



# **SAXILBY WITH INGLEBY**

## **Neighbourhood Development Plan**

**Review 2024**



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# Foreword

The Localism Act of 2011 introduced Neighbourhood Planning which has been an influential piece of legislation giving communities the power to shape their future.

In 2012, Saxilby with Ingleby Parish was selected by the government as a Neighbourhood Plan frontrunner. However, despite employing a planning consultant, little progress was made mainly due to lack of community engagement.

In August 2015 the Parish Council started the Neighbourhood Planning process, which was then adopted by West Lindsey District Council in May 2017. The Policies within the Plan have been used to help determine planning applications at both the District and Parish Councils.

The Neighbourhood Plan need to be reviewed to reflect the review of the Central Lincolnshire Local Plan which was adopted in April 2023, alongside national legislative changes. The parish council identified the need to add in new polices such as climate change, biodiversity and updated maps to reflect recent developments in the northern part of the village. It also gave new residents an opportunity to have a say about their community. A new housing need assessment ensured up to date information for planners and the Design Code replaced the character assessment.

The Neighbourhood Plan Review is overseen by a Steering Group consisting of Parish Councillors and residents. Gaining residents' views of where they live and what they would like to see over the next eighteen years has ensured that the Plan is community led. To achieve this there have been a number of consultations and every comment received has been considered for inclusion in the Plan.

The funding for the review of the plan has been from Locality and has included technical support

I would like to thank all members of the Steering Group for their commitment, determination and hard work; Luke Brown, an independent planner for his guidance, support and advice and most importantly to the residents of the Parish who have been involved in the process.

We are proud of our Parish but also want a forward vision of how Saxilby with Ingleby will look and feel by the year 2040 not only for us as current residents but crucially for future generations. This updated Plan remains one of the most important documents in our history as a Parish.

*Elizabeth Hillman*

Chair

Saxilby with Ingleby NDP Steering Group

# Introduction

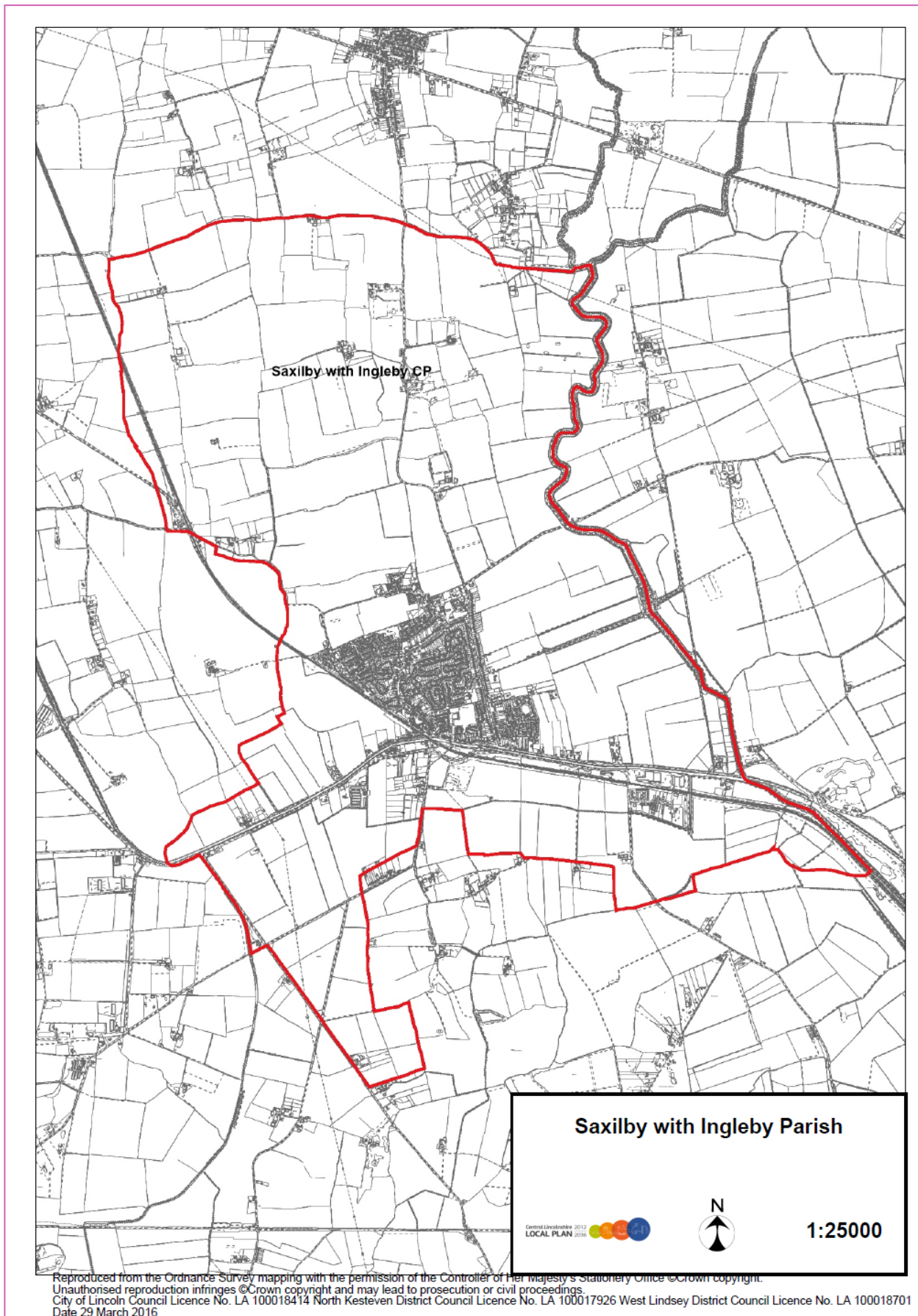


# Introduction

1. The previous Saxilby with Ingleby Neighbourhood Plan was made by West Lindsey District Council on the 8<sup>th</sup> May 2017. Since then, the Plan has successfully been used to help determine planning applications in the area. In April 2023, the review of the Central Lincolnshire Local Plan was adopted and has superseded the planning policies in the previous Local Plan. Due to these changes in legislation, the Parish Council determined that a review of the Saxilby with Ingleby Neighbourhood Plan 2017 was required.
2. This review of the Plan has been prepared by Saxilby with Ingleby Neighbourhood Plan Steering Group on behalf of Saxilby with Ingleby Parish Council. It covers the Saxilby with Ingleby Parish area and sets out planning policies for this area for 17 years covering the period from 2024 -2040.
3. The Parish area (shown in Figure 1 below) was designated as a Neighbourhood Plan area and Saxilby with Ingleby Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan for the area. The area was designated by West Lindsey District Council on the 15<sup>th</sup> December 2012 and remains the Neighbourhood Area for this review.



**Figure 1: Saxilby with Ingleby Neighbourhood Plan Area**



4. The development of the Neighbourhood Plan review has involved an inclusive community consultation process. The issues that the community expressed concern for at consultation events have formed the revised vision and objectives for the Plan review. From the Vision and Objectives, the necessary policies have been reviewed to enable the Plan to help to achieve these aims. The key consultation events are summarised in Table 1.

**Table 1: Neighbourhood Plan Consultation Events**

Event	Date	Purpose	Outcome
Public Meeting to introduce the Neighbourhood Plan Review process.	30 <sup>th</sup> March 2023	To launch the review of the Plan with interested residents.	88 people attended. Over 80 people attended this event.
Drop-in consultation event	13 <sup>th</sup> August 2024	To identify the key objectives and policy topics to be included within the Neighbourhood Plan.	Over 50 people attended.
Drop-in consultation event for the Regulation 14 public consultation	29 <sup>th</sup> October 2024		



# Why are we doing a Neighbourhood Plan?

6. Saxilby is classified as a 'Large Village' in the adopted Central Lincolnshire Local Plan (April 2023) which is expected to provide new housing, employment, retail, and key services and facilities for the local area. The village has continued to expand since the previous Local Plan was adopted in 2017. Over 360 new homes have been developed since that time and local infrastructure issues have continued to cause local concern.
7. Consultation for this Neighbourhood Plan review has identified the following key community issues for the Neighbourhood Plan review to address:
  - Prioritise the reuse of previously developed land for all new development.
  - To influence the design, scale and type of new residential development.
  - Support existing and encourage new employment opportunities in the village, particularly at the Saxilby with Ingleby Business Parks.
  - Encourage tourism related business activity within the village.
  - Protect and enhance our designated Local Green Space.
  - Preserve and enhance our public footpaths and connections within and around the village, and to the business park.
  - Preserve and enhance our local wildlife, environmental assets such as the Fossey Canal and reduce our impact on climate change.
  - Protect and improve access to the countryside.
  - Protect and enhance our important historic buildings, monuments and assets.
  - Provide adequate public transport infrastructure for the level of development proposed for the village.
  - Support the improvement of existing highway infrastructure.
  - Improve the health and wellbeing of all residents.
  - Support the enhancement and improvement of social community facilities and amenities, with a particular focus for a dedicated sports facility for younger people.
  - Support the enhancement of utility infrastructure provision.
  - Support an appropriate scale and location(s) for renewable energy development.



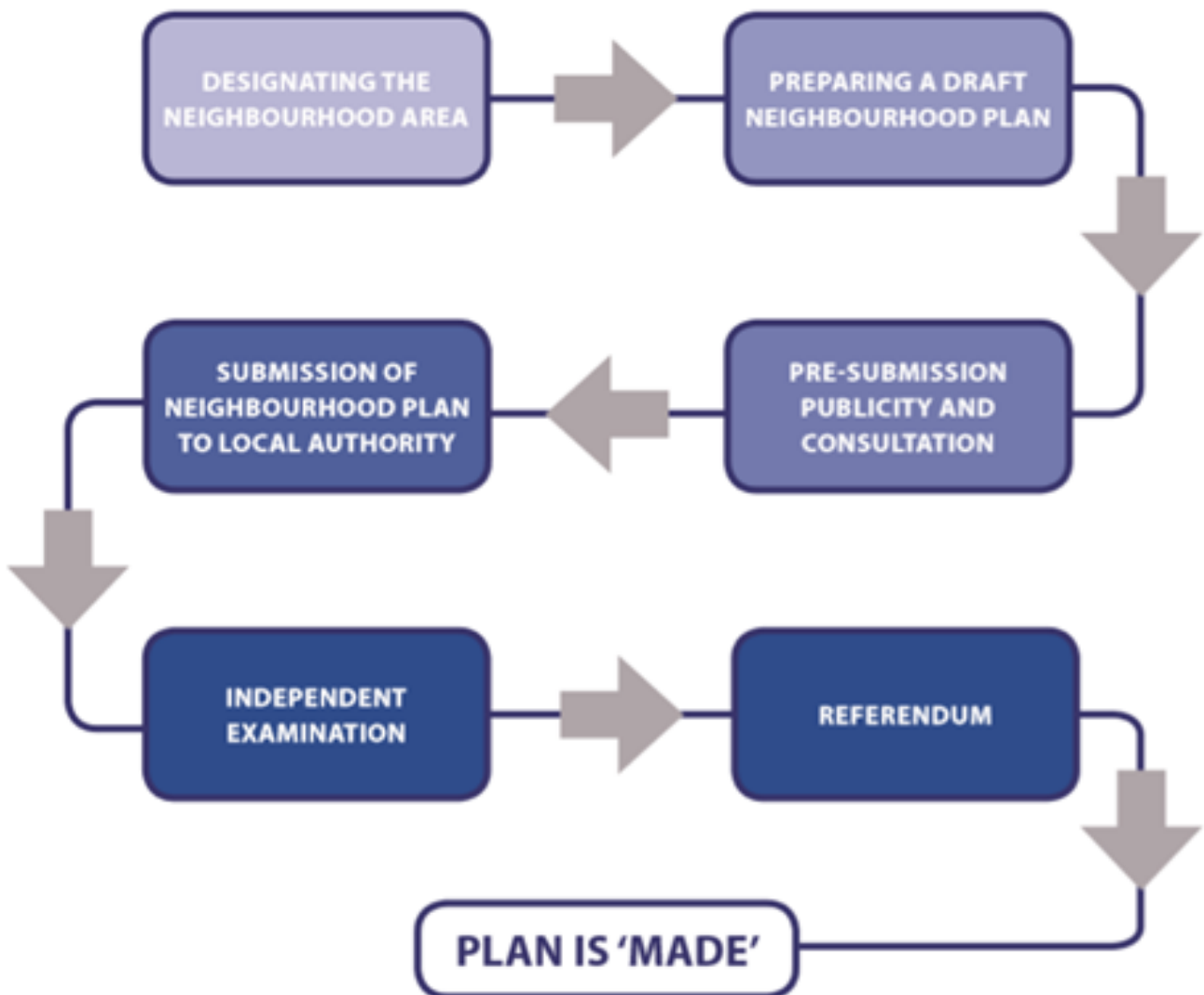
8. A community with a Neighbourhood Plan in place will be entitled to 25% of the Community Infrastructure Levy (CIL) which is money raised by the District Council from the developer. This money will be available for the Parish Council to continue to spend on local projects aimed at compensating for the additional development burden in their community.
9. This Neighbourhood Plan review sets out community projects in **Appendix A** to show how the Parish Council proposes to focus this money derived from any new dwellings in the Parish. It could ensure that if new housing development is undertaken in the Plan area it brings with it additional community benefits, like environmental improvements and enhanced recreational facilities. These community projects have been derived from the consultation for the Neighbourhood Plan review.



# The Neighbourhood Plan Process

10. The Saxilby with Ingleby Neighbourhood Plan Steering Group and the Parish Council has worked collaboratively with West Lindsey District Council and other key stakeholders to produce the review of the Neighbourhood Plan. The policies contained within the Saxilby with Ingleby Neighbourhood Plan review are in 'general conformity' with both National Planning Policy and Local Planning Policy to ensure the Plan meets the set of basic conditions (as set out in the Neighbourhood Planning Regulations, 2012).

## Neighbourhood Planning Process





# A Summary of the History of Saxilby with Ingleby

## **Saxilby**

11. Saxilby centres on an ancient village settled by Viking invaders. The name 'Saxilby' derives from 'Saxulf's Farmstead'. Saxilby is mentioned in the Domesday Book and is referred to as 'Ad Saxebi in Lincolescira
12. Early farming in the Parish was conducted on a communal, open field system. Several of the Parish's 'ridge and furrow' fields remain as evidence of this system. The later system of enclosure created the field patterns that can be seen today. Numerous hawthorn hedges were planted with many remaining to this day
13. During the English Civil War, the Earl of Manchester billeted his troops in Saxilby in 1643, on their way to Marston Moor.
14. The Roman Fosdyke Canal was built to connect the River Trent at Torksey to the River Till at Odda. Improvements to the canal were made in 1672 allowing Lincoln's Brayford Pool to develop into a busy port. The passing waterway traffic brought additional prosperity to the Parish.

15. In 1841, Saxilby's population was just over 1000 people, decreasing slightly by 1901. Over the next sixty years, the figure reached 1,636. The expansion of Saxilby absorbed several farmsteads that had previously sat amongst open countryside.
16. Saxilby's current character is largely defined in the first years of the 19th Century when legislation to drain and enclose the open fields was passed. In 1823 a canal swing bridge was built and was followed by a railway several decades later. By 1850, the Great Northern railway had extended its cross-Pennine line from Sheffield to Lincoln and by 1856 there were five or six departures a day to all areas of the line.
17. Saxilby's oldest standing building is the Grade I Listed Church of St Botolph with its origins in the 12th Century but with further development in the 13th, 15th, 19th and 20th Centuries. The church is built from coursed limestone rubble and ashlar with lead roofs. The three stage tower was rebuilt in 1908 with single lancets to each storey, paired lancets to the belfry stage and a battlemented parapet. The 15th Century nave clerestory is of four large three light windows under four centred arches with cusping to the window heads under continuous hood moulds. Above is a castellated parapet with gargoyles
18. Other historic buildings include the Old Hall (16th Century), the Manor House (16th Century) and several 18th Century cottages. Much of Saxilby's main commercial stretch along Bridge Street and High Street is Edwardian in character.

### **Ingleby**

19. The deserted medieval villages of North and South Ingleby lie approximately one mile north of Saxilby. The name 'Ingleby' derives from the Anglo-Danish 'settlement of Angles'. The Angles were a tribe from northern Germany who settled in the area following the end of Roman rule in 409 AD.
20. The Deserted Village of North Ingleby is a Scheduled Monument. The site contains the remains of a manor house held in 1086 by the Bishop of Bayeux and subsequently by Robert de la Haye. It can be traced through the hands of various lords and resident tenants until at least the early 14th Century. Robert of Ingleby and his descendants were resident in the 12th and 13th Centuries and it is thought that they created the moated residence
21. The area is centred on a moated enclosure currently occupied by a care home (formerly Ingleby Hall). Between the current Sturton Road and the hall, there was a series of fishponds, with further ponds to the rear.
22. A chapel, mentioned in 1232, stood in front of the hall. Its foundations are still visible on the LiDAR (Light Detection and Ranging) image shown at Figure 16. To the south of the chapel were a number of crofts, the foundations of which may still remain. These were small enclosed areas of land with small mud and stud cottages occupied by farm workers and their families.
23. The trackways, known as hollow-ways, would later become village streets which linked several cottages. There are no traces of buildings or yards in the large field to the north of the site. This was recorded as a deer park in 1649. To the west and south of the area are a number of ridge and furrow fields. These were created by a system of ploughing used throughout Europe during the Middle Ages
24. A manor house, held by Robert de Toden in 1086, was held by Wigot of Lincoln around 1115 and then passed to the Daubney family. The Daubneys family remained tenants until 1483, when their lands were forfeited to the Crown. The manor house stood at the centre of the site, surrounded by fishponds, crofts and ridge and furrow fields. A prominent bank lies to the north

of the site, which may have been a rabbit warren. Rabbits were farmed to provide both meat and clothing.

25. A dovecote and windmill are recored in 1304. The mill stood midway between the site and Saxilby. The mill hill was ploughed out in 1950.
26. The townships fell into decline during the 16th Century, when the land was converted to pasture for sheep.

## Saxilby with Ingleby Today

27. Saxilby with Ingleby is in the District of West Lindsey in Lincolnshire. The Parish lies 6 miles north-west of Lincoln, on the A57 road between Lincoln and Worksop. The Neighbourhood Plan area covers approximately 4,420 acres (1,790 hectares) and it includes the village of Saxilby and the hamlet of Ingleby.
28. The population has increased by 11% over the past 10 years due to rapid development. This increase in population has meant the footprint of the village has grown, but also the pressure on local services, facilities and infrastructure.
29. Today, Saxilby remains a key focal point for the wider community, despite the Parish's proximity to the bustling city of Lincoln. Other than a Co-op convenience store, most of its businesses are independent. These include a café, a newsagents, a florist and several takeaways. There are hubs of activity at Saxilby Village Hall on High Street and St Andrews Community Centre off William Street.
30. Saxilby has a railway station, which is on the Sheffield and Doncaster to Lincoln line and the station is situated close to the centre of the village. Three regular bus services run through the village, to Lincoln, Gainsborough and Scunthorpe. A footpath and cycle track opened in 2011 and runs from Lincoln via Burton Waters, following the Fosdyke Canal.
31. Saxilby has its own pre-school facilities and a primary school, and a number of secondary schools are located nearby in Lincoln and Gainsborough.



# Community Vision & Objectives



# Community Vision

32. The Community Vision has been updated in response to feedback from consultations in 2023 and 2024. The Community Vision focuses on how local people would like the area to be by 2040; it is a shared vision created using the views and concerns of local residents, business and stakeholders.

*The Parish of Saxilby with Ingleby will continue to develop and thrive sustainably, whilst retaining its rural character, creating a sustainable community through the provision of:*

- *An appropriate mix of new housing types on suitably sized and appropriately located developments around the parish;*
- *Local employment opportunities;*
- *Protection and enhancement for important community amenities, services, infrastructure, environment, green spaces and heritage assets.*

*The Parish will continue to be an area that is attractive for people to live in, work in, and visit for both the current and future generations.*

# Community Objectives

33. The Community's objectives have been updated in response to community consultation and cover different themes residents highlighted as priorities for the Plan review to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the Parish can grow sustainably to:

- Prioritise the reuse of previously developed land for all new development;
- To influence the design, scale and type of new residential development;
- Support existing and encourage new employment opportunities in the village, particularly at the Saxilby with Ingleby Business Parks
- Encourage tourism related business activity within the village
- Protect and enhance our designated Local Green Space
- Preserve and enhance our public footpaths and connections within and around the village, and to the business park;
- Preserve and enhance our local wildlife, biodiversity and environmental assets such as the Fosdyke Canal and reduce our impact on climate change;
- Protect and improve access to the countryside;
- Protect and enhance our important historic buildings, monuments and assets;
- Provide adequate public transport infrastructure for the level of development proposed for the village;
- Support the improvement of existing highway infrastructure;
- Improve the health and wellbeing of all residents;
- Support the enhancement and improvement of social community facilities and amenities, with a particular focus for a dedicated sports facility for teenagers;
- Support the enhancement of utility infrastructure provision
- Support an appropriate scale and location(s) for renewable energy development



# Housing and Design Codes



# Housing and Design Codes

## Justification

34. The Government's aim of achieving sustainable development is a key part of the Localism Agenda. Part of achieving sustainable development is providing an appropriate mix of development that suits the needs of the local population where there is access to key services, whilst minimising the impacts on the local environment. Plans are now encouraged to develop locally led design codes to guide and support the successful integration of new development within the established character of the community.

### Housing

35. Saxilby has a good mix of housing types which all contribute towards a more sustainable community. However, as the population changes, the housing needs of the community also change. To support this, the review of the Neighbourhood Plan has undertaken a Housing Needs Assessment (2024) which replaces the one undertaken back in 2017.

36. This assessment has taken account of the developments off Church Lane where 300 additional homes have been completed. These developments have contributed towards an increase in population by 11% over the last decade. The population growth is generally being experienced across all population cohorts, other than those aged between 65-84. Household projections suggest that Saxilby with Ingleby population will age over the NP period, with a potential increase of 74% in the population aged 65 and over.

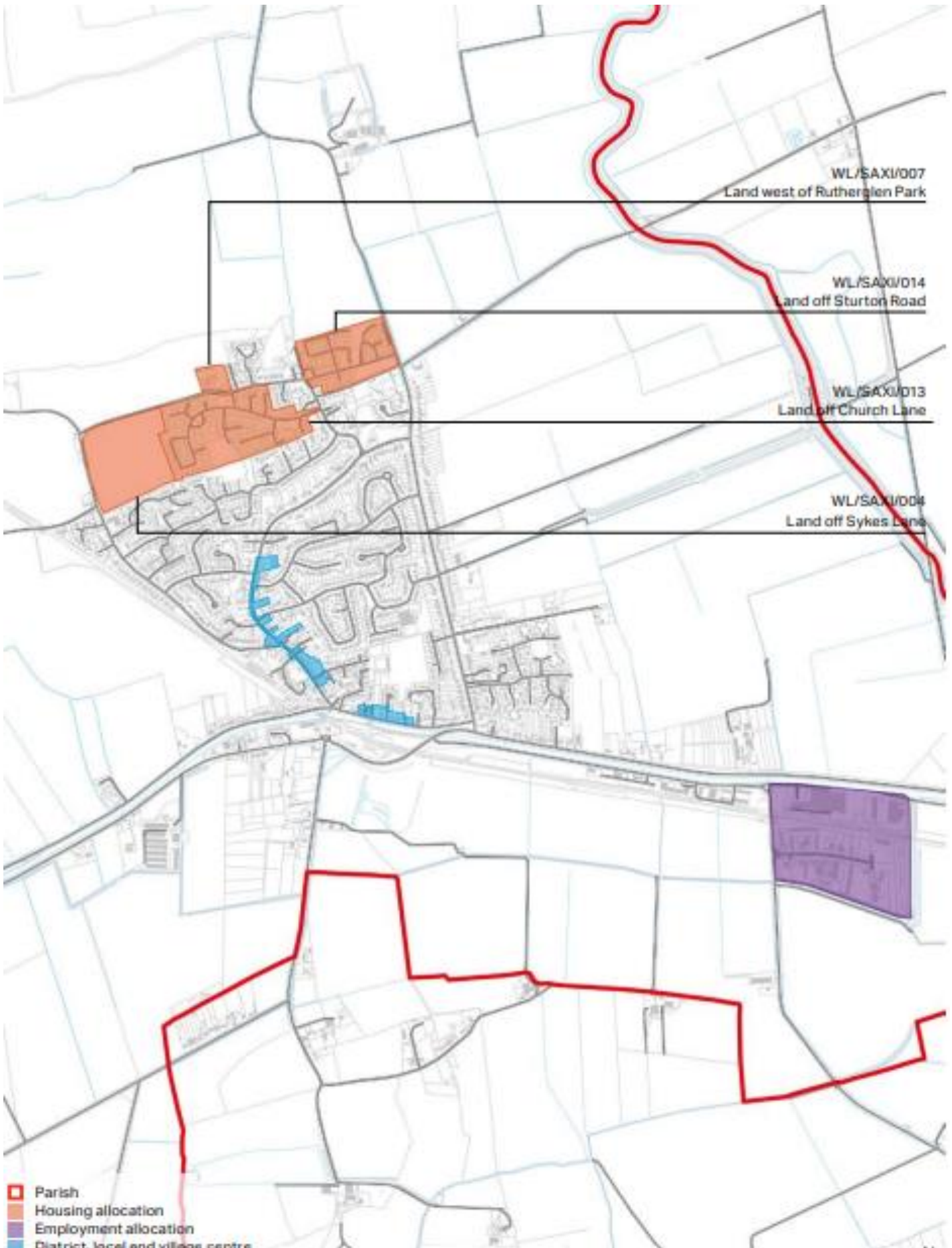
37. The result of this change suggests that new developments should continue to deliver a variety of dwellings to meet the needs of the community in the future.

38. Whilst recent developments have provided a mix of new homes and provided accommodation for older people, not all housing needs have been met. Future developments that have been allocated within the Central Lincolnshire Local Plan at both Sykes Lane (134 dwellings WL/SAXI/004) and Rutherglen Park (17 dwellings WL/SAXI/014) should contribute towards meeting remaining housing needs over the plan period in line with Policy 2.

39. Collectively developing around 151 new dwellings, these sites are located close to recently completed developments at WL/SAXI/013 and WL/SAXI/014 and therefore should be planned in a way that helps integrate new development with existing development in the area. To assist with the design of new development, the Neighbourhood Plan review has produced a localized set of Design Codes which aim to enable new developments to positively form part of the character of the area.

40. Away from the allocated sites, any new residential development will be small in scale and limited to developments of up to 10 dwellings (per site) in line with Policy S4 of the Central Lincolnshire Local Plan. These developments will be located within the established developed footprint of Saxilby which is identified on Figure 2.

Figure 2: Future Development Sites



## **POLICY 1: RESIDENTIAL DEVELOPMENT WITHIN THE DEVELOPED FOOTPRINT OF SAXILBY**

1. Away from identified housing allocations, proposals for new residential development within Saxilby will only be supported if it is filling a gap within the existing developed footprint\* of Saxilby village, as defined in Local Plan Policy S4, and it meets all the following criteria:
  - a) It is only proposing up to 10 units, per site;
  - b) has regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates in Line with Policy 3;
  - c) safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;
  - d) does not lead to the loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene;
  - e) provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate;
  - f) enhance local biodiversity in line with Policy 13;
  - g) provide satisfactory layouts to safeguard the amenities of residential properties in the immediate locality; and  
has no unreasonable negative impact on the existing highway capacity or highway safety of the area in line with Policy 18.
2. Proposals shall demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village.
3. Any new residential development outside the existing developed footprint of Saxilby or within Ingleby, will be limited to countryside use as identified within Local Plan Policy S5.
4. The comprehensive development at site allocation at WL/SAXI/004 Land of Sykes Lane should be informed by a masterplan which is agreed by both the District and Parish Council. The design, type of housing and layout of the site should also be informed by the Saxilby with Ingleby Housing Needs Assessment 2024 and the Saxilby with Ingleby Design Code 2024.

## **POLICY 2: COMPREHENSIVE DEVELOPMENT OF LAND AT WL/SAXI/004 LAND OFF SYKES LANE, SAXILBY**

1. Land off Sykes Lane is allocated for the development of approximately 135 residential dwellings and associated infrastructure. The development of this site should be of the highest quality design and demonstrate how it complies with the following Design Code:
  - a) fully retain any existing hedgerows along the boundaries of the site;
  - b) provide a positive frontage to the site by setting the development back from Sykes Lane;
  - c) provide smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs, as identified in Policy 4;
  - d) provide, at least, 20% of the units as affordable housing as prescribed in Policy 4;
  - e) promote adaptive building spaces to promote home working and modern living on site;
  - f) be designed sensitively to avoid the creation of a hard development edge between Saxilby and the open countryside through the planting of trees and through a lower density of development;
  - g) respond to local character by maintaining the building height levels with other nearby residential developments;
  - h) allow for the use of passive solar energy through the appropriate orientation of the dwellings where practical;
  - i) provide off-street parking spaces in accordance with standards identified within the Central Lincolnshire Local Plan;
  - j) retain the existing strong views towards the countryside and/ or any nearby heritage assets from the site;
  - k) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;
  - l) provide an undeveloped green buffer between the existing properties at Field Avenue and the new development on the site;
  - m) create a network of accessible public rights of way from the site to nearby paths, roads and development;
  - n) provide useable and safe public open space on site.
  - o) Minimize the level of congestion on both Sykes Lane and Church Lane; and
  - p) Improve pedestrian safety along both Sykes Lane and Church Lane.
2. Proposals that include provision for amenity space or retail provision on site will be strongly supported.

## Design Codes

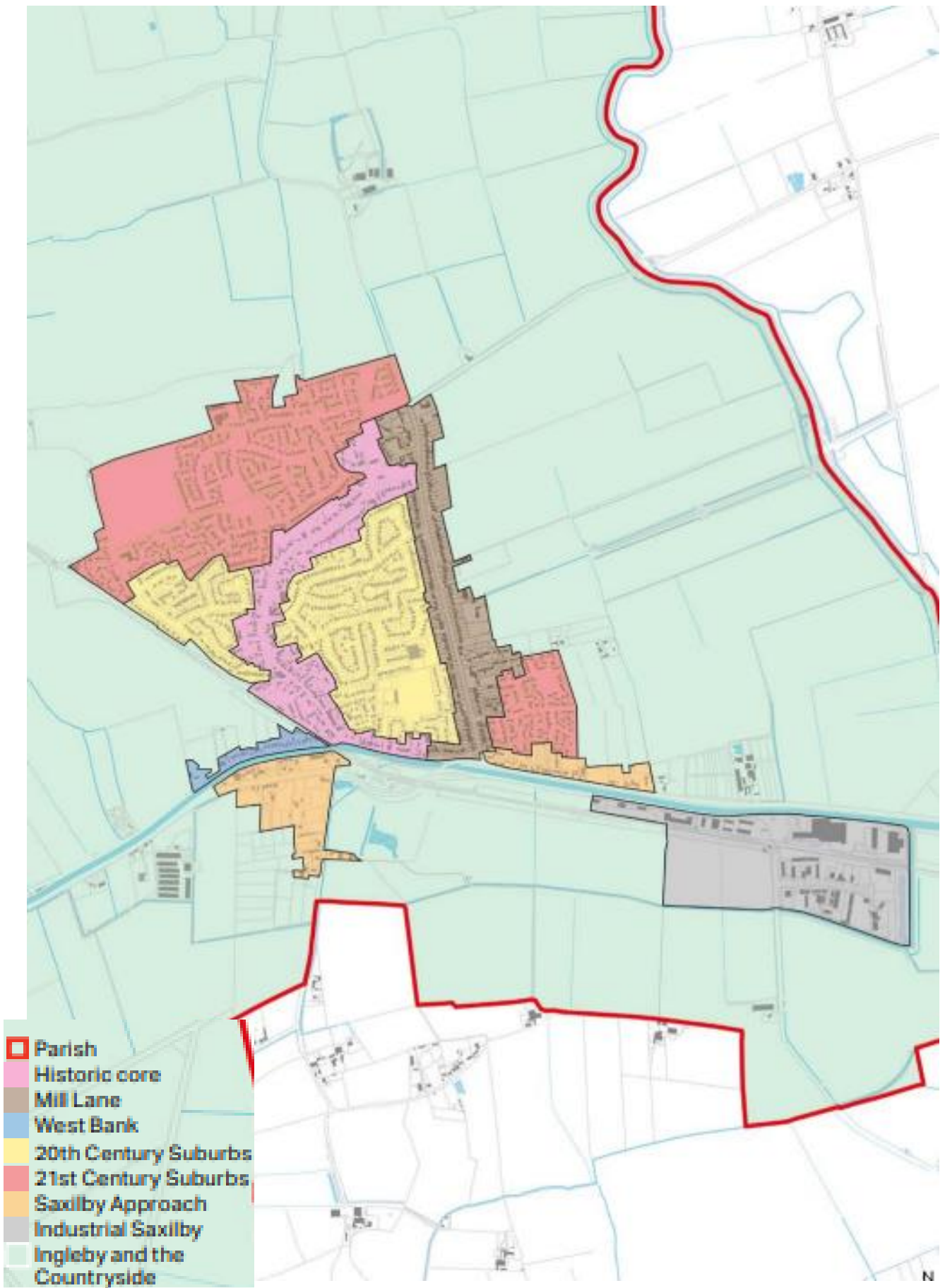
41. Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The diagram below shows how these factors come together to create a successful place.
42. All new development must undertake its own comprehensive analysis of place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.
43. The Saxilby with Ingleby Design Code 2024 has identified that the Parish has 8-character areas. The Parish's character areas based on analysis of land use, urban form, building materials, roofing, windows and doorways, boundary treatments, routes, green infrastructure and landmarks.
44. In addition, the Design Code identifies several Development principles that should be followed by developments when they are considering applying for planning permission within the neighborhood.

These include:

- ***Design Guide A: Responsive Design***
- ***Design Guide B: Boundaries and Frontages***
- ***Design Guide C: Sustainability***
- ***Design Guide D: Natural Features***
- ***Design Code E: Public Realm***
- ***Design Guide F: Connectivity***
- ***Design Code G: Settlement Edge***
- ***Design Code H: Backland Development***



Figure 3: Character Areas



### **POLICY 3: DESIGN OF NEW DEVELOPMENT**

1. Development proposals should be design-led and ensure that built development and associated spaces are high quality and distinctive to the parish. Development proposals should positively address the relevant principles in the Saxilby with Ingleby Character Assessment and Design Code (2024) principles for the relevant character area in which they are located.
2. As appropriate to their scale, nature and location, development proposals should be informed by an understanding of local context and incorporate a design-led approach which includes the following principles:
  - a) achieve a density having regard to the type and nature of uses proposed and the site context, in relation to the site's surrounding area;
  - b) reinforce and enhance the special and distinctive visual, historical, environmental, social and functional qualities of buildings, spaces and places that positively contribute to local identity, character and sense of community;
  - c) ensure buildings and spaces are designed to be inclusive and accessible and can be used safely and easily and with dignity for all;
  - d) allow for easy adaptation of buildings and spaces to help meet the different and changing needs of users over the lifetime of the development;
  - e) be sensitive to the site's context, ensuring that development does not excessively project above the streetscape and townscape or adversely impact on its visual amenity by protecting local views and local landmarks, including important historical views;
  - f) positively address amenity of existing and future occupiers and uses, as well as the amenity of neighbouring properties and uses;
3. Design and Access Statements for development proposals should demonstrate how they have followed the design-led approach to deliver high quality development in accordance with (a-f) above.





# Affordable Housing

## Justification

45. Affordable Housing has a specific definition in planning terms. The full definition is in Annex 2 of the National Planning Policy Framework (NPPF). To inform the review of the Neighbourhood Plan, a new Housing Needs Assessment has been produced.

In summary, the assessment states:

46. Home ownership is the dominant tenure in Saxilby with Ingleby accounting for three quarters of all households, which is higher than the district average. Of the remaining households, 11% live in socially rented accommodation, 12% in the private rented sector and 3% are shared owners.

47. Over the last decade, there has been a proportionally significant increase of social renting, shared ownership and private renting. In contrast there has been a contraction in the proportional shared of homeowners.

48. Home values in Saxilby with Ingleby have followed a clear upward trajectory over the last decade, despite some year-on-year fluctuations. The current median house price (middle number when arranged from lowest to highest) is £235,000, which is 44% higher than the median in 2013.

49. The average household income in the NA was £46,200 in 2020, and the lower quartile earnings (per person) was £17,700.
50. Local households on average incomes would struggle to access the median house price, unless they have the advantage of a large deposit. The median house price would require an income 30% higher than the current average. However, entry level prices appear affordable to average income households, though the types of properties available (e.g. small flats) may not be suitable to all households.
51. Average market rents are only marginally affordable to average income households.
52. Subsidised routes to home ownership like First Homes and shared ownership are intended to target people who can afford to rent but not to buy. In Saxilby with Ingleby, there is a relatively gap between the income needed to afford to rent (£30,400) and to buy (£43,000), who may benefit from these products.
53. The discount on First Homes can be set at 30%, 40% or 50% in Neighbourhood Plans. Households with average incomes do not require discounts in order to access entry level priced properties. However, a 30% discount would extend access to home ownership further and may offer scope to provide affordable family sized accommodation.
54. Social/affordable rented housing are both affordable to households with one Lower Quartile earner. Some of these households may also be supported by housing benefit to access the size of home they need.
55. Affordable Housing is typically provided and made financially viable by Local and Neighbourhood Plan policies that require it to be included at a set proportion of market housing developments. The adopted Local Plan policy on this subject requires 20% of all new housing to be affordable. The Local Plan also provides the parish council with an indicative requirement to deliver 151 dwellings over the NP period. If these were delivered in full, the NA might expect to see 30 new Affordable Homes.
56. The HNA would suggest an Affordable Housing tenure mix in the NA of 50% affordable rented homes and 50% affordable home ownership accommodation. This is to account for the adopted Local Plan policy and national planning policy on the provision of First Homes. It may be possible to make the argument in the case of this NA that social/affordable rented homes should account for a larger share of the mix than 50% given the acute need for these homes and because home ownership is accessible to average income households without the need for a discount. Where appropriate, all new development should contribute positively towards meeting the needs for affordable housing either on site or through the development of exception sites. However, exception sites will only be supported where they comply with National Planning Policy and Policies within the Central Lincolnshire Local Plan
57. This Plan requires all development of affordable housing on market sites or exception sites to ensure it is allocated based on specific local connection criteria which will form part of the S106 Agreement in securing the planning permission.

## **POLICY 4: AFFORDABLE HOUSING**

1. Where appropriate, new development will secure, at least, 20% affordable housing in accordance with Local Plan Policy S22. The affordable housing units will be delivered on the application site concerned, unless it can be demonstrated, to the satisfaction of the District Council, that exceptional circumstances exist to necessitate equivalent provision on another site and/or the making of a payment for other off-site provision.
2. A tenure mix of affordable housing type(s) should be provided in line with those identified within the Saxilby with Ingleby Housing Needs Assessment 2024.
3. The smaller dwellings shall be integrated into the wider design of the site to help promote community cohesion and avoid individual clusters of single housing types or sizes.
4. The provision for 'local needs'\* accommodation, such as elderly care facilities and self-build will be supported inside the village's developed footprint. Proposals for local needs accommodation outside the village's developed footprint will be supported where it can be demonstrated that there are no suitable locations inside the village's developed footprint and are in line with other relevant policies in this Plan and the Local Plan.
5. First Homes should be delivered at a 30% discount across the Neighbourhood Area.

*\*local needs is considered to be the needs for the residents within the Parish of Saxilby with Ingleby*

# Historic Environment



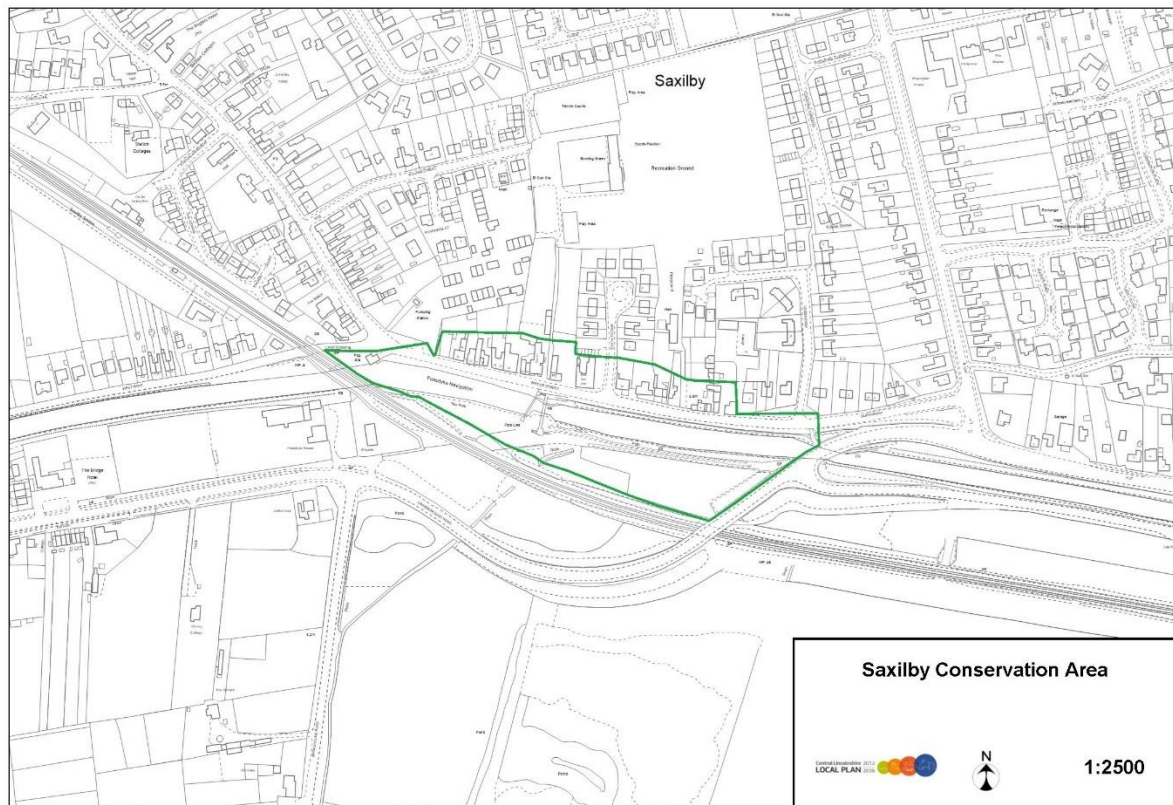
# Historic Environment

## Justification

58. There are many heritage assets in Saxilby with Ingleby that should be conserved and enhanced. The National Planning Policy Framework advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Designated heritage assets include listed buildings and Conservation Areas and scheduled monuments. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance because of its heritage interests including those that are locally listed. **Appendix B** details all the heritage assets within the Parish. This provides an update to the previous Neighbourhood Plan and provides an extensive list of assets that this Plan seeks to preserve.
59. In addition to the eight listed buildings and scheduled monuments, this Plan identifies significantly more non-designated Heritage Assets with a regard to their age, architectural interest or historical significance to the parish character. The complete list is included in **Appendix B**. There is a Conservation Area within Saxilby village (Figure 3b) along Bridge Street which includes the Fosdyke navigation and both its banks between the A57 Gainsborough Road Bridge to the East, and the railway bridge to the West.

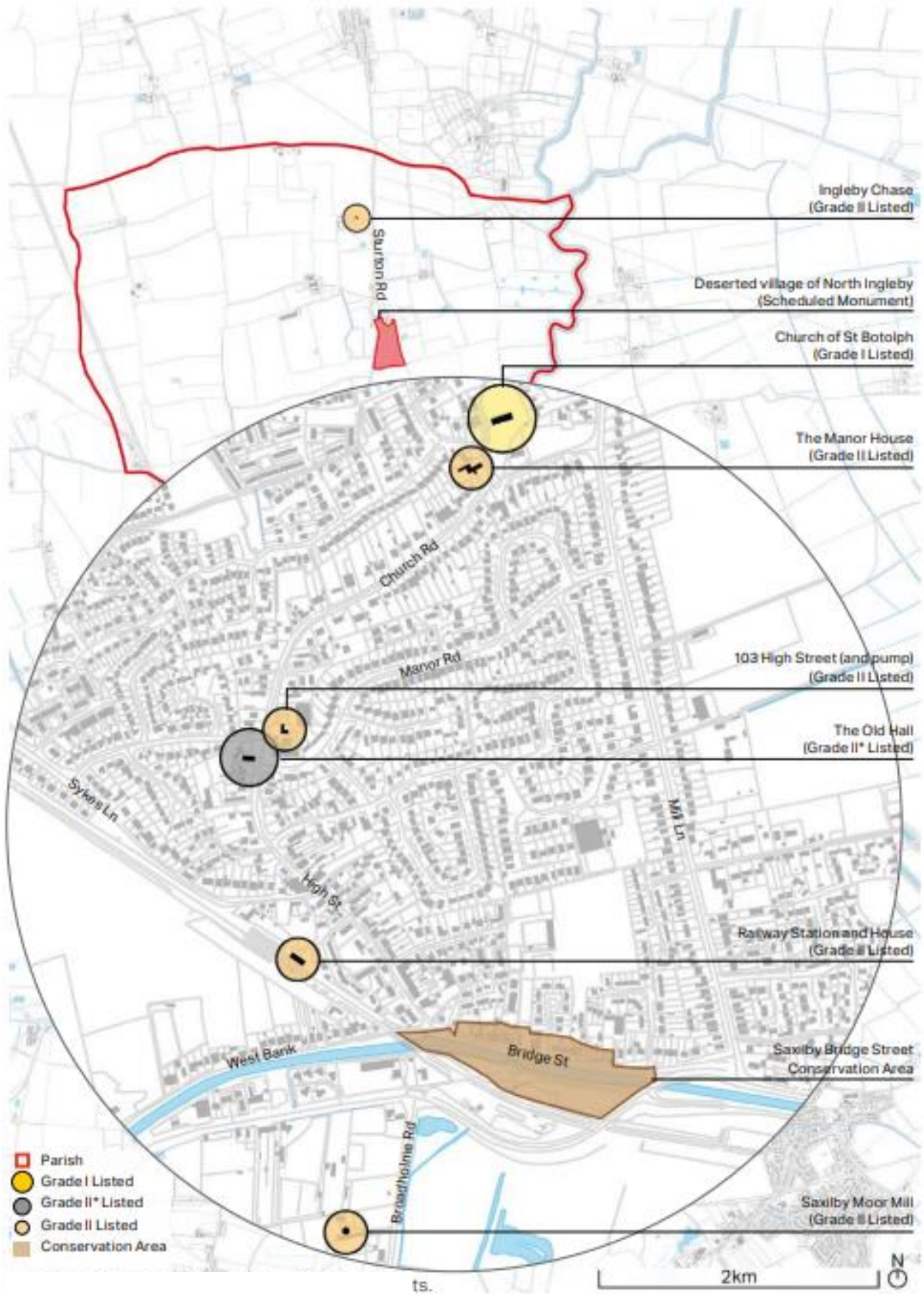


**Figure 4: Bridge Street Conservation Area Saxilby**



60. Except for the villages of Saxilby and Ingleby, the Plan area is mainly rural surrounded by open countryside. The Plan area includes one scheduled ancient monument. There are seven listed buildings, over 50 entries on the Heritage Environment Record (HER), and a number of sites are recorded on the Selected Heritage Inventory for Natural England (SHINE).

Figure 5: Listed Buildings in Saxilby



## **POLICY 5: PROTECTING THE WIDER HISTORIC ENVIRONMENT**

1. Development will be supported where it conserves or enhances the significance of heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, siting and materials.
2. Development proposals which would directly affect a heritage asset or its setting should be accompanied with a Heritage Impact Assessment.





# Community Facilities



# Community Facilities

## Justification

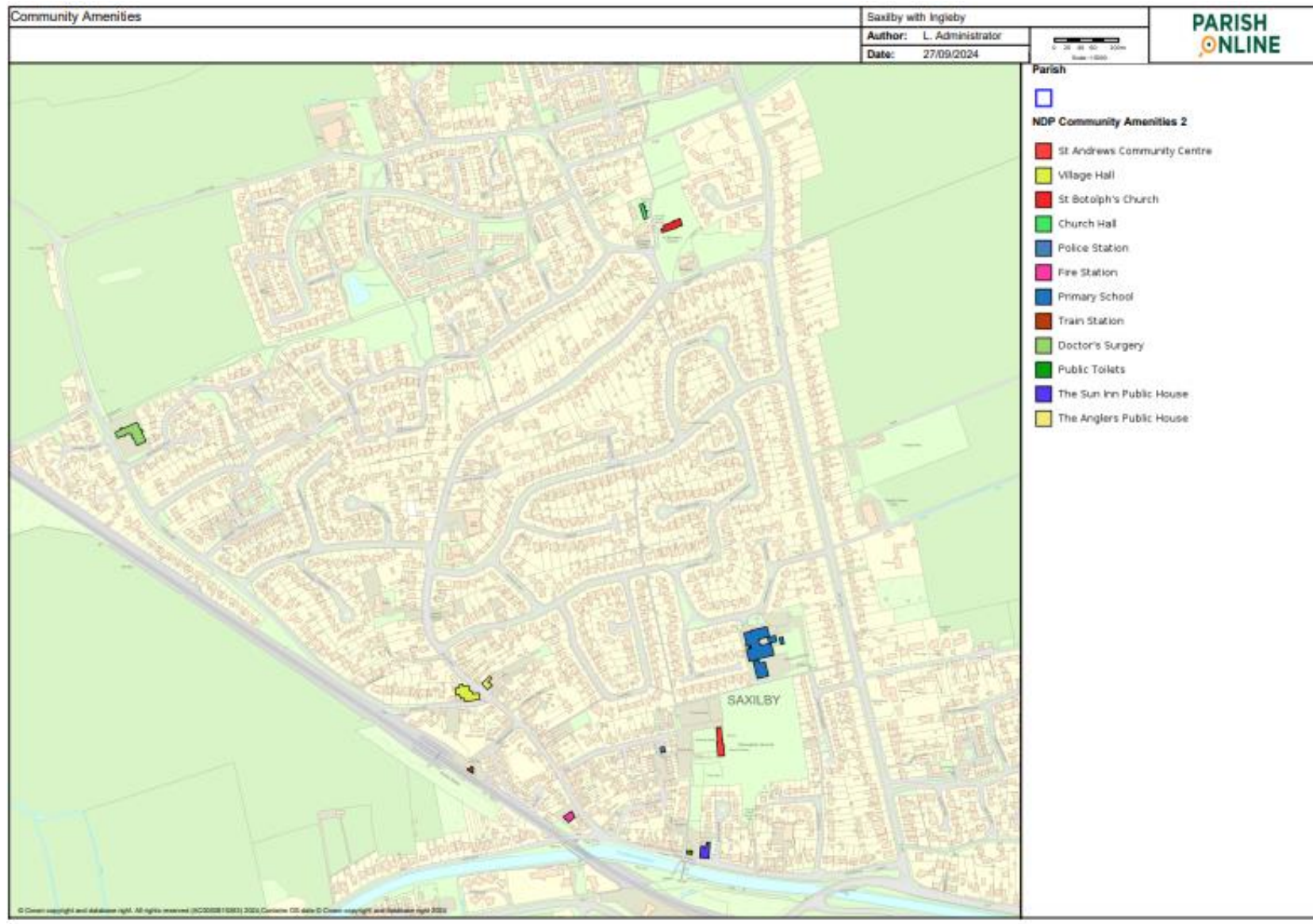
61. The Central Lincolnshire Local Plan has designated parts of Church Road, High Street and Bridge Street as a District, Local and Village Centre under Local Plan Policy S40. These are the parts of Saxilby with the highest concentration of shops, takeaways and other local businesses interspersed amongst residential homes.

62. The provision of local community facilities is also an important asset to the Parish. These contribute positively towards the sustainability of the community and should be protected for their intended community uses. The facilities consist of:

- St Andrews Centre
- The Village Hall
- St Botolph's Church
- The Church Hall
- Public Toilets
- The Police Station
- The Fire Station
- The Primary School
- The Train Station
- The Doctor's Surgery
- Public Toilets
- The Sun Inn Public House
- The Anglers public House



Figure 6: Community Facilities



## **POLICY 6: COMMUNITY FACILITIES**

1. The existing facilities listed within this policy will be safeguarded for local community (F) use throughout the plan period. The local community facilities safeguarded are identified on Figure 6.
2. Proposals the loss of community facilities will only be supported, where:
  - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
  - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
  - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.
3. Proposals for a new community facility will only be supported if it is located within the existing developed footprint of Saxilby.

# Employment

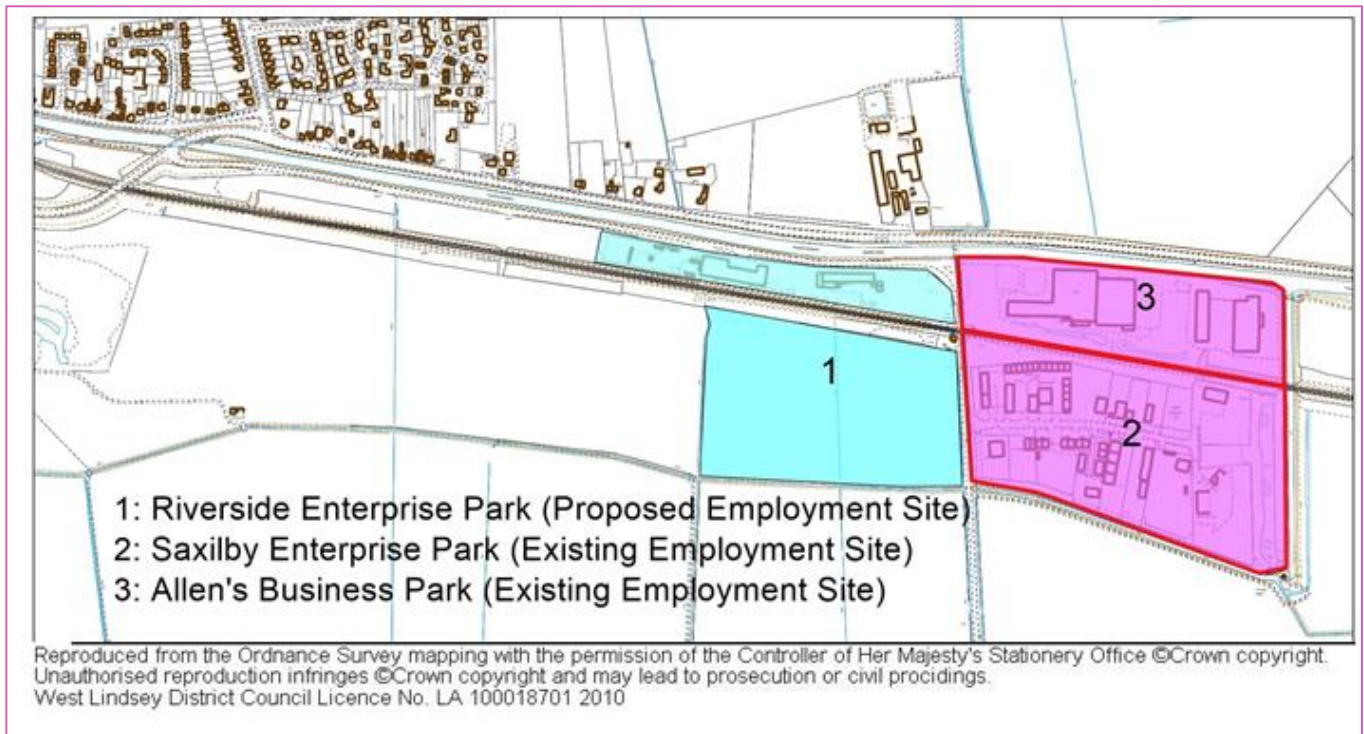


# Employment

## Justification

63. The Central Lincolnshire Local Plan has designated an employment area to the south east of the Parish which consists of Saxilby Enterprise Park, Allen's Business Park and Riverside Enterprise Park. Considerable investment has been made in this area over the previous decades and a westward expansion of this area is supported by the Neighbourhood Plan. The Neighbourhood Plan also highlights the importance of encouraging walking and cycling to this area.
64. The Saxilby Business and Enterprise Parks are located on the southern side of the Parish on the A57 on the opposite side to the residential part of the Parish. In addition, there is a small Business Park at Ingleby.
65. The Saxilby Business and Enterprise Parks on the southern edge of Saxilby have been extended from the original factory site which occupied an area between the canal and railway line.
66. Since 2008, over £3.5 million pounds has been spent on the redevelopment of the Saxilby Enterprise Park. There is a mix of small to medium-sized enterprises occupying the site. Since 2018, new units of between 1,000 and 10,600 sq ft have been developed at the Riverside Enterprise Park.
67. This Neighbourhood Plan supports the expansion and redevelopment of the Saxilby Business and Enterprise Parks for appropriate employment-related uses. It is recognised by local residents that the expansion and redevelopment of the site will increase local employment opportunities in the Parish and this plays an important role in creating a sustainable community.
68. Figure 7 shows the location of the Business and Enterprise Parks and shows the area that the Neighbourhood Plan supports to be extended to form part of the Business and Enterprise Park area.
69. The Plan continues to encourage walking and cycling to the Business and Enterprise Parks and would be of direct benefit to the people living and working in the area and is strongly supported by this Plan. Due to the location of the Business and Enterprise Parks and the rural nature of the Parish, particular attention should be made to the landscape and boundary treatments to minimise the visual impact on Saxilby and the surrounding countryside.
70. The Parish also has several other employers such as Gables Manor Care Home, Ingleby Manor Stables and Ingleby Business Park. These are generally small businesses such as those along High Street or those run by self-employed people. This Plan seeks to encourage smaller businesses within the Parish to help support the local economy and increase local employment opportunities. Along with those larger developments at the Business Parks, it is vital that any new employment-related development is sensitive to the built character of the area and the wider countryside.

**Figure 7: Existing Employment Sites**



### **POLICY 7: SAXILBY BUSINESS AND ENTERPRISE PARKS**

1. Proposals for new employment developments and/ or redevelopment of sites for storage, distribution and light manufacturing uses will be supported in both the existing and proposed employment sites shown on Figure 7 provided the proposed development is of a scale that respects the character of the area and neighbouring land uses in accordance with the Saxilby with Ingelby Design Code 2024.
2. Development schemes must include landscaping within sites and along boundaries to ensure that the development is satisfactorily screened from the A57 boundary and to minimise the visual impact on the setting of the village and nearby residential properties.
3. Developments must provide or contribute to the provision of the walking and cycling routes to the village shown on Proposal Map 6 and take every opportunity to encourage other means of transport than the car.

### **POLICY 8: SMALL SCALE EMPLOYMENT OPPORTUNITIES**

1. Proposals that address local employment needs, will be supported where they:
  - a) Are home based and live work units;
  - b) Provide small start-up or incubator units;
  - c) Provide Accommodation for small-scale office facilities or training facilities;
2. Proposals should also comply with other relevant policies in this Plan.



# Climate Change and Renewable Energy



## Justification

71. Evidence strongly suggests that climate change is caused by the release of carbon dioxide and other greenhouse gases (methane, nitrous oxide, water vapour) into the atmosphere mainly due to the burning of fossil fuels (coal, gas and oil). Since the industrial revolution the amount of carbon dioxide in the atmosphere has increased from 300ppm (parts per million) to over 400ppm and the average global temperature has risen by about 1.2 degrees. These changes have resulted in heatwaves, increased rainfall (due largely to increased evaporation from the warmer oceans), and more extreme weather events.
72. The climate emergency is, of course, a global challenge which, therefore, requires a global solution. Consequently, it is easy to believe that any action taken by an individual is not important. However, each person or household can be a meaningful force for change both by cutting their own carbon emissions and influencing other individuals and organisations.
73. In accordance with national policy this Plan seeks to reduce greenhouse gases in accordance with the provisions of the Climate Change Act 2008. In 2021, the UK Government committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050. This significant reduction falls within this plan period, therefore this Plan must put in place an ambitious but flexible approach, with measures to enable a step change locally – to allow for any changes to legislation and technology that may be introduced – to ensure that our communities are able to move towards a zero carbon environment more easily by 2050.
74. The community is mindful of the progression towards a zero-carbon standard and will respond to further measures through a review of the Neighbourhood Plan. Policy 9 is designed to ensure that the development and use of land in the area will contribute to the ‘mitigation’ of, and ‘adaptation’ to, climate change during the design, construction and occupation of any new development.
75. Climate change mitigation and adaptation are measures that can be taken to reduce our contribution to climate change, including locating, designing and constructing developments in ways that reduce carbon dioxide emissions and reduce the use of our natural landscape and its resources. Climate change adaptation are those measures that can be included within developments that will take account of the effects of climate change; such as, managing flood risk, using water efficiently and the use of more sustainable materials in development. Methods to reduce the impact of climate change should where practicable, favour natural based solutions over those that required hard engineering.
76. The Parish has seen recent large scale planning applications for solar development. Although the community support and understand the need for renewable energy infrastructure, concerns have been raised about the scale of such developments, their cumulative impacts and the lack of local benefit.
77. The Parish Council encourages early engagement with developers for renewable energy development and consideration should also be given to how new developments conform with the Saxilby with Ingleby Character Assessment and the Saxilby with Ingleby Design Code document 2024.

## **POLICY 9: CLIMATE CHANGE**

1. Proposals for new and, where appropriate existing development, should include measures to support the adaptation to climate change and mitigate against its impacts. Development should:
  - a) Include sustainable materials and methods of construction;
  - b) Include measures to support passive heating, where practicable;
  - c) Include measures to recycle and limit water usage;
  - d) Include renewable energy technology, where practicable;
  - e) Include permeable surfacing to reduce the impact of flooding, where appropriate;
  - f) Include an electric point for the installation of an electric car charger;
  - g) Include soft landscaping materials such as trees, plants and hedgerows, where appropriate.

## **POLICY 10: SMALL SCALE RENEWABLE ENERGY DEVELOPMENT**

1. Proposals for small scale solar farm renewable energy developments should:
  - a) Be designed to contribute to successful place-making by responding positively to the principles for the relevant character area identified by the Saxilby Character Assessment and Saxilby with Ingleby Design Code 2024;
  - b) Ensure there is no unacceptable impact on relevant designated and non- designated heritage assets and their settings, where appropriate in line with Policy 5;
  - c) Ensure there is no unacceptable impact on biodiversity in line with Policy 13
  - d) Protect the amenity of neighbouring properties, including back gardens;
  - e) Preserve the rural character of the Parish.



# Tourism and Regeneration



# Tourism and Regeneration

## Justification

78. Saxilby is fortunate to have the oldest navigable waterway in England, the Fosdyke Navigation, running through the village. It is managed by the Canal and River Trust. The canal connects to Boston and the Wash via Lincoln, and to the countrywide canal network at Torksey on the River Trent.
79. The moorings on the canal in Saxilby were refurbished in 2006. The area surrounding the moorings is enhanced with benches and history interpretation boards. On Bridge Street, there are public conveniences, a sluice room, a shower room and a water point for the use of boaters.
80. Tourists staying on the canal or visiting the village also have access to the daily public transport connections by bus and rail to Lincoln, Doncaster and Sheffield.
81. The Village also has a history trail leaflet, which was published by the History Group in 2005. This is available for tourists to collect from the Tourist Information Centre or at Jews' Court on the Strait, or in the village at the village hall, pubs, cafes and takeaways.
82. The Saxilby Waterfront Regeneration Scheme has been both physical and environmental enhancements to the area such as the planting of new trees, new signage and the repainting of the Footbridge and street furniture.
83. The continued enhancement and maintenance of the Waterfront and the moorings will be carried out in partnership with the Canal and River Trust (This is also outlined in the Community Project section of this Neighbourhood Plan).





## **POLICY 11: TOURISM DEVELOPMENT**

1. Planning applications will be supported for new buildings, conversions and changes of use for tourism development where:
  - a) The main purpose of the building is to inform and interpret features of historic and archaeological interest in the Plan area; or
  - b) The proposal would provide overnight accommodation for visitors particularly bed and breakfast accommodation, visitor moorings, tourist information and a local history centre.
  - c) Any new development proposed for tourism development will be required to demonstrate that it is appropriate in its location, scale and design and that it would not be detrimental to the character and appearance of the natural and historic assets of the Plan area in general.

## **POLICY 12: SAXILBY WATERFRONT REGENERATION AREA**

1. Development that supports the physical and environmental regeneration of Saxilby Waterfront will be supported where:
  - a) it contributes positively towards the character of the area;
  - b) it contributes towards improving local facilities and amenities in the area;
  - c) it contributes towards improving the local environment such as the canal and green spaces;
  - d) it contributes towards enhancing the wider public realm and street scene;
  - e) it restores the historic environment and enhances the Conservation Area.

# Green Infrastructure and Biodiversity



# Green Infrastructure and Biodiversity

## Justification

84. The Parish's rural nature is a key part of its character. It is vital that the village of Saxilby acknowledges and enhances connections with the surrounding countryside. There are numerous benefits of nurturing green infrastructure networks including combating the climate emergency, improving visual quality, improving health and social wellbeing, protecting and enhancing biodiversity and providing opportunities for local food production.
85. The Parish includes several Local Green Spaces designated under the Central Lincolnshire Local Plan. Westcroft Green creates a linear route at the north of Saxilby linking Sykes Lane and Westcroft Drive with the new developments surrounding Field Avenue. It consists of a series of open greens enclosed by mature trees and hedgerows. Some pedestrian routes are surfaced with tarmac but some are dirt tracks which can be slippery during wet weather. Attractive rows of birches line one of the pathways.
86. The Saxilby Recreation Ground is the largest green space within Saxilby between two and three hectares. It surrounds the St Andrews Community Centre and includes playing fields, a bowls club, a tennis club, a playground and a skate park. It is enclosed by mature trees and overlooked by the back gardens of the surrounding streets. It is connected by pedestrian routes from Bridge Street and William Street.
87. A churchyard and cemetery surround the Church of St Botolph. They are enclosed by hedgerows and mature trees. They are important spaces for quiet reflection and give the areas surrounding Church Lane and Church Road a tranquil rural feel.
88. There are five Sites of Nature Conservation Importance (SNCIs) in the Parish which include areas of marsh, scrub, trees and grasslands which act as important habitats for wildlife.

### **Saxilby Nature Project**

89. Saxilby Nature Project, a constituted group, was formed in 2020 with the objective of creating community nature sites within easy reach of the Parish's residents. Three community nature sites have been created: Hardwick Scrub, Ingleby Clay, and Saxilby Community Wood. The sites are looked after by Saxilby Nature Project group members along with the wider community, and are managed for the benefit of people and wildlife. Dogs on short leads are welcome outside of the bird breeding season.
90. Community nature sites provide people with opportunities to engage with nature, and to take time out to relax and reflect. The nature sites help fight global warming by storing carbon, and they benefit the environment by increasing biodiversity.
91. Hardwick Scrub, a former arable field on Sykes Lane, has been planted with hundreds of trees native to the UK, and sown with a seed mix of meadow grasses and wildflowers. Several community hedges were added recently. The aim is to create a mosaic of scrub habitat and meadows. A wildlife pond is planned for the future. There is a mown permissive path around the perimeter of the field and three picnic areas, from which birds and butterflies can be viewed.
92. Ingleby Clay lies half a mile further along Sykes Lane. Like Hardwick Scrub it is a former arable field, now being managed for the benefit of people and wildlife. A small wood of native trees

was planted in 2020, followed by two community hedges planted by 40 volunteers, and in 2021 a pond was added. Some parcels of land have been left to rewild. As at Hardwick Scrub, there are mown permissive paths, cycle racks and information boards. The field, enclosed within a tall boundary hedge, is home to a wide variety of wildlife.

93. Saxilby Community Wood lies just across the canal from Bridge Street in Saxilby. The three-acre site evolved into woodland following the construction of the A57 road bridge in the 1930s, and over the years many feet have formed a network of paths. The woodland pool, the recently-created clearings, and mature trees are a magnet for wildlife. Local children and students helped design the information boards at the entrances to the site.

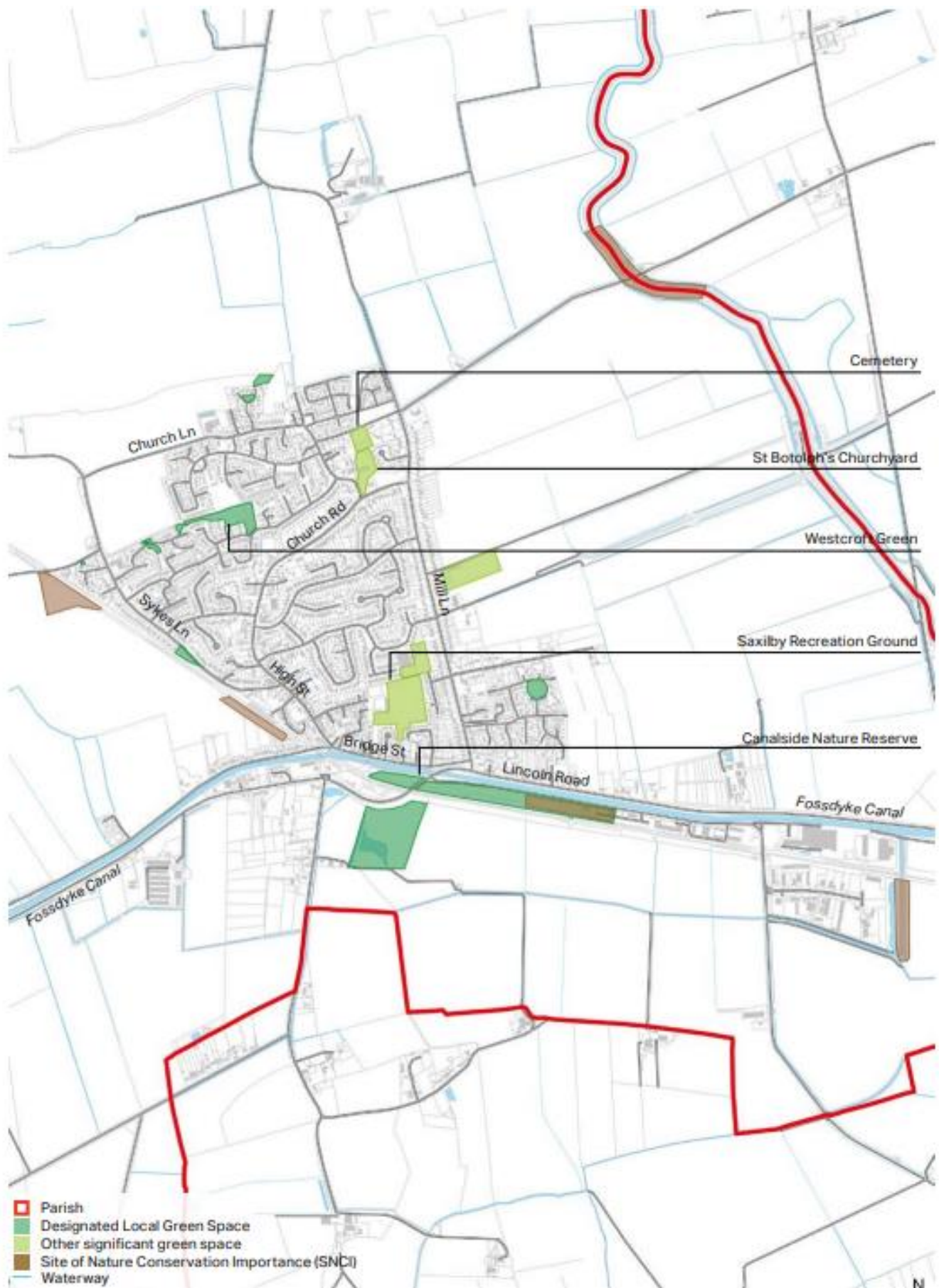
### **Fosseydyke Canal**

94. Saxilby's proximity to the Fosseydyke Canal is an important part of the Parish's character. The canal is managed by the Canal and River Trust and connects to Boston and the Wash via Lincoln and to the countryside canal network at Torksey on the River Trent. A walking, running and cycling trail runs alongside the canal to Lincoln for approximately six miles.
95. The moorings on the canal in Saxilby were refurbished in 2006. The area surrounding the moorings contains benches and history interpretation boards. On Bridge Street, there are public conveniences, a sluice room, a shower room and a water point for the use of boaters.
96. The Conservation Area was classed as an 'at-risk area' by Historic England and was therefore listed as a priority community project in the Neighbourhood Plan. Through various grant applications and local fund raising the local community established the Saxilby Waterfront Regeneration Project. Due to these improvements, the Conservation Area is now classified as 'vulnerable'.
97. An important part of the regeneration project includes the removal, refurbishment and restatement of the historic footbridge that connects both sides of the canal in Saxilby. This was completed in 2024. The bridge runs perpendicular to Bridge Street. It is an important landmark for the village and a key contributor to the Parish's strong connectivity.





Figure 8: Environmental Assets in Saxilby with Ingleby



### **POLICY 13: PROTECTING LOCAL BIODIVERSITY**

1. Development will be supported where it can demonstrate it meets the following criteria:
  - a. It proposes, at least, a 10% net gain in biodiversity, where appropriate.
  - b. It protects local wildlife sites as identified in the Central Lincolnshire Local Plan;
  - c. It retains any healthy mature trees and hedgerows on site;
  - d. Incorporates measures to enhance wildlife such as bird and bat boxes and hedgehog Highways, where practicable;
  - e. Include native vegetation species (such as trees and hedgerows) to support local habitats.
2. If there is significant and unavoidable loss of trees and shrubs as part of development new provision will be expected elsewhere on the site.

### **POLICY 14: DEVELOPMENT ALONG THE FOSSDYKE CANAL GREEN CORRIDOR**

1. New development along and adjoining the Fossdyke Canal Green Corridor should not result in an increase in flood risk. Any development should:
  - a. Seek to retain existing public access to the Fossdyke Canal and, where practical, enhance such access through the incorporation of waterside walkways and improvements to public realm.
  - b. Respect and protect the amenity, biodiversity native species, wildlife value and recreational value of the Fossdyke Canal.
  - c. Development proposals which seek to enhance the setting of the Fossdyke Canal and its associated history and amenity value will be supported.

### **POLICY 15: OPEN SPACES, SPORTS FACILITIES AND RECREATION FACILITIES**

1. Development which contributes towards the improvement of existing, or the provision of new accessible open space, sport and recreation facilities will be encouraged.
2. The loss of existing open space, sport and recreation facilities for any other use than for the community's benefit will not be supported. Exceptions may be made if the open spaces or facilities are identified as surplus to demand, or that alternative provision of an equivalent or better standard can be provided in a suitable location, or a contribution towards new or improved facilities elsewhere would be demonstrably preferable.
3. Where appropriate, new development proposals will be expected to provide functional on-site open space and/ or sports facilities that is of an adequate size, or to provide contributions towards new or improved sports and recreational facilities elsewhere within the village.

# Designating Local Green Spaces



# Designating Local Green Spaces

## Justification

98. The National Planning Policy Framework (NPPF) grants Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The NPPF indicates that the management of development within such spaces should be strictly controlled.
99. The Parish includes several Local Green Spaces designated under the Central Lincolnshire Local Plan. Westcroft Green creates a linear route at the north of Saxilby linking Sykes Lane and Westcroft Drive with the new developments surrounding Field Avenue. It consists of a series of open greens enclosed by mature trees and hedgerows. Some pedestrian routes are surfaced with tarmac but some are dirt tracks which can be slippery during wet weather. Attractive rows of birches line one of the pathways.
100. The Saxilby Recreation Ground is the largest green space within Saxilby between two and three hectares. It surrounds the St Andrews Community Centre and includes playing fields, a bowls club, a tennis club, a playground and a skate park. It is enclosed by mature trees and overlooked by the back gardens of the surrounding streets. It is connected by pedestrian routes from Bridge Street and William Street.
101. A churchyard and cemetery surround the Church of St Botolph. They are enclosed by hedgerows and mature trees. They are important spaces for quiet reflection and give the areas surrounding Church Lane and Church Road a tranquil rural feel.
102. These spaces are considered special to the community for various reasons and help preserve local biodiversity and improve local health and wellbeing. A detailed assessment and justification for the designation of Local Green Spaces against the principles set out in the NPPF can be found in Appendix C.



## **POLICY 16: DESIGNATED LOCAL GREEN SPACES**

1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Figure 11:
  1. Canal Bank Corpe
  3. Wildlife Breeding Ponds
  4. Saxilby Road Woodland Scrub
  5. St Botolphs Gate Green
  6. St Botolphs Gate Rear
  7. Nature corridor between Ingamells Drive and Mays Lane
  8. MacPhail Crescent Green
  9. Sykes Lane Green
  10. Northfield Rise Green Spaces
  11. Westcroft Drive Recreation Area
  12. Ashfield Grange Recreation Area
  13. SUDs Ponds at Ingleby View
  14. Land at the Paddocks, Field Avenue
  15. Ingleby View Cemetery Extension
  
2. Development proposals within the designated local green spaces will only be supported in very special circumstances.

# Transport and Public Rights of Way



# Transport and Public Rights of Way

## Justification

103. The Neighbourhood Plan Steering Group, and through the public consultation, the community, identified a range of cycle ways and footpaths that were valued by the community and can be seen on Figure 9.
104. The community would like to see these public rights of way protected, enhanced and upgraded in terms of their condition and/or status of existing paths. The community would also like to see the creation of new off-road routes which will provide a range of safe and attractive paths such as a direct path from the village to the enterprise park as identified on Figure 9. Some of these measures will not relate to the development and use of land and it is recognized that these will be community aspirations rather than planning policy.
105. The linking of new and existing routes will lead to the establishment of a series of circular routes, providing walking, cycling and, in places, horse riding options to both local residents and visitors to the area.
106. A cycle route between Saxilby and Lincoln and along the A57 has recently been completed.
107. Saxilby with Ingleby is located on the A57 which leads directly into Lincoln and to Worksop; as a result of this the road is extremely busy. This causes traffic to back up into Saxilby. Existing residents find it extremely hard to exit the village onto the A57 at peak times. Any proposals for new development in Saxilby with Ingleby will need to ensure they do not exacerbate the problem with traffic congestion in the Village. There is the need for additional parking in the village centre for people to be able to use the local shops.
108. Ingleby has recently been successful in reducing the speed through the introduction of a reduced speed limit through the area from 60mph to 40mph.
109. The Parish Council will work with the relevant agencies to alleviate traffic congestion along the High Street and implement measures to benefit consumers, local businesses and commuters. This will include maximising the availability of current off-street parking space; the identification of additional parking, to reduce on-street parking, to aid smooth two-way traffic flow; exploring the merits and feasibility of a 20mph speed limit; the development of more age and disability-friendly environments including a new pedestrian crossing; parking spaces for the disabled; and pavements and kerbs to assist those with mobility scooters or other mobility aids to move safely and be able to more easily access local businesses, services, amenities and public transport. Some of these measures will not relate to the development and use of land and it is recognized that these will be community aspirations rather than planning policy.

Figure 9: Footpaths in Saxilby with Ingelby

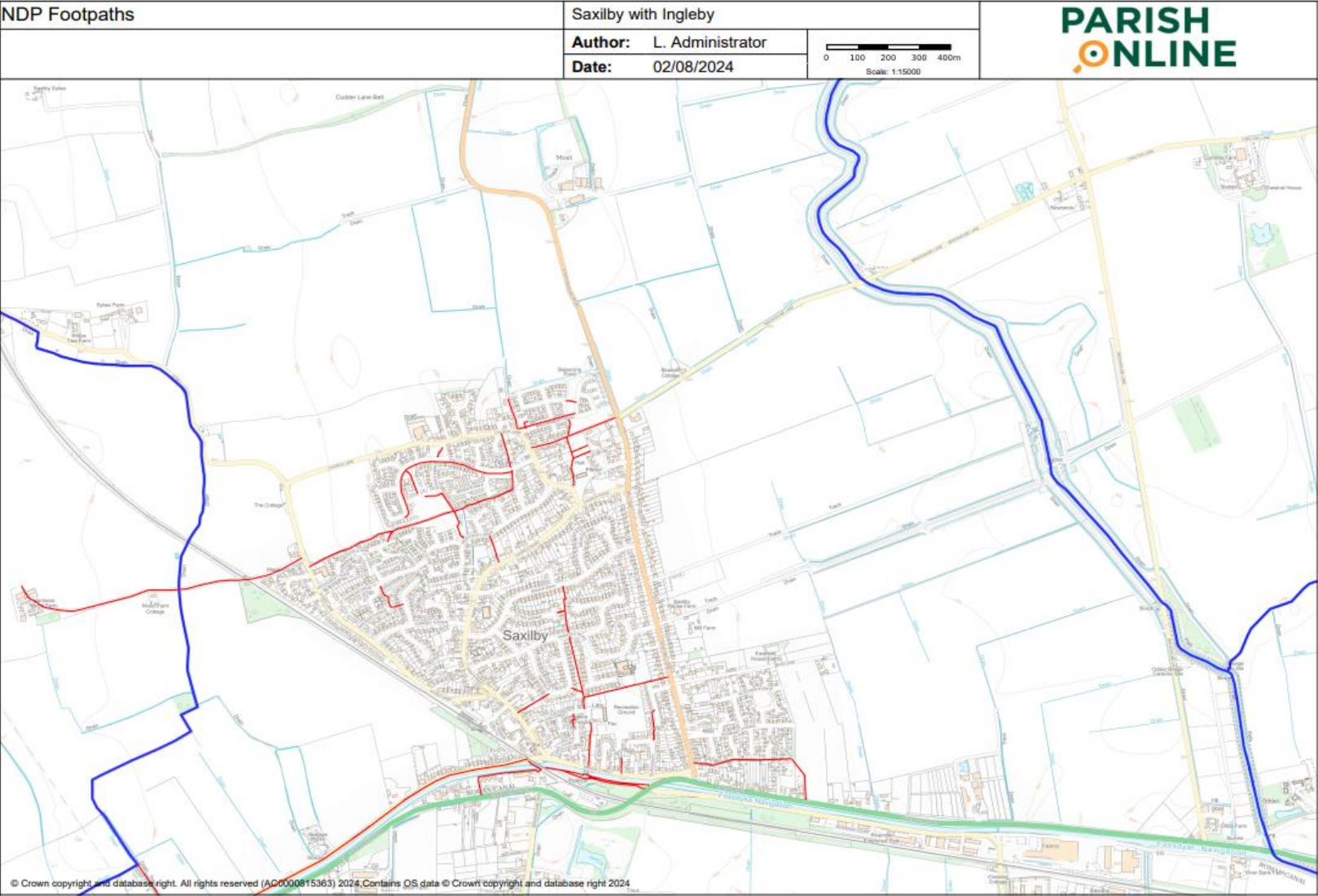
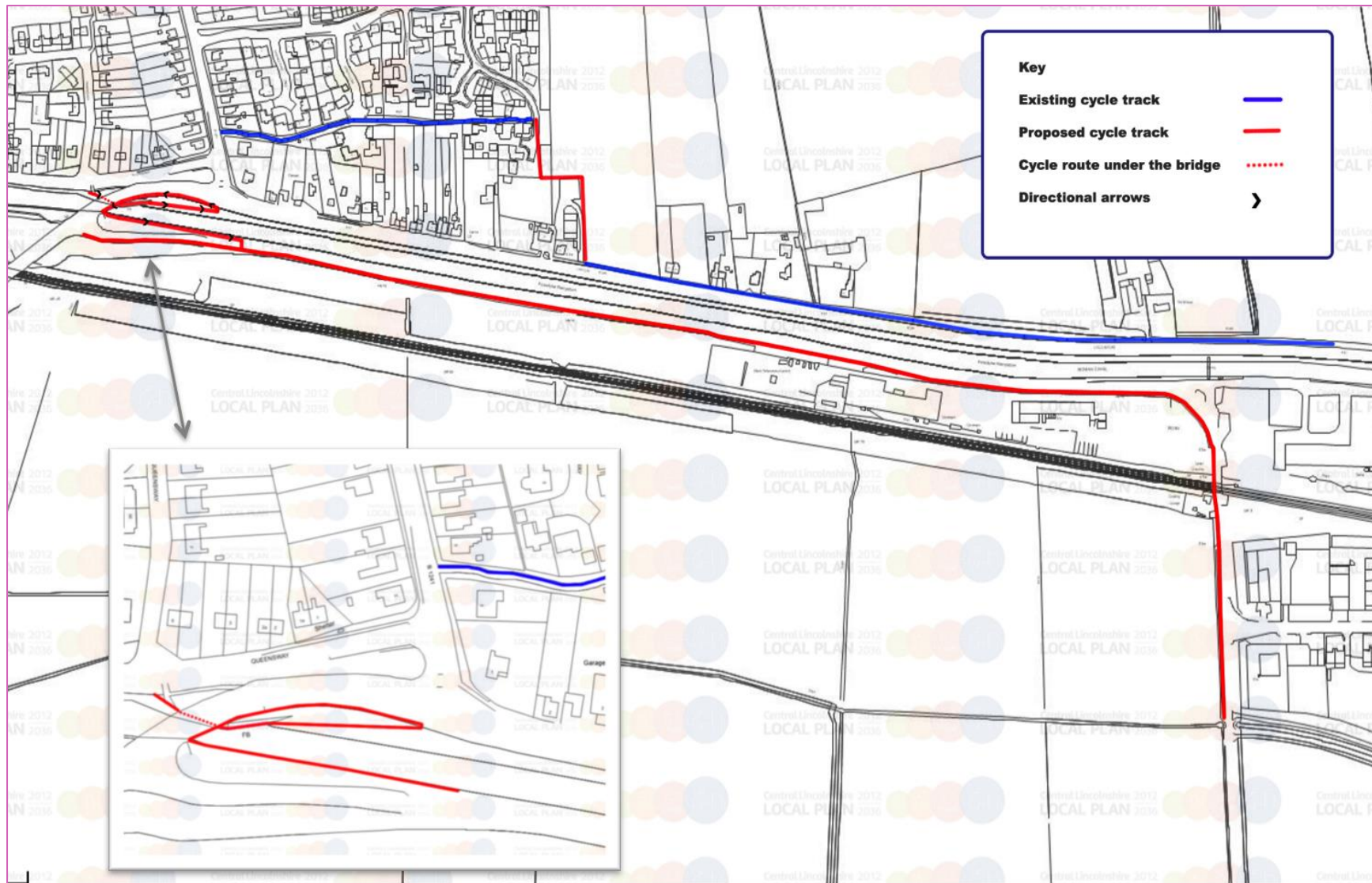




Figure 10 Proposed new path between Saxilby and Saxilby Enterprise Parks



## **POLICY 17: PUBLIC RIGHTS OF WAY**

1. All existing Public Rights of Way on Figure 10 are protected for their public access.
2. All new development across the Plan area which is directly related to improving or extending public rights of way will be supported where the proposal:
  - a. Does not detract from the landscape character or ecological value as defined in the Saxilby with Ingleby Design Code 2024 .
  - b. enhances the area's biodiversity; and are designed to ensure continued privacy for residents.
3. New development shall take every opportunity to provide new, public rights of way, including connections with the existing public rights of way network.

## **POLICY 18: ROAD CAPACITY, SAFETY AND ACTIVE TRAVEL**

1. Proposals for new development should minimize their impact on road capacity and road safety. Where proposals lead to a substantial negative impact on road safety and capacity, then appropriate mitigation measures should accompany any planning application. Those proposals that lead to a severe impact on the road network will not be supported.
2. Proposals that incorporate Active Travel modes within their schemes to reduce traffic congestion will be supported.



# Implementation and Monitoring



# Implementation and Monitoring

110. The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Whilst West Lindsey will be responsible for development management, Saxilby with Ingleby Parish Council will use the Plan to frame its representations on submitted planning applications. The Parish Council will also monitor the effectiveness of the policies on an annual basis.
111. The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering some of the objectives of this Plan. The forthcoming Community Infrastructure Levy (CIL) funds will be used to deliver other objectives where on-site provision is not possible or applicable as part of the development proposals.
112. The impact of the Neighbourhood Plan Policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. Any amendments to the Plan will only be made following consultation with the District Council, residents and other statutory stake holders as required by legislation.
113. The Parish Council will work towards reviewing the Saxilby with Ingleby Neighbourhood Plan when appropriate, producing a report for each review outlining the impacts and necessary amendments required for Policies in the Plan.

# Appendices, Maps and Glossary



# Appendix A: Community Projects

109. The updated Community Projects listed below work to deliver the aspirations of the local community identified through consultation undertaken in the production of the neighbourhood plan and are not necessarily related to land use matters.
110. The potential to secure funding for community projects in Saxilby with Ingleby will be made possible through the forthcoming Community Infrastructure Levy and external funding such as the National Lottery.
111. The projects on the following page are those which has been raised during consultation events. The Parish Council will use this list to help inform future investment and local priorities over the plan period.



## Community Project List

Project	Completed	Progressing	Not started
Development of Footpaths and Cycleways	<p>1.4 Complete the original cycle track plan to provide access through the Daubeney Estate linking Saxilby To Lincoln</p> <p>1.6 Community Woodland</p>	<p>1.2 Footpath and cycle track from Saxilby to the Saxilby business parks (including safe passing of the A57)</p> <p>1.3 Extend the cycle path from Saxilby to Torksey using the old railway</p>	<p>1.1 Resurrect former footpath between Church Lane and Ingleby to connect the villages</p> <p>1.5 'Boris Bike' cycle hire</p> <p>1.7 Family friendly circular walks in the local area and local walking/cycling maps</p> <p>1.8 The Parish Council will promote a network of new non-vehicular routes within the Plan area. Where necessary they will work with adjoining Parishes, West Lindsey District Council and Lincolnshire County Council to encourage the continuation of these routes outside the Plan area to key places of interest</p>
Facilities and Amenities	<p>2.3 Family friendly places to eat (work with existing businesses)</p> <p>2.9 Community gardens including landscape fronting at Oaklands and updated signage</p> <p>2.10 New quality street furniture including bus shelters, benches and planters</p>	<p>2.4 Encourage new businesses</p> <p>2.13 Install a bus shelter at the High Street bus stop opposite the Co-op</p>	<p>2.1 Opticians</p> <p>2.2 Dentist</p> <p>2.5 Relocate school</p> <p>2.6 Relocate fire station</p> <p>2.7 Allotments</p> <p>2.8 Dog exercise area</p>

Project	Completed	Progressing	Not started
	<p><b>2.12</b> Replace the two mobile buildings with permanent buildings at Saxilby C of E Primary School</p> <p><b>2.14</b> Designated scooter parking and charging points at Oaklands</p>		
Young People	<p><b>3.2</b> Wheeled park</p> <p><b>3.3</b> Improve play areas</p> <p><b>3.4</b> More consultation with young people</p>	<p><b>3.1</b> Multi-use games area</p> <p><b>3.5</b> More activities for young people/teenagers</p>	
Bridge Street Conservation Area Regeneration Project	<p><b>4.1</b> Work with partner agencies to secure the removal of the Conservation Area from Historic England's At-Risk Register</p> <p><b>4.3</b> Create a Fosdyke Nature reserve on far side of the canal</p>		<b>4.2</b> Tourist Information and Heritage Centre
Traffic and Highways	<p><b>5.6</b> Reduction of the speed limit to 50mph on Saxilby Road from the A57 junction to beyond the Saxilby Business Parks</p> <p><b>5.1</b> Improvements to the A57 junction</p>	<b>5.3</b> Improve conditions of roads and footpath surfaces	<p><b>5.2</b> Issues with High St/Bridge St – volume of traffic and parking</p> <p><b>5.4</b> Create additional parking at the train station</p> <p><b>5.5</b> Measures to deter rat-run behaviour on small lanes in Saxilby</p>
Bus & Train Services	<b>6.2</b> More weekend trains especially Sunday	<b>6.3</b> Walking bus to primary school	<b>6.1</b> Improve bus services in evenings and weekends
Communication	<p><b>7.2</b> New notice boards</p> <p><b>7.3</b> Village welcome pack</p>	<b>7.1</b> High speed broadband at Ingleby and Saxilby	
Groups/activities	<b>8.1</b> Dementia Support Group		



<b>Project</b>	<b>Completed</b>	<b>Progressing</b>	<b>Not started</b>
	<b>8.2 Good neighbour scheme</b>		
<b>Biodiversity and Climate Change</b>	<b>Climate Change and Biodiversity Action Group and/ or Strategy.</b>	<b>Not yet started</b>	<b>Investigate commissioning an independent drainage report for the Parish</b>
<b>Other</b>	<b>9.2 Request a health report on the issues including shortage of GPs and its impact on the Parish</b>	<b>9.4 Arrange a meeting with Highways/request report regarding A57/Mill Lane junction capacity and safety</b>	<b>9.1 Investigate commissioning an independent drainage report for the Parish</b>  <b>9.3 Request an education report from the school to capture the current situation regarding capacity</b>  <b>9.5 Explore Church Road and the High Street becoming a conservation area</b>

# Appendix B: Saxilby with Ingleby Heritage Assets

This list includes both designated and non-designated Heritage Assets.

## Scheduled Ancient Monuments (SAM) and Listed Buildings

**Deserted Medieval Village of North Ingleby (SAM)**



**Railway Station and House Grade (Grade II)**



**No 103 High Street and Pump (Grade II)**



**Church of St Botolph (Grade I)**



**The Manor Farmhouse (Grade II)**



**Saxilby Old Hall (Grade II\*)**



**Ingleby Chase (Grade II)**





**Saxilby Moor Mill (Grade II)**






## Non-Designated Heritage Assets

Please see the separate document for all Non-designated Heritages.




# Appendix C: Saxilby with Ingleby Local Green Spaces

Site	Name/	Photo	Description	Local Value	Historical	Recreational	Wildlife
1	Canal Bank Corpse		On the south side of the canal side moorings and within the Bridge Street Conservation Area. It is bordered by the railway line to the south, and the canal moorings to the north. It is accessible only by the canal footbridge from Bridge Street, or from the A57 by way	The Conservation Area was created in 1989. There has been a desire within the community to create a nature reserve on this space for many years.	Paragraph 37 in the Conservation Area report states ' <i>Much of the rest of the land on the south side was once farmed, and after the railway line was built was probably largely used as allotments. Its last use was by the British Waterways</i>	Provides a rural backdrop within the landscape with mature trees.	Much of the area is unmanaged and naturally wild.
3	Wildlife Breeding Ponds SK895749		Ponds located to the south of Saxilby beyond the A57, near Broadholme.	There is a public footpath which runs one side of the site and is used by residents and visitors.  The ponds provide a local fresh water habitat for wildlife	This area of breeding ponds was formed when spoil was removed during the building of the A57 bridges across the railway and canal in 1937. A landowner has developed this site	A unique site within the Parish, which is accessed by a public footpath, enabling local access to a wildlife rich pond habitat.	A considerable range of birds breed here including mute swan, 69anadian geese, greylag goose and little

Site Name/ Description Local Value Historical Recreational Wildlife

4	Saxilby Road Wood		Area of marsh, scrub, trees and grassland which is a Site of Nature Conservation Interest, due to its habitats for wildlife.	Provides local natural character and distinctiveness to the area softening the nearby industrial/business uses of land. Located near the breeding ponds, supporting wildlife in the area.	Woodland scrub area between the road and railway.	Woodland vista softening the more industrial aspect of the area and potentially a future community accessible area.	Butterflies and birds have been recorded here including warblers.
5	St Botolph's Gate Green		A green in the centre of the St Botolph's development	Recreation and green space in the development.	Green established as part of the housing development.	Green space and recreation area.	
6	St Botolph's Gate Rear		Behind the houses of St Botolph's Gate is an area of land which came into the ownership of the Parish Council when the development had been completed.  This land contributes to the open feel of the area and the connection	Sense of space and rural country. Used as a community space by residents.	Recreation area established as part of housing development.	Children from houses nearby use this to play in.	Mature trees and hedgerows and mown grass.

Site	Name/ Location	Description	Local Value	Historical	Recreational	Wildlife
7	Nature corridor between Ingamells Drive and Mays Lane	 <p>Green belt strip of land with grassed areas and trees established as part of the Daubeney Estate development.</p> <p>The key value of the site is derived from the positive impact that the trees have on the landscape.</p>	<p>Provides a green boundary to the development.</p> <p>This land contributes to the open feel of the area and the connection with the countryside.</p>	Green belt which was planted during the Daubeney estates development.	Provides a pleasant visual backdrop for residents.	Small spinney of trees providing a habit for wildlife
8	MacPhail Crescent Green	 <p>A green in the centre of MacPhail Crescent</p>	Recreation and green space in the development.	Established as part of the housing development.	Green space and recreation area.	
9	Sykes Lane Green	 <p>Maintained strip of land along Sykes Lane.</p>	Green space.	This land contributes to the open feel of the area and the connection with the countryside.	Green space.	

Site	Name/ Location		Description	Local Value	Historical	Recreational	Wildlife
10	Northfield Rise Green Spaces		Maintained green spaces with trees established as part of the Housing development.	Recreation and green space in the development.	Established as part of the housing development.	Green space and recreation area.	
11	Westcroft Drive Recreation Area		Large maintained green space with established hedgerows and trees.	Well used green space particularly for dog walkers and families.	Council owned and maintained parcel of land for community use.	Green space and recreation area well used for dog walking and by families.	Grass with established hedges and trees including a small wooded area for wildlife.
12	Ashfield Grange Recreation Area		Maintained green space as part of the Housing development.	Green space within the development.	Established as part of the housing development.	Previously used as a small park for the development.	





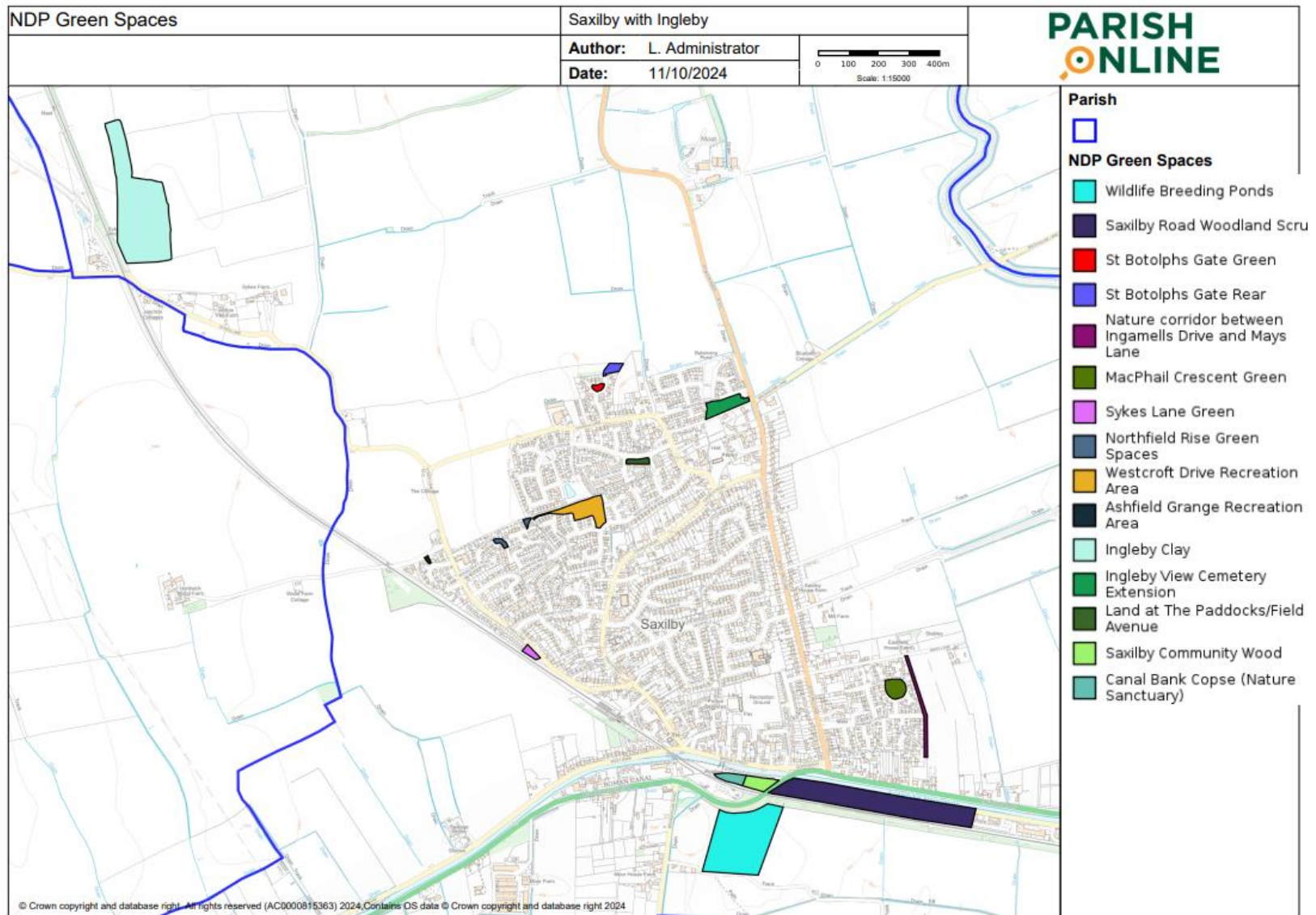
13	SUDS at Ingleby View		Maintained green space as part of the Housing development.	Green space within the development.	Established as part of the housing development.	Previously used as agricultural prior to the houses being built.	
14	Land at The Paddocks/Field Avenue		Maintained green space as part of the Housing development.	Green space within the development.	Established as part of the housing development.	Previously used as agricultural prior to the houses being built.	
15	Ingleby View Cemetery Extension		Maintained green space as part of the Housing development.	Green space within the development. Reserved for a burial site	Established as part of the housing development.	Previously used as agricultural prior to the houses being built.	

Figure 11: Local Green Spaces



# Glossary

Subject	Description
Affordable housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.
Evidence base	The evidence base is a collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other strategies and policies.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Listed buildings	Buildings and structures which are listed Historic England as being of special architectural and historic interest and whose protection and maintenance are subject to legal inspection before any works are carried out.
Local green spaces	It is a designation to provide special protection of a green area of particular importance to the local community, using the criteria of the NPPF.
Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework was published by the Government in December 2023. It sets out the Government's strategic planning policies for England and how these are expected to be applied in development planning documents, including neighbourhood plans, and in decisions on planning applications.
Neighbourhood Plan	Neighbourhood Plans are a new way for Communities to decide the future of the places where they live and work. The Government has introduced the right to do Neighbourhood Planning through the Localism Act, which gained Royal Assent on the 15th November 2011.

## Sustainable Development

Sustainable Development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.



# **SAXILBY** **WITH INGLEBY**

## **Neighbourhood Development Plan**