

# LEASINGHAM & ROXHOLM NEIGHBOURHOOD PLAN

*Shaping the future of our community*  
2012 - 2040



**Pictures on front cover illustrate our community: Centre: St Andrew's Church. Clockwise from top: Duke of Wellington community pub, Village Hall, Manor Farm Shop, Playground, The Glass House, Parish Council and Children of the Primary School, Convenience store, Hairdressers and The Post Office**

	<b>INDEX</b>	<b>Page</b>
	Foreword	<b>2</b>
<b>1</b>	Background and Context	<b>3</b>
	Neighbourhood Plans	<b>3</b>
	Neighbourhood Plan for Leasingham and Roxholm	<b>4</b>
	Map of the Parish	<b>5</b>
	Progress Chart	<b>6</b>
<b>2</b>	Planning Context	<b>7</b>
<b>3</b>	Leasingham and Roxholm Parish - A Brief History	<b>8</b>
	Old postcards of the Parish	<b>9</b>
	Leasingham and Roxholm Community, Character and Style	<b>10-11</b>
	Parish Demographics and Age Distribution	<b>12</b>
	The Parish Economy	<b>13</b>
	Economic Activity	<b>14</b>
	Parish Dwellings	<b>15</b>
	Property Values	<b>16</b>
	Location	<b>17-18</b>
	Environment	<b>19</b>
<b>4</b>	Parish Vision and Objectives	<b>20-21</b>
<b>5</b>	New Development within the Parish	<b>22</b>
	<b>Policy 1</b> - New Development within the Parish	<b>23</b>
	Housing: Character and Design for Future Development	<b>24</b>
	<b>Policy 2</b> - Housing Character and Design for Future Development	<b>25</b>
	Local Green Spaces	<b>26</b>
	<b>Policy 3</b> - Local Green Spaces	<b>26</b>
	Map of Local Green Spaces	<b>27</b>
	Access to the Countryside	<b>28</b>
	Pedestrian Access, Public Rights of Way and Bridleways	<b>28</b>
	<b>Policy 4</b> - Pedestrian access, Public Rights of Way and Bridleways	<b>29</b>
	Map Public Rights of Way	<b>30</b>
	Community Assets	<b>31-32</b>
	<b>Policy 5</b> - Community Assets	<b>33</b>
	Introduction to Policy 6	<b>34-37</b>
	Traffic and Transport	<b>38</b>
	The Green Environment	<b>39</b>
	<b>Policy 6</b> - Development Management Criteria	<b>40</b>
	Pictures of Roxholm	<b>41</b>
<b>6</b>	Review of Neighbourhood Plan - Acknowledgements	<b>42</b>
	Pictures by the children attending St Andrews Primary School	<b>43</b>

## **Foreword to the Leasingham and Roxholm Neighbourhood Development Plan**

Jonathan Franks, Chairman of Leasingham and Roxholm Parish Council 1976 - 2019  
Graham Arnold, Chairman of Leasingham and Roxholm Parish Council 2019 -

On behalf of the Parish Council, we would like to say a huge thank you to the steering group for undertaking the task of producing a plan for Leasingham and Roxholm Parish Council. The production has not been without its issues, but the end result has been one that we are confident offers the best protection against uncontrolled development and at the same time reflects the wishes of the majority of residents and businesses. We would therefore urge all to support this plan to provide controlled growth and at the same time maintain, as far as possible, the character of the built environment and the rural aspect.

From Ian Cox Chairman of the Leasingham and Roxholm Neighbourhood Plan Steering Group

Finally, we are here! The start of creating our neighbourhood plan seems a long time ago now, but, after all this time, I'm pleased to be able to offer, on behalf of the Leasingham and Roxholm Parish Council and Neighbourhood Plan Steering Group, the completed plan for your consideration and hopefully, adoption. If the plan is adopted it will then be used in decision making by North Kesteven District Council (NKDC), Planning Department, up to the year 2040. The plan will help protect and retain the aspects of the village that we enjoy and at the same time allow controlled growth to help maintain a healthy and vibrant community.

Every dwelling and business in the parish received a copy of the questionnaire sent out in 2017. The plan reflects all responses received in the returns of the questionnaire; plus, additional points that have been made by residents at the open meetings over the past two years.

I would very much like to thank all members of the steering group, past and present, who have given so much time and energy into producing this document. Also, Councillors of Leasingham and Roxholm Parish Council who have given their support to enable the community to voice their opinions, staff at NKDC Planning Department for their help, staff in the NKDC Partnerships Team who have helped to guide us through the various stages of creating the plan, and staff at NKDC Waste and Street Scene Department for their assistance with map details.

Finally, my thanks to all residents, both Leasingham and Roxholm, who have supported the idea from the start. Without your valuable support and enthusiasm this plan would never have got off the starting blocks to help secure a controlled development of our community for the foreseeable future.

Thank you everyone.

# LEASINGHAM & ROXHOLM NEIGHBOURHOOD PLAN

*Shaping the future of our community*

## 1 Background and Context

### Neighbourhood Plans

1. A new planning initiative embedded in the Localism Act (2011) gives Parish Councils the opportunity to engage with their local communities and prepare a Neighbourhood Plan which will help to shape future development in their areas. Once adopted, these plans will become part of the strategic development plan produced by local district councils and therefore, carry full legal weight in the determination of future planning applications within neighbourhood plan areas.
2. Neighbourhood Plans (NP) do not take effect unless they receive more than 50% of the votes cast in a community referendum at the end of the process. Plans must also meet several conditions before they can be put forward to a community referendum and legally come into force. These conditions are to ensure plans are compliant and take account of wider national and local policy requirements.
3. **The basic conditions are:**
  1. They must have regard to the national planning policy framework 2021 (NPPF).
  2. They must be in general conformity with strategic policies in the development plan for the current local area Central Lincolnshire Local Plan (CLLP).
  3. They must not breach, and they must otherwise be compatible with retained EU obligations and human rights requirements (including those requirements set out by the Strategic Environmental Assessment Directive).
  4. They must contribute to the achievement of sustainable development.

In addition to the above, an independent qualified person must check that a Neighbourhood Plan appropriately meets these basic conditions before it can be voted on in a local community referendum. This is to make sure that referenda only take place when proposals are workable and fully compliant.

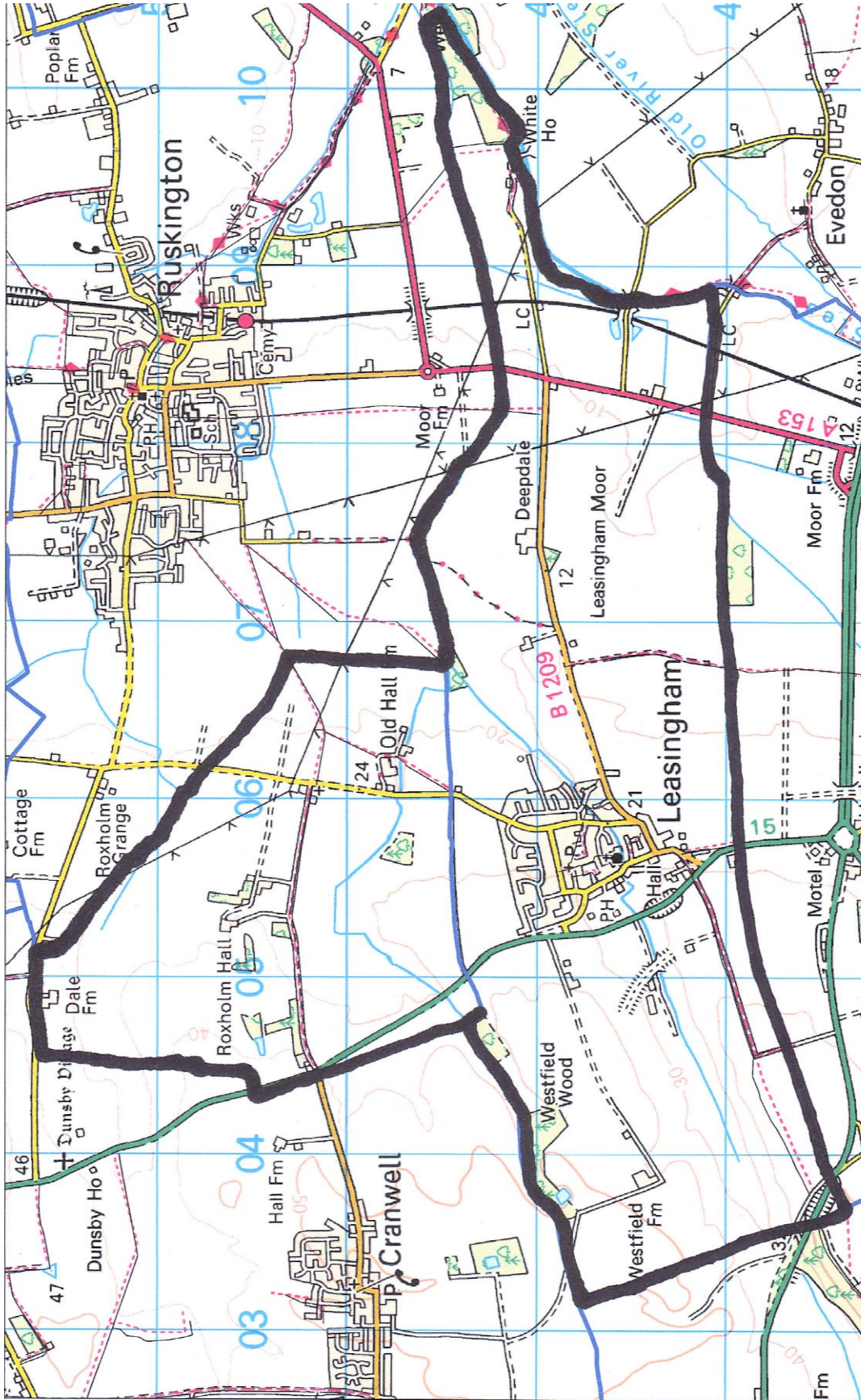
5. Strategic Environment Assessment

## Neighbourhood Plan for Leasingham and Roxholm

4. With an increased number of planning applications being submitted, allied to the potential for change within the village and surrounding landscape, the Parish Council took the decision that it would be timely to consider a Neighbourhood Plan for Leasingham & Roxholm. The plan would give parishioners an opportunity to help formulate policies on the type, scale and design of any new development and help determine what would be acceptable and appropriate in their environment. It would set out in line with the CLLP how they would like to see the village developed up to 2040. It would ensure that local people would have a stronger influence over the way change and development takes place in the area and help to protect and possibly enhance the features they value most.
5. Following public consultation, the parish council agreed to pursue a NP in November 2016. A community meeting was held, and a Steering Group was formed in January 2017. An area plan was formally designated on 24<sup>th</sup> March 2017.
6. A Leasingham and Roxholm Neighbourhood Plan Residents Questionnaire was created and delivered to all parishioners in May 2017. A Business Questionnaire was also printed and delivered to relevant establishments.



Map Showing the Parish Boundary and Roxholm Countryside



# PROGRESS CHART

**Getting Started**  
Is a plan needed?  
Consult with the community to establish if there is support for a plan  
Talk to the Local Planning Authority (LPA)

**Establish a Steering Group**  
Define terms of reference  
Parish applies to the LPA to designate the neighbourhood Plan area  
Apply for funding

**Build the Evidence Base**  
Identify a vision for the plan  
Prioritise issues and themes  
Develop key aims  
Consult with all stakeholders

**Write the draft plan**  
Identify policies, proposals and possible site allocations  
Consider sustainability, diversity and deliverability

**Ongoing community consultation and engagement**

\*Modifications may be required before and after Reg 14 Consultations

**Health Check and SEA Screening**  
LPA carries out a health check and SEA screening on the draft plan to ensure it meets the Basic Conditions

**\* Regulation 14 Consultation**  
The Parish Council carries a six-week pre-submission consultation.

**Regulation 16 Consultation**  
The Plan is submitted to the LPA with:  
Basic Conditions Statement and Consultation Statement  
For a further 6 weeks

**Examination**  
Independent examination by an inspector appointed by the Parish Council and LPA

**Referendum**  
The LPA organises a Community Referendum

**The Plan is Made**  
If the plan has over 50% support, then the LPA must adopt the plan.

**Continuing dialogue with LPA**

## 2 Planning Context

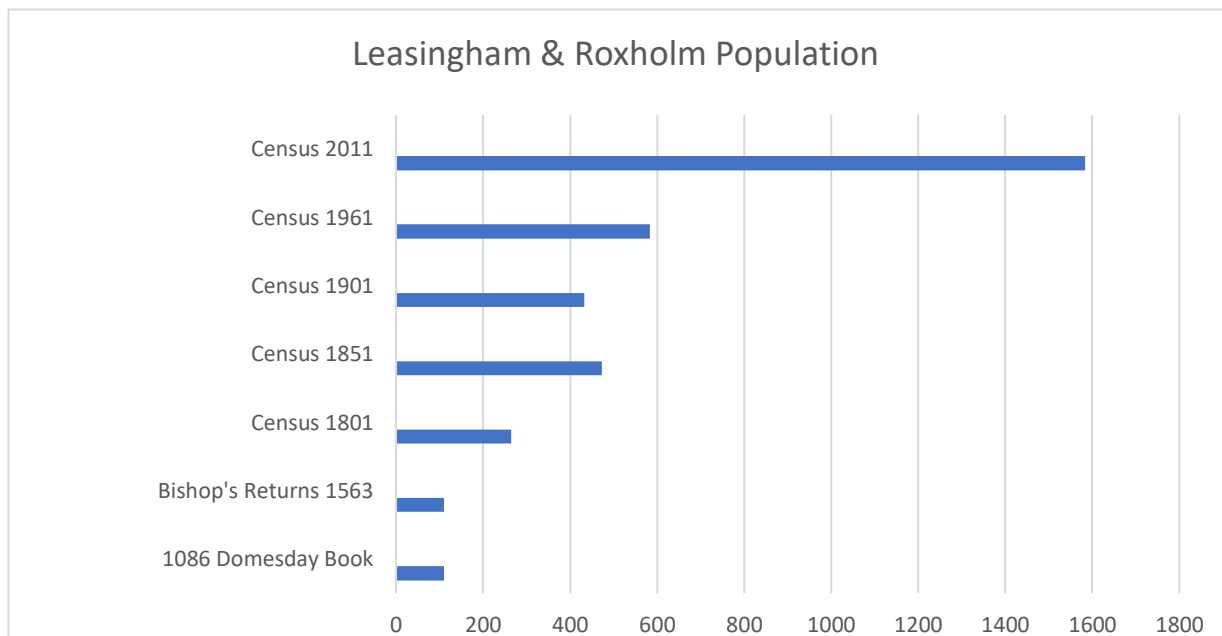
7. The Government says that neighbourhood planning gives communities the power to develop a shared vision for their areas. Neighbourhood Plans can shape, direct and help deliver sustainable development by influencing local planning decisions as part of the statutory development plan.
8. In order to do this the plan must have regard to national policy and guidance, found principally in the National Planning Policy Framework (latest version 2021), and must contribute to the achievement of sustainable development.
9. The plan must also be in general conformity with the strategic policies in the development plan for the local area. At the present time, this is found primarily in the Central Lincolnshire Local Plan (2018-2040), adopted in April 2023.
10. Leasingham and Roxholm parish sits within the administrative boundary of North Kesteven District Council and as such is subject to the Central Lincolnshire Local Plan (2018-2040).
11. In Local Plan Policy S1: The Spatial Strategy and Settlement Hierarchy of the CLLP, Leasingham is designated as a Medium Village and therefore will accommodate a limited amount of development to support function and/or sustainability.
12. Roxholm's dwellings are spread out across its area, and it is classified as countryside.
13. The CLLP Policy S1 identifies Leasingham as a medium village, which sets out that in the case of well connected or well served medium villages allocations for new residential development may be made. Policy S81 allocates two sites on land adjacent to the village at Meadow Lane (NK/LEA/001) and Land North of Moor Lane (NK/LEA/006). All other residential development will be subject principally to policy S4 of the CLLP and Policy 1 of this Neighbourhood Plan, as well as other relevant policies of the local plan and this plan.
14. Policy S1 of the CLLP sets out the restrictions on development in the countryside with further guidance provided by Policy S5 of the local plan.



### 3 Leasingham and Roxholm Parish

#### A brief history

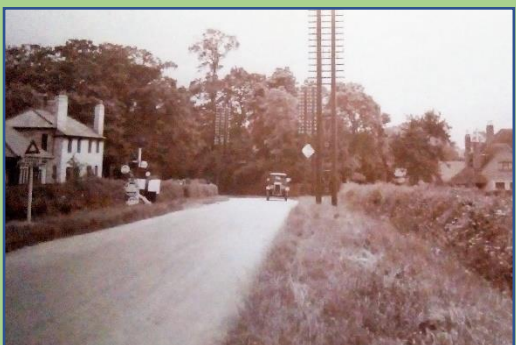
15. Leasingham and Roxholm is a parish lying two miles north of the market town of Sleaford. There is evidence of a Bronze Age settlement there and it was part of the Danelaw wapentake of Flaxwell in Anglo-Saxon times. Both Leasingham and Roxholm are listed in the Domesday Book of 1086 as the homestead or estate of the Leofsigingas family. During the Medieval and early Tudor period the population remained at around 110 although there were obviously variations. The population chart below suggests it remained a small community for most of its history.



16. The biggest surge in the of population of the village, occurred between 1961 and 1981 when the village population of the parish rose from 574 to 1560. As late as 1938 the village had 37 houses but today has 737 while in contrast Roxholm has lost much of its population with only 14 families remaining today from highs of 139 in 1825 and 118 in 1918.
17. The history and character of the parish can be seen from the many historic buildings. The questionnaire responses provided clear and strong evidence that the preservation of its buildings was high on the list of priorities for inhabitants and this will be dealt with more fully later in this document.



**Dovecote Roxholm Hall**



**Scenes of the parish  
taken from old  
postcards**

## Leasingham and Roxholm: Community, Character and Style

18. The results of the questionnaire revealed that 85.1% of respondents were satisfied, 12.5% were neutral and only 2.4% not satisfied with the parish as it exists today. The Parish has very little crime. There is a very strong community ethos with some seventeen thriving community organisations. The Village Hall is booked almost to capacity and our playing fields are well used by a wide variety of people for leisure activities including junior football teams. The bowling green is situated in the same locality.
19. The Community Building was funded by 10 years of fundraising together with the Parish Council taking out a mortgage. It is well used and houses the pre-school group for the area.
20. St Andrews Church of England Primary School takes children from a wide variety of local villages and achieved a 'good' category in its latest Ofsted report (March 2017). The report stressed the welcoming family atmosphere created in the school and it is a popular choice for parents who value the existing staff highly.
21. St Andrews Church physically dominates the village of Leasingham being open every day of the year and has had an Ecclesiastical leader since 1220. The church has a strong community which, after a fundraising campaign supported by the public, paid for the installation of a toilet and kitchen. The church is well used by parish groups including the school and scouting group.
22. Our built environment consists of both mixed heritage and more modern properties and over the last 40 years modern estate expansion has occurred on the village periphery.
23. In August 2017 the NP steering group held a Village Fayre on the playing fields making use of the bowling green with a superb array of stalls all of which were raising money for community projects. The community building was used to display the NP maps and information sheets. Members of the Steering Group were on hand to answer any questions. The Leasingham WI organised the refreshments area with tea and homemade cakes. The RAF cadets and scouts competently marshalled the hundreds of people who attended.



**Village Fayre 2017**

24. The village was awarded Best Kept Village under Category 2 (medium village) in 2017. This reflects the hard work of volunteers and residents who have kept the village neat, tidy and clean, and the pride taken in the village by the community.



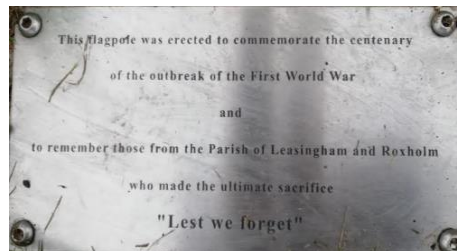
**Volunteers tidying village entrance**



**Daffodils blooming in the spring, planted by the community.**



**Tree planted with plaque to mark the centenary of the end of WW1 in 1918**

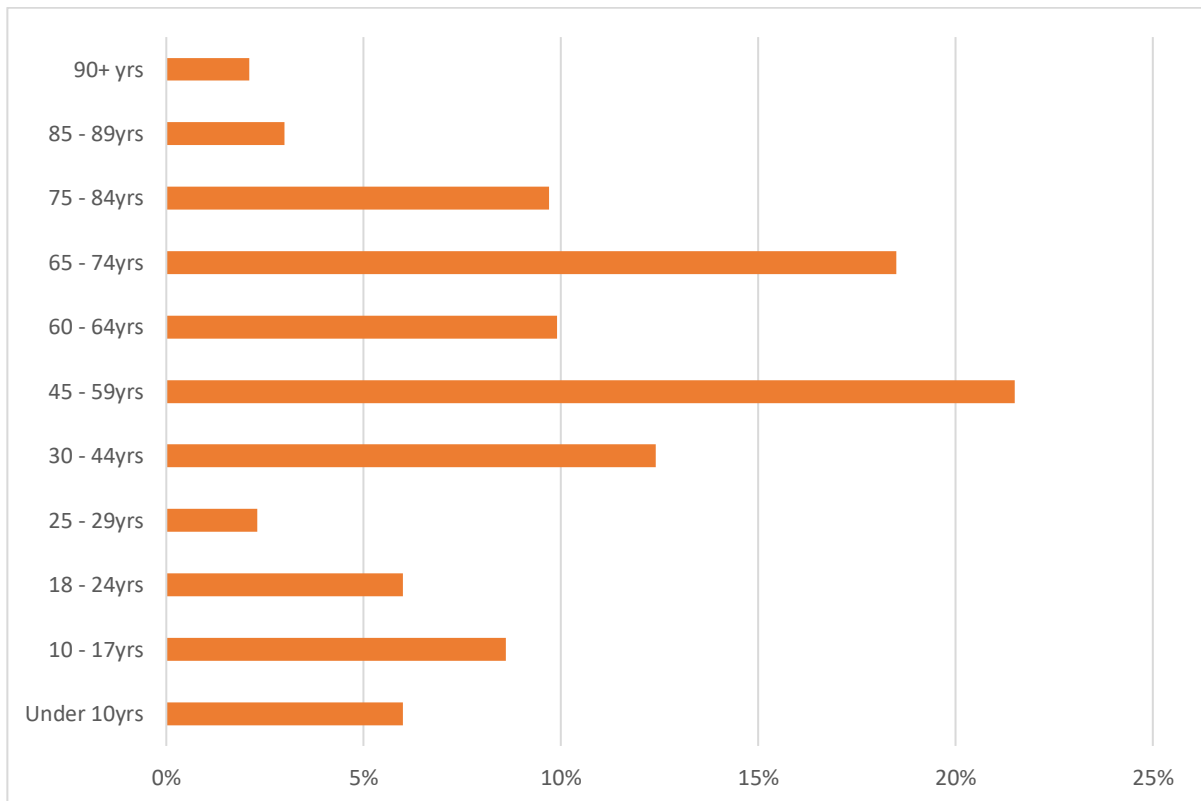


**Flagpole and plaque to mark the centenary of the outbreak of WW1 in 1914**

## Parish Demographics

25. A vital question to ask is whether the questionnaire results reflect the actual demographics of the parish taken from the 2011 census.
26. Throughout this plan we will be quoting the views of the parishioners as revealed by an analysis of our questionnaire. We were very pleased that of the 760 questionnaires delivered 337 were completed and returned - that is a 44% return.
27. There were 1,584 usual residents as at Census Day 2011.
28. Of these:
  - 98.1% lived in households
  - 1.9% lived in communal establishments.
  - The average age of residents was 50.7 years compared to the average in North Kesteven of 42.7.

## Age Distribution



**Age distribution of the parish residents. (Source: HMSO 2011 Census)**

## The Parish Economy

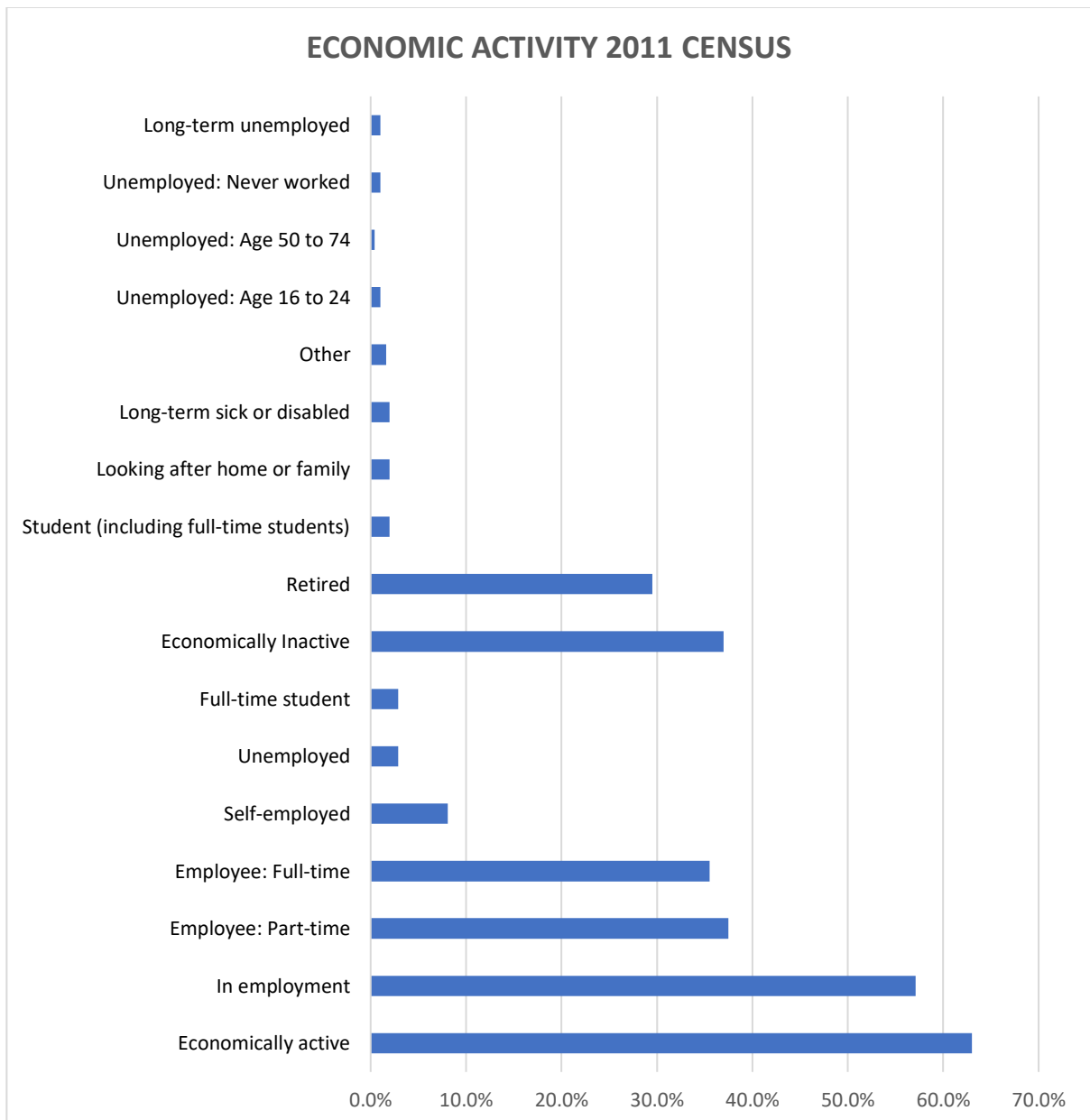
29. Leasingham and Roxholm is surrounded by agricultural land but technological developments mean that far fewer people are employed in agriculture than in the past. It also means that there are fewer but bigger farms. In 1937 the parish had eleven farms with holdings of more than 150 acres but today this has reduced to seven farms largely growing arable crops. The parish has 3 poultry units and 5 paddocks which are subject to the 1948 Agricultural Act. The parish includes and is surrounded by farmland. Part of this contains a solar panel farm which provides funds for the Parish Council.
30. There is a small industrial base with a very successful garden furniture manufacturer using 'state of the art' robotic equipment to supply supermarkets, garden centres and a small export business. In addition, we have a number of self-employed residents who supply a wide range of goods and services.
31. We are most fortunate compared to many villages in Lincolnshire in that we have a Post Office, community pub, convenience store, hairdressers, nail treatment business, farm shop, butcher, sewing/needlework centre and fused glass making craft centre. These are supported by a mobile butcher and a mobile fish & chip shop. There are also holiday cottages in Roxholm.
32. Historically the parish was a commuter village for the RAF stations surrounding it but with the changes in the RAF working patterns this has declined. However, it maintains strong ties with the RAF as many residents have personal or family links with the service. There is very little employment within the village, so working residents commute to the larger towns and cities for work by car, as there is very little public transport.
33. There is no evidence of any pockets of deprivation (Source: CAB, Sleaford, 2017).



**Little Mouse Fabrics Leasingham Sewing and Needlecraft Centre**

## Economic Activity in Leasingham and Roxholm

34. According to the 2011 Census 63% of the population were economically active and 57.1% were in regular employment
35. The remaining 37% who were economically inactive, 29.5% were retired with a further 2% long-term sick or disabled, 2% looking after home or family and 2% were students. The remaining 1.5% were described as 'other' or unemployed.



## Parish Dwellings

36. According to the 2011 census there were 747 household spaces in Leasingham village itself. Of these, 728 (97.5%) had at least one usual resident and 19 (2.5%) had no usual residents. The empty properties would be largely due to properties being newly built or up for sale, or the occupant having recently died.
37. The breakdown of the occupation figures shows that 27.5% of residents in 2011 were in one-person households, 69% were in family households and 3.5% in other household types.
38. Reflecting the village's relative prosperity 52.6% owned their property outright, 32.1% owned with a mortgage or loan and 14.7% were in rented accommodation. The area of Roxholm has 14 dwellings.

<b>Leasingham Dwelling, Household Spaces and Accommodation Types</b>				
	<b>Leasingham</b>		<b>North Kesteven</b>	
<b>All Categories: Dwelling Type</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Unshared dwelling	<b>747</b>	<b>100</b>	<b>47,548</b>	<b>100</b>
Shared dwelling: Two household spaces	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>
Shared dwelling: Three or more household spaces	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>All Categories: Household Spaces</b>	<b>747</b>	<b>100</b>	<b>47,554</b>	<b>100</b>
Household spaces with at least one usual resident	<b>728</b>	<b>97.5</b>	<b>45,972</b>	<b>96.7</b>
Household spaces with no usual residents	<b>19</b>	<b>2.5</b>	<b>1,582</b>	<b>3.3</b>
Whole house or bungalow: Detached	<b>581</b>	<b>77.8</b>	<b>25,911</b>	<b>54.5</b>
Whole house or bungalow: Semi-detached	<b>117</b>	<b>15.7</b>	<b>14,245</b>	<b>30.0</b>
Whole house or bungalow: Terraced (including end-terrace)	<b>27</b>	<b>3.6</b>	<b>4,887</b>	<b>10.3</b>
Flat, maisonette or apartment: Purpose-built block of flats or tenement	<b>8</b>	<b>1.1</b>	<b>1,571</b>	<b>3.3</b>
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	<b>7</b>	<b>0.9</b>	<b>238</b>	<b>0.5</b>
Flat, maisonette or apartment: In a commercial building	<b>5</b>	<b>0.7</b>	<b>243</b>	<b>0.5</b>
Caravan or other mobile or temporary structure	<b>2</b>	<b>0.3</b>	<b>459</b>	<b>1.0</b>

*Census 2011*



## Leasingham Property Value

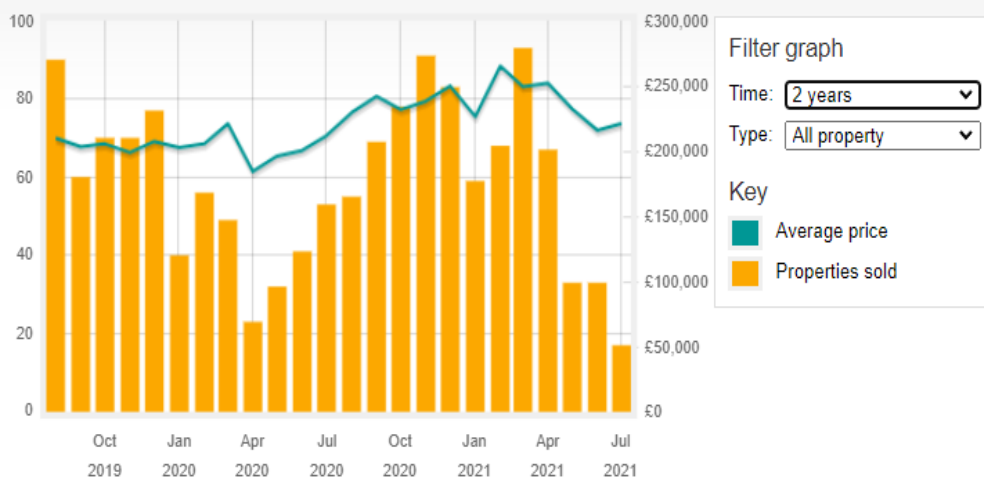
This table shows the average price and the amount (in brackets) of properties up to July 2021:

	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Detached	£320,409 (45)	£301,945 (57)	£310,796 (41)	£297,595 (20)	£261,365 (17)	£246,121 (12)
Semi Detached	£181,265 (13)	£178,983 (24)	£179,934 (16)	£133,500 (4)	£195,068 (10)	£160,790
Terraced	£127,828 (9)	£141,042 (12)	£131,350 (9)	£130,778 (9)	£172,333 (3)	£0 (0)
Flat	£99,950 (1)	£0 (0)	£70,500 (1)	£0 (0)	£71,167 (3)	£0 (0)
<b>All</b>	<b>£265,077 (68)</b>	<b>£249,451 (93)</b>	<b>£251,854 (67)</b>	<b>£232,209 (33)</b>	<b>£215,890 (33)</b>	<b>£221,023 (17)</b>

### Sold properties in NG34

[See all sold house prices in NG34 8JD](#)

This graph shows changes in the number of properties sold each month and their average price.



## Location and Environment



### Location

39. Leasingham and Roxholm parish is situated in open countryside on the eastern side of a limestone ridge that forms the spine of central Lincolnshire. The soil in the surrounding area is regarded as 'very good' and 'good to moderate' agricultural land <http://www.naturalengland.org.uk>
40. The landscape is one of large fields that in general are bounded by either hedge or ditch or a combination of both. Woods and copses are scattered across the area and are generally well managed to provide small scale timber income, wildlife habitat and game cover. As a result, they add a great deal to the visual aspect of the landscape and help form the character of the area, at the same time providing the sight and sounds of the countryside. Some plantings possibly date to the early 20<sup>th</sup> century but following the out-break of Dutch Elm Disease, the landscape is gradually being restored with the aid of various management grants.



41. Primarily the land is used for food production i.e. livestock, cereal and root crops. In recent years farming practice has seen the decline in livestock ownership and a move to less labour-intensive arable farming, including production of green energy material such as maize. The soil is generally free draining and because of that it gives rise to irrigation systems being required to obtain maximum yields from crops.
42. Although there has been a decline in livestock ownership, cattle and sheep are still farmed in the area together with poultry units for both egg and meat production. Those areas not used for food production support stabling and grazing for horses.
43. In recent years a solar park has been created at Deepdale Farm on Leasingham Moor. This supplies green energy to the National Grid with the added benefit of dual land use by introducing sheep grazing under the solar panel structures.



**Meadow Lane Paddocks**



**Deepdale Solar Park**

44. In 1955 the A15 was diverted to the west of the village and that has reduced the amount of traffic making it a safer environment and relatively quieter. The roadside landscaping work that was created at the time has resulted in a wildlife corridor that supports a wide range of plants, insects, birds and mammals.

## Environment



### New Lane looking towards Leasingham

45. Located within the footprint of the built environment, semi - natural areas are confined to sections of watercourses that run through the village, along hedge lines, field boundaries and parts of the older Public Rights of Way (PRoW) network.
46. Landscaping within the developed areas of the village also serves as valuable habitats for wildlife and form part of the green space environment. Such landscape areas are considered in the questionnaire responses to be “of concern” and they are regarded as green space assets.
47. Outside the current built environment the parish benefits from a wide range of habitats that support wildlife. In recent years various projects have been carried out under the farm stewardship scheme that provide areas of ‘set aside’ which supports breeding sites for ground nesting birds such as skylarks and lapwings and wildflower areas that provide a source of nectar for insects such as bees, moths and butterflies.
48. Access to the open countryside is served by a good network of PRoW’s within the parish with connections to all the neighbouring parishes and some provide opportunities to join the Spires and Steeples Trail that connects Lincoln to Sleaford.



**Wildflower area Dale Farm**



**Spire and Steeples finger post**

## 4 Parish Vision and Objectives

### VISION

49. The parish of Leasingham and Roxholm will develop and thrive whilst retaining its rural character and strong community spirit, maintaining and developing services, facilities and opportunities to reduce reliance on neighbouring towns and villages for day-to-day requirements.
50. The parish will grow during the life of this plan without overwhelming services and facilities. These will be extended and enhanced to match the growing need from an increasing population residing in a sustainable community with a mix of housing types on a suitably sized and appropriately located development within the village.
51. The parish will retain its distinct identity preserving its rural setting including green spaces both within and around the parish, conserving and enhancing the many heritage assets and maintaining visual and physical separation from Sleaford and nearby villages and through encouraging the retention of a tight village nucleus, avoiding further ribbon development.
52. The parish will also benefit from access to the countryside and public rights of way which will be preserved and wherever possible enhanced thereby safeguarding the close affiliation between the parish and the countryside, including ensuring the important rural views from and close to the parish remain open and that wildlife and their habitats are protected.
53. The Plan will identify the important issues raised by residents, through public consultation and seek to incorporate these into a vision for the area, objectives and subsequent planning policies for the Neighbourhood Plan. The important issues raised by residents include:
- *The location, size and character of any new development.*
  - *The provision of affordable housing, rentals, smaller properties and retirement homes.*
  - *Use of Brown Field Sites.*
  - *The use of Grade 3 Agricultural Land.*
  - *The protection and expansion of green spaces.*
  - *The identification of flood risk areas.*
  - *RAF Cranwell Flight Paths – under which no development is possible due to safety issues.*
  - *Any new or converted buildings should contribute to the character of the local area.* Landscapes are an important part of Lincolnshire's physical and cultural resource. They contribute to the identity of the County, provide settings for everyday life, attract tourism and businesses, and are a source of enjoyment and inspiration. Virtually all landscapes, however unassuming, mean something to someone.
  - *The landscape's character is not only its topography but a blend of natural features, biodiversity and man-made structures. The plan aims to ensure in as far as is practicable that these resources are conserved, and that the environment is protected and enhanced.*

## OBJECTIVES

54. Following widespread consultation about what our community desires for its inhabitants the objectives are:
1. Consider possible sites for new buildings/developments adjacent to built environment.
  2. Indicate a preferred design of new developments in line with the wishes of the parish as expressed in the questionnaire for the type and size of any new buildings.
  3. Support for building of affordable housing within our parish.
  4. Protect and enhance the historic environment.
  5. Maintain and, if possible, extend community facilities.
  6. Minimise the impact of any development on the natural environment.
  7. Maintain and if possible, extend the parish's green infrastructure.
  8. Designate local green spaces if presently unprotected.
  9. Consider the provision of public rights of way and movement around the parish for all of its inhabitants.



**Remains of the towpath along the (disused) River Slea**

## 5 New Development within the Parish

55. It is appropriate that the parish should grow throughout the plan period, both in an effort to contribute to the national shortage of housing but also, and more importantly, to ensure that the parish does not stagnate, and the community remains diverse. This is particularly important in this parish given that the age distribution is weighted toward the more elderly part of the spectrum. If a parish stagnates it dies as a community.
56. However, in order to ensure that the parish characteristics are retained, it is important that this growth should be organic, not overwhelm its infrastructure and services and be in the right location. It is also important that a mix of housing sizes and affordable housing and types such as bungalows, terraced, detached and semi-detached are delivered to ensure choice for the market, though each developed site should deliver what is appropriate for that site and context. Taking into consideration the size of the areas available and the size of the community, preferred sites should be development up to 10 homes, unless other material considerations indicate otherwise, and be located within the developed footprint of the settlement.
57. The questionnaire showed clearly that the parish would prefer to build on brownfield and infill sites (with 82.4% of responses), however there are very few brownfield areas identified even if owners wanted development. Two existing brownfield sites, the old chapel area in Chapel Lane and a barn/outbuilding area off Washdyke Lane, have been developed.



## New Development within the Parish

58. Taking into consideration the views of the parish expressed both orally in the public meetings and in writing in the questionnaire, we submit the following set of planning proposals.

### **Policy 1: New Development within the Parish**

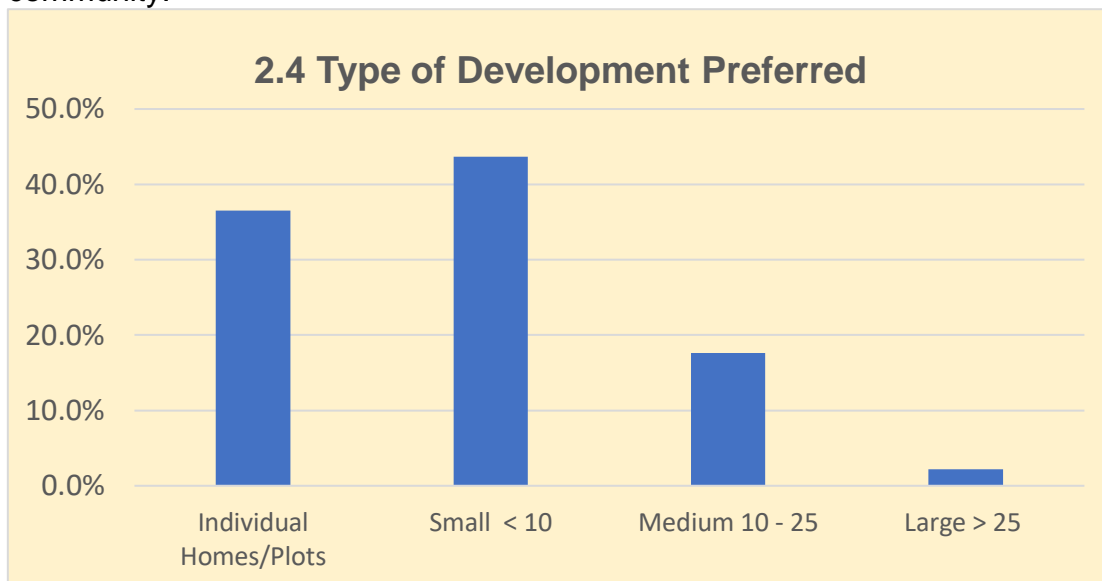
Small-scale development proposals (of up to ten dwellings, unless material planning considerations indicate otherwise) within the developed footprint of Leasingham village will be supported in principle. Planning applications will be determined having regard to the policies of the Central Lincolnshire Local Plan 2023 and to all other relevant policies in this Neighbourhood Plan.

Roxholm is treated as countryside, and development proposals there will be restricted, in the terms set out in Part 8 of Central Lincolnshire Local Plan policy S1.



## Housing: Character and Design for Future Development

59. After careful scrutiny of the current building and planning regulations and the criteria outlined in Building for Life 2018, the steering group consider that enough guidance is provided for high quality interior design for new housing and/or extensions. This section is therefore largely concerned with exterior matters.
60. The analysis of the questionnaire clearly stated the preference for small or individual sites for any new developments. The chart below shows the results with over 80% of the responses opting for individual homes (36.5%) or small developments with fewer than 10 houses (43.7%). The reasons given for this response was varied but 34% said that the parish had too few amenities/facilities and the infrastructure would not be able to cope with any more particularly as it was already under strain. The major concern (40.2%) was that the parish would lose its inherently rural character and ethos. Most of those who supported more housing than the 108 wanted to encourage young families and cited the lack of affordable housing which meant the younger members of the parish had to move away despite preferring to stay.
61. The question on the type of property needed provoked a more varied response particularly as respondents were able to tick up to 4 options for question 2.3. There was a clear wish to include units specifically designed for wheelchair and/or disabled users, but this provision should be included in all aspects of any new development through up-to-date building regulations. There was also a demand for units suitable for first-time buyers and young families. Overall the parish preferred smaller house types with no real enthusiasm for any units larger than 3 bedrooms. The residents would favour a diverse range of house types to meet the needs of a sustainable community.



## **Policy 2: Housing Character and Design for Future Development**

1. All proposals for new housing development must, as appropriate to its scale and location, deliver high quality design through:
  - a. consideration of the features of the site such as trees, topography and buildings, retaining them as part of the scheme wherever possible. Views, building heights, and spacing between buildings as well as the type of building materials to be used, should be considered
  - b. introduction of visual interest from the surrounding area through the overall design and positioning of buildings, architectural details, landscaping and materials, particularly when viewed from publicly accessible areas
  - c. adherence to the single storey and two storey properties which are the prevalent height of homes currently in the parish, although loft conversions will be acceptable if they comply with all other policies
  - d. inclusion of a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure
  - e. provision of adequate amenity space for future occupiers, but this should not result in an unacceptable impact on the amenities of occupants of neighbouring or nearby properties
  - f. provision of buildings and spaces that are accessible, inclusive and safe for all, using high quality materials throughout the scheme.
2. Plans and supporting statements submitted with planning applications should make clear how decisions on the design of the proposal were arrived at and why they are appropriate for the context of the site.
3. Developments that exhibit outstanding design will be supported in principle where this is appropriate for the context of the site. See NPPF 2021 para 134b.
4. Where appropriate having regard to the scale and location of any new housing proposals, contribution should be made towards improving the mix of homes within the Parish.

## Local Green Spaces

62. Leasingham contains a number of open spaces that have local importance for a number of reasons, which include their role for recreation, or for its richness in wildlife. Whilst all of these open spaces perform some function and are special to the local community, only some are suitable for designation as a Local Green Space.
63. The National Planning Policy Framework states that:
- a. inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances; and
  - b. when considering any planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
64. As far as we are aware there are no designated green spaces in Leasingham, however we believe the areas listed meet the national criteria for the following reasons:
- all designated spaces are within the footprint of the village
  - they all serve an important social function and are habitats for a variety of wildlife
  - none of the spaces are extensive tracts of land.
65. **A Green Space Questionnaire and responses can be found on the website: [www.leasingham.co.uk](http://www.leasingham.co.uk) under Neighbourhood Plan - then Evidence Base.**

### Policy 3: Local Green Spaces

1. The Neighbourhood Plan designates the following locations as Local Green Spaces. See map on page 37
2. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

#### Leasingham Green Spaces

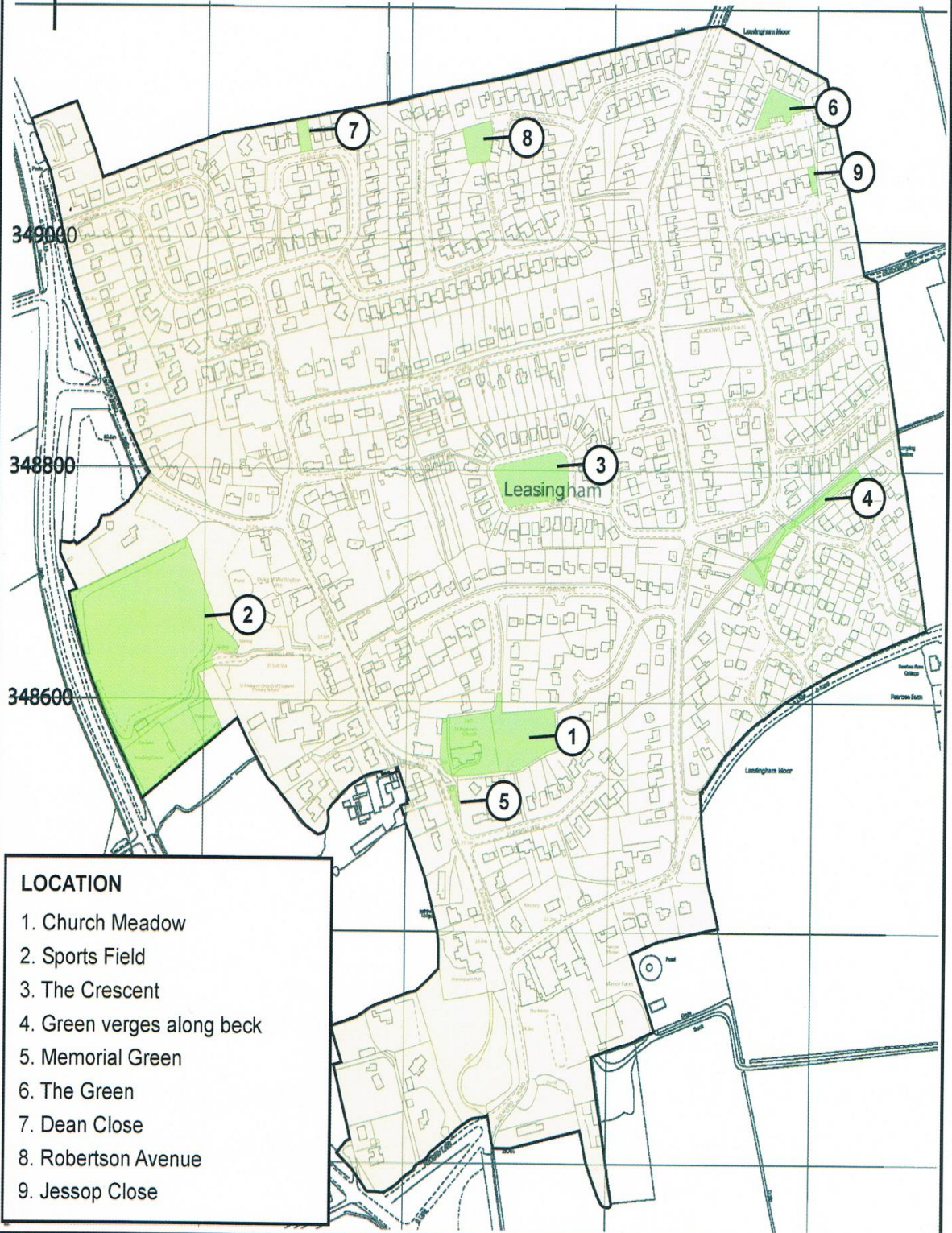
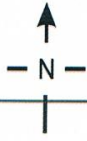
**Church Meadows**  
**Sports Field**  
**The Green**  
**Dean Close**  
**The Crescent**

**Green verges along the Beck**  
**Memorial Green**  
**Robertson Avenue**  
**Jessop Close**

# Leasingham and Roxholm Neighbourhood Development Plan

## Green Space Areas within Leasingham Village

(as at May 2018)



## Access to the Countryside

66. The parish area is well served by footpaths and other public rights of way, which enable recreational access to the local countryside for residents and visitors to the area. These features are highly valued by residents and are an important part of the parish lifestyle.
67. New development may offer an opportunity to improve existing footpaths and other routes, and in some circumstances, be able to contribute to the creation of new ones.



**Bridle path showing gate to stop hare coursing but still allow access for walkers and riders**

## Pedestrian Access, Public Rights of Way and Bridleways

68. The public rights of way (PRoW) around the parish are an important asset for many villagers. They provide an escape in rural and semi-rural parts of the parish and provide health and wellbeing benefits. The plan aims to retain these public rights of way and wherever possible to enhance and extend them for the benefit of the future growing community.
69. Whilst there are issues regarding maintenance, most of Leasingham has adequate footpaths and pavements to accommodate pedestrians wishing to navigate the village on foot and it is important that new developments allow future residents to connect into this network easily and safely. It is also important that development proposals make the most of any opportunities to improve pedestrian routes wherever suitable, for example through linking in existing residential areas with other parts of the village where this would provide an attractive and suitable route.
70. All development proposals should be connected to the existing footpaths in the village. In most cases this will be easily achieved with provision of pavements within a scheme or possibly an extension to, or safe crossing points to link existing footpaths.

## **Policy 4**

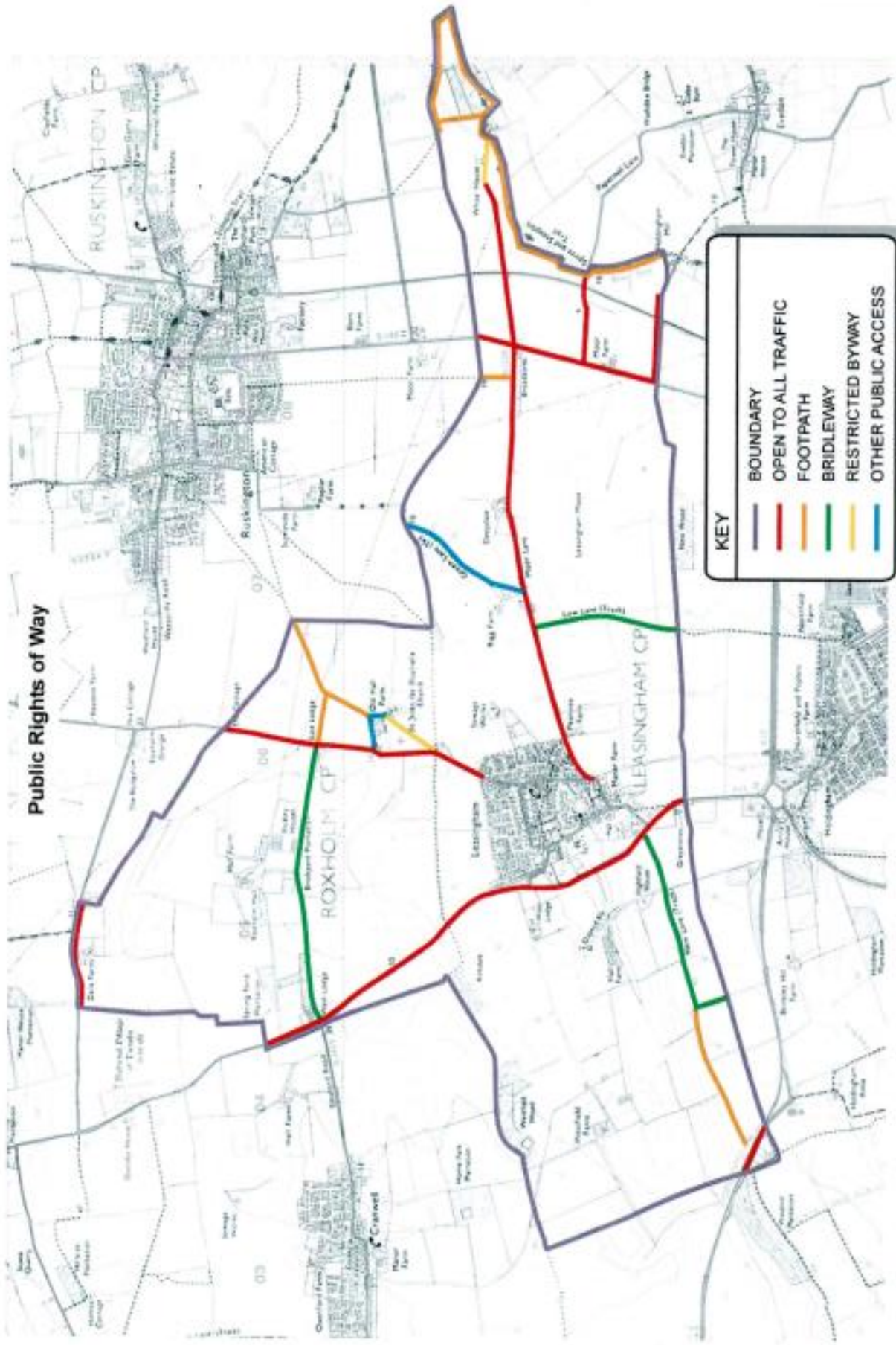
### **Pedestrian Access, Public Rights of Way and Bridleways**

In order to maintain and enhance access to the countryside and within the Parish generally:

- development proposals that would either obstruct or result in a significantly negative impact upon the enjoyment of footpaths, public rights of way or bridleways will not be supported
- development proposals that will enhance or extend an existing public right of way or that will deliver a new one in a suitable location will be supported in principle
- proposed development within or immediately adjacent to the developed footprint of the village will be required to incorporate adequate and safe pedestrian links from every property within the site to the existing footpath network
- development proposals that would enhance connectivity through the village will be considered favourably in principle. where a development site represents an opportunity to join up two or more rights of way, the proposal should deliver such a connection and clearly demonstrate this on site plans
- new development that would be visible from a public right of way should, where necessary, incorporate green landscaping to reduce any visual impact.

**\*See below for map of Public Rights of Way**

# Public Rights of Way



## Community Assets

71. The parish of Leasingham & Roxholm has a good range of leisure facilities based in the village itself. The questionnaire revealed that the three main venues are well attended with 76.7% of the respondents having attended the village hall in the last two years, 27.3% the playing fields and 25.1% the new community building.
72. Leasingham Village Hall supports a wide range of clubs, social events and activities with over 33 listed in the questionnaire. Events such as car boot sales, the village fete and social activities such as the church coffee mornings, bingo and quizzes attract a strong and regular attendance. Clubs ranging from the garden group, the WI, Leasingham Ladies, the Friendship group, an art group, a photography group, organ club and a woodturners group hold regular meetings there. The hall supports a wide programme of fitness and leisure activities covering most age groups from the mother and toddler group to the fun keep fit for over 60s through to line dancing, centre stage, tae kwon do, strutting stuff, tai chi and zest dancing.
73. The village playing field is large and consists of 2 football pitches on which the village junior football team play. Within this area is a bowling green and a fenced-in young children's playground. The Community Building is also on this site and is used by the village preschool and the Parish Council for meetings. All these facilities are maintained by the Parish Council.
74. Provision is lacking in one key area. There are few leisure activities for young people and teenagers which perhaps reflects the demographics. The Leasingham Scout group is well supported but lacks a permanent home (scout hut) and must use the school for meeting and storing equipment. There are no facilities, clubs or meeting places for teenagers in the village and again this may need to be addressed should the village expand, and younger residents move in.
75. The only pub in Leasingham, The Duke of Wellington, has recently been purchased by the village community using a share system in which the purchase price was raised in just three months. The Duke has now been refurbished by a large group of willing volunteers and is open for business. The pub is now serving food.
76. There are very few areas within the village for off-lead dog walking and the lack of any allotments or community garden. There are a few footpaths in Leasingham which in some places are poorly maintained while Roxholm has no footpaths. More provision for play areas was also raised particularly for different age groups. Support for the provision of outside adult fitness equipment was also put forward as a possibility. The lack of safe cycling routes was also raised. There is one piece of cycle way on the edge of the village which gives people a safe route into Sleaford but the roads leading to it do not lend themselves to safe cycling.
77. It should be noted that some loss of community assets as a result of changes of use cannot be prevented, since they do not require planning permission. This is due to the provisions of the Use Classes Order and the General Permitted Development Order, detail of which may be found on the relevant Government websites





**The Duke of Wellington – Community Pub**



**Aerial view of Leasingham**



**Leasingham Village Hall**

## **Policy 5: Community Assets**

- 1 Proposals to develop, improve or expand facilities to support the social, cultural, economic and physical well-being of the local community (including the provision of leisure facilities for children and young people) will be encouraged and supported provided they are consistent with other policies in this Neighbourhood Plan and the Local Plan.
- 2 Proposals that would result in the loss of or change of use of community facilities will be permitted where at least one of the following conditions is met:
  - a replacement facility is provided in a suitable location; or
  - it can be satisfactorily demonstrated that the facility is no longer fit for purpose or economically viable for a new or another community use; or
  - the alternative use would have significant community benefits for the local community.

## Introduction to Policy 6

78. During the consultation phase of preparation for this NP, residents raised a number of issues which are not able to be resolved by the NP itself as they are covered by different legislation and to include them would be to duplicate that.  
*(see Leasingham and Roxholm NP website – Evidence Base)*
79. Leasingham and Roxholm is a discrete village and area of countryside which are united as a parish for administrative purposes. As with other such areas it is important to retain a sense of or a physical separation between the parish area and the surrounding towns and villages, both from a visual and an all round health point of view.
80. Whilst Leasingham and Roxholm is a rural parish, and all areas that are undeveloped around the village have importance in retaining this characteristic, there is one area which is more sensitive in relation to maintaining separation with neighbouring settlements and avoiding their coalescence.
81. At present there is still a sense of separation as you travel between Leasingham and Holdingham/Sleaford although the gap between them is only approximately 1 km. However, the building of an anaerobic digestion facility and service areas on the A15/A17 has reduced this sense of separation. It is important to maintain this separation so that the distinctive identities of each settlement can be preserved.
82. Residents of Leasingham and Roxholm are proud of their built heritage and are strongly in favour of preserving these buildings and landmarks, which set the parish into its historical context. \*(Evidence Base, Questionnaire section 6). The preservation and protection of the environment surrounding these assets also serves to set them into their physical context.
83. Our country can take pride in many things such as our countryside, our unique literary heritage, and our great buildings both large and small. Our villages and those unique buildings they contain have made a major contribution to our history and need to be protected. Built heritage describes our origins and informs our understandings of who we are today. It helps to define a sense of place and identity for a community. It can contribute to feelings of connectivity, community pride and confidence.
84. Within the parish we have several important buildings and structures of which some are listed and hence have some protection, but others are not. The questionnaire showed that the parish is very strongly in favour of preserving these buildings and future planning policies must address this. A list of these buildings can be found below.
85. Heritage can excite curiosity about our past and enrich our daily lives. Built heritage is not just about beautiful or significant historic buildings but also includes small, modest landmarks that are important in creating and sustaining a strong sense of belonging in our society. Our built heritage and the surrounding environment set the parish into its historical and physical contexts.

86. The questionnaire responses showed clearly that the parish strongly value its historic environment. The questionnaire had a section (6) which canvassed the people’s views on the importance they placed on eight listed buildings (see below) within Leasingham & Roxholm, and a further question which asked what else should be protected. Both questions produced a strong response.

Asset	Highly Important	Slightly important	Neutral	Not Important
St.Andrew’s Church	94.2	1.0	3.8	1.0
Leasingham Manor	79.6	1.8	16.2	2.5
Leasingham Hall	78.1	1.7	17.4	2.7
Hall Farm House	72.1	1.0	23.8	3.1
Old House	71.7	2.8	23.7	2.8
Old Rectory	69.9	3.1	22.7	4.2
Holmleigh/Llanberis	63.9	1.7	31.6	2.8
Dovecote, Roxholm Hall	58.4	1.4	36.0	4.2
<i>The remaining 5 listed buildings were not included in the Questionnaire as they are on private property and hidden from view</i>				
1 Horse Monument	4 Wellhead on Rookery Lane			
2 Mile Post	5 Wellhead to rear of No 18 Moor Lane			
3 Obelisk				



**Clockwise from top left:**

**The Manor  
Village Well  
Hall Farm House  
The Old House  
The Hall**

87. As expected, the highest percentage classified as highly important was St. Andrew's church at 94.2% but even the Dovecote in Roxholm polled 58.4% in this category despite it being unknown to many in the parish. The other thing to note was the low percentage classed as 'not important' for all the buildings, clear evidence of the importance of heritage in the parish.

88. This was further underlined by the number and variety of answers for question 6.3 which invited respondents to write in any other assets that they felt should be valued and protected. A full list of these can be seen on the Leasingham and Roxholm NP website together with the Built Heritage paper presented to the Parish Council in August 2017 which explains in more detail what listed buildings and monuments are and contains photographic evidence of the sites already protected.



**Village Milestone**

89. It is not enough just to preserve the actual buildings and sites, important as that is, but also preserve and protect the surrounding environment.



**Leasingham Alms Houses**

90. National and Local Planning legislation provides sufficient protection without the need for it to be duplicated in the LRNP.

## Traffic and Transport

91. Traffic and transport issues are very important in the mind of the parishioners as evidenced by the questionnaire responses. Their main concerns were speeding, lorries and the volume of traffic through the parish followed by the lack of public transport. There is no bus service through Roxholm and only 3 per day in Leasingham, the limited call connect service does not provide an asset used by the community.
92. The Parish Council has introduced a Communities Speed Watch (run by village volunteers) which started March in 2020.

## Mobility

93. Given the age distribution of the parish it is not surprising that there is a significant proportion of disabled residents 35 of whom completed the questionnaire (10% of responses). The specific issues raised by these residents were:
  - pavements to be better maintained, with more dropped kerbs and wider pavements where possible, giving better accessibility to mobility scooters and wheelchairs
  - hedges to be cut back and footpaths kept clear of vehicles and obstructions
  - public transport to run more frequently and have disabled access
  - streetlights to be kept on all night
  - more benches to rest o.
  - introduction of cycle lanes.
94. Whilst all these observations have been noted by the Steering Group (SG), it remains the responsibility of the Parish Council, NKDC or LCC (Highways Authority) to address these issues. In the CLLP (S23) it will be incumbent on the planners, where possible, to bear these issues in mind when considering any new housing development.



**Cyclist statues along the cycle route to Sleaford**



**Call Connect Bus**

## The Green Environment

95. Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. (11.0.1 CLLP 2023). This can include blue spaces such as ponds, streams and rivers. It is important that this neighbourhood plan, wherever possible, encourages the protection and enhancement of Green Infrastructure in Leasingham and Roxholm. This is in line with the policies outlined in the CLLP adopted in April 2023.
96. The parish's response to question 2.1 showed substantial support for the preservation and enhancement of the green environment and the rural nature of the area. As the responses were written in freestyle it can be difficult to judge the meaning of all the terms used but around 23.3% were related to the green environment, keeping the parish rural in nature and address any fears that the parish would be swallowed up by the 'urban sprawl'. Specific concerns raised included keeping the playing field, the church green and surrounding farmland, while all the answers bar two mentioned other green spaces in some shape or form.
97. There were also comments about the lack of suitable benches, children's play areas and meeting places in some areas of the parish. It is suggested that any new development should therefore make provision for meeting place opportunities, green shared space and safe and accessible environments.
98. Any new development should take advantage of any existing rights of way and make provision for pedestrian access to all new units by means of 'ginnels' (a local name for walkways).



**Some of the Ginnels within Leasingham**



## **Policy 6: Development Management Criteria**

In addition to the requirements specific to housing schemes, set out in Policy 2, all development proposals must have regard to the following criteria, as appropriate to their scale and location:

- 1 the need to avoid an unacceptable impact on the setting, character and appearance of the parish within the wider landscape
- 2 the effect on any heritage asset, considering the provisions of Local Plan Policy S57 (The Historical Environment)
- 3 the amenity that current and future occupiers of adjacent or nearby premises may reasonably expect to enjoy
- 4 the capacity of existing infrastructure to accommodate the proposal
- 5 the need for adequate car parking and servicing arrangements
- 6 the need to protect and, where possible enhance existing landscape features, green networks and the biodiversity of the Parish, taking into account Local Planning Policies (S59 Green and Blue Infrastructure Network) and S60 (Protecting Biodiversity and Geodiversity), which includes the approach that will be taken towards any necessary mitigation measures.

## Pictures of Roxholm



**Two Farm Cottages**



**Methodist Chapel now a private home.  
Graveyard still in parish use.**



**Roxholm Hall now a care home**

## 6 Review of Neighbourhood Plan

99. This Plan operates until 2040, in parallel with the Central Lincolnshire Local Plan.
100. The policies in this plan will be implemented by North Kesteven District Council (NKDC) as part of their development management process. Whilst NKDC will be responsible for development management, Leasingham & Roxholm Parish Council will use the Plan to frame its representations on submitted planning applications. The Parish Council will also monitor the effectiveness of the policies on an annual basis.
101. 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.
102. The impact of the Neighbourhood Plan Policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. Any amendments to the Plan will only be made following consultation with the District Council, residents and other statutory stakeholders as required by legislation.
103. The Parish Council will work towards reviewing the Leasingham and Roxholm Neighbourhood Plan at regular intervals, producing a report for each review outlining the impacts and necessary amendments required for policies in the plan.

### Acknowledgements

The Leasingham and Roxholm Parish Council would like to thank the Steering Group and volunteers who have devoted much time and effort to produce this NP.

Steve Flanagan for his valuable input since retiring from the SG with providing references, proof reading and technical support.

Mick Whiting of Imageville Ruskington for his artwork in producing signs and maps.

Ken Pratt for his flood risk assessment.

DisplayPro and Primeprint for printing

David Mowbray and Steve Henton for maintaining the website.



**A selection of  
pictures  
produced by  
the children of  
St Andrew's  
Church of  
England Primary  
School**

