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# Submission Version

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## Scopwick and Kirkby Green Neighbourhood Plan 2021 - 2036

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*Produced by Scopwick and Kirkby Green Neighbourhood Plan Group on behalf of Scopwick  
and Kirkby Green Parish Council and residents*

01/03/2022

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## Common Abbreviations

AECOM HNA	Housing Needs Assessment (for Scopwick and Kirkby Green Parish)
BHL	Building for a Healthy Life
CLLP	Central Lincolnshire Local Plan
HELAA	Housing and Employment Land Availability Assessment
HRP	Household Reference Person
LCC	Lincolnshire County Council
LGS	Local Green Space
NKDC	North Kesteven District Council
NPPF	National Planning Policy Framework
NPPs	Neighbourhood Plan Policies
NPG	Neighbourhood Plan Group
SKG	Scopwick and Kirkby Green
SKGNP	Scopwick and Kirkby Green Neighbourhood Plan
SGG	Significant Green Gap
SHMA	Strategic Housing Market Assessment

## **1 Foreword**

The 2011 Localism Act introduced Neighbourhood Planning, giving communities the right to input into their future development. The Scopwick and Kirkby Green Neighbourhood Plan has been produced by a Neighbourhood Plan Group which includes Parish Council members alongside Community volunteers.

The Plan, despite the Covid 19 restrictions, has been the subject of considerable community consultation and reflects the community priorities and aspirations. It includes policies for deciding where development should take place and the nature of that development. The Group were reminded by residents about the challenge to allocate land for housing in a Parish where surface water flooding is an issue. These concerns were considered during the Neighbourhood Planning process. Anglian Water have over the past 12 months taken action to upgrade the sewerage and drainage systems.

To assist with the content of the Plan the Group commissioned three independent reports by AECOM as follows: Housing Needs Assessment, Site Assessments and Design Codes. These documents can all be accessed at the Parish Council website under the Parish information tab. The documents were all used in the process of drafting the Plan. The funding for the Plan was obtained from Locality whose aim is to help local community organisations be the best that they can be and to create a supportive environment for their work.

Thank you to all who have engaged with this process, and thanks for the excellent support the Group had received from both our consultants, Locality, and the officers at North Kesteven District Council.

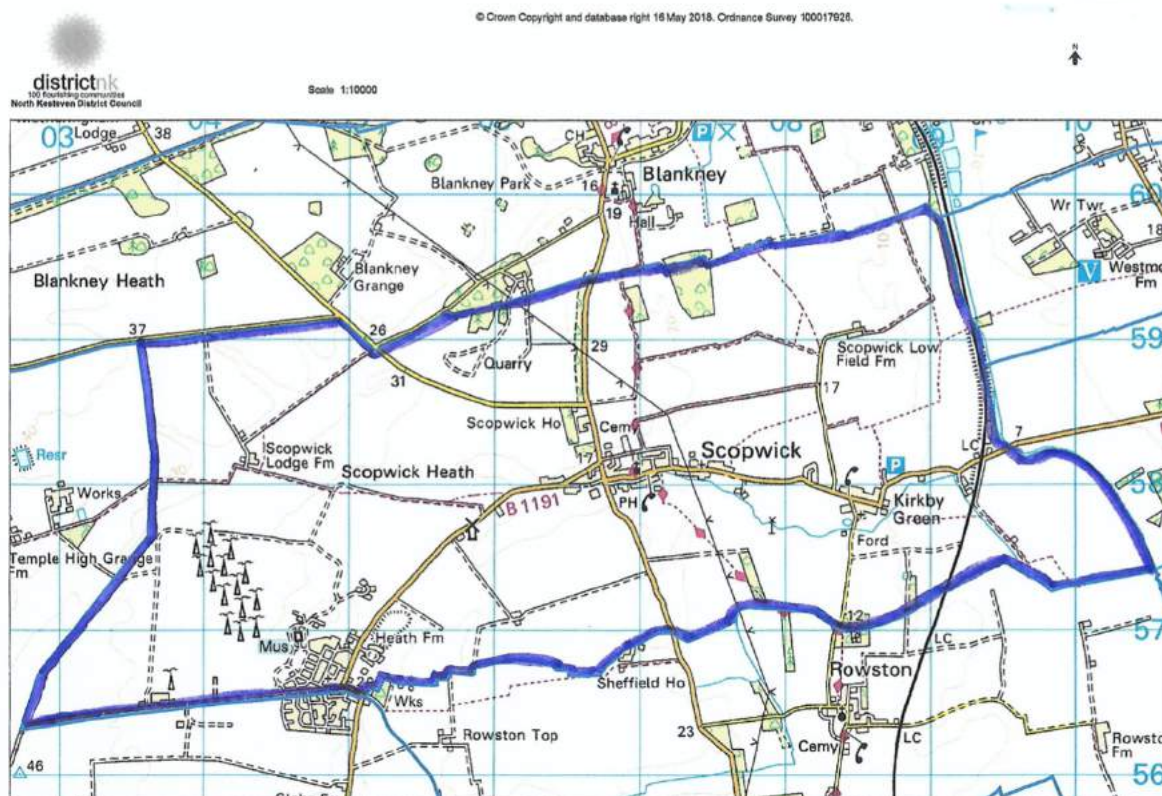
**Chair of Scopwick and Kirkby Green Parish Council**

## 2 The Scopwick and Kirkby Green Neighbourhood Plan

- 1 The Scopwick and Kirkby Green Neighbourhood Plan (hereafter SKGNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by North Kesteven District Council, (hereafter NKDC), it will form part of the Development Plan for North Kesteven, which also includes, the Central Lincolnshire Local Plan (CLLP) and Lincolnshire County Council (LCC) policies<sup>1</sup>.
- 2 This Neighbourhood Plan is in general conformity with the strategic policy contained in the Central Lincolnshire Local Plan 2012-2036, the NPPF and LCC policies. The Central Lincolnshire Joint Strategic Planning Committee are undertaking a review of the CLLP, emerging evidence base that informs this revised Local Plan has been used to support this Neighbourhood Plan where relevant.
- 3 The time frame for the SKGNP runs to 2036 to match that of the adopted CLLP.
- 4 The Neighbourhood Plan will have significant weight in the determination of planning applications. The SKGNP will be used by;
  - a) developers when preparing planning applications for submission to NKDC
  - b) NKDC in assessing and determining planning applications
  - c) inspectors in determining appeals.
- 5 The Plan area includes the whole of Scopwick and Kirkby Green Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by North Kesteven District Council in July 2018.

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<sup>1</sup> The Core Strategy and Development Management Policies (CSDMP June 2016) and the Site Locations Document (SLD December 2017) are produced by Lincolnshire County Council and also form part of the Development Plan for the County.

**Map 1 Designated Neighbourhood Plan Area**

- 6 The SKGNP has been drafted on the context of District wide studies that supported the preparation of the CLLP 2017.
- North Kesteven Landscape Character Assessment 2007
  - Strategic Housing Market Assessment (SHMA) for Central Lincolnshire
  - Housing and Employment Land Availability Assessment
  - Central Lincolnshire Local Plan Review Options for Village Growth Levels in the Local Plan June 2019
  - Central Lincolnshire Local Plan Issues and Options Consultation Report September 2019
- 7 Parish based studies have also been commissioned (or undertaken by the Neighbourhood Plan Group) these are:
- Scopwick and Kirkby Green Housing Needs Assessment 2020
  - Site Options Assessment AECOM 2020
  - Scopwick and Kirkby Green Design Code AECOM 2020
  - Household Questionnaire Analysis 2019
- 8 These are used to support the policies in this Neighbourhood Plan and can be found at <https://scopwick.parish.lincolnshire.gov.uk/parish-information/neighbourhood-planning-group>.

### 3 The need for a Neighbourhood Plan

- 9 This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with North Kesteven District Council to help shape how Scopwick and Kirkby Green will develop in the future.
- 10 Both villages are small, rural historic settlements, however the community recognise the need to balance protecting this character with the need to make sure the Parish is sustainable, providing housing and some local services to meet local needs. The SKGNP sets out a policy framework reflecting the community's view about how this balance can be achieved.
- 11 The adopted CLLP sets a 10% growth ceiling and the draft review CLLP a housing requirement of 10 dwellings for Scopwick only. Both the adopted and emerging CLLP allow for site allocations beyond this if they are allocated as part of a Neighbourhood Plan (for more detail on the policy context see section 5 below).
- 12 All the planning applications that have been approved in the Parish since the CLLP was adopted are for 4 bed (or more) detached dwellings. The community consultation identified a need for smaller market dwellings, including some bungalows and some affordable housing. To secure this the SKGNP allocates sites that could bring forward up to 33 dwellings (this is 20 more than would be provided without the Neighbourhood Plan in place)<sup>2</sup>. The community support this additional small scale growth so long as it is on the allocated sites and provides smaller market dwellings, bungalows and some affordable housing.
- 13 The Neighbourhood Plan process has enabled the NPG to work proactively with local landowners to allocate several small sites to deliver a range of house types and tenures that meet local housing need.
- 14 The SKGNP is not just about growth – landscape assessment by local people has provided the evidence to reinforce policies relating to protecting key views, Local Green Spaces and Significant Green Gaps. Whilst further work has identified opportunities to improve cycling routes to the nearest train station and larger settlement (Metheringham outside the Plan area).

### 4 Consultation

- 15 The Neighbourhood Plan Group (NPG) recognise that consultation is key to successfully developing a Neighbourhood Plan for Scopwick and Kirkby Green Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.
- 16 In December 2018 a well-attended public meeting confirmed support to produce a neighbourhood plan. In 2019 a Household Questionnaire was delivered to all households in the Parish and received a 54% return rate. Statistically, this means that the data produced is robust. The findings

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<sup>2</sup> Based on the LP4 Housing Monitoring Report 14.2.2022 at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/housing-growth-in-medium-and-small-villages/>



from the survey are in the Scopwick Neighbourhood Plan Consultation Report <sup>3</sup>. The key findings are set out below.

**Table 1 Extract from Summary of Household Questionnaire 2019**

<ul style="list-style-type: none"> <li>• 72% of respondents come from Scopwick</li> <li>• 26% came from Kirkby Green</li> <li>• 3% came from Scopwick Heath<sup>4</sup></li> <li>• What people like most about where they live is the village atmosphere and access to amenities</li> <li>• In terms of improvements, respondents wanted to see more families living in the villages, more starter homes and affordable houses 'to encourage a younger generation of residents' a pedestrian crossing and slower speed limit on the B1188 and better maintenance of grassland around the beck</li> <li>• Respondents wanted better access to the railway station at Metheringham and a cycle path to safely access Digby Camp and Blankney</li> <li>• In terms of how respondents would like the parish described in the future, 'friendly' 'safe' and 'attractive' scored over 75%. Other highlighted words were 'tranquil' (55%), 'traditional' (47%) and 'affordable' (38%)</li> <li>• The landscape is very important with the Beck, footpaths and bridleways, trees, hedgerows, traditional fencing/walls flowers and woodland all defined as very important.</li> <li>• Areas of the parish that should not be built on were the Beck, Village Green and land between Scopwick and Kirkby Green</li> <li>• In order of priority the community would like to see the conversion of redundant buildings for housing, infill development then the use of land adjacent to the edge of the built up area.</li> <li>• 86% of respondents had poor mobile phone signal and 46% had problems with limited broadband</li> <li>• 60% of respondents wanted small scale housing development of 1-5 units</li> <li>• Respondents were concerned about development impacting on significant views and development not fitting in with the surroundings.</li> <li>• The provision of family homes (2-4 bed) was supported (73%) and starter homes 1-2 bed (53%) 39% supported housing for the elderly, 33% supported social and affordable housing. The lowest score was for large executive homes (4 + bedrooms) 27%.</li> </ul>
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17 This feedback provided the scope for the NPG, ensuring that it was the community that set the priorities for the Neighbourhood Plan.

<sup>3</sup>See <https://scopwick.parish.lincolnshire.gov.uk/parish-information/neighbourhood-planning-group/2>

<sup>4</sup> % do not add up due to rounding

- 18 The NPG has promoted the Neighbourhood Plan via public meetings, regular updates in the parish magazine and on the Parish Council web site. In April 2021 the community were consulted on the sites to be allocated.
- 19 Progress on the Neighbourhood Plan is reported to the Parish Council as a standing item and the minutes are available on the Scopwick and Kirkby Green Parish Council web site. This has ensured that all residents could not only be kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.<sup>5</sup> The key consultation events and activities that shaped the production of this Plan will be summarised in the Consultation Statement<sup>6</sup>.

## 5 Status of Projects and Actions

- 20 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of the SKGNP. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan, they are listed in Appendix A.

## 6 Scopwick and Kirkby Green in Context

### *Location and Context*

- 21 The 2011 Census recorded 815 residents in the Parish living in 299 dwellings. The base line data for the CLLP<sup>7</sup> records that there were 224 dwellings in Scopwick and 62 in Kirkby Green in April 2012. The additional 13 dwellings include several farms in the open countryside and a few houses that are part of RAF Digby (that is partially in the Parish).
- 22 Scopwick village is off the B1188; 9 miles to the south is the market town of Sleaford. Two miles north is Metheringham, a larger village that has a train station some local shops and a primary and nursery school, 9 miles further north is the City of Lincoln.
- 23 Scopwick village benefits from a pub, a village hall, two churches, a cemetery, a children's play area, a village petrol filling station and motor repair garage, an extensive network of public rights of way and a village green.
- 24 To the east, approximately half a mile from the end of Scopwick village, is the smaller settlement of Kirkby Green which has a parish church (currently closed) and access to public rights of way, but no other facilities.
- 25 Scopwick is a spring-line village and was settled due to the presence of water. Scopwick Beck surfaces on the gentle dip slope that runs eastward from the Lincoln Cliff to the Fens. The historic core is situated around the linear village green, where there are a number of dwellings dating to

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<sup>5</sup> A Consultation Statement will be prepared when the SKGNP is submitted to NKDC. This will set out all the consultation that has been undertaken.

<sup>7</sup> See <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/housing-growth-in-medium-and-small-villages/>

the 17th century. This linear form extends approximately 1.3km along the Scopwick Beck, while the settlement is roughly 250m across at its widest point. Expansion in the post-war period was concentrated mainly to the north of the Main Street, along Vicarage Lane, where a number of cul-de-sac developments have extended the village away from the village green.

- 26 Kirkby Green is stepped back from Scopwick Beck. The stream remains an important aspect of the village's character, with a watermill (Kirkby Green Mill) and ford on Church Lane. Dwellings are clustered around the Holy Cross Church. The church is no longer used. In and around Kirkby Green there is a plant nursery, a market gardener, a chicken farm, a guest house, a caravan park, two watermills, a former feed mill and a narrow-gauge railway. The Lincoln / Sleaford railway line passes through the village at its east end, although there is no longer a stop.
- 27 Kirkby Green has a looser grain with the open countryside more visible. Barns are also intermixed with housing giving the village a more agricultural character.
- 28 The Scopwick and Kirkby Green Design Code provides a detailed description of the character of both settlements and the wider Parish.<sup>8</sup>
- 29 Public transport consists of a bus service from Sleaford to Lincoln approx. every 1.5 hours Monday to Friday which passes along the B1188. There is a call connect on demand service Monday to Saturday from Sleaford to Cranwell and to Billingham. From the train station at Metheringham there are trains to Sleaford and Peterborough to the south and Lincoln and Sheffield to the north.

#### *Central Lincolnshire Local Plan Policies*

- 30 Maps 2a, 2b and 2c are extracts from the interactive map and show the CLLP designations and descriptions of the open space that help inform policy. These include the Scopwick Conservation Area, open spaces, public rights of way, strategic green access links and wildlife and geological sites.
- 31 Scopwick and Kirkby Green are defined as 'Small Villages' in the CLLP, which are settlements with 50 to 249 dwellings. The adopted CLLP provides a 10% growth level, equating to a growth allowance of 22 in Scopwick and 6 in Kirkby Green.
- 32 The LP4 Monitoring Report records the amount of development that has taken place since April 2012. The Monitoring Report for April 2022 showed that the remaining growth allowance for Scopwick was 10 and for Kirkby Green it was 3.<sup>9</sup>
- 33 A review of the CLLP is underway. The key changes in the new Local Plan are expected to be the removal of the 10% baseline figure. The settlement hierarchy proposed in the emerging Local Plan is still based on the number of dwellings in each settlement but the housing requirement figure is set at the level of permissions plus any allocations made in either the Local Plan or in a Neighbourhood Plan.

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<sup>8</sup> See Design Code at <https://scopwick.parish.lincolnshire.gov.uk/downloads/file/86/neighbourhood-plan-future-development-design-codes>

<sup>9</sup> See <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/housing-growth-in-medium-and-small-villages/>

- 34 The Reg 18 CLLP Review Consultation Draft identifies a housing requirement of 10 for Scopwick. Kirkby Green does not have a housing requirement figure.<sup>10</sup> However, the emerging CLLP policies (in line with the adopted CLLP approach) supports growth above this level. *‘Through neighbourhood plans, communities can seek to further grow or develop their villages if this is sustainable and locally supported’.*<sup>11</sup>

### Map 2a Scopwick CLLP Policies<sup>12</sup>



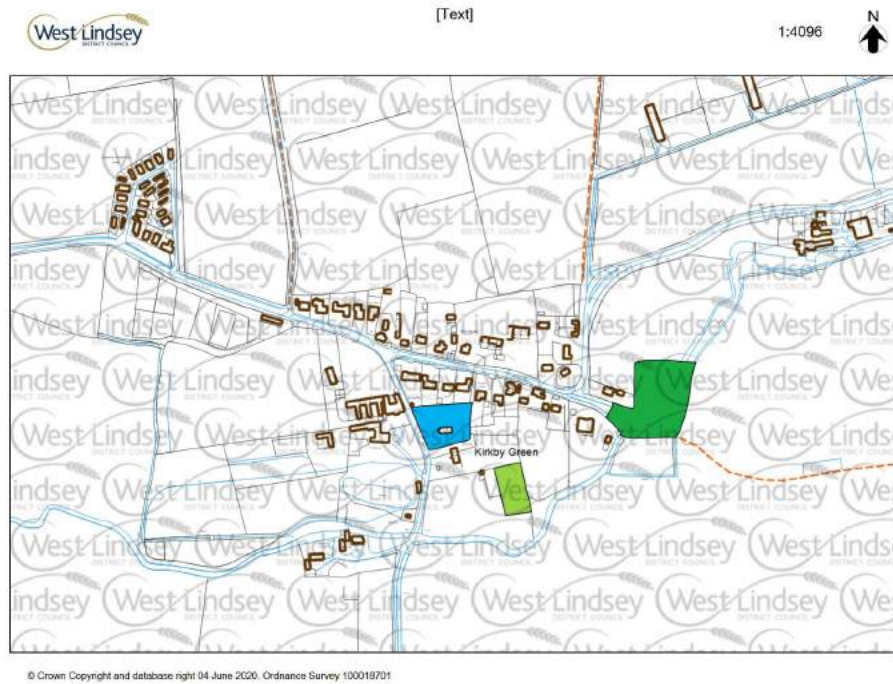
<sup>10</sup> See table A1.1 <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/121852.pdf>

<sup>11</sup> See para 2.4.3 in CLLP Review

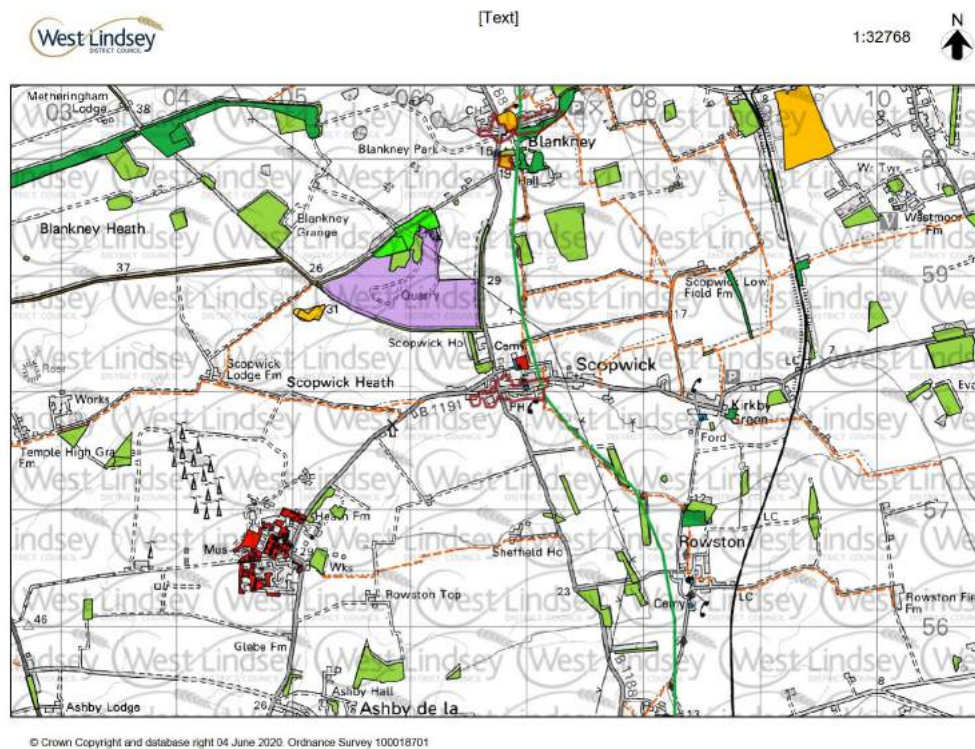
<sup>12</sup> As presented in the policies insert maps as part of the CLLP



Map 2b Kirkby Green CLLP Policies<sup>13</sup>



Map 2c CLLP Policies across the Parish and surrounding area<sup>14</sup>



<sup>13</sup> As presented in the policies insert maps as part of the CLLP

<sup>14</sup> As presented in the policies insert maps as part of the CLLP



- 35 The NPG has worked closely with officers at NKDC and the planning policy team leading the review of the CLLP to ensure it is in conformity with the evidence base to support the new Local Plan.

## 7 Community Vision

- 36 This vision has been prepared by the NPG and is endorsed by the community based on the consultation events and questionnaire feedback.

**In 15 years' time Scopwick and Kirkby Green Parish will still be a historic, rural and peaceful place with easy and immediate access to the countryside. The resident's well-being will be valued as will the open spaces within the villages and the countryside around it that are integral to its character.**

**It will be a more environmentally friendly place to live. Development in the Parish will be small in scale and will be supported where it is sympathetic to the character of the Parish and necessary to meet local housing need and to secure social and economic prosperity for the community, its services and facilities.**

## 8 Community Objectives

- 37 A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary area of focus for this Neighbourhood Plan.

**Community Objective 1**

To allow sustainable housing development that is limited in scale reflecting the size of the settlement and the capacity of local infrastructure (particularly drainage).

**Community Objective 2**

To ensure that development minimises the impact on the landscape character of the Parish and protects and enhances the Significant Green Gaps within and around the villages.

**Community Objective 3**

To ensure that development delivers biodiversity net gain. The protection and enhancement of habitat corridors, hedges, trees, and the protection of Local Green Spaces will be a focus.

**Community Objective 4**

To ensure that the heritage of the Parish is protected and, where possible, enhanced.

**Community Objective 5**

To ensure all development is designed to a high quality that reflects the density, local style and materials, to reinforce the distinctive rural character of the Parish.

**Community Objective 6**

To ensure that future housing development meets local need particularly for smaller (2 and 3 bed) dwellings and provides a mix of tenures (market and affordable).

**Community Objective 7**

To maintain and enhance the social vitality of the Parish by supporting and expanding the range of services and facilities (including indoor and outdoor facilities) within the Parish and improving transport links to neighbouring villages (to access health and retail services).

**Community Objective 8**

To enhance economic opportunities in the Parish by improving telecommunications to enable more residents to operate their businesses from home.

**Community Objective 9**

To ensure that future development is not at risk of flooding and does not increase flood risk by

- a) using energy efficient materials;
- b) a layout that benefits from passive solar gain; and
- c) encouraging small scale renewable energy.

**Community Objective 10**

Development should not increase flood risk in the area. Innovative solutions to reduce the risk of future flooding events are supported and sustainable drainage systems should provide biodiversity benefits.

**Community Objective 11**

To reduce car usage and promote health by encouraging accessibility on foot and bike within the villages, out to the countryside and to the wider area (specially to access the railway station at Metheringham) both for leisure and to access services.

**Community Objective 12**

To ensure that new development is well connected so that it is integrated to the existing settlements. This means a layout that provides safe and direct access (on foot and cycle) to the existing settlement(s) and between them and to the wider countryside.

**Community Objective 13**

To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this Neighbourhood Plan.<sup>15</sup>

**9 Engaging with the Community: A Key Principle**

38 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2020 and 2036. The importance of pre-application engagement is endorsed in the National Planning Policy Framework (NPPF).

39 The NPPF recognises the importance of early discussion between applicants and the local community. Para 132 states that *'Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot.'*

40 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by North Kesteven District Council.

41 The key principle applies to development other than household extensions.

**Key Principle: Pre-Application Community Engagement**

- 1. Applicants submitting proposals for development, other than domestic extensions, are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
- 2. Applicants are encouraged to provide a short document with the planning application to explain:**

<sup>15</sup> This objective is about improving the process of engaging with the community on planning matters



- a) **how the developer has consulted with the community; and**
- b) **how issues of concern raised by local people and the Parish Council have been addressed; and**
- c) **how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Scopwick and Kirkby Green Design Guide or equivalent); and**
- d) **(where the proposals are for housing development), how this meets local housing need.**

## 10 Sustainable Development and the Development Boundary

42 Local residents accept that with a growing and ageing population across the District housing needs are changing. The NPPF and existing and emerging Central Lincolnshire Policy, seek to prioritise land for development

- a) within the footprint of settlements over sites at the edge of the settlement and
- b) which avoids the most valuable agricultural land and areas of nature conservation.

43 Development in the open countryside is not considered sustainable development except in certain circumstances.

44 The CLLP policy LP2 The Spatial Strategy and Settlement Hierarchy defines the developed footprint of a settlement as *'the continuous built form of the settlement and excludes*

*a) individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;*

*b) Gardens paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement*

*c) agricultural buildings and associated land on the edge of the settlement; and*

*d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.'*

45 The SKGNP takes this as its starting point but includes the site allocations to define a Development Boundary for Scopwick and Kirkby Green. The Development Boundaries identify the area within which a general presumption in favour of most forms of development will be applied, subject to certain criteria. It identifies other areas as either Significant Green Gaps and Local Green Spaces (which have a high community and landscape value) within which generally protected policies will apply.

46 Any additional development in Scopwick and Kirkby Green should be concentrated within the Development Boundaries, unless it is a rural exception site providing 100% affordable housing<sup>16</sup> or is permitted development for example the conversion of a barn to residential use Class Q, or

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<sup>16</sup> See section 187 policy 8b below

commercial use Class R. The following criteria have been used by the NPG to define the extent of the Development Boundaries;

- a) existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement where that permission is considered sustainable development in accordance with this Neighbourhood Plan; and
- b) the presence of predefined physical features such as walls, fences, hedgerows, roads and streams; and
- c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
- d) analysis from the North Kesteven Landscape Character Assessment 2007; and
- e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2036 in accordance with National Policy.

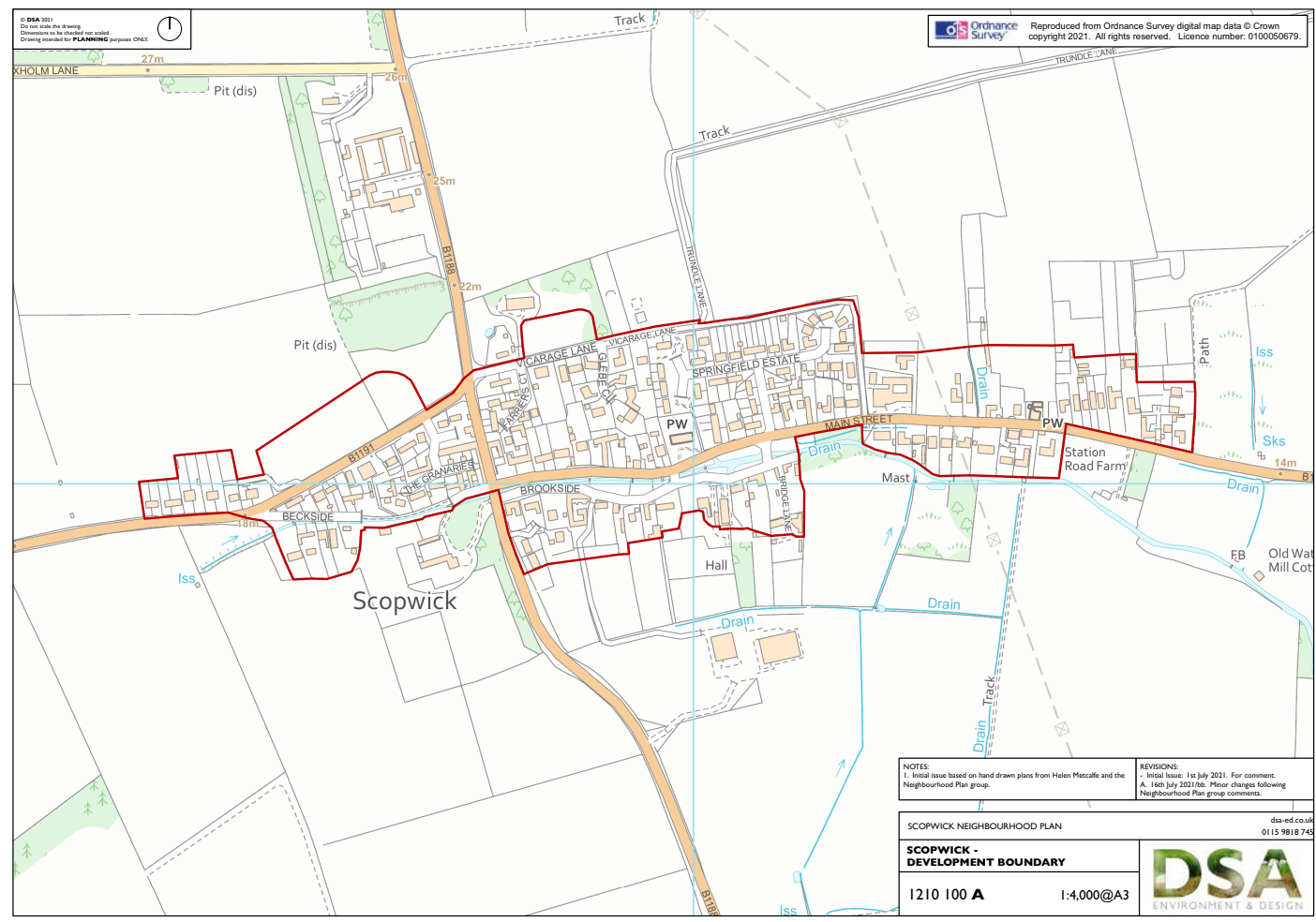
47 The options the NPG considered, and the reasons they were either progressed or dismissed, are set out below in table 2.

**Table 2 Development Boundary Assessment**

Option 1	Reasoned Assessment
Tightly constrained development boundaries	This would not allow an appropriate response to proposals to meet local need.
Option 2	Reasoned Assessment
No boundaries	Does not provide a clear Parish level policy framework and could endanger important significant views.  Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Development boundaries that allow for modest growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the Parish on the allocated sites reflecting the community consultation and enabling the community to influence where growth takes place. This is the preferred approach.

48 Maps 3a and 3b show the Development Boundaries for Scopwick and Kirkby Green. Note these include the sites allocated in the SKGNP – see the site allocation policies NPP13a- NPP13g.

Map 3a Development Boundary Scopwick<sup>17</sup>



<sup>17</sup> Includes SKGNP Site allocations.

**Map 3b Development Boundary Kirkby Green<sup>18</sup>**



<sup>18</sup> Includes SKGNP Site allocations.

## Limited Infill

- 49 It is possible that, over the Plan period, sites within the Development Boundary will come forward for development. The cumulative effect of this can change the character of the area.
- 50 Not all gaps are appropriate for infilling. The Scopwick and Kirkby Green Design Code notes that *'Both villages have a linear pattern of growth, running parallel to Scopwick Beck. This course of linear development is particularly strong in Scopwick, where it runs for a remarkable 1,400 metres. Linear development provides a strong connection to the countryside, as gaps provide important views into the open countryside, and public footpaths offer access to the fields both to the north and south of the settlements. The existing linear pattern of growth should be preserved by future developments, particularly by avoiding the infilling of gaps which provide views into the countryside from within the villages.'*<sup>19</sup> The Neighbourhood Plan seeks to restrict infill on those sites which provide countryside views whilst identifying a small number of sites for limited development to meet local need.
- 51 This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built-up frontage by the filling of a small gap capable of taking one or two dwellings only.

### *Neighbourhood Plan Policy 1: Sustainable Development, Limited Infill and the Development Boundary*<sup>20</sup>

- 1. Development proposals that are within the Development Boundaries defined on Map 3a and Map 3b will be supported where they can demonstrate that they satisfy the principles of sustainable development by;**
  - a) meeting identified housing needs in SKGNP for smaller dwellings as set out in the most up to date housing need assessment (SHMA, AECOM HNA or equivalent); and**
  - b) being of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Parish as defined by the Scopwick and Kirkby Green Design Code 2020; and**
  - c) safeguarding the integrity, function and character of the Significant Green Gaps (identified on Maps 5a and 5b), local nature reserves or any other area designated for its nature conservation or priority habitat (identified on map 6); and**
  - d) safeguarding any natural or built features on the site which have heritage or conservation value, wherever possible; and**
  - e) promoting walking, cycling and the use of public transport; and**
  - f) including sustainable drainage systems (SuDS) that improve biodiversity, as well as mitigating surface water flood risk.**
  
- 2. Outside the Development Boundaries, proposals that require planning permission will be considered against wider policies in the Development Plan.**

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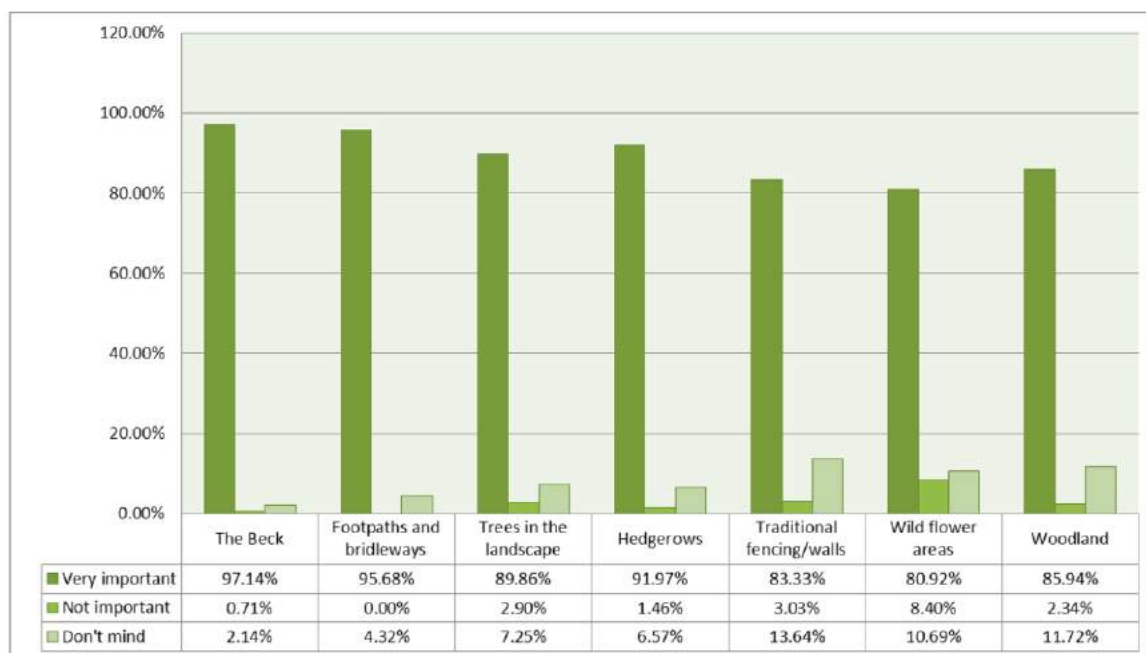
<sup>19</sup> See Design Code page 38

**3. Within the Development Boundaries residential development on infill sites will be limited to sites that are small in scale that can accommodate one or two dwellings.**

## 11 Protecting the Landscape Character

52 The graph below shows the response to the question posed in the Village Questionnaire ‘How important to the environment of the Parish are the following features?’

Figure 1<sup>21</sup>



53 Evidently the quality of the natural environment is central to the quality of life for residents. It is also significant to note that public footpaths were the ‘facility’ most used by residents (Household Questionnaire question 12 page 19).

54 North Kesteven’s 2007 Landscape Character Assessment defines the Parish as within the Central Plateau and it straddles two Landscape Character Sub-areas as defined by the LCA: the Limestone Heath Sub-Area to the west of the B1188 and the Central Clays and Gravels to the east. The Limestone Heath is described as ‘a relatively exposed, empty and open landscape with wide views of the horizon in all directions.’ The Central Clays and Gravel sub area is ‘a gently undulating lowland between the wider, open plateau to the west and The Fens to the east. Fields here are generally smaller and more varied in shape, with thick and tall hedgerows along roadsides and between fields.’

55 The LCA identified opportunities for enhancement as follows:

<sup>21</sup> From the Village Questionnaire

**Table 3 - Summary from North Kesteven Landscape Character Assessment**

<p><b>The Limestone Heath Sub-Area</b> <sup>22</sup></p> <p>Replacement of hedgerows where these have been lost or degraded</p> <p>Repair and reinstatement of drystone walls</p> <p>Better design solutions should be encouraged through the planning process which seeks to deliver more sensitive interface between the settlement and open character of the landscape sub-area. Rigid building lines, uniform building design should be avoided, and better landscaping of indigenous tree belts and appropriate boundary treatment, such as dry stone walling, should be encouraged.</p> <p>Appropriate local material mixes should be used such as limestone for walling and clay pantiles for roofing, particularly at settlement edges.</p> <p>RAF Digby - additional tree and hedge planting around some buildings and around and away from the perimeter fences [should be undertaken]. Habitat friendly limestone grass management regimes should be investigated within base boundaries.</p> <p><b>The Central Clays and Gravels Sub-Area</b> <sup>23</sup></p> <p>Replacement hedgerow planting where these have been lost or degraded.</p> <p>An increase in grassland and pasture would help to restore a more mixed pattern of land use, returning to a more visually varied and traditional landscape. Agri-environment scheme objectives should be tailored in part to reflect landscape character aspirations</p> <p>Maintaining the distinctive character of the villages is very important and new development should use materials, and design principles that respect and reflect the existing traditional limestone building stock so that they are sympathetic to place and established vernacular.</p>
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- 56 The Design Code notes the way the Beck runs through Scopwick with adjacent green spaces which are known locally as the village green (this area is proposed as a Local Green Space). The Design Code notes that the village green *'includes a number of scenic paths which cross the river and provide views along the watercourse. In addition, there is an area of allotments, benches and a miniature lake. Whilst a village green, these are elements more commonly seen in large parks. This contributes to a sense of civic character and any future open spaces should seek to reflect this local example of open space.'*<sup>24</sup>

### Significant Green Gaps

- 57 The preparation of this Neighbourhood Plan was an opportunity to build on the NKDC Landscape Character Assessment and the Scopwick and Kirkby Green Design Code which notes that *'Linear*

<sup>22</sup> See page 65

<sup>23</sup> Page 87

<sup>24</sup> See page 25 Design Code

*development provides a strong connection to the countryside as gaps provide important views into the open countryside both to the north and south of the settlements.'*

- 58 The distinctive landscape is a key defining characteristic that strongly informs the Parish. The villages are low lying and the presence of water means that development has been sporadic and clustered along through roads but with important gaps. These are defined as Significant Green Gaps (SGGs) and are shown on Map 4a and Map 4b.
- 59 A Survey of the Parish was undertaken in 2020 by a member of the NPG and a number of SGGs proposed. The criteria used to assess the spaces identified as Significant Green Gaps is set out in Appendix B and the proposed SGGs were reviewed by the NPG as part of the consultation process. The SGGs shown on Maps 4a and 4b are a valued landscape feature and development must not harm the sense of openness provided by these spaces. There is a close relationship between the Key Views shown on Maps 5a and 5b and the Significant Green Gaps.

**Table 4 Description of Significant Green Gaps and Key Views**

***Scopwick (see map 4a)***

- SGG 1 is an important open space north west of Scopwick built up area. The western edge adjoins Scop 3. The landowner has confirmed that subject to Scop 3 being allocated, this space will become a public open space with a footpath to provide a west east connection from Heath Road to the B1188. A key view looks across this green space uphill northwards towards woodland and north west across the former heathland. This view is character forming reflecting the rural ambiance of the western part of the village.
- SGG2 is at the east end of Brookside in the centre of the village, the land rises away from the Beck across open countryside. A key view is from the footpath to Rowston which shows the countryside rising away from the Beck to the south of the village.
- SGG3 is at the east end of Scopwick, the edge of the village is clearly demarcated by this green open space with a key view over grassland reversion. The separation of Scopwick from Kirkby Green is clearly defined at this point.
- SGG4 is an open space that looks north over an old meadow is next to the former Methodist Chapel. It provides one of two remaining views of farmland within the built environment in the eastern half of the village.

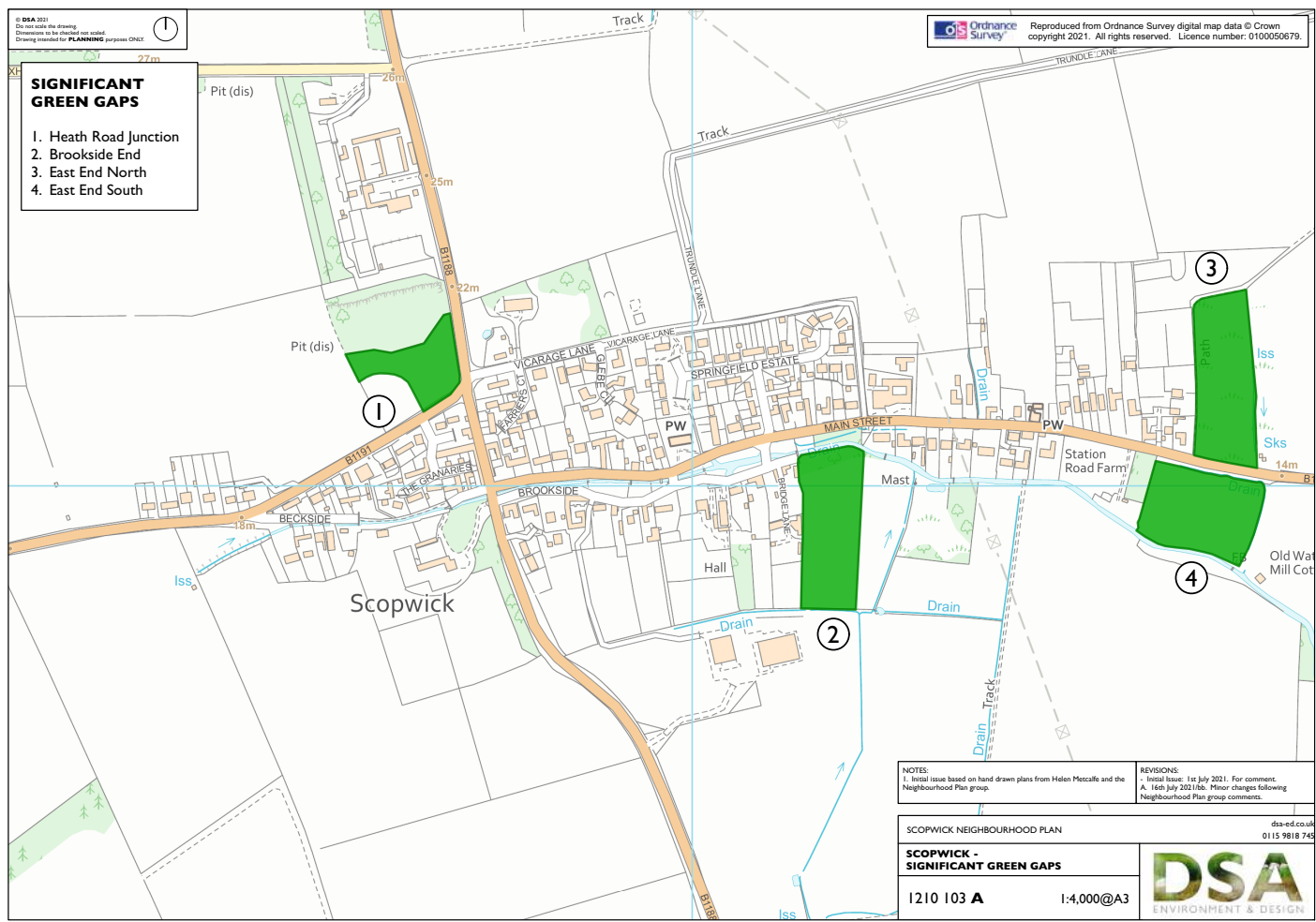
***Kirkby Green (see map 4b)***

- SGG5 (was 1) is the last green space within Kirkby Green. The space offers an important visual setting for the listed mid 19<sup>th</sup> Century stone walled cattle yard buildings, now converted to housing. It reinforces the sense of the settlement as a historic rural hamlet as you drive through the village. For this reason, it is also a key view.
- SGG6 (was 2) is an important green open space before Kirkby Green and reinforces the sense of separation between Kirkby Green and Scopwick and the rural character of the parish with two settlements within it. The northwards view across the meadow at the edge of Kirkby Green, immediately following the gravelled farm lane gives both a finality to the edge of the built area of Kirkby Green.

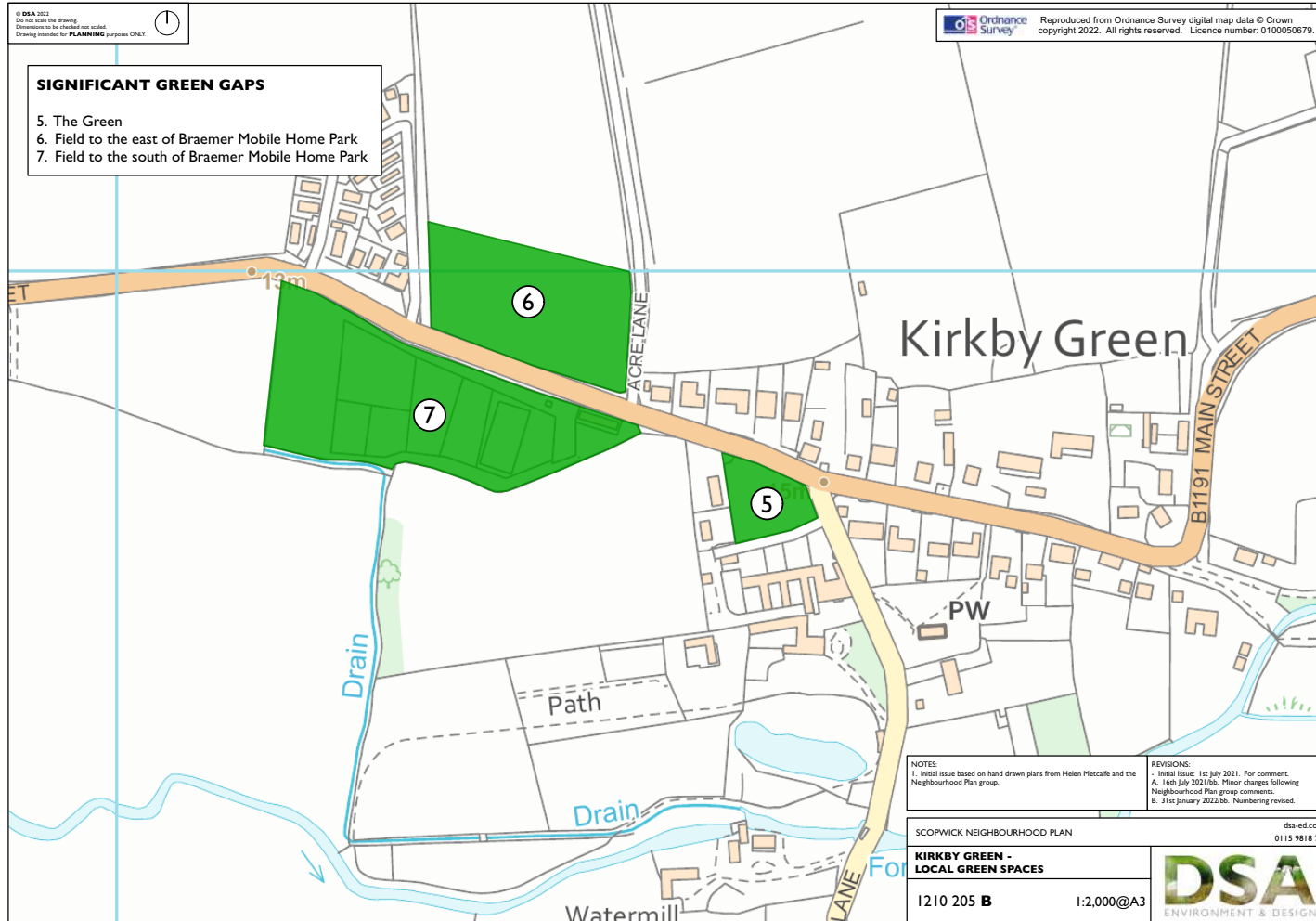


- SGG7 (was 3) is an important open space on the western edge of the village which includes the beginning of the field pattern of grazing land near the beck. The southwest view across this space is also a key view seen as you proceed along Main Street.

Map 4a Significant Green Gaps Scopwick



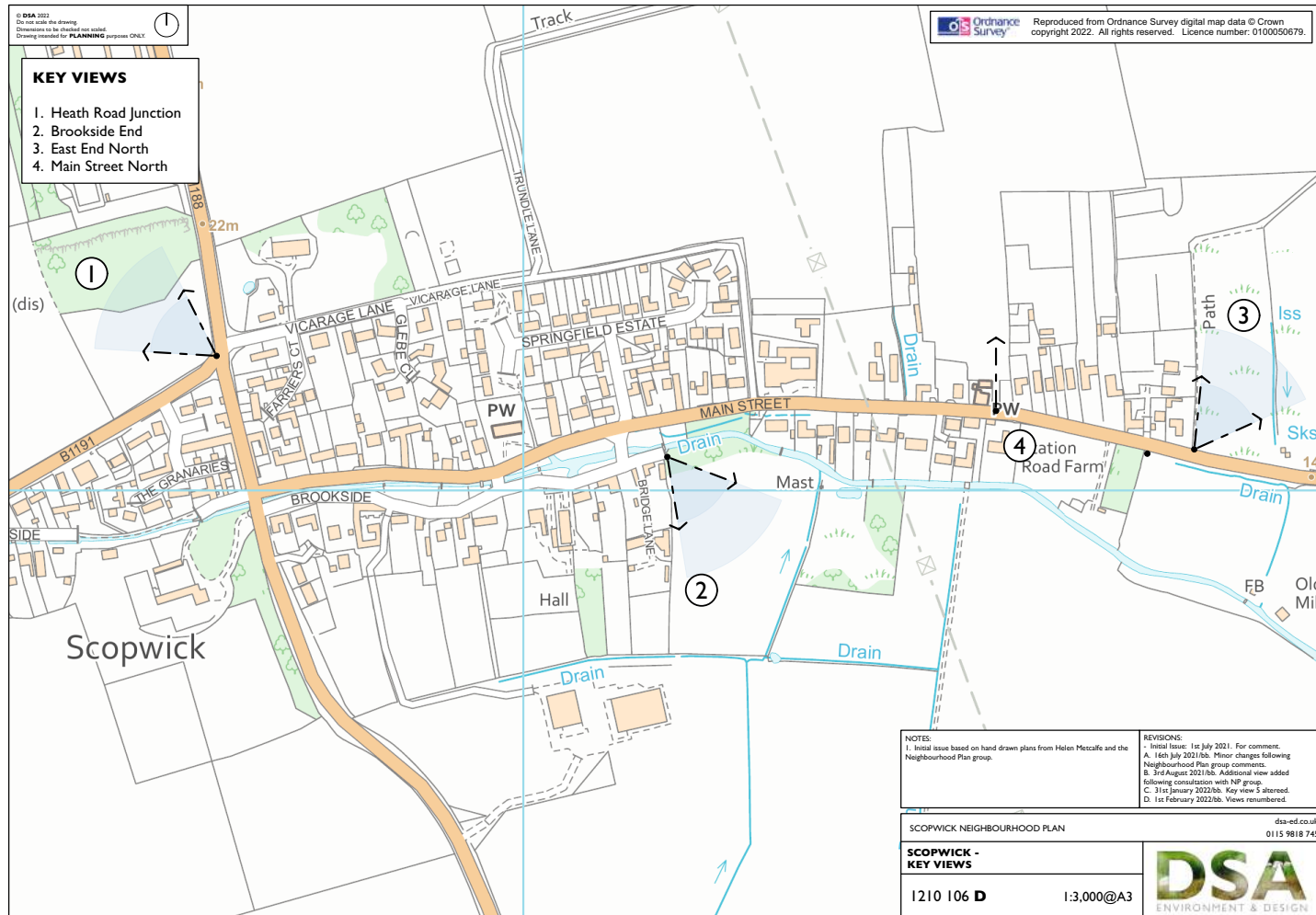
**Map 4b Significant Green Gaps Kirkby Green**



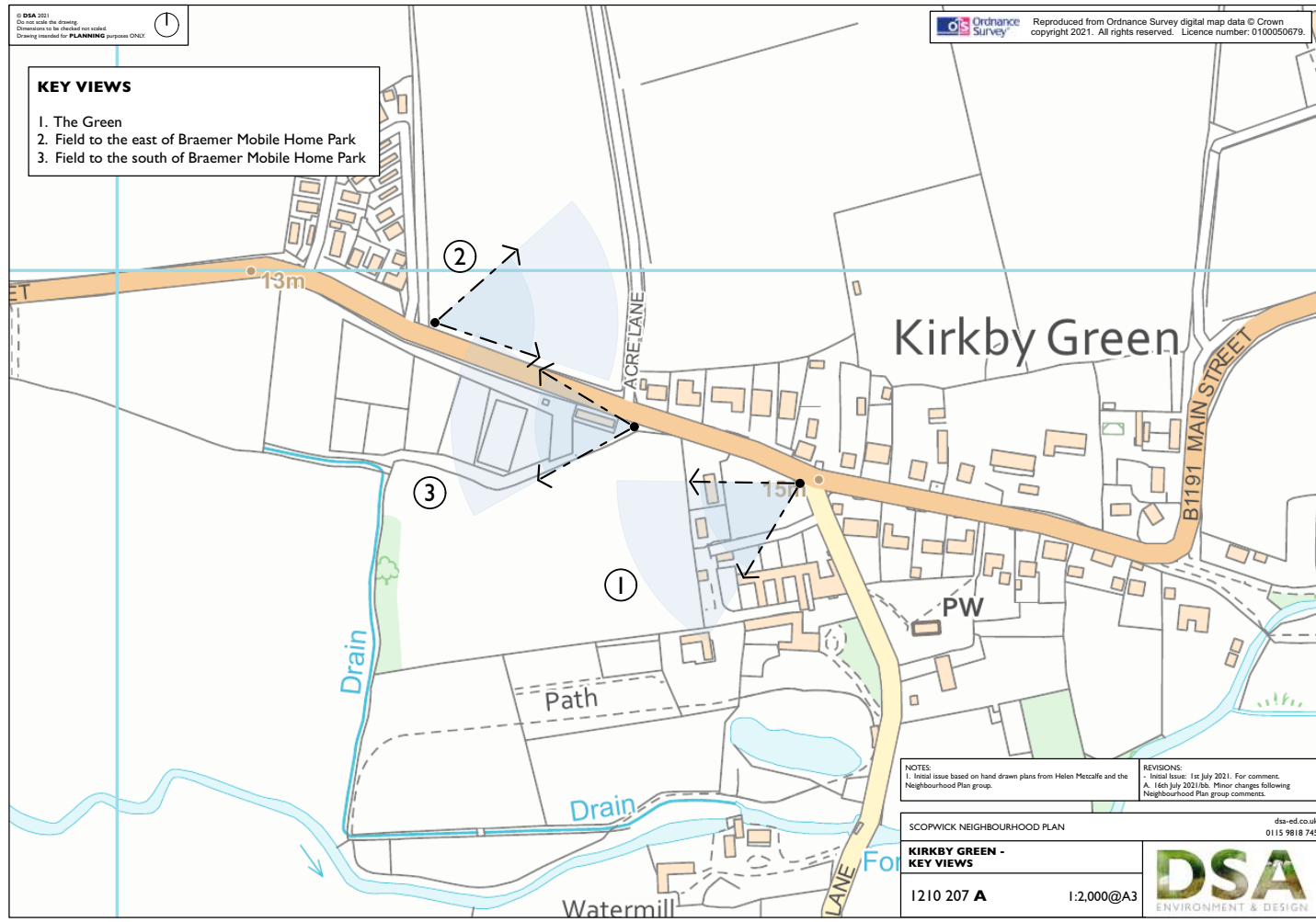
## Key Views

- 60 The topography of the Plan area with its gentle slopes, affords medium and long views into and out of the villages and across the Parish this is quite rare in Lincolnshire. The Maps below (with photos at Appendix D) are based on local research and show views from publicly accessible locations looking into or out of the built-up areas of the Parish. The Significant Green Gaps that run through the settlements and the long views from the main through roads provide a sense of openness and a very rural sense of place.
- 61 Neighbourhood Plan Policy 2 (NPP 2) sets out an approach which captures the importance of this matter. It requires that new development should respect the way in which the Significant Green Gaps and Key Views contribute to the character of the village and the openness around both the settlements.
- 62 In both Scopwick and Kirkby Green, houses are clustered near the beck in the valley bottom thus limiting the prospect of views over the landscape. Often field gateways offer the only glimpse of landscape for many months of the year in areas which have been traditionally meadow land and have retained their hedgerows. It should be no surprise therefore that the views offered of Scopwick and Kirkby Green are at gateways.

Map 5a Key Views Scopwick



Map 5b Key Views Kirkby Green



- 63 Proposals on the allocated sites and any infill sites will need to demonstrate an understanding of the impact on the landscape character in a way proportionate to the scale and location of the proposal.

*Neighbourhood Plan Policy 2: Protecting the Landscape Character*

- 1. In areas identified as Significant Green Gaps (see Map 4a and 4b and Table 4) planning permission will not be granted for development that adversely affects the sense of openness or their undeveloped character.**
- 2. Exceptions to the approach set out in Policy 2 (1) above will only be considered where no suitable alternative location is available and where the benefits of development significantly and demonstrably outweigh the adverse impacts.**
- 3. Development within the view cones that will affect the Key Views<sup>25</sup> identified on Map 5a and 5b including the sense of openness and/or the sense of place should include an objective assessment of the effects the proposals will have on the landscape character. Development proposals should not obstruct or detract from the Key View or any key feature or heritage asset within the view.**
- 4. Development excluding household extensions, on the allocated sites or, otherwise, on the edge of the villages, is required to demonstrate that it is sympathetic to the landscape character as defined in the Scopwick and Kirkby Green Design Code 2020 Character Area Analysis and the Key Characteristics in the Limestone Heath and the Central Clays and Gravels Sub Areas North Kesteven Landscape Character Assessment.**
- 5. Proposals should avoid rigid building lines and uniform building design and should include appropriate boundary treatment such as dry-stone walling, enhance the landscape character and will be supported.**
- 6. As appropriate to their scale, nature and location, mitigation planting and boundary treatment should include native species.**
- 7. Development should present a soft boundary to the open countryside (potentially including native hedges, low limestone walls and native trees) to minimise the impact of development on the landscape character.**

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<sup>25</sup> The view cones are the blue shaded areas shown on the maps 5a and 5b

## 12 Protecting and Enhancing Biodiversity

### *A Wildlife Friendly Environment*

The Scopwick and Kirkby Green Design Code states that *'new development must preserve the treasures of the area.'* Biodiversity and Wildlife are the Parish's 'treasures'. The Design Code provides four bullet points<sup>26</sup> three of which are reflected in Neighbourhood Plan Policy 3 below (see Table 5).

**Table 5**

- New developments should aim to strengthen biodiversity and the natural environment;
- Existing habitats and biodiversity, particularly local birds and bats, should be protected and enhanced;
- New development proposals should include the creation of new habitats and wildlife corridors; and
- Rear boundary treatments should become wildlife permeable as for example implementing native hedging or alternatively gapped wooden 'palisade' or 'hit and miss' style fencing with hedgehog friendly gravel boards.<sup>27</sup>

### *Trees and Hedgerows*

64 Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more. Trees will also help the Parish adapt to the effects of climate change. The Design Code noted that *'veteran trees are an important part of the local landscape and can be visible for miles'*.<sup>28</sup> Map 6 identified the priority habitat areas in the Parish are for deciduous tree species.

65 An important component of character across the Parish are the boundaries of hedges, with hedgerow trees, mature gardens and street trees. Trees also play a significant part in the street scene in most of Scopwick and Kirkby Green. Their value was reflected in the Household Questionnaire with trees in the landscape, hedgerows and woodlands considered as very important. (See figure 1 above).

66 A Friends of the Earth (FoE) Report 'Performance on Climate Change by Local Authority Area' found that North Kesteven District needed to double its tree coverage to mitigate against climate change. this is part of their campaign to see tree coverage double across the UK.<sup>29 30</sup>

<sup>26</sup> See Scopwick and Kirkby Green Design Code page 46

<sup>27</sup> The last bullet point is addressed in Neighbourhood Plan Policy 2 as part of protecting landscape character.

<sup>28</sup> See Design Code page 24

<sup>29</sup> See <https://friendsoftheearth.uk/climate-friendly-communities> and

<sup>30</sup> <https://friendsoftheearth.uk/climate-change/doubling-trees-will-help-stop-climate-chaos>

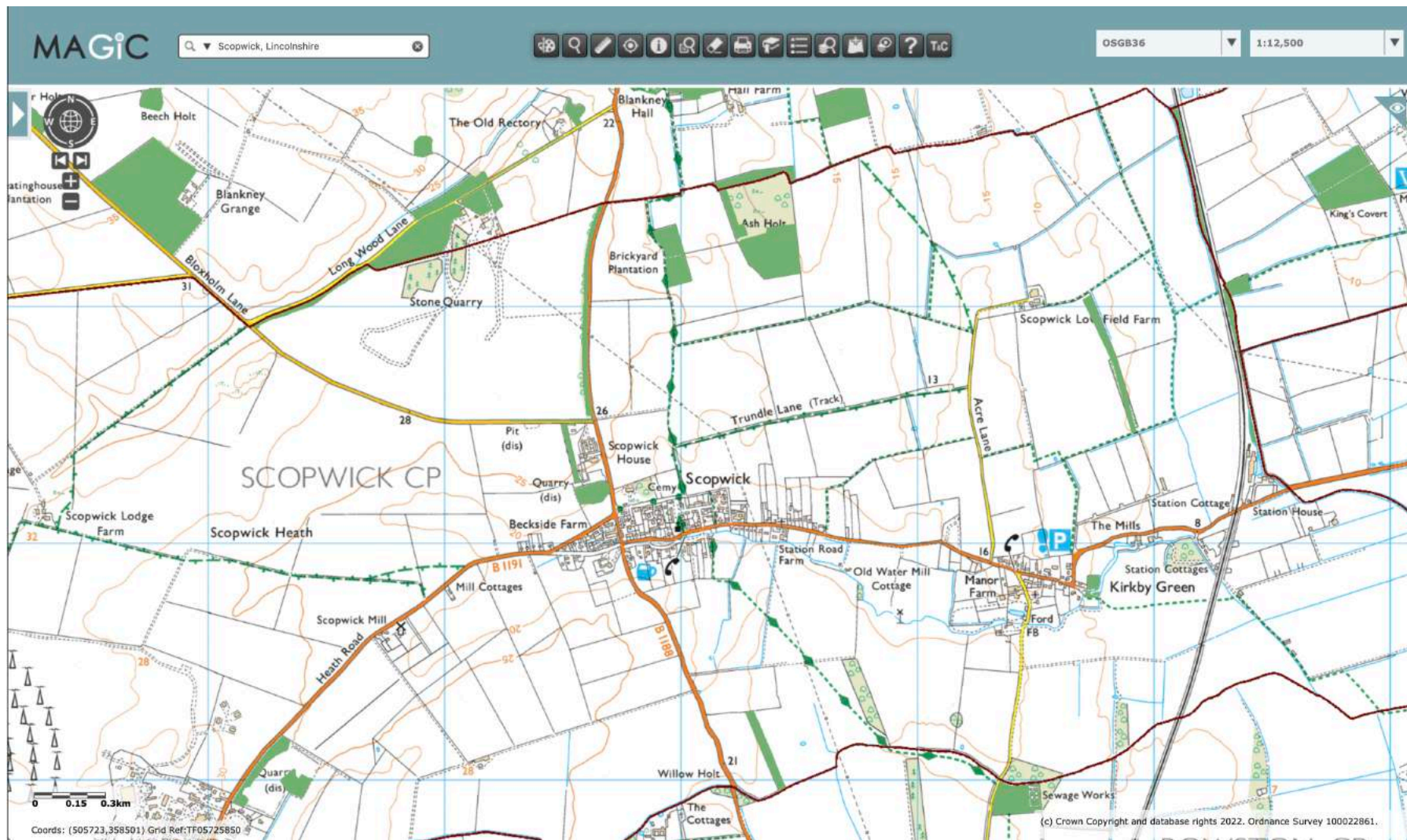


- 67 It is a fact that compensatory planting of new trees does not offset the loss of mature trees. Where a street tree canopy will be lost immediately it will take many years to replace that loss<sup>31</sup>. A newly planted tree is likely to be a small sapling and significantly smaller than the mature tree that it replaces. It could take several decades for the young tree to grow to provide the same amenity value as the previous tree, so planting two or three or more replacements enhances the contribution to these factors in the early years.
- 68 Neighbourhood Plan Policy 3 (NPP 3) encourages developers to replace each tree lost as part of development to both address the loss of trees and as part of the policy to increase tree coverage in the Parish.
- 69 The SKGNP supports the approach in the Review CLLP policy 65 including the requirement to follow the six Tree Planning Principles (whether this is to compensate for losses on site or is part of a new landscaping scheme).
1. Create habitat and, if possible, connect the development site to the Strategic Green Infrastructure Network; and
  2. Assist in reducing or mitigating run-off and flood risk on the development site; and
  3. Assist in providing shade and shelter to address urban cooling, and in turn assist in mitigating against the effects of climate change; and
  4. Create a strong landscaping framework to either (a) enclose or mitigate the visual impact of a development or (b) create new and enhanced landscape;
  5. Be of an appropriate species for the site; and
  6. Avoid tree planting where it has potential to cause harm, such as to important habitats, peat soils, property or infrastructure.
- 70 Map 6 shows the areas listed on the priority habitat inventory as deciduous woodland as well as the topography and public footpaths in the Parish with the Scopwick and Kirkby Green villages located near to the Beck and the land gently rising up north and south.

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<sup>31</sup> <https://www.woodlandtrust.org.uk/protecting-trees-and-woods/campaign-with-us/campaign-in-your-community/neighbourhood-planning/creating-a-neighbourhood-plan/>

Map 6 Priority habitats (deciduous woodland), topography and public rights of way



### *Dry Ditches and Ponds*

71 Given the presence of water through the two villages, dry ditches are often located adjacent to site boundaries. These features are essential to the sustainable management of surface water and should be protected.<sup>32</sup> These features also provide a significant contribution to the local setting, character and biodiversity of the local area.

### *25 Year Environment Plan<sup>33</sup>*

72 The 25 Year Environment Plan marked the Government's renewed commitment to supporting wildlife and natural environment. The Environment Bill enacted in November 2021 requires Local Authorities to produce Local Nature Recovery Strategies and for development to achieve a 10% net biodiversity gain.

#### *Neighbourhood Plan Policy 3: Protecting and Enhancing Biodiversity*

- 1. As appropriate to their scale, nature and location development proposals should provide at least 10% net biodiversity gain. Enhancement measures may include:**
  - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',**
  - b) planting wild flower meadows and strips,**
  - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,**
  - d) for major development, encouraging the creation of sustainable urban drainage schemes (SuDS) that provide multi benefits (rain gardens, pond and wetland creation and recreational amenity) in new schemes and 'retrofitting' where appropriate,**
  - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow, and**
  - f) protecting dry ditches - as these features are essential to the sustainable management of surface water.**
  
- 2. Trees and hedgerows are significant to the character of the villages and should be protected and retained. Where it is appropriate for higher value tree(s) (category A or B trees – BS5837)<sup>34</sup> to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should be on-site wherever possible, be of an appropriate species for the site and take all opportunities to meet the six Tree Planting Principles.**

<sup>32</sup> This is discussed in more detail below

<sup>33</sup> <https://www.gov.uk/government/publications/25-year-environment-plan>

<sup>34</sup> Category A – These are generally large, high-quality trees which the local authority will want to see retained if at all possible Category B. Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years source <https://www.crowntrees.co.uk/tree-survey-and-report/tree-survey-faqs/>

- 3. Proposals that result in a net increase in tree coverage enhance carbon sequestration and will be supported (unless such additional tree cover is likely to have a negative net carbon impact (such as planting on peat soils)).**

### 13 Local Green Spaces

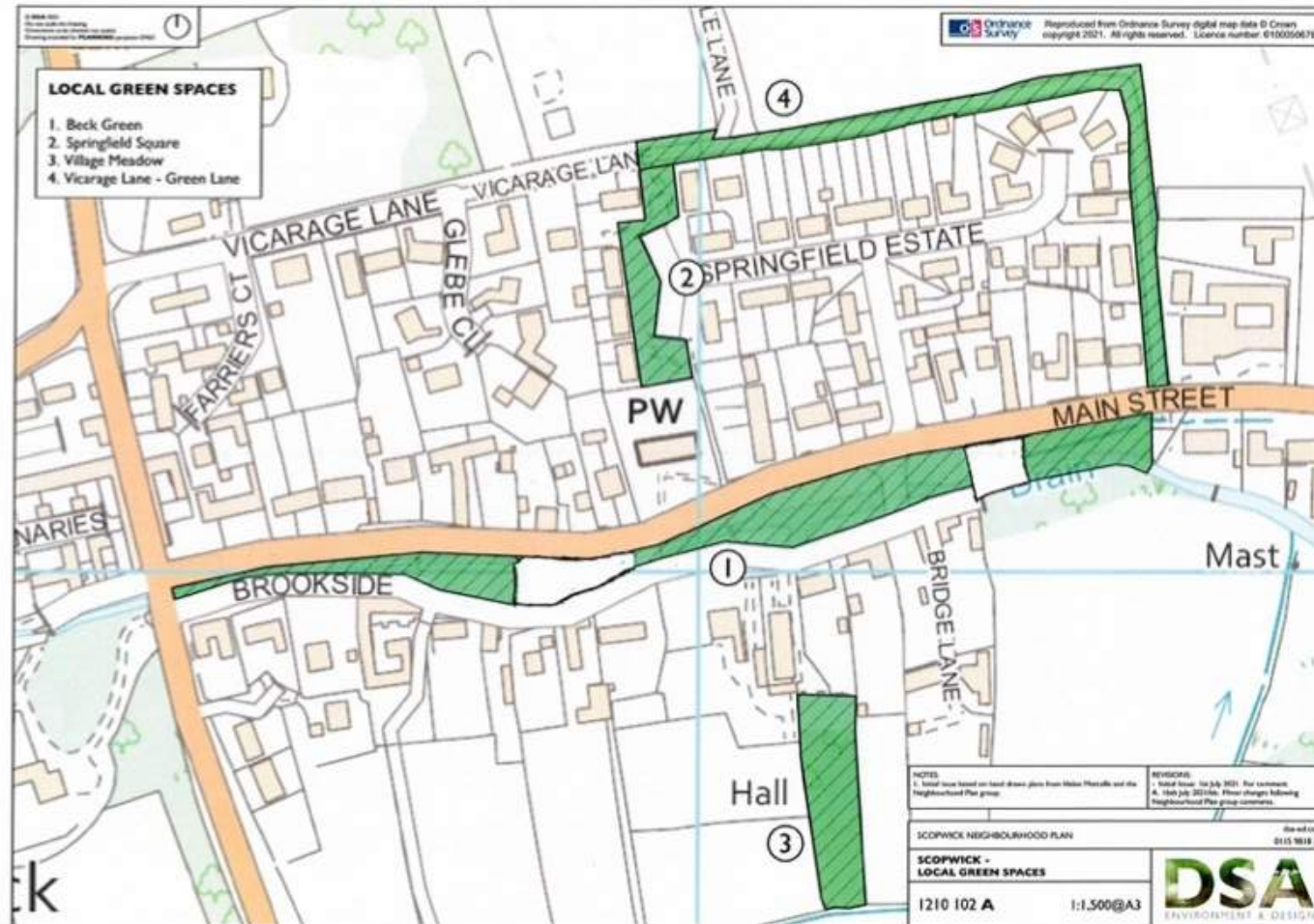
- 73 The NPPF<sup>35</sup> affords Local Plans and Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period. The NPPF sets out criteria for the designation of Local Green Space. is as follows:
- 74 A survey of the Parish was undertaken in 2020 by a member of the NPG. The Local Green Spaces shown on Maps 7a and Map 7b have been assessed and it is considered by the NPG that they meet the NPPF criteria. Appendix I provides photos and the justification for their inclusion.
- 75 The identification of sites as important open spaces (IOS) in the CLLP is a broad definition and whilst some of the sites might also mean definition of a local green space many do not. Scopwick Green (site 1 below) is shown as an IOS in the CLLP. Its designation as a LGS more accurately reflects the community and environmental value of the site.

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<sup>35</sup> NPPF para 101- 103



Map 7a Local Green Space Designations Scopwick



## Map 7b Local Green Space Designations Kirkby Green



- 76 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. This policy demonstrates the significance of these spaces and the contribution they make to the character of the village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)
- 77 It should be noted that Local Green Spaces can provide sustainable locations for flood alleviation schemes. LGS1 includes water and demonstrates how this can provide mutual benefits. Proposals that contribute to the use of LGS's for further flood alleviation would not be incompatible with their function as an LGS.

*Neighbourhood Plan Policy 4 Designation of Local Green Spaces*

1. The Plan designates the sites shown on Maps 7a and Map 7b as Local Green Spaces.
2. Development proposals on a Local Green Space will not be permitted other than in very special circumstances in accordance with national policy.

## 14 Conservation and Enhancement of Non-Vehicular Routes

- 78 Improving active travel reduces car usage, improves health and well-being and represents sustainable development. The Design Code notes that the Parish has a *'notably dense network of public rights of way (PRoW) which provide walking and horse-riding routes around the local countryside, and as far as other villages. The road which links Scopwick and Kirkby Green also has a public footpath.'*
- 79 Footpaths were the most used 'facility' in the Parish (see Household Questionnaire question 12 page 19).

### Map 8a Public Rights of Way Network



Figure 37: Map showing the extent of the Parish boundary and the PRoWs.

--- Public Rights of Way

- 80 Walking routes are much more popular where they form circular routes. Future development should consider their relation to public rights of way and where possible seek to create new routes that connect to the existing network.
- 81 The NPG have sought to secure an additional walking route as part of the site allocations (see proposal to develop land to the west of Scopwick village NPP 13a below.)

### *Cycling/Walking Route to Metheringham*

- 82 The topography and relatively quiet country lanes make the Parish countryside popular with cyclists. The Household Questionnaire Question 25 asked 'What changes in the Parish would make it easier to get to work or access facilities in the wider location?' 53% of respondents wanted a dedicated cycle route to access the railway station at Metheringham. It was considered that the B1188 was a very busy local road and not really suited to routine safe cycling. However, by installing a cycle path from the Vicarage Road Scopwick B1188 junction to the Blankney Drury Street junction would provide a safe solution to enable residents access to the railway station via the quiet side roads. The distance of the path from Scopwick to Blankney would be 1.4 miles, and it is considered a reasonable cyclist would take approximately 20/25 minutes to cycle from Scopwick to the railway station a distance of 2.6 miles.

- 83 The NPG have worked with the landowners and LCC to identify potentially provide a safe walking/cycling routes to the railway station. LCC's Access Lincoln Project Manager welcomes the idea. The NPG will work with LCC and Blankney Estates to seek the inclusion of this scheme in LCCs Cycling and Walking Network Plans for 2021. The provision of a partial safe cycle route to Metheringham railway station is supported.
- 84 The Climate Change Commission December 2020 Local Authorities and the Sixth Carbon Budget notes that '*constraining the growth in vehicle mileage is vital to reducing emissions*'<sup>36</sup>. To achieve net zero carbon in 2050 we need to shift 33-35% of trips to walking, cycling and public transport. The implementation of this locally important cycle route will assist in reducing car usage in the Parish.
- 85 Two possible routes are proposed and require further investigation.<sup>37</sup>

***Neighbourhood Plan Policy 5 Conservation and Enhancement of Non-Vehicular Routes***

- 1. Improving or extending the non-vehicular routes across the Parish will be supported where the proposals;**
  - a) do not detract from the landscape character as defined in the most recent Landscape Character Assessment Study and the Scopwick and Kirkby Green Design Code; and**
  - b) will not harm locally protected habitats.**
- 2. Where applicable, development proposals will be expected to demonstrate how they protect and where possible enhance existing public rights of way and permissive routes. Opportunities to improve non-vehicular linkages between existing routes from the edge of Scopwick village to the centre and/or out into the countryside are supported.**

## 15 Flooding and Drainage

### *Flooding*

- 86 As a spring line village, the presence of water made settling in the area feasible; development runs along the contour lines at the lowest part of the Parish. Map 9a shows the areas at risk of flooding based on analysis by the Environment Agency. Flood Zone 2 – which has a medium probability of river flooding and Flood Zone 3 – which has a high annual probability (1 in 100 or greater) of river flooding.
- 87 The local geology (limestone) and the topography (with the land rising to the north and south) ensures that flood zones are limited to the corridor of the Beck. Outside of this area the risk of surface water flooding is assessed as 'very low'.<sup>38</sup>

<sup>36</sup> Local Authorities and the Sixth Carbon Budget December 2020 page 81/82.

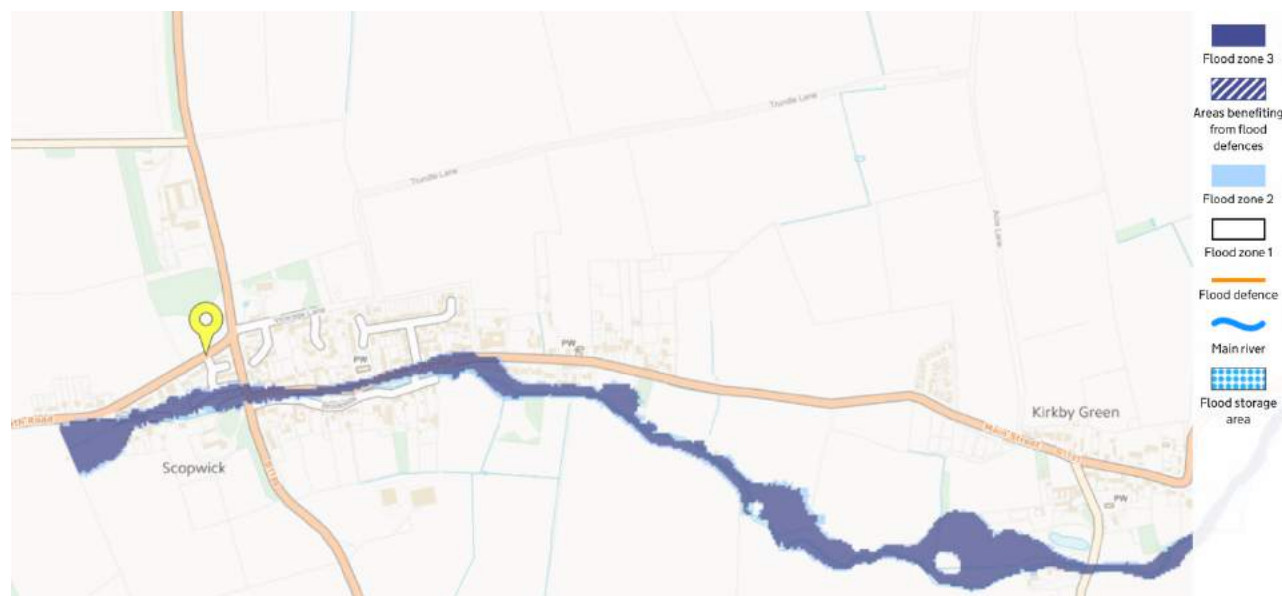
<sup>37</sup> This is a community aspiration and its implementation is an action at Appendix A.

<sup>38</sup> See <https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk>



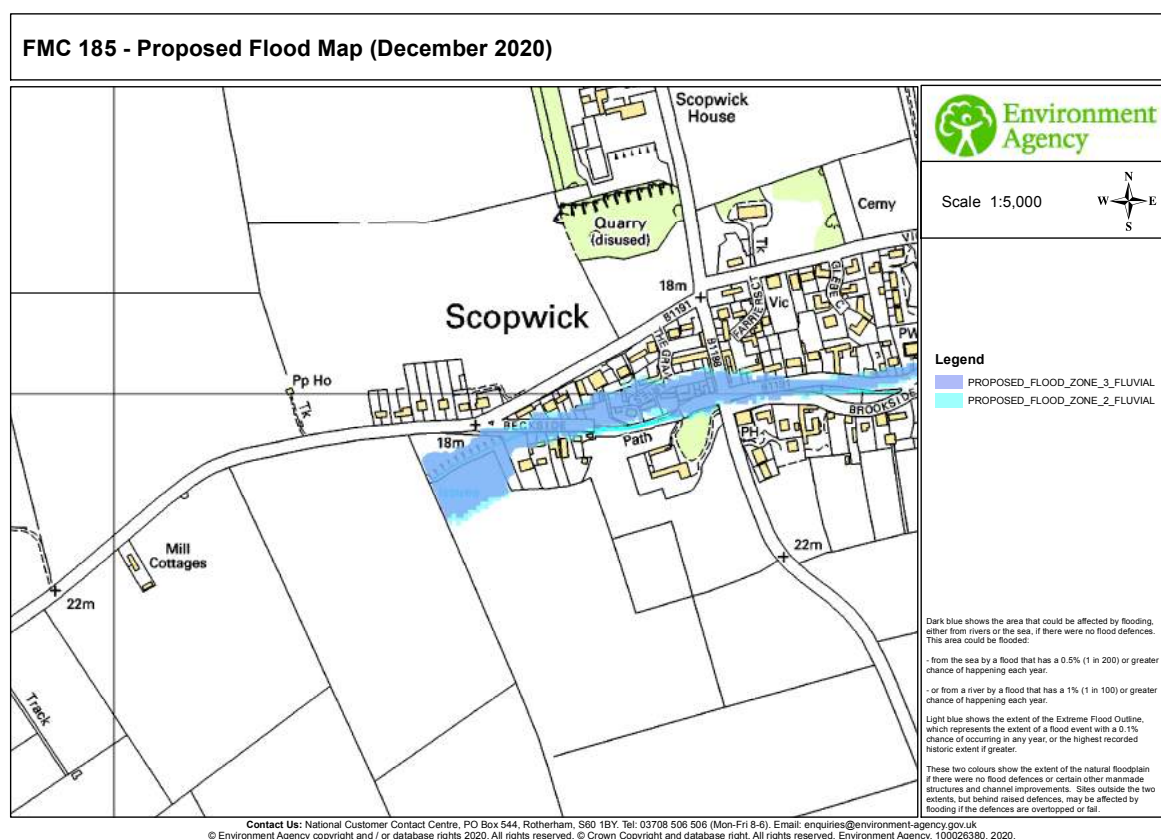
- 88 In fact, the Beck itself has not flooded for the past 40 years although the Environment Agency note that this should not be the basis of a flood risk policy.<sup>39</sup>The capacity of the stream has been adequate where the flow has not been restricted and the Parish Council and the Environment Agency have co-operated to ensure this has remained so. Both the local farming estate and the water company have a need for water and have the ability to extract water from the head waters just to the west of the village. Development should always be located away from flood zones 2 and 3 where possible in accordance with the NPPF.
- 89 There have been problems with flooding of houses and gardens at the east end of the village where surface water run-off from field drains and springs to the north have run into inadequately maintained village drains. A particular problem has been caused by robot moles installing electricity services which have the capacity to bore through culverted ditches which subsequently reduces the flow by collecting debris. It is believed these problems have been resolved (as at 2020) due to the efforts of the Lincolnshire County Council Highways team. One house and three gardens were flooded on two occasions during winter 2019/2020.
- 90 Central Lincolnshire lies within the East Midlands area of serious water stress concern. Across the District this is a major cause for concern. The management of water resources is required to ensure that demand for water can be achieved in a sustainable manner. This provides the justification in the CLLP of the higher water efficiency standards of 110 litres per day.
- 91 Maps 9a and 9b show flood risk in the parish. Map 9b was produced in December 2020 and more accurately reflects the flood risk in that part of the Parish.
- 92 An environmental permit is required where work is undertaken in, on, over or under a main river. There is uncertainty as to whether the Beck would class as a main river but developers should seek advise from the Environment Agency.

### Map 9a Flood Risk



<sup>39</sup> See EA response to Reg 14 consultation

Map 9b Flood Risk western end of Scopwick



93 Climate changes means there will be more frequent incidences of very heavy rain fall and flash flooding.<sup>40</sup> Flood risk is a significant factor in the choice of design and location of future development. The planning system requires sequential testing of site allocations in flood zones 2 or 3. NPPF para 161 states that *'all plans should apply a sequential risk based approach to the location of development taking into account the current and future impacts of climate change so as to avoid where possible flood risk to people and property.'*

94 None of the allocated sites are in flood zones 2 or 3.

95 The CLLP LP 14 requires development proposals to be informed by information from all sources of flood risk and by site specific flood risk assessment where appropriate.

96 Sustainable Drainage Systems (SuDs) 'slows the flow' the first principle of which is to allow rain water to infiltrate into the ground as close as possible to where it lands. SuDs schemes can provide biodiversity and amenity benefits alongside flood risk mitigation benefits. The existing drainage systems can be combined with any additional SuDs requirements to extend the blue-green corridors that provide routes for wildlife to pass through the built environment. The location of

<sup>40</sup> Six of the 10 wettest years for the UK in a series from 1862 have occurred since 1998 and 2010–2019 UK summers have been on average 11% wetter than 1981–2010 and 13% wetter than 1961–1990. UK winters have been 4% wetter than 1981–2010 and 12% wetter than 1961–1990. From State of the UK Climate 2019 Exec Summary at <https://rmets.onlinelibrary.wiley.com/doi/10.1002/joc.6726>

SuDS adjacent to or as part of these corridors can enable greater benefits to occur. Considering current industry best practice when designing SuDS features can provide wider benefits. The current industry best practice is covered by The SuDS Manual (Ciria C753).

- 97 The use of SuDs is a requirement for major development<sup>41</sup> (for housing schemes this is proposals of 10 dwellings or more). Although only one site allocation may be classed as major development, the community's experience of surface water flooding and drainage problems (see below) means it is important to have a neighbourhood plan flood risk policy.
- 98 For major development, the CLLP LP 14 requires the use of SuDs '*unless they can be shown to be impractical.*' New development will therefore be required to incorporate sustainable drainage systems in accordance with national and CLLP standards.
- 99 The SKG Design Code page 50-53 provides more information on SuDs and examples of best practice. Some ideas do not need to be part of a development scheme. For example, capturing and storing water in water butts can provide a simple storage solution and help provide significant attenuation. The use of permeable paving on footpaths, in public spaces as well as within individual development boundaries can enable water to soak away and reduce the impact of surface water run-off.

### *Drainage*

- 100 The upper reaches of the Beck at the west end of the village can be dry especially in summer. Conversely, following periods of high rainfall, the flow of spring water into the Beck increases, the Beck water level rises and springs can begin to run elsewhere in the valley. The sewage pipes run along the valley bottom as do most of the other services and so too does the B1191. Sewage is then pumped by underground pipe to the sewage plant at Rowston.
- 101 Since 2013, probably as the sewer has aged, a significant quantity of fresh water has flowed into the sewer pipes at times of high stream level. The total inflow has been too great for the pumping station and the sewage plant to cope and surplus sewer waters have had to be pumped out into tankers for a month or two most winters and taken to the sewage outlet in Washingborough. It is uncertain at this time where the ingress is and Anglian Water surveyed the sewer pipes again in December 2020.
- 102 Part of the system was lined in the summer of 2019 to try and seal the system. The ingress in Winter 2019/2020 was so great that two tankers were employed working night and day from September until late November 2019 when special dispensation was given by the Environment Agency to pump the surplus sewer water directly into the Beck for two months. Villagers complained about the poor standard of filtering of the diluted sewage pumped into the beck. Tanker pumping resumed in February 2020 and continued until April when the stream levels receded and the ingress into the sewer slowed enough for the system to cope.
- 103 Winter 2019/2020 was exceptionally wet and other "Lime spring" villages had similar problems. Some ingress of water is welcomed by Anglian Water as, in the summer, it helps keep the sewer running free. Only when the pumping station is overwhelmed does sewage overflow into houses

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<sup>41</sup> See NPPF para 169

and also fields at the east end of the village. It is understood that this has happened only twice since 2013. Further lining work has been carried out to part of the system in December 2020 and the degree of improvement and its longevity are under review.

104 Technically there is capacity if the system can be restricted to sewage flow. At this time for the reasons above, the system is not fit for purpose. In a 12-month period September 2019 to September 2020 for 8 months the drainage system did not work properly at a considerable cost to Anglian Water and subsequently, its consumers. It is understood that repairing the sewer using new techniques of in-situ lining could be a considerable saving over completely replacing the system. Meanwhile we have a system in serious need of repair that is very costly to operate, is not fit for purpose for part of the year and has generated environmental damage due to pollution of a fragile lime spring ecosystem.

105 Further development will put more strain on the drainage system until improvements are made to the existing system.

#### ***Ground Water Source Protection Zone***

106 The western part of Scopwick village is in a Groundwater Protection Zone (Zone 1).<sup>42</sup> Several of the proposed development sites (Scop3/4, Scop 7 and Scop 9/11) are within this Zone. Developers will need to consult with Anglian Water and the Environment Agency as part of the planning application process to ensure there will be no impact on ground water in this area.

#### ***Neighbourhood Plan Policy 6 Flood Risk and Drainage***

- 1. To be supported development proposals must not increase the risk of flooding and where possible should achieve a net decrease in surface water run-off rates, including through green infrastructure provision such as the planting of native trees and bushes.**
- 2. Major development will be required to incorporate Sustainable Drainage Systems (SuDS). SuDS proposals should be managed in line with the Government's Water Strategy<sup>43</sup>. In particular SuDs proposals should;**
  - a) provide multifunctional benefits (for example enhancing biodiversity) by providing natural flood management and mitigation through the improvement or creation of green infrastructure; and**
  - b) take account of advice from the lead local flood authority and sewage management company.**
- 3. Proposals will be required to provide reasoned justification for not using SuDs techniques, where ground conditions and other key factors show them to be technically feasible.**

<sup>42</sup> See magic map <https://magic.defra.gov.uk/MagicMap.aspx> and at Appendix H

<sup>43</sup> <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

- 4. Proposals will need to demonstrate that there is the capacity within the foul water sewerage network or that capacity can be made available prior to the occupation of the development.**
- 5. Development should maximise water efficiency and meet the latest Building Regulation standard of 110 litres per occupier per day (or equivalent).**
- 6. Development proposals in the Ground Water Source Protection Zone will be subject to assessment by the Environment Agency.**

## 16 Achieving High-Quality Design

107 The National Planning Policy Framework paragraph 126 acknowledges that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*. The NPPF also notes that *'development that is not well designed should be refused, especially where it fails to reflect local design policies local design policies'*.<sup>44</sup>

108 In the Household Questionnaire respondents considered the design of new development (scale, layout, materials, orientation, location) as very important.<sup>45</sup> Development that did not fit in to the character of the area was a significant concern in terms of supporting further development.<sup>46</sup>

109 The National Design Guide states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level'*.

110 An understanding of the existing built character, and examples of good design help in providing a design framework for Scopwick and Kirkby Green.

111 The Scopwick and Kirkby Green Design Code identifies three character areas; these are the Conservation Area in Scopwick village, Village Extensions and Kirkby Green. The Design Code 2020 provides an analysis of each character area, looking at the pattern of growth, the interconnected street network, scale form and massing, boundary treatment and sense of enclosure to identify those aspects of the character area that are sensitive to change and character management recommendations. This forms the specific 'local criteria' referred to in the National Design Guidance.

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<sup>44</sup> See NPPF para 134

<sup>45</sup> Household Questionnaire qu 9, figure 10 and 11

<sup>46</sup> Household Questionnaire qu 10 and figure 12

**Map 10a Character Areas from the Scopwick and Kirkby Green Design Code**

112 In the **Scopwick Conservation Area** the SKG Design Code notes that *'Buildings in the Conservation Area are mainly of limestone, rising up to two storeys in height and set back from the street. Single-storey outbuildings and other ancillary buildings are common within the Conservation Area, often linked to a main dwelling. Roofs are predominantly clay pantiled and steeply pitched, with plain verges and chimneys rising above gable ends. A characteristic feature of the conservation area is the presence of stone walls defining the boundary of properties facing onto Main Street. These boundary walls are mostly low however, retaining the openness of the area, reinforced by the undeveloped space surrounding the beck. This openness allows for building elevations to be of particular prominence'*<sup>47</sup>.

113 **The Village Extension Character Area** covers the parts of Scopwick and Kirkby Green that have expanded beyond the historic core in the 20<sup>th</sup> Century. The design and appearance of buildings in the Village Extension is varied. It includes the Springfield Estate which was built in the 1950's for agricultural workers and the design typifies estate design styles of the time. The houses are semi detached with front gardens and generous grass verges, street trees and open spaces. The open space is designated as a Local Green Space. Braemer Park is a residential Park of 25 homes that the Design Code includes in the Village Extension Character Area.

114 **The Kirkby Green Character Area** covers the historic part of the settlement and is distinguished by its dispersed rural character, with mature trees, hedges and open spaces and agricultural buildings interspersed with dwellings.

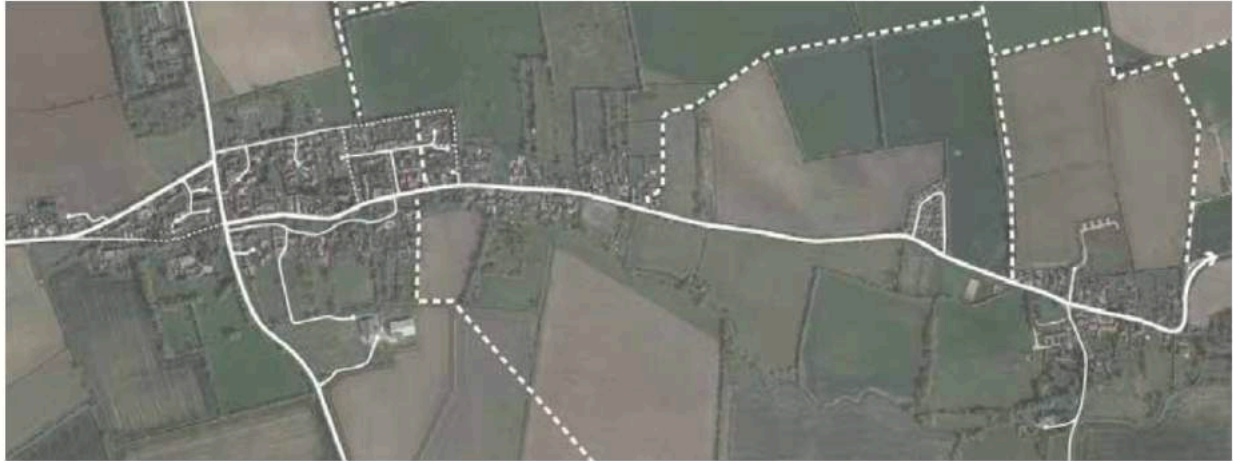
115 The historic core of both villages consists of a main road with linear development along it. Whereas the newer development is dominated by cul de sacs. The Scopwick and Kirkby Green Design Code notes that *'best practice favours a permeable and interconnected street network as it offers a choice of routes, allowing for high-level of pedestrian activity increasing social*

<sup>47</sup> See Design Code page 18



*interaction.* Given the importance of the walking routes in the Parish, streets should be connected where possible and cul-de-sacs avoided.

### Map 10b Connectivity of Streets and Footpaths



116 The Design Code sets out the questions to ask and issues to consider when presented with a development proposal. The Parish Council will use these questions to guide their assessment of planning applications for development in the Parish.

117 Based on the analysis in the Scopwick and Kirkby Green Design Guide, the following key design considerations can be drawn from the detailed analysis and support Neighbourhood Plan Policy 7.

#### Key Design Considerations

- a) The historic core is characterised by limestone and clay pantiles buildings. The architectural detailing including the prevailing pattern of development (linear development) could be used as precedents for detailing on future development.
- b) The structure of the village is easily understood based on forward visibility and a clear frontage definition on the main routes with glimpses and key views to the wider surrounds.
- c) This form of development allows an immediate connection between built form and surrounding landscape and, in a number of locations, the landscape flows through the village.
- d) The interplay of topography, built form and landscape elements such as hedgerows, water and tree lines can often make for pockets of development where the relationship with the landscape is much more intimate.
- e) There is variety in the interaction between built development and landscape, but the relationship between the man-made and the natural environments is a fundamental component of the character of both the villages.
- f) Boundary treatment has a significant impact on the setting of the villages within the landscape. Where future development is located at the edge of either village, the landscape scheme and boundary treatment are crucial.

118 The local building material is honey coloured limestone and pantile roofs, although there is a range of types and colours evident especially Village Extension Character Area. Painted brickwork and render are also used, especially on older buildings, so there is scope for new development to display a variety of finishes that would be in keeping with the aesthetic of the villages. Clay pantiles are very common (in a variety of styles and colours). Slate is not commonly used and is used mostly on more modern buildings.

119 Houses prices in Scopwick and Kirkby Green are more expensive than nearby villages and towns. Table 6 compares house prices for semi-detached properties sold in the last 12 months.

**Table 6<sup>48</sup>**

	Semi-detached average price £'s
Scopwick	225,500
Kirkby Green	209,000
Metheringham	163,167
Sleaford	166,166
Lincoln	174,908

120 Scopwick and Kirkby Green villages are evidently desirable places to live. Given the market values of houses, it is reasonable to expect that new development either within or on the edge of Scopwick and Kirkby Green should achieve a high quality of design both in its appearance and in the way it functions.

121 This Plan requires the use of Building for a Healthy Life <sup>49</sup> (BHL) by developers in the preparation of their planning applications. When using BHL it is important that local authorities and developers use the 12 considerations at the very start of the design process, agreeing what is required to achieve a green light against each consideration. These considerations should also be used to frame discussions with local people and other stakeholders. Whilst BHL only relates to housing it is expected that all development should be of a high design quality and Neighbourhood Plan Policy 7 relates to all development.

### **Eco Friendly Design**

122 Planning for climate change involves seeking to limit the impact of new development on the environment by reducing or minimising carbon emissions, and ensuring development can adapt to future climate change.

<sup>48</sup> Zoopla accessed March 2021

<sup>49</sup> See <http://www.udg.org.uk/publications/other-publication/building-healthy-life>



123 13% of UK emissions come from our homes, and the emissions created by heating our homes and businesses account for almost a third of UK emissions. The community recognize the importance of minimizing the impact of climate change.

124 The National Planning Policy Framework para 153 stresses the roll of planning policy to support renewable and low carbon energy and associated infrastructure. The Government's declaration of a Climate Emergency in May 2019 reinforced the urgency with which the development industry needs to use construction methods and materials that lower energy use.

125 The Government has consulted on a new Future Homes Standard. The consultation proposed to make changes to Part L and Part F of the Building Regulations for new dwellings to reduce permitted carbon emissions from dwellings with an interim standard to be brought into force in 2022, and tighter yet standard to be brought into force in 2025.

126 The Government has now confirmed its intended approach<sup>50</sup>. The response confirms that homes built under the interim standard (expected to be brought into force in 2022) will be expected to produce 31% less CO2 emissions compared to current standards. The Future Homes Standard to be brought into force in 2025 will ensure that an average home will produce at least 75% lower CO2 emissions than one built to current energy efficiency requirements.

127 The community support this change to building regulations and it is likely that much of the development proposed in this Plan will have to meet these enhanced energy efficiency standards.

128 Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and then treat wastewater along with savings for managing water within the home. This point is addressed in NPP 6 above.

129 Policy 7 (6)(7)(8) below, offers support for the construction of low carbon homes. Examples of such an approach might include siting and orientation to optimise passive solar gain, the use of high quality, thermally efficient building materials, the use of ground and air source heat pumps and installation of energy efficiency measures such as loft and wall insulation and double glazing.

#### *Neighbourhood Plan Policy 7 Achieving High Quality Design*

- 1. Proposals should demonstrate a high design quality that accords with National Design Guide standards, Building for a Healthy Life or equivalent and contributes to the character of the Village. Development proposals should reinforce the character of the area as defined in the Scopwick and Kirkby Green Design Code 2020.**
- 2. Development proposals should include landscaping schemes and boundary treatments appropriate to their context such as through the use of native trees and hedgerows or the inclusion of limestone walls.**

<sup>50</sup> See [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/956094/Government\\_response\\_to\\_Future\\_Homes\\_Standard\\_consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/956094/Government_response_to_Future_Homes_Standard_consultation.pdf)

- 3. Materials, scale and massing should also reinforce the existing character area as defined in the Scopwick and Kirkby Green Design Guide 2020. Materials should reflect the local materials, style and colour palette of the character area in which it is located.**
- 4. Proposals should demonstrate how:**
  - a) the buildings, landscaping and planting creates well defined streets and attractive green spaces; and**
  - b) the layout maximises opportunities to integrate new development with the existing settlement pattern; and**
  - c) safe access, parking and servicing arrangements have been provided.**
- 5. New development should incorporate sustainable design features to reduce carbon emissions and mitigate against and adapt to climate change.**
- 6. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where the resultant built form respects the character of the setting. Examples would include but would not be limited to:**
  - a) the use of alternative heat sources to gas; and**
  - b) siting and orientation to optimise passive solar gain; and**
  - c) the use of high quality, thermally efficient building materials; and**
  - d) installation of energy efficiency measures such as loft and wall insulation and double glazing; and**
  - e) the installation of solar panels; and**
  - f) maximizing water efficiency.**
- 7. The retrofit of designated and non-designated heritage assets to reduce energy demand and generate renewable energy will be supported where the significance of the heritage asset, including its setting, is retained.**

## **17 A Mix of Housing Types and Tenure**

130 A vital part of planning for sustainable growth is to promote policies that will generate a balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that the Parish has a variety of house types and tenures to meet the needs of young and old people and those on different incomes is an important aim of this Neighbourhood Plan reflecting the feedback in the Household Questionnaire (see question 18).

131 The NPG commissioned AECOM to produce a Housing Needs Assessment (AECOM HNA) for the Parish. The AECOM HNA is available on the SKGNP web site at <https://scopwick.parish.lincolnshire.gov.uk/council-business/neighbourhood-planning-group>.

132 The key findings of the AECOM HNA and the implications are set out below

- a) 70% of households own their own home with 17% of households privately renting (49). This rental figure is higher than the national average and is due to the historic ownership of a

number of houses in the area by Blankney Estates and the tendency of RAF personnel to let out properties whilst on postings abroad. Social rented (11% or 31 dwellings) is higher than district average but lower than the national average; shared ownership makes up only 0.4% of households.

- b) Houses prices have increased by 26% in the past 10 years. The Strategic Housing Market Assessment (SHMA) for Central Lincolnshire notes a low vacancy rate in NKDC (3.3%) showing that there are few 'low demand' properties potentially exacerbating affordability issues in the area.
- c) In terms of affordability thresholds, the average total household income in the parish in 2015/16 was £32,700 (this includes working family tax credits) and the lower quartile income is £14,844 for single-person households and £29,688 for dual-person households.<sup>51</sup>
- d) Detached houses currently dominate the housing stock followed by semi-detached. (Analysis of the planning applications submitted since March 2012 for the LP4 Monitoring Reports show that all the proposals have been for 4- or 5-bedroom houses).
- e) Based on the existing housing stock and the demographic of the Parish there is the greatest need for 3-bedroom houses (85%) then 2 bed (9%) reflecting both the growing demand for smaller downsizing properties and a response to the current prominence of larger homes. Although the AECOM HNA notes that *'there may be good reasons to deliver larger properties as part of a housing mix strategy.'*

### *The Need for Affordable Housing*<sup>52</sup>

133 The Parish is a designated rural area for the purposes of affordable housing<sup>53</sup>. This means that it is possible to seek affordable housing from sites of 5 or more dwellings rather than the generally applied threshold of 10 or more dwellings. This has positive implications for the potential to deliver affordable housing on more than one site allocation.

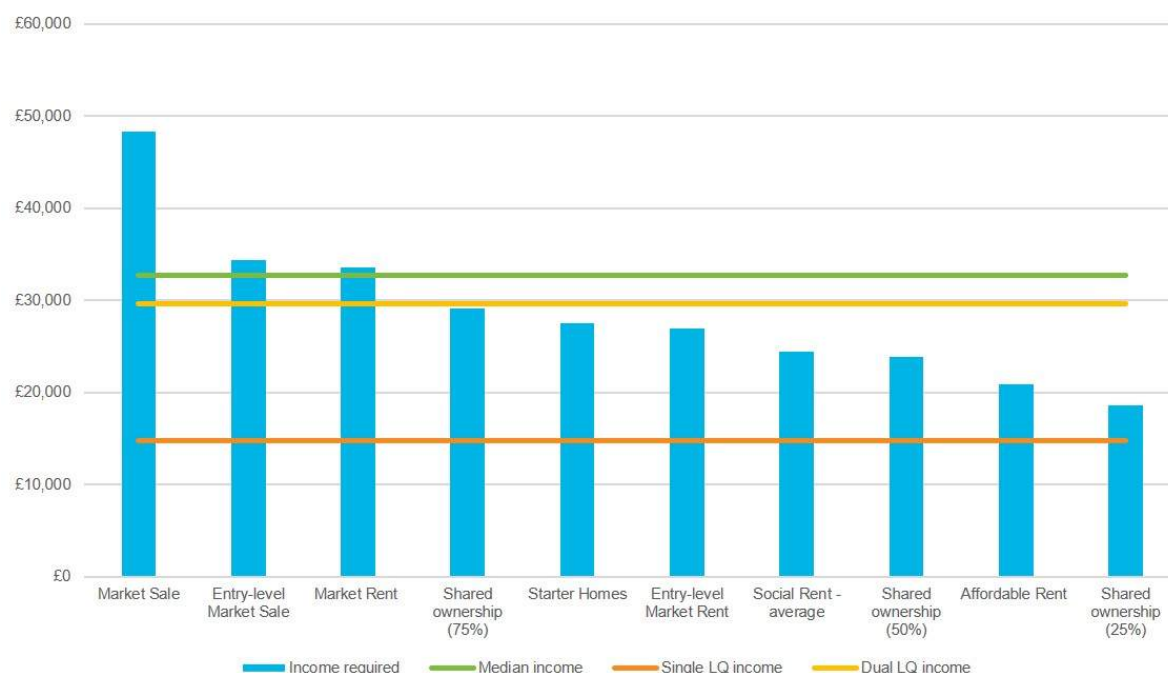
134 Figure 2 taken from the AECOM HNA shows what type of housing can be afforded based on lower and median incomes. Figure 2 demonstrates that single people on lower incomes will be unable to afford any housing (affordable, or market, rented or shared equity). Figure 2 does show that a couple would have a wider choice of affordable housing products to rent or buy including a starter home or shared ownership if any were available. However, no market housing (market rent or entry level market for sale) would be affordable.

<sup>51</sup> This is based on the medium super output area 007 which most closely relates to the parish boundary see data HNA V7 February 2022 page 18

<sup>52</sup> The definition of affordable housing in the context of planning policy is 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) a full definition is in Annex 2 to the NPPF 2021

<sup>53</sup> The North Kesteven District Council designation can be viewed at <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/68170.pdf> and its policy showing the areas designated is available at <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/68174.pdf>

Figure 2



135 The AECOM HNA provides a definition of an entry level dwelling as *'one suitable for a household comprising two or three individuals. In order to be in conformity with Government guidance on overcrowding, such a home would require three habitable rooms (i.e. comprise a flat or house with one or two bedrooms). Entry-level properties can therefore also be understood as one or two-bedroom flats/houses.'*<sup>54</sup>

136 The AECOM HNA considered the need for affordable housing to rent. AECOM's own calculations at table 4.3, suggested that there was no need for any affordable housing for rent although the authors noted that this finding can be due in rural areas to *'an overestimation of re-let turnover, or an underestimation of households in need. In less densely populated areas, housing stock, particularly affordable rented, tends to experience lower turnover meaning that the estimated 3% re-let rate may in fact be lower. Furthermore, fewer households than are in need tend to register on the housing wait list, assuming there to be limited stock within the NA.'*<sup>55</sup>

137 However, the AECOM HNA did calculate that 11 dwellings for affordable home ownership could be justified based on the data. (In Figure 2 this could be shared ownership, or discounted market sale.) This accords with the community's knowledge of their area and that there is a need for smaller houses for first time buyers.

138 In 2021 the Government introduced its First Homes policy. The market price of First Homes must be discounted by at least 30% and the initial sale price must not exceed £250,000. 25% of all affordable housing on S106 sites have to be provided as First Homes.

<sup>54</sup> See AECOM HNA para 36

<sup>55</sup> AECOM HNA para 66

139 The provision of 5 homes for affordable ownership was considered an appropriate number. This would provide the opportunity for local young people to access the housing market and stay local to their family or work.

140 CLLP LP11 notes that affordable housing will be sought on all qualifying housing development sites of 10 dwellings or more and then at a 20% rate.

***Neighbourhood Plan Policy 8a Provision of Affordable Housing***

- 1. There is a local housing need for affordable home ownership and affordable homes to rent. In addition to providing First Homes, the affordable housing mix may include other forms of discounted market housing (for example shared ownership housing).**
- 2. Affordable housing schemes should be fully integrated with market housing (unless they are being brought forward under policy 8b) and be consistent in the quality of design and standard of private and public spaces.**

***Rural Exception Site<sup>56</sup>***

141 Given the small scale of market housing development in the Parish considered sustainable, the opportunity for securing affordable housing as part of market housing schemes is limited. To enable affordable housing to be provided in the Parish the NPPF allows small sites outside existing development boundaries to be used for affordable housing. These are sites which would not normally be released for housing but in the case of specified rural settlements, housing can be permitted as an exception to normal policies where there is a proven need within the community.

142 The CLLP recognises that sometimes it is difficult to deliver affordable housing in rural areas and LP11 Rural Affordable Housing notes that *'In rural areas where through a local needs assessment there is both a need and clear local community support ... for affordable housing, permission for rural affordable housing may be permitted as an exception to policies in this Local Plan'*. Given both the findings of the AECOM HNA the feedback from the house hold survey, the SKGNP supports the allocation of a rural exceptions site where it provides housing to meet local needs (in accordance with national and CLLP policy).

143 Whilst the CLLP Review Consultation Draft Policy S21 supports the allocation of affordable housing sites in neighbourhood plans the Parish Council did not want to delay progress on the rest of the neighbourhood plan whilst this was explored in detail. So, the location of a rural exception site has not been identified. It will be a matter for the Parish Council and local landowners to seek a site that would be suitable. Local community support would need to be demonstrated.

<sup>56</sup> The NPPF Annex 2 defines a rural exception site as *'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding'*

144A small site in the context of Scopwick and Kirkby Green Parish would be a scheme for up to 9 dwellings or on a site of less than 0.5 hectares.

***Neighbourhood Plan Policy 8b Rural Exception Site***

1. **As an exception to planning policies relating to the location of housing development in the Open Countryside, a small rural exception site (of up to 9 dwellings or on a site of less than 0.5 hectares), for affordable housing to meet the identified needs of local people will be supported where the following criteria are met;**
  - a) **a local housing need has been identified in the Parish for the type and scale of development proposed;**
  - b) **the initial and subsequent occupancy is controlled through planning conditions and legal agreements as appropriate to ensure the accommodation remains available in perpetuity to people in need of affordable housing in accordance with the NKDCs local connection criteria policy;**
  - c) **clear community support is demonstrated\*;** and
  - d) **the development is in accordance with design principles set out in the Scopwick and Kirkby Green Design Code.**
  
2. **NKDC may consider a limited amount of market housing taking into account the location of the site, the degree of the need for affordable housing and the quantity of affordable homes delivered on the site. The exact proportion of market housing acceptable on a scheme will be considered against the amount of affordable rented properties to be delivered and will be informed by a PPG-compliant viability assessment agreed in discussion with the local planning authority.**

**\*The test for clear community support is the test set out in the CLLP and means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the Parish Council.**

***The Need for Smaller Market Housing***

145 Census data analysis in the AECOM HNA shows that ‘since 2001 [the Parish’s] population has seen a decline in those aged 16-24, potentially suggesting those seeking higher education and employment opportunities are moving out of the area. All other age groups have seen an increase in population, most significantly in age category 85 and over. The table below is taken from the AECOM HNA.<sup>57</sup>

<sup>57</sup> See Scopwick AECOM HNA page 32

**Table 5.5 Rate of change in the age structure of Scopwick and Kirkby Green population 2001-2011 (copied from the HNA AECOM study)**

Age group	Scopwick %	North Kesteven %	England %
0-15	18.8	4.6	1.2
16-24	-8.0	24.6	17.2
25-44	14.7	-0.9	1.4
45-64	19.3	23.6	15.2
65-84	21.7	28.7	9.1
85 and over	48.0	53.4	23.7

Source: ONS 2001-2011 AECOM calculations

146 The Strategic Housing Market Assessment 2015 (SHMA) identified that Central Lincolnshire has an ageing population although the SHMA notes at para 9.68 that *'a clear majority of residents aged 65 and over continue to live in private households, rather than communal establishments such as care homes.'*

147 This indicates a requirement for smaller dwellings see SHMA para 9.67 *'The greatest requirement ... is for property of between 50 and 89 sqm, which generally relates to 2 or 3 bedroom flats, mews or semi-detached homes.'* The SHMA evidence fits entirely with the AECOM HNA findings for the Parish. This is why NPP 8c requires a majority of 2/3 bed houses of differing tenures, including those for market housing. Such houses may be ideal for older people wishing to downsize and for young families.

148 Approved Document M Volume 1 of the national standards for space and accessibility for new dwellings includes two optional categories: M4(2): accessible and adaptable dwellings and M4(3): wheelchair user dwellings.<sup>58</sup> The principle of developing homes for life helps to ensure that properties are appropriate to support the changing needs of individuals and families at different stages of life.

149 In seeking M4(2) compliant homes such dwellings could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation. This ensures that dwellings are appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers.

150 The NPG welcomes the existing CLLP LP10 which requires that proposals for 6 or more dwellings (of all sizes) have to meet higher access standards for 30% of the dwellings (unless the characteristics of the site provide exceptional reasons why this cannot be achieved). However, given the small scale of development sites in the Parish only one site may be suitable for 6 or more dwellings.

151 Neighbourhood Plan Policy 8 seeks to achieve a proportion of M4(2) homes, where viable, on all the sites allocated in order to support the delivery of lifetime homes. Whilst the cost of complying does increase the cost of development, Section 17 above has shown the comparative house prices in December 2020 - the additional cost of providing M4(2) standard houses is likely to be viable.

<sup>58</sup> see <http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-wheelchair-design.html>

152 Neighbourhood Plan Policy 8c seeks to focus these adaptability requirements on smaller dwellings (2/3 bedrooms) where the evidence shows this is the housing in greatest demand and would meet a particular need.

153 Given the foregoing analysis of population change and the growing demand for smaller homes suitable for older people and those looking to buy their first property it is important that future market housing in Scopwick and Kirkby Green provides homes for life and a mixture of sizes but with an emphasis on meeting the need for smaller dwellings that can be adaptable.

*Neighbourhood Plan Policy 8c A Mix of Housing Types*

- 1. To be supported planning applications for housing schemes are required to deliver a housing mix that reflects the need for 2-3 bed homes.**
- 2. If a scheme is not proposing 2-3 bed dwellings (or a proportion of these dwellings) information accompanying the application would need to justify the departure from this policy based on specific character elements or some other demonstration of suitability.**
- 3. All dwellings should be built to M4(2) standards unless it can be demonstrated that it would be unviable or would otherwise result in a form of development that would be harmful to the character of the area.**
- 4. Proposals for dwellings that meet the higher M(4)3 standards of the Approved Document M, Volume 1 will be supported.**

*The Need for Houses for Older People*

154 While many older people remain healthy and active, inevitably as people live longer they face increasing health problems and higher levels of disability, including conditions such as dementia, that may require some form of care.

155 The need to focus on the requirements of older households was reinforced in the Planning Practice Guidance for Older People 2019. The PPG sets out that Local Planning Authorities (LPAs) should provide clear policies to address the housing needs of older people.

156 The AECOM HNA looked at the projected distribution of households by age in the parish up to 2036 based on the age of the Household Reference Person (HRP)<sup>59</sup>. It is clear that the 65 and over age group is projected to expand significantly while all other categories remain broadly stable.

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<sup>59</sup> The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.



**Table 5.9 Projected distribution of households by age of HRP, Scopwick and Kirkby Green (copied from the HNA AECOM study)**

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP over 65
<b>2011</b>	<b>3</b>	<b>20</b>	<b>115</b>	<b>54</b>	<b>90</b>
<b>2014</b>	<b>3</b>	<b>22</b>	<b>113</b>	<b>51</b>	<b>102</b>
<b>2036</b>	<b>3</b>	<b>22</b>	<b>114</b>	<b>51</b>	<b>148</b>
<b>% change 2011-2036</b>	<b>8%</b>	<b>12%</b>	<b>-1%</b>	<b>-5%</b>	<b>65%</b>

Source: AECOM calculations

157 The proportion of older people in the Parish and in the wider rural hinterland indicates that there will be a need for housing for older people who require more support.

158 The Limes was a residential care home that closed in January 2017. Under new management there are proposals to renovate the facility and to provide 18 one-bedroom independent units with shared lounge and outdoor space.

159 The proposal is at the pre-application stage. The community support the reuse of this care home recognising the contribution it made previously and could again to the range of housing products for older people in the Parish. The indicative proposals are being consulted on by the owners.

160 LP10 of the CLLP prefers such development to be located within settlements with more facilities than Scopwick and does not permit isolated accommodation of this sort in the countryside. However, the site is within the village and the previous care home had been popular for many years. The topography of the area and the footpath from the site along Main Street, means that access to the local services like the village hall, village green and pub would be possible even for people with limited mobility.

161 HAPPI3 identifies that 85% of all older people would like to 'age in place'.<sup>60</sup> The ability to live in Scopwick was seen as an asset to previous residents.

162 Specialist housing, such as retirement housing or sheltered accommodation, can be costly to run in the long term. NPP 8d requires evidence that revenue funding can be secured to maintain the long-term viability of these types of schemes.

163 Given the failure of the previous care home the community want to ensure that future proposals can be viable in the long term.

*Neighbourhood Plan Policy 8d Specialist Accommodation for the Elderly*

**The redevelopment of the Limes as a residential care home is supported where the scheme meets an identified need and has the support of relevant statutory agencies (health and social care).**

<sup>60</sup> Housing our Ageing Population: Positive Ideas (HAPPI3), All party parliamentary group on housing and care for older people, June 2016 document at <https://www.housinglin.org.uk/Topics/type/Housing-our-Ageing-Population-Positive-Ideas-HAPPI-3-Making-retirement-living-a-positive-choice/>

## 18 Enhancing the Provision of Community Facilities

164 Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area.

For those without a car or with limited mobility being able to access local meeting spaces will be key to their health and well-being.

165 The provision of adequate community space (indoor and outdoor) fosters social cohesion, providing venues for a range of community activities for all ages and contributes to sustainable development. Table 7 lists the community facilities in Scopwick and Kirkby Green.

**Table 7**

Holy Cross Church Scopwick	Holy Cross Church Kirkby Green	Village Hall <sup>61</sup>
Methodist Chapel Scopwick	Children's Playing Field	Village Meadow (this is designated as a Local Green Space) <sup>62</sup>
Royal Oak Pub		

166 In the Household Questionnaire there was a lot of support for the restoration of the Royal Oak which is now completed. In a rural settlement the pub can play a key role as a community facility.

### *Neighbourhood Plan Policy 9 Enhancing the Provision of Community Facilities*

- 1. Proposals to improve community facilities within the Parish will be supported where;**
  - a) consultation in accordance with the Key Principle (as set out in this Neighbourhood Plan in Section 9) has been undertaken and demonstrates support for the proposal; and**
  - b) the design and location of the scheme is in accordance with the other policies in this Plan.**
- 2. The loss of the community facilities listed in Table 7 for non-community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in a location that is equally accessible on foot or car for local residents.**
- 3. The provision of a café where it is ancillary to an existing rural enterprise is supported where the proposal does not harm the landscape character and is in accordance with other policies in the SKGNP and the CLLP.**

<sup>61</sup> For the activities and range of users see Appendix G

<sup>62</sup> For the activities and range of users see Appendix G

## 19 Improving Broadband and Mobile Connectivity

167 The Household Questionnaire identified a significant problem with mobile and broadband connectivity. 86% of respondents reported problems with their mobile phone connection and 46% with their broadband service (see question 15). The roll out of 4G and 5G wireless communications technology which supports cellular data networks increases the gap between what residents can access in Scopwick and Kirkby Green and more urban areas.

168 The importance of being able to access on line services has increased rapidly for working, for accessing health services and for shopping. A study by the Office of National Statistics in 2018 compared the number of people working from home between 2008 and 2018. Nationally, there was an increase of 47%.<sup>63</sup> Significantly for the Parish, growing numbers of homeworkers tend to be self-employed, older, live in rural areas and earn more than the rest of the population.

169 The growing desire to work from home is being driven by digital technology; an ageing population; reluctance to commute; increased awareness about the environmental benefits of homeworking; and an increase in self-employment generally. The covid pandemic has rapidly accelerated this move to online services.

170 This Plan supports the roll-out of these technologies. However, the installation of telecommunications masts to support such technologies must be done sensitively and not result in the erection of permanent structures in areas of high landscape sensitivity (for example within the Conservation Area, on the Local Green Spaces, in the Significant Green Gaps or where they obstruct the key views).

### *Neighbourhood Plan Policy 10 Improving Broadband and Mobile Connectivity*

- 1. All new residential development should be served by a superfast broadband connection installed on an open access basis.**
- 2. The erection of 4G and 5G masts will only be supported in locations outside of the Conservation Area, Local Green Spaces, within the Significant Green Gaps or where they will not detract from the Key Views. Masts and associated infrastructure should be located to minimize impacts on landscape character.**

<sup>63</sup> See

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/adhocs/009913homeworkersbyukregion2008comparedto2018>.

## 20 Protecting Heritage Assets

171 Scopwick and Kirkby Green are both ancient villages with archaeological evidence in the area dating back to the Roman period. They have retained much of their historic and rural character over the centuries.

172 Scopwick Conservation Area covers the historic core of Scopwick, and its defining feature is the linear village green along Scopwick Beck. There are 11 listed buildings in Scopwick. It is described in the SKG design Code page 18 and in section 16 above.

173 Whilst Kirkby Green does not have a Conservation Area, the built character of Kirkby Green is similar to the neighbouring village of Scopwick. The main building material is limestone, contributing to a unified appearance. Most roofs are pan tiled with some slate examples. Low stone walls also define the boundaries of properties facing onto Main Street. Glimpses of the surrounding countryside and agricultural buildings from within the village reinforce its rural feel.

174 There are 22 listed buildings within the parish, all of which are Grade II, apart from the Church of the Holy Cross in Scopwick which is Grade II\*. Historic England provides descriptions of these buildings and structures at <https://historicengland.org.uk/listing/the-list/>.

175 The Design Code provides more detail about the Conservation Area and photos of some of the more notable listed buildings. Map 12 shows the Heritage Assets.

Map 12 Heritage Assets



Figure 21: Map of heritage assets.

- |  |  |  |
|--|--|--|
| <span style="color: red;">●</span> Listed buildings - Grade II   | <span style="color: blue;">—</span> Main roads                 | <span style="color: green;">■</span> Village Green       |
| <span style="color: blue;">●</span> Listed buildings - Grade II* | <span style="color: blue;">—</span> Other roads                | <span style="color: lightgreen;">■</span> Allotments     |
| <span style="color: brown;">- - -</span> Public Rights of Way    | <span style="color: blue;">- - -</span> Pedestrian connections | <span style="color: green;">■</span> Park and Playground |
|  |  | <span style="color: darkgreen;">■</span> Cemetery        |

176 The Lincolnshire Historic Environment Record<sup>64</sup> records 55 items of historic importance (these will include the statutory listed buildings as well as other buildings and structures including earthworks) in the Parish. Regard should be had to this list in accordance with National Planning Policy (NPPF para. 192).

177 NKDC are currently reviewing buildings on their local list. These are buildings or structures that have local historical and/or architectural significance. The NPG have confirmed the status of the buildings on the list and added two additional structures that were previously not included. The additional buildings have been added using criteria provided by NKDC<sup>65</sup>. The Local List is at Appendix E.

178 Where development affecting heritage assets is proposed, the Parish Council will seek to work with the owners and will encourage suitable alternative uses to protect the asset where that may be necessary noting that this may not be the most profitable use (if the most profitable use would significantly alter the integrity of the asset). Sensitive work to ensure there is no erosion of these heritage assets is also encouraged.

179 Listed Buildings, Scheduled Monuments, the Conservation Areas and their settings are protected in accordance with District and National Policy.

#### *Neighbourhood Plan Policy 11 Protecting Heritage Assets*

- 1. The buildings and structures listed in Appendix E are identified as non-designated heritage assets. One additional structure, the Clapper bridge over Scopwick Beck between Brookside and the Lychgate at Scopwick graveyard has been added to the list.**
- 2. The effect of a proposal on the significance of a non-designated heritage asset, including their setting, will be taken into consideration when determining planning applications.**
- 3. Gardens and open spaces form part of the special interest of the Conservation Areas. Development will only be permitted on gardens and open spaces between buildings within the Conservation Areas where it can be demonstrated that the proposals shall not harm the character and appearance of the Conservation Area.**

## **21 Conversion of Redundant Agricultural Buildings**

180 Given the limited opportunity for suitable sites across the Parish, the re-use of dis-used agricultural buildings for residential or commercial uses is supported where it can be shown that

<sup>64</sup> See [https://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1021](https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1021)

<sup>65</sup> Download Criteria for the identification of locally listed assets from <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/conservation-and-heritage/local-list-of-non-designated-heritage-assets/>

the building is no longer needed for agricultural purposes, particularly where the existing building could be divided into smaller dwellings or provide smaller workshop units.

181 The conversion of the former Granaries in Scopwick (see photo below) is a good example of the reuse of a redundant building for 5 dwellings.



182 However, given the landscape sensitivity and the likelihood that these buildings are in isolated or sensitive positions the highest design standards are expected to be applied in accordance with the Scopwick and Kirkby Green Design Code and Neighbourhood Plan Policy 7.

183 Proposals should demonstrate how they have retained existing landscape features and that access and parking arrangements reflect the rural setting and the landscape quality surrounding the site.

***Neighbourhood Plan Policy 12 Conversion of Redundant Agricultural Buildings***

- 1. The conversion of redundant agricultural buildings to residential or commercial uses will be supported where the proposal;**
  - a) is of a scale and design that is sympathetic to the surrounding rural landscape; and**
  - b) will not have a detrimental impact on the amenity of neighbouring residents; and**
  - c) is in keeping with the distinctive character of any adjoining buildings and the wider landscape setting; and**
  - d) any extension is subservient to the existing building; and**
  - e) access and egress proposals can be provided that do not harm the landscape character or affect highway safety.**
- 2. Where the proposal is in the countryside, development should be in accordance with CLLP policy.**
- 3. Proposals are required to demonstrate that they accord with the Scopwick and Kirkby Green Design Code 2020 and the SKG Neighbourhood Plan Policies.**



## 22 Site Allocations

184 The Household Questionnaire findings and analysis of planning permissions since April 2012 (which were all for homes of 4 or more bedrooms) provided justification to allocate a few sites in the Parish for smaller market houses and (given that one site is for more than 10 this would also result in the delivery of some affordable housing.)

185 The NPG organised a Call for Sites in 2019. All landowners were invited to say if they wanted their land considering for a site allocation in the SKGNP. 31 sites were identified and rigorously assessed by AECOM<sup>66</sup> using a standard site assessment approach. (11 of these sites had also been submitted to the Central Lincolnshire Local Plan Team for their Call for Sites as part of the Local Plan review process).

186 The AECOM Site Assessment process began with an initial sift to remove those sites that were in conflict with national planning policies, or in areas identified as at high risk of flooding, or that had environmental designations. Where the sites passed the initial sift they were taken forward for the detailed site assessment. The Site Assessment Report explains the methodology and shows the site assessment for all the sites.<sup>67</sup>

187 In the assessment three sites scored green and are suitable for housing allocation in the Neighbourhood Plan (SCOP10, SCOP15 and KG6). These sites are within the development boundaries see Map 3a and Map 3b. SCOP15 is the site of the former Limes Care Home and is considered in Policy 8d. KG6 and SCOP10 are allocated below to provide more certainty with regard to their delivery.

188 A further 11 sites scored amber and were classed as potentially suitable for development subject to the mitigation of constraints and/or consultation with North Kesteven District Council. 17 sites scored red.

189 Appendices F (1) and (2) show maps of all the sites that were assessed. Landowners put forward sites based on ownership rather than an expectation that the whole site may be allocated. Part of the neighbourhood plan process included considering the sites put forward against the AECOM assessment and the scale of growth considered appropriate, and some sites were reduced substantially in size. Appendix F (3) summarises AECOMs assessment and explains this process.

190 In reaching their final decision on the sites to be allocated, the NPG used local knowledge of the Parish and consulted local people. The NPG also considered the extent to which the sites would be;

- deliverable
- able to meet local housing needs
- appropriate to the rural setting
- be able to reinforce local character and heritage

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<sup>66</sup> AECOM Infrastructure & Environment UK Limited is a multinational consultancy all technical support packages for neighbourhood planning are delivered by AECOM.

<sup>67</sup> The Site Assessment report is at

<https://scopwick.parish.lincolnshire.gov.uk/downloads/file/47/neighbourhood-plan-site-assessment-group-review>

- able meet sustainability criteria
- able to be acceptable to the local community

191 In April 2021 the community were consulted on the proposed site allocations.<sup>68</sup> 285 questionnaires were delivered to all occupied dwellings in the Parish and 90 responses received, this is a return rate of 30.1% of households.

192 The sites below have been selected as being suitable, available, achievable and acceptable to the local community subject to a number of criteria.

193 The Development Boundaries shown at Map 3a and 3b include the site allocations.

**194 Important note: The allocation of the following sites for development establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings, an appropriate design and other issues raised in the site assessment.**

### Land North of Heath Road

195 Both sites are owned by Blankney Estates and are in agricultural use. The sites adjoin Heath Road (B1191) and is on the edge of the built-up area and the proposed development site is a combination of the frontage of SCOP3 and the western corner of Scop4 as shown on Map 12a.

196 This site is considered a suitable location for affordable dwellings being located near to the centre of the village. This is the largest site proposed for allocation and in accordance with local planning policy (see CLLP LP11) and based on the quantum proposed (14) 3 of them should be affordable houses.

197 The Scopwick and Kirkby Green AECOM HNA identified a need for 11 affordable housing units for sale across the Parish. Neighbourhood Plan Policy 13a includes the provision of 3 affordable housing units. These could be three affordable houses for sale to reflect the evidence of local need.

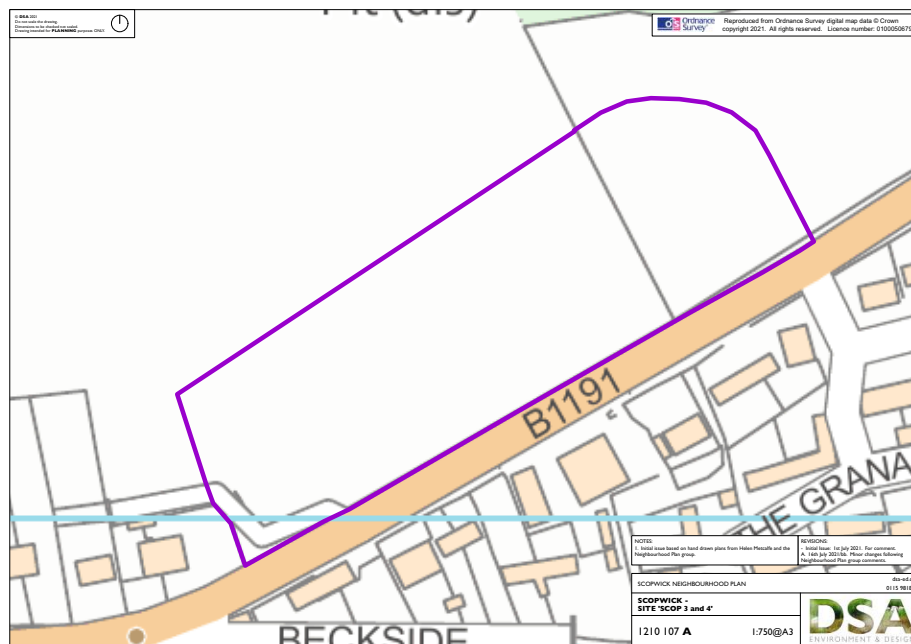
198 To ensure the site is well connected to the village a footpath is proposed running east- west connecting with the open space adjoining to provide direct access to the village. A small part of SCOP4 is proposed for housing, the remainder would become a public open space.

199 A pedestrian crossing where the speed is reduced to 30 mph would provide an important safe connection to the village and would contribute to the sustainability of the new housing. Ideally this should be provided as part of the scheme where viable. The Parish Council will work with LCC and Blankney Estates to seek opportunities to provide a safe pedestrian crossing.

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<sup>68</sup> See 'Neighbourhood Plan Survey Report at <https://scopwick.parish.lincolnshire.gov.uk/parish-information/neighbourhood-planning-group/2>

Map 12a Site Location Land North of Heath Road



200 The scheme below is an indicative layout only but it shows the approximate location of the housing and the new footpath that will connect to the public open space and on the east of the B1188.

Figure 3



201 In the April 2021 Community Consultation 70.3% of the respondents were either satisfied or very satisfied with the proposal to allocate in the region of 14 dwellings.

***Neighbourhood Planning Policy 13a Land North of Heath Road***

- 1. Well-designed residential development as defined in NPP 7 for in the region of 14 dwellings (including 3 that are affordable houses) that reinforce the positive aspects of the character area in accordance with the Scopwick and Kirkby Green Design Code and CLLP Policy 2 is supported where;**
  - a) public open space and a new footpath are provided as defined in Figure 3; and**
  - b) the use of materials and a narrow colour pallet reflects the historic rural nature of the village; and**
  - c) the boundary treatment (native hedgerows and trees) provides visual connections to the public open space to the east and a soft transition to the open countryside to the north; and**
  - d) safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highways standards; and**
  - e) the dwellings include 2-3 bed homes in accordance with NPP 8c; and**
  - f) a footpath is provided running east through the public open space to provide safe access to the village including connections to the nearest footway on Heath Road; and**
  - g) connection is maintained with the open countryside along the boundary of the site with Heath Road.**
- 2. The provision of the public open space and footpath will be secured by legal agreement.**
- 3. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDs, which mimic natural drainage patterns, and are appropriate to the existing landscape character. Proposals should ensure that risk is not increased to the site or to others and be improved wherever possible.**

**Land North of Vicarage Lane**

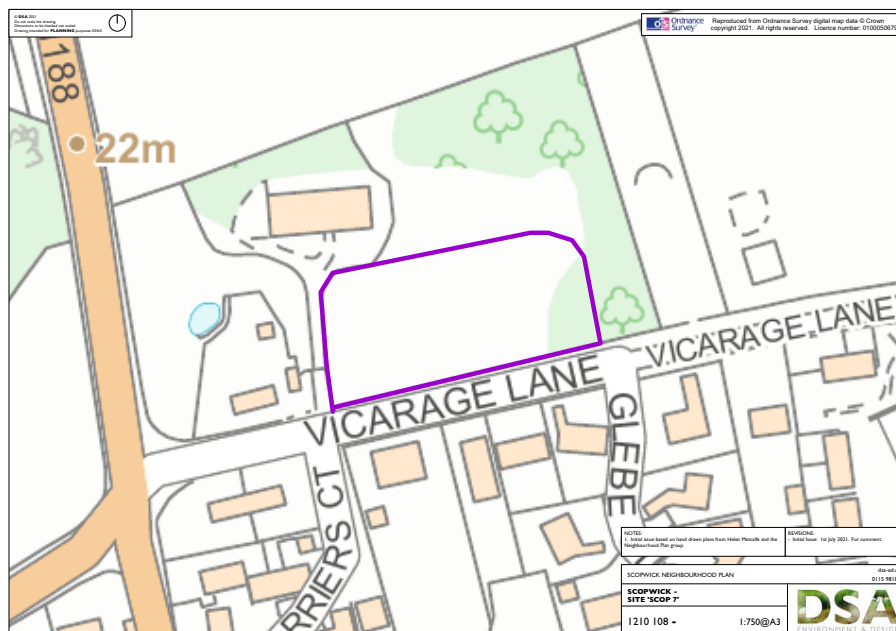
202 The developable area is likely to be limited as there is evidence of historic mine workings on the eastern part of the site. It is in agricultural use and development will be limited to reflect the density and character of this part of the village. The site is outside but adjoins the conservation area which runs to the south side of Vicarage Lane. The site is shown on Map 13b.

203 Given the site constraints and in keeping with its location on Vicarage Lane the community would support two larger dwellings (4 bed +) in this location.

204 The mature hedgerow and grass verges on Vicarage Lane are character forming. New development should reinforce this character and any access requirement from Vicarage Lane should seek to minimise the loss of the hedgerow.

205 Access should be from the track off Vicarage Lane (which is in the same ownership as the site) to avoid the loss of the hedgerows.

### Map 12b Site Location Land North of Vicarage Lane



206 In the April 2021 Community Consultation 68.7% of the respondents were either satisfied or very satisfied with the proposal to allocate in the region of two dwellings.

#### *Neighbourhood Planning Policy 13b Land North of Vicarage Lane*

1. Well-designed residential development as defined in NPP 7 for in the region of two dwellings that reinforce the positive aspects of the character area in accordance with the Scopwick and Kirkby Green Design Code is supported where;
  - a) the layout reinforces the character of the area of Vicarage Lane; and
  - b) the use of materials and a narrow colour pallet reflects the historic rural nature of the village; and
  - c) the boundary treatment (native hedgerows and trees) provides visual connections and a soft transition to the open countryside to the north; and
  - d) the mature hedgerow along Vicarage Lane is maintained where practicable; and
  - e) safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highways standards from the track to the west where practicable; and
  - f) the proposal protects the setting of the Conservation Area.
  
2. Proposals should ensure that flood risk is not increased to the site or to others, and be improved wherever possible. Proposals may wish to include the creation of non-permeable areas and the incorporation of SuDs, (which will provide biodiversity benefits) which mimic natural drainage patterns, and are appropriate to the existing landscape character.

**Land South of 8-12 Brookside and 3 Almonds Green**

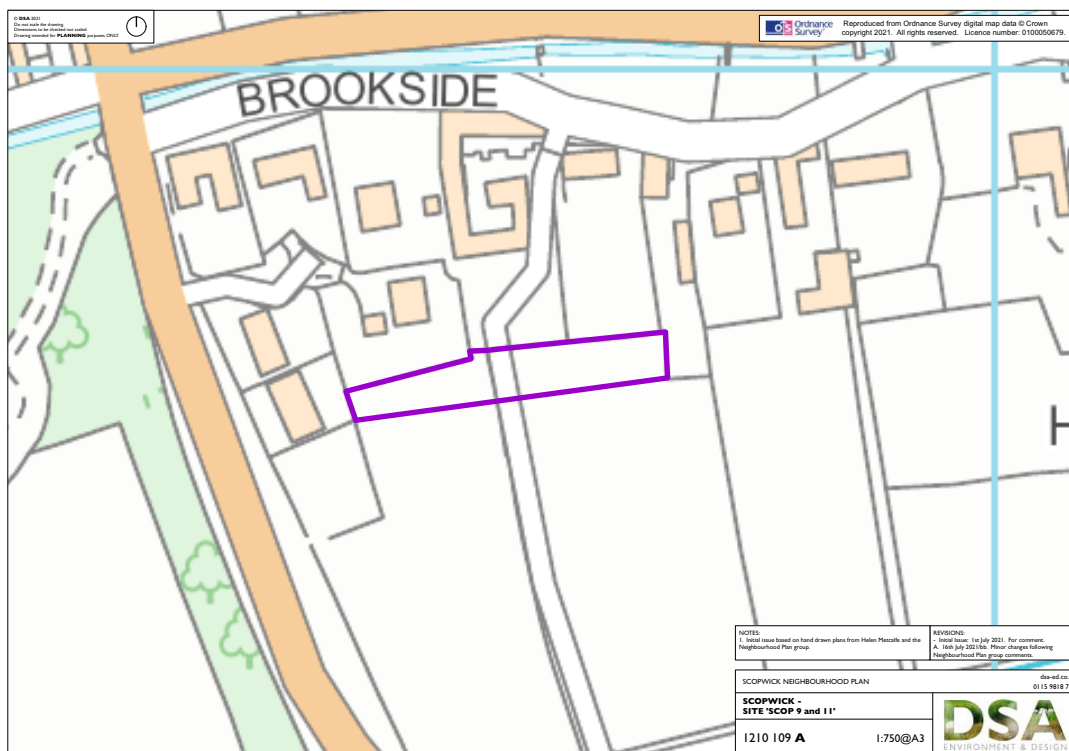
207 This site represents the northern part of SCOP9 and 11 and they are both amber in AECOMs assessment because their development would extend into the countryside. Both sites adjoin the Conservation Area boundary.

208 For SCOP9 the assessment noted that *‘the northern part of the site could be considered adjacent to the existing extent of the built form behind the new build houses adjacent to the B1188’*. The extent of the site allocation is limited in response to this comment.

209 For SCOP11 the AECOM assessment notes that the site *‘appears to be in an appropriate location possibly in conjunction with site nine ... if access can be achieved from Brookside.’* The land that includes the access from Brookside and the allocated site is all in the same ownership so this is achievable.

210 The sensitivity of the landscape and the need protect the linear character of the village means the site allocation is limited and does not extend south beyond the existing field boundary to the west.

**Map 13c Site Location Land South of 8-12 Brookside and 3 Almonds Green**



*Neighbourhood Planning Policy 13c Land South of 8-12 Brookside and 3 Almonds Green*

- 1. Well-designed residential development as defined in NPP 7 for in the region of two dwellings that reinforce the positive aspects of the character area in accordance with the Scopwick and Kirkby Green Design Code is supported where;**
  - a) the layout, design and appearance reinforces the character of the area and protects the setting of the Conservation Area; and**
  - b) the use of materials and a narrow colour pallet reflects the historic rural nature of the village; and**
  - c) the boundary treatment (native hedgerows and trees) provides a visual connection and a soft transition to the open countryside to the south.**
- 2. Access to the development should be from Brookside.**
- 3. Residential development should meet local housing needs in accordance with NPP 8c.**
- 3. Proposals should ensure that flood risk is not increased to the site or to others, and be improved wherever possible. Proposals may wish to include the creation of non-permeable areas and the incorporation of SuDs, (which will provide biodiversity benefits) which mimic natural drainage patterns, and are appropriate to the existing landscape character.**

### **SCOP10 6 Brookside**

211 The site is previously developed land within the existing development footprint of the village as such it scored a green on the AECOM assessment. It is within the Conservation Area. There is capacity for a couple of smaller dwellings on the site. This could be either one new dwelling or the demolition of the existing dwelling replaced by two new dwellings. However, development would need to be very sensitively designed reflecting its rural location looking onto the Beck and being adjacent to historic farm buildings.



**Map 12d Site Location 6 Brookside*****Neighbourhood Planning Policy 13d 6 Brookside***

1. Well-designed residential development as defined in NPP 7 for an additional dwelling or the replacement of the existing dwellings with two new dwellings that reinforce the positive aspects of the character area in accordance with the Scopwick and Kirkby Green Design Code is supported where;
2. the layout, design and appearance reinforces the character of the Conservation Area; and
3. the use of materials and a narrow colour pallet reflects the historic rural nature of the village; and
4. the scale and massing of the houses reflects the site's location adjacent to the Beck.
5. Proposals should ensure that flood risk is not increased to the site or to others, and be improved wherever possible. Proposals may wish to include the creation of non-permeable areas and the incorporation of SuDs, (which will provide biodiversity benefits) which mimic natural drainage patterns, and are appropriate to the existing landscape character.
6. Residential development should meet local housing needs in accordance with NPP 8c.

## Land Behind Scopwick Methodist Church

212 In the call for sites a large site was proposed and AECOM coded it red this was due to

- a) AECOM mistakenly assuming there was no access off Main Street and
- b) that the site put forward in the call for sites extended significantly into the open countryside.

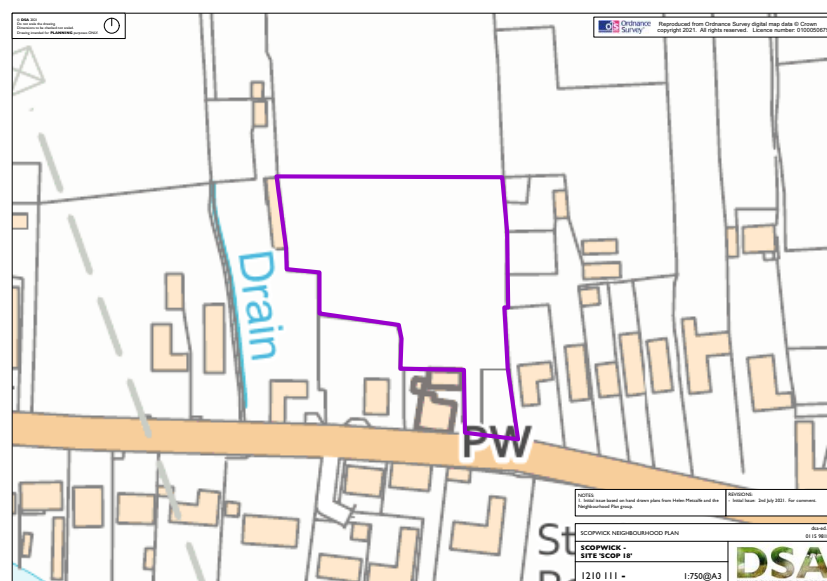
213 However, only part of the site close to the existing dwellings and adjoining Main Street is proposed for allocation and the site ownership includes the access from Main Street. On that basis and in discussion with AECOM the group considered it suitable to be included.

214 The site has high landscape sensitivity as it provides the important views out to the open countryside that is a characteristic of Scopwick's linear development. The SKG Design Code notes at page 38 *'The existing linear pattern of growth should be preserved by future developments, particularly by avoiding the infilling of gaps which provide views into the countryside from within the villages.'*

215 The glimpse north from Main Street to the open countryside is identified as a Key view (see Map 5a) here. The layout, scale and massing of development must demonstrate how it has incorporated the key view into the design. Bungalows would be supported – they are in keeping with the adjoining properties on Main Street, they are a house type that would meet local need and a well-designed scheme would still allow glimpses through to the open countryside to the north.

216 In the April 2021 Community Consultation 54.4% of the respondents were either satisfied or very satisfied with the proposal to allocate in the region of 8 dwellings. Given the designated rural status of the parish, the provision of some affordable housing as part of the proposal would meet local need and would be supported.

## Map 12e Site Location Land Behind Scopwick Methodist Church



***Neighbourhood Planning Policy 13e Land Behind Scopwick Methodist Church***

- 1. Well-designed residential development as defined in Neighbourhood Plan Policy 7 for up to 8 bungalows that reinforce the positive aspects of the character area in accordance with the Scopwick and Kirkby Green Design Code is supported where;**
  - a) the layout provides visual links from Main Street to the open countryside to the north; and**
  - b) the use of materials and a narrow colour pallet reflects the historic rural nature of the village; and**
  - c) the boundary treatment (native hedgerows and trees) provides a soft transition to the open countryside to the north; and**
  - d) the scale and massing of the development is not over bearing and is appropriate to its location; and**
  - e) safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highways standards.**
  
- 2. Residential development should meet local housing needs in accordance with Neighbourhood Plan Policy 8a (affordable housing) and policy 8c (smaller dwellings and bungalows).**
  
- 7. Proposals should ensure that flood risk is not increased to the site or to others and be improved wherever possible. Proposals may wish to include the creation of non-permeable areas and the incorporation of SuDs, (which will provide biodiversity benefits) which mimic natural drainage patterns, and are appropriate to the existing landscape character.**

**Land North of Main Street Kirkby Green**

217 KG6, Land to the North of Main Street Kirkby Green, is an infill site within the development boundary. AECOM scored it green as it is within the existing development footprint and would be suitable for a limited amount of development.

218 Given the size of KG6 in relation to Kirkby Green it is important that the site delivers an appropriate number and type of houses and to the same high design standard as the other sites allocated in this Neighbourhood Plan. The quantum of housing may be limited by the access and will be agreed following more detailed analysis as part of the planning application process.

**Map 12f Site Location Land North of Main Street Kirkby Green**

219 The site is bounded by a mature hedgerow and grass verge and pavement to Main Street. The pavement stops abruptly at the eastern end of the site. This soft green boundary and pavement is character forming and the hedgerow has a biodiversity value. This boundary contrasts with the low stone walls that back the pavement to the west and on the opposite side of Main Street. The pavement, grass verge and mature hedgerow should be protected, where practicable, in any development of the site.

220 The Design Code noted the open and rural character of Kirkby Green. Development on KG6 should reflect the loose grain of development in the village, be low in density and allow for glimpses to the open countryside side to the north from Main Street.

221 There is an opportunity to convert the existing barns and to add some additional dwellings. In the April 2021 Community Consultation 59.7% of the respondents were either satisfied or very satisfied with the proposal to allocate in the region of 6 dwellings (where this number included the conversion of the barns).

### *Neighbourhood Planning Policy 13f Land North of Main Street Kirkby Green*

1. Well-designed residential development as defined in Neighbourhood Plan Policy 7 for in the region of 6 dwellings (where this includes the conversion of the existing barns) as part of the number and where they reinforce the positive aspects of the character area in accordance with the Scopwick and Kirkby Green Design Code is supported where;
  - a) the layout provides visual links from Main Street to the open countryside to the north; and
  - b) the use of materials and a narrow colour pallet reflects the historic rural nature of the village; and
  - c) the boundary treatment (native hedgerows and trees) provides a soft transition to the open countryside to the north; and

- d) **the scale and massing of the development is not over bearing and is appropriate to its location; and**
  - e) **the mature hedgerow and grass verge on the boundary with the site and Main Street is retained where practicable,**
  - f) **the setting of the listed buildings to the east, and**
  - g) **safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highways standards and the existing pavement is retained.**
- 2. Residential development should meet local housing needs in accordance with Neighbourhood Plan Policy 8c and include provision for smaller dwellings.**
- 3. Proposals should ensure that flood risk is not increased to the site or to others and be improved wherever possible. Proposals may wish to include the creation of non-permeable areas and the incorporation of SuDs, (which will provide biodiversity benefits) which mimic natural drainage patterns, and are appropriate to the existing landscape character.**

## 23 Implementation

222 The policies in this Plan will be implemented by North Kesteven District Council as part of their development management process. Where applicable Scopwick and Kirkby Green Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. 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.

223 There are several areas of activity which will affect delivery and each is important in shaping Scopwick and Kirkby Green Parish in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider North Kesteven District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process, see Appendix A.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

## **24 Monitoring and Review**

224 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Scopwick and Kirkby Green Parish Council.

225 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

226 Any amendments to the Plan will only be made following consultation with North Kesteven District Council, local residents and other statutory stake holders as required by legislation.



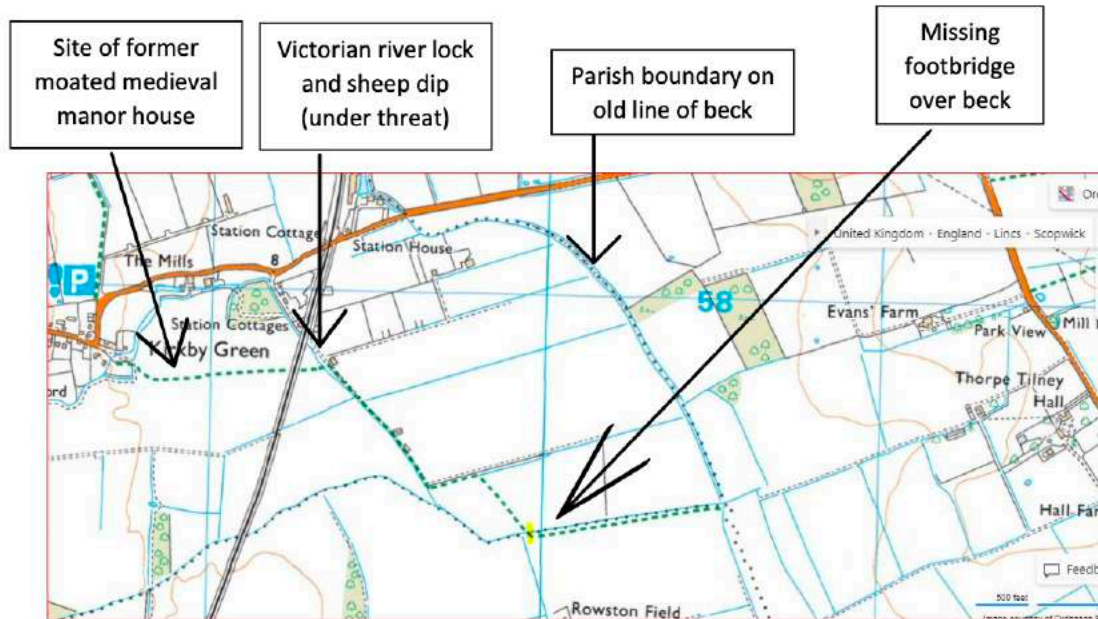
## Appendix A Community Projects

### Village projects

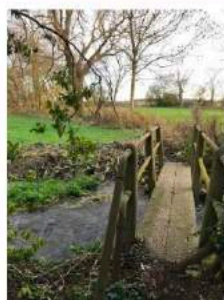
Restoration of footpath footbridge running east from Kirkby Green to the south east corner of the parish boundary.

**Aims**

- Provision of full and easy access to a currently neglected footpath
- Opportunity for the promotion of significant heritage assets



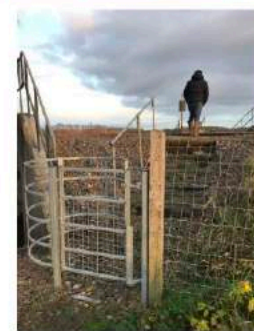
Footpath sign in KG



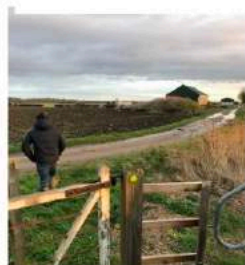
Footbridge in KG



Sign across field with site of manor house site by copse



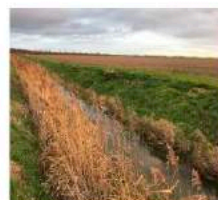
Gate over railway track



Gate exiting railway track



Victorian lock and sheep dip hidden by vegetation on LHS



Crossing point of beck requiring footbridge



Terminus at parish boundary

2) To work with LCC and Blankney Estates to secure the cycle route to Metherringham railway station – the feasibility of either of the routes below to be explored.



One option would require the upgrading of the footpath from Scopwick to Blankney. The Map below shows a route that would require the upgrading of the footpath route before joining quiet country roads to the station. Alternatively, a cycle route along 1.6 miles of the B1188 to Blankney Golf Club then along Moor Lane and Drury Lane would be a quicker journey taking 16 minutes to get to the train station.



- 3) To work with LCC to reduce the speed limit on the B1188 running through Scopwick to 30 MPH.
- 4) To explore the possibility of securing a route along the Beck side between Scopwick and Kirkby Green

**Appendix B (1) Criteria for identifying Significant Green Gaps**

Land identified as Significant Green Gaps should have an open and undeveloped character and meet at least one of these criteria

- a) Form a visual break between settlements – actual and perceived (from physical development or level of activity).
- b) Reinforce the loose grained rural character within the settlements
- c) Boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Plan
- d) Only land necessary to secure the objectives of gaps on a long-term basis should be included

It should be stressed that the Significant Green Gaps have not been defined on the basis of landscape quality (although gap areas may happen to contain areas of good quality), or due to the fact that they contain historic buildings, or afford attractive and/ or significant views.

## Appendix B (2) Photos of the Significant Green Gaps (see maps 4a and 4b)

### Scopwick

SGG1 looking north west from the corner of Heath Road and the B1188



SGG2 looking south from the corner of Brookside



SGG3 looking north and east from Main Street



SGG 4 looking north west from the footbridge





**Kirkby Green**

**SGG 1 looking south from Main Street**



**SGG 2 looking west and north from Main Street**



**SGG 3 looking south from Main Street**



## Appendix C Scopwick and Kirkby Green Design Code

Separate file due to size this

<https://scopwick.parish.lincolnshire.gov.uk/downloads/file/86/neighbourhood-plan-future-development-design-codes>



## Appendix D Photos of Key Views from Map 5a and 5b

### Scopwick Key Views



Key View 1



Key View 2





Key View 3



Key View 4



### Kirkby Green Key Views



Key View 1



Key View 2



Key View 3

## **Appendix E Non designated Heritage Assets**

### **Those retained from the 1987 Local List**

#### **Scopwick**

- Becksid e House, 5, 18 & 29 Becksid e
- Sewell's Farm 12, and group of farm buildings to west, Lilac Cottage, 18 Brooksid e
- Scopwick House & Scopwick House Cottage (Formerly Listed as The Firs)
- 1, 2, 3 & 4 Church Row
- 30 & 32 Heath Road
- 17, Rosewood Cottage 19, The Old Malt Kiln 21, 41, Main Street
- Methodist Church, 77 Main Street
- Old Watermill Cottage
- The Granaries 3-11 inclusive
- The Vicarage, Vicarage Lane

#### **Kirkby Green**

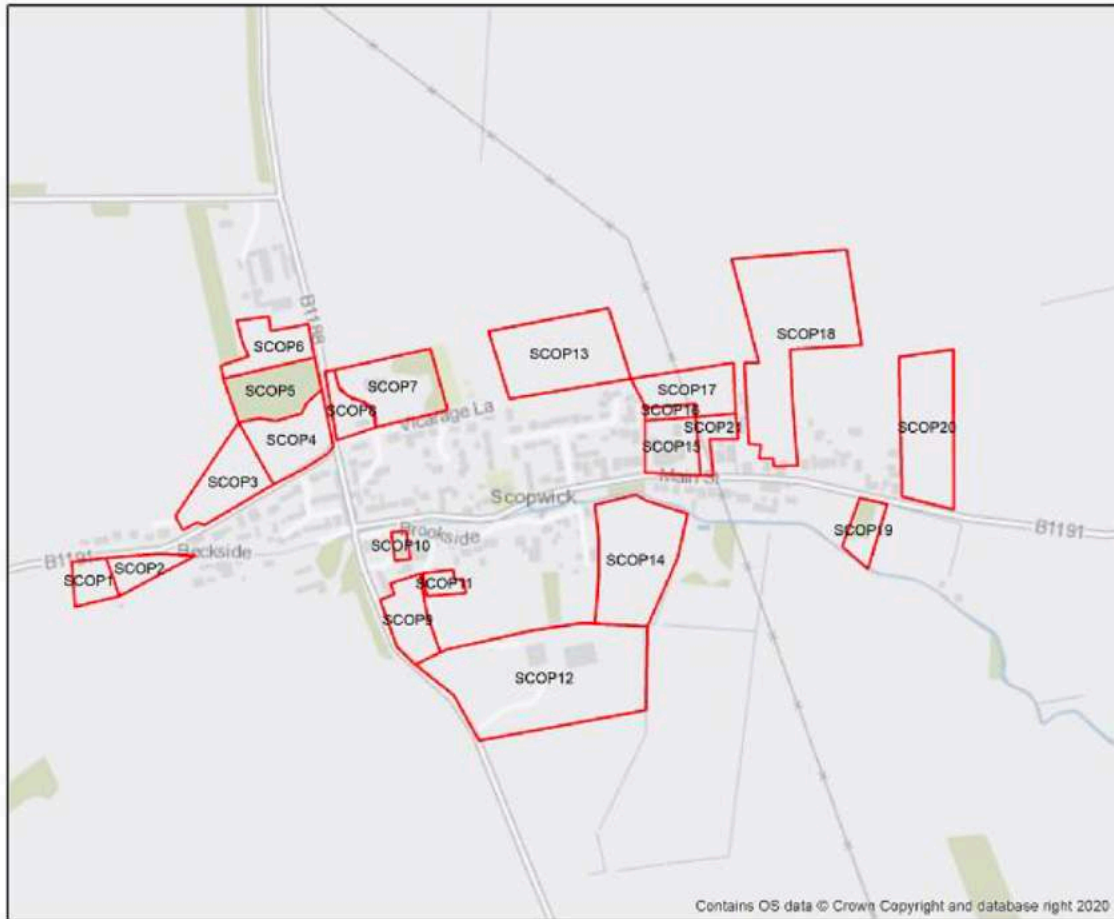
- 9, 15, 19, Elm House
- 21, 22, 24, 26 Main Street

### **Non-Designated Heritage features put forward by SKG NPC, 2020**

- Clapper bridge over Scopwick beck between Brooksid e and Church of Holy Cross
- Lychgate to Scopwick graveyard

Appendix F (1) Sites Identified for Assessment Scopwick

Scopwick Sites for Assessment



**Legend**

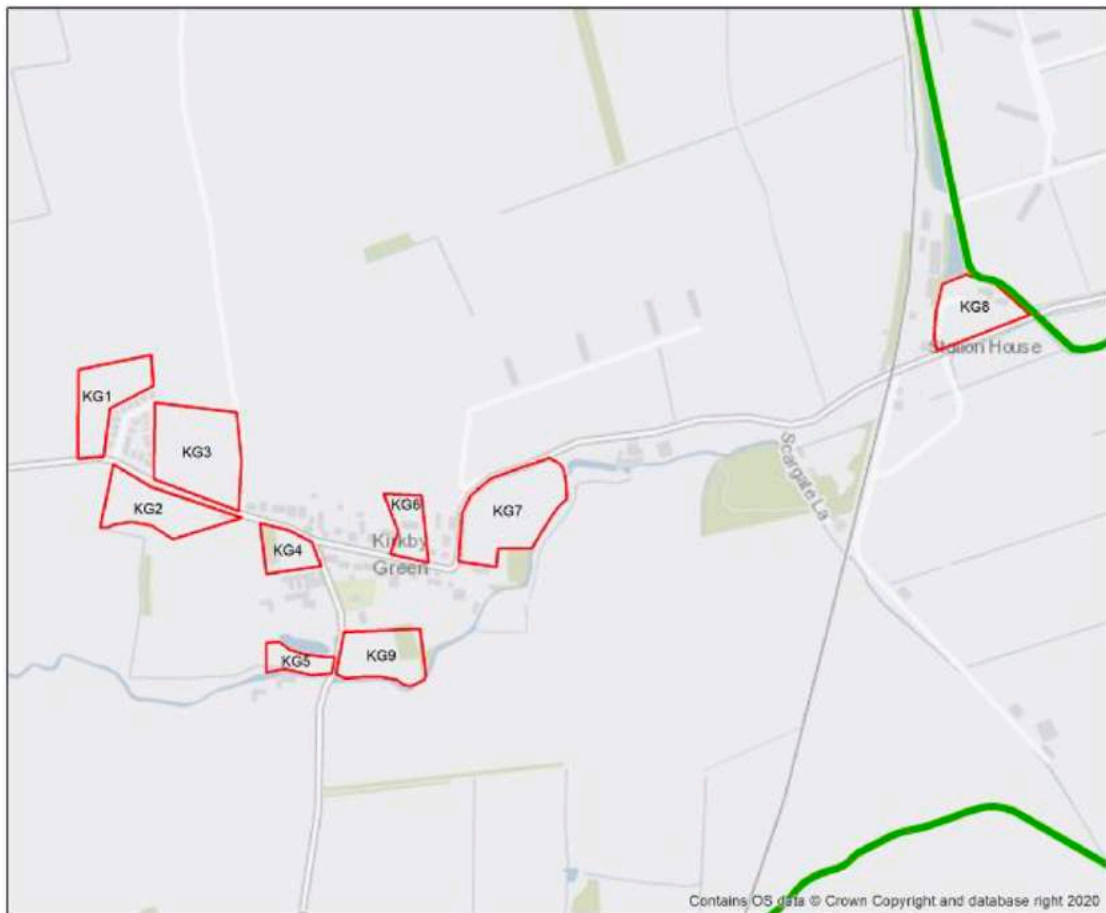
-  Parish Boundary
-  Site Boundary




Figure 5-1 Scopwick Sites for Assessment

Appendix F (2) Sites Identified for Assessment Kirkby Green

Kirkby Green Sites for Assessment



**Legend**

-  Parish Boundary
-  Site Boundary

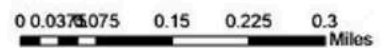


Figure 5-2 Kirkby Green Sites for Assessment

**Appendix F (3) AECOM summary assessment of sites**

228 The sites coded amber and red are considered suitable because the extent of the site allocation is significantly less than the site put forward initially and this addresses the issue of concern and/or, for SCOP18, the AECOM assessment included a factually inaccurate assumption.

Site Number	Area (ha)	AECOM Assessment	Comments
SCOP10	0.1	Previously developed land within the existing development footprint and is suitable for a limited amount of development.  Put forward in the SKGNP call for sites	
SCOP15	0.53	Previously developed land within the existing development footprint and is suitable for allocation. However, viability may need to be investigated given the change of use/ demolition requirements.  Put forward in the SKGNP call for sites	This is the site of the former Limes Care Home pre app discussion is underway to redevelop the site for this use. The proposal is considered under NPP 8d above.
KG6	0.38	Infill site within the existing development footprint and is suitable for allocation.  Put forward in the SKGNP call for sites	The site is proposed for frontage development only
SCOP3	1.65	Greenfield site on the edge of the existing development footprint and is potentially suitable subject to demonstrating the housing requirement cannot be met within the current development footprint. Put forward in the Housing and Economic Land Availability Assessment (HELAA)	
SCOP7	1.14	Greenfield site on the edge of the existing development footprint and is potentially suitable subject to demonstrating the housing requirement cannot be met within the current development footprint. Put forward in the HELAA	

Site Number	Area (ha)	AECOM Assessment	Comments
Part of SCOP9	Part of 0.58	<p>The site is not considered in conformity with Policy LP2 as it would alter the development pattern of the village and extend into the rural countryside.</p> <p>It is possible the northern part of the site could be considered adjacent to the existing extent of the built form behind the new build houses adjacent to the B1188 and, together with the site 11, a reduced site area for small-scale housing is potentially suitable for allocation plan in the neighbourhood plan.</p>	The northern part of site 9 is proposed for limited residential development.
SCOP11	0.21	<p>The site is considered to potentially to be in conformity with policy LP2 as it appears to be an appropriate location according to policy, possibly in conjunction with site 9. It would alter the development pattern of the village and extend into the rural countryside. The site is potentially suitable for allocation in the neighbourhood plan for small-scale housing if access to the site could be achieved from Brookside.</p>	The site would only be brought forward if access could be achieved from Brookside.
SCOP18	5.83	<p>The site area originally proposed was extensive and AECOM did not think there was access off Main Street to the site. Consequently, SCOP18 did not pass the initial sift.</p> <p>In fact, the site does have access from Main Street and only a small proportion of the site is proposed for development. AECOM's assessment noted that <i>'part of the site closest to the existing dwellings to the south may be considered appropriate in conformity with LP2 as it appears to be an appropriate location.'</i></p> <p>Put forward in the SKGNP call for sites</p>	The area proposed for development is only the part of the site that extends to Main Street and is within the built-up area meeting the AECOM assessment requirement.



Site Number	Area (ha)	AECOM Assessment	Comments
<i>West corner of SCOP4</i>	1.04	The whole of the site was proposed and did not pass AECOMs assessment due to the sensitivity of the site from the B1188 and the topography with the land rising to the north.  Put forward in the HELAA	The area proposed is only the lower western corner along Heath Road
<b>KG8</b>	1	The site was considered unsuitable for housing.  Put forward in the SKGNP call for sites	

## Appendix G Community Activities in the Parish

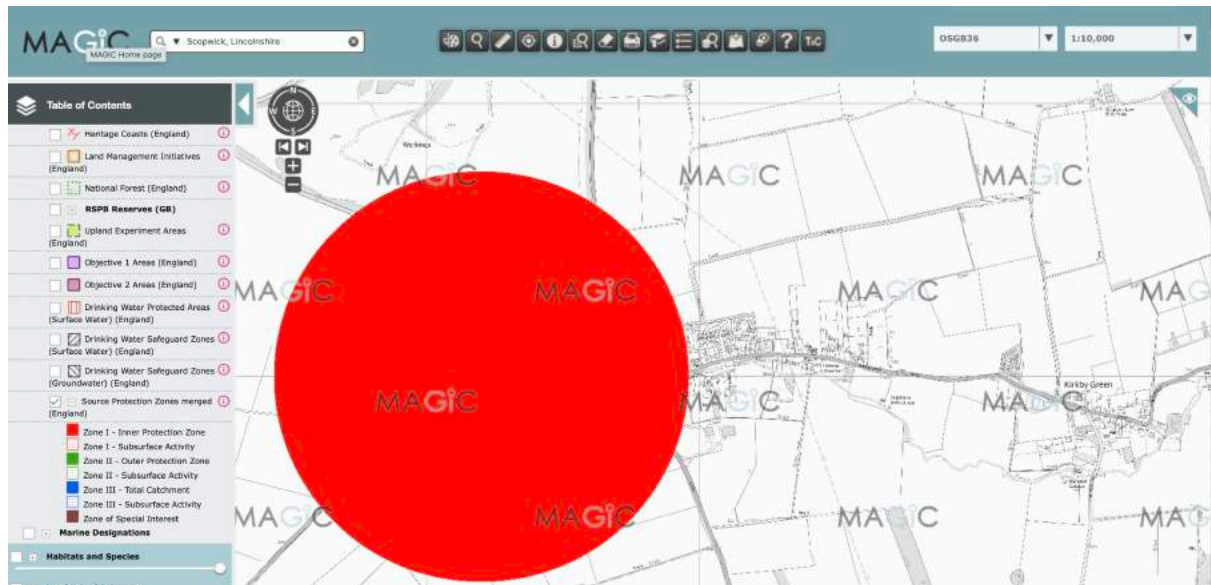
### In the Village Hall

<p>Brownies          Funfit          Zumba          Friendship ( used to be over 60s renamed as now social activity and the for any age )          Hub ( shopping, social, and refreshments )          Art          Carpet Bowls          Coffee Mornings and Afternoon Teas          Charity events eg Macmillan coffee, Marie Curie tea          Celebration of national events eg Queen's birthday, 100 years since end of WW1          Spring Fair          Daffodil Weekend          Christmas Fayre and Christmas carols          Great Get Togethers          Musical concerts eg orchestra, choir, bands solo performers          Life passages Baptism parties, Wedding receptions and Funeral wakes          Computer skill support          Drama and theatre          Dances          Pilates classes</p>	<p>Quizzes          Games evenings eg casino, horse racing          Village Show          Harvest supper          Village Consultations eg planning,          Pc meetings including public session          Elections - parish, local district, national, police commissioner          District Council briefings eg new paper refuse collection          AGMs - PC and VHMC          Competitions eg inter village bowls, inter club bridge          Other village groups for meetings and fundraising eg playing field, twinning, church,          Private bookings eg children's and other birthdays, anniversaries          Primary school visits          Outside bookings for meetings and celebrations eg NHS, Environment Agency, Community Lincs</p>
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### On the Village Meadow (LGS 3)

<p>Village Show          Dog Show          BBQ          Village picnic          Hosting primary school environmental education visits</p>	<p>Children's bug and nature trail          Art          Parking for Village Hall events          Wedding receptions including the village fete, hosts the village beacon and is used for outdoor activities associated with the adjacent village hall.</p>
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## Appendix H Ground Water Protection Zone<sup>69</sup>



<sup>69</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

## Appendix I Description of Local Green Spaces

Site 1	Description	Test against LGS criteria in the NPPF
Scopwick Green and Allotments	<p>Wide grass and treed verges running alongside the Beck through Scopwick these are the most significant amenity areas within the Parish. The area is largely a village green but with some private gardens. The map below identifies this. The village green areas permit access to the Beck and have been extensively planted with a range of mostly native trees which create attractive vistas when passing through the village. The Area reinforces the character of Scopwick as a spring lined village and is highly valued and widely used as a public open space for informal recreation. There are four benches positioned in the most convenient locations which permit pleasant views along the beck and village greens. Certain sections have attractive overhanging trees and sections of bank left for natural regeneration. Most public interest is in the section in front of the village hall where a couple of spring fed pools form an especially attractive feature. Further character is provided by the limestone clapper bridge which crosses the beck to the church, just west of this point. This area is very popular and enjoyed by many local people whether feeding the ducks, having a picnic or paddling in the clear spring water.</p> <p>The origin of many of the green areas are a combination of waterlogged areas unfit for cultivation or building or areas returned from vegetable gardens which were formerly owned or at least shared riparian rights by adjacent domestic properties. Within the last 50 years, at least two such plots have been converted to village green from gardens, following donation to the parish by former landowners.</p>	<p>The site meets the LGS criteria as it is in close proximity to the community it serves, is demonstrably special to the community (97% of respondents in the household survey thought it was very important) it is local in character and not an extensive tract of land.</p>


Site 1	Description	Test against LGS criteria in the NPPF
	<p>The three remaining private village garden plots add considerable character to the village, featuring small wooden access bridges over the beck and a summer long display of flowers, fruit and vegetables.</p>	

Scopwick Green

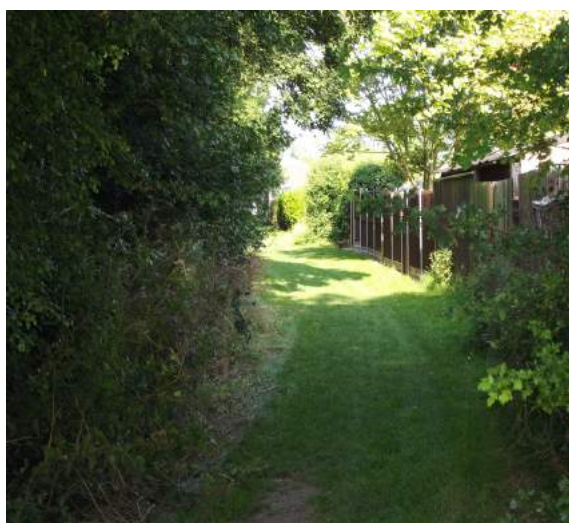
Site 2	Description	Test against LGS criteria in the NPPF
<p>Springfield Square</p>	<p>Tranquil, open green space with mature trees adjacent to bungalows. Used and enjoyed by elderly residents – preserves views to the church.</p>	<p>The site is in close proximity to the community it serves, it is local in character and valued by local residents</p>





Site 3	Description	Test against LGS criteria in the NPPF
Village Meadow	Green space for local community activities adjacent to the village hall. Location for the Village show, dog show, village barbecue, village picnic, primary school environmental education visits, children’s book a nature trail, and wedding receptions	Highly valued community open space, compliments and extends the activities in the village hall, the site is close to the community it serves, demonstrably special to the local community and local in character (and not an extensive tract of land).
		

Site 4	Description	Test against LGS criteria in the NPPF
Vicarage Lane to Green Lane	Linear space – strongly reflects rural and agriculture history of the village; highly valued walking route	The site is in close proximity to the community it serves, local in character and highly valued by local residents. It is not an extensive tract of land.



Green Lane looking east



Green Land and Trundle Lane

**Kirkby Green**

Site 1	Description	Test against LGS criteria in the NPPF
Corner of Main Street	Tranquil space leading to popular walk across the fields	The site is in close proximity to the community it serves, local in character and valued by local residents

