



SAXILBY WITH INGLEBY NEIGHBOURHOOD DEVELOPMENT PLAN



Review 2025



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Foreword

The Localism Act 2011 introduced Neighbourhood Planning, an influential piece of legislation empowering communities to shape their future. In 2012, Saxilby with Ingleby Parish was selected as a Neighbourhood Development Plan (NDP) frontrunner, however progress stalled due to low community engagement, despite commissioning support from a planning consultant.

In August 2015, the Parish Council relaunched the process, and West Lindsey District Council adopted the current plan in May 2017. Its policies have since guided planning applications in the area.

By 2024, a review was needed due to the Central Lincolnshire Local Plan (April 2023) and national legislative changes. The Parish Council also sought to add policies on climate change, biodiversity, and to update maps reflecting recent development. The review included a Housing Need Assessment for up-to-date planning data and introduced a Design Code supporting the Character Assessment. It also gave newer residents a chance to contribute to their community's future.

A steering group of parish councillors and residents led the review, ensuring it remained community-driven through the public consultations. Comments made were all considered for inclusion in the plan, and the process has been supported by Locality funding and technical support.

Acknowledgements

The Parish Council would like to thank everyone involved in the review, including:

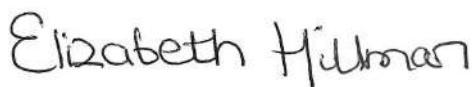
Steering group members:

- Councillor Elizabeth Hillman (chair)
- Councillor Shiela Hughes
- Councillor Carla Saunders
- Councillor Emma Bowden
- Brett Fegan (resident)
- Martin Furnish (resident)
- Pete Crowther (resident)

With support from:

- Luke Brown (planning consultant)
- Laura Thompson (Administration Officer, Saxilby with Ingleby Parish Council)
- Nick McDonald (photographer)

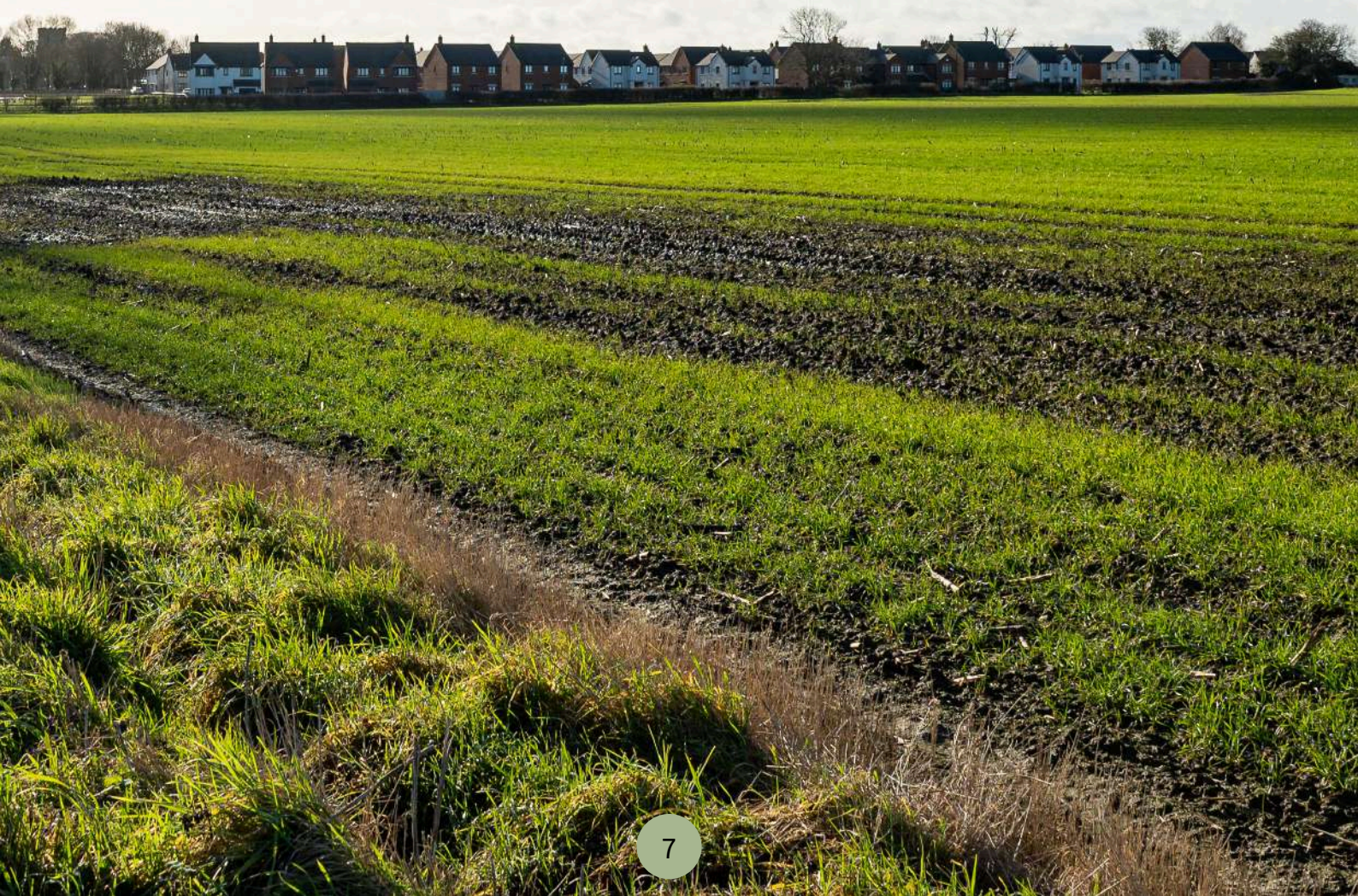
We take pride in our parish and are committed to shaping its future. This updated plan remains one of the most important documents in our parish history, guiding Saxilby with Ingleby towards 2040 and ensuring a thriving community for generations to come.



Elizabeth Hillman

CHAIR - SAXILBY WITH INGLEBY NDP
STEERING GROUP

1. INTRODUCTION

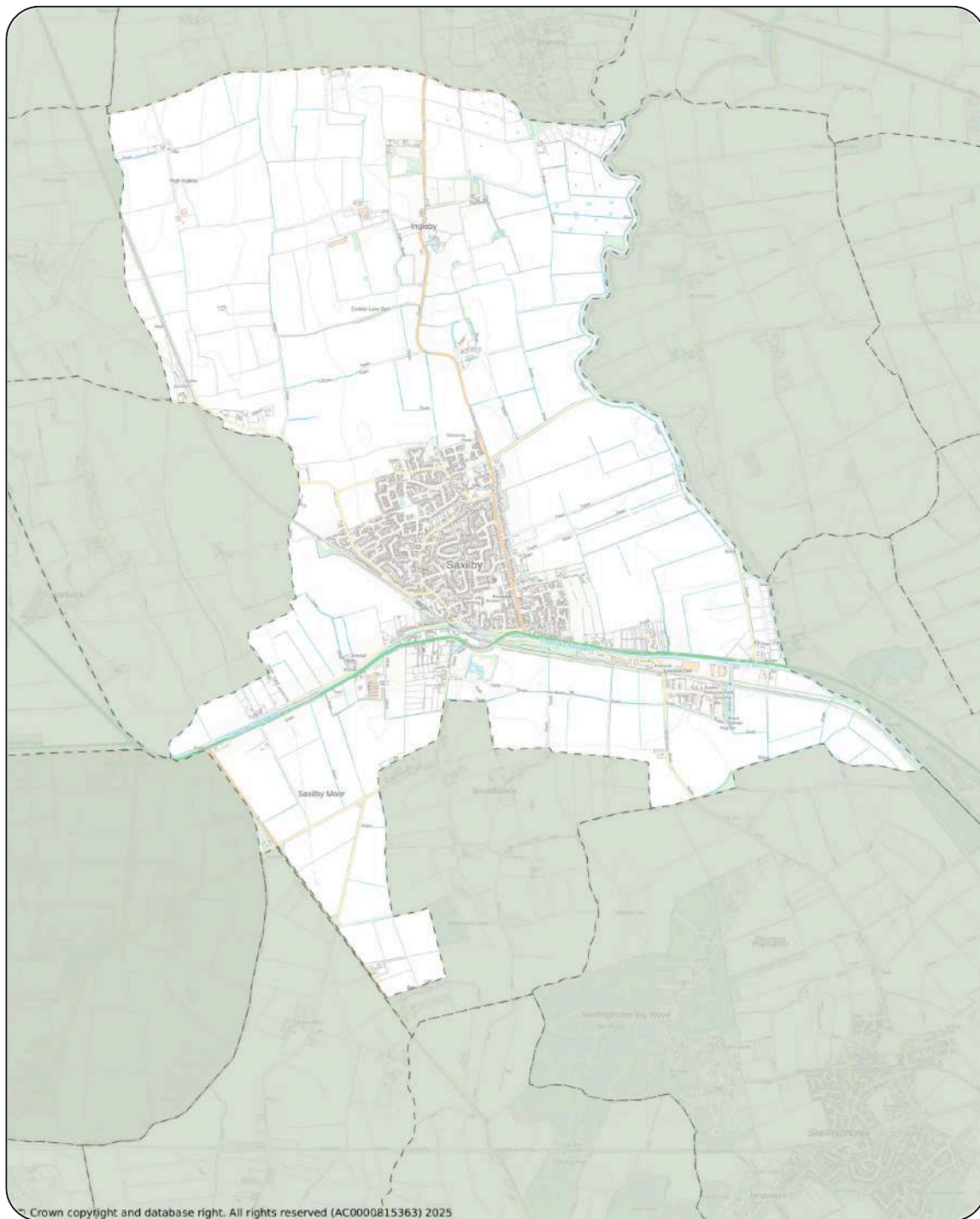


1. Introduction



1. The first Saxilby with Ingleby Neighbourhood Development Plan (NDP) was made by West Lindsey District Council on the 8 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 policy, and the additional development, the Parish Council determined that a review of the Saxilby with Ingleby NDP 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 Saxilby with Ingleby Parish and sets out planning policies for 15 years covering the period from 2025-2040.
3. The parish (shown in **Figure 1**, p9) was designated as a Neighbourhood Plan area and Saxilby with Ingleby Parish Council as a qualifying body to prepare a Neighbourhood Plan. The area was designated by West Lindsey District Council on the 15 December 2012 and remains the Neighbourhood Area for this review.

Figure 1: Saxilby with Ingleby Neighbourhood Plan Area



4. The development of the Neighbourhood Development Plan review has involved an inclusive community consultation process. The issues 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** (p10).

Table 1: Neighbourhood Plan Consultation Events

Event	Date	Purpose	Outcome
Public meeting to introduce the Neighbourhood Plan Review process	30 March 2023	To launch the review of the plan with interested residents	88 people attended
Drop-in consultation event	13 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 October 2024	To publish the draft plan for consultation	45 people attended



Why are we doing a Neighbourhood Development Plan?

5. 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 from when 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.
6. Consultation for this Neighbourhood Development Plan review has identified the following key community issues for the Neighbourhood Development 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 Spaces.
 - Preserve and enhance our public footpaths and connections within and around the village, the business park, and other local communities.
 - 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 younger people.
 - Support the enhancement of utility infrastructure provision.
 - Support an appropriate scale and location(s) for renewable energy development.

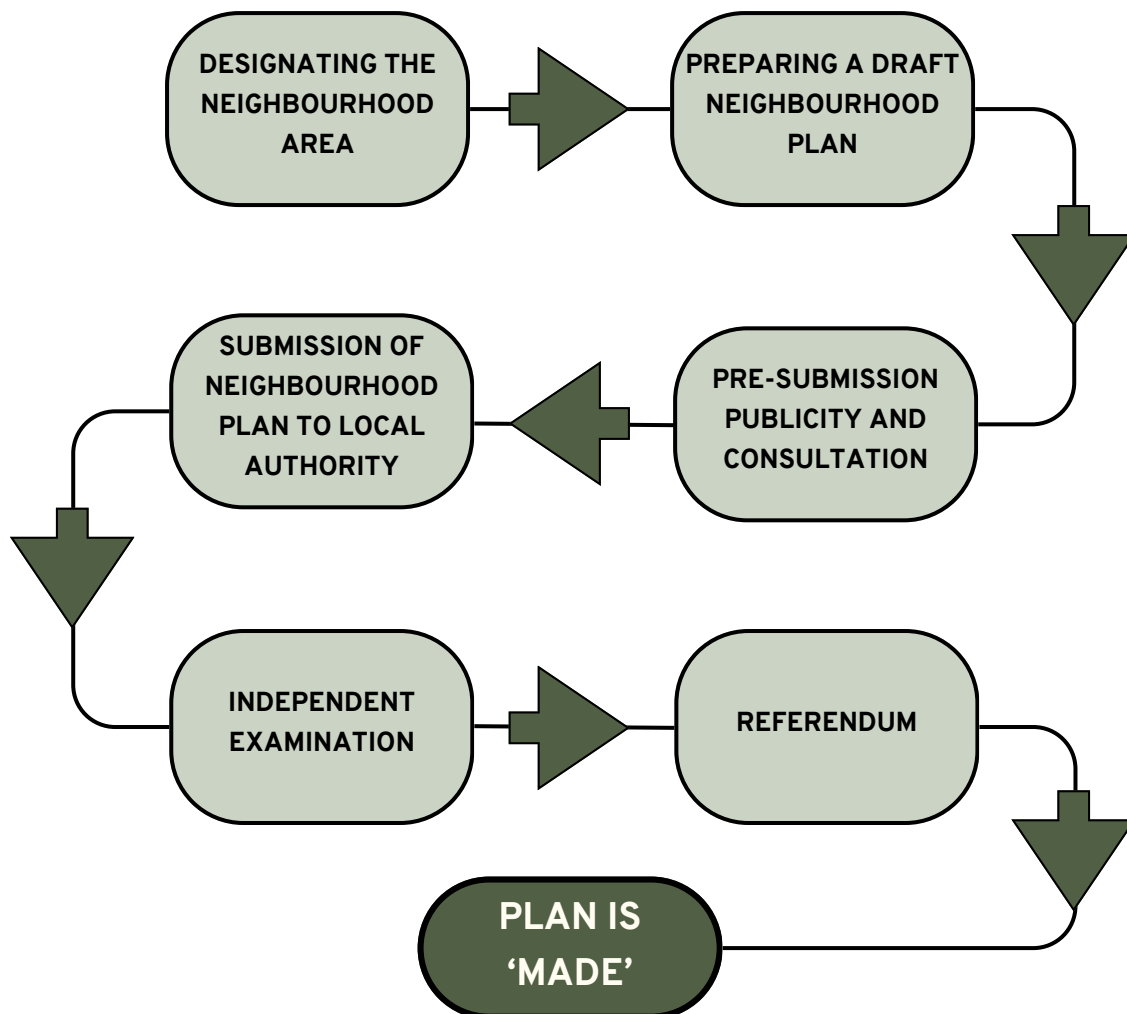


7. A community with an up-to-date Neighbourhood Development Plan in place will be entitled to 25% of the Community Infrastructure Levy (CIL), which is money raised by the District Council from the developer. This money will be available for the Parish Council to continue to spend on community projects specified within the plan to help compensate for the additional development burden in their community.
8. This review sets out community projects in **Appendix A** (p74) 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, such as environmental improvements and enhanced recreational facilities. These community projects have been derived from the consultation for this review.

The Neighbourhood Plan Process

9. The Saxilby with Ingleby Neighbourhood Development Plan Steering Group and the Parish Council have worked collaboratively with West Lindsey District Council and other key stakeholders to produce the review of the Plan.
10. The policies contained within the Saxilby with Ingleby Neighbourhood Development 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).

Figure 2: 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 Lincollescira'.
12. Early farming in the parish was conducted on a communal, open field system. Some 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 1,000 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 St Botolph's Church, with its origins in the 12th century and 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 were 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). 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.

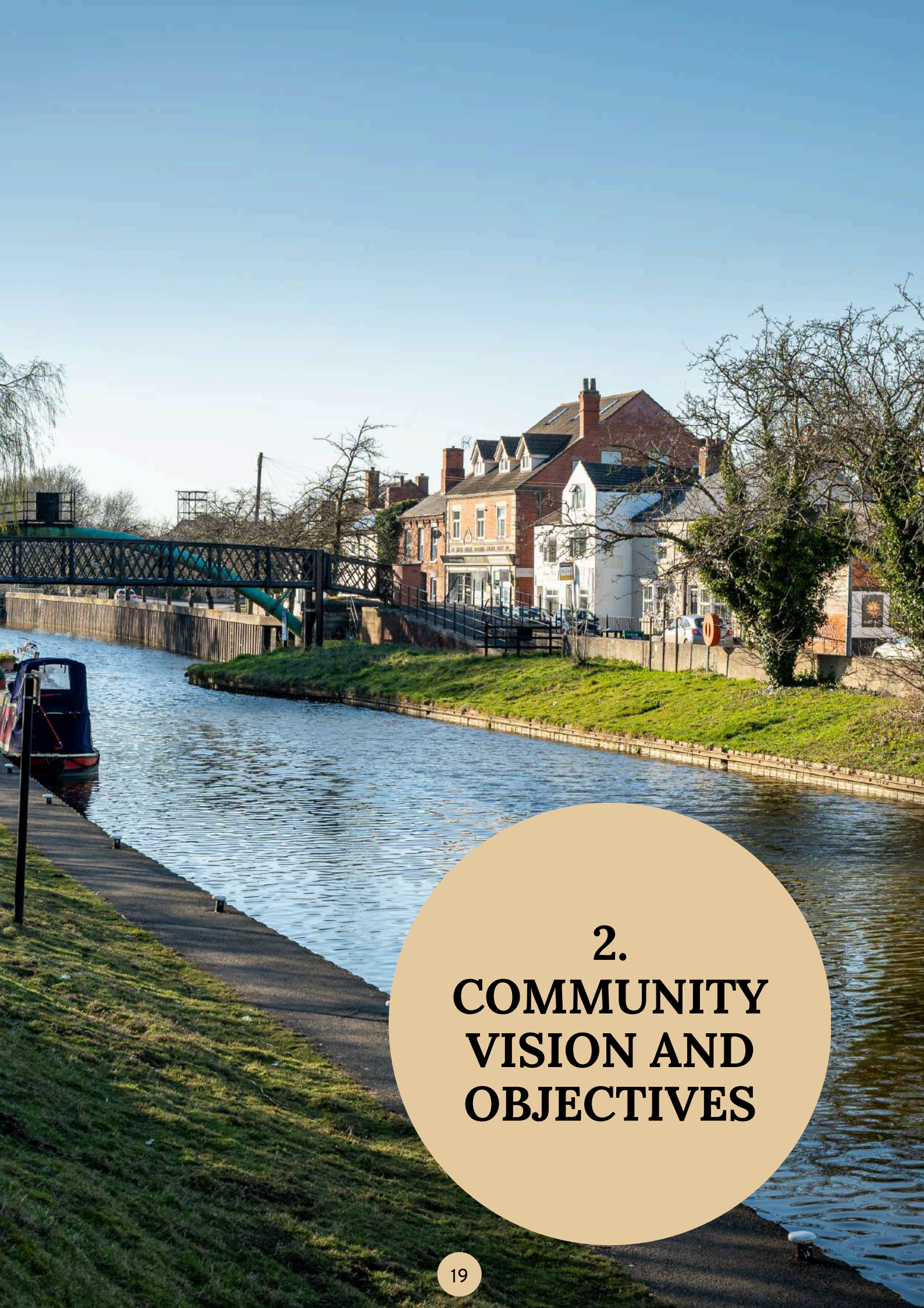
23. The trackways, known as hollow-ways, would later become village streets which linked several cottages. There are no traces of buildings or yards in the large field to the north of the site. This was recorded as a deer park in 1649. To the west and south of the area are a number of ridge and furrow 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 Daubney 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 recorded 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 six 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 according to the 2021 Census. 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 Lincolnshire Co-op and a One-Stop Shop convenience store, most of its businesses are independent. These include a café, and takeaways. There are hubs of activity at Saxilby Village Hall on High Street, St Andrews Community Centre off William Street, and St Botolph's Church Hall off Church Lane.
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 with a connection into the village off the A57.
31. Saxilby has its own pre-school facilities and a primary school. A number of secondary schools are located nearby in Lincoln and Gainsborough.



2. COMMUNITY VISION AND OBJECTIVES

2. Community Vision and Objectives



COMMUNITY VISION

32. The community vision has been updated in response to feedback from consultations in 2023 and 2024. The community vision summarises 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, businesses 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 current and future generations.

COMMUNITY OBJECTIVES

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

- Prioritise the re-use of previously developed land for all new development;
- 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 Spaces;
- 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 residents;
- Support the enhancement and improvement of social community facilities and amenities, with a particular focus on a dedicated sports facility for children and young people;
- Support the enhancement of utility infrastructure provision;
- Support an appropriate scale and location(s) for renewable energy development.

3. HOUSING AND DESIGN CODES



3. 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 and ensures access to key services, whilst minimising the impact 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 plan has undertaken a Housing Needs Assessment (HNA) (2024) which replaces the one undertaken in 2017.
36. This assessment has taken account of the developments off Church Lane where 363 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 Neighbourhood Plan 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 60 dwellings 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 (133 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** (p28-29).
39. 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 the existing development in the area. To assist with the design of new development, the plan review has produced a localised 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.

POLICY 1: RESIDENTIAL DEVELOPMENT WITHIN THE DEVELOPED FOOTPRINT OF SAXILBY

1. Away from identified housing allocations, a proposal for new residential development within Saxilby will only be supported if it is at an appropriate location within the existing developed footprint* of Saxilby village, as defined in the Local Plan, 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** (p31);

POLICY 1: RESIDENTIAL DEVELOPMENT WITHIN THE DEVELOPED FOOTPRINT OF SAXILBY (CONTINUED)

- 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, as appropriate to the scale, nature and location of the development;
- f) Enhances local biodiversity in line with **Policy 12** (p59);
- g) Has sufficient levels of off-street car parking to meet the needs of the development;
- h) Provides satisfactory layouts to safeguard the amenities of residential properties in the immediate locality;
- i) Has no unreasonable negative impact on the existing highway capacity or highway safety of the area in line with **Policy 17** (p69).

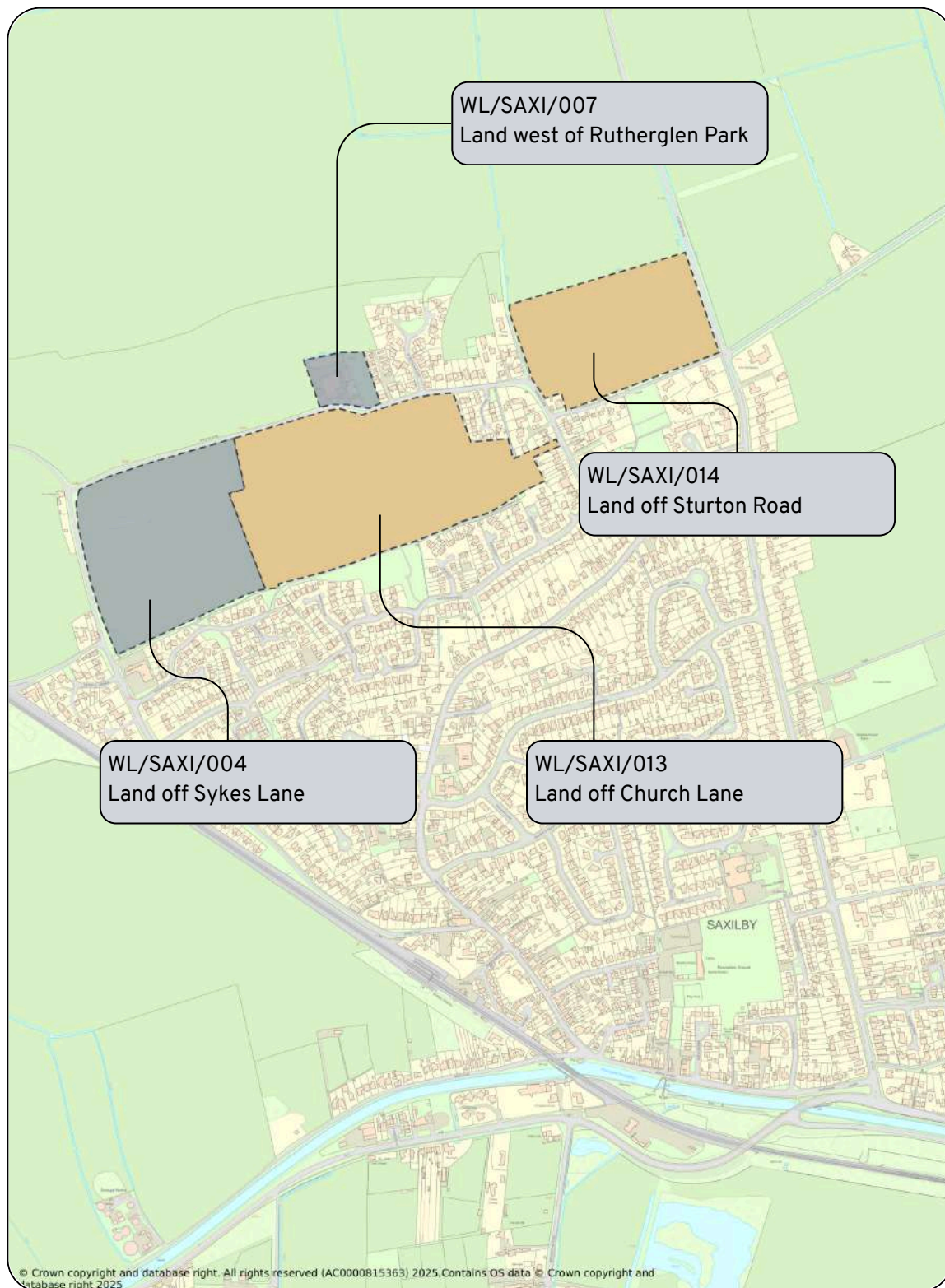
2. Proposals shall demonstrate that the development will not lead to a 'hard edge' being established on the periphery of the village.



3. Any new residential development outside the existing developed footprint of Saxilby, or within Ingleby, will be limited to countryside use as identified within Policy S5 of the Central Lincolnshire Local Plan. First homes and rural affordable housing would be supported on exception sites, adjacent, but outside the developed footprint.

4. The comprehensive development at site allocation at WL/SAXI/004 Land off Sykes Lane should be informed by a masterplan. The design, type of housing, and layout of the site should be informed by the Saxilby with Ingleby Housing Needs Assessment 2024 and the Saxilby with Ingleby Design Code 2024.

**the developed footprint as defined within the local plan (Central Lincolnshire Local Plan, 2023)*

Figure 3: Recently Developed Sites and Land for Future Development



-  Future Development Site
-  Recently Developed Site

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 133 residential dwellings and associated infrastructure. The development of this site should be of the highest quality design and demonstrate how it complies with the Saxilby with Ingleby Design Code 2024:

- a) 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) Deliver a variety of dwellings, focused on those with two and three bedrooms , as identified in **Policy 4** (p34);
- d) Provide at least 20% of the units as affordable housing as prescribed in **Policy 4** (p34);
- 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 a lower density of development;
- g) Respond to local character by maintaining the building height levels in line 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 Frank Ford Close, and the new development site;
- m) Create a network of accessible public rights of way from the site to nearby paths, roads and developments;

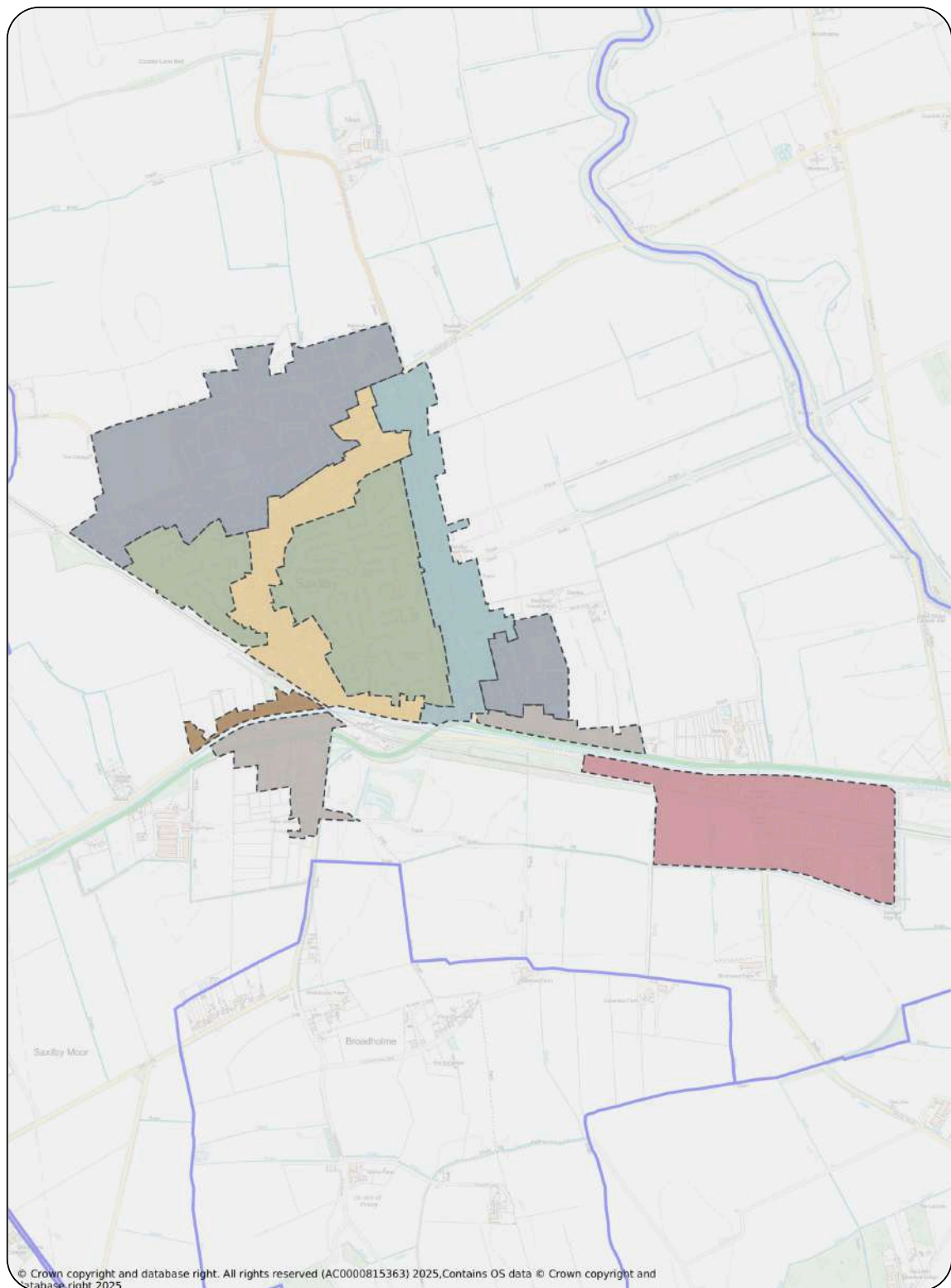
POLICY 2: COMPREHENSIVE DEVELOPMENT OF LAND AT WL/SAXI/004 LAND OFF SYKES LANE, SAXILBY (CONTINUED)

- n) Provide useable and safe public open space on site;
 - o) Minimise the level of congestion on Sykes Lane and Church Lane;
 - p) Improve pedestrian safety along both Sykes Lane and Church Lane;
 - q) Assess drainage and surface water flood risk on the site;
 - r) Provide frontage footway connecting to existing footway on Sykes Lane;
 - s) Provide access at south-east corner or, if access is to be provided via Sykes Lane, it will require widening and may require footpath provision;
 - t) Be sensitive to the local rural context and in keeping with the local vernacular.
2. Proposals that include provision for amenity space, allotments or retail provision that would serve local needs 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. 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, establishing 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 eight character areas, shown in **Figure 4** (p30). These areas were identified 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 design guide principles (a-h) that should be followed by developments when they are considering applying for planning permission within the neighbourhood.

Figure 4: Character Areas



- | | |
|--|---|
|  West Bank |  Industrial Saxilby |
|  20th Century Suburbs |  Mill Lane |
|  21st Century Suburbs |  Saxilby Approach |
|  Historic Core |  Ingleby and the Countryside |

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 (2016) and the Saxilby with Ingleby Design Code (2024) for the relevant character area.

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) Reduce the development's impact on climate change, as identified in **Policy 8** (p50);
- f) 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;
- g) Positively address the amenity of existing and future occupiers and users, as well as the amenity of neighbouring properties.

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-g above.

Affordable Housing and Local Needs 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) 2024. To inform the review of the Plan, a new Housing Needs Assessment (HNA) 2024 has been produced.

In summary, the HNA 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 an increase of residents either socially renting their homes, or living in shared ownership properties, and privately renting. In contrast, there has been a reduction in the number of shared 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 is £235,000, which is 44% higher than the median in 2013.
49. The average household income in the area 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 for all households.
51. Average market rents are only marginally affordable to average income households.

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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 large gap between the income needed to afford to rent (£30,400) and to buy property (£43,000).
 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 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.
 56. The HNA would suggest an affordable housing tenure mix in the area of 50% affordable rented homes and 50% affordable home ownership accommodation.
 57. It may be possible to make the argument in the case of this area that social/affordable rented homes should account for a larger share of the mix than 50%, given the acute need for these homes.
 58. 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.
 59. 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 AND LOCAL NEEDS HOUSING

1. New development will secure at least 20% affordable housing in accordance with Policy S22 of the Central Lincolnshire Local Plan. 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, where appropriate.
2. A tenure mix of affordable housing type should be provided in line with those identified within the Saxilby with Ingleby Housing Needs Assessment (2024), including a focus on two and three bedroom properties.
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. First homes should be delivered at a 30% discount across the neighbourhood area.
5. The provision for local housing 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.

**'Local housing needs' are considered to be the needs of residents within the parish of Saxilby with Ingleby.*



**4.
HISTORIC
ENVIRONMENT**

4. Historic Environment

JUSTIFICATION

60. There are many heritage assets in Saxilby with Ingleby that should be conserved and enhanced. The NPPF 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.
61. Significance can be harmed or lost through alteration or destruction of heritage assets. Any harm or loss should require clear and convincing justification. Designated heritage assets include listed buildings, 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 their heritage interests including those that are locally listed.
62. **Appendix B** (p78) details all the heritage assets within the parish. This provides an update to the previous plan and provides an extensive list of assets that this plan seeks to preserve.
63. In addition to the eight listed buildings and scheduled monuments, this plan identifies significantly more non-designated heritage assets with regard to their age, architectural interest or historical significance to the parish character. The complete list is included in **Appendix B** (p78). There is a conservation area (**Figure 5**, p37) within Saxilby village along Bridge Street, designated by WLDC in 1989, 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. The community would like to see two further conservation areas designated to the north of the existing conservation area: along the High Street, and up to and including St Botolph's Church. This remains an aspiration of the community.
64. Except for the villages of Saxilby and Ingleby, the area is mainly rural and is surrounded by open countryside. The plan area includes one scheduled ancient monument. There are eight 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: Bridge Street Conservation Area 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 as identified within **Appendix B** (p78), or its setting, should be accompanied with a Heritage Impact Assessment.

5. COMMUNITY FACILITIES



5. Community Facilities



JUSTIFICATION

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

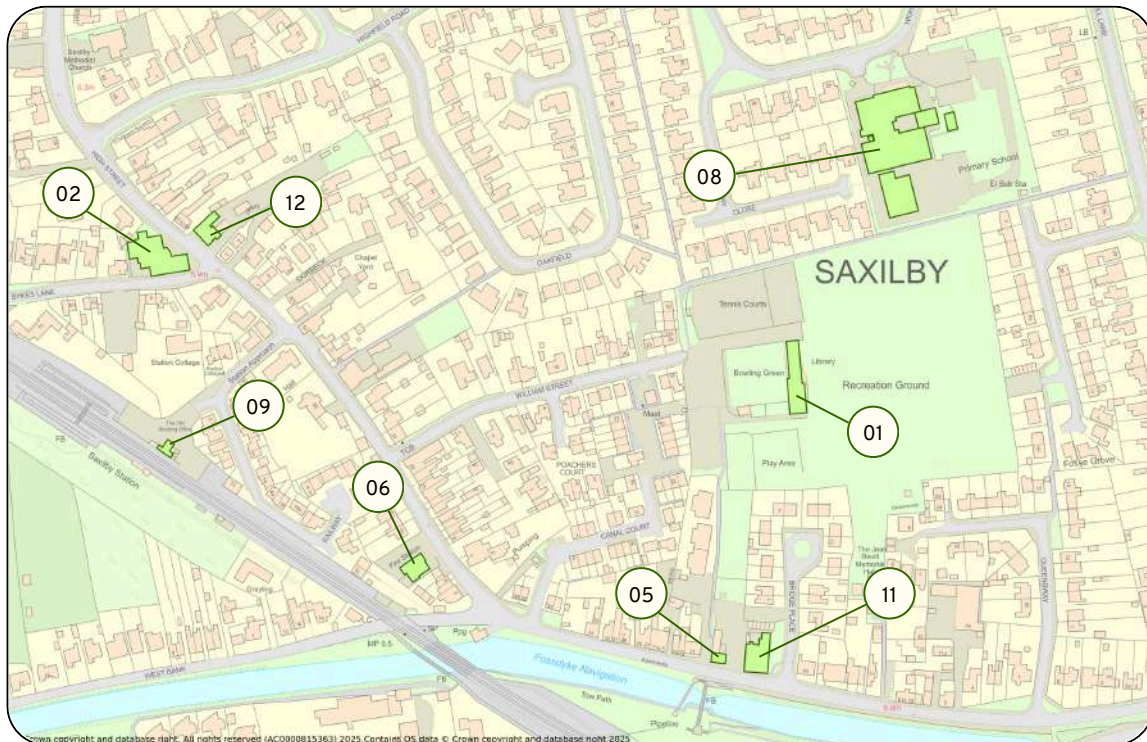
66. The provision of local community facilities is also an important asset to the parish. These contribute positively towards the sustainability of the community and should be protected for their intended community uses. The facilities consist of:

- St Andrews Community Centre
- Saxilby Village Hall
- St Botolph's Church
- St Botolph's Church Hall
- Saxilby Waterfront Public Facilities
- Saxilby Fire Station
- Rooks Close Community Centre
- Saxilby C of E Primary School
- Saxilby Railway Station
- Trent Valley Surgery and The Glebe Practice (GP Surgeries)
- The Sun Inn Public House
- The Anglers Public House

Figure 6a: Community Facilities



Figure 6b: Community Facilities



- | | |
|--|--|
| 01. St Andrews Community Centre | 08. Saxilby C of E Primary School |
| 02. Saxilby Village Hall | 09. Saxilby Railway Station |
| 03. St Botolph's Church | 10. Trent Valley Surgery and The Glebe Practice (GP Surgeries) |
| 04. St Botolph's Church Hall | 11. The Sun Inn Public House |
| 05. Saxilby Waterfront Public Facilities | 12. The Anglers Public House |
| 06. Saxilby Fire Station | |
| 07. Rooks Close Community Centre | |

POLICY 6: PROTECTING COMMUNITY FACILITIES

1. The existing facilities listed within this policy will be safeguarded for local community use throughout the plan period. The local community facilities safeguarded are identified in **Figure 6a** and **Figure 6b** (p41).
2. Proposals for the loss of community facilities will only be supported, where:
 - a) The facility is 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, or directly adjoining, the existing developed footprint of Saxilby or Ingleby.
4. Proposals for retail provision will only be supported where they comply with Policy S40 of the Central Lincolnshire Local Plan.



6. EMPLOYMENT

6. Employment

JUSTIFICATION

67. 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 plan also highlights the importance of encouraging walking and cycling to this area.
68. 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.
69. The 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.
70. Since 2008, over £3.5 million 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.
71. This 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.
72. The Plan continues to encourage walking and cycling to the business and enterprise parks, which would be of direct benefit to the people living and working in the area and is strongly supported by this plan.
73. 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.

-
74. 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 character of the area and the wider countryside.

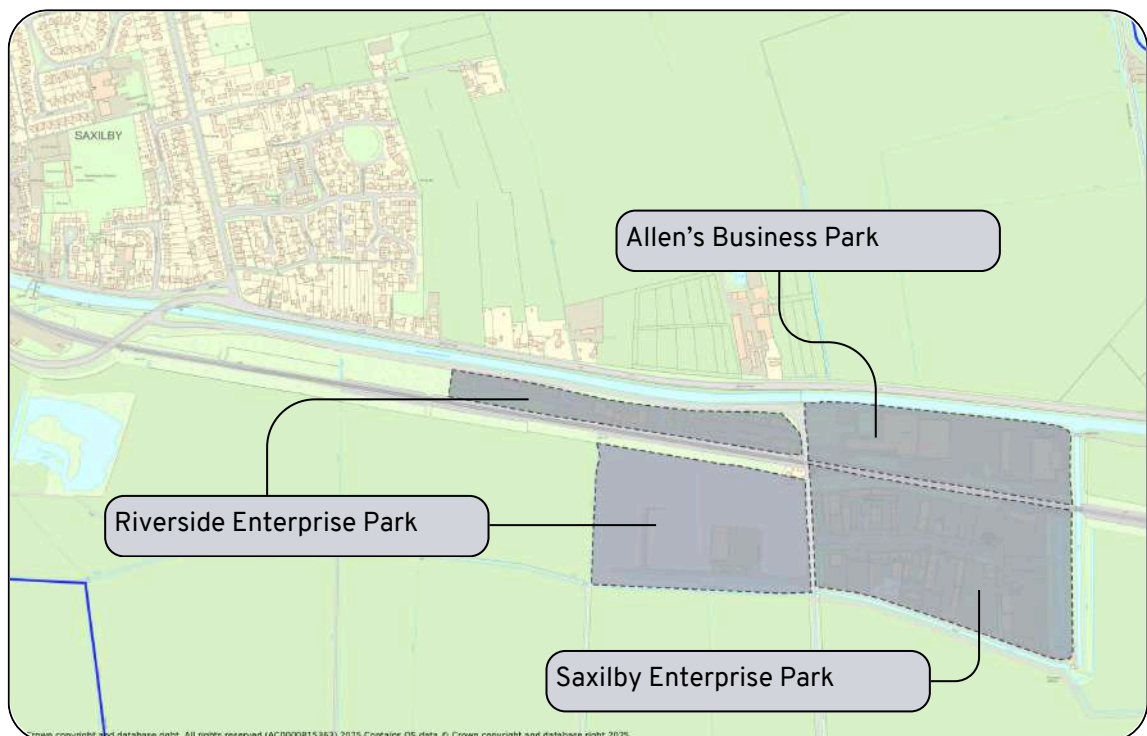
POLICY 7: SAXILBY BUSINESS AND ENTERPRISE PARKS

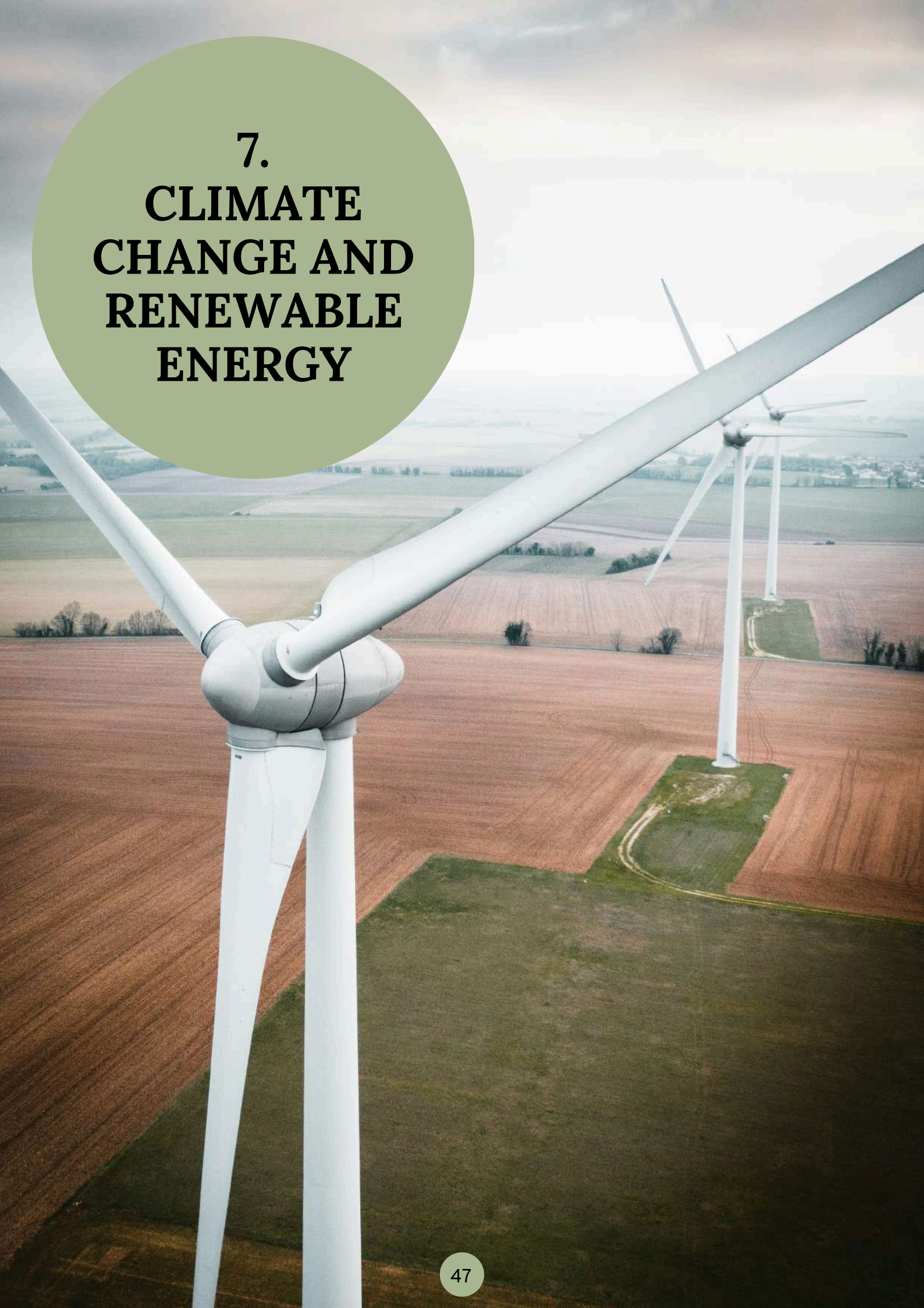
1. Proposals for new employment developments and/or redevelopment of sites for B2 and B8 Use Classes and other business development under E(g) Use Class (i.e. offices, research and development, or other industrial processes) uses will be supported in both the existing and proposed employment sites as designated on the Central Lincolnshire Local Plan Policies Map 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 Ingleby 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 make provision for walking and cycling routes to the village shown on **Figure 7** (p46) and take every opportunity to encourage means of transport other than the car.
4. Renewable energy infrastructure on employment buildings will be strongly supported.

Figure 7: Proposed new path between Saxilby and Saxilby Enterprise Parks



Figure 8: Saxilby Business and Enterprise Parks



A photograph of a wind farm in a rural landscape. In the foreground, a large white wind turbine is partially visible, with its blades extending across the frame. The background shows several other turbines in a field of brown and green crops under a cloudy sky. A green circular overlay in the top left contains the title text.

7. CLIMATE CHANGE AND RENEWABLE ENERGY

7. Climate Change and Renewable Energy



JUSTIFICATION

75. 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).
76. 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.
77. 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.

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78. 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 allowing 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.
79. The community is mindful of the progression towards a zero-carbon standard and will respond to further measures through future reviews of the Neighbourhood Plan. **Policy 8** (p50) 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.
80. Climate change mitigation and adaption 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.
81. Climate change adaptations 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 using more sustainable materials in development. Methods to reduce the impact of climate change should, where practicable, favour natural-based solutions over those that require hard engineering.
82. 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 were raised about the scale of such developments, their cumulative impacts, and the lack of local benefit.
83. 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 (2016) and the Saxilby with Ingleby Design Code document (2024).

POLICY 8: CLIMATE CHANGE

1. Proposals for new and existing development should include measures to support the adaption to climate change and mitigate against its impacts. As appropriate to their scale, nature and location development proposals should:

- a) Sustainable materials and methods of construction;
- b) Measures to support passive heating;
- c) Measures to recycle and limit water usage to 110 litres per day;
- d) Renewable energy technology;
- e) Permeable surfacing to reduce the impact of flooding;
- f) An electric point for the installation of an electric car charger;
- g) Soft landscaping materials such as trees, plants and hedgerows.

2. The retrofitting of existing historic buildings and assets to reduce their impact on climate change will also be supported in line with the provisions of **Policy 5** (p37).

POLICY 9: SMALL SCALE RENEWABLE ENERGY DEVELOPMENT

1. Proposals for small scale renewable energy developments, such as solar panels on roofs, small single wind turbines and community renewable energy infrastructure, 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 (2016) 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** (p37);
- c) Ensure there is no unacceptable impact on biodiversity in line with **Policy 12** (p59);
- d) Protect the amenity of neighbouring properties, including back gardens;
- e) Preserve the rural character of the parish;
- f) Protect the best and most versatile agricultural land.

2. Proposals for community renewable energy infrastructure will be supported where they comply with points a-f in Part 1 of this policy.



8. TOURISM AND REGENERATION

8. Tourism and Regeneration



JUSTIFICATION

84. Saxilby is fortunate to have the oldest navigable waterway in England - the Fossdyke 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.
85. 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 facilities and a water point for the use of boaters.
86. 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.
87. The village also has a history trail leaflet, which was published by the Saxilby and Distric History Group in 2005. This is available for tourists to collect from the Lincoln Tourist Information Centre, or at Jews' Court on the Strait, or in the village at the village hall, pubs, cafes, and takeaways.

-
88. The Saxilby Waterfront Regeneration Scheme has included both physical and environmental enhancements to the area such as the planting of new trees, new signage and street furniture, and the repainting of the footbridge.
89. The continued enhancement and maintenance of Saxilby Waterfront and the moorings will be carried out in partnership with the Canal and River Trust. This is also outlined in **Appendix A: Community Projects** (p74).

POLICY 10: TOURISM DEVELOPMENT

1. Proposals will be supported for new buildings, conversions, and change 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.
2. 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 11: SAXILBY WATERFRONT REGENERATION AREA

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

9. GREEN INFRASTRUCTURE AND BIODIVERSITY



9. Green Infrastructure and Biodiversity



JUSTIFICATION

90. 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.
91. 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. Attractive rows of trees line one of the pathways.

-
92. Saxilby Public Recreation Ground is the largest green space within Saxilby. It surrounds the St Andrews Community Centre and includes playing fields, a bowls green, tennis courts, cricket and football pitches, a playground and a 'wheeled' 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, Mill Lane, Oakfield and Highfield Road, and William Street.
 93. A churchyard and cemetery surround St Botolph's Church. 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.
 94. There are five Sites of Importance for Nature Conservation (SINCs) in the parish which include areas of marsh, scrub, trees, and grasslands (**Figure 9**, p59) which act as important habitats for wildlife.

SAXILBY NATURE PROJECT

95. 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.
96. 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.
97. Hardwick Scrub, a former arable field on Sykes Lane, has been planted with hundreds of trees native to the UK, and sown with a mix of meadow grasses and wildflowers. Several community hedges were added recently. The aim is to create a mosaic of scrub habitat and meadows. There is a mown permissive path around the perimeter of the field and three picnic areas, from which birds and butterflies can be viewed.
98. 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 in the same year. 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.

99. 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 a network of paths have been formed. The woodland pool, the recently-created clearings, and mature trees attract wildlife. Local children and students helped design the information boards at the entrances to the site.

FOSSDYKE NAVIGATION

100. Saxilby's proximity to the Fossdyke Navigation 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 navigation to Lincoln for approximately six miles.
101. The moorings on the navigation 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.
102. 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. The parish council established the Saxilby Waterfront Regeneration Project, and due to the improvements made, the conservation area has now been re-classified as 'vulnerable'.
103. An important part of the regeneration project included the removal, refurbishment, and reinstatement of the historic footbridge that connects both sides of the canal in Saxilby. This was completed in 2024 by West Lindsey District Council. The bridge runs perpendicular to Bridge Street. It is an important landmark for the village and a key contributor to the parish's connectivity.

Figure 9: Sites of Importance for Nature Conservation (SINCs)



POLICY 12: PROTECTING LOCAL BIODIVERSITY

1. Development will be supported where it can demonstrate it meets the following criteria, as appropriate to its scale, nature and location:

- a) It proposes at least a 10% net gain in biodiversity;
- 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) It incorporates measures to enhance wildlife such as bird and bat boxes and hedgehog highways;
- 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 13: DEVELOPMENT ALONG THE FOSSDYKE NAVIGATION

1. New development along West Bank and adjoining the Fossdyke Navigation should not result in an increase in flood risk. Any new development should:
 - a) Retain existing public access to the Fossdyke Navigation and, where appropriate to scale, nature and location, enhance such access through the incorporation of waterside walkways and improvements to public realm;
 - b) Respect and protect the public amenity, biodiversity, and recreational value of the Fossdyke Navigation;
 - c) Development proposals which seek to enhance the setting of the Fossdyke Navigation and its associated history and amenity value will be supported.

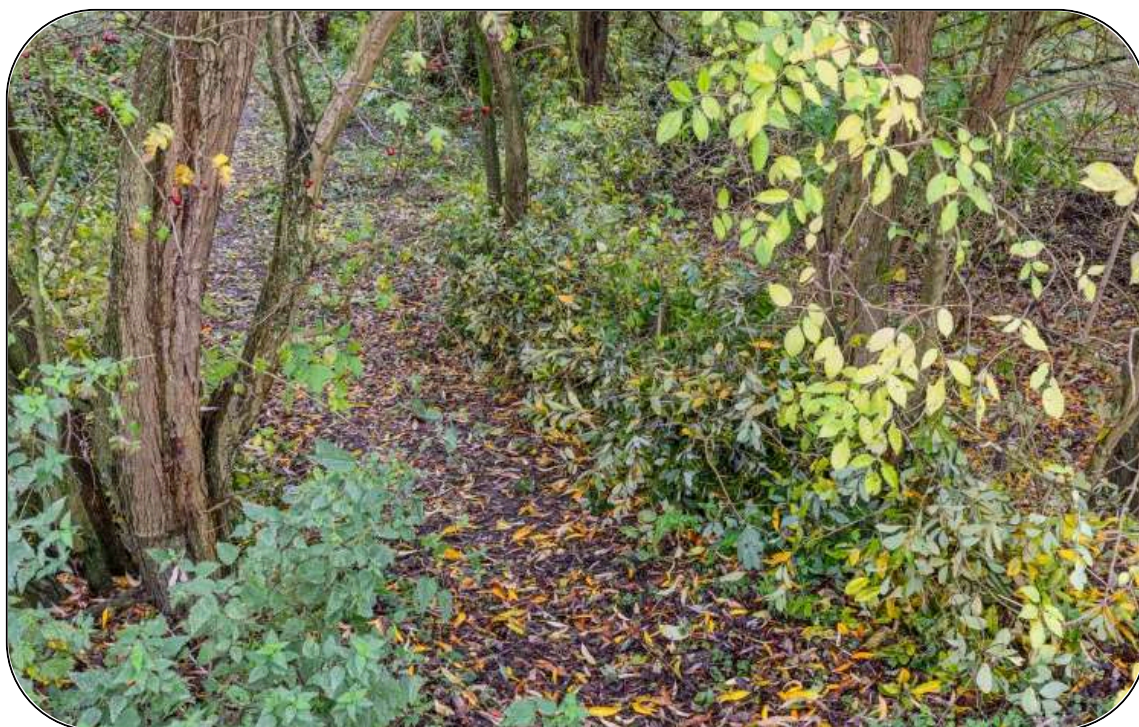
POLICY 14: OPEN SPACES, SPORTS FACILITIES, AND RECREATION FACILITIES

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. As appropriate to their scale, nature and location, new development proposals will be expected to provide functional on-site open space and/or sports facilities that are of an adequate size, or to provide contributions towards new or improved sports and recreational facilities elsewhere within the village.

A photograph of a park with a winding gravel path, bare trees, and a bench in the background. The path is made of light-colored gravel and curves through a landscape with several tall, thin trees without leaves. In the background, there is a wooden bench and a soccer goal. The sky is clear and blue. The overall scene is bright and sunny, with long shadows cast by the trees.

10. DESIGNATING LOCAL GREEN SPACES

10. Designating Local Green Spaces



Saxilby Nature Project (2024) *The descent down into the community wood. Four days of woodland activity.* Available at: <https://saxilbynatureproject.wpcomstaging.com/2024/11/09/four-days-of-woodland-activity/> (Accessed: 10 April 2025)

JUSTIFICATION

104. The 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.
105. 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 tracks which can be slippery during wet weather.
106. 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.

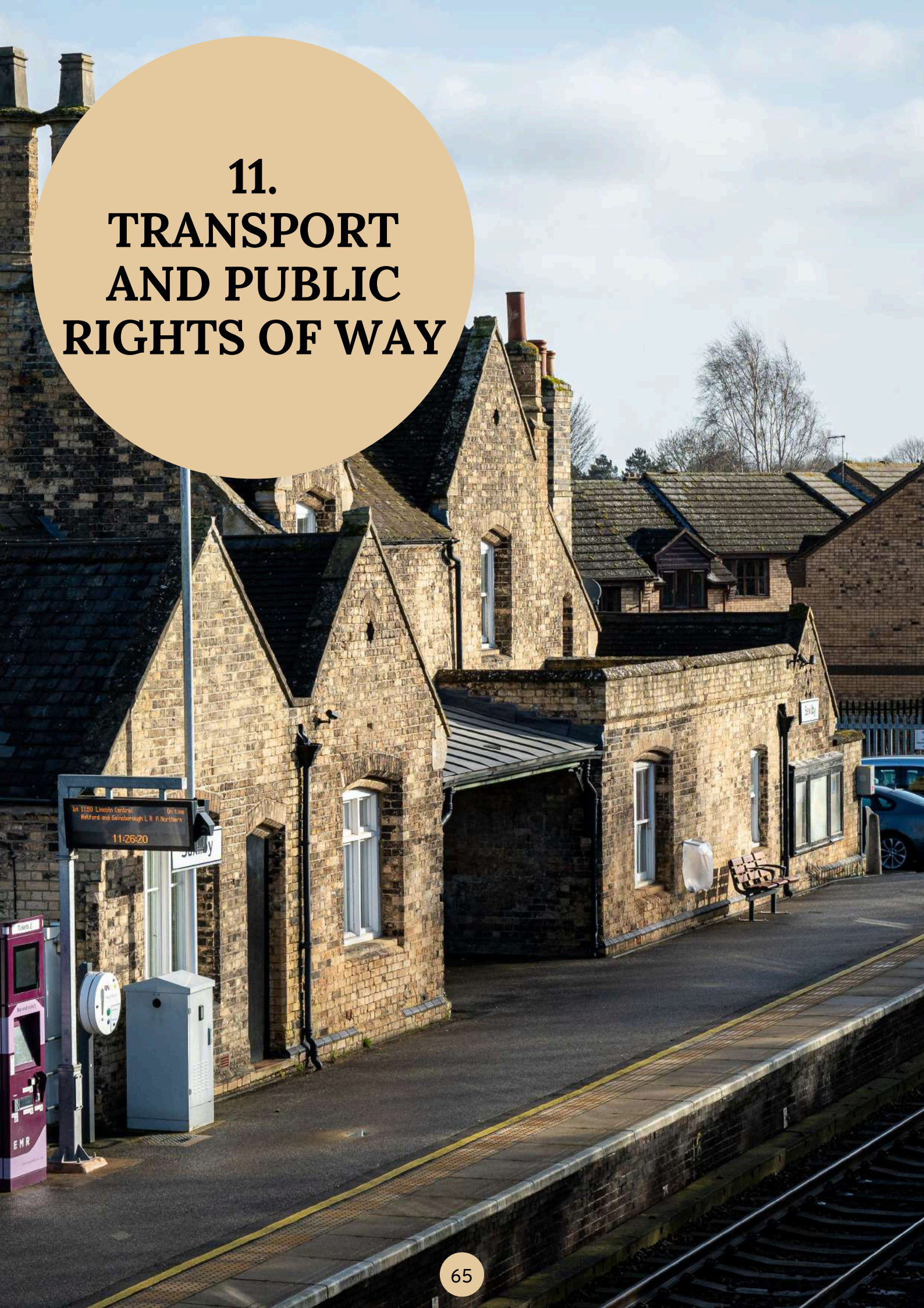
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107. A churchyard and cemetery surround the Church of St Botolph. They are enclosed by hedgerows and mature trees. They are important spaces for quiet reflection and give the areas surrounding Church Lane and Church Road a tranquil rural feel.
108. 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** (p102).

POLICY 15: DESIGNATED LOCAL GREEN SPACES

1. The plan designates the following locations as Local Green Spaces as shown on **Figure 12a** and **Figure 12b** in **Appendix C** (p102):

01. Canal Bank Copse (Saxilby Community Wood)
02. Wildlife Breeding Ponds
03. Saxilby Road Wood
04. St Botolph's Gate Green
05. St Botolph's Gate Rear
06. Nature corridor between Ingamells Drive and Mays Lane
07. MacPhail Crescent Green
08. Sykes Lane Green
09. Northfield Rise Green Spaces
10. Westcroft Drive Recreation Area
11. Ashfield Grange Recreation Area
12. SuDS (Sustainable Drainage Systems) Ponds at Ingleby View
13. Land at the Paddocks, Field Avenue
14. Ingleby View Cemetery Extension

2. Development proposals within the designated local green spaces will only be supported in very special circumstances.

A photograph of a historic stone railway station building with a platform and tracks in the foreground. The building is constructed from light-colored stone with multiple gables and arched windows. A platform with a yellow safety line and a bench is visible in front of the building. A digital display on the platform shows train times. The sky is overcast.

11. TRANSPORT AND PUBLIC RIGHTS OF WAY

11. Transport and Public Rights of Way



JUSTIFICATION

109. Through the Neighbourhood Plan steering group, and public consultation, the community identified a range of cycle ways and footpaths that were valued by the community and can be seen on **Figure 10** (p68).
110. 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 7** (p46).
111. 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.
112. A walking and cycle route between Saxilby and Lincoln and along the A57 to Sellers Walk has recently been completed.

113. 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.

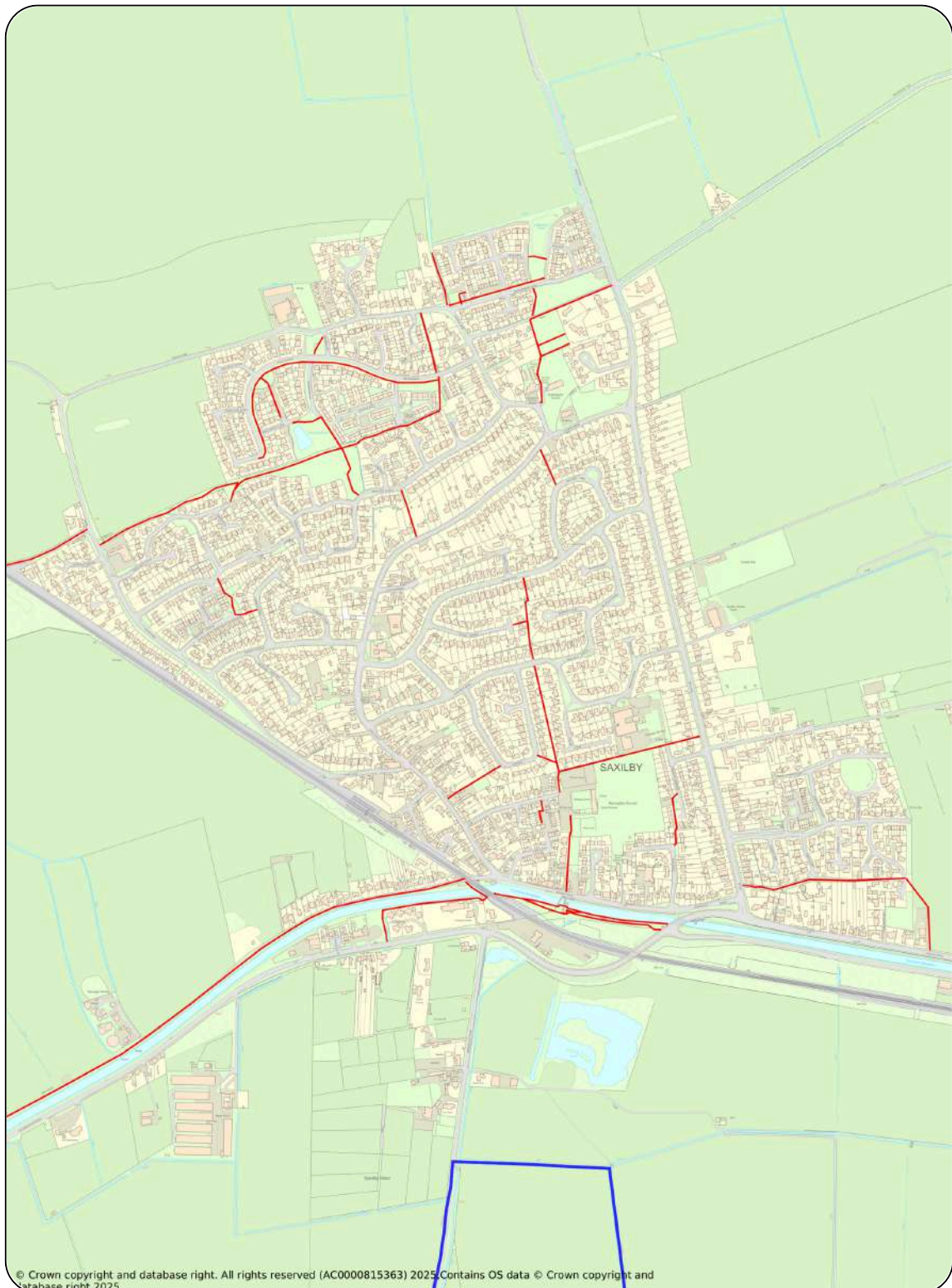
114. Ingleby has recently been successful in introducing a reduced speed limit through the area from 60mph to 40mph, following resident requests, with similar speed reduction schemes in consultation within Saxilby.

115. 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 improve accessibility to local businesses, services, amenities, and public transport.

Some of these measures will not relate to the development and use of land and it is recognised that these will be community aspirations rather than planning policy.

Figure 10: Footpaths in Saxilby with Ingleby




POLICY 16: PUBLIC RIGHTS OF WAY

1. All existing Public Rights of Way on **Figure 10** (p68) 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 is 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.
4. The creation of 'quiet lanes' within the parish will be strongly supported.

POLICY 17: ROAD CAPACITY, SAFETY, AND ACTIVE TRAVEL

1. Proposals for new development should minimise 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.

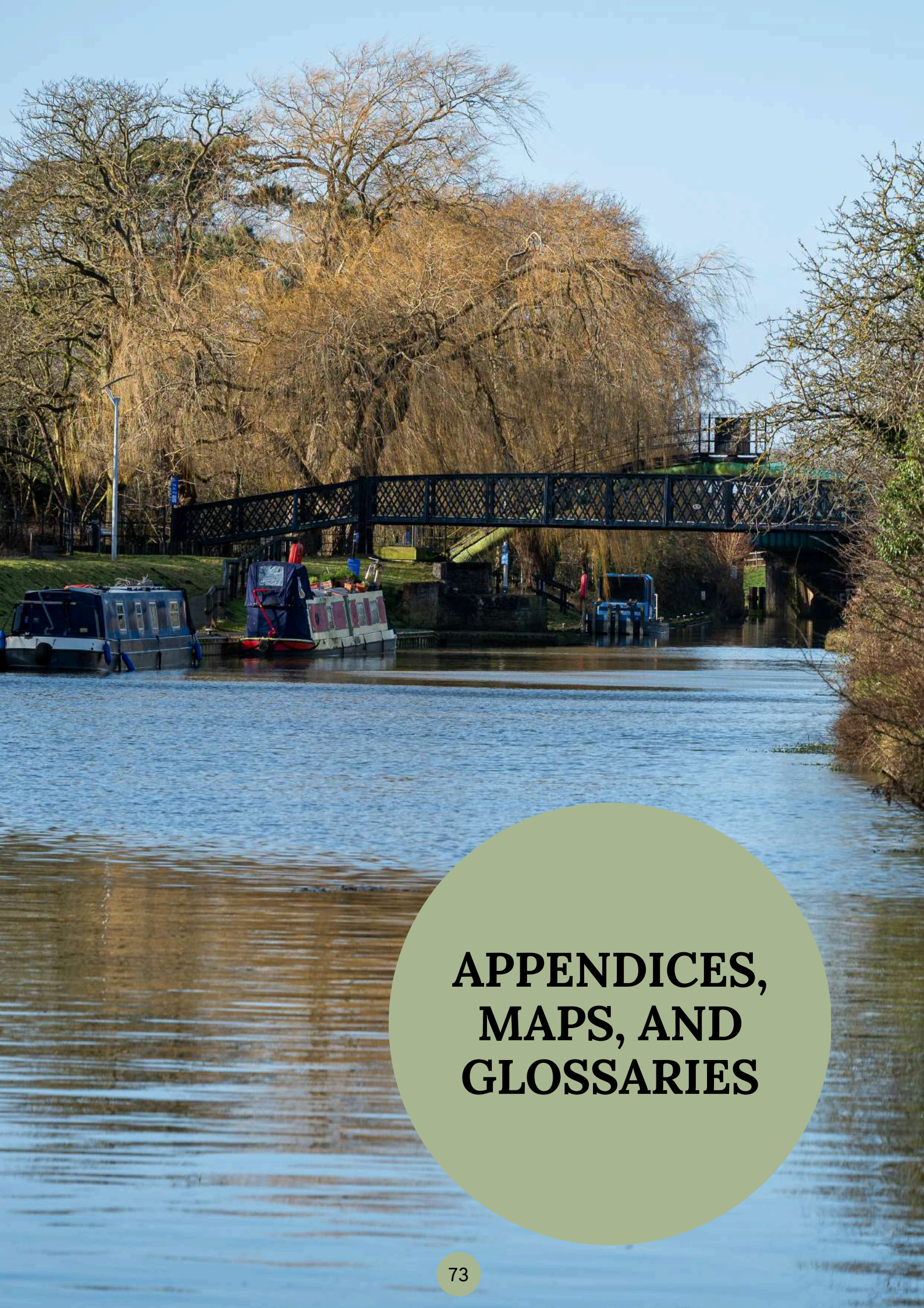
An aerial photograph of a suburban neighborhood. The image shows a dense arrangement of residential houses with dark roofs, interspersed with green lawns and trees. A large, rectangular green field, likely a sports field, is prominent in the lower-left quadrant. To the right of the field, there is a larger building with a dark roof, possibly a school or community center, and a parking lot. The neighborhood is bordered by a road on the left and a railway line on the right. The overall scene is a typical suburban residential area.

12. IMPLEMENTATION AND MONITORING

12. Implementation and Monitoring



116. 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.
117. The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering some of the objectives of this plan. The Community Infrastructure Levy (CIL) funds will be used to deliver other objectives, where on-site provision is not possible or applicable, as part of the development proposals.
118. The impact of the neighbourhood plan policies on influencing the shape and direction of development across the plan area will be monitored by the Parish Council. If it is apparent that any policy in this plan has unintended consequences, or is ineffective, it will be reviewed. Any amendments to the Plan will only be made following consultation with the District Council, residents and other statutory stakeholders as required by legislation.






APPENDICES, MAPS, AND GLOSSARIES








Appendix A: Community Projects

119. 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.
120. 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.
121. The projects below are those which have 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

-  In progress  Added in the 2025 Review
-  Not started

1. Development of Footpaths and Cycleways

-  25/1.1 Resurrect former footpath between Church Lane and Ingleby to connect the villages
-  25/1.2 Footpath and cycle track from Saxilby to the Saxilby business parks (including safe passing of the A57)
-  25/1.3 'Boris Bike' cycle hire
-  25/1.4 Family friendly circular walks in the local area and local walking/cycling maps
-  25/1.5 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
-  25/1.6 Add a footpath on the grass verge on Bridge Street, between the footbridge and West Bank
-  25/1.7 Greenway between Saxilby and Torksey

2. Facilities and Amenities

-  25/2.1 Opticians
-  25/2.2 Dentist
-  25/2.3 Encourage new businesses

-
- 25/2.4 Relocate school
 - 25/2.5 Relocate fire station
 - 25/2.6 Allotments
 - 25/2.7 Dog exercise area
 - 25/2.8 Community gardens including landscape fronting at Oaklands and updated signage
 - 25/2.9 Refurbish Saxilby Waterfront Public Facilities
 - 25/2.10 Promote community work spaces, including St Andrews Community Centre

3. Young People

- 25/3.1 Multi-use games area
- 25/3.2 More activities for young people/teenagers
- 25/3.3 Village youth club
- 25/3.4 Improve existing children's play facilities
- 25/3.5 Outdoor gym equipment

4. Bridge Street Conservation Area Regeneration Project

- 25/4.1 Tourist Information and Heritage Centre
- 25/4.2 Anglian Water to paint the pipe bridge black
- 25/4.3 Installation of LED heritage style lighting

5. Traffic and Highways

- 25/5.1 Issues with High St/Bridge Street – volume of traffic and parking
- 25/5.2 Improve conditions of roads and footpath surfaces
- 25/5.3 Measures to deter rat-run behaviour on small lanes in Saxilby
- 25/5.4 Reduction of the speed limit to 50mph on Saxilby Road from the A57 junction to beyond the Saxilby business parks
- 25/5.5 One-way system on Church Road into Church Lane
- 25/5.6 Resurface roads in the village
- 25/5.7 Speed indicator device(s) to be installed on Mill Lane

6. Bus and Train Services

- 25/6.1 Improve bus services in evenings and weekends
- 25/6.2 Walking bus to primary school
- 25/6.3 Improve the frequency of bus services
- 25/6.4 Support new bus services
- 25/6.5 Install bus shelter(s) on Mill Lane

7. Communication

- 25/7.1 High speed broadband at Ingleby and Saxilby

8. Groups and Activities

- 25/8.1 Food sharing scheme

9. Biodiversity and Climate Change

- 25/9.1 Increased tree planting
- 25/9.2 Solar panels on St Andrews Community Centre
- 25/9.3 Community orchard
- 25/9.4 Planting of wildflowers on verges

10. Other

- 25/10.1 Investigate commissioning an independent drainage report for the parish
- 25/10.2 Explore Church Road and the High Street becoming conservation areas

COMPLETED COMMUNITY PROJECTS

The projects below were identified in the 2017 Neighbourhood Development Plan, and have been achieved or completed prior to the adoption of the 2025 plan.

Development of Pathways and Cycleways

- Complete the original cycle path plan to provide access through the Daubeney Estate linking Saxilby to Lincoln
- Community Woodland

Facilities and Amenities

- Family friendly places to eat (work with existing businesses)
- New quality street furniture including bus shelters, benches and planters
- Replace the two mobile buildings with permanent buildings at Saxilby C of E Primary School
- Install a bus shelter at the High Street bus stop opposite the Co-op
- Designated scooter parking and charging points at Oaklands

Young People

- Wheeled Park
- Improve play areas

Bridge Street Conservation Area Regeneration Project

- Work with partner agencies to secure the removal of the Conservation Area from Historic England's At-Risk Register
- Create a Fosdyke Nature Reserve on far side of the canal

Traffic and Highways

- Improvements to the A57 junction

Bus and Train Services

- More weekend trains, especially Sundays

Communication

- New noticeboards
- Village welcome pack

Groups and Activities

- Dementia Support Group
- Good neighbour scheme

Other

- Request a health report on the issues including shortage of GPs and its impact on the parish
- Request an education report from the school to capture the current situation regarding capacity

CLOSED COMMUNITY PROJECTS

The projects below were identified in the 2017 Neighbourhood Development Plan, and have been closed in the 2025 plan due to being unachievable.

- Extend the cycle path from Saxilby to Torksey using the old railway
- Create additional parking at the train station

Appendix B: Saxilby with Ingleby Heritage Assets

SCHEDULED ANCIENT MONUMENTS (SAM) AND LISTED BUILDINGS

Deserted Medieval Village of North Ingleby
(SAM)



Railway Station and House (Grade II)



No. 103 High Street and Pump (Grade II)



St Botolph's Church (Grade I)



The Manor Farmhouse (Grade II)



Saxilby Old Hall (Grade II*)



Ingleby Chase (Grade II)



Saxilby Moor Mill (Grade II)



Figure 11: Non-Designated Heritage Assets: Map References

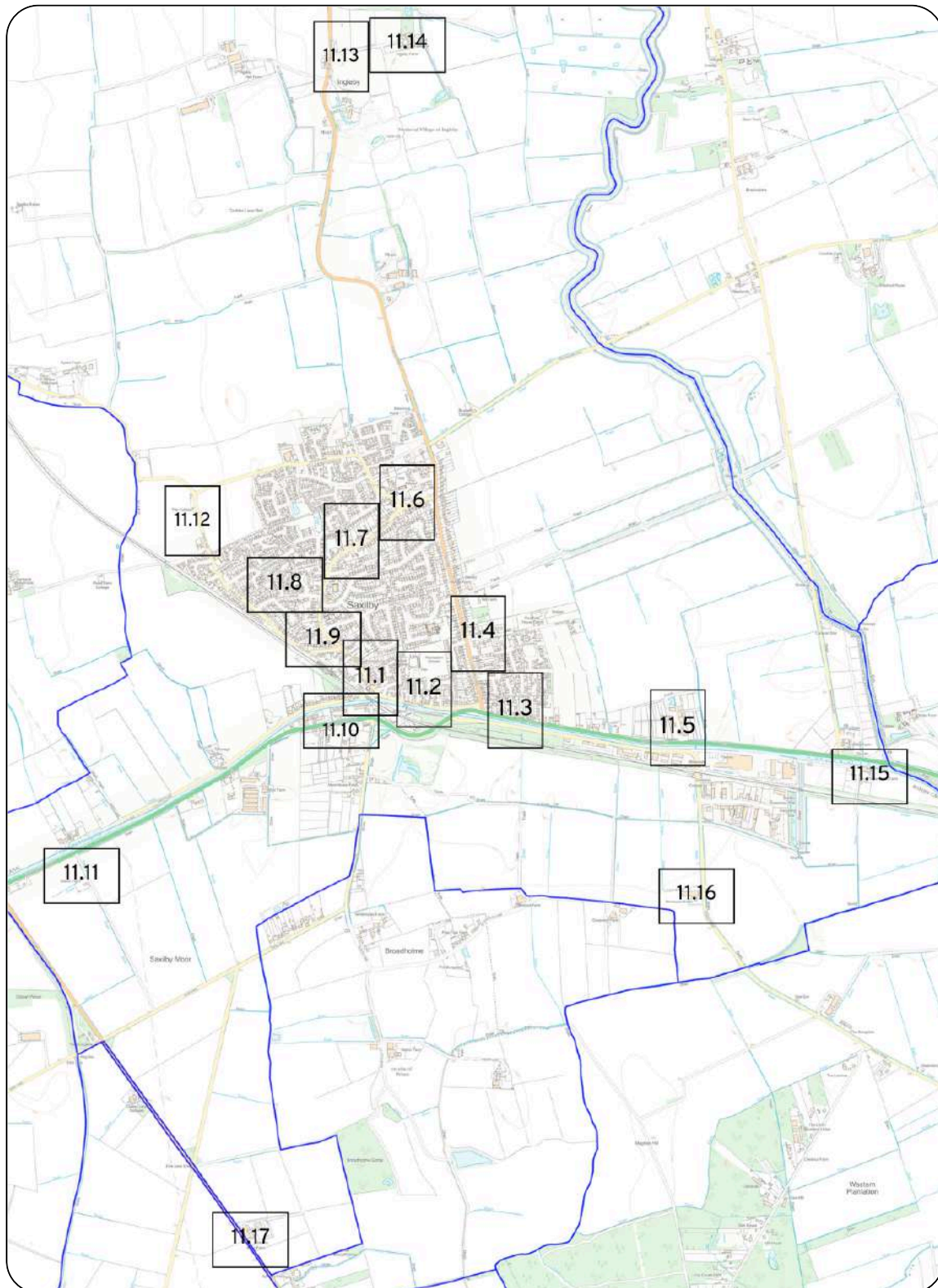


Figure 11.1

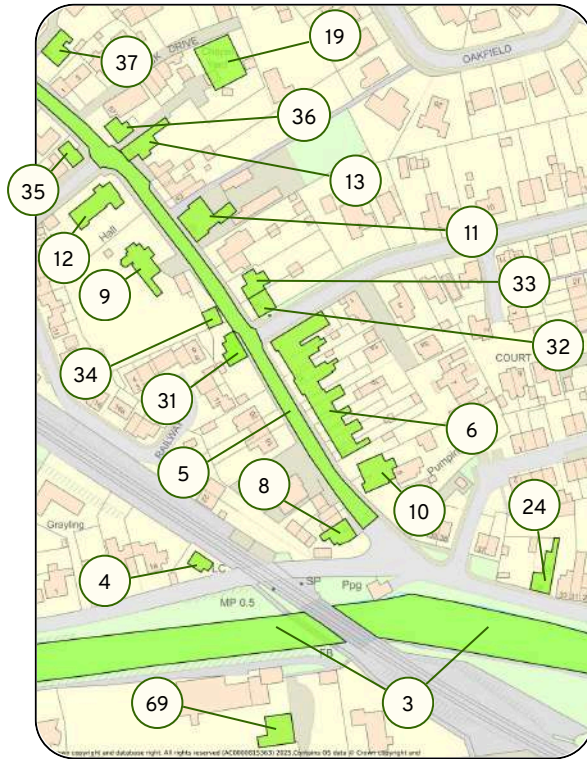


Figure 11.2

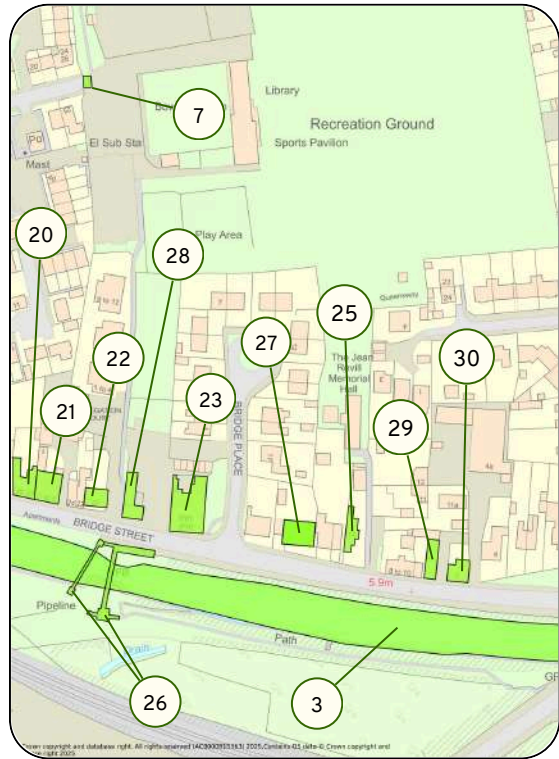


Figure 11.3



Figure 11.4



Figure 11.5



Figure 11.6

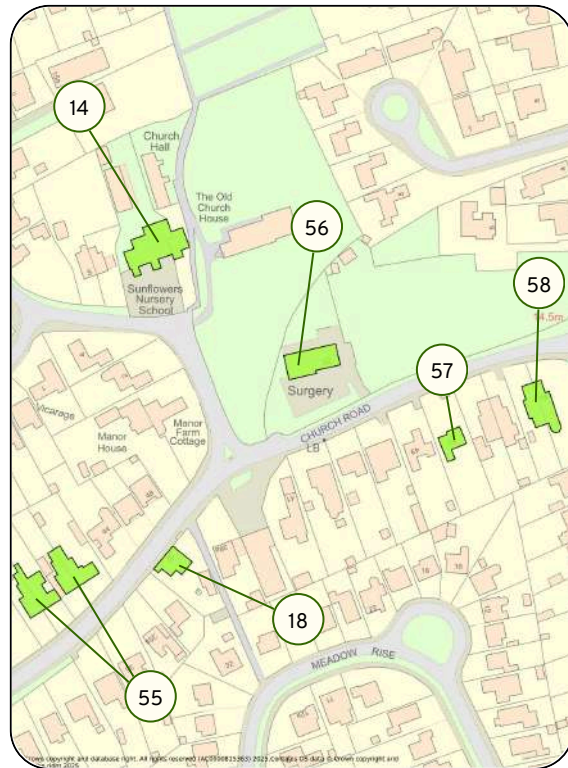


Figure 11.7



Figure 11.8



Figure 11.9



Figure 11.10



Figure 11.11



Figure 11.12



Figure 11.13



Figure 11.14



Figure 11.15



Figure 11.16



Figure 11.17



NON-DESIGNATED HERITAGE ASSETS

Map ref and asset:

Historical significance:

1. The Village Hall

Wesleyan Reform Union Chapel/Free Methodist Chapel/United Methodist Chapel

A nineteenth-century building originally serving as the United Methodist Free Church from 1881 until 1937. It ceased use as a chapel in 1937 when the Society merged with the former Wesleyan congregation, pending the construction of a new chapel. The former chapel now serves as the Village Hall and is a significant community asset for local residents.



2. The Godfrey Memorial Methodist Chapel

Constructed between 1939 and 1940, the Godfrey Memorial Chapel was named in honour of George Godfrey, a dedicated Methodist who bequeathed £1,500 towards the construction of a new Methodist church in the village following his death in 1937.

The chapel closed for worship in August 2020, having also served as a community facility. The building retains all its original features.



3. Fosdyke Navigation

The Fosdyke Navigation is a man-made canal, believed to have been constructed around AD 120 by the Romans to connect the River Witham to the River Trent.

Throughout Saxilby's history, local industry and trade were centred around the Fosdyke. Today, it serves as a popular mooring location for leisure craft and remains an important focal point in the village, hosting several annual community events.



4. Level Crossing Keeper's House

West Bank

A nineteenth-century building known as 'Crossing House', originally constructed as the railway Keeper's House. Built in traditional red brick using an Old English bond, it features decorative timber bargeboards on the gable ends, characteristic of the period.



5. The High Street

Between Bridge Street and Sykes Lane

An early area of settlement within the village, developed along the main artery that continues to link key parts of Saxilby today.

The street features several historic and community buildings, including the Methodist Chapel, Former Infant School, Village Hall (formerly the United Methodist Free Chapel), The Angler's Inn, and the Post Office. Many of the buildings date from the mid to late nineteenth century, with later structures constructed using the traditional Saxilby red brick.



6. Brick and slate shops and dwellings

Nos. 9-29 High Street

A terrace of early twentieth-century buildings, originally constructed as residential dwellings, some incorporating shop fronts. The terrace retains many original features typical of the Victorian era. Built using the locally produced 'Saxilby' red brick, the buildings were constructed during a similar period, with notable examples including the current 'Scrummies' Café - originally a butcher's shop built in 1907 - and an adjoining property bearing a 1912 date stone.

This area developed as a small retail hub and was historically considered the heart of the village. The shops and café continue to contribute to village life, making this terrace an important community focal point. The block, comprising properties Nos. 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, and 29, should be considered for retention as a cohesive group.



Map ref and asset:

Historical significance:

7. War Memorial Gates and Pillars

William Street

Unveiled in 1948, the War Memorial Gates and Pillars commemorate those from the village who lost their lives in the First and Second World Wars.

All three gate pillars feature incised inscriptions. The names of those who fell in both World Wars are inscribed on the left-hand and centre pillars. The original memorial tablet bearing the names of the First World War fallen is now housed in the Village Hall.



8. No. 2 High Street

Former 'Globe Inn' and Store

A nineteenth-century building constructed in traditional red brick using a Flemish bond. It operated as *The Globe Inn* from 1849 until 1934.

Unfortunately, many of the building's original architectural features have been lost over time.



9. Walnut House

26 High Street

This building served as the village Post Office from 1905 to 1959 and also housed the first telephone exchange.

Constructed in traditional red brick using an English bond, it retains many original architectural features, including brick bay windows and decorative cornice detailing.



10. Trinity House

High Street

A nineteenth-century building that originally featured a shop fronting onto the High Street. The building, known as *Trinity House*, is a Georgian farmhouse. In 1911, William Dennis established his chemist shop here.



11. Cliff Bradley & Sons

39 High Street

Originally opened as the village Post Office in 1860, this building served the community until 1905, when the Post Office relocated to *Walnut House*. It returned to Post Office use in 1959.

Constructed in yellow brick using a Flemish bond, the building retains many of its original features to this day.



12. Former Mission Church of St. Andrew

High Street

Erected in 1879 near the railway station, the Mission Church of St. Andrew was designed by Mr. Goddard of Lincoln.

Previously used as a Youth Club, the building is now a private residence. It retains all of its original features.



Map ref and asset:

Historical significance:

13. 53 High Street

Formerly the 'Old Masons Arms' or the 'Station' Hotel

Originally known as the *Masons Arms*, this building operated as a public house from 1856 until 1892, after which it was renamed following the arrival of the railway.

An entry in Kelly's Directory from 1919 lists it as "Parr Albert Ernest, Station Hotel." The building is now a private residence.



14. Former National C of E School

Church Lane

Built in 1845 as a National School, this building was originally designed to accommodate 150 children. It was enlarged in 1888 to provide space for 190 children, with attendance averaging 180 in 1913.

The building is now home to a privately operated nursery, *Sunflowers*.



15. The Anglers Inn

High Street

A nineteenth-century building originally known as the *Railway Hotel*. It adopted the name *The Anglers* following an influx of anglers from Yorkshire during the late nineteenth century.

The building is listed in the 1919 edition of Kelly's Directory of Lincolnshire as "Gadsby Gervase, Anglers Hotel."



16. Cottages on Chapel Yard and Skirbeck Drive

A mid-eighteenth-century building constructed in traditional red brick using an 'Old English' bond. It features contrasting brick bands and diamond-shaped decorative brickwork.



17. Former Infant School

High Street

Built in 1871 and in operation as the Infant School from 1872 to 1973, this building fronts onto High Street. It is now a residential dwelling.



18. Former Farmhouse

37 Church Road

A nineteenth-century barn-style building featuring a clay tiled hipped roof. Its importance is highlighted by its position up to the footpath. The brick chimney detail has been retained, and while the windows are sash-style, they have been replaced with PVCu frames.



Map ref and asset:

Historical significance:

19. First Methodist Chapel

Located to the rear of 53 High Street

The original chapel was built around 1808, with the remains of its walls still preserved to this day.



20. Nos. 27-28 Bridge Street

A late nineteenth-century house designed in the Victorian style, originally featuring a retail unit that has since ceased operating. Constructed in traditional red brick using a Flemish bond, the building is topped with a slate roof. The main entrance is characterised by a glazed fanlight, with a brick arch above resting on stone corbels and a projecting keystone. Additional architectural details include brick corbelled eaves and red brick chimneys.



21. Nos. 25-26 Bridge Street

Former Co-operative Building

The No. 8 Branch of the Lincoln Co-operative Industrial Society Ltd was constructed and opened in 1907. Built in traditional red brick, it features a stone frieze, quoins, window surrounds, and plinth details. While the main building's features have been largely retained, dormer windows were added to the roof as part of the residential conversion of the upper levels.



22. Former 'Ship Inn' Public House

The former *Ship Hotel and Inn*, now a private dwelling, is a late nineteenth-century Victorian-style building originally constructed in traditional red brick with a slate roof. As part of its residential conversion, the walls have been rendered and the roof covering replaced.

The building remains a significant focal point of village history within the Bridge Street Conservation Area.



23. The Sun Inn

Mentioned in the 1885 edition of Kelly's Directory of Lincolnshire as "Ford Thomas, Sun P.H.," this building still operates as a public house, with residential accommodation. It remains a significant focal point of village history.

A mid-nineteenth-century Victorian-style building, it was originally constructed in traditional red brick with a slate roof. The central doorway, complete with a fanlight, door surround, and entablature, has been retained. While the walls have been rendered and the roof covering replaced, the chimneys still display the traditional red brick.



24. Tangletree Cottage

No. 34 Bridge Street

A nineteenth-century building, formerly *Edward Parman's Shop*, which sold and repaired a wide range of goods typical for the period. Originally constructed in red brick, the building is now covered with a rendered finish, with only the chimneys and areas below the damp proof course (DPC) level retaining the original brickwork. All original frontage features have been lost over time.



Map ref and asset:

Historical significance:

25. Riversdale

No. 14 Bridge Street

A house featuring a 1905 date stone, built in traditional red brick with a slate roof. It retains original sliding sash windows and red brick chimneys with splayed tops.



26. Pipe Bridge, Canal Footbridge and Abutment

The arched metal pipe bridge, built in 1911, is supported by stone-faced abutments at either end. It includes a service iron catwalk at the centre of the pipe from the south abutment, with security railings around the top.



The wrought iron centre span footbridge dates to 1883, with steel approach ramps added in 1936. Refurbished and relocated here in 1987, the footbridge features latticed sides. The south abutment, originally constructed around 1850, was rebuilt in 1987 and serves as the former swing bridge abutment, with evidence of previous mid-18th-century rebuilding.



27. No. 17 Bridge Street

A nineteenth-century cottage constructed in yellow brick, one of the few remaining examples of its kind in the village.



28. Saxilby Waterfront Public Facilities

This building is likely an outbuilding associated with *The Sun Inn*, once part of a larger three-sided courtyard of outbuildings facing the pub. Much of this structure has since been lost.

Prior to the installation of modern doors, the building appears to have had only one outward-facing window or small door, located at a high level on the gabled section facing the street. This may have been a 'pitching hole' through which hay or other goods were passed from a loaded cart into an upper floor for storage. The remainder of the building was likely used for stabling and storage for carts and other provisions.



29. Briony Arber Butchers

Bridge Street

A remaining single outbuilding from the nineteenth century, likely originally used for stabling and the storage of carts and other provisions. It has been used as a small retail unit in recent times and has been altered to suit modern uses.



30. Former 'Robin Hood Inn'

No. 4 Bridge Street

Originally the *Robin Hood Inn* from 1831 to 1876, the building was later owned by Watson (Saddler) until 1930. The front façade and general build form have been retained to this day, constructed in a traditional Flemish brick bond.



Map ref and asset:

Historical significance:

31. No. 24 High Street

A nineteenth-century building, with most of its original features lost, but retaining the original build form and strong street frontage.

It was originally owned by Codling Tailor and Draper from 1847 to 1930.



32. Villas

Nos. 31-33 High Street

A twentieth-century building constructed in Saxilby red brick using an 'English' bond. The brick cornice and eaves dentil details have been retained, along with a shared arched recessed entrance feature.



33. Villas

Nos. 35-37 High Street

A twentieth-century building constructed in Saxilby red brick using an 'English' bond. It retains the brick cornice and eaves dentil details, along with a shared arched recessed entrance feature.



34. The Old Forge

High Street

A red brick building, formerly used as a blacksmith's forge, which has recently been restored for residential lodging use.



35. Smith's Fish and Chip Shop

No. 28 High Street

A nineteenth-century building located at the head of the access to the railway station, constructed in traditional red brick.

The building has long been established as a Fish and Chip Shop, serving the community for well over half a century.



36. Barber Bros

No. 55 High Street (c/w flat over)

A twentieth-century building constructed in Saxilby red brick using a 'Flemish' bond. The brick cornice and eaves dentil details have been retained, with the same dentil brick features also present on the chimney stacks.



Map ref and asset:

Historical significance:

37. Bedlam Hall

Nos. 59-61 High Street

A nineteenth-century building constructed in 1818, made of contrasting red and buff brick in a 'Flemish' bond. The use of differently coloured bricks to create a regular pattern is known as 'diapering'.

The building features a timber fascia and soffit to the roof, with decorative verge boards and a 'diamond' end ridge cap.



38. Diamond Villas

Nos. 30-32 High Street

A nineteenth-century building constructed in traditional red brick with an 'Old English' bond, featuring contrasting bands and diamond-shaped brickwork.

The roof is adorned with a timber fascia and soffit, complete with decorative verge boards and a 'diamond'-shaped ridge end cap.



39. No. 38 High Street

A twentieth-century red brick building constructed in 'English' bond, featuring a distinctive brick band and a dominant fascia and soffit overhang to the roof. It is a stand alone dwelling with unique design.



40. Nos. 52-54 High Street

A pair of twentieth-century red brick townhouses, featuring bay-fronted ground-floor windows and 'sash' style windows throughout. The door openings are adorned with a brick 'flat' head segmental arch feature.



41. Cottages

Nos. 91-93 High Street

A pair of nineteenth-century cottages constructed in rare yellow brick (uncommon for Saxilby) in an Old English bond. The cottages feature a saltbox roof design, with an unequal duo-pitch roof type.



42. The Barn

Originally part of No. 86 High Street

A barn, subject to residential conversion, constructed in rare yellow brick (uncommon for Saxilby) in an Old English bond. It features two-course segmental brick arches over the door and window openings.



Map ref and asset:

Historical significance:

43. Kilnhurst

No. 86 High Street

An early twentieth-century red brick building featuring chimneys and sash-style windows, complemented by stone detailing and stone sills.



44. No. 94 High Street

A nineteenth-century Georgian-style building constructed in rare yellow brick (uncommon for Saxilby) in a Flemish bond. It features a slate hipped roof, complete with a decorative timber 'frieze'.



45. The Villas

Nos. 115-117 High Street

A pair of twentieth-century red brick townhouses featuring bay-fronted ground-floor windows and retained 'sash' style windows. The buildings still retain brick chimney features and include decorative brick cornices and stone head sills to the windows. The roof is finished with rare plain tiles.



46. The Villas

Nos. 119-212 High Street

A pair of twentieth-century red brick townhouses, featuring bay-fronted ground-floor windows and retained 'sash' style windows. The buildings retain brick chimney features, along with decorative brick cornices and stone head sills to the windows.



47. Jubilee House

No. 2 Church Road

A nineteenth-century Victorian property constructed in traditional red brick, featuring parapet gables and prominent chimney features. The building also incorporates contrasting brick banding and a double-fronted bay with an extended canopy roof over.



48. Haslar

No. 4 Church Road

An early twentieth-century Edwardian dwelling constructed in traditional red brick, featuring many distinctive 'Edwardian' style elements.



Map ref and asset:

Historical significance:

49. Hill Cottages

Nos. 6-10 Church Road

Nineteenth-century cottages built in traditional red brick with a 'Flemish' bond. These cottages are among the earliest properties to front Church Road.



50. Nos. 20-22 Church Road

An early twentieth-century pair of semi-detached properties, each of individual design, built in traditional red brick and featuring distinctive 'Edwardian' elements.



51. No. 24 Church Road

A large, double-fronted early twentieth-century 'Edwardian' dwelling, constructed in traditional red brick and featuring characteristic 'Edwardian' elements.



52. No. 30 Church Road

A large, early twentieth-century dwelling of individual design, constructed in traditional red brick with contrasting brick 'quoin' detailing and central gable cross features.



53. No. 32 Church Road

A large, early twentieth-century dwelling of individual design, constructed in traditional red brick laid in an 'Old English' bond. The property features a relatively uncommon hipped roof.



54. No. 34 Church Road

A large, double-fronted early twentieth-century 'Edwardian' dwelling, constructed in traditional red brick and incorporating characteristic architectural features of the Edwardian period.



Map ref and asset:

Historical significance:

55. Domestic Dwellings

Church Road
(north side)

'The Villas' comprise two blocks of early twentieth-century dwellings in a Victorian style, typically set back from the street. Built in the traditional Saxilby red brick, the properties retain many original features.



56. Vicarage Veterinary Centre

No. 52 Church Road

A nineteenth-century former vicarage, now in use as a veterinary centre. The main house is constructed in yellow brick with a slate hipped roof and tall timber sash windows. Red brick outbuildings to the rear also feature slate hipped roofs.

Later single-storey side extensions, of lesser quality, have been added as part of the veterinary centre.



57. Nos. 55-57 Church Road

A pair of large, early twentieth-century semi-detached 'Villas' constructed in traditional red brick laid in an Old English bond. The properties feature characteristic Edwardian-style roof and window details.



58. Nos. 59-61 Church Road

A pair of large, early twentieth-century semi-detached 'Villas' constructed in traditional red brick laid in an Old English bond, featuring Edwardian-style roof and window details. The upper section of the building has since been covered with a render finish.



59. Wispington House

No. 41 Mill Lane

At least nineteenth-century in origin, the former farm buildings known as 'The Hollies' are constructed in traditional red brick laid in a Flemish bond. Several outbuildings remain and are arranged in the characteristic layout of a 'crew yard', reflecting the site's agricultural heritage.



60. No. 45 Mill Lane

A nineteenth-century dwelling constructed in traditional red brick laid in a Flemish bond, with chimney stacks retained. Many original openings remain, including brick arch details above, although the windows have been replaced with modern alternatives.



Map ref and asset:

Historical significance:

61. No. 49-51 Mill Lane

A nineteenth-century pair of small cottages constructed in traditional red brick laid in an Old English bond, with the central chimney stack retained. Many original openings remain, including brick arch detailing above, although the windows have been replaced with modern styles.



62. Row of Cottages

Mays Lane

Nineteenth-century cottages constructed in red brick, with chimney features retained. However, the building's windows have generally been altered over time. The exposed timber gable feature and slate roof finish remain intact.



63. Saxilby House

Former Care Home, Highfield Road

The nineteenth-century farmhouse is recorded in the HER and is noted as the farmhouse for a basic farmstead, with over 50% of the attached working buildings now lost. It shares a similar build form to the Manor House in Saxilby, featuring a steep duo-pitched roof. The original brickwork is now covered with a render finish, and the roof has been replaced with modern concrete tiles.



64. The Barn

Highfield Road

A nineteenth-century barn, formerly part of a farm courtyard of buildings, is the last remaining structure. The original farmhouse survives as 'Saxilby House'. The barn is constructed in traditional red brick laid in an Old English bond, with distinctive 'dog-toothed' brick eaves detail and a clay pantile roof. The building retains many of its original features, with evidence of where former buildings were once connected. The property has recently been converted to residential use.



65. Pair of Cottages

Sykes Lane

A pair of early twentieth-century cottages constructed in Saxilby red brick laid in an Old English bond, with a slate roof and a central chimney stack. The building's front façade has been retained, although the original sash windows have been replaced with modern alternatives.



66. The Cottage

Sykes Lane

A traditional cottage constructed in red brick laid in an Old English bond, with a pantile roof and gable chimney stacks. This potentially nineteenth-century building is located in an isolated yet prominent position, fronting the road junction with Church Lane.



Map ref and asset:

Historical significance:

**67. Nos. 1-6
Western Avenue**

These early twentieth-century 'Edwardian' terrace houses were constructed to accommodate workers supporting the West's Engineering Works. One of two blocks still remaining, the houses are built in red brick laid in an Old English bond, with lead roll hip-style roof features and a slate roof finish.



**68. Nos. 7-12
Western Avenue**

These early twentieth-century 'Edwardian' terrace houses were constructed to house workers supporting the West's Engineering Works. One of two blocks still remaining, the buildings are constructed in red brick laid in an Old English bond. The block is characterised by two splayed projections at each end, each with a splayed hipped roof feature finished in natural slate with lead roll hips. The large chimney stacks are also retained.



**69. Fosdyke
House**

Gainsborough
Road (Chiselwood
Ltd)

This building, constructed in red brick with a pantile roof, dates back to at least the nineteenth century. It retains many original features, including timber sash windows and chimney stacks. The renovated outbuildings are now used as workshops.



70. The Row

Nos. 1-7
Gainsborough
Road

This block of cottages, dating back to at least the nineteenth century, is known as 'The Row'. Built in traditional red brick, it retains several original features, including chimney stacks. The block maintains a prominent street frontage to the main road.



71. Manor Farm

Gainsborough
Road (Pure Spa)

These farm buildings, dating back to the eighteenth century, are constructed in brick with a pantile roof. Recently fully renovated, many original features have been retained and restored. The general setting has been adapted to suit its current use as a Spa and Beauty business.

**72. South Mill
House**

No. 6 Lincoln
Road

This mid-twentieth century dwelling is built in a traditional red brick and designed in a Georgian style. It features a hipped roof, dog-toothed brick eaves detail, and sash-style windows.



**73. No. 7 Lincoln
Road**

This early twentieth century, double-fronted dwelling is constructed in traditional red brick and retains many distinctive 'Edwardian' features.



**Map ref and
asset:**

Historical significance:

74. Sturton Road

This pair of cottages, dating from 1857, retains its original brick construction and 'cat slide' dormer roof features, despite some modern alterations. Set perpendicular to the main road, these cottages serve as a prominent local feature.



75. Sturton Road

This pair of cottages, dated 1857, retain their original 'cat slide' dormer roof feature, though the building has been impacted by modern alterations, including rendered-over walls. The cottages are set perpendicular to the main road in a prominent yet isolated location.



76. Odda Farm

Lincoln Road

'Odda Farm' is a nineteenth-century farmstead arranged in a typical 'U' shape, constructed in traditional red brick.

Monument record MLI119102.

77. Saxilby Moor Farm

Carr Lane

Saxilby Moor Farm is a redeveloped nineteenth-century farmstead. It features a regular courtyard with linked working buildings on all four sides of the yard. The farmhouse is detached from the main working complex.

Monument record MLI119108.

78. Ingleby Farm

Sturton Road

Ingleby Farm is a nineteenth-century farmstead, featuring a regular courtyard with multiple yards. The farmhouse is detached, with the gable end facing onto the yard.

Building record MLI119088.

79. Birchwood Farm

Skellingthorpe Road

A partially extant 19th-century farmstead with a regular courtyard in a U-plan configuration. The farmhouse is detached from the main working complex. Over 50% of the original buildings have been lost.

Building record MLI119103.

80. River Bank Farm

A partially extant 19th-century farmstead with a regular courtyard and multiple yards. The location of the farmhouse is unclear, and less than 50% of the traditional buildings have been lost. It is situated within a loose farmstead cluster.

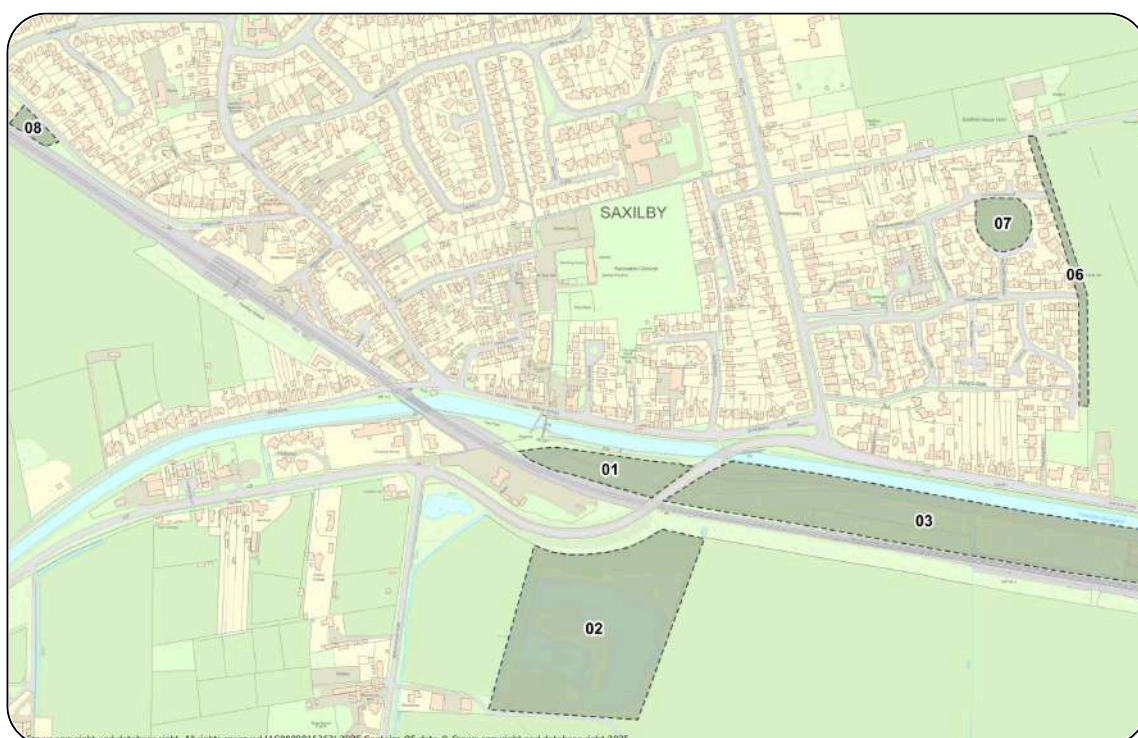
Building record MLI119101.

Appendix C: Saxilby with Ingleby Local Green Spaces

Figure 12a: Local Green Spaces



Figure 12b: Local Green Spaces



01. CANAL BANK COPSE (SAXILBY COMMUNITY WOODLAND)



Description

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 of steps.

Local Value

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.

Historical

Paragraph 37 in the Conservation Area report states '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 Board for the dumping of dredging spoil, but its future as a nature reserve now seems secure'.

Recreational

Provides a rural backdrop within the landscape with mature trees.

Wildlife

Much of the area is unmanaged and naturally wild.

02. WILDLIFE BREEDING PONDS SK895749



Description

Ponds located to the south of Saxilby beyond the A57, near Broadholme.

Local Value

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.

Historical

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 as a breeding ground for wildfowl.

Recreational

A unique site within the parish, which is accessed by a public footpath, enabling local access to a wildlife rich pond habitat.

Wildlife

A considerable range of birds breed here including mute swan, Canadian geese, greylag geese and little grebe.

03. SAXILBY ROAD WOOD



Description

Area of marsh, scrub, trees and grassland which is a Site of Nature Conservation Interest, due to its habitats for wildlife.

Local Value

Provides local natural character and distinctiveness to the area softening the nearby industrial and business uses of land. Located near the breeding ponds, supporting wildlife in the area.

Historical

Woodland scrub area between the road and railway.

Recreational

Woodland vista softening the more industrial aspect of the area and potentially a future community accessible area.

Wildlife

Butterflies and birds have been recorded here including warblers.

04. ST BOTOLPH'S GATE GREEN



Description

A green in the centre of the St Botolph's development.

Local Value

Recreation and green space in the development.

Historical

Green established as part of the housing development.

Recreational

Green space and recreation area.

05. ST BOTOLPH'S GATE REAR



Description

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 with the countryside.

Local Value

Sense of space and rural country. Used as a community space by residents.

Historical

Recreation area established as part of housing development.

Recreational

Children from houses nearby use this to play in.

Wildlife

Mature trees and hedgerows and mown grass.

06. NATURE CORRIDOR BETWEEN INGAMELLS DRIVE AND MAYS LANE



Description

Green belt strip of land with grassed areas and trees established as part of the Daubeney Estate development.

The key value of the site is derived from the positive impact that the trees have on the landscape.

Local Value

Provides a green boundary to the development. This land contributes to the open feel of the area and the connection with the countryside.

Historical

Green belt which was planted during the Daubeney estates development.

Recreational

Provides a pleasant visual backdrop for residents.

Wildlife

Small spinney of trees providing a habit for wildlife.

07. MACPHAIL CRESCENT GREEN



Description

A green in the centre of MacPhail Crescent.

Local Value

Recreation and green space in the development.

Historical

Established as part of the housing development.

Recreational

Established as part of the housing development.

08. SYKES LANE GREEN



Description

Maintained strip of land along Sykes Lane.

Local Value

Green space.

Historical

This land contributes to the open feel of the area and the connection with the countryside.

Recreational

Green space.

09. NORTHFIELD RISE GREEN SPACES



Description

Maintained green spaces with trees established as part of the housing development.

Local Value

Recreation and green space in the development.

Historical

Established as part of the housing development.

Recreational

Green space and recreation area.

10. WESTCROFT DRIVE RECREATION AREA



Description

Large maintained green space with established hedgerows and trees.

Local Value

Well used green space particularly for dog walkers and families.

Historical

Council owned and maintained parcel of land for community use.

Recreational

Green space and recreation area well used for dog walking and by families.

Wildlife

Grass with established hedges and trees including a small wooded area for wildlife.

11. ASHFIELD GRANGE RECREATION AREA



Description

Maintained green space as part of the housing development.

Local Value

Green space within the development.

Historical

Established as part of the housing development.

Recreational

Previously used as a small park for the development.

12. SUSTAINABLE DRAINAGE SYSTEMS (SUDS) AT INGLEBY VIEW

**Description**

Maintained green space as part of the housing development.

Local Value

Green space within the development.

Historical

Established as part of the housing development.

Recreational

Previously used as agricultural land prior to the houses being built.

13. LAND AT THE PADDOCKS/FIELD AVENUE

**Description**

Maintained green space as part of the housing development.

Local Value

Green space within the development.

Historical

Established as part of the housing development.

Recreational

Green space and recreation area.

14. INGLEBY VIEW CEMETERY EXTENSION

**Description**

Maintained green space as part of the housing development.

Local Value

Green space within the development. Reserved for a burial site.

Historical

Established as part of the housing development.

Recreational

Previously used as agricultural land prior to the houses being built.

Appendix D:

Policy Summary List

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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) 2024	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.