

BRACEBRIDGE HEATH



NEIGHBOURHOOD DEVELOPMENT PLAN **2020-2040**

Contents

	Page
Introduction	4
1. Why are we creating a Neighbourhood Plan?	6
2. The Neighbourhood Plan process	8
3. A brief history of Bracebridge Heath	9
4. Bracebridge Heath today	10
5. Community Vision	12
6. Community Objectives	13
7. Housing Growth	14
8. Affordable Housing	20
9. Historical Character	21
10. Commercial and Retail Uses	25
11. Employment	28
12. Community Facilities	32
13. Green Infrastructure	34
13a. Maintaining Separation	35
13b. Open Spaces, Sports Facilities and Recreation Facilities	40
13c. Designating Local Green Space	42
13d. Locally important views	45
14. Transport and Public Rights of Way	47
15. Implementing and monitoring	50
Appendix A Possible Community Projects	51
Appendix B Bracebridge Heath Heritage Assets	53
Appendix C-Bracebridge Heath Green Spaces	63
Appendix D List of additional supporting documents	67
Chart 1 Population of Bracebridge Heath by age group (2011 Census)	11
Table 1 Housing facts for Bracebridge Heath (2011 Census)	15
Table 2 2015 Council Tax Bands for Bracebridge Heath	15
Table 3 Percentage of respondents showing much preferred option	18
Table 4 Employment opportunities favoured by parishioners	31
Map 1 Bracebridge Heath Designated Neighbourhood Plan Area	5
Map 2 Central Lincolnshire Local Plan -Allocated areas of development in Bracebridge Heath	16
Map 3 Bracebridge Heath's Character Areas	23
Map 4 Village centre: showing green areas and facilities	27
Map 5 Sleaford Road Industrial Area	29
Map 6 Areas of Separation	38
Map 7 Green spaces in Bracebridge Heath (Jan 19)	40
Map 8 Designated Local Green Spaces	43
1. The Hillies	
2. Cricket Pitch	
3. Lancia Green	
Map 9 Locally Important Views	46
Map 10 Existing Footpaths and Bridleways in Bracebridge Heath	49
Map 11 Showing the position of listed buildings and non-designated heritage assets	53

Policies

	Page
1 Housing mix	17
2 Design of new housing developments	17
3 Car parking and electric charging points	19
4 Cycle parking and storage	19
5 Allocation of affordable housing	20
6 Protecting the historic environment.	24
7 St John's Craft Workshops	24
8 Retail and leisure provision	26
9 Sleaford Road Industrial Estate	30
10 Renewable technologies on employment sites	31
11 Small scale business developments	31
12 Protecting community facilities	33
13 Areas of Separation	39
14 Open spaces, sports facilities and recreation facilities.	41
15 Designating Local Green Space	44
16 Locally important views	45
17 Protecting existing and establishing new non-vehicular routes for pedestrians and cyclists	48

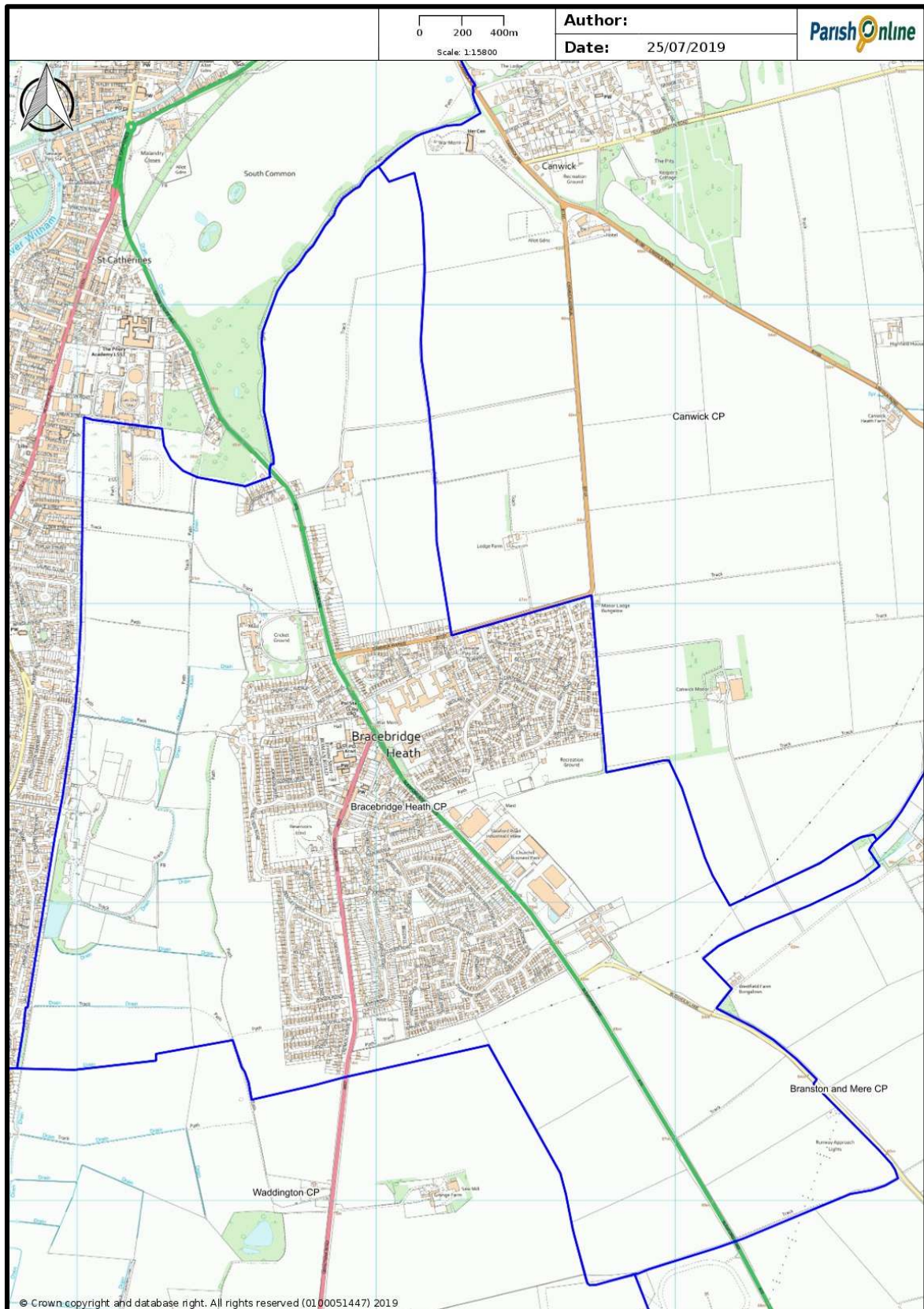


Bracebridge Heath War Memorial

Introduction

1. The Localism Act 2011 provides the opportunity and tools for communities to develop their own plans for their neighbourhood. These Neighbourhood Plans, if passed by an independent examination and supported by a local referendum, will be made by the local planning authority (North Kesteven District Council) and will become part of the legal planning framework for the parish of Bracebridge Heath.
2. The Neighbourhood Planning process enables local communities to inform future planning applications, more effectively shape their environment and determine where any future development should take place. It can help to influence the design, type and quality of that development and ensure that it brings local benefits with it.
3. This plan has been developed by the Neighbourhood Plan sub-committee of Bracebridge Heath Parish Council. It covers the Bracebridge Heath parish area and sets out planning policies for this area for 20 years, covering the period 2020 - 2040.
4. The area covered by Bracebridge Heath Parish (as shown in Map 1) was designated a Neighbourhood Area and Bracebridge Heath Parish Council was designated as the qualifying body on 23 October 2015. North Kesteven District Council resolved to designate the whole of the parish of Bracebridge Heath as a Neighbourhood Plan Area in accordance with the Section 61G of Town and Country Planning Act 1990 (as amended by the Localism Act 2011). The designation of a Neighbourhood Area is one of the statutory requirements needed to be in place to enable a Neighbourhood Plan to be adopted and formally become a part of the Development Plan, and be used in the determination of planning applications by the District Council.
5. The development of this Neighbourhood Plan has involved a transparent consultation process with the village residents, involving various methods to ensure inclusivity across all age ranges and interests. The issues raised through this process and the community questionnaire have been used to inform the vision and objectives for the designated Neighbourhood Plan area. From the vision and objectives, policies have been developed which reflect the opinions of residents as to how they wish their community to grow in the future. This process is described in detail in the Consultation Statement document and in background documents such as Community Lincs Consultation Report.

Map 1 Bracebridge Heath Designated Neighbourhood Area



1. Why are we creating a Neighbourhood Plan?

- 1.1 Bracebridge Heath is described as a 'large village' in the Central Lincolnshire Local Plan and, as such, is expected to provide employment, retail and key services and facilities for the local area. The village area has expanded greatly in the last twenty five years with the development of the Sycamore Grove estate and the St John's Hospital site. Conversion of the main hospital buildings to housing is likely to continue for several more years.
- 1.2 Under the Central Lincolnshire Local Plan, parts of Bracebridge Heath parish are included in the future large development known as the South East Quadrant. The vast majority of this quadrant is designed to form a separate village (provisionally known as Canwick Heath) with a distinctive green space boundary between Bracebridge Heath and Canwick Heath.
- 1.3 These housing developments have had and continue to have a great impact on the socio-economic character of the village and there is concern within the community that the local context and the 'village feel' that is so prized by many, must continue to be given sufficient consideration. This is where a Neighbourhood Plan can complement and enhance existing and emerging planning policy, while providing up to date local context.
- 1.4 Consultation for this Neighbourhood Plan has revealed the following community issues for the Neighbourhood Plan to address:
 - the need to keep and increase our green open spaces and green infrastructure, providing environmental protection to these areas;
 - future housing should reflect the wishes and needs of present and future residents;
 - any new developments must respect and complement the existing character of any heritage assets;
 - the village centre needs protection to help keep and enhance village community cohesion;
 - to improve and enhance recreational facilities, and encourage healthy living through providing footpaths and cycle-ways;
 - to support the expansion of small scale employment opportunities within the parish.
- 1.5 A Neighbourhood Plan for Bracebridge Heath will give residents the opportunity to shape the future of the parish. As our Area Designation Application form states:

'Communities have rights and should have the power to influence the size, style and density of new developments, protecting green spaces, protecting gaps between towns and villages and defining what makes up our local heritage and securing it for the future.'

- 1.6 A community with a Neighbourhood Plan in place is entitled to 25% of the Community Infrastructure Levy (CIL) which is money raised by the District Council for eligible developments within that community. This money will be available for the Parish Council to spend on local projects aimed at alleviating some of the additional burden on their community caused by the development.
- 1.7 North Kesteven District Council has introduced the CIL charging scheme, although at present most is being used to fund the Eastern Bypass and secondary education outside of the parish boundary.
- 1.8 Bracebridge Heath Parish Council hopes that CIL monies will be available in the future to fund local community projects within the parish. This Neighbourhood Plan sets out a summary of possible projects in Appendix A. to show how the council may spend any money received from new developments in the parish. This could ensure that any new housing developments in the Neighbourhood plan area bring additional benefits to the community, such as environmental improvements and enhanced recreational facilities. These proposed community projects have been derived from consultation on the Neighbourhood Plan.

2. The Neighbourhood Plan Process

- 2.1 The Bracebridge Heath Neighbourhood Plan sub-committee and the Parish Council have worked collaboratively with North Kesteven District Council to produce this Neighbourhood Plan. Policies contained in the plan are considered to be in general conformity with higher level planning policies to ensure it meets this basic condition, as set out in The Neighbourhood Planning Regulations 2012.
- 2.2 Following a statutory six week consultancy period running from January 20th 2020 to March 2nd 2020, the Bracebridge Heath Neighbourhood Plan was publicised for a further six weeks by North Kesteven District Council in accordance with the Neighbourhood Planning Regulations 2012. At this stage the plan was a material consideration in the preparation of any planning applications within the parish.
- 2.3 After examination by an independent examiner and local referendum this Neighbourhood Plan will form part of the Statutory Development Plan and will have considerable weight in the determination of planning applications.
- 2.4 The Bracebridge Heath Neighbourhood Plan should be read as a whole and in conjunction with national policies and the Central Lincolnshire Local Plan.

3. A brief history of Bracebridge Heath

(Further information and detail can be found in 'Bracebridge Heath Character Profile' on the Parish Council website:

<https://bracebridge-heath.parish.lincolnshire.gov.uk/downloads/file/25/bracebridge-heath-character-profile>)

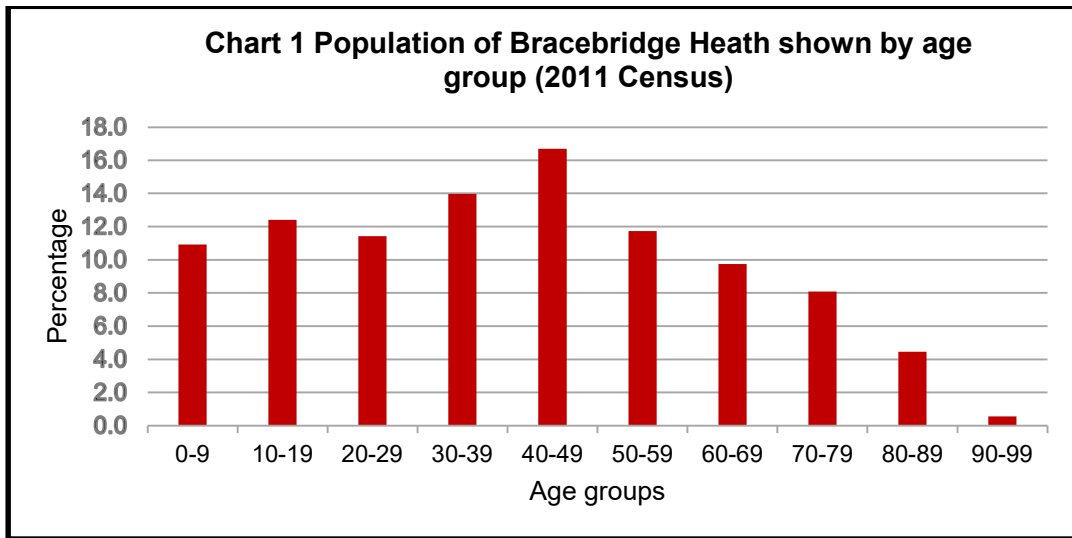
- 3.1 A few Roman burial remains have been found within Bracebridge Heath's parish boundary. For many centuries Bracebridge Heath was part of Bracebridge parish, providing unfenced heathland grazing for sheep, with a few small enclosures for growing fodder.
- 3.2 By the early 1800s the settlement consisted of three farms and associated buildings, the oldest of which was St John's Heath Farm (now known as Manor Farm.)
- 3.3 The selling of Red Hall Farm to the Chartist Movement in 1845 brought an influx of people into the village when smallholdings growing fruit and vegetables for Lincoln were set up. Red Hall Farm land was sold to the Lincolnshire County Lunatic Asylum Board so that the Asylum Hospital later known as St John's Hospital could be built.
- 3.4 With the Hospital came house building for the hospital workers and associated trades. A school, public houses, and a Primitive Methodist Chapel were built between the 1850s and 1880.
- 3.5 On March 31st 1898 Bracebridge Heath became a Civil Parish formed from Bracebridge by an Order of the Kesteven County Council, dated August 4 1897. This was confirmed by the Local Government Board in "The Kesteven (Bracebridge) Confirmation Order 1898" dated Feb 16 1898. Three years later the 1901 census recorded 356 people living in the parish in 69 households (excluding St John's Hospital which was recorded separately.)
- 3.6 The Royal Air Force has had a long association with Bracebridge Heath, starting during World War One when the airfield and associated buildings were built mainly along the east side of Sleaford Road. The station never became operational as the war finished before it was ready. Further association with the Royal Air Force was during World War Two with the repair of aircraft from RAF Waddington and post war with the Avro works until it closed with the decommissioning of the Vulcan Bomber.
- 3.7 Housing developments within the village have continued at intervals since the First World War. The centre of the village has remained constant at the junction of London Road (A15), Sleaford Road (A15) and Grantham Road (A607), where all the main village infrastructure can be found.
- 3.8 With the closing of St John's Hospital in the late twentieth century and the subsequent development of its grounds for housing, the parish boundary was expanded so that all the housing development in the hospital grounds could be included within the parish.

4. Bracebridge Heath Today

- 4.1 Bracebridge Heath is the most northerly of the line of rural settlements, known locally as 'The Cliff Villages', which run north to south along the Lincoln Edge. These villages are linked by the A607 which runs through all of them.
- 4.2 Although situated only 2 miles south of Lincoln, Bracebridge Heath is completely separated from Lincoln by the Lincoln Edge and the 'Green Wedge' that surrounds the village.
- 4.3 Bracebridge Heath is viewed by its residents as an independent village that has kept its village feel as it has grown. They are protective of that independence from the village's big neighbour, Lincoln.

*'Choose to live in Bracebridge Heath due to its village feel and community'
'Bracebridge Heath is a village with Character and needs to stay so'
(Source: Community Lincs residents' questionnaire.)*

- 4.4 Bracebridge Heath has a number of facilities which give it its independence as a village. These include the primary school, doctors' surgery, various shops, public houses and restaurants as well as several community buildings. The nearest secondary school although outside the parish, is also within walking distance.
- 4.5 Bracebridge Heath is a very distinctive village and walking through it is like walking through the history of housing (see Map 3). The village buildings and housing estates show the development of the village over a considerable time from the original stone buildings reflecting the farming, quarrying, hostelry, and chartist times, through the 1950s to 1980s building styles of local building firms, and on to the 1990s and 21st century corporate building styles of national building companies. Further details of the housing styles can be found in Bracebridge Heath Character Profile.
- 4.6 The Community Lincs consultation showed that 59% of respondents had lived in the village for more than 10 years and 28% had lived here for over 20 years. Consultation events have confirmed that a number of families have lived here for many generations.
- 4.7 In the 2011 census the population of Bracebridge Heath was 5,656. The demographics of the parish at that time are shown on the bar chart below. It shows that the parish had a significant number of older residents (22.8% aged 60+). A significant proportion of the population were between 30 and 59 years (42.4% of the population).



Note: These percentages are similar to those for the whole of NKDC.

5. Community Vision

- 5.1 By maintaining a surrounding green buffer zone, Bracebridge Heath will endeavour to retain and enhance its unique identity as a 'Cliff Village' on the Lincoln Edge. It will continue to be a vibrant, attractive and sustainable place to live for current and future generations.

The village will:

- encourage exciting local cultural, educational and business opportunities, benefitting the community as a whole;
- identify and celebrate our proud village heritage by conserving our historical characteristics;
- protect existing, and promote the creation of new green open spaces. This will nurture a healthy environment and encourage the survival and growth of native flora and fauna within the designated area.

6. Community Objectives

- 6.1 The community objectives have all been developed from community consultation. They cover different themes that local residents have highlighted as priorities for the plan to address.

To:

1. ensure that the green wedges and green buffer zones around Bracebridge Heath remain intact or are put in place. This will prevent ribbon development and the village merging with other villages or Lincoln;
2. enhance our local wildlife and environmental assets such as the Viking Way and the Lincoln Edge;
3. protect and enhance our community facilities, open spaces and heritage assets;
4. ensure new development has a suitable mix of housing types which meets the needs of our new and existing residents. It should not have a detrimental effect on the attractive quality of the surrounding countryside, landscape, ecosystems and historic environment;
5. encourage the inclusion of energy efficient devices in any new developments with a view to lowering future carbon emissions for our village;
6. ensure that the infrastructure, such as roads, drainage and the sewerage system are capable of supporting any further development within the parish;
7. provide guidance/ policy for:
 - streetscape design, management, landscaping;
 - detailed design of development in the area;
8. preserve and enhance our public footpaths, cycle-ways and connections within the village. This will encourage the use of alternative modes of transport for journeys within the parish and to and from other communities;
9. support and encourage the improvement of our existing transport infrastructure in the village;
10. develop diverse leisure and recreation activities in order to promote healthy lifestyles;
11. encourage opportunities for the younger members of the village to become fully involved with the sustainability of village life for the future;
12. retain existing and support new employment opportunities in the village.

7. Housing Growth

- 7.1 Achieving sustainable development is a key aim of the Government's localism agenda. To achieve sustainable developments, there needs to be an appropriate mix of housing that suits the needs of the local population. The local population needs good access to key services and open green spaces, whilst limiting the impact on the local environment.
- 7.2 A parish with a mix of housing types, tenures, and sizes including garden sizes will be better equipped to meet the changing needs and aspirations of its parishioners, throughout their whole lives. This mix in housing choices provides parishioners with a greater opportunity to remain in their communities, thus promoting and increasing the chance of social equality, cohesion and inclusion.
- 7.3 It is imperative that any future housing development in Bracebridge Heath reflects the need for a mix of housing types to ensure that the children of existing parishioners have a chance of living in their village throughout their lives and to cater for the needs of an ageing population. (See 4.7 *Population of Bracebridge Heath by age group.*)

Table 1 Housing Key facts for Bracebridge Heath (source 2011 Census)

Total number of Properties:		2481		
Housing Tenure	Owned 74.9%	Social Rented 9.1%	Privately Rented 14.8%	Living for free 1.2%
Housing Type	Detached 54.9%	Semi-detached 26.0%	Terraced 10.3%	Flats/other 8.8%
Housing size	1 or 2 Bed 31.15	3 Bed 46.76	4 Bed 18.18	5+ Bed 3.91

Note: Table 1 does not include unoccupied dwellings.

Table 2 2018 Council tax bands (source NKDC)

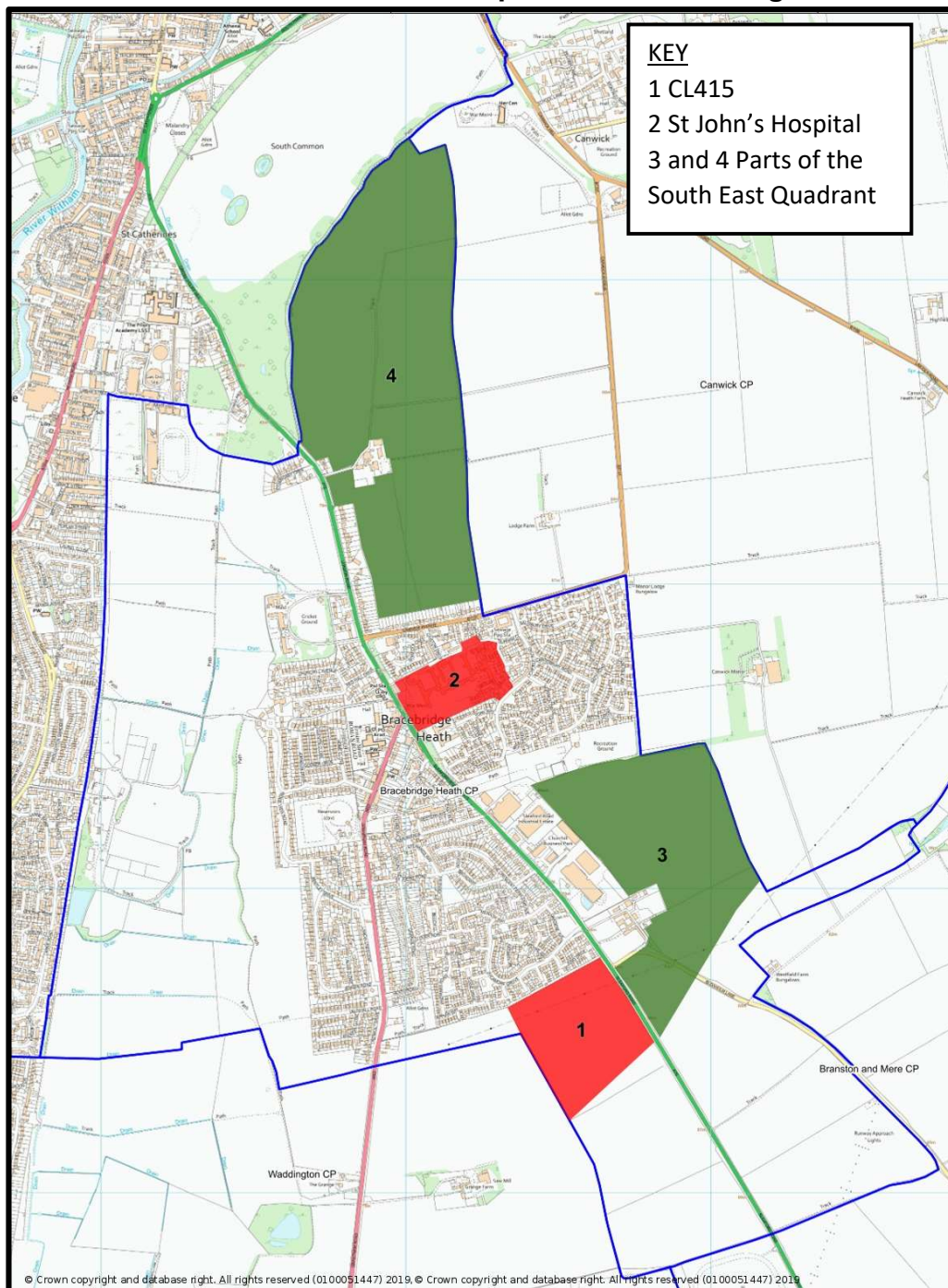
Total number of Properties:		2629						
Property Band	A	B	C	D	E	F	G	H
Percentage %	20.2	30.0	28.6	12.4	8.3	0.4	0	0
Number of Properties	530	790	752	327	219	11	0	0

Note: the number of properties in Table 1 and Table 2 are not the same due to building developments in the intervening years.

- 7.4 To be in keeping with other residential estates within the village, any major new residential development will ideally need to include a mix of one and two storey properties with a variety of number of bedrooms and sufficient off road parking for that number of bedrooms. Consultations showed that the residents were less supportive of residential properties taller than two storeys.
- 7.5 Resident consultation and the questionnaire showed that there was a strong preference for larger gardens, like those on estates built in the 1950s and early 1960s. Consultations also showed that there is a strong preference for green open spaces within the residential housing estates.

- 7.6 Responses to the community consultations strongly indicated that homogeneous estates without character are not supported.
- 7.7 Car parking has caused issues within the village. A significant amount of on street parking in the newer residential developments makes it difficult to navigate and results in potential road safety issues. This also has a negative impact on the landscaped environment and street scenes in these areas. This needs to be addressed in any future developments (See Policy 3).
- 7.8 Electric cars are becoming more available and suitable for a larger proportion of the population. It is projected that sales of new fossil-fuelled vehicles will cease in the next two decades. It is therefore important to ensure that new developments are ready for this emerging technology including off road parking to ensure the safe charging of electric vehicles. (See Policy 3.)
- 7.9 Cycles offer not only a valued leisure pursuit for many residents but can be a key mode of transport. The provision of suitable storage for cycles, or for other goods when not needed for cycles, will make dwellings more attractive to many buyers. Where there is a garage with the dwelling which is large enough to house the number of cars allocated and cycles, that will be sufficient. Where there is no garage for the dwelling, a private rear garden is usually suitable for this storage, provided there is easy access and the rear garden is of adequate size.
- 7.10 The Central Lincolnshire Local Plan allocates several areas for housing development within Bracebridge Heath's parish boundary (See Map 2).
- CL415 Area of land to the east of Sleaford Road (A15) and south of the existing Sycamore Grove estate. The indicative number of dwellings for this 11.82 hectare site is 241.
 - CL248 St John's former hospital site. Work on this 6.93 hectare site has already begun and several houses, both new-builds and hospital building conversions have already been completed and sold.
 - To the east and north of the village the open land has been allocated to become part of the South East Quadrant (Canwick Heath.) Some of this land falls within the parish of Bracebridge Heath. (Areas 3 and 4 on Map 2.)
- 7.11 Any new dwelling within Bracebridge Heath's parish boundary must be well-designed, built to last and in in keeping with the other dwellings within the village, creating a very desirable place to live. Refer to the Bracebridge Heath Character Profile for further information.

Map 2 Central Lincolnshire Local Plan – Allocated areas of development in Bracebridge Heath



7.12 During the consultation undertaken by Community Lincs in 2018 the parishioners were given a range of options concerning the type and size of any new housing stock. They were not consulted as to where new housing estates should be built as that had already been decided. (Central Lincolnshire Local Plan.)

7.13 Consultation has shown that single storey detached properties with three bedrooms and a larger garden are preferred to other options. (Table 3)

Table 3 Percentage of responders showing most preferred option

Housing Storeys	1 Storey (Bungalow) 33.54%	2 Storey 25.58%	3 Storey 3.70%	
Housing Type	Detached 32.62%	Semi-detached 16.56%	Terraced 4.91%	Flats/other 2.48%
Housing size	2 Bed 20%	3 Bed 36.28%	4+ Bed 20.81%	
Garden size	Larger 33.54%	Smaller 3.74%		
Style of Housing	Period Style 15.69%	Modern Style 9.01%		

Source: Bracebridge Heath Neighbourhood Plan Consultation Report where the other minor percentage results can be found.

Policy 1 Housing Mix

Residential development proposals should contribute to and, where a scheme is for 10 or more dwellings, include a range of housing size, types and tenures to meet the diverse range of needs and affordability of households. This should be based upon the evidence of and reflect the needs identified in the most recent housing needs assessment available.

Policy 2 Design of New Housing Developments

1. New developments within or immediately adjoining the village, but not within the South East Quadrant SUE, will typically be of one or two storeys. Any proposal that exceeds this will need to demonstrate clearly how it will integrate with the local character.
2. All developments must deliver good quality design. To achieve this the new development should:
 - a. reflect existing local character through delivery of a layout that reflects or improves upon the surrounding pattern of development wherever possible including:
 - in terms of built form, plot sizes, bulk and scale;
 - use of high-quality materials that reflect the development's context;
 - good use of brickwork detailing.
 - b. ensure that the site is easy to access and navigate through;

- c. respect and work sympathetically with the local topography, landscape, hedges, trees, wildlife habitats, other flora, existing buildings and site orientation thus retaining these features wherever possible;
 - d. provide an environment that contributes to the health and well-being of the residents through the provision of meeting place opportunities, shared space, and safe and accessible environments;
 - e. include adequate bin, recycling and green waste storage areas in the design of the scheme with screening provided where necessary.
3. Proposals for new dwellings should incorporate environmental technologies such as photovoltaic-panels or solar thermal panels, devices for rainwater and surface water harvesting and grey water recycling wherever this would not undermine viability or result in harm to local character or result in other negative impacts on neighbouring properties.
4. In addition to parts 1 to 3 of the Policy, development proposals for new dwellings within the curtilage of an existing residential dwelling should:
 - a. ensure that the existing and proposed dwellings retain an adequate level of privacy and amenity for existing and future occupants;
 - b. ensure that adequate vehicle parking and safe access will be achieved for existing and future dwellings;
 - c. be appropriately designed taking into account the size, style and building materials of the existing property and the wider street scene, and the size and shape of the plot, to ensure that it results in a scheme suited to its surroundings;
 - d. provide adequate and clearly defined separation between dwellings;
 - e. incorporate a robust and appropriate landscaping scheme.
5. Development proposals should demonstrate how the above criteria, and the Neighbourhood Character Profile, have informed the design.
6. Development proposals within the South East Quadrant Sustainable Urban Extension should be consistent with the adopted North Kesteven Broad Concept Plan and Design Code (www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/supplementary-planning-guidance-lincoln-south-east-quadrant/).

Policy 3 Car Parking and Electric Charging Points

1. Car parking should be integrated into the design of the scheme and its landscaping to minimise visual impact.
2. Adequate off-street car parking should be provided for the scale of the proposed scheme, well positioned in relation to the main building access point(s).
3. Proposals should provide the infrastructure for charging electric plug-in vehicles.
4. Any on-street or courtyard parking will require justification of why it is the most appropriate design solution for the proposal. This should include a clear demonstration of how the spaces are suitably located near to an entry point of each dwelling using the parking area so that the space(s) are likely to be used by future occupiers.
5. Proposals likely to result in excessive unplanned on-street parking will not be supported.

Policy 4 Cycle Parking and Storage

1. Residential development should be accompanied by adequate, safe and secure cycle parking. This may be provided:
 - within garages where this will not restrict the availability of a relied upon space for car parking;
 - within private gardens where the garden has easy direct access and is of a size to accommodate a cycle shed and still leave adequate amenity space for the dwelling.
2. Where shared cycle parking is proposed, this should be incorporated into the scheme so that it is safe and secure, in a well-lit location that is overlooked and in a convenient location for the users of the facility. Shared storage should be in excess of one cycle space per dwelling.
3. Residential dwellings designed for less mobile or disabled residents should have suitable secure storage for mobility scooters incorporated into their design.

8. Affordable Housing

- 8.1 Affordable housing is essentially housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). However, under planning regulations, affordable housing has a specific definition. The full definition can be found in the National Planning Policy Framework 2021 (NPPF www.gov.uk/government/publications/national-planning-policy-framework--2) Annex 2.
- 8.2 The Central Lincolnshire Local Plan policy LP11 states that the affordable housing target is set at 20% in the Sustainable Urban Extensions (SUE) and at 25% in the Lincoln Strategic Area. Thus the proposed developments within Bracebridge Heath parish will mainly fall under the 20% target except for the St John's Hospital Development and the designated area of land to the south of Sycamore Grove (CL415) which have a 25% target for affordable housing. These targets apply to all developments of eleven or more dwellings.
- 8.3 The importance of affordable housing was confirmed by the Neighbourhood Plan questionnaire survey results where 80% of the respondents agreed or strongly agreed with the importance of affordable housing being part of any new development.
- 8.4 The survey and consultations showed that there is a lack of affordable housing options for young people within the village, should they wish to leave the parental home and still live within Bracebridge Heath.
- 8.5 With a large older population within Bracebridge Heath, there is growing need for specialist accommodation to meet their needs and allow them to continue to live independently without moving out of the village. There will be an increased need for affordable housing that is suitable for wheelchair use and other mobility needs.

Policy 5 Allocation of Affordable Housing

At completion, priority for the new affordable housing will be given to people with a local connection whose needs are not met by the open market. To qualify for a local connection to an area the applicant must provide supporting evidence to the satisfaction of the local authority that demonstrates one of the following:

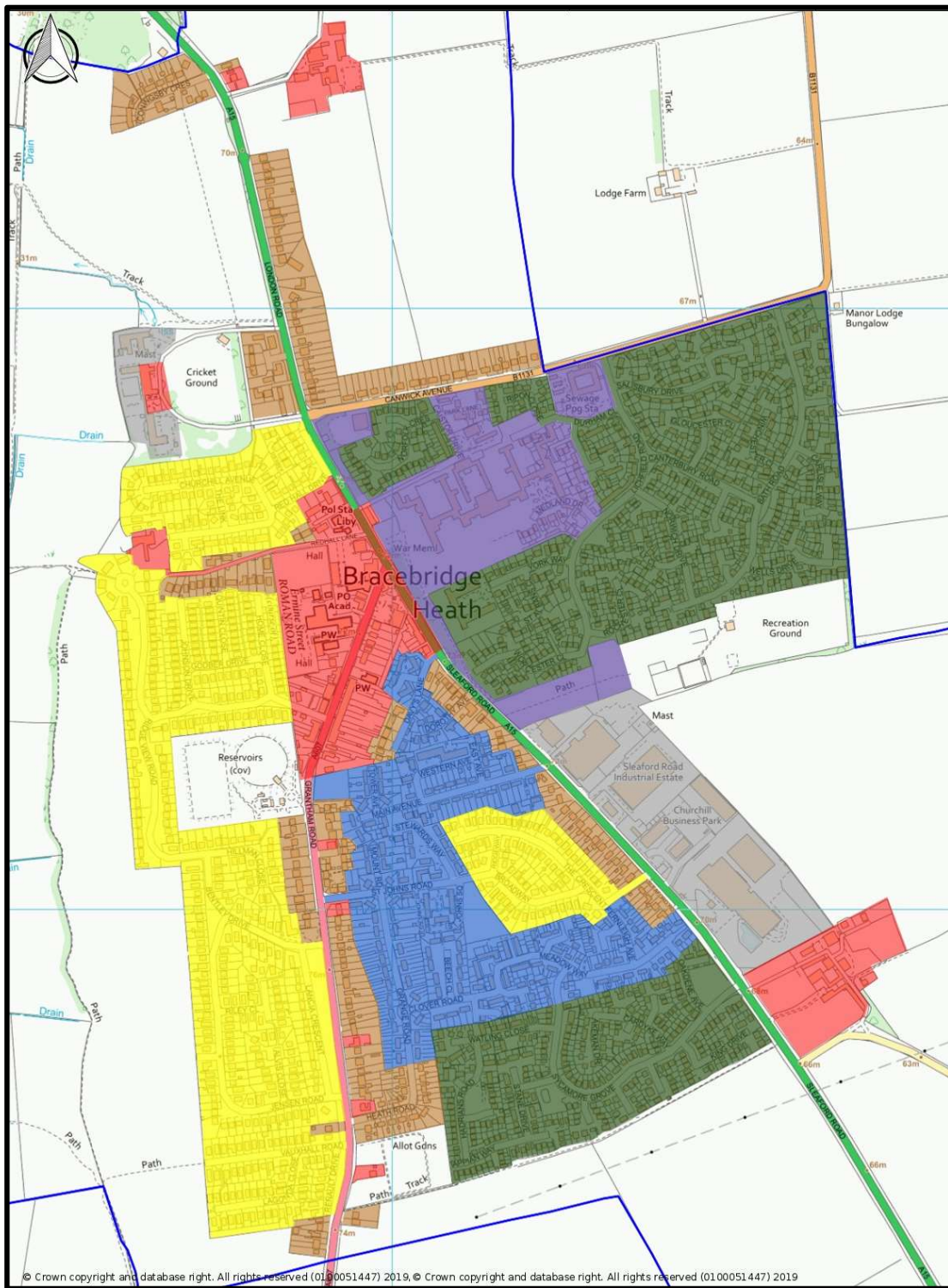
- They are currently residents of the parish and have been so for at least the last six months,
- They have previously lived in the parish for a continuous period of twelve months (whilst aged 18 or over) in the last five years,
- They have immediate family members who are currently resident in the parish. Family members are defined as parents or guardians, adult children or brothers or sisters who have lived in that area continuously for the last five years,
- Their current main place of permanent work is within the Parish or the neighbouring NKDC area and has been for a continuous period of twelve months.








9. Historic Character

- 9.1 The civil parish of Bracebridge Heath is a relatively young parish, having been created by Order of Parliament on 31st March 1898. Before that date it was part of the parish of Bracebridge which is mentioned in the 1086 Domesday Book.
- 9.2 The earliest evidence of human activity is still present today as Ermine Street, a Roman road, which runs north-south through the present village. Also, Roman burial remains have been found at the southern end of the village.
- 9.3 Until the 1800s the majority of the land was farm land which belonged to a very small number of landowners. This negated the need for a land enclosure act.
- 9.4 A tithe map of 1842 shows three farms within what was to become Bracebridge Heath: Whitehall Farm, Red Hall Farm and St John's Heath (now Manor Farm). Red Hall Farm was first documented in 1695 as 'Redd Hall'. Manor Farm dates back to at least 1783 but the farm has links to the Knights Templar at Temple Bruer, as stated on the tithe map. Whitehall Farm was built around the same date.
- 9.5 The sale of Red Hall Farm to a member of the Chartist movement in 1847 led to two major developments in this village.
- Bracebridge Heath became the most northerly Chartist village development in England, with the farm land being divided into large plots having associated stone cottages on several plots. Although not completely successful, five chartist buildings still survive in the village along Grantham Road, the best representation being 95 Grantham Road. (see Appendix B)
 - The selling of two fields east of London Road to Lincolnshire County Lunatic Asylum Board to build a mental asylum which was known more recently until closure in the 20th century as St John's Hospital. Built of limestone in the Italianate style, the buildings are Grade 2 listed.
- 9.6 The retail and social infrastructure that developed around the junction of the two main roads Sleaford Road and Grantham Road was built towards the end of the 19th Century and the beginning of the 20th Century. Some of the buildings in the village are built of limestone, but many were built of brick, using materials supplied by two brickworks within the parish.
- 9.7 World War One saw the building of RAF Bracebridge Heath. Industrial and residential buildings from that period still exist today along Sleaford Road.
- 9.8 Piecemeal linear developments continued to be built up until the 1950s including private housing, council houses and council flats. From the late 1950s to 1970s, estates were built by local housing developers and included many green spaces. The residential developments at the end of the 20th Century contained less green space, were predominately houses and were built by national developers.

- 9.9 The Neighbourhood Plan area can be divided into 7 character areas. These are based on the areas defined in the Bracebridge Heath Character Profile. (See Map 3)
- 9.10 Although not an ancient parish, Bracebridge Heath has many heritage assets that should be conserved and enhanced. The National Planning Policy Framework advises that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the heritage asset, the greater the weight given should be. Heritage assets are irreplaceable and their significance can be harmed through any alteration or destruction. Clear and convincing justification and evidence must be provided should any harm to or loss of heritage assets be sought. Designated heritage assets include listed buildings. Bracebridge Heath does not have a conservation area.
- 9.11 There are a number of buildings in Bracebridge Heath which do not satisfy the criteria for listing at a national level, but which are of great local significance. They have been chosen with regard to their historical significance, age or architectural interest to Bracebridge Heath's character. The selection was made by the Neighbourhood Plan sub-committee in consultation with the community and using local archives. These locally significant buildings are of particular importance for the street setting in their location or for their prominence or their historic relevance to Bracebridge Heath.
- 9.12 The preservation of these non-designated assets is a priority for this plan as they contribute to the sense of community, they help define what is important about Bracebridge Heath and how Bracebridge Heath developed as a village. They also act as key landmarks across the village.
- 9.13 Appendix B details all the designated and locally significant heritage assets within the parish.
- 9.14 Throughout the consultation process parishioners have stated that it is important that Bracebridge Heath keeps its character and 'village feel'.

Map 3 Bracebridge Heath Village – Character Areas.



KEY	
	Old village centre and historical buildings
	Linear developments (mixture houses and bungalows)
	St John's Hospital
	Council housing, affordable housing and dwellings for older residents
	1960s developments, local building companies. Mostly single storey.
	Post 1990 developments, national building companies. Mostly two storey.
	Industrial or Offices

Policy 6 Protecting the Historic Environment

1. The non-designated heritage assets included in Appendix B are recognised for their historic significance, as detailed.
2. Development proposals likely to affect a heritage asset, including those identified in Appendix B, must be accompanied by a heritage statement.
3. Where a development proposal directly or indirectly affects a non-designated heritage asset, support for that proposal will depend on a balanced judgement of the scale of any harm or loss, and the significance of the asset.

Policy 7 St John's Craft Workshops

Where a planning consent is required, to be supported development proposals at the St John's Craft Workshops must demonstrate their compatibility with sustaining the use of these historic buildings as a group and their character.

10. Commercial and Retail Uses

- 10.1 Bracebridge Heath has a village centre situated at the junction of London Road, Grantham Road and Sleaford Road which provides a range of facilities used by parishioners. It is also used by residents of other communities to the south and south west of the village, including many who pass through to work in the Lincoln area.
- 10.2 Retail provision is very important to the village and it is essential that the existing provision is protected and enhanced to ensure that the village is supported and sustainable as it grows.
- 10.3 The village centre also includes many amenities such as the village hall, primary school, preschool, churches, health facilities, and library (see Map 4).
- 10.4 The village centre is served by a large number of free parking spaces associated with retail spaces, public houses, the surgery and the village hall. Altogether 171 spaces are available including 12 disabled spaces. Further parking is available on-street. The churches have their own private car parks. At times such as the beginning and end of the school day, these spaces can become quite full. This does lead to some parishioners calling for more parking in the centre of the village.
- 10.5 Public consultation showed that parishioners would rather have a wider range of shops than at present as there is a concentration on certain types of businesses, "needs a variety of shops." (Source Community Lincs.)
- 10.6 It was also felt that the public areas could benefit from an improvement in appearance and tidiness, so as to encourage further use by parishioners and visitors.
- 10.7 Commercial and retail enterprises are not restricted to the village centre. There are the craft workshops and small businesses situated in the St John's Hospital's old workshops and the offices/shop units on Bentley Drive, currently occupied by the Lincolnshire and Nottingham Air Ambulance charity. The Homestead public house and restaurant is situated just outside the village centre.
- 10.8 Numerous small businesses run by self-employed people are scattered throughout the village. These businesses do not encroach on or interfere with the enjoyment of residential life by their neighbours as they are usually run by the self-employed people on their own or with only one or two employees. Examples of these businesses are accountancy, dressmaking, painting and decorating, gardening and child minding.
- 10.9 It is imperative that future retail growth in Bracebridge Heath is managed in a way that does not undermine or weaken the village centre. Its visibility and vitality must not be jeopardised by further development of larger commercial firms/enterprises/retail units within the parish. Parishioners support the development of smaller independent shops.

- 10.10 Parishioners do support having additional retail and community based development within the village centre, without duplicating what is already in place.
- 10.11 Through consultation, parishioners stated that retail facilities had improved but that they felt there was a need for an independent butcher in particular.
- 10.12 Community consultation emphasised the need for Class E(e) facilities to be extended and the wish for a dental surgery to be included.
- 10.13 Many parishioners felt that there is a need for Class E(d) provision particularly that of a leisure centre or gym, especially for use during the day. Suitable areas within Bracebridge Heath may be made available for Class E(d) sporting and recreation activities as part of the development of the Central Lincolnshire Local Plan's South East Quadrant.

Policy 8 Retail and Leisure- Provision

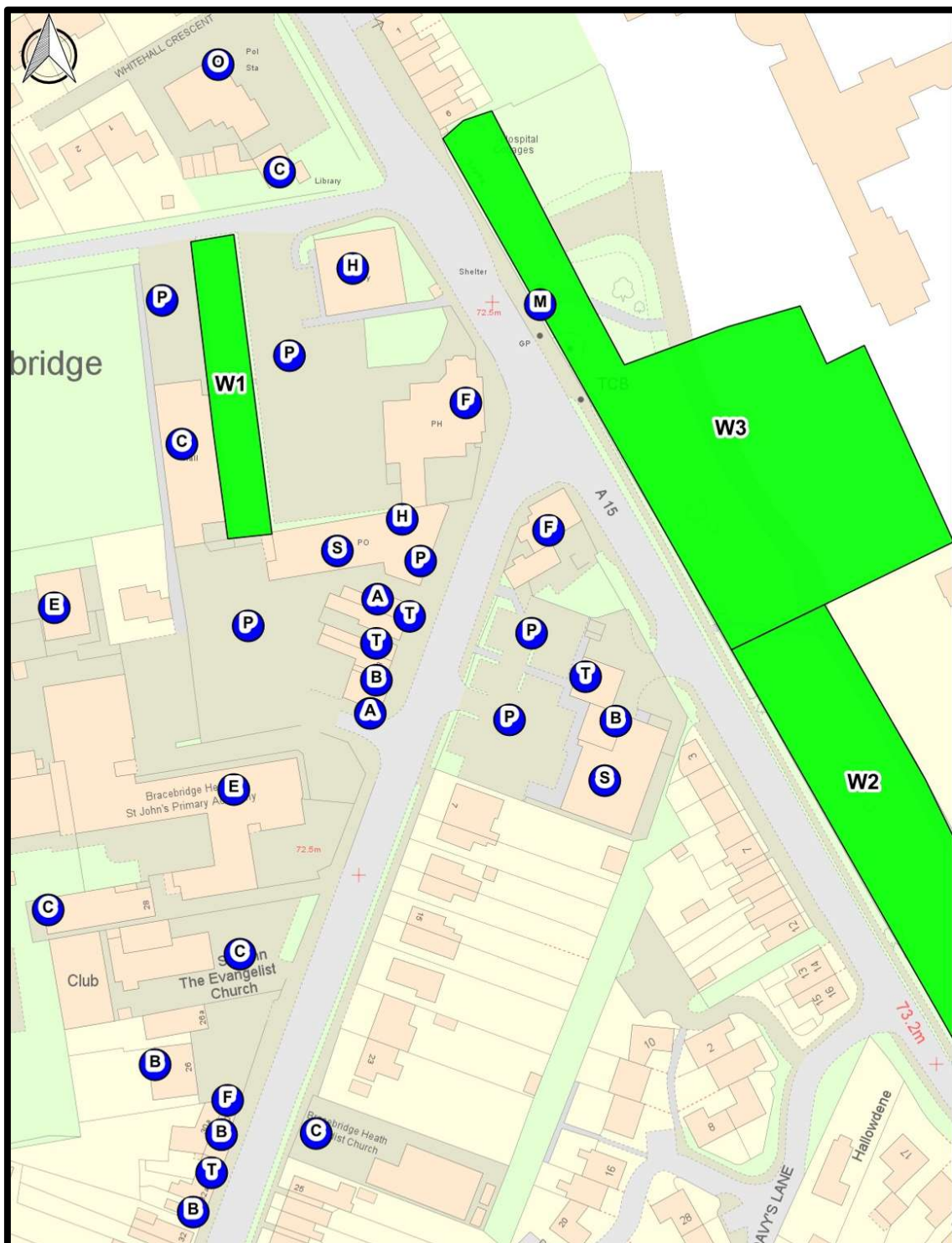
Retaining Retail Provision

1. Proposals requiring planning permission that would result in the loss of Class E (a, b, d, e, f), F1, F2 or Sui Generis (public house, hot food takeaways) uses from the village centre will only be supported if
 - a. it has been proved beyond reasonable doubt that the existing use is economically unviable and that at least 6 months of actively marketing the site has not provided a Class E (a, b, d, e, f), F1, F2 or Sui Generis (public house, hot food takeaways) occupant and
 - b. the proposed use provides acceptable delivery and car parking arrangements for customers, staff and any other future users or residents.

Provision of Leisure and Sporting Facilities

2. New E(d, f), F1 and F2(b, c, d) Class Uses for leisure, indoor and outdoor sports, recreation and community use within Bracebridge Heath parish should include suitable, landscaped car parking facilities for customers.

Map 4 Village Centre showing green areas and facilities



Key	
A	Other
B	Hair and Beauty
C	Community Use
E	Education
F	Serves food and drink
H	Health (Doctor, Chemist)
M	War Memorial
O	Early Years Provider (Education)
P	Car Parking
S	Supermarket
T	Takeaways
W1	Village Hall green area
W2	Woodland Walk
W3	Future Village Green (S106 agreement- When St John's development complete)

11. Employment

11.1 Bracebridge Heath has a number of employment opportunities within the parish. The main areas of employment are:

- Sleaford Road Industrial Estate which includes the Churchill Business Park;
- Village centre: retail, education, eating and drinking establishments;
- St John's Craft Workshops;
- Cross o' Cliff Court: East Midlands Ambulance Service and NHS Lincolnshire East Clinical Services;
- Lincolnshire and Nottinghamshire Air Ambulance offices;
- Numerous small businesses throughout the village including accountancy, childminding, nursery, painting and decorating, gardening and electrical services.

11.2 The Community Lincs report showed that just over half (53.82%) of those who replied thought that Bracebridge Heath needed more employment opportunities.

11.3 The employment opportunities that parishioners favoured can be seen in the following table:

Table 4 Employment opportunities favoured by parishioners.

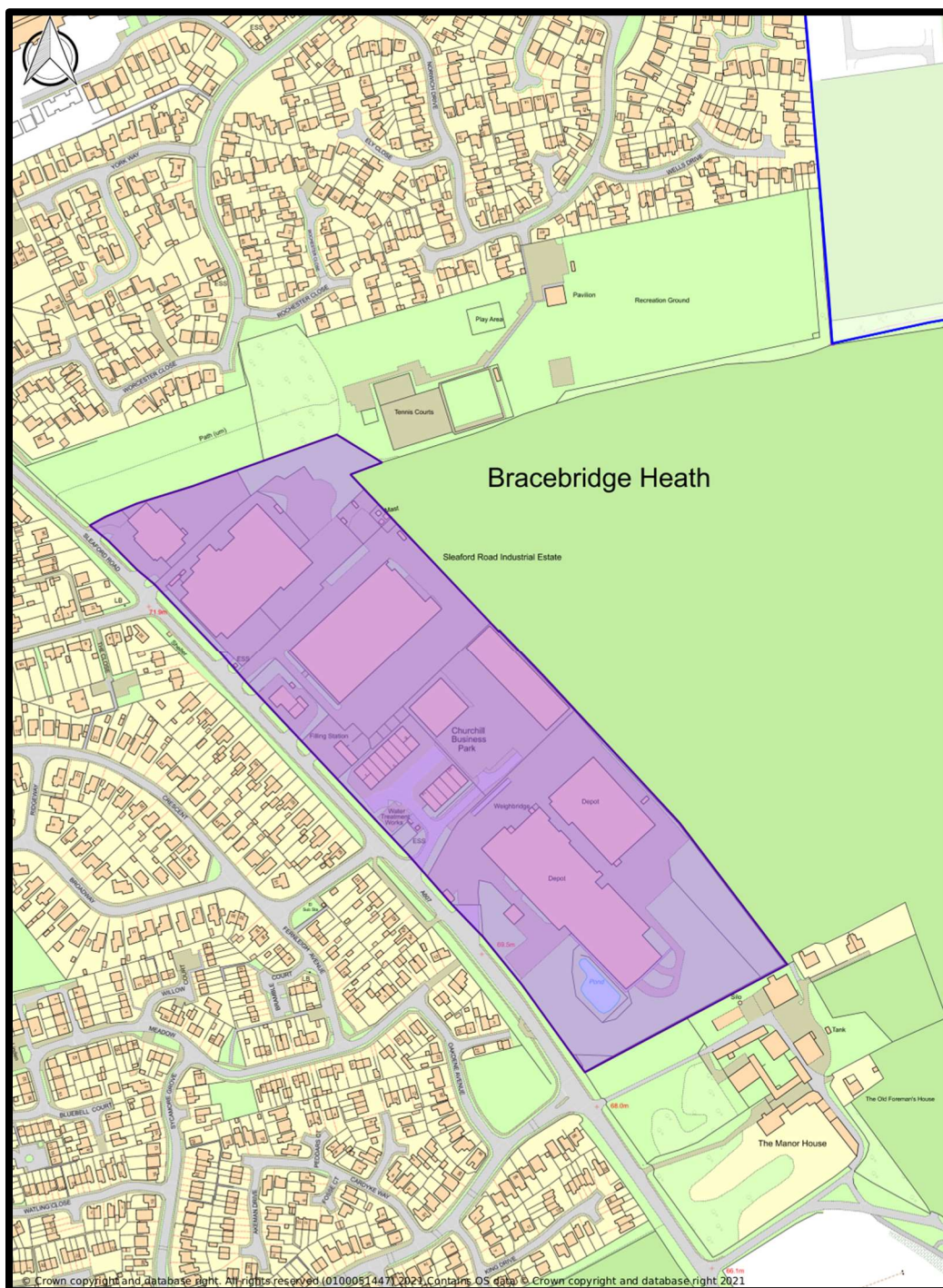
Retail	70.81%
Office Based	73.66%
Light manufacturing /industry	60.33%
Agriculture	53.04%

Source Community Lincs Village Questionnaire.

11.4 The Sleaford Road Industrial Estate is identified as an established employment area where redevelopment and extension has NKDC's support. The Central Lincolnshire Local Plan does not state the need for other industrial employment opportunities within the parish boundary. However over the whole of the South East Quadrant (a part of which is on the eastern side of Bracebridge Heath parish) *'7ha of flexible new employment development to provide job opportunities'* will be made available for B1 (offices), B2 (general industrial) and B8 (storage and distribution) uses. (See Map 5)

11.5 It is intended that the completion of the Eastern Bypass will provide the Sleaford Road Industrial Estate with better road links to the north of Lincoln and beyond.

Map 5 Sleaford Road Industrial Area shown in purple



- 11.6 Parishioners of all ages expressed a wish for a leisure centre and gym activities within the parish which would generate local employment. This type of employment and development is classified as Class E(d), F2(d). At the present time Class E(d), F2(d) premises for these types of activities are not available within the parish.
- 11.7 Measures taken to encourage walking and cycling to the industrial estate and other employment opportunities within Bracebridge Heath would be of great benefit to villagers and would be strongly supported by this Neighbourhood Plan.

- 11.8 Due to the rural nature of Bracebridge Heath and its position on the Lincoln Edge, the landscape is particularly sensitive and great care will be needed when designing industrial developments. Associated landscaping and boundary treatments will be needed to minimise the visual impact of any such development.
- 11.9 This Neighbourhood Plan supports sustainable development and therefore would encourage mixed use developments such as residential development, small scale B1 developments and working from home within Bracebridge Heath. Mixed use development such as this encourages social cohesion and prevents Bracebridge Heath becoming a dormitory village during the day.
- 11.10 During the community consultation parishioners expressed a strong feeling that they wanted Bracebridge Heath to remain a village and that any further industrial development should be appropriate for a village and located east of and alongside the present industrial estate on Sleaford Road. Parishioners were not in favour of large scale industrial development.
- 11.11 Businesses were asked as part of the Community Lincs consultation ‘What is the best thing about having a business in Bracebridge Heath?’ The replies centred on Bracebridge Heath having good community facilities, a pleasant environment and the proximity to Lincoln, but being separate from Lincoln.
- 11.12 Businesses were also asked ‘What barriers might prevent you achieving your business plans?’ Their two main concerns were lack of suitable business premises to allow for expansion, and poor access to super-fast broadband. Concerns over the roads and traffic congestion were also mentioned in the additional comments and elsewhere.

Policy 9 Sleaford Road Industrial Estate

1. Proposals for new B2/B8/E(c) employment developments and/or redevelopments on this site will be supported provided the proposed development is of a scale that respects the character of the area and neighbouring land uses.
2. Any industrial development should not compromise the buildings or setting of the Grade 2 listed buildings at Manor Farm.

Policy 10 Renewable Technologies on Employment sites.

Development proposals for employment uses should incorporate renewable energy generation technologies such as photovoltaic panels, solar thermal panels, rainwater harvesting, surface water harvesting, grey water recycling and charging points for electric vehicles, wherever this will not undermine viability or result in other harm to local character or neighbouring properties.

Policy 11 Small Scale Business Development

Development proposals for the expansion or diversification of existing small scale businesses and the development of new small scale businesses should:

- provide sufficient off street parking for employees, deliveries, and visitors to the business;
- not make a severe impact in terms of vehicle movements, noise, smell, lighting, vibration or other emissions generated and
- provide, where necessary appropriate boundary landscaping and/or screening of the business to ensure it does not have a visual impact on its neighbours.

12. Community Facilities

- 12.1 The majority of Bracebridge Heath's community facilities are located around the junction of London Road with Sleaford Road and Grantham Road.
- 12.2 Community facilities are very important in helping keep Bracebridge Heath's 'village feel' as it encourages parishioner interaction and involvement. A thriving village centre helps communities support some housing development but it can be overwhelmed if too much development occurs too quickly without considering the effect on facilities and the need to enhance and improve them.
- 12.3 There are two groups of community facilities to be considered:
- facilities that are critical to support new development and an increased population;
 - facilities that support the day to day activities of the parishioners and are used on a regular basis need to be identified. These facilities are very important and need to be retained and enhanced to be able to serve the existing and future parishioners.
- 12.4 New developments should be encouraged to provide enhanced or additional links to these community facilities to improve access and egress and lessen the reliance on motorised transport.
- 12.5 The need for a 'green area' within the village centre has been recognised for a number of years. An S106 agreement is in place that the area behind (east) the War Memorial will be given to the Parish Council once the St John's housing development is complete. This area will be developed as a central village green area and with the northern end of the 'Woodland Walk', will become a 'village green' on which community events can take place to enhance community cohesion.
- 12.6 The community facilities within the parish are identified as:

Within the village centre

- 1 Doctors' surgery
- 1 proposed Early Years Provider
- 1 Village Hall
- 1 Primary Academy
- 1 Pre School
- 1 Before/After school Club (The Hub)
- 2 Churches
- 1 Church Hall
- 1 Social Club
- 1 Library

The three main car parks which serve local facilities in the centre of the village (**159 + 12 disabled places**)

Outside the village centre (but within the village curtilage)

- 1 Day Nursery
- Community Hall (Pavilion)
- Recreation ground (sports facilities)
- Cricket Ground (Private land)
- Allotments
- 3 children's play areas (Grantham Road, Stane Drive, Recreation Ground)

12.7 Community Lincs consultation survey report asked local residents what community facilities they used. The highest level of use on a weekly basis were the shops, green spaces and the Post Office. The shops and green spaces were also the most used on a daily basis.

12.8 Community Lincs asked a further question on providing additional or improved facilities. The results showed that parishioners considered health, dental care and schools their top priority. The need for access to the countryside, and open spaces also scored highly, along with facilities for teenagers. During other consultations the need for a leisure centre and associated activities were regularly mentioned.

12.9 The young people's survey and the school pupils' survey also highlighted their appreciation of and need for more green spaces, but they felt there were not enough activities or facilities for their age groups. The need for recreation associated with a leisure centre, such as a gym and swimming pool, scored highly in their replies and comments.

Policy 12 Protecting Community Facilities

1. Proposals for the delivery of new community facilities or extensions to existing facilities will be supported in principle, where they are appropriately located and are not likely to result in conflict with occupants of neighbouring properties or give rise to any other significant adverse impact.
2. Proposals for the redevelopment of or change of use of a community facility listed in paragraph 12.6 must demonstrate that either:
 - a suitable replacement community facility is provided in a suitable location within the parish of Bracebridge Heath; or
 - it can be demonstrated to the satisfaction of the local planning authority that the community facility is no longer fit for purpose or economically viable for a new or another community use.

13. Green Infrastructure

- 13.1 Green infrastructure refers to the network of green spaces in public or private ownership and the connections between those spaces which can deliver environmental, economic health and wellbeing benefits to the local community. These green spaces may or may not have public access and include recreation and amenity areas, children's play areas, allotments, woodland and agricultural land, connecting green lanes, footpaths or hedgerows, cemeteries, communal green areas and large interlinked gardens within housing estates, school playing fields, and natural and semi-natural green spaces.
- 13.2 Green infrastructure offers a wide range of direct and indirect benefits to our community including: enhancing the quality of an area, improving residents' health and wellbeing, protecting and improving biodiversity, enhancing and protecting the landscape character and ensuring there are opportunities for local food production and agriculture.
- 13.3 It is very important that Bracebridge Heath Neighbourhood Plan protects and encourages the enhancement of green Infrastructure.
- 13.4 Throughout the community consultation it became clear that there was strong support from the majority of residents that the protection of green infrastructure such as green open spaces, trees, woodland footpaths and rural views were very important to them.
- 13.5 Residents believe that the village is special as it has a rural nature with very easy access to the countryside, a village outlook, and is within easy reach of Lincoln but totally separate from it due to being surrounded by open fields.
- 13.6 Concern was also expressed that Bracebridge Heath may lose its village feel and identity with continued housing development. Some residents were concerned that that this was already beginning to happen with the development that had already taken place. There was strong support that this unique identity should remain and that there should be a green buffer of at least 200m width around the whole village, which would separate the village from its neighbours.

13a. Maintaining Separation.

- 13.7 Bracebridge Heath is a rural parish, despite its close proximity to Lincoln, therefore all the areas that are underdeveloped around the village have importance in retaining that characteristic. There are a number of areas that are more sensitive than others in relation to maintaining separation with neighbouring settlements and the avoidance of coalescence.
- 13.8 At present there is a sense of separation as you travel between Bracebridge Heath and the neighbouring settlements. It is important to maintain this separation so that the distinctive identities of each settlement is maintained.
- 13.9 Although situated on the Lincoln Edge, very few Bracebridge Heath properties can be seen from the Witham Valley floor due to their low profile. This again emphasises the feeling of separation between Bracebridge Heath and the neighbouring conurbations of Lincoln and North Hykeham.
- 13.10 Bracebridge Heath's built up area visually appears to be much smaller than it actually is because the entrances to the village via the main roads:
- only have housing on one side of the road; and/or
 - the houses are set back from the road with hedging between the housing and the road.
- 13.11 This openness is appreciated by the villagers as it increases the separation zone between Bracebridge Heath and surrounding villages, making these green areas leading into the village very important.



*Photographs showing the entrances to the village.
Left to right A15, A607, Cross o' Cliff Hill*

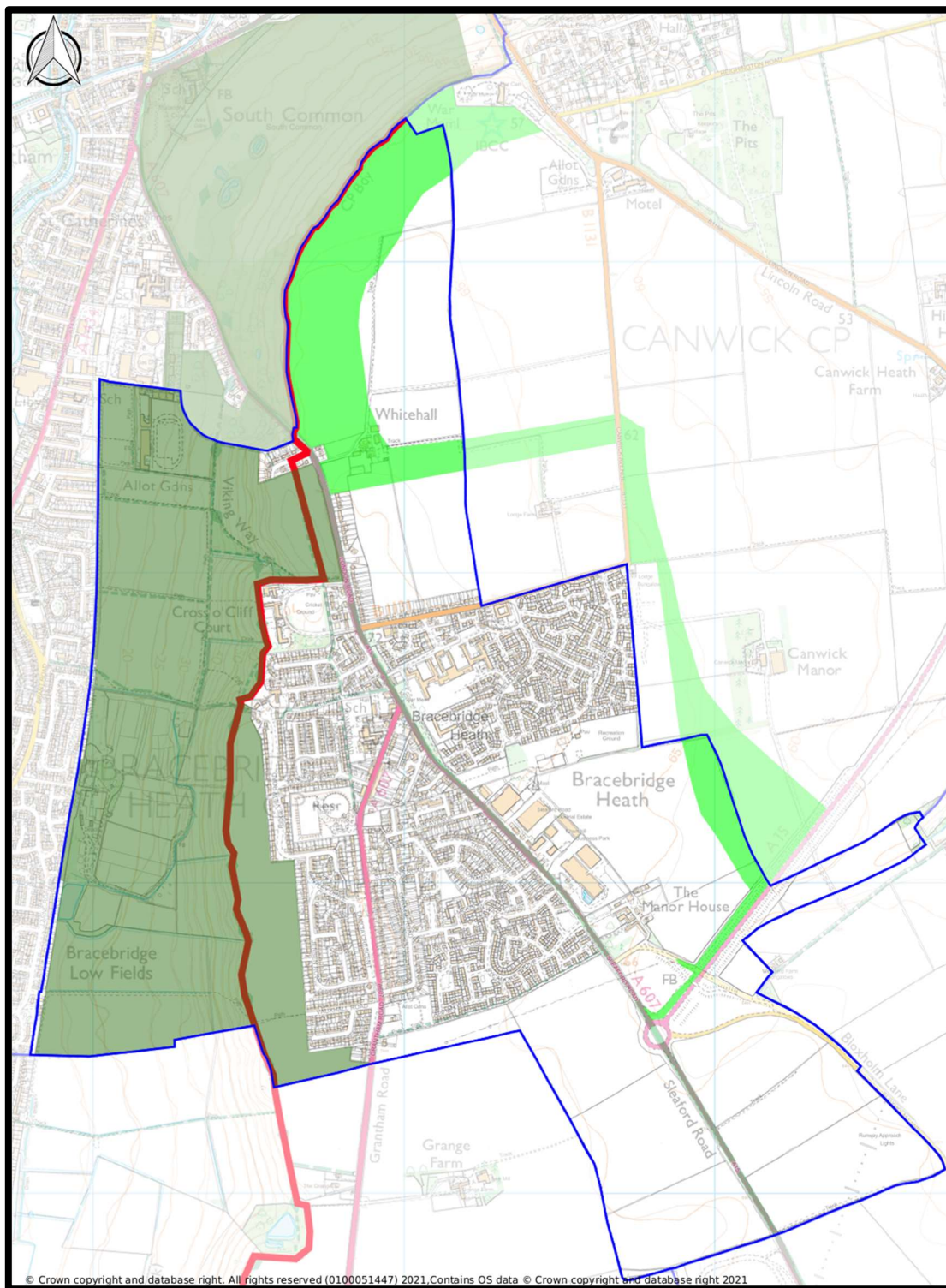
- 13.12 It is recognised that the Central Lincolnshire Local Plan has established the proposed development of a new village (South East Quadrant) provisionally called 'Canwick Heath' between Bracebridge Heath and Canwick. However under its policies there will be a separation area (green buffer zone) between Bracebridge Heath and the new village Canwick Heath thus avoiding coalescence between the two villages.
- 13.13 The Lincoln Edge which forms the Bracebridge Heath and Canwick green wedges in the Central Lincolnshire Local Plan is a very important local asset. The prominence of the scarp and the views afforded from it over the Witham and Brant valley is a very important asset to Bracebridge Heath. On a clear day it is possible to see as far as the Pennines.

- 13.14 The Lincoln Edge forms an important break in topography and land use changes as the scarp face rises abruptly from the valley landscape, thus ensuring that the population of Lincoln has green infrastructure well into its centre. Development along the foot of the Lincoln Edge should be carefully controlled to protect harmful intrusion beyond the base of the Lincoln Edge.
- 13.15 Any development proposals along the ridgeline within this Neighbourhood Plan area should be restricted to ensure that it cannot be seen from the valley floor thus ensuring the visual as well as physical separation of Bracebridge Heath from Lincoln and surrounding villages.
- 13.16 The Viking Way and the area of land as shown on Map 6 which runs along the Lincoln Edge from the southern boundary of the village (SK9757066403) to the northern boundary (SK9800369467) near the International Bomber Command Centre is an important asset to the community both locally and nationally. It is a tranquil area providing extensive views across the valley and along the ridge itself. Although close to the village, the downward slope of the land eastwards and the low rise buildings at the village edge make it appear rural in nature. It is regularly used by parishioners and visitors for recreational activities.








Map 6 Areas of separation



Source: Central Lincolnshire Local Plan Adopted 2017 & Lincoln South East Quadrant –Broad Concept Plan and Design Code December 2020

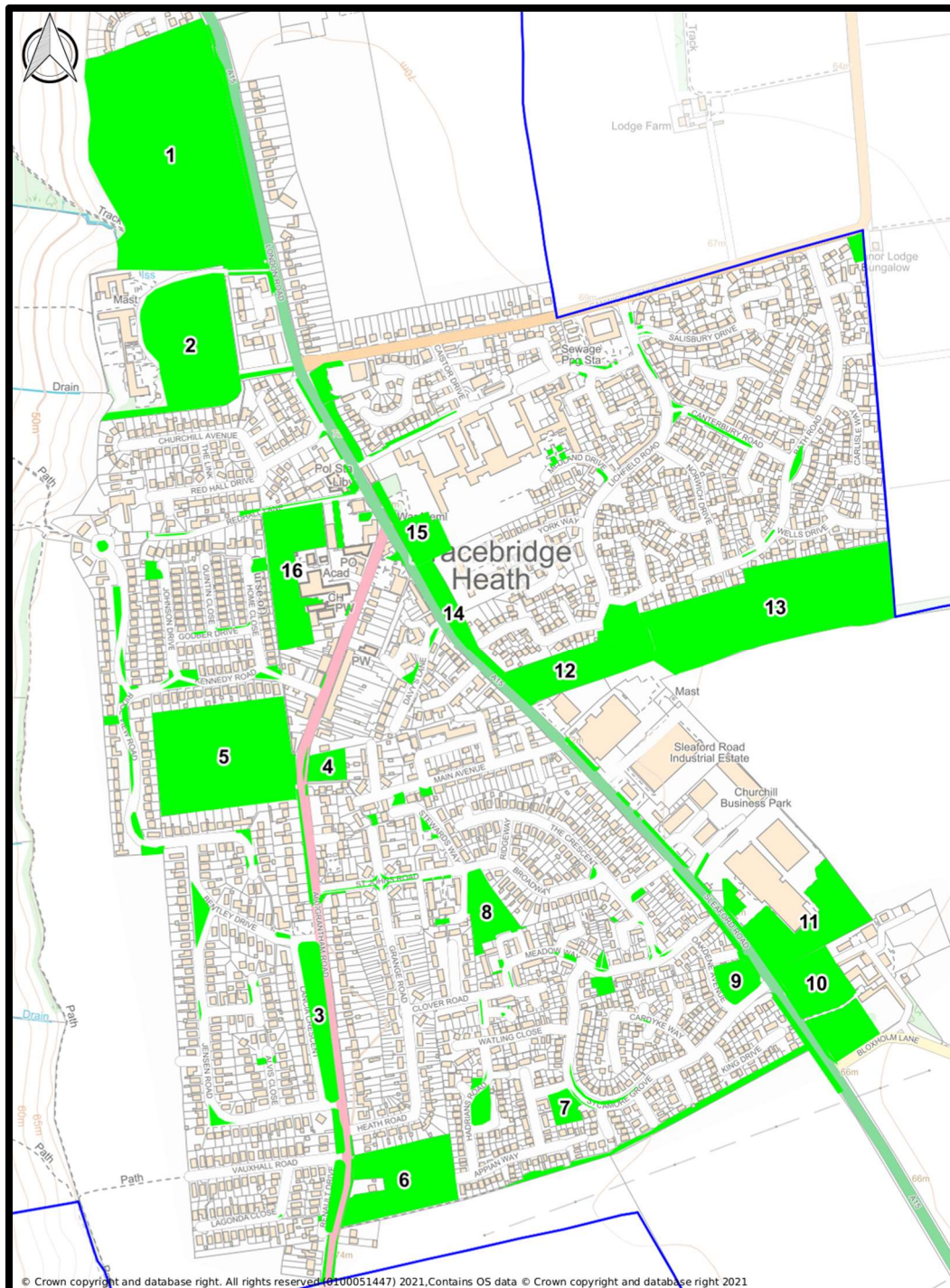
Key	
	Viking Way footpath
	Bracebridge Heath and Canwick Green Wedges
	Green separation areas. (taken from Fig.1.1 South East Quadrant Broad Concept Plan & Design Code (2020))

Policy 13: Areas of Separation

1. New development within the South East Quadrant beyond Bracebridge Heath Parish must be clearly separated from proposed development within the South East Quadrant that lies within the Neighbourhood Plan area in order to maintain the separate identity of Bracebridge Heath. This will be delivered in accordance with the strategic open space area identified within the Broad Concept Plan and Design Code.
2. Visual and physical separation between Bracebridge Heath and neighbouring settlements will be preserved. Any development proposals along the A607, A15 and Bloxholm Lane should be accompanied by evidence of the visual impact of the proposed scheme in relation to the visual gap between settlements, including a clear demonstration of how any impacts on the sense of separation will be avoided and mitigated through landscaping.
3. Development proposals, including changes of use, within the Lincoln Edge Green Wedge must demonstrate either that they are not contrary to or detrimental to the functions and aims of Green Wedges, or that it is essential that they are located within the Green Wedge and the benefits override the potential impact on the Green Wedge.:
4. In relation to the Green Wedge at the western edge of the village any development proposal in this location should:
 - not increase the visibility of the village from the Witham Valley floor to the west; and
 - avoid urbanisation of the Viking Way Route and any encroachment on this green space.
5. Development proposals within close proximity of the Green Wedge should retain and where possible enhance connectivity to the Viking Way.

13b. Open spaces, sports facilities, and recreation facilities

MAP 7 Green Spaces in Bracebridge Heath (August 2020)



KEY – Major green areas. Other areas documented in Appendix C

1 The Hillies	10 Manor Farm and gardens (Private)
2 Cricket Pitch (owned by NHS)	11 Agrii green area and pond (Private)
3 Lancia Green	12 St John's Hospital Cemetery and The Hump
4 Grantham Road children's play area	13 Recreation Ground
5 Pump House reservoir (Private)	14 Woodland Walk
6 Allotments	15 Central village green area once the St John's Hospital development complete (S106 agreement)
7 Stane Drive children's play area	16 Primary Academy playing field
8 St John's Road green space	
9 Oakdene Avenue green space	

- 13.17 Bracebridge Heath contains a number of open spaces within the village curtilage which have local importance for a number of reasons, including their role for recreation, healthy living, maintaining the openness of a housing estate or setting of a notable landmark or historically important site. These are listed in Appendix C and the larger areas are shown as photographs.
- 13.18 These open areas break up the developed areas and are very important in making Bracebridge Heath feel more open and rural. The position of the open areas on Grantham and Sleaford Road (including the Woodland Walk) ensure that the village appears smaller than it actually is because there is only housing on one side of the road.
- 13.19 The Community Lincs consultation emphasised the importance of these green areas to parishioners. Any loss of the rural feel of these areas would significantly reduce this feeling of openness and their value to the community.
- 13.20 Bracebridge Heath has limited usable space for sports activities. Some of the existing sports facilities are under private ownership or control and their future cannot be guaranteed. Further playing field space is needed for use by parishioners. Any loss of recreational or sporting activity space will be resisted.

Policy 14: Open spaces, sports facilities and recreation facilities

1. Access to a network of high quality open spaces and opportunities for sport and physical activity is important to the health and wellbeing of Bracebridge Heath residents. Recreation and playing field space will be safeguarded from development unless it can be demonstrated that:
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
2. Proposals for new open spaces or improvements to existing open spaces will be supported. Open spaces should be of high quality and design with appropriate attention to:
 - potential for adaptability;
 - accessibility for all users;
 - opportunities for formal and/or informal play and exercise;
 - incorporation of natural features such as trees and other vegetation to create opportunities for biodiversity net gains;
 - linking into the wider green infrastructure network;
 - creating an attractive natural landscape.

13c Designating Local Green Space

13.21 The National Planning Policy Framework (NPPF) grants Neighbourhood Plans powers to designate certain areas as local green space. The NPPF paragraphs 101-103 indicate that the management of development within such spaces should be consistent with policy for green belts.

13.22 The local green space designation can only be used where the green space is:

- in reasonable proximity to the community it serves;
- demonstrably special to the local community and holds a particular local significance such as beauty, historical significance, recreational value (including as a playing field), tranquillity or richness of wildlife;
- local in character and is not an extensive tract of land.

13.23 The Central Lincolnshire Local Plan has put forward several important open spaces to ensure the extension of the existing green infrastructure network into ‘multi-functional movements’ networks.’ These will link green spaces, their facilities and amenities. This will avoid the coalescence of the new community provisionally called Canwick Heath with Bracebridge Heath.

13.24 Bracebridge Heath Neighbourhood Plan has identified local green space sites as follows:

1. The Hillies (SK9768268192). Size 7.46ha. Historically this area used to be a football field before the quarry was filled in. It is an important visual separation zone between Lincoln and Bracebridge Heath and together with the small field opposite by Whitehall Farm Cottages forms a complete separation zone. It is important wildlife highway. The Viking Way also runs north to south across it. At the southern side of the Hillies is a cinder track which runs down the scarp to the Witham valley. The Viking Way and cinder track are regularly walked by visitors and locals alike.
2. Cricket Pitch (SK9768067890) Size 1.86ha. Valuable local recreational asset. Used most days by the cricket club for matches and training. Areas surrounding the pitch are regularly used by parishioners for recreation such as dog walking, family picnics. This space has been the village’s cricket ground since 1948, and previously in the 1920’s and 30’s (<https://cricketlincs.lincoln.ac.uk/clubs/bracebridge-heath/>).
3. Lancia Green (SK9788266835) Size 0.66ha. Important open space at the entrance to the village which gives the visual impression that the village is a lot smaller than it is. It is valuable for wildlife as it has a long stand of mature mixed deciduous trees. Lancia Green is also used by the local community as a focal point as the village Christmas tree is positioned here.

Map 8 –Designated Local Green Spaces (shown in dark green)

1. The Hillies



2. Cricket Pitch



3. Lancia Green



Policy 15 Designated Local Green Space

1. The spaces as shown on Map 8 are designated as Local Green Spaces:
 - The Hillies
 - Cricket Pitch
 - Lancia Green
2. The management of development within these areas will be consistent with that for development within Green Belts as set out in national policy.

13d Locally important views

13.25 There are a number of views and vistas which are of great importance to the parishioners and should be respected.

View 1. The green entrance to Bracebridge Heath on the A15 looking north from the junction with Bloxholm Lane.



13.26 Each identified view or vista is visible from a publically accessible location and is selected for its visual interest, its beauty and its historical significance or from its significance as a landmark.

13.27 All development proposals must demonstrate regard for the Landscape Assessment carried out by NKDC. (www.n-kesteven.gov.uk/residents/planning-andbuilding/planning/planning-applications/north-kesteven-landscape-character-assessment/). The important views identified here must be regarded as sensitive to development that would obstruct or detract from their value. The indicative positions of these views are shown on Map 9.

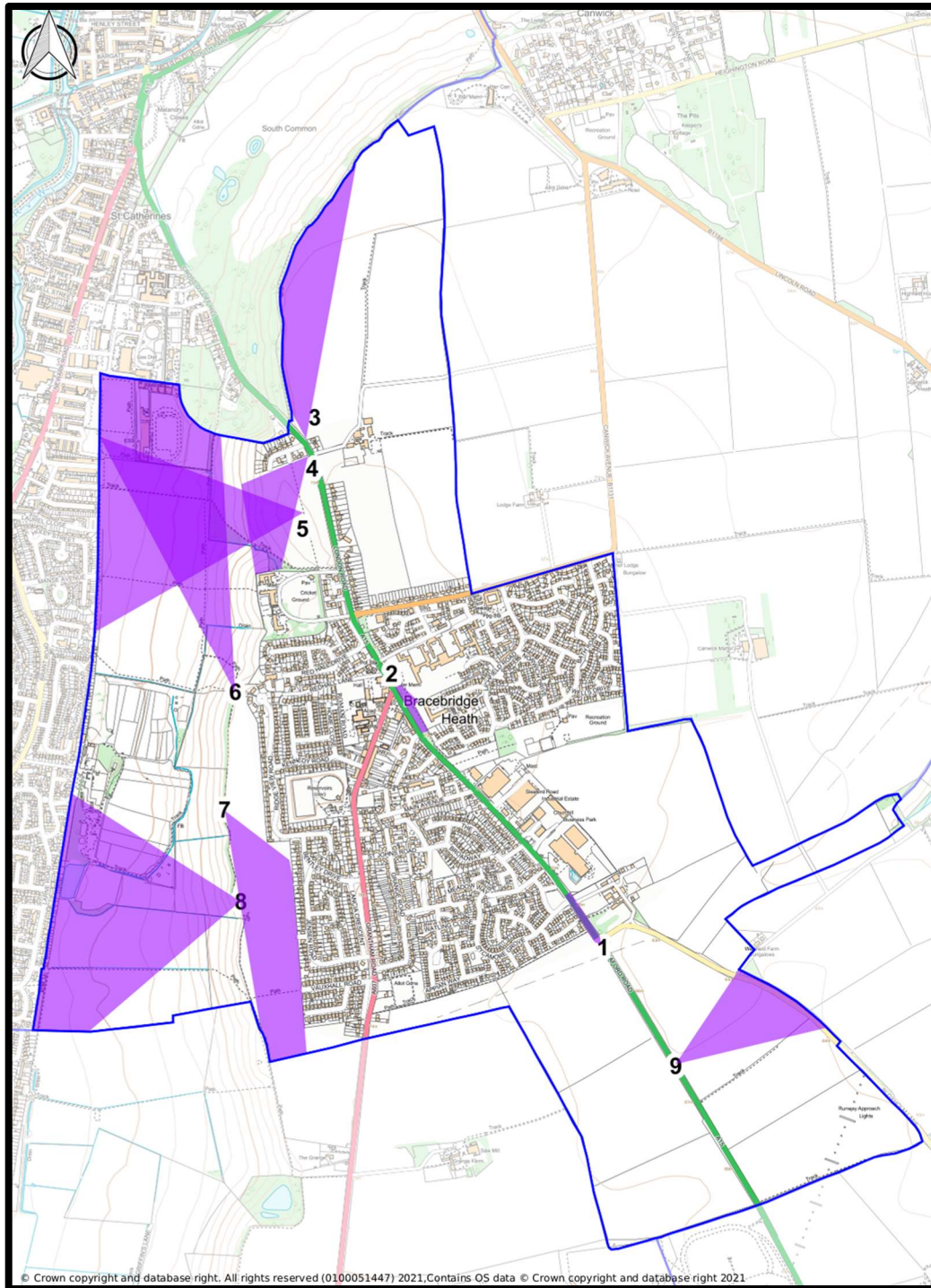
Policy 16 Locally important views

The following views (illustrated in Map 9) are regarded as locally important views:

1. View of entrance to the village along A15 from Sleaford with the large verges, trees and hedges visually hiding the housing.
2. View along the Woodland Walk looking southwards from the War Memorial.
3. View of Lincoln Cathedral from London Road near White Hall Farm cottages.
4. View of the Hillies giving a visual separation zone between Lincoln and Bracebridge Heath.
5. View over the Hillies and the Witham Valley
6. View of Lincoln and Lincoln Cathedral from the Viking Way.
7. View from the Viking Way opposite Ridgeview Road. Looking southwards over the fields towards the Bentley Drive estate.
8. View of the Witham Valley along the complete length of the Viking Way within the designated Neighbourhood Plan area.
9. View of the Wolds from Sleaford Road (A15).

Development proposals that will impact on a locally important view should be accompanied by a proportionate assessment of how the significance of the view has been taken into account and the steps necessary to address and minimise any adverse impact.

Map 9: showing locally important views.



14. Transport and Public Rights of Way

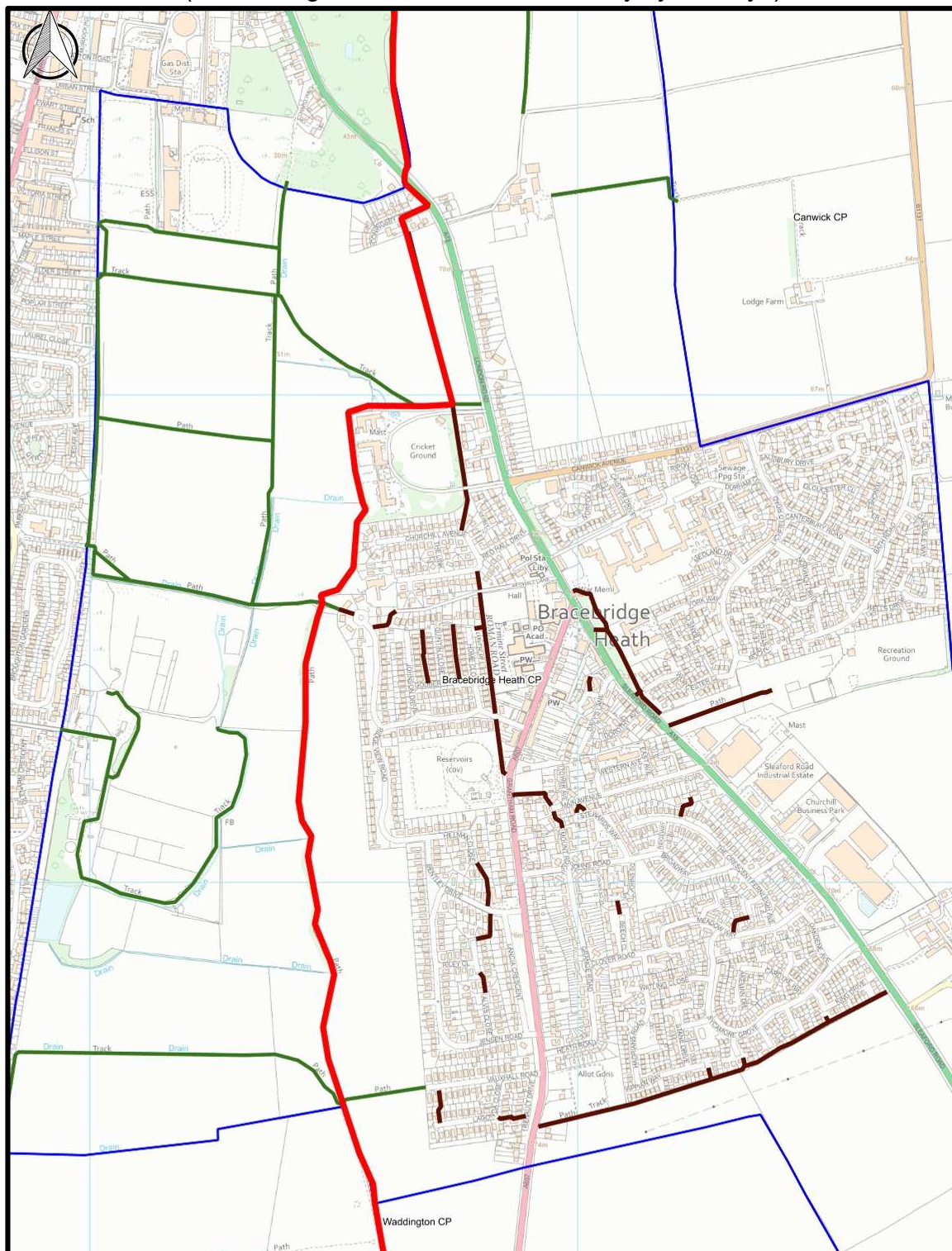
- 14.1 Bracebridge Heath is situated at the junction of two A roads which then coalesce into one road (London Road):
- A15 (Sleaford Road) bringing traffic from Peterborough, Sleaford and through its link with Lincoln's eastern bypass traffic from the north of Lincoln;
 - A607 (Grantham Road) which runs from Leicester and Grantham through the cliff villages to Bracebridge Heath.
- 14.2 These roads leading into and out of the village can be extremely busy especially at morning and evening 'rush hours'. In the morning traffic can be backed up to the southern parish boundaries on the A607 and A15. In the evening traffic can be backed up to the northern and north east entrances to the village on the A15 and B1131.
- 14.3 The complex nature of entrances and exits very near to the junction of the A15 with the A607 has led it to being used by public organisations in their training exercises or presentations for road closures or similar.
- 14.4 Any proposals for new development in Bracebridge Heath will need to ensure that they do not exacerbate the problem of traffic congestion in the village or increase the use of 'rat runs' through housing estates situated between the A15 and A607.
- 14.5 Parishioners have raised concerns regarding air pollution caused by additional traffic from new developments, both inside the designated area and coming from other new developments along the Lincoln Edge. Any new developments within the designated area should address the problem of air pollution within their transport proposals.
- 14.6 Existing footpaths within the village are shown on Map 10. Most are situated in the older parts of the village and shorten the walking time to the village centre. These connecting footpaths allow pedestrians to avoid using the roadside footpaths beside the heavily used A roads.
- 14.7 According to consultation feedback, parishioners want new developments to incorporate footpaths and cycle-ways that enable them to shorten their walking or cycle time to the village centre, rather than having to use their cars.
- 14.8 Parishioners expect that existing footpaths and rights of way within the designated area are maintained and improved to encourage their use as a recreational asset.
- 14.9 Community consultation showed that parishioners had a strong wish for cycle-ways to be created both within the village, to surrounding villages and especially to Lincoln. It is expected that new developments within the south east quadrant will provide cycle-ways to International Bomber Command Centre, local villages and Lincoln.

- 14.10 The provision of extra footpaths and cycle-ways should enable a series of circular routes to be created within the village and surrounding area, which will enable locals and visitors to enjoy the “outside”, without having to walk along the main roads in the village.
- 14.11 Traffic congestion and traffic related problems along the existing roads within the village needs to be addressed. The lack of an evening bus service limits the ability of parishioners to use public transport for commuting or evening entertainment. It is recognised that some of these measures are not planning matters but relate to community aspirations. However, these should be taken into account when planning proposals are considered.

Policy 17 Protecting existing and establishing new non-vehicular routes for pedestrians and cyclists.

1. Development proposals should incorporate safe and direct routes for pedestrians and cyclists into and where relevant, through the site. Connectivity with the wider network should be achieved wherever possible.
2. Development proposals should not restrict existing footpaths or cycle routes or preclude opportunities to deliver improved linkages between existing routes.

Map 10 Existing footpaths and bridleways (Bracebridge Heath does not have any cycle-ways)



Source: OS Maps and NKDC determined planning applications

KEY	
	Viking Way (Public right of way)
	Village footpaths (no vehicle traffic)
	Footpaths and tracks outside of village curtilage
	Bracebridge Heath Parish Boundary

15. Implementation and Monitoring

- 15.1 The policies in this plan will be implemented by North Kesteven District Council as part of their development management process. Where applicable, Bracebridge Heath Parish Council will also be actively involved, for example as part of the pre application process. Whilst North Kesteven District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 15.2 The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering some of the objectives of this Plan. The Community Infrastructure Levy (CIL) funds will be used to deliver other objectives where on-site provision is not possible or applicable as part of the development proposals.
- 15.3 All policies within the Neighbourhood Plan area will be monitored by Bracebridge Heath Parish Council and reviewed on a regular basis. Any amendments to the policies will only be made following consultation with North Kesteven District Council, local residents and other statutory stake holders as required by legislation.
- 15.4 As the Neighbourhood Plan will become part of a hierarchy of planning documents, Bracebridge Heath Parish Council will actively monitor the delivery of new housing in the Neighbourhood Area as set down in Policies LP2 and LP4 of the Central Lincolnshire Local Plan.
- 15.5 Bracebridge Heath Parish Council will consider whether the Neighbourhood Plan requires updating through a review within five years of the plan being made.

Appendices

Appendix A Possible Community Projects

1. **Gates** marking the entrances to Bracebridge Heath on Grantham Road, Sleaford Road and Canwick Avenue.
 - The gates will help to give road-users the message that they are entering into a residential area and should drive with due care and attention and within the speed limit. Studies have shown that white gates at entrances to villages does have the effect of slowing traffic.
2. **Heritage Trails**
 - Bracebridge Heath has a great deal of hidden history of which it should be very proud. Creating heritage trails will allow visitors and residents to appreciate our unique village.
3. **Heritage Centre**
 - This would be a designated space to bring together documents, photographs, maps and the Character Profile so that it can be archived and displayed for visitors and residents.
4. **Parish Office**
 - At the moment the Parish Clerk and Assistant Clerk use a space in the Community Library. The creation of a Parish Office would be the administrative hub of the Parish Council.
5. **Extension to the Pavilion**
 - An extension to the Pavilion on the Recreation Ground would enable more sporting and social activities to take place at the same time, thus generating more income for community pursuits.
6. **Extension to the Village Hall**
 - This could be used for the Community Library, as a Heritage Centre or Parish Office.
7. **Fields in Trust and The Charter for Trees Woods and People**
 - By using the Fields in Trust's Deed of Dedication the green areas within the village can be protected, so that future generations can continue to use them as recreation areas.
 - By becoming a member of the Charter for Trees, Woods and People (woodland Trust) the Parish Council will have help and encouragement in actively identify places to plant different varieties of trees and to encourage parishioners to plant trees within their gardens to encourage biodiversity.
 - The provision of a village orchard and the benefits it could bring to the parishioners could be investigated with the view to providing one if it was deemed to be beneficial to the community and an area of suitable land can be found.

8. Create an village green area by the village centre

- Under a S106 agreement the area of land behind and south of the war memorial will on the completion of the St John's Hospital development be handed over to the Parish Council. This area of land will be developed as a central village green area to provide a focus point for village events.

9. Help the uniformed youth organisations to have a permanent home.

- As yet these uniformed youth organisations such as the Guide and Scout organisations have no permanent home within the parish.

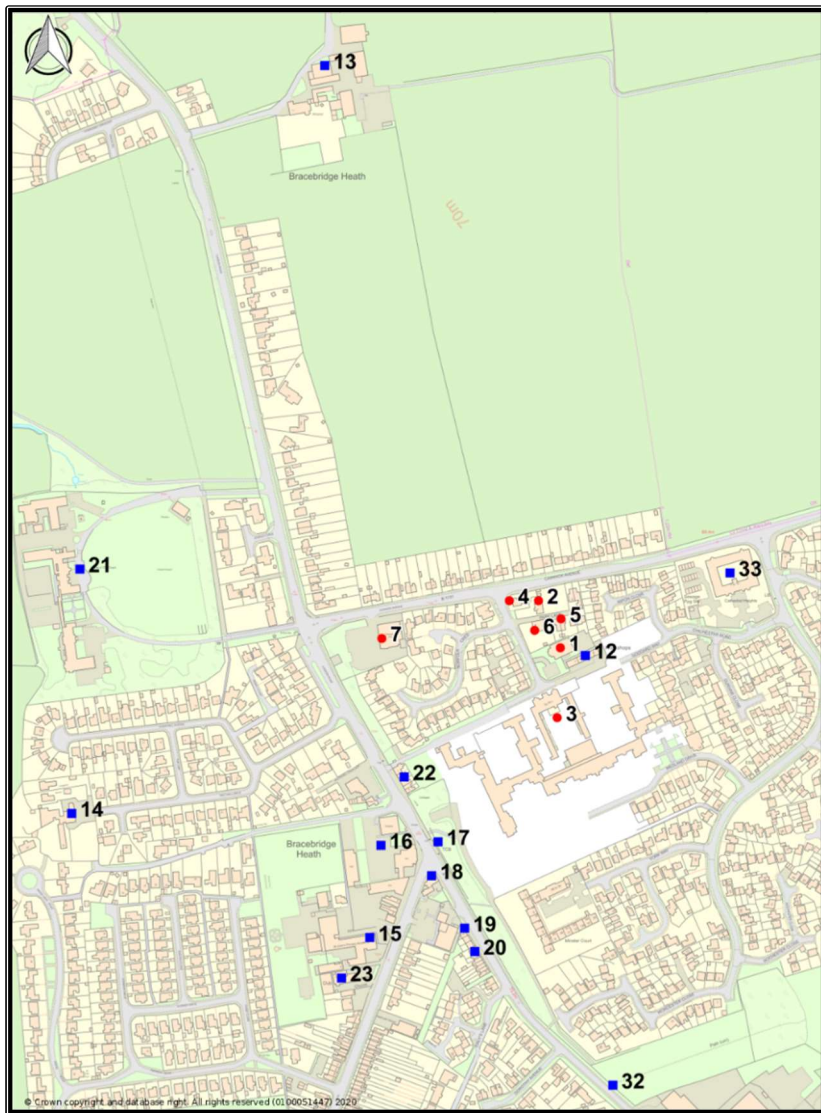
10. Memorial in cemetery

- This was originally the cemetery of St John's Hospital and has nearly 4,000 people buried there. A memorial of all those buried there could be sited within the footprint of the mortuary chapel.

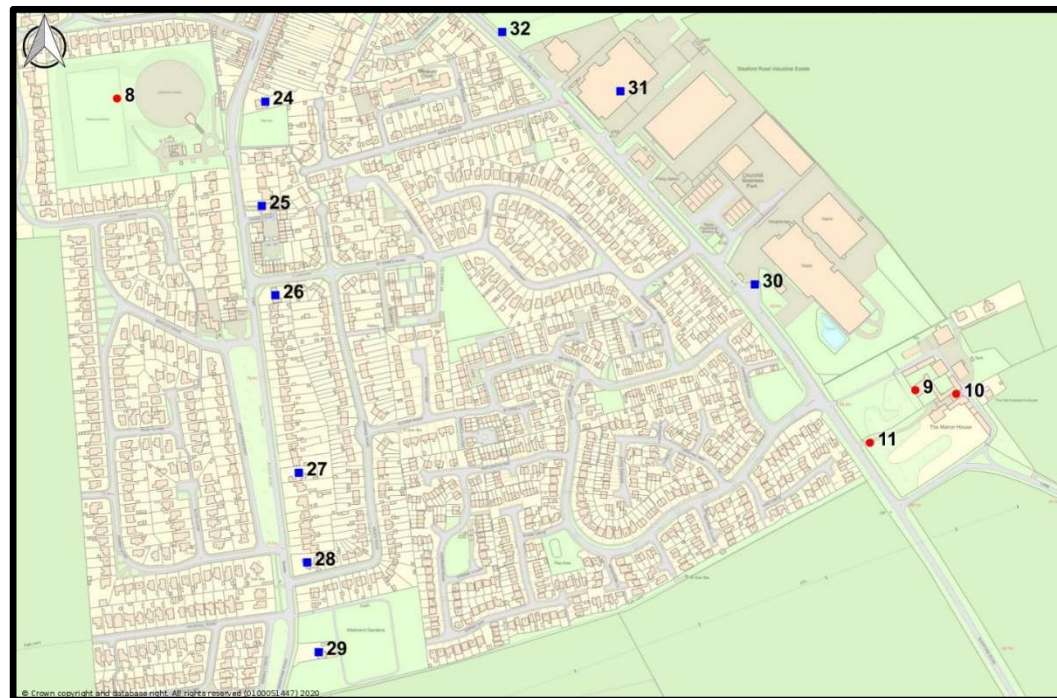
11. Tourism

- Bracebridge Heath has a wealth of hidden history, restaurants, pubs and shops. Walkers along the Viking Way or those who wish to explore the area surrounding the International Bomber Command Centre would find a variety of facilities not far away.

Appendix B Bracebridge Heath Heritage Assets





Map 11 Showing the position of Listed Buildings and Non-Designated Heritage Assets



Numbers on these maps relate to information and photographs on the following pages.


Bracebridge Heath's Listed Buildings (further information on the listed buildings can be found at www.historicengland.org.uk/listing/)

			
<p>1. Chapel at St John's Hospital</p>	<p>2. Cron dall House at St John's Hospital</p>	<p>3. Main Building at St John's Hospital</p>	<p>4. The Lodge St John's Hospital</p>
			
<p>5. Oakleigh St John's Hospital</p>	<p>6. Norfolk House St. John's Hospital</p>	<p>7. Homestead at St John's Hospital</p>	<p>8. Pump house to BBH Service Reservoir</p>
			<p>There was an twelfth Listed Building – The triple Belfast Hanger on Sleaford Road Industrial Estate but it was demolished in 2001</p>
<p>9. The Manor House (farm)</p>	<p>10. Farm Buildings at the Manor House</p>	<p>11. Gates and walls at the Manor House</p>	




On the 4th January 2022 Cross O' Cliff Court was designated a Grade II Listed Building along with the stone and brick gate piers opposite the building. The Grade II Listing was given for the building's architectural and historical interest.




21	Cross o' Cliff Court. London Road LN4 2HL		Built in 1907 for Arthur Newson who was Mayor of Lincoln at that time. It is built of red brick in a neo-Tudor style with diamond patterned chimneys and mullioned windows.	The house is approached by two sweeping driveways from London Road. Between the drives is situated a large green area which is now used as a cricket field. Outside of the curve are bands of mature trees. The house is now used as offices for the NHS..
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Note: For clarification the following building is classified as being part of the Grade II listing for St John's Hospital as it stands within the hospital curtilage:

No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
12	St John's Hospital Craft Workshops. Caistor Drive LN4 2TA		The craft workshops are the remaining buildings from two parallel lines of stone buildings. This was where staff and patients ran the hospital farm and estate buildings.	The hospital was self-sufficient in many of the ancillary trades to do with running gardens, farms and estate buildings including at one time producing their own coffins.

Non-Designated Heritage Assets. Additional information can be found in the Bracebridge Heath Character Profile.


No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
13	White Hall Farm. 7 London Road LN4 2JW		This stone farmhouse and farm dates from before the 1840s. It is one of the original three farmsteads in the parish.	White Hall Farm stands on the Lincoln Edge east of Cross O'Cliff Hill. With its farm cottages and buildings it stands at the entrance to the village from Lincoln.
14	Red Hall Farm. Red Hall Drive LN4 2JT		There has been a farm on this site since 1690s. This farmhouse is extensively early 1800s.	This is a striking white building, positioned at the edge of shallow dip on the Lincoln Edge near the spring line. The sale of this farm estate in 1845 led to the development of St John's Hospital and the Chartist's plots and associated cottages we see in the village today.
15	St John's Primary Academy. Grantham Road LN4 2LD		The original building dates from 1800 and was the first school building in the village. Until St John the Evangelist Church was built the school was also used for church services and community events.	St John's Primary Academy is situated at the centre of the village. It has extensive grounds which have been added to over the years as the village grew in size. At present its capacity is 420 children, compared to the 60 in 1800.




No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
16	The Bull. London Road LN4 2LA		Built in the mid-1800s at the junction of London and Grantham Road. It is a stone built inn with large coach houses attached. In the late 20 th century these coach houses became garages and shops.	Originally called the John Bull Inn but in recent years has changed its name to The Bull. The coach houses have now been incorporated into the main building and form part of the restaurant. The original building has been extended on the northern side.
17	War Memorial. Junction of London, Grantham and Sleaford Road.		Bracebridge Heath's monument to the fallen of two world wars.	Erected in 1921 to the memory of those from this village who died in the First World War. Inscriptions added later to commemorate those dying in the Second World War. The memorial is positioned in the centre of the village at the junction of all three main roads.
18	The Blacksmiths Arms. Sleaford Road LN4 2NA		Built in the mid-1800s as a stone built blacksmiths cottage and forge. It later became an ale house and then a public house.	One of the original stone buildings in the centre of the village. It stands on one of the Chartist plots of land. A second storey was added around 1909.

No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
19	Rumbles Cottages. 3-5 Sleaford Road LN4 2NA		Stone built two up two down cottages. Later extensions to the rear added on a bathroom and kitchen.	This is Bracebridge Heath's only row of terraced stone cottages, now identified as 3-5 Sleaford Road. They were built around the 1860s originally with detached long thin gardens complete with pigsties. Number 3 still has its original garden and pigsty base.
20	Mason's Arms. 6-7 Sleaford Road LN4 2NA		Situated on a 2 acre Chartist Plot of land, it was the original public house for workers building the Hospital.	This was built of local limestone between 1847 and 1851 by a stone mason, complete with cellars. It had ceased trading by 1861 Today it has been divided into 2 separate properties, 6 and 7 Sleaford Road.
21	See page 55 Cross O Cliff Court is now a Grade II Listed Building			


No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
22	1-6 Hospital Cottages. London Road LN4 2JZ		They were built on the edge of the hospital site in the late 1800s as the first dwellings in the village to house hospital employees.	Formerly known as Asylum Cottages, these terraced cottages stand directly onto the footpath with no front gardens. They also have no passageways to the back of the building as the backyards were easily accessible from the hospital ground.
23	St John the Evangelist Church. Grantham Road LN4 2LD		Built in 1908 of local red brick as a mission church to All Saints Parish Church in Bracebridge. The stained glass window above the altar is a memorial window to villagers who lost their lives in the two world wars.	St John's became a parish church in 1967. The church hall behind the church which was second hand in the 1930s is now beyond economical repair and unused.
24	Conway House. 81 Grantham Road LN4 2LE		A large domestic detached stone house, built in the 1800s. It has its own stables attached at the back of the house and its own well. The bay windows may be later additions.	This is the only domestic detached stone house built in the village outside of the hospital grounds. It is thought to have been built for a local quarry manager. It has also been the Headteacher House for the local school.

No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
25	The Mount. 91 Grantham Road, LN4 2PZ		One of the original Chartist cottages. Although extended to the front, the original stone cottage is still evident towards the rear of the property.	Was one of six smallholdings providing fruit and vegetables to Lincoln. The cottage was extended and a second floor added in an Edwardian style with distinctive veranda and balcony to the upper storey. It is now used as a children's nursery.
26	95 Grantham Road. LN4 2QD		Built in the 1850s. This Chartist stone cottage is a very important historical asset. Many of its original features have been preserved. Apart from a garage extension very few alterations have occurred over the years.	One of the six Chartist cottages along Grantham Road sitting prominently on the remains of its smallholding plot at the junction of Grantham Road and St John's Road Today the stone walls are only visible internally as the outside has been rendered.
27	135 Grantham Road. LN4 2QD		One of the remaining five (out of 6) Chartist stone cottages which were along the Grantham Road.	Although much altered the original outline of the frontage can be seen and the stone cottage still exists within the extended building. The stone walls have been rendered.

No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
28	151 Grantham Road. LN4 2QD		One of the remaining five (out of 6) Chartist stone cottages. Although greatly extended the original stone cottage still exists within the extended building.	Stands at the junction of Heath Road and Grantham Road. All the cottages were evenly spaced along Grantham Road and set parallel to the A607. (Ermine Street)
29	163 Grantham Road. LN4 2QE		Most southerly stone Chartist Cottage. The size of its original small holding plot can still be seen as its large garden is surrounded by the village allotments.	The only Chartist stone cottage which has had a second floor added and a two floor rear extension. The original ground floor frontage of the cottage can still be seen, although the central door has become a window. One of the original village stone cottages which has again over time been rendered.
30	Guard building. (Agrid Ltd) Sleaford Road LN4 2NW		The guard building guards the wide sweeping curve of the entrance of what was formally the Avro Repair Organisation buildings. This sweeping curve allowed aircraft to be swung into and out of the compound during World War Two.	This is part of Bracebridge Heath's Royal Air Force History. The damaged bombers from RAF Waddington would be towed down Sleaford Road to the hangers at what was once RAF Bracebridge Heath for repair.

No on map	Name Of Building	Photograph	Historic Merit	Contribution to local character
31	Remaining Belfast hangars (Rimmer Brothers). Sleaford Road Industrial Estate LN4 2NA		These hangars were built at the end of World War One for RAF Bracebridge Heath. Today they are part of the Sleaford Road industrial site.	Originally part of a set of two single hangars and a triple hanger (listed but now demolished) which formed part of RAF Bracebridge Heath.
32	St John's Hospital Cemetery entrance gate and wall. Sleaford Road		This arch set in a stone wall is the entrance to the Hospital Cemetery where over three and half thousand people are buried. The wall and gate date from the 1850s.	The limestone wall and gate are important as a memorial and remembrance to all those buried within the cemetery grounds. The age of those buried in there range from a few days old to their nineties.
33	Cathedral Heights. Chichester Road LN4 2FE		Designed by H S Hall in the 1930s as a nurses' home for the hospital.	It is the only surviving nurses' home within Bracebridge Heath. It was built of buff brick to complement the hospital. It has a large internal courtyard. Today it has been converted into 2 and 3 bedroomed apartments.

Appendix C Bracebridge Heath Green Spaces

			
Between Lancia Crescent and Grantham Road	Grantham Road Children's play area	Garden area St John's Flats	Open space besides St John's flats
			
Between Main Avenue and Stewards Way	Woodland walk	Cemetery	Recreation ground
			
Toft's Walk	Allotments	Example of Ridgeview Road green areas	Cricket Pitch area

			
<p>St John's Primary Academy field</p>	<p>Red Hall Farm Lane</p>	<p>Between Sleaford Road and Oakdene Avenue</p>	<p>Stane Drive children's Play area</p>
			
<p>Hillies from A15</p>	<p>Manor Farm field and gardens</p>	<p>Field adjoining White Hall Farm cottages and 23 London Road.</p>	<p>Agrii pond area (private industrial land)</p>

Appendix C Continued: Location of green spaces

- **Many of the roads within the parish have wide green verges** which enhance the rural nature of this parish
- **Viking Way** A designated national footpath running along the Cliff Edge from Canwick Hill (SK9800269465) to the southern boundary of this parish (SK9756766387).
- **Small green areas running along the whole length Ridgeview Road including access strips to fields.** (SK9763067078, SK9756967277) and **centre turning circle at northern end** (SK9755767547).
- **The footpath linking Sleaford Road and Grantham Road** (SK9792366501 – SK9862966775) which provides the only footpath link between the two roads which is away from vehicular traffic.
- **The Allotments** (SK9801866575) to the south of the village off Grantham Road which provide plots for local residents.
- **Renault Drive.** (SK9791066545) An area of land with mixed species trees
- **Lancia Green.** (SK9788266835) An area of open green space with a mixture of mature trees.
- **Green space Bentley Drive** (SK9770466989, SK9783466953).
- **Green space Hillman Close** (SK9777667108).
- **Green space Jenson Road** (SK9773166663).
- **Green Space Alvis Close** (SK9779666766).
- **The Pump House (Water Tower)** (SK9772267239) A large grassed area over a covered water reservoir.
- **Grantham Road Children's Play Area.** (SK9789667210) A grassed area owned by the Parish Council with play equipment suitable for primary aged children.
- **Green space Kennedy Road** (SK9780967347, SK9767667331).
- **Green space Johnson Drive** (SK9763067508).
- **Green space Home Close** (SK9779667514).
- **Ermine Street.** From the southern edge of the parish, Grantham Road follows the route of this Roman road until it reaches the corner by the Pump House (SK9784667227). Ermine Street then continues straight on as a footpath all the way to Coningsby Crescent. (SK9765168333).
- **St John's Primary Academy playing fields.** (SK9783667512)
- **Red Hall Farm Lane – bridle way.** (SK9762767558 to SK9795367626).
- **NHS grounds (Cross o'Cliff Court) including cricket ground** (SK9769167814) Large grassed area surrounded by mature trees
- **St John's Square.** This includes the garden area (SK9807967012) within the flats frontage and the grassed open space to the east of the square (SK9813466998) which is used by young children as an open play area.
- **Wide open grassed frontages on Beech Close** (SK9808666910), **Stewards Way** (SK9805067113) and **Clover Road** (SK9809266838).
- **Footpath and green area between Steward Way and Main Avenue** (SK9800667151).

- **Toft's walk.** (SK9820367244) This is a small green un-adopted lane off Main Avenue that is a dead end. It used to be part of the RAF Bracebridge Heath road system.
- **Small green area on Davy's lane** (SK9802467342).
- **Stane Drive green area with young children's play area** (SK9825966688).
- **Green area between Hadrian Road and Ermine Court** (SK9813566687).
- **2 green areas Meadow Way** (SK9832166876, SK9831966909) **and one small green area opposite Willow Close** (SK9827266913).
- **Open space junction Fernleigh Avenue and The Crescent.** (SK9836967011).
- **Gardens of the Manor Farm and small field between the farm buildings and the A15** (SK9866866835).
- **The Copse west of Manor Lodge Bungalow.** (SK9870868006).
- **Wide naturalised verges on Sleaford Road from the southern entrance to the village** (SK9863166785) **to the junction with The Crescent** (SK9842767052).
- **The green area and pond at Agrii. (Once Avro's)** (SK9857866959).
- **Grassed area between Oakdene Avenue and Sleaford Road** (SK9852266883). Locally known as 'The Green'.
- **St John's Hospital Cemetery.** (SK9825867352) This is a grassed area with yew and other trees. It is still consecrated ground where over 3600 burials remain. It is an area for quiet reflection.
- **The Hump.** (SK9836067404) This is a humped area of land between the cemetery and recreation ground covered in grass and mature trees. Due to the nature of the material buried in this area which was once a quarry it cannot be disturbed and must remain as it is.
- **The Recreation Ground.** (SK9854767449) This large recreation area is mainly grassed. Various recreation structures and activities occur here. These include tennis, bowls, Skate Park, MUGA, adult exercise and football. A young children's play area and a pavilion with changing rooms are also on this site.
- **Western edge of St John's Hospital site.** A green tree lined area running along the western boundary of St John's hospital site and Sleaford Road. It is split into three main areas.
 - Area between the Homestead and Hospital Cottages (SK9791967731).
 - Area from the Hospital Cottages to the War Memorial (SK9802367566).
 - The Woodland Walk from the War Memorial to St John's Hospital Cemetery. (SK9810967409).
- **The Homestead** This wooded area was also part of the tree lined western boundary to St John's Hospital. (SK9788867806).
- **Small green space Bath Road** (SK9862567677).
- **Green space west side of London Road opposite the Homestead** (SK 9787167771).

Appendix D List of Supporting Documents

- Bracebridge Heath Character Profile
- Bracebridge Heath Neighbourhood Development Plan Designated Parish Area
- Bracebridge Heath Neighbourhood Development Plan Consultation Report Sept 2018 – Community Lincs
- Bracebridge Heath Neighbourhood Development Plan Consultation Statement
- Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report 2020
- 2011 Census - charts and graphs
- North Kesteven Landscape Character Assessment 2007

Acknowledgements

Cover photograph courtesy of Brian Marshall

Page 3 War Memorial photograph courtesy of Matthew Tozer

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