



Saxilby with Ingleby Village Character Assessment

November
2016

Content

1. Introduction	4
2. Historic Development	7
3. Landscape Setting	12
4. Urban Structure	19
5. Character Areas	24
6. Conclusion	60

Prepared by:
Tadhg Daly Urban Design + Planning

14 Capel Court,
Capel Street,
Dublin,
Ireland
D01PK72

Telephone
+353868738402 (Ireland)

on behalf of:
Saxilby with Ingleby Parish Council
St. Andrews Centre,
William Street,
Saxilby,
Lincoln LN1 2LP.

With thanks to the Saxilby and District History Group for their help with compiling this document and the use of photographs from the John Wilson Collection.



1. Introduction

1. Introduction

Purpose of the Assessment

1.1 Character assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy. Specifically, paragraph 58 of the NPPF states that:

“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments: respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.”

1.3 This Village Character Assessment provides an overview of the key qualities and characteristics that define the parish of Saxilby with Ingleby. It has been prepared in support of a larger project: the production of the Saxilby with Ingleby Neighbourhood Plan. Once adopted, the Neighbourhood Plan will be used by West Lindsey District Council when considering planning applications for development within the parish area.

1.4 The key role neighbourhood planning has in achieving high quality places, and the importance of understanding local character and context to inform such plans, is acknowledged in the government’s Planning Practice Guidance (Paragraph 29), which states that:

“A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities”.

1.5 This Village Character Assessment supports the design and character policies progressed within the Saxilby with Ingleby Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners and the local community to help to ensure that all future development and change in Saxilby with Ingleby is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the parish.

What is Character?

1.6 The character of an area is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes the character of an area.

1.7 It is common for some areas to be described as having ‘little or no character’, and other areas as having ‘lots of character’. These sorts of descriptions confuse character with attractiveness. All areas have a character in the same way that all people have a personality. In some areas the character may be more obvious, more consistent, more unusual or more attractive, but no area should be described as having no character.

1.8 In many areas building style is important to setting the character of the area. This includes not just typical form and massing, but may also include details, materials and colours. Buildings do not need to be old or historically significant to have a character that is important to people’s understanding and enjoyment of an area.

1. Introduction

Assessment Methodology

1.9 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Village Character Assessment considers a broad range of influences, including:

- Historical evolution of the area
- Landscape setting
- Structure, spacing and layout
- Vegetation and planting
- Built form
- Landmarks and Historic Buildings
- Views and vistas
- Streetscape.

- Detailed on-site survey of the parish, including photographic and written records of key characteristics and features.

1.12 As well as providing a description of the overarching character of Saxilby with Ingleby, this Village Character Assessment also includes a more detailed analysis of specific 'character areas' within the settlement, which display distinctive attributes which differentiate them from other areas of the settlement.

1.10 While the primary objective of this assessment is to identify the qualities and characteristics of Saxilby with Ingleby, where appropriate, existing development which fails to contribute positively to the character of the parish is also highlighted. The identification of negative forms of development ensures that a holistic and thorough assessment of the character is presented and that all key aspects of local character are considered. In addition, this approach can also help to identify opportunities where local character might be reinforced and enhanced.

1.11 In preparing this Village Character Assessment, the following research was conducted:

- Desktop research, including:
 - Analysis of historic and recent maps
 - Review of existing evidence, including the West Lindsey Landscape Character Assessment (1999)
 - Identification of designated Heritage Assets
 - Original Character Assessment conducted by Chris Hewis
 - West Lindsey District Council Saxilby Bridge Street Conservation Area report (www.west-lindsey.gov.uk/my-services/planning-and-building/conservation-and-environment/conservation-areas)