of key local facilities.**

- 10.1 The importance of rural services is recognised in the National Planning Policy Framework as contributing to a prosperous rural economy and promoting healthy communities. The services and facilities currently available in the village are greatly valued resources.

| Table 1: Locally Valued Key Facilities           |  |
|--|--|
| 1. St Michaels and All Angels Church             | 5. Bugle Horn Pub                            |
| 2. Medical Centre and dispensary, Torgate Lane   | 6. Greens Store and Post Office              |
| 3. Hammond Hall and surrounding recreation areas | 7. Spar local convenience store and butchery |
| 4. Bassingham Primary School & Pre School        | 8. Five Bells Inn                            |
|  | 9. Bassingham Care Centre                    |

**CL1: Protection of Locally Valued Key Facilities**

Any proposal requiring a planning application for change of use or redevelopment which would either result in the loss of, or a significant adverse impact on, any Locally Valued Key Facilities identified in Table 1 and the Key Diagram will not be permitted unless:

- It can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm;
- The proposal is accompanied by a clear and proportionate demonstration of community support; or
- Suitable alternative replacement facilities are to be provided.

Any proposal that would result in the loss of any of the Locally Valued Key Facilities should be accompanied by a demonstration that the continuing operation of the facility is not feasible or viable and how suitable alternative facilities will be provided.



**11. Environment, Design and Sustainability.**

| Objective   | Policy Index  |
|---|---|
| New development should reinforce the character and quality of Bassingham and result in energy efficient and sustainable development.  | ES1: Achieving Design Quality<br>ES2: Achieving Green Design<br>ES3: Listed Buildings, Conservation Area and Built Heritage |
| Maintain and enhance the existing open space and green infrastructure network within the village, and ensure new development includes a level of open space and green infrastructure to match the existing standards of provision in the village. | ES4: Landscape and Countryside Surrounding the Village  |
| Facilitate sustainable energy, without compromising the inherent landscape and countryside quality surrounding the village.   | ES5: Renewable Energy Schemes   |

**OBJECTIVE - NEW DEVELOPMENT SHOULD REINFORCE THE CHARACTER AND QUALITY OF BASSINGHAM AND RESULT IN ENERGY EFFICIENT AND SUSTAINABLE DEVELOPMENT.**

**This section of the Plan includes policies to ensure design of new development continues to be of a high standard, secures energy efficient "Green Design" and sets out the special considerations and approaches to development affecting the villages Built Heritage assets.**

- 11.1 The Parish Council wants to work in co-operation with developers to achieve the highest possible standards of design and construction. This means creating developments that are more cost effective to run, more secure, minimise their environmental impact and provide healthy living conditions, at the same time as respecting the area's rich heritage and distinctiveness.

Further information on what contributes to the local distinctiveness, character and aesthetic qualities of Bassingham is provided in the Bassingham Conservation Appraisal (2016) and Natural England's National Character Area profile for Area 48 Trent and Belvoir Vales (2013).

- 11.2 Where a Design and Access Statement is required this is an appropriate vehicle to demonstrate consideration of how the provisions of the Neighbourhood Plan Design Policies have been taken into account.
- 11.3 The Neighbourhood Plan will seek to ensure that all new development built in the Bassingham Neighbourhood Plan area reflects building styles and materials used over many years.



**ES1: Achieving Design Quality**

Planning applications for new development which plans positively for the achievement of high quality and inclusive design which conserves local distinctiveness and the character and aesthetic qualities of Bassingham as a traditional Lincolnshire rural settlement will be supported. Planning applications should demonstrate how development proposals design out crime where a Design and Access Statement is required.

- 11.4 Further information on measures to design out crime is provided in the series of Design Guides produced by Secured by Design and from Crime Prevention Design Advisors.
- 11.5 Encouraging energy efficient, low carbon development as part of sustainable design is an important part of the UK strategy to reduce emissions. Improved energy efficiency within the village's future housing stock and other new buildings will also contribute to reductions in running costs.

**ES2: Achieving Green Design**

Planning applications for development will be supported which;

- Promote energy efficiency, including through a Fabric First approach to building materials;
- Address the potential for reduced air permeability of the building fabric to improve building performance;
- Address the potential for Mechanical Ventilation with Heat Recovery systems to improve energy management;
- Increase passive Solar Gain through their orientation, layout and/or design of surrounding planting and landscaping;
- Incorporate photovoltaics and other forms of renewable energy within the fabric of the building and/or within the development site; and/or
- Incorporate water recycling measures on a building or site wide scale to reduce water demand.

- 11.6. It is often a place's heritage that makes it special. That distinctiveness not only gives local people a sense of belonging or identity and a feeling of pride in a place, but it can help to attract investment to an area, for example by attracting visitors.
- 11.7 By its very nature, the local heritage of Bassingham is valued by the community and therefore it is important for it to be protected at the most local level by those who treasure it most.

- 11.8 It is the aim of the Neighbourhood Plan to help protect those areas and features in the village which are valued locally and ensure that they remain in productive use where appropriate. It may help to ensure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness. It can also identify opportunities for improvement and the challenges that will need to be faced.
- 11.9 Addressing how best to integrate new development into an existing place can encourage people to be innovative, taking into account what is special about a place often demonstrates that off-the-shelf design and construction might not be appropriate. It encourages sensitive development of historic buildings and places that can invigorate an area, stimulating investment, entrepreneurship, tourism and employment.
- 11.10 The National Planning Policy Framework highlights the need to consider the environment (including landscape) within the planning process. Landscape provides a framework for people to think about what gives their area its sense of place, and to manage change in a way which makes a positive contribution to the character of an area. Recognising landscape in the Neighbourhood Plan provides an opportunity to identify what makes the landscape surrounding the village of Bassingham unique, and to ensure that its special qualities and distinctive characteristics are protected, and enhanced, through the Neighbourhood Planning process.

### **ES3: Heritage Assets**

Heritage assets and their settings will be conserved and, where appropriate, enhanced, to maintain the quality of Bassingham's built heritage and historic environment. Any development proposal affecting heritage asset or its setting should contribute positively to conserving and enhancing the asset.

Where a Design and Access Statement is required it should provide sufficient detail for proposals to be properly understood and a Heritage Statement may be necessary depending on the scale and significance of the impacts of the proposal. Requirements for information supporting such proposals may include:

- Drawings showing the proposal in relation to surroundings including elevations and sections;
- Three-dimensional drawings from single multiple viewpoints; and
- Rendered elevations to demonstrate the proposed palette of materials.

Design and Access Statements should include detail of how the proposal has taken account of the content of the latest Conservation Area appraisal.

**OBJECTIVE - MAINTAIN AND ENHANCE THE EXISTING OPEN SPACE AND GREEN INFRASTRUCTURE NETWORK WITHIN THE VILLAGE, AND ENSURE NEW DEVELOPMENT INCLUDES A LEVEL OF OPEN SPACE AND GREEN INFRASTRUCTURE TO MATCH THE EXISTING STANDARDS OF PROVISION IN THE VILLAGE.**

- 11.11 Assessment of landscape and visual impacts requires a systematic and robust approach, as outlined in best-practice guidance from the Landscape Institute and Institute of Environmental Management and Assessment (Third Edition May 2013). This is normally undertaken by landscape professionals.
- 11.12 Information on green infrastructure in the Neighbourhood Area is included in the Central Lincolnshire Green Infrastructure Study (2011).

**ES4: Landscape and Countryside Surrounding the Village**

Planning applications for new development outside the Settlement Boundary will be supported which are consistent with the Local Plan Policy LP2 and Policy LP55 and which demonstrates how the following considerations have been addressed;

- Contribution to a green infrastructure network;
- Utilising soft boundaries, such as tree lined native hedges;
- Including characteristic landscape features, including scattered trees, farmsteads and copses, in new landscape design;
- Conserving hedges and the field pattern they create or provide replacement planting where their loss cannot be avoided;
- Exploring opportunities for landscaping and planting to connect to existing routes and green infrastructure within the village; and/or
- Avoidance of the best and most versatile agricultural land (Grades 1,2 and 3a) in preference for use of poorer quality land.

**OBJECTIVE - FACILITATE SUSTAINABLE ENERGY, WITHOUT COMPROMISING THE INHERENT LANDSCAPE AND COUNTRYSIDE QUALITY SURROUNDING THE VILLAGE.**

This section of the Plan includes policies to secure appropriate domestic and commercial renewable energy schemes, while making sure that these can be accommodated without affecting existing amenity and important local assets, especially landscape quality.

- 11.13 Existing climate change poses a global challenge. We are responsible at a local level for ensuring the protection of our environment and landscape by mitigation of such change where possible.
- 11.14 Any significant adverse impact on the character of the village, and its landscape settings will offset sustainability gains. It is therefore important that all

schemes, from a domestic scale up to commercial schemes in the countryside surrounding the village are rigorously assessed and regulated.

- 11.15 It is expected that all energy generating infrastructure and its installation will comply with the Microgeneration Certification Scheme where appropriate.\*

#### **ES5: Renewable Energy Schemes**

Any proposal requiring a planning application for energy generating schemes and infrastructure using renewable energy sources, and new Renewable Energy Scheme development will be supported in the Neighbourhood Plan Area provided that:

- On householder/domestic schemes, and any other schemes located within the Settlement Boundary, the energy generating infrastructure is located as close as practicable and is proportionate to the scale of the existing buildings and proposed development it is intended to serve.
- The siting, scale and design of any energy generating infrastructure does not compromise public safety, allows continued safe use of public rights of way, and does not adversely affect existing amenities.
- Any technologies and infrastructure used to generate energy should not detract from the rural, visual and historic character of the village and the surrounding landscape setting and environment.
- Adjoining land uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference.
- Where appropriate the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme (\*).

\* The Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the DECC.

## Appendix 1 - Design Brief

In addition to demonstrating compliance with Design Policies set out in Chapter 11 of this Plan, where a proposed site is most appropriately delivered by way of a detailed Design Brief, subject to scoping advice from the Parish Council and North Kesteven District Council, the Design Brief should at least, where it is appropriate and proportionate, address the following points:

- Detailed landscape and visual impact assessment will be required, reflecting the need to ensure that the overall approach to built form, street layout and landscape and dwelling density minimises the visual impact of the development and relates sensitively to the existing character of the village.
- Full consideration of the need to retain existing trees and hedgerows (and associated ditches) along the sites boundaries.
- A requirement to provide pedestrian and cycle links within the site and connect these to the existing built up areas of the village.
- An adequate standard of private outdoor amenity space must be provided for all new dwellings, including appropriate areas for refuse and recycling storage and collection.
- Buildings will have to be in keeping with the visual aspect of their immediate area
- Consideration should be given to whether a proportion of the homes will be 'accessible and adaptable' dwellings designed to comply with the Building Regulations (Part M - Category 2) and dwellings designed as wheelchair user dwellings designed to comply with Building Regulations (Part M - Category 3).
- Full consideration will be required of opportunities to integrate Sustainable Drainage (SUDS) into the site layout.
- The landscape approach for the site is to be submitted as part of any planning application, with the aim of providing linking green spaces, (possibly associated with drainage channels and swales if they can be achieved as part of a SUDS scheme), within the site to enhance biodiversity and create a high quality environment. Any planting proposed should be by way of native species.
- The development will be expected to provide accessible open space, to standards included in the Local Plan Developer Contributions Supplementary Planning Document. Development. This open space must fully integrate with, and connect to, existing Open Space and Green Infrastructure within the village.

- Full consideration will be required of opportunities to integrate energy efficient design elements into the built fabric of dwellings in accordance with policy ES2 of this plan.