



# **SAXILBY WITH INGLEBY**

## **Neighbourhood Development Plan**

**Final Version (February 2017)**



# Aerial Photographs of Saxilby with Ingleby Parish



Photographs courtesy of Mr Allen

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# Foreword

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

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

In August 2015 the Parish Council restarted the Neighbourhood Planning process, and this time the community was fully engaged with the Neighbourhood Plan. This may have been because of possible further large scale residential developments. In fact, this time the community engagement was so successful, due to the wide range of communications used, that Saxilby with Ingleby Neighbourhood Plan became a case study for the Department of Communities and Local Government.

The Neighbourhood Plan has been overseen by the Steering Group which consists of Parish Councillors and residents. It is a large Steering Group, which has not only kept its consistency, but worked well as a team with a determination to complete the Plan for the Parish.

Gaining resident's views of where they live and what they would like to see over the next twenty years, has ensured that the Plan is community led. To achieve this there have been a number of consultations and all the comments received have been considered for inclusion in the Plan.

The Plan sets out where development will take place as well as the design and quality of that development. New housing is important but this Plan is not just about housing; it includes employment, protecting our heritage, our environment, improving transport links and most of all retaining the character of the area.

We would like to thank all members of the Steering Group for their commitment, determination and hard work; Luke Brown from West Lindsey District Council for his support and advice; Natalie Cockrell our Independent Planner for writing the Plan; Lydia Smithson our NDP Administrator who joined us halfway through and has made a massive difference to the workload; and most importantly to the residents of the Parish who have been involved throughout the process.

We are proud of our Parish but also want a forward vision of how Saxilby with Ingleby will look and feel by the year 2036 for us and crucially for future generations. This Plan is one of the most important documents in our history as a Parish.

*Elizabeth Hillman*  
Chairman  
Saxilby with Ingleby NDP Steering Group

*Paul Roberts*  
Chairman  
Saxilby with Ingleby Parish Council



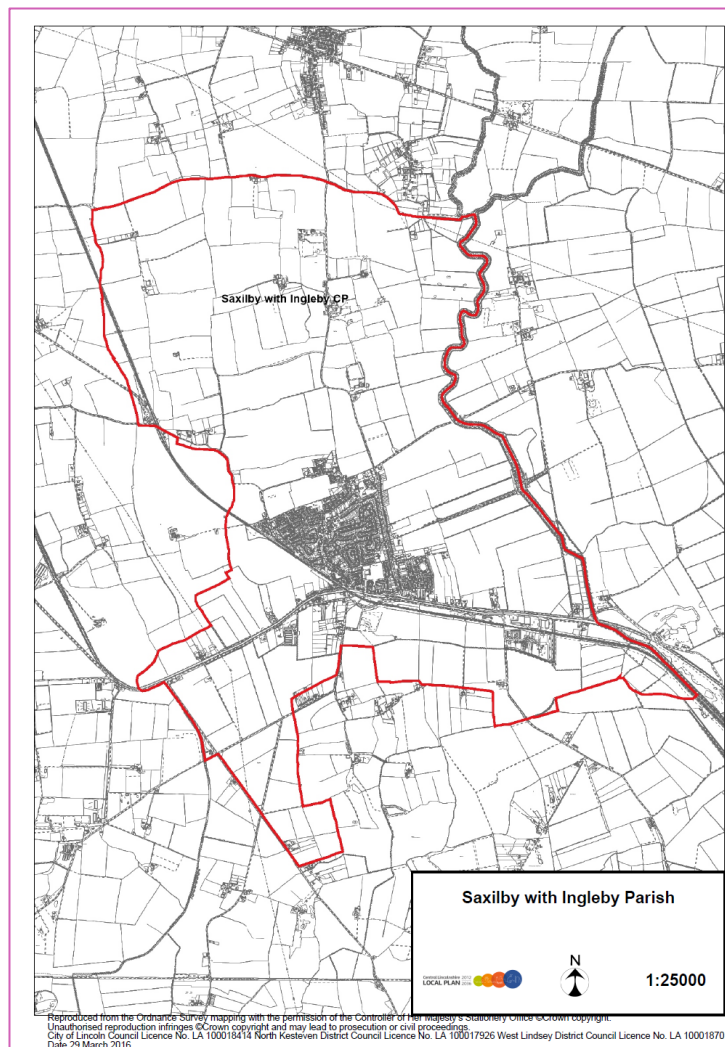
# Introduction



# Introduction

1. The Localism Act 2011 provides the opportunity and tools for communities to develop their own plans for their neighbourhood. These Neighbourhood Plans, if passed by an independent examination and supported in a local referendum, must be made by the Local Planning Authority (West Lindsey District Council) and will become part of the legal planning framework for the Parish of Saxilby with Ingleby.
2. The Neighbourhood Plan process enables communities to inform future planning applications, better shape their environment and determine where development takes place. It can help to influence the type and quality of that development and ensure that the change also brings with it local benefit.
3. This Plan has been prepared by Saxilby with Ingleby Neighbourhood Plan Steering Group on behalf of the Saxilby with Ingleby Parish Council. It covers the Saxilby with Ingleby Parish area and sets out planning policies for this area for 20 years covering the period from 2016-2036.
4. The Parish area (shown in Figure 1 below) was designated as a Neighbourhood Plan area and Saxilby with Ingleby Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan for the area. The area was designated by West Lindsey District Council on the 15<sup>th</sup> December 2012.

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



5. The development of the Neighbourhood Plan involved a very lengthy and highly inclusive consultation process. The issues that the community expressed concern over at consultation events and through the community questionnaire have formed the vision and objectives for the Plan area. From the Vision and Objectives the necessary policies have been developed to achieve these. This process is described in detail in the Consultation Summary and within the background documents. The Consultation Summary can be found at [www.saxilbyplan.co.uk](http://www.saxilbyplan.co.uk). The key events are summarised in the following section.

**Table 1: Neighbourhood Plan Consultation Events**

Event	Date	Purpose	Outcome
<b>E-mail sent to residents</b> who previously expressed an interest in the NDP	Jan 2015	To re-launch the Steering Group with interested residents.	First Steering Group meeting arranged.
<b>Event 1:</b> Public consultation event in Saxilby Village Hall	Oct 23 <sup>rd</sup> 2015	Raise awareness of and involvement in the NDP. Seek initial views on themes for the NDP.	87 people attended and shared their views.
<b>Event 2:</b> Community Questionnaire sent to all households	Dec 2015	To gain the views of the community on planning for the future of the parish and a housing needs survey.	626 people completed a questionnaire (paper and online) representing a 36% response rate.
<b>Event 3:</b> Youth Group Focus Group	Dec 2015	To engage with young people and collate their views of the area. The outcome fed into the development of the survey used in the primary school.	Young people shared their views on Saxilby and assisted in the development of the children's and young people's survey.
<b>Event 4:</b> Public consultation event in Saxilby Village Hall	Feb 5 <sup>th</sup> 2016	Feedback the questionnaire results, share the emerging themes.	89 people attended and shared their views.
<b>Event 5:</b> Children's online survey completed through the Primary School	Mar 2016	To gain the views of children on the future of Saxilby with Ingleby.	75 children between the ages of 4-11 responded.
<b>Event 6:</b> Business consultation drop-in event and survey	Mar 17 <sup>th</sup> 2016	To collate the views of local businesses and feed these results into the development of the NDP.	17 people attended the event representing 15 businesses, with 62 individual comments being made.
<b>Event 7:</b> Young people's consultation	Mar 2016	To gain the views of young people on the future of Saxilby with Ingleby.	53 young people aged 11–21 filled out the questionnaire.
<b>Vision and policy intentions leaflet</b>	Mar 2016	Summarised the emerging vision, objectives and draft policies to comment upon.	Leaflet sent to all households who subscribed to the Foss Focus magazine (1100 copies printed each month) to update them on progress and leaflets left in local facilities.
<b>Foss Focus</b>	Monthly	To keep the community informed of the progress and encourage involvement.	Circulated to subscribing households within the Parish (1100 copies printed each month)
<b>NDP Website</b>	Ongoing	Share progress of the Plan and invite and encourage engagement in the process.	6090 people viewed the website and there were 1602 unique visitors to the website.
<b>NDP Facebook Page</b>	Ongoing	Share progress of the Plan and invite and encourage engagement in the process.	The Facebook page had a reach of 5836 and 75 page likes.



# Why are we doing a Neighbourhood Plan?

6. Saxilby is classified as a 'Large Village' in the Proposed Submission Central Lincolnshire Local Plan (2016) which is expected to provide employment, retail, and key services and facilities for the local area. The village has expanded over the past 20 years and there are particular socio-economic issues that continue to affect the Parish. In addition, due to the lack of an up-to-date planning policy, there is a concern within the community that the local context is not always given sufficient consideration. This is where a Neighbourhood Plan can complement existing and emerging planning policy, whilst providing up-to-date local context.
7. Consultation for this Neighbourhood Plan has revealed the following key community issues for the Neighbourhood Plan to address:
  - Housing types are needed to suit current and future resident's needs
  - The design of new developments in the Parish needs to respect and complement the existing character of the area
  - To support the expansion of the employment area around the Enterprise and Business Parks to the south of the Fossdyke Canal and small scale employment within the Parish
  - The need for more retail units within Saxilby centre
  - To address traffic congestion on certain junctions
  - To provide environmental protection, improvements and enhanced recreational facilities
  - To support tourist development within the Parish
8. A community with a Neighbourhood Plan in place will be entitled to 25% of the Community Infrastructure Levy (CIL) which is money raised by the District Council from the developer. This money will be available for the Parish Council to spend on local projects aimed at compensating for the additional development burden in their community.
9. West Lindsey District Council intends to introduce CIL and in anticipation of the CIL charging schedule being implemented in Lincolnshire. This Neighbourhood Plan sets out community projects in **Appendix A** to show how the Parish Council proposes to focus this money derived from any new dwellings in the Parish. It could ensure that if new housing development is undertaken in the Plan area it brings with it additional community benefits, like environmental improvements and enhanced recreational facilities. These community projects have been derived from the consultation on the Neighbourhood Plan.



## The Neighbourhood Plan Process

10. The Saxilby with Ingleby Neighbourhood Plan Steering Group and the Parish Council has worked collaboratively with West Lindsey District Council to produce the Neighbourhood Plan. The policies contained within the Saxilby with Ingleby Neighbourhood Plan are considered to be in general conformity with higher level planning policies to ensure it meets this basic condition (as set out in the Neighbourhood Planning Regulations, 2012).
11. Following a statutory six week consultation period running from 4<sup>th</sup> May 2016 until 16<sup>th</sup> June 2016 the Saxilby with Ingleby Neighbourhood Plan was publicised for a further six weeks by West Lindsey District Council, in accordance with the Neighbourhood Plan Regulations 2012. At this stage the Plan was a material consideration in the preparation of any planning applications within the Parish.
12. After the examination (by an independent examiner) and local referendum, this Plan will form part of the Statutory Development Plan and will have significant weight in the determination of planning applications along with the policies in the West Lindsey District Council's Local Plan 2006 and the Proposed (Submission) Central Lincolnshire Local Plan 2016.
13. The Saxilby with Ingleby Neighbourhood Plan should be read as a whole and in conjunction with national policies, West Lindsey District Council's planning policies and the emerging Central Lincolnshire Joint Local Plan 2036.





## Saxilby's History

14. The Saxilby with Ingleby Parish centres on an ancient village that Danish (Viking) invaders settled around AD 839 as they moved into and took over the district. The invaders settled within the area as farmers and merchants, and from these settlers the place name derives; Saxilby (Danish) 'Saxulf's Farmstead'. The area is mentioned in the Domesday book and referred to as 'Ad Saxebi in Lincolescira'. The name Ingleby comes from the Danish 'Settlement of Angles'; 'Englebi' is mentioned in the Domesday Book of 1086.
15. To the north of the Plan area lie the deserted medieval villages of North and South Ingleby. It is thought that the main reason for the desertion of both villages was the introduction of sheep farming during the 13th century, which was considerably less labour intensive than arable farming.
16. The Parish has expanded in recent years with a number of new housing developments built around the edge of the older parts of Saxilby. According to the 2011 census Saxilby has 1732 dwellings.



# Saxilby Today

17. Saxilby with Ingleby is in the District of West Lindsey in Lincolnshire. The Parish lies 6 miles north-west of Lincoln, on the A57 road between Lincoln and Worksop. The Neighbourhood Plan area covers approximately 4,420 acres (1,790 hectares) and it includes the village of Saxilby and the hamlet of Ingleby.
18. 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.
19. Saxilby has its own pre-school facilities and a primary school, and a number of secondary schools are located nearby in Lincoln and Gainsborough.
20. The population of the parish in 2011 was 3,992<sup>1</sup>. The demographics of the parish are shown in table 2. It shows that the Parish has an ageing population with the largest age range in the Parish being that of age 30 – 64 with 47.2% of the residents being in this age range and 24.5% of the population being over the age of 65.

**Table 2: Demographics of Saxilby with Ingleby**

Age	Saxilby with Ingleby %	West Lindsey %
0 - 14	14.1	15.9
15 - 29	14.2	15.4
30 - 64	47.2	47.7
65 and over	24.5	21

<sup>1</sup> All statistics have been taken from the Office of National Statistics 2001 and 2011 Census from [neighbourhood.statistics.gov.uk](http://neighbourhood.statistics.gov.uk) unless otherwise stated.

# Community Vision & Objectives



# Community Vision

21. The Community Vision was prepared following consultation with local people during 2015 and 2016. The Community Vision focuses on how local people would like the area to be in 2036; it is a shared vision created using the views and concerns of local residents, business and stakeholders.

The parish of Saxilby with Ingleby will develop and thrive, while retaining its rural character, creating a sustainable community through the provision of:

- An appropriate mix of housing types on suitably sized and appropriately located developments around the parish
- Local employment opportunities
- Protection and enhancement for important community facilities, services and infrastructure, environmental and heritage assets

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

# Community Objectives

22. The Communities' objectives have been developed from the community consultation and are more focused, covering different themes that local residents have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the Parish can grow sustainably to:

- Manage appropriate future housing development that sufficiently meets the needs of the local community
- Retain existing and support new employment opportunities in the village, particularly at the Saxilby with Ingleby Business Parks
- Encourage tourism related business and activity within the village
- Protect and enhance our designated open spaces within the village
- Preserve and enhance our public footpaths and connections within the village
- Preserve and, where possible, enhance our local wildlife and environmental assets such as the Fosdyke Canal
- Preserve the surrounding countryside
- Protect and enhance our important historic buildings, monuments and assets
- Support and encourage the improvement of our existing transport infrastructure within the village
- Improve residents health and well being over the Plan period
- Reduce the impact of additional traffic congestion within the plan area
- Encourage the enhancement and improvement of community facilities and amenities



# Housing



# Housing

## Justification

23. The Government's aim of achieving sustainable development is a key part of the localism agenda. Part of achieving sustainable development is providing an appropriate mix of development that suits the needs of the local population where there is access to key services, whilst minimising the impacts on the local environment.
24. A community with a mix of housing tenures, types and sizes will be more able to meet the changing needs and aspirations of its local residents, throughout the change in resident's lives. Providing greater housing choice increases the opportunities for residents to remain within their communities, which in turn promotes social equality and inclusion
25. It is important that any future housing development in Saxilby with Ingleby reflects the need for a mix of housing types. The Saxilby with Ingleby Scoping Report 2015 states that according to the 2011 census 1,732 dwellings are located within the Parish of which 196 of these dwellings have been built since the 2001 census, Further social demographic information shows that there is a high proportion of detached houses (62% compared to England that has an average of 22%) whereas only 4% of the housing stock in Saxilby with Ingleby are flats and 9% terraced properties. This is set against the demographics of an increasingly ageing population (as shown in Table 2) and a trend for the need for smaller housing.

**Table 3: Housing Key Facts for Saxilby with Ingleby**

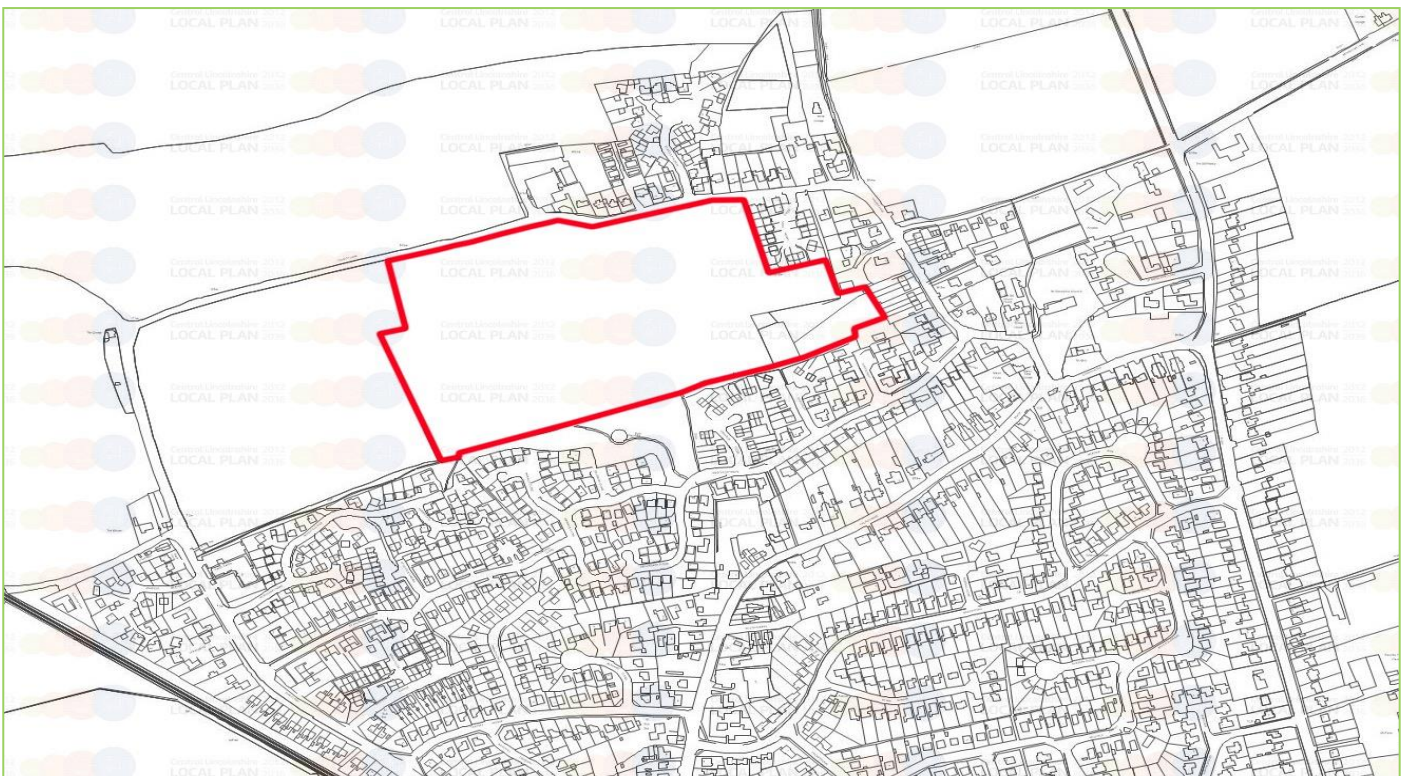
<b>Total No. of Houses</b>	<b>1,732</b>			
<b>Housing Tenure</b>	Owned 79%	Socially Rented 11%	Privately Rented 9%	Living for Free 1%
<b>Housing Type</b>	Detached 62%	Semi-Detached 25%	Terraced 9%	Flats/other 4%
<b>Housing Size</b>	1-2 bed 27%	3 bed 45%	4 bed 22%	5+ bed 5%

26. At this stage the Proposed Submission Central Lincolnshire Local Plan 2016 allocates a single development site in Saxilby: the development site of Church Lane with an indicative 221 dwellings. There are proposals for housing developments within the Parish which have been subject to an appeal, the decision of which has recently been made available by the Planning inspectorate. The granting of this appeal also enables around 130 additional houses within the Parish over the next 20 years. This Neighbourhood Plan does not seek to formally "allocate" this site – in line with the emerging Central Lincolnshire Local plan.



27. Through the consultation the community made it clear that they did not support large scale new housing development in the area. However, the community do acknowledge that the Church Lane housing development has outline planning permission and will therefore go ahead whether the community supports it or not. The community, along with the Neighbourhood Plan Steering Group, feels it necessary to include a comprehensive planning policy for the full development of this site within this Neighbourhood Plan. This seeks to support the development of the Church Lane site for a maximum of 230 dwellings, to guide any reserved matters applications submitted on the site in the future and to ensure this application or applications are in line with the community wishes.
28. Outline planning permission for the Church Lane site was granted permission at appeal on the 9<sup>th</sup> December 2015. The outline permission is for 230 houses on a 10 hectare site on the northern fringe of Saxilby as identified on figure 2 below.

**Figure 2: Church Lane Development Site**



29. Building for Life 12 is a tool kit that helps promote urban design best practice. It can be used at all stages in the design process to check that new development is meeting the standards required. BFL 12 is a 'national standard for well-designed homes and neighbourhoods and is about creating good places to live.' The Saxilby with Ingleby Neighbourhood Plan endorses BFL12 and supports all new developments that are designed and developed in accordance with the BFL12 standards.



# Community Consultation

30. During the consultation undertaken by Community Lincs in 2015 local residents were asked to state the scale and siting of housing development considered appropriate, together with the size and style of housing stock.
31. When local residents were asked how much new housing should be developed in the area, although the largest single response was for 0–25 houses (22%), when housing number groups are added together they produce a very uniform response across the full range of options. So if the group 0-25 is added to those who said 26–50, this equals 34%; 76–100 with 101–150 equals 30%; and 151–200 with 200+ equals 29%. Therefore the consultation draws no clear consensus on how much housing should be developed within the Parish over the next 20 years. Along with this residents were also asked about the location of new housing development. The overall preference was for building development to take place within the existing village boundaries.
32. In terms of the number of storey's that residents thought appropriate there was a clear preference for single and two storey properties, with a combined high and medium preference score of 60% and 64% respectively. There was some support for flats with a combined high and medium preference of 31% but little support for three storey properties.
33. In response to the number of bedrooms preferred two and three bedroom dwellings had the strongest support. They both had support from 61% of respondents. There was some support for one and four bedroom properties but at the lower levels of 34% and 25% respectively.

## POLICY 1: HOUSING MIX

1. All new development should provide and contribute to ensuring, a range of housing types and a mix of tenures based on identified housing needs in the most up to date housing needs assessment available at parish or District or housing market area level. The range of house types and mix of tenures provided should support a sustainable neighbourhood to meet the needs of a diverse range of household types and incomes to support community cohesion. This includes, and particular encouragement is given to, accessible and adaptable dwellings and wheelchair user dwellings.
2. Proposals for housing suitable for older people and first time buyers to meet the needs of our aging population and younger residents are particularly welcomed.

## **POLICY 2: DESIGN OF NEW DEVELOPMENTS**

1. All new development must deliver good quality design. In order to achieve this all new development must:
  - a. Respect the existing pattern of development in terms of enclosure and definition of streets and spaces.
  - b. Use materials appropriate to the development's context.
  - c. Be of an appropriate scale and density in relation to its setting.
  - d. Have good access to public transport or otherwise help to reduce car dependency, such as promoting active travel (walking and cycling).
  - e. Take advantage of the local topography, landscape, trees and plants, wildlife habitats, existing buildings and site orientation.
  - f. Take advantage of views into and out of the site in order to make the development easy to access and to navigate through.
  - g. Car parking should be integrated within the landscaping of the scheme to minimise its visual impact but it should also serve its intended users and encourage natural surveillance.
  - h. Provide an environment that contributes to the promotion of health and wellbeing of residents through the provision of meeting place opportunities, shared space and safe and accessible environments, both in relation to crime and clear and legible pedestrian routes and high quality open space.
  - i. Incorporate flood resilience and resistance measures including, where appropriate, Sustainable Urban Drainage Systems.
2. All new development must demonstrate how the above criteria, Building for Life 12 and the Saxilby with Ingleby Village Character Assessment has been used in the designing of the site through the submission of a written statement.

## **POLICY 3: COMPREHENSIVE DEVELOPMENT OF LAND AT CHURCH LANE**

A mix of housing development and ancillary and associated development will be supported on the site known as Land at Church Lane as shown on Proposal Map 1.



# Affordable Housing

## Justification

34. Affordable Housing has a specific definition in planning terms. The full definition is in Annex 2 of the National Planning Policy Framework (NPPF):

*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*

*Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.*

*Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*

*Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.*

*Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.*



35. The West Lindsey Local Plan 2006 sets the affordable housing target at 25% in settlements over 3000 in population and on sites accommodating 15 or more dwellings, or on sites greater than 0.5 hectares. The West Lindsey Local Plan 2006 will be soon be replaced by the Central Lincolnshire Local Plan. The Central Lincolnshire Local Plan sets a new affordable housing policy for Saxilby (Policy LP11), the percentage is set at 25 % on housing development that build 11 or more dwellings.
36. An Affordable Housing Needs Survey (HNS) for Saxilby with Ingleby was commissioned as part of the Neighbourhood Plan process. The HNS concludes that future housing development plans should give high consideration to developing smaller properties such as terraced properties suitable for younger people to get onto the housing market and also specialist housing for the elderly. The HNS identified the affordable housing need for the area as follows:

**Table 4: Affordable Housing Need in the Parish**

Type of Affordable Housing Required	Total
Households requiring a 3 bedroomed house for rent	5
Households requiring a 2 bedroomed house for rent or shared ownership	8
Households requiring a 2 bedroomed bungalow for rent or shared ownership	5
Households requiring a 1 bedroomed bungalow for rent	4
Households requiring other 1 bedroomed accommodation for rent or shared ownership	28

37. The HNS concludes that there are a lack of affordable housing options for young single people and couples without children. This group constituted the largest category of need identified by the survey. The majority were living with parents and indicated a wish to leave the parental home and live independently. A smaller proportion were living in private rented accommodation, which they found too expensive or unsuitable for their personal needs.
38. The study also identified a growing demand for specialist accommodation to meet the needs of older people. An ageing population will increase the demand for specialist accommodation, and the survey provides some evidence of this. Not only will there be an increased need for mobility and wheelchair standard homes, there will also be greater interest in tenure options which offer the opportunity for equity release to pay for long term care and support needs.
39. The survey has also highlighted that, in many cases, residents prefer to remain in their own homes, with appropriate adaptations and support arrangements to enable them to retain their independence. However, a large proportion of respondents indicated that they would be unable to fund the cost of required adaptations, and this may increase the numbers needing to move to more suitable accommodation in the local community.
40. 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: ALLOCATION OF AFFORDABLE HOUSING**

1. All new affordable housing on market sites or rural exception sites in the Parish will be first offered to people with a local connection to the Parish and whose needs are not met by the open market. A local connection is defined as a person who:
  - a. Was born in the Parish.
  - b. Has lived in the Parish for five years or more.
  - c. Is no longer resident but has a local connection including a period of residency of five years or more.
  - d. Has an essential need to live close to another person who lives in the Parish, the essential need arising from age or medical or care reasons.
  - e. Needs to live close to their place of work in the Parish.

# Historic Character





# Historic Character

## Justification

41. The Saxilby with Ingleby Parish centres on an ancient village that Danish (Viking) invaders settled around 839AD as they moved into and took over the district. The invaders settled within the area as farmers and merchants, and from these settlers the place name derives; Saxilby (Danish) 'Saxulf's Farmstead'. The area is mentioned in the Domesday book and referred to as 'Ad Saxebi in Lincollescira'. The name Ingleby comes from the Danish 'Settlement of Angles'; 'Englebi' is mentioned in the Domesday Book of 1086.
42. To the north of the plan area, are the deserted medieval villages of North and South Ingleby. In addition to this, part of North Ingleby is a Scheduled Ancient Monument.
43. At North Ingleby the remnants of a moated manor house, together with the associated remains of the village can clearly be seen from the road. There is also the foundation of one building, which is almost certainly the former chapel. To the north of the site, the large field contains the remains and earthworks of a late medieval Deer Park.
44. Similar to North Ingleby, South Ingleby is the former home to a complex series of earthworks. These include the remains of the platform for a moated manor house, the remains of trackways between farm workers cottages and several fish ponds. On the north-west of the site are large mounds, which are possibly the remains of a rabbit warren (a useful medieval source of both food and clothing).
45. The main reason for the desertion of both villages is thought to be the introduction of sheep farming during the 13<sup>th</sup> century, which was considerably less labour intensive than arable farming. The fields were enclosed and turned to pasture.
46. Several buildings remain in Saxilby with Ingleby which span the centuries: St Botolph's Church (C12th), Saxilby Old Hall (C15th), the Manor Farm House (C16th) and several cottages (C18th). Although most of these buildings are listed, this is not always a guarantee of preservation. Amongst the Grade II listed buildings now lost are a pair of mid C19th railway cottages at 10 and 12 Sykes Lane and a C17th timber framed cottage at 105 High Street, now the site of a supermarket.
47. The Fosdyke canal is the oldest artificial waterway in the country, connecting the River Trent at Torksey to the River Till at Odder. The Fosdyke has influenced village life in Saxilby with Ingleby significantly throughout the past two millennia.
48. There are many heritage assets in Saxilby with Ingleby that should be conserved and enhanced. The National Planning Policy Framework advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Designated heritage assets include listed buildings and Conservation Areas and scheduled monuments. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance because of its heritage interests including those that are locally listed. **Appendix B** details all the heritage assets within the Parish.
49. In addition to the eight listed buildings and scheduled monuments, 74 non-designated Heritage Assets have been chosen with a regard to their age, architectural interest or historical significance to the parish character. The selection was made in August 2016 by the NDP Steering Group, with the West Lindsey District Council Conservation Officer and Saxilby and District History Group. The History Group archives were referenced, along with the Lincolnshire Historic Environment Record, and sites listed within the

Selected Heritage Inventory for Natural England. The complete list is included in **Appendix B** and focuses on Bridge Street, High Street and Church Road.

50. The Neighbourhood Plan Area can be divided into 10 character areas as defined in the Saxilby with Ingleby Character Assessment 2016. Figure 3a shows these character areas.

**Figure 3a: Character Areas in Saxilby**

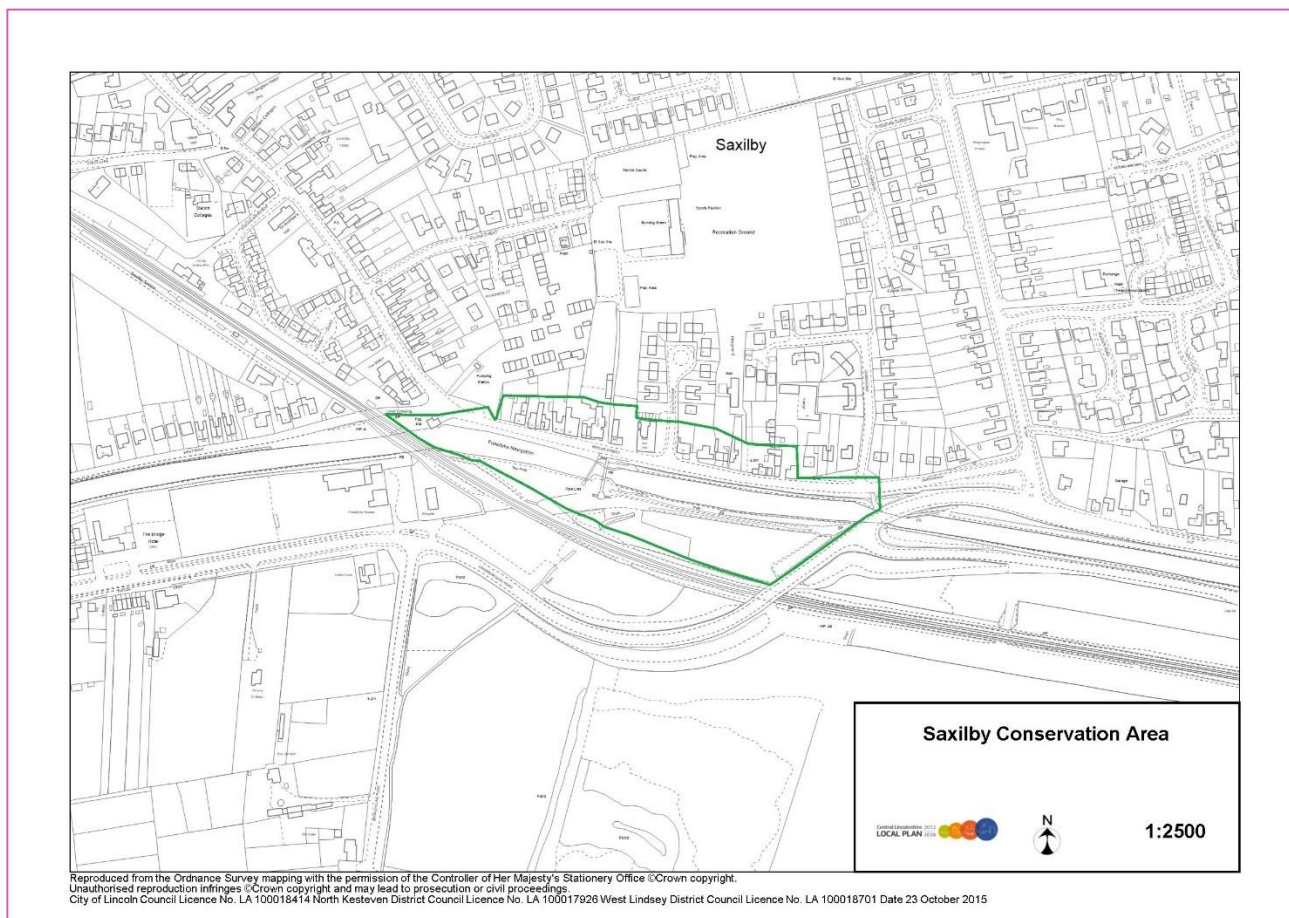


**Key:** A – North and South Ingleby, B – Saxilby Business Parks, C – South of the Canal, D – Bridge Street Conservation Area, E – High Street, F – 1960's Development, G – Church Road, St Botolph's Gate and Mill Lane and H – Post 1990's Development



51. There is a Conservation Area within Saxilby village (Figure 3b) along Bridge Street which includes the Fossdyke navigation and both its banks between the A57 Gainsborough Road Bridge to the East, and the railway bridge to the West.

**Figure 3b: Bridge Street Conservation Area Saxilby**



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

## Community Consultation

53. The consultation undertaken by Community Lincs asked local residents “when considering the local environment how important to you is ‘Keeping the character of Saxilby as a village?’” 73% stated it was very important; 21% stated it was important and only 6% of local residents said it wasn’t important or had no opinion on the topic.

## POLICY 5: PROTECTING THE HISTORIC ENVIRONMENT

1. Proposed developments will be supported where they preserve or enhance the character or appearance of the Parish, Conservation Area and listed buildings and their settings and any features of special architectural or historic interest and other heritage assets as set out in Appendix B.
2. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation. The more important the asset, the greater the weight will be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.



# Village Commercial and Retail Uses



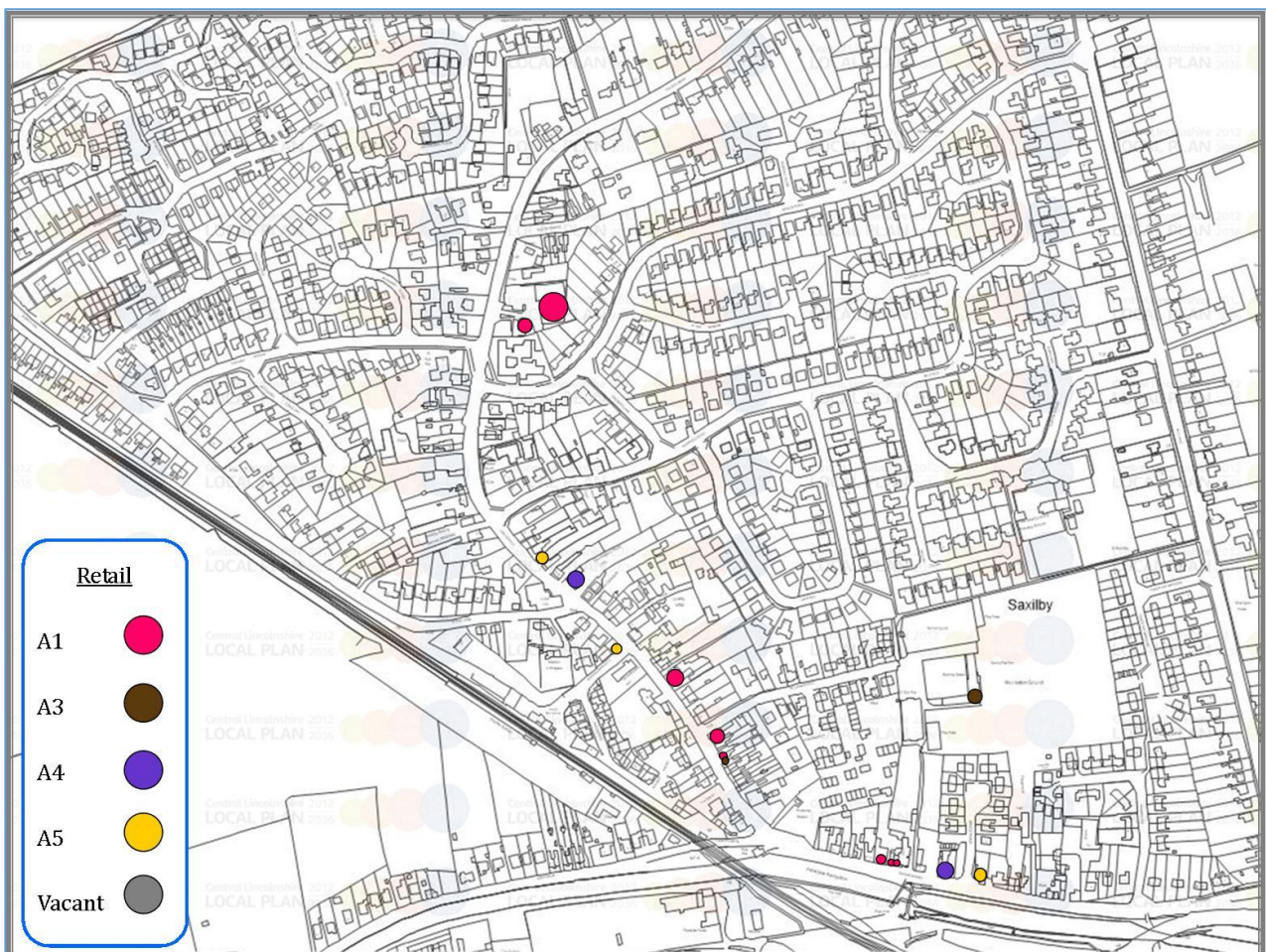


# Village Commercial and Retail Uses

## Justification

54. Retail provision is an important asset to the parish and it is important that the existing retail provision is protected and enhanced in order to support a growing and sustainable community. Saxilby has a 'village centre' and this provides an important range of facilities used by local residents and the surrounding communities.
55. There are a number of shops, cafes, a supermarket and chemist situated in the centre of Saxilby along the High Street. There is also a health centre and a veterinary practice.
56. There are also a number of amenities that include the Village Hall, Church Hall, two pubs and St Andrew's Community Centre, where there is a public library, bar and café.
57. Throughout the public consultation, it was evident that local residents would prefer a greater choice of shopping units and that the general public realm around the local shops needs improving to encourage and increase their usage in the future. Figure 4 below shows the uses in Saxilby centre at present (with further explanations of the retail classes provided on the next page).

Figure 4: Village Centre Uses



58. It is also important that future retail growth is managed in a way that does not undermine its position as a 'village centre' and that the vitality and viability is not jeopardised by larger commercial enterprises/retail units being developed within the Parish. The community therefore supports the development of small independent shops.
59. The community supports retail development within the village centre. The following list gives an indication of the types of A class uses (as shown in the Town and Country Planning (Use Classes) Order 1987 (as amended)) which the community would support in this location.
- **A1 Shops:** Shops, hairdressers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, undertakers/funeral directors, retail warehouses and internet cafes.
  - **A2 Financial and professional services:** Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies.
  - **A3 Restaurants and cafés:** For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
  - **A4 Drinking establishments:** Public houses, wine bars or other drinking establishments (but not night clubs).
  - **A5 Hot food takeaways:** For the sale of hot food for consumption off the premises.

## Community Consultation

60. Through the community consultation undertaken by Community Lincs in 2015 local residents expressed the need for more retail facilities within the Parish. Some of the comments included:

*"More shops along High Street to create a nicer more pleasant village centre must be backed up with more parking."*

*"Incentives should be given for creation of several new shops on the High Street and Bridge Street."*

### POLICY 6: RETAINING RETAIL PROVISION

1. New retail uses are supported on suitable sites within the village centre. Proposals that would result in the loss of Class A1 or D1 uses will generally be resisted unless:
  - a. It has been satisfactorily demonstrated that the existing use is economically unviable and there is little prospect of another Class A1 or D1 use being secured; and
  - b. The proposed use meets an identified community need; and
  - c. The proposed use provides satisfactory car parking and delivery arrangements.



# Employment



# Employment

## Justification

61. Saxilby with Ingleby has a number of employment opportunities in the Parish which includes the **Saxilby Business and Enterprise Parks** located on the outskirts of the Parish consisting of:
  - Saxilby Enterprise Park
  - Allen's Business Park and
  - Riverside Enterprise Park
62. 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.
63. The Saxilby Business and Enterprise Parks on the southern edge of Saxilby have been extended from the original factory site which occupied an area between the canal and railway line.
64. Since 2008, over £3.5 million pounds has been spent on the redevelopment of the Saxilby Enterprise Park. There is a mix of small to medium sized enterprises occupying the site. In February 2016, planning permission was granted to extend the site to occupy land formerly occupied by Bowland Stone and the Living Gardens Plant Centre. The new scheme will provide small to medium sized units of between 1,000 and 10,600 sq ft at the Riverside Enterprise Park. The development has commenced and over 70% of Phase 1 of the scheme had been pre-sold to local companies as of March 2016.
65. Both the West Lindsey Local Plan 2006 and the Proposed Submission Central Lincolnshire Plan 2016 allocate the Saxilby Enterprise Park as Protected Employment Land which comprises of 2.79 hectares of land.
66. The Proposed Submission Central Lincolnshire Local Plan 2016 recognises the Saxilby Enterprise Park as an established employment site that performs an important role in the local economy and offers potential for intensification and/or renewal. This Neighbourhood Plan supports the expansion and redevelopment of the Saxilby Business and Enterprise Parks for the following uses B1/B2 and B8. 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.
67. **Proposal Map 3** shows the location of the Business and Enterprise Parks, and shows the area that the Neighbourhood Plan supports to be extended to form part of the Business and Enterprise Park area.
68. Encouraging walking and cycling to the Business and Enterprise Parks would be of direct benefit to the people living and working in the area and is strongly supported by this Plan, with **Proposal Map 6** showing the location of the proposed cycle/footpath. 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.
69. The local community also supports the development of new and existing small scale employment opportunities. This Neighbourhood Plan supports sustainable development and therefore facilitates and encourages mixed use developments such as residential development, B1 type uses and working from home within the settlement. This type of mixed use development encourages social cohesion and prevents the settlement from becoming a dormitory village during the day.





## Community Consultation

70. During the consultation period some of the comments received from the local residents were as follows:

*"All additional employment opportunities should be promoted."*

*"All warehousing and distribution should be kept away from the village."*

*"An area for small technology companies to set up starter business."*

*"Any [employment opportunities] would be welcomed. Local businesses should be attracted to the areas with local people employed."*

*"More jobs will boost the local economy. Without jobs Saxilby will become a place to live rather than a community."*

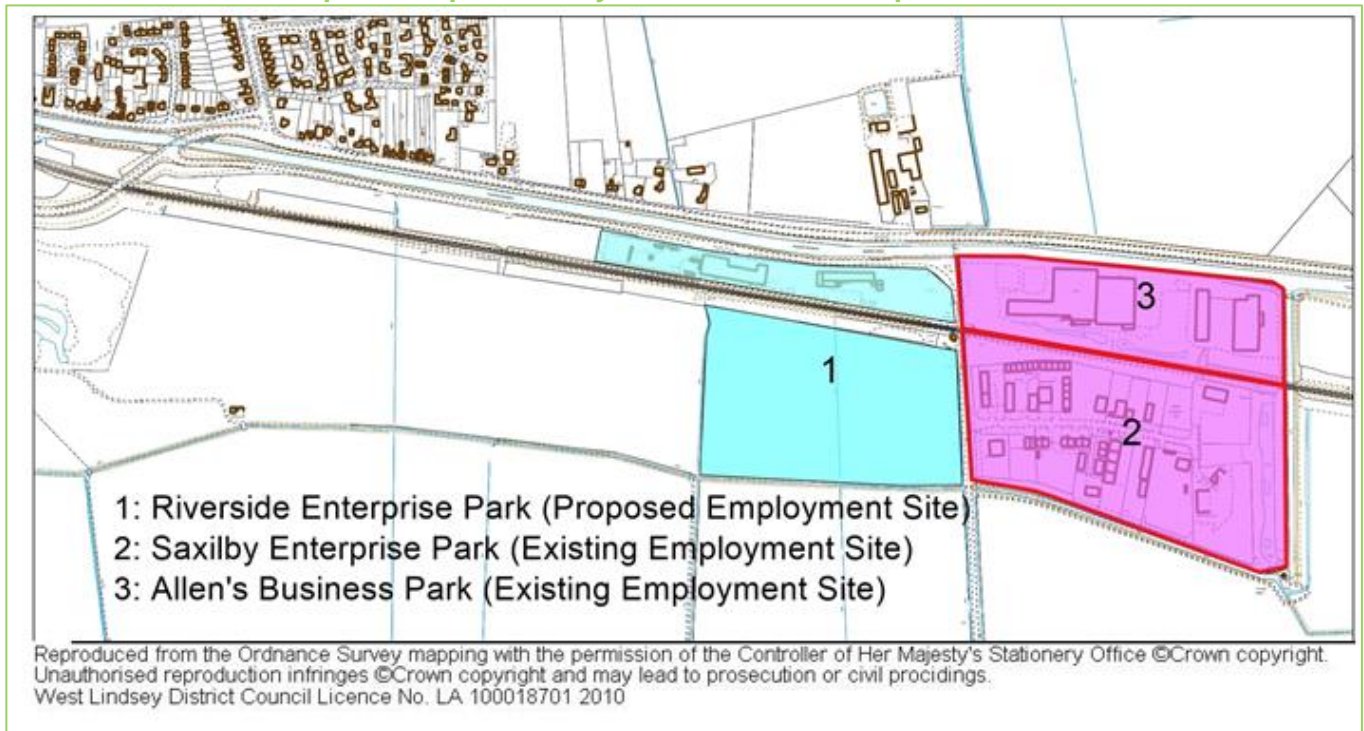
71. However, some residents expressed strong local concern that Saxilby with Ingleby should both remain as villages and should not attract too much industrial development as they are very close to Lincoln where more industrial business needs can already be met.

72. The response to the community questionnaire showed that two thirds of the majority of the residents that responded were in favour of further employment opportunities being developed in the Parish. This was followed up with a question seeking to understand the community's views on the type of business development that they considered appropriate for the area, ranging between Office, Retail, Manufacturing, Agriculture and Storage/Distribution.

73. A business event was held by the Neighbourhood Plan Steering Group on the 17<sup>th</sup> March 2016. The businesses were asked how the Neighbourhood Plan could help businesses in the area and the following comments were made: There's the need for superfast broadband; a local forum is needed to advertise vacancies; the Post Office needs to stay open; more people are working from home which is good for local services; there's a need to promote food/drink outlets more; and, a Butchers shop is needed.



### Proposal Map 3: Saxilby Business and Enterprise Parks



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

1. Proposals for new B1/B2/B8 employment developments and/ or redevelopment of sites for B1/B2/B8 uses will be supported in both the existing and proposed employment sites shown on Proposal Map 3 provided the proposed development is of a scale that respects the character of the area and neighbouring land uses.
2. All new development must ensure that suitable flood resilience and resistance measures, including, where appropriate, the use of sustainable urban drainage systems, are incorporated into the design of any development.
3. 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.
4. Developments must provide or contribute to the provision of the walking and cycling routes to the village shown on Proposal Map 6 and take every opportunity to encourage other means of transport than the car.

#### **POLICY 8: SMALL SCALE BUSINESS DEVELOPMENT**

1. Proposals for the development of new small scale businesses and for the expansion or diversification of existing businesses will be permitted, provided that:
  - a. Any new building or alterations to any existing building reflect the local identity and history, character and appearance of the local context in relation to scale, design and materials; and
  - b. It can be satisfactorily demonstrated that there will be no adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development; and
  - c. Suitable flood resilience and resistance measures, including, where appropriate, sustainable urban drainage systems, are incorporated into the design of any scheme; and
  - d. Where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development.

# Community Facilities



# Community Facilities

## Justification

74. Community services and facilities are an important part of any community and they encourage community involvement, interaction and sustainable development.
75. Not all community facilities are classified as 'critical' in order to support growth. However, there are some services and facilities that do support new developments and an increased population and are used on a regular basis. These should be identified as 'key' services and facilities to enable the Parish to retain as many of these important services as possible.
76. New developments should be encouraged to be located in close proximity to these facilities or provide new, enhanced or additional links in order to improve access to and from these facilities.
77. The services and facilities within the Parish are identified as:

- Public Houses
- Village Hall
- Church of England Church
- Church Hall
- Methodist Church
- Fish and Chip Shop
- Chinese Takeaway
- Italian Takeaway
- Indian Takeaway
- Lincolnshire Co-op Supermarket
- Newsagent/Convenience Store
- 2 Cafes/Tea Shops
- Greengrocer/Florist
- Pharmacy
- Fabric Shop
- Primary School
- Post Office
- Fire Station
- Railway Station
- Police Office
- Physiotherapy
- 2 Day Nurseries
- 4 Residential Care Homes
- 2 B & Bs and a Self-catering Cottage
- 3 Garages
- Community Centre with café, bar, room hire, and sports changing facilities
- Library (in Community Centre)
- Hairdressers
- Sports Injury Clinic
- Public Toilets
- Car Sales
- Scout and Guide Hall
- Shower room and sluice room
- Open spaces, sports pitches and play areas
- Adult Shop
- Beauty Therapy
- Health Centre



## Consultation

78. The consultation survey report undertaken by Community Lincs asked local residents what community facilities they used. The results highlighted that the majority of the community facilities within the Parish were recorded as being used by the majority of residents at least on an occasional basis with only three facilities registering as little used; namely the Sports facilities, Play areas and Churches. The facilities most frequently used by the residents included the Shops, Post Office, Bus Service and Pubs. In December 2015 and March 2016 consultation was undertaken with young people in the Parish from the age 4-11 and 11-21. The main issue that came out of the consultation was that young people like the open spaces and clubs available in the Parish. However, they thought that more facilities could be provided such as: more play equipment on the park, more open spaces, more clubs and places to meet friends, the provision of new and enhanced facilities as well as protection of existing facilities.

### **POLICY 9: PROTECTING COMMUNITY FACILITIES**

1. Proposals to redevelop or change the use of an existing community facility or land or buildings last used as a community facility will only be permitted where one of the following conditions is met:
  - a. A replacement facility of an equivalent or better size, layout and quality is provided in a suitable location;  
or
  - b. It can be satisfactorily demonstrated that the facility is no longer fit for purpose or economically viable for a new or another community use; or
  - c. The alternative use would have significant community benefits for the local community.

# Tourism



## Justification

79. 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.
80. The moorings on the canal in Saxilby were refurbished in 2006. The area surrounding the moorings is enhanced with picnic tables, 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.
81. 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.
82. The Village also has a history trail leaflet, which was published by the History Group in 2005. This is available for tourists to collect from the Tourist Information Centre or at Jews' Court in the Straight, or in the village at the post office, pubs, cafes and takeaways.
83. The enhancement and continuing maintenance of Bridge Street and the moorings will be carried out in partnership with the Canal and River Trust (This is also outlined in the Community Project section of this Neighbourhood Plan).
84. The Parish has been fortunate to have had several residents since the early 20<sup>th</sup> century that have been professional photographers; the History Group now has a collection of over 1,000 local photographs.
85. The Saxilby and District History Group was formed in 2000. A village history book, 'Step Back in Time', was published in 2005. This was followed by a further publication in 2009, 'Saxilby Past and Present'. The group also commissioned a film of the Olympic Torch Relay as it passed through the village.
86. Saxilby and District History Group aim to open a small Tourist Information and Heritage Centre to permanently display some of these photographs, together with maps and other documentation, making up the history of the area. This is supported by the community and is highlighted in this Neighbourhood Plan as a community project.

## Community Consultation

87. The Neighbourhood Plan Steering Group, Parish Council and Local Community encourage tourism related business and activity within the Parish, particularly along Bridge Street. The support for this was demonstrated at the consultation event on the 5<sup>th</sup> of February 2016.





## **POLICY 10: TOURISM DEVELOPMENT**

1. Planning applications will be supported for new buildings, conversions and changes of use for tourism development where:
  - a. The main purpose of the building is to inform and interpret features of historic and archaeological interest in the Plan area or
  - b. The proposal would provide overnight accommodation for visitors particularly bed and breakfast accommodation, visitor moorings, tourist information and a local history centre.
  - c. Any new development proposed for tourism development will be required to demonstrate that it is appropriate in its location, scale and design and that it would not be detrimental to the character and appearance of the natural and historic assets of the Plan area in general.
  - d. New overnight accommodation will not be encouraged in Flood Zones 2 and 3.



# Green Infrastructure



# Green Infrastructure

## Justification

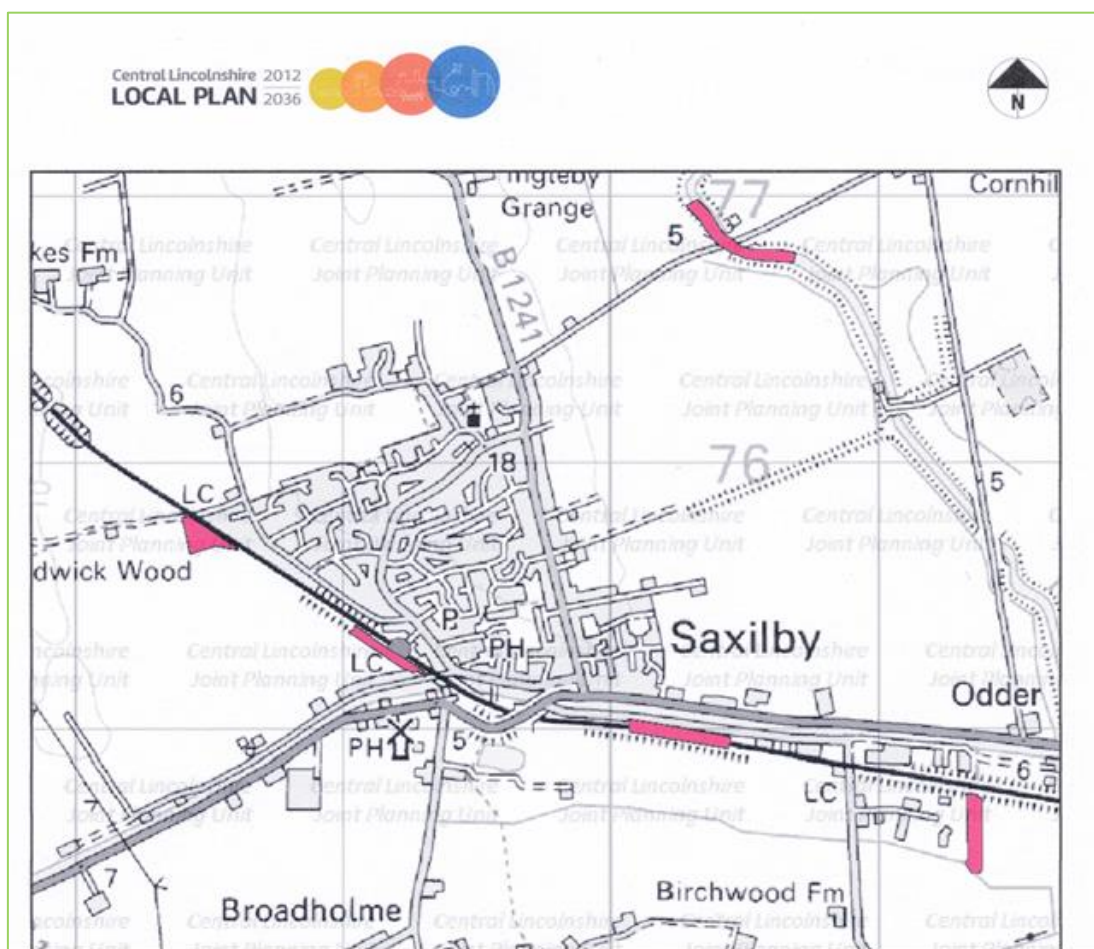
88. Green Infrastructure is a network of green spaces and blue spaces such as canals or rivers, and the connections between these spaces which are capable of delivering a range of environmental, economic, health and wellbeing benefits for the local community. The Green Infrastructure network may comprise of spaces in both public and private ownership, with or without public access. Green Infrastructure in the plan area includes community gardens and amenity green spaces – including play areas, communal spaces within housing areas, cemeteries, churchyards, the canal, main drains, rail corridors, hedgerows, ditches, cycle routes, pedestrian paths and rights of way, natural and semi-natural green spaces, woodland and agricultural land.
89. Green infrastructure can offer a wide range of direct and indirect benefits for a community: this includes: reducing climate change, improving the quality of a place, improving health and social wellbeing, protecting and enhancing biodiversity, providing opportunities for local food production and protecting and enhancing landscape character. It is important that this Neighbourhood Plan where ever possible encourages the protection and enhancement of Green Infrastructure in Saxilby with Ingleby.
90. There are a number of key green infrastructure sites within the Parish. These include the following:
- **Canal Side Moorings:** A footbridge from Bridge Street leads to picnic tables and history interpretation boards on the south bank. A landlocked area between the moorings and the railway line was former allotments, and it is hoped to secure its future as a nature reserve.
  - **West Bank:** A footbridge crosses the canal at the side of the railway bridge. This gives access to the A57 and Broadholme.
  - **Westcroft Drive (Saxi/208/1):** An ancient bridle-path begins to the north of the Health Centre off Sykes Lane and originally led to the Church. It passes a large field of medieval 'ridge and furrow'. There is a small green space attached to it at the side of Northfield Rise, and on Westcroft Drive there is a larger green space with a children's play area. The path (Saxi/208/2) continues onto Eastcroft with a continuation (Saxi/207/1) across a field to Century Lane and Church Lane.
  - **Northfield Rise:** Green space between Northfield Rise and St Georges Mews.
  - **Ashfield Grange:** Small green space, formerly a play area.
  - **St Botolphs Gate:** Two small green spaces.
  - **Meadow Rise:** Green space with a picnic table.
  - **Footpath to Broadholme (Saxi/228/1)** – A footpath from the A57 road bridge to Broadholme and Skellingthorpe Old Wood. It passes several lakes, dug when the road bridge was built in 1937. These are used by a variety of breeds of wildfowl in the breeding season.
  - **Daubney Avenue:** Green Space between Daubney Avenue and Hotchkin Avenue.
  - **Footpath between Church Road and Bridge Street (Saxi/204/6: Saxi/204/1):** Although diverted in several places by development, this path is shown on the estate map of 1648, and described as 'Back Gaate'. 'Gaate' is a dialect word for lane.
  - **Footpath between High Street and Mill Lane (Saxi/204/4):** This path runs at the side of the Post Office, and runs between the School and Playing Field to Mill Lane.
  - **Footpath from Sykes Lane to Hardwick Ferry (Hard/93/1):** This path crosses the railway line, passes a field of 'ridge and furrow', Hardwick Wood Farm, and terminates by the canal bank at Hardwick, the site of a former ferry to Kettlethorpe.
  - **A footpath and cycle track** running from the Parish via Burton Waters to Lincoln, following the Fosdyke Canal, was opened in 2011. Plans for the future hope to extend this cycle way through Saxilby to Sykes Junction, where it would then follow the old railway line to Torksey.



91. Within the neighbourhood plan area there are five Sites of Nature Conservation Importance. These are listed below and shown on figure 5:

- **Broxholme Lane** – An area encompassing both banks of the river Till as it passes beneath Broxholme Lane.
- **Hardwick Wood Farm Lane** – The former level crossing keeper's garden. The house was demolished in 2010.
- **Former Sidings, Saxilby Railway Station** - This area is between the railway platform and West Bank.
- **Saxilby Road** – A strip of woodland bounded by Skellingthorpe Road and the railway line, between the A57 and Riverside Enterprise Park.
- **Land to the rear of Saxilby Enterprise Park** – Scrub land running alongside a catchwater drain.

Figure 5: SNCI's in Saxilby with Ingleby





## Community Consultation

92. The main concern for residents is that the Parish will lose its village feel and in fact some already think this has happened with the current levels of development. People believe that what is special about the Parish is its rural nature and are concerned that further developments will reduce this.
93. The community consultation shows strong support from the majority of residents that they considered the physical environment to be important to them. The analysis and ordering below shows the relative priority given to each of the physical environment categories.

**Table 5: Community Consultation Results**

<b>Answer Options</b>	<b>Total of very important and important</b>
Protecting green spaces	95.83%
Protecting trees and woodland	95.60%
Protecting local wildlife sites	94.42%
Keeping the character of Saxilby as a village	93.71%
Maintaining farmland for future generations	91.91%
Keeping a rural atmosphere with views and vistas	91.79%
Reducing carbon footprint	86.94%

## **POLICY 11: MINIMISING THE IMPACT OF DEVELOPMENT ON THE NATURAL ENVIRONMENT**

1. Development will be supported where it can demonstrate it meets the following criteria:
  - a. Where development protects and enhances existing features in the natural environment.
  - b. Development will be expected to retain well-established landscape features such as mature trees, species-rich hedgerows and ponds.
  - c. The use of boundary treatments that are sympathetic to maintaining and enhancing biodiversity on new or existing developments will be encouraged and supported.
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 12: GREEN INFRASTRUCTURE**

1. Developments proposals should plan positively for the protection, enhancement and creation of networks to improve the connectivity between biodiversity and green infrastructure.

## **POLICY 13: DEVELOPMENT ALONG THE FOSSDYKE CANAL**

1. New development along and adjoining the Fosssdyke Canal must not result in an increase in flood risk and a sequential approach should be followed. Any development should:
  - a. Seek to retain existing public access to the Fosssdyke Canal and, where practical, enhance such access through the incorporation of waterside walkways.
  - b. Respect and protect the amenity, biodiversity native species, wildlife value and recreational value of the Fosssdyke Canal.
  - c. Development proposals which seek to enhance the setting of the Fosssdyke Canal 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 open space, sport and recreation facilities for any other use than for the communities' benefit will not normally be supported. Exceptions may be made if the open spaces or facilities are identified as surplus to demand, or that alternative provision of an equivalent or better standard can be provided in a suitable location, or a contribution towards new or improved facilities elsewhere would be demonstrably preferable.
3. Where appropriate, all new development proposals will be expected to provide functional on-site open space and/ or sports facilities, or to provide contributions towards new or improved facilities elsewhere within the village.



# Designating local green spaces



# Designating local green spaces

## Justification

94. The National Planning Policy Framework (NPPF) grants Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The NPPF indicates that the management of development within such spaces should be consistent with policy for Green Belts.
95. The Proposed Submission Central Lincolnshire Local Plan has put forward three potential Important Open Spaces for consideration. These are shown on the map below. The Neighbourhood Plan Steering Group wish to put forward more sites and these are shown on the following page along with the justification and supporting evidence in **Appendix C**. These three spaces are designated as Important Open Spaces in the Local Plan First Review.

**Figure 6: Central Lincolnshire Proposed Important Open Spaces**





## POLICY 15: DESIGNATED LOCAL GREEN SPACES

1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on figure 7:
  1. Canal Side Nature Reserve
  2. *Removed from the Plan following Independent Examination*
  3. Wildlife Breeding Ponds
  4. Saxilby Road Woodland Scrub
  5. St Botolphs Gate Green
  6. St Botolphs Gate Rear
  7. Nature corridor between Ingamells Drive and Mays Lane
  8. MacPhail Crescent Green
  9. Sykes Lane Green
  10. Northfield Rise Green Spaces
  11. Westcroft Drive Recreation Area
  12. Ashfield Grange Recreation Area
2. Applications for development on the identified local green spaces, which would adversely affect their function as open green spaces, will not be permitted.

Figure 7: Overall Local Green Spaces Map





# Transport and public rights of way



# Transport and public rights of way

## Justification

96. The Neighbourhood Plan Steering Group, and through the public consultation, the community, identified a range of cycle ways and footpaths that were valued by the community and can be seen in **Proposal Map 4**.
97. The community would like to see these public rights of way 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. Some of these measures will not relate to the development and use of land and it is recognized that these will be community aspirations rather than planning policy.
98. 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.
99. In addition, there is a community aspiration to see the existing cycle route between Saxilby and Lincoln and along the A57 completed and also for this to link to other cycle routes.
100. 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.
101. The Parish Council will work with the relevant agencies to alleviate traffic congestion along the High Street and implement measures to benefit consumers, local businesses and commuters. This will include maximising the availability of current off-street parking space; the identification of additional parking, to reduce on-street parking, to aid smooth two-way traffic flow; exploring the merits and feasibility of a 20mph speed limit; the development of more age and disability-friendly environments including a new pedestrian crossing; parking spaces for the disabled; and pavements and kerbs to assist those with mobility scooters or other mobility aids to move safely and be able to more easily access local businesses, services, amenities and public transport. Some of these measures will not relate to the development and use of land and it is recognized that these will be community aspirations rather than planning policy.



## Community Consultation

102. Through the community consultation undertaken by Community Lincs in 2015, a number of traffic related options were listed and produced a sizeable response indicating that improvements are needed in the following areas:

- Parking
- Reduction of speed of traffic
- Reducing the overall amount of traffic
- Bus and train services
- One way system
- Mill Lane junction improvements
- Footpaths
- Cycle paths

103. Some of the comments about the traffic situation in Saxilby are highlighted below. The community feels that if any new development is permitted it should not exacerbate the traffic congestion in Saxilby.

*"Traffic within the village is horrendous. Queues to leave, queues to enter"*

*"Junction at Mill Lane and A57 needs to have traffic lights or a roundabout. One way traffic is needed down the High Street."*

*"Pressure on the village roads, particularly at peak times during the day is at its limit and would become untenable if large estates were to be built."*

104. The business event held on the 17<sup>th</sup> March 2016 highlighted one of the issues that proved a problem for their business was the parking issues on the High Street and Bridge Street.





## **POLICY 16: EXISTING AND NEW NON VEHICULAR ROUTES**

1. All development across the Plan area which is directly related to improving or extending non-vehicular routes will be permitted where the proposals:
  - a. Do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study.
  - b. Are for enhancing the understanding or enjoyment of the area's biodiversity; and are designed to ensure continued privacy for residents.
2. New development shall take every opportunity to provide new, or enhance existing, non-vehicular routes including connections with the existing network.

## **POLICY 17: TRAFFIC AND MOVEMENT AROUND THE VILLAGE**

1. Development proposals in Saxilby must ensure that any transport impacts of the scheme are identified and acceptable. Any measures needed to deal with the anticipated impacts must be implemented.

# Implementation and Monitoring



# Implementation and Monitoring

105. 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.
106. The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering some of the objectives of this Plan. The forthcoming Community Infrastructure Levy (CIL) funds will be used to deliver other objectives where on site provision is not possible or applicable as part of the development proposals.
107. 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, local residents and other statutory stake holders as required by legislation.
108. The Parish Council will work towards reviewing the Saxilby with Ingleby Neighbourhood Plan every 3-5 years, producing a report for each review outlining the impacts and necessary amendments required for Policies in the Plan.



# Appendices, Maps and Glossary





# Appendix A: Community Projects

109. The Community Projects listed below work to deliver the aspirations of the local community identified through consultation undertaken in the production of the neighbourhood plan and are not necessarily related to land use matters.
110. The potential to secure funding for community projects in Saxilby with Ingleby will be made possible through the forthcoming **Community Infrastructure Levy** and external funding such as the National Lottery.
111. The projects on the following page are organised into a traffic light system. The projects listed in **green** are regarded as projects that can be achieved in the short term 0-5 years. The **yellow** projects are classified as medium term projects that can be achieved in the next 5-10 years and the **red** projects are those which can potentially be achieved in the long term over the next 10-20 years.



# Community Project List

- 1. Development of Footpaths and Cycle Ways**
  - 1.1 Resurrect former footpath between Church Lane and Ingleby to connect the villages
  - 1.2 Footpath and cycle track from Saxilby to the Saxilby business parks (including safe passing of the A57, see Proposal Map 6)
  - 1.3 Extend the cycle track from Saxilby to Torksey using the old railway (see Proposal Map 7)
  - 1.4 Complete the original cycle track plan to provide access through the Daubeney Estate linking Saxilby to Lincoln (see Proposal Map 6)
  - 1.5 'Boris Bike' cycle hire
  - 1.6 Community woodland
  - 1.7 Family friendly circular walks in the local area and local walking/cycling maps
  - 1.8 The Parish Council will promote a network of new non-vehicular routes within the Plan area. Where necessary they will work with adjoining Parishes, West Lindsey District Council and Lincolnshire County Council to encourage the continuation of these routes outside the Plan area to key places of interest.
- 2. Facilities and Amenities**
  - 2.1 Opticians
  - 2.2 Dentist
  - 2.3 Family friendly places to eat (work with existing businesses)
  - 2.4 Encourage new businesses
  - 2.5 Relocate school
  - 2.6 Relocate fire station (could use existing land as parking)
  - 2.7 Allotments
  - 2.8 Dog exercise area
  - 2.9 Community gardens including landscape fronting at Oaklands and updated signage
  - 2.10 New quality street furniture including bus shelters, benches and planters
  - 2.12 Replace the two mobile buildings with permanent buildings at Saxilby C of E Primary School
  - 2.13 Install a bus shelter at the High Street bus stop opposite the Co-op.
  - 2.14 Designated scooter parking and charging points at Oaklands
- 3. Young People**
  - 3.1 Multi-use games area
  - 3.2 Wheeled Park
  - 3.3 Improve play areas
  - 3.4 More activities for young people/teenagers
- 4. Bridge Street Conservation Area Regeneration Project**
  - 4.1 Work with partner agencies to secure the removal of the Conservation Area from Historic England's At-Risk Register including improving: the Sun Inn; the visual aspect of the area, in particular the flood defences - sculptures etc; developing the moorings/green spaces adjacent to the waterway; encouraging wildlife on the Fosdyke including nest boxes/nesting areas
  - 4.2 Tourist Information and Heritage Centre
  - 4.3 Create a Fosdyke Nature reserve on the far side of the Canal
- 5. Traffic and Highways**
  - 5.1 Improvements to the A57 junction
  - 5.2 Issues with High St / Bridge St – volume of traffic and parking (see paragraph 100)
  - 5.3 Improve condition of roads and footpath surfaces
  - 5.4 Create additional parking at the train station
  - 5.5 Measures to deter rat-run behaviour on small lanes in Saxilby
  - 5.6 Reduction of the speed limit to 50mph on Saxilby Road from the A57 junction to beyond the Saxilby Business Parks
- 6. Bus and Train Services**
  - 6.1 Improve bus services in evenings and weekends
  - 6.2 More weekend trains especially Sunday
  - 6.3 Walking bus to primary school
- 7. Communication**
  - 7.1 High speed broadband at Ingleby and Saxilby
  - 7.2 New notice boards
  - 7.3 Village Welcome Pack
- 8. Groups/activities**
  - 8.1 Dementia Support Group
  - 8.2 Good neighbour scheme
- 9. Other**
  - 9.1 Investigate commissioning an independent drainage report for the Parish
  - 9.2 Request a health report on the issues including shortage of GPs and its impact on the Parish
  - 9.3 Request an education report from the school to capture the current situation regarding capacity
  - 9.4 Arrange a meeting with Highways/request report regarding A57/Mill Lane junction capacity and safety
  - 9.5 Explore Church Road and the High Street becoming a Conservation Area



# 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 (Grade II)**



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



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



**The Manor Farmhouse (Grade II)**



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



**Ingleby Chase (Grade II)**



**Saxilby Moor Mill (Grade II)**





## Heritage Assets Not Designated

**The Village Hall (Former United Methodist Free Chapel)**



**The Godfrey Memorial Methodist Chapel**



**Fosdyke Canal**



**Level Crossing Keeper's House, West Bank**



**The High Street Between Bridge Street and Sykes Lane**



**Brick and Slate Shops and Domestic Dwellings (1905-1912, Saxilby brick)**



**Church Road (north side) Domestic Dwellings (1900-1906, Saxilby Brick)**



**War Memorial Gates and Pillars, William Street (1948)**





## Heritage Assets Not Designated (Cont.)

2 High Street (Former 'Globe' Inn and Store)



Trinity House, High Street



Walnut House, 26 High Street



Saxilby Post Office, High Street



Former Mission Church of St Andrew, High Street



53 High Street, formerly the 'Old Masons Arms' or the 'Station' Hotel



Former National C of E School, Church Lane (1845)



The Anglers Inn, High Street (1850)





## Heritage Assets Not Designated (Cont.)

Mid 18<sup>th</sup> Century Cottages on Chapel Yard and Skirbeck Drive



Former Infant School, High Street (1872)



Former Farmhouse, 37 Church Road



First Methodist Chapel (1808) to the rear of 53 High Street



## Heritage Assets Not Designated (Cont.)

- 19<sup>th</sup> Century Farm Buildings, Mill Farm
- Aldhow Medieval Monastic Grange
- Moated grange at Sykes farm
- Moated Site and Earthworks of South Ingleby
- Moated Medieval Manor Site at Sykes Junction
- Ridge and Furrow to the rear of 18 to 27 West Bank
- Roman Finds and possible Romano-British Enclosure off Mill Lane (SK901758)
- Medieval 'Ridge and Furrow' – SK882758, SK887760, SK885759
- Cropmark Barrow
- Cropmark of Undated Field Boundaries, ditches and enclosures

## Buildings of note in the Bridge Street Conservation Area

**No. 33**



**Former 'Ship' Public House**

**No. 27/28**



**The 'Sun' Inn**

**No.25**



**No.18**



**Riversdale, No. 14**



**Former DIY Shop**



**Pipe Bridge, Canal Footbridge and Abutment**





## Other Buildings of Note in the Plan Area

**59-61 Bedlam Hall**



**High Street**  
**Walnut Cottage**



**Bow Cottage**



**No. 71**



**No. 79 and 81**



**No. 38**



**No. 42 and 44**



**No. 46**



**No. 91 and 93**



**No. 86**



**Saxilby Grange**



**Villas (Rutland, Dudley, Oxford and Ripon)**





## Other Buildings of Note in the Plan Area (Cont.)

### Church Road

**Jubilee House**



**Haslar**



**No. 6 and No. 8-10**



**No. 11**



**No. 30**



**No. 34**



**No. 52**



**No.s 55, 57, 59 and 61**



### Other Buildings of Note in the Plan Area

**Wispington House, Mill Lane**



**The Old Rectory, Sturton Road**



**Saxilby House, Highfield Road**





# Appendix C: Saxilby with Ingleby Local Green Spaces

Figure 8: Overall Local Designated Green Spaces Map

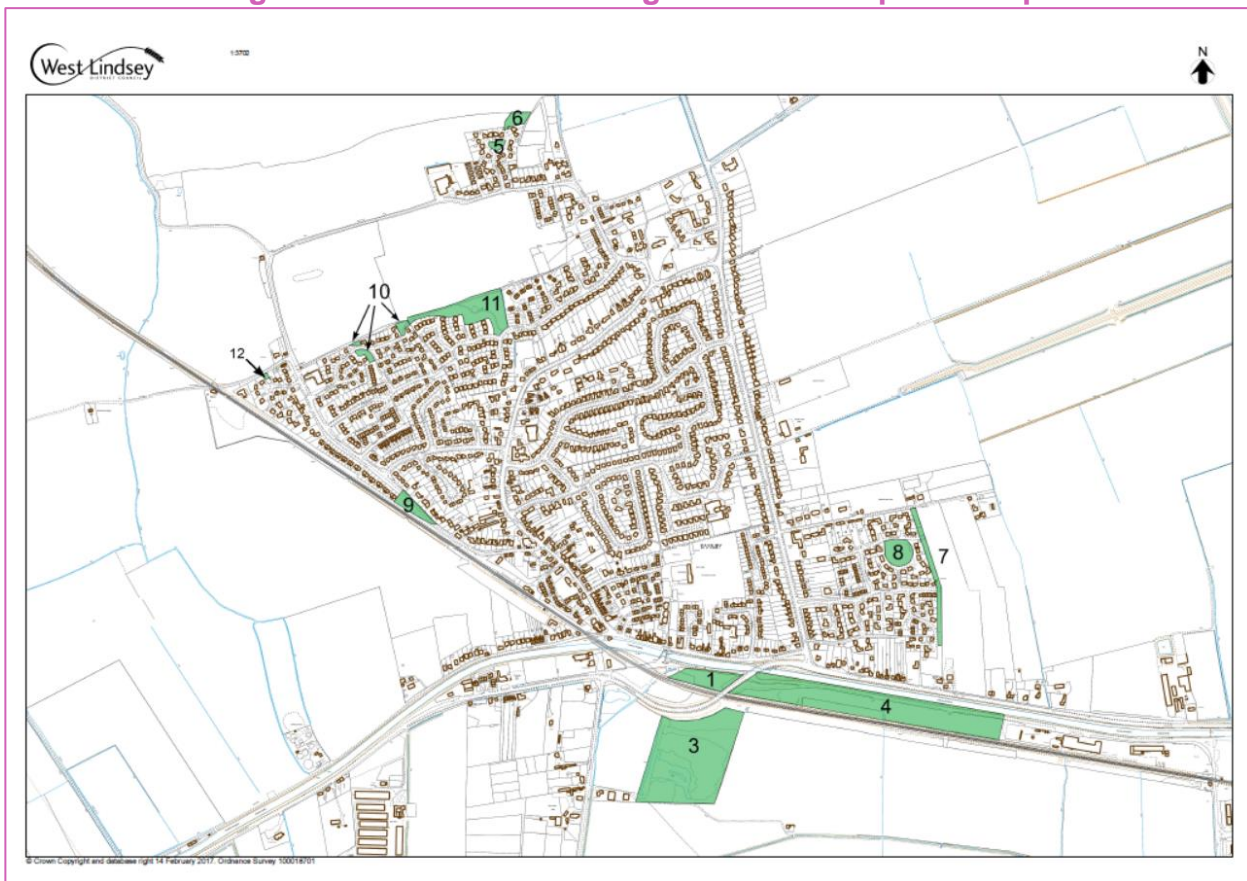
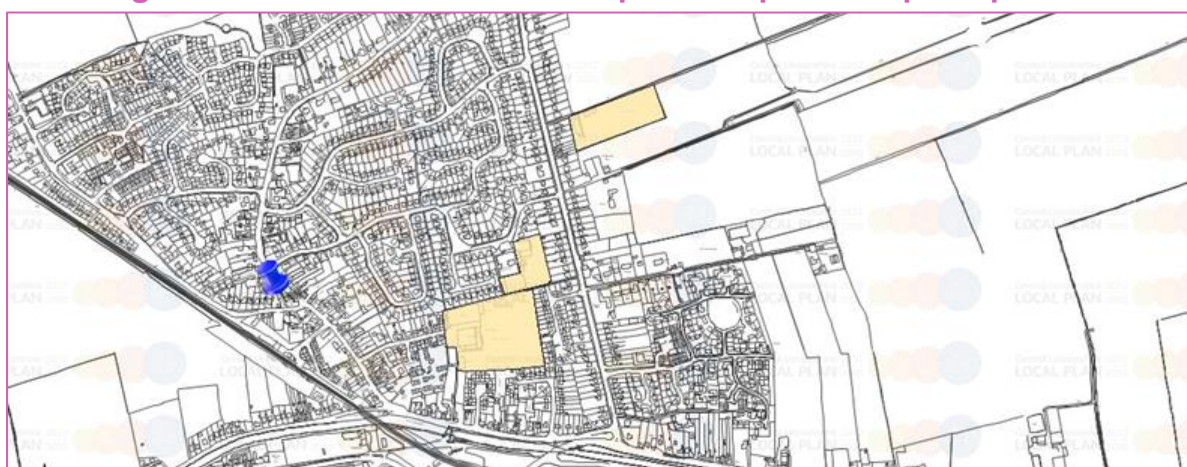


Figure 9: Central Lincolnshire Proposed Important Open Spaces



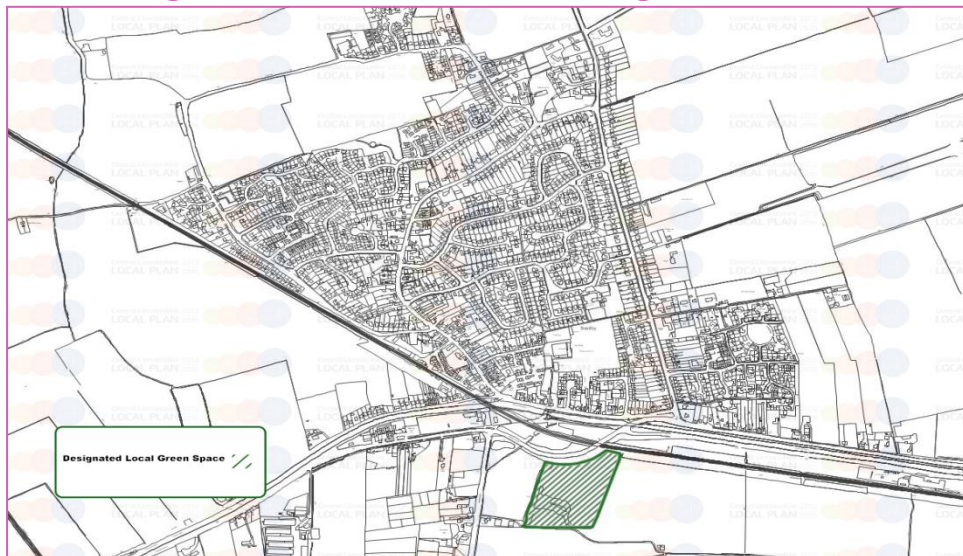
# Proposed Local Designated Green Spaces Maps

Figure 10: Site 1 - Canal Side Nature Reserve



*Site 2: Removed following the independent examination*

Figure 11: Site 3 Wildlife Breeding Area Ponds

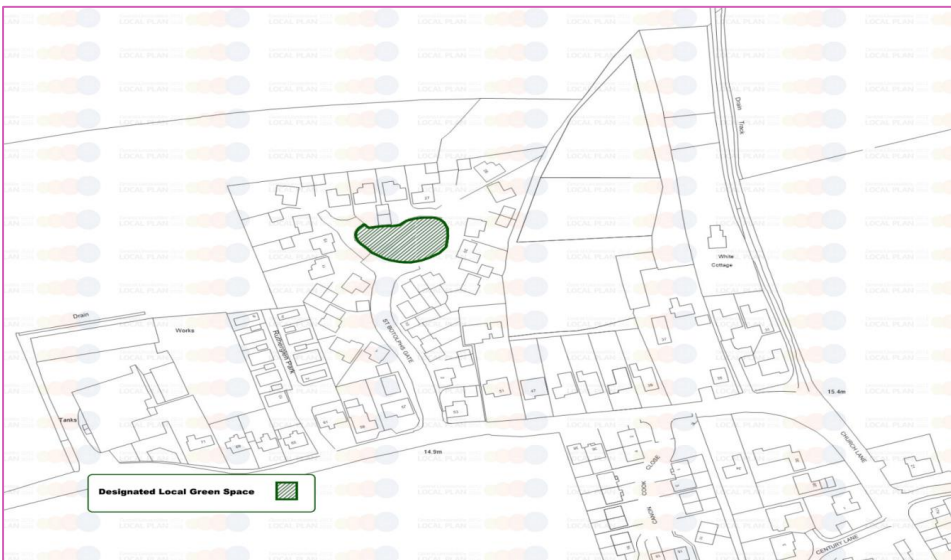




**Figure 12: Site 4 Saxilby Road Wood (including SNCI)**



**Figure 13: Site 5 St Botolph's Gate Green**



**Figure 14: Site 6 St Botolph's Gate Rear**

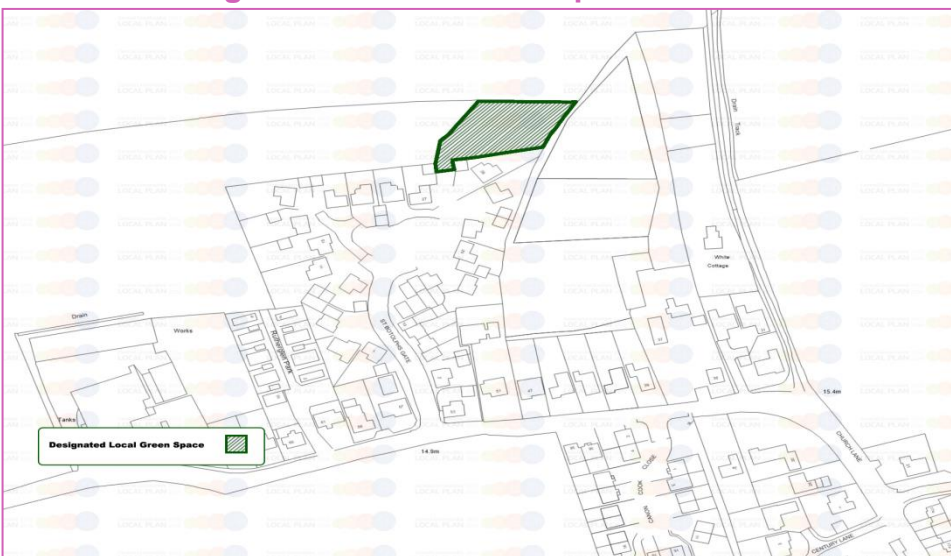


Figure 15: Site 7 Nature Corridor

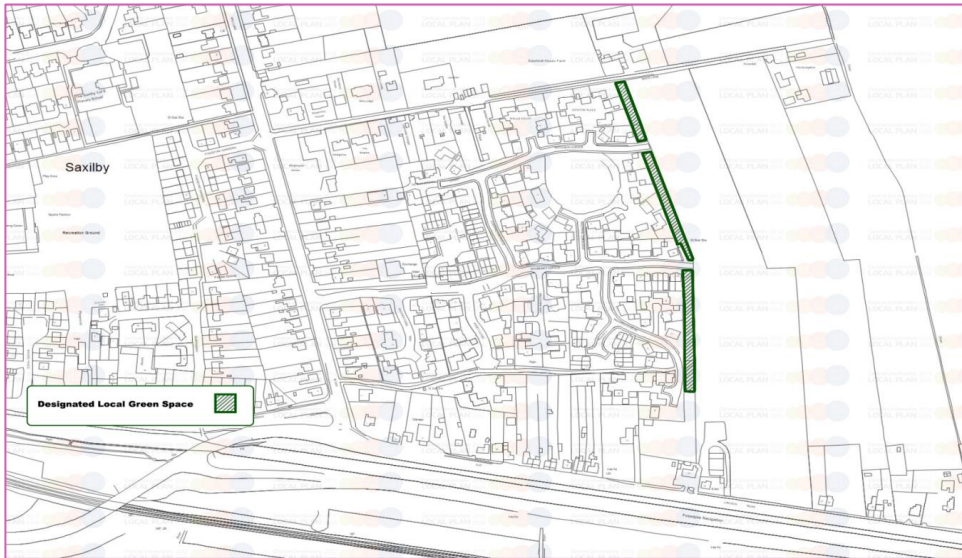
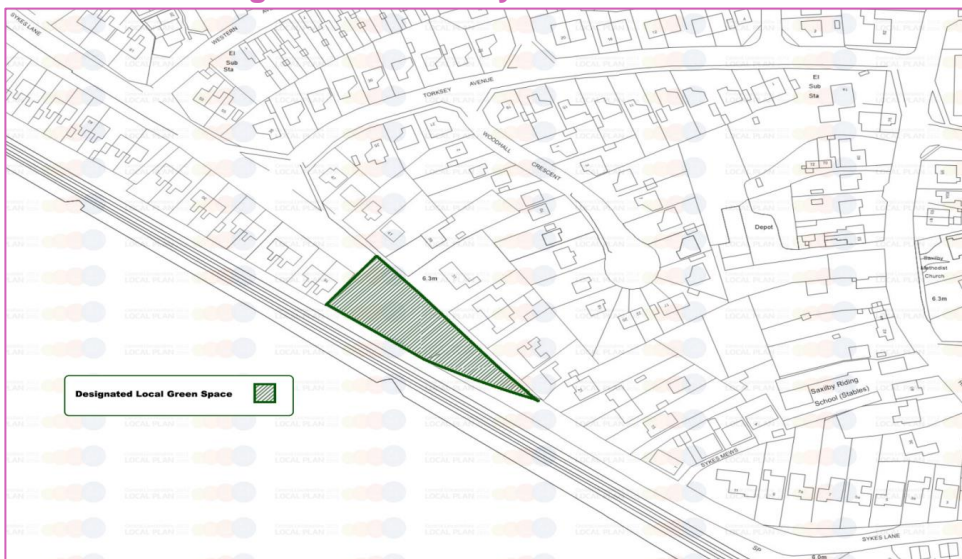


Figure 16: Site 8 MacPhail Crescent Green

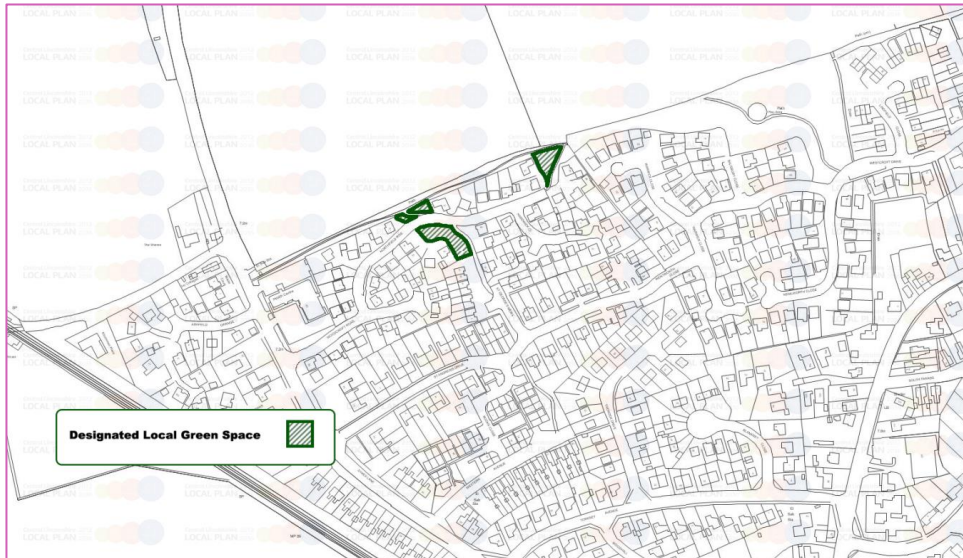


Figure 17: Site 9 Sykes Lane Green

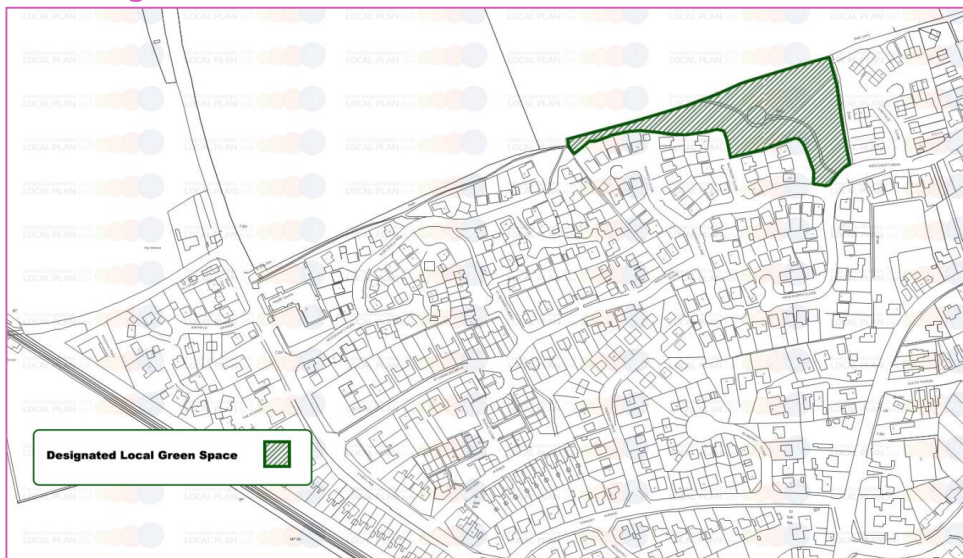




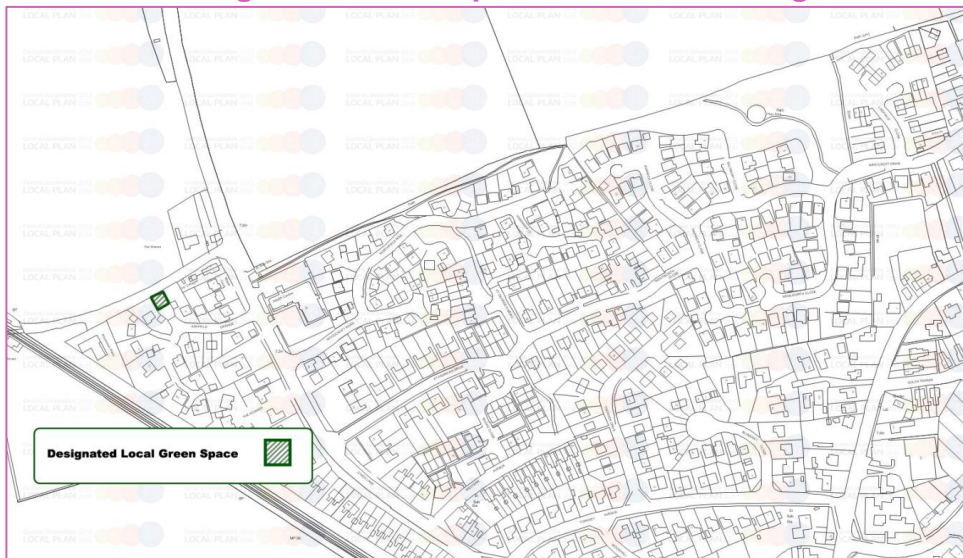
**Figure 18: Site 10 Northfield Rise Green Spaces**



**Figure 19: Site 11 West Croft Drive Recreation Area**



**Figure 20: Site 12 Designated Green Space – Ashfield Grange Recreation Area**





## Local Designated Green Spaces Images

**1. Canal Side Nature Reserve**



**5. St Botolph's Gate Green**



**9. Sykes Lane Green**



**2a & 2b. Ridge and Furrow Fields**  
Sites removed from the Plan following the Independent Examination.

**6. St Botolph's Gate Rear**



**10. Northfield Rise Green Spaces**



**3. Wildlife Breeding Ponds**



**7. Nature Corridor**



**11. West Croft Drive Recreation Area**



**4. Saxilby Road Wood**



**8. MacPhail Crescent Green**



**12. Ashfield Grange Recreation Area**





## Local Designated Green Spaces Supporting Information

Site	Name/ Location	Description	Local Value	Landscape	Historical	Recreational	Wildlife
1	Canal Side Nature Reserve Grid ref SK896750	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.	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.	Wooded and grass land area	Paragraph 37 in the Conservation Area report states ' <i>Much of the rest of the land on the south side was once farmed, and after the railway line was built was probably largely used as allotments. Its last use was by the British Waterways Board for the dumping of dredging spoil, but its future as a nature reserve now seems secure</i> '.	Provides a rural backdrop within the landscape with mature trees.	Much of the area is unmanaged and naturally wild.

**2a and 2b** Sites have been removed from the Plan following the Independent Examination.

3	Wildlife Breeding Ponds SK895749	Ponds located to the south of Saxilby beyond the A57, near Broadholme.	There is a public footpath which runs one side of the site and is used by residents and visitors.  The ponds provide a local fresh water habitat for wildlife.	Much of the area is unmanaged, with ponds, mature trees and marsh/grass land.	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.	A unique site within the Parish, which is accessed by a public footpath, enabling local access to a wildlife rich pond habitat.	A considerable range of birds breed here including mute swan, canadian geese, greylag goose and little grebe.
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Site	Name/ Location	Description	Local Value	Landscape	Historical	Recreational	Wildlife
4	Saxilby Road Wood	Area of marsh, scrub, trees and grassland which is a Site of Nature Conservation Interest, due to its habitats for wildlife.	Provides local natural character and distinctiveness to the area softening the nearby industrial/ business uses of land. Located near the breeding ponds, supporting wildlife in the area.	Woodland scrub area alongside Saxilby Road with mature trees.	Woodland scrub area between the road and railway.	Woodland vista softening the more industrial aspect of the area and potentially a future community accessible area.	Butterflies and birds have been recorded here including warblers.
5	St Botolph's Gate Green	A green in the centre of the St Botolph's development	Recreation and green space in the development.	Maintained area of grass with trees.	Green established as part of the housing development.	Green space and recreation area.	
6	St Botolph's Gate Rear	Behind the houses of St Botolph's Gate is an area of land which came into the ownership of the Parish Council when the development had been completed.  This land contributes to the open feel of the area and the connection with the countryside.	Sense of space and rural country. Used as a community space by residents.	Maintained as a field with mature trees, and surrounded by mature hedgerows and shrubbery.  A small spinney of trees at the back of the houses ensures the rural feel.	Recreation area established as part of housing development.	Children from houses nearby use this to play in.	Mature trees and hedgerows and mown grass.



Site	Name/ Location	Description	Local Value	Landscape	Historical	Recreational	Wildlife
7	Nature corridor between Ingamells Drive and Mays Lane	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.	Provides a green boundary to the development.  This land contributes to the open feel of the area and the connection with the countryside.	Established trees with little maintenance.	Green belt which was planted during the Daubeney estates development.	Provides a pleasant visual backdrop for residents.	Small spinney of trees providing a habit for wildlife
8	<b>MacPhail Crescent Green</b>	A green in the centre of <b>MacPhail Crescent</b>	Recreation and green space in the development.	Maintained area of grass with trees.	Established as part of the housing development.	Green space and recreation area.	
9	Sykes Lane Green	Maintained strip of land along Sykes Lane.	Green space.	Maintained area of grass with trees, softening the visual impact of the adjacent railway.	This land contributes to the open feel of the area and the connection with the countryside.	Green space.	

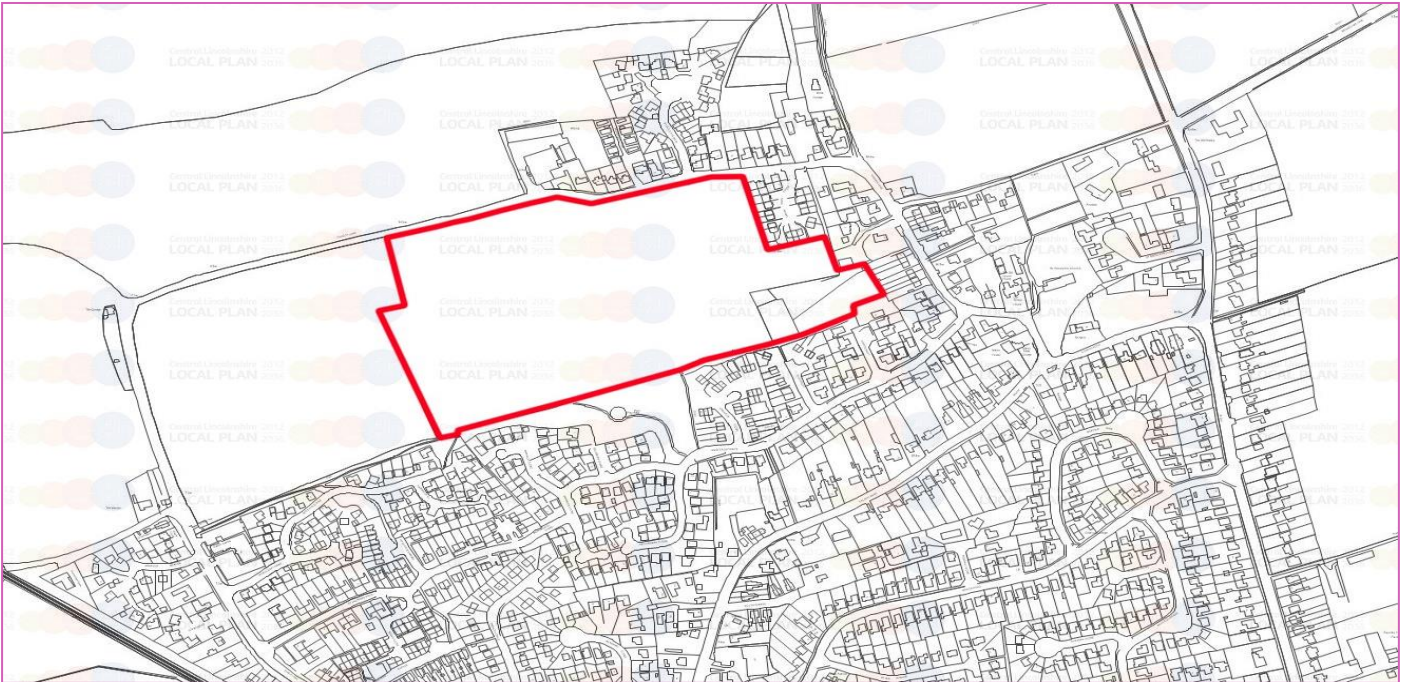
Site	Name/ Location	Description	Local Value	Landscape	Historical	Recreational	Wildlife
10	Northfield Rise Green Spaces	Maintained green spaces with trees established as part of the Housing development.	Recreation and green space in the development.	Maintained area of grass with trees.	Established as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

Note: The field bordering Church Lane and Sturton Road was also identified for inclusion following the Regulation 14 consultation but was objected to by the owner when approached.

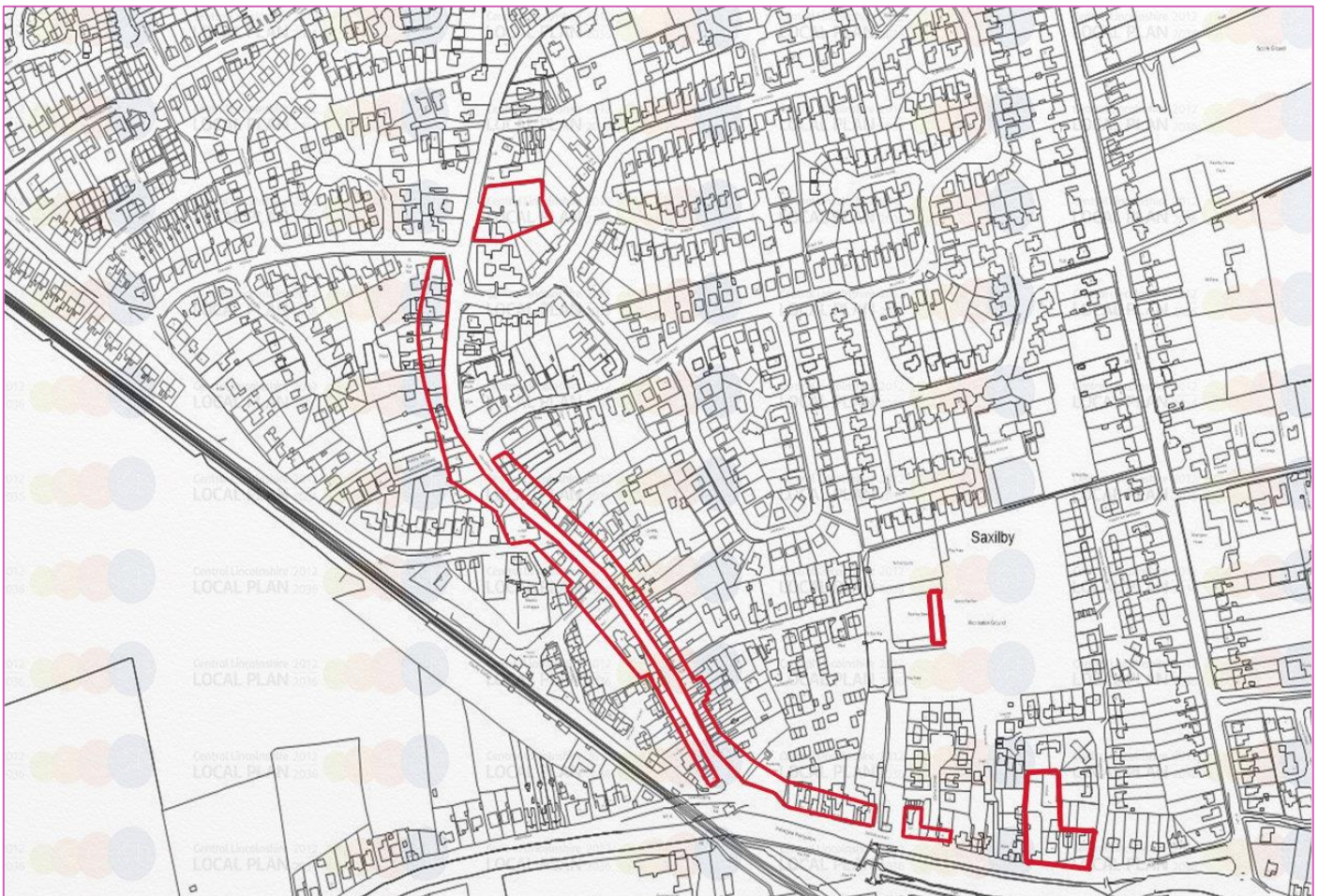


# Appendix D: Proposal Maps

Proposal Map 1: Church Lane Development Site

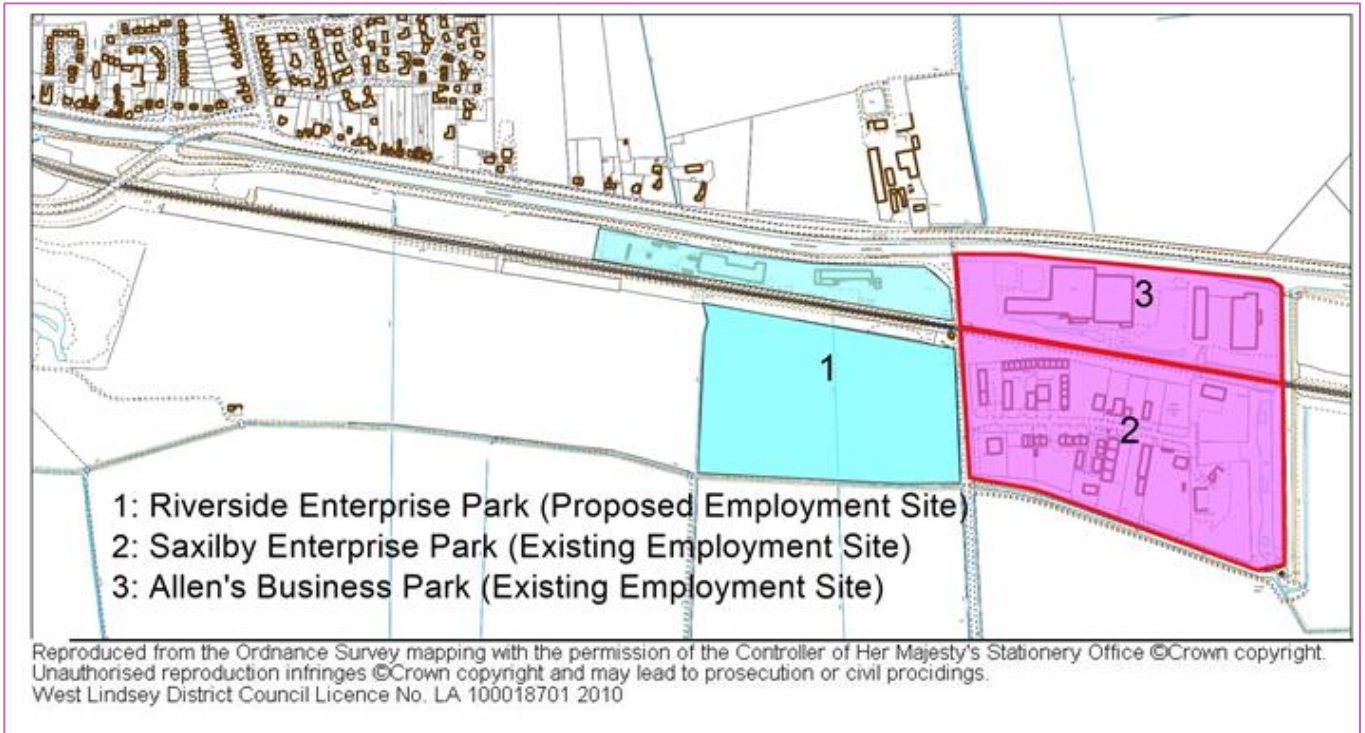


Proposal Map 2: Village Centre Map

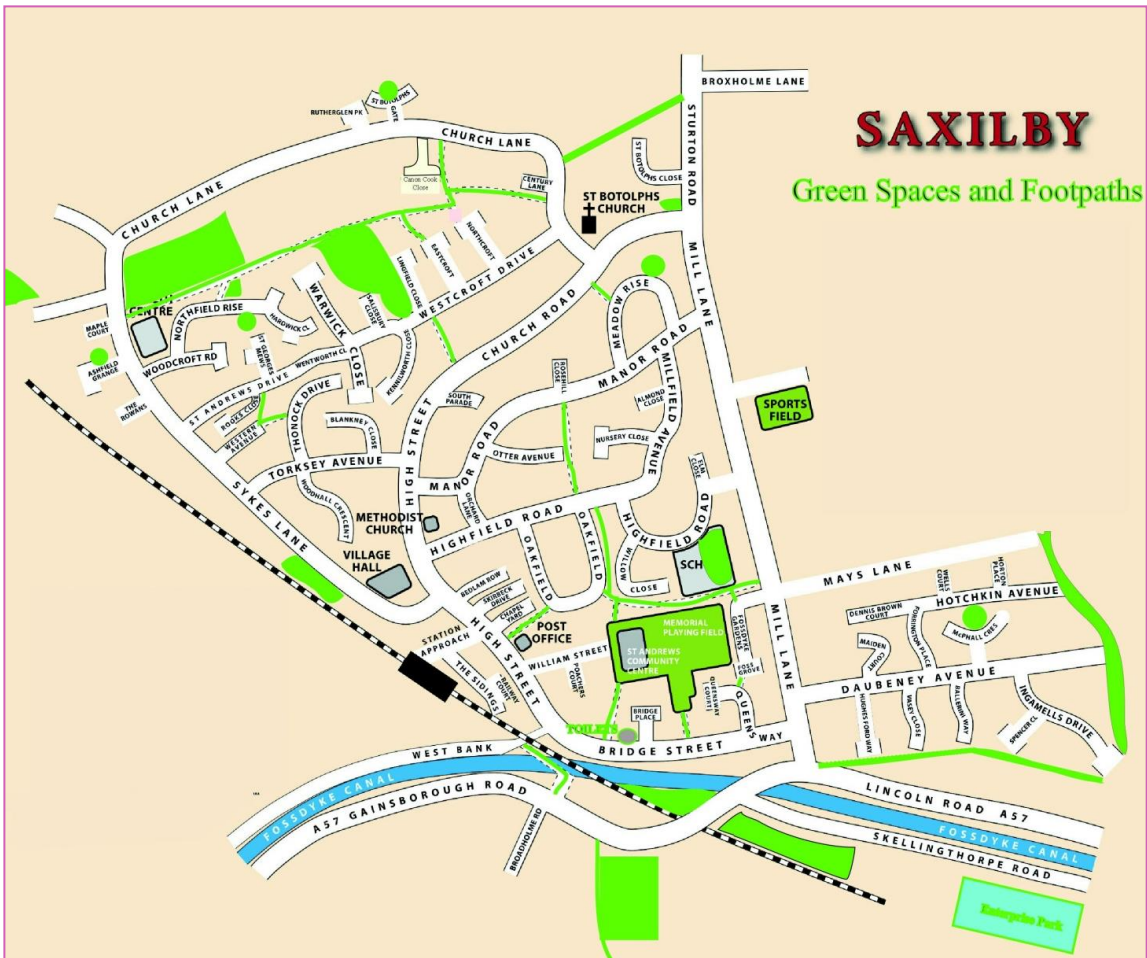




### Proposal Map 3: Saxilby Business and Enterprise Parks

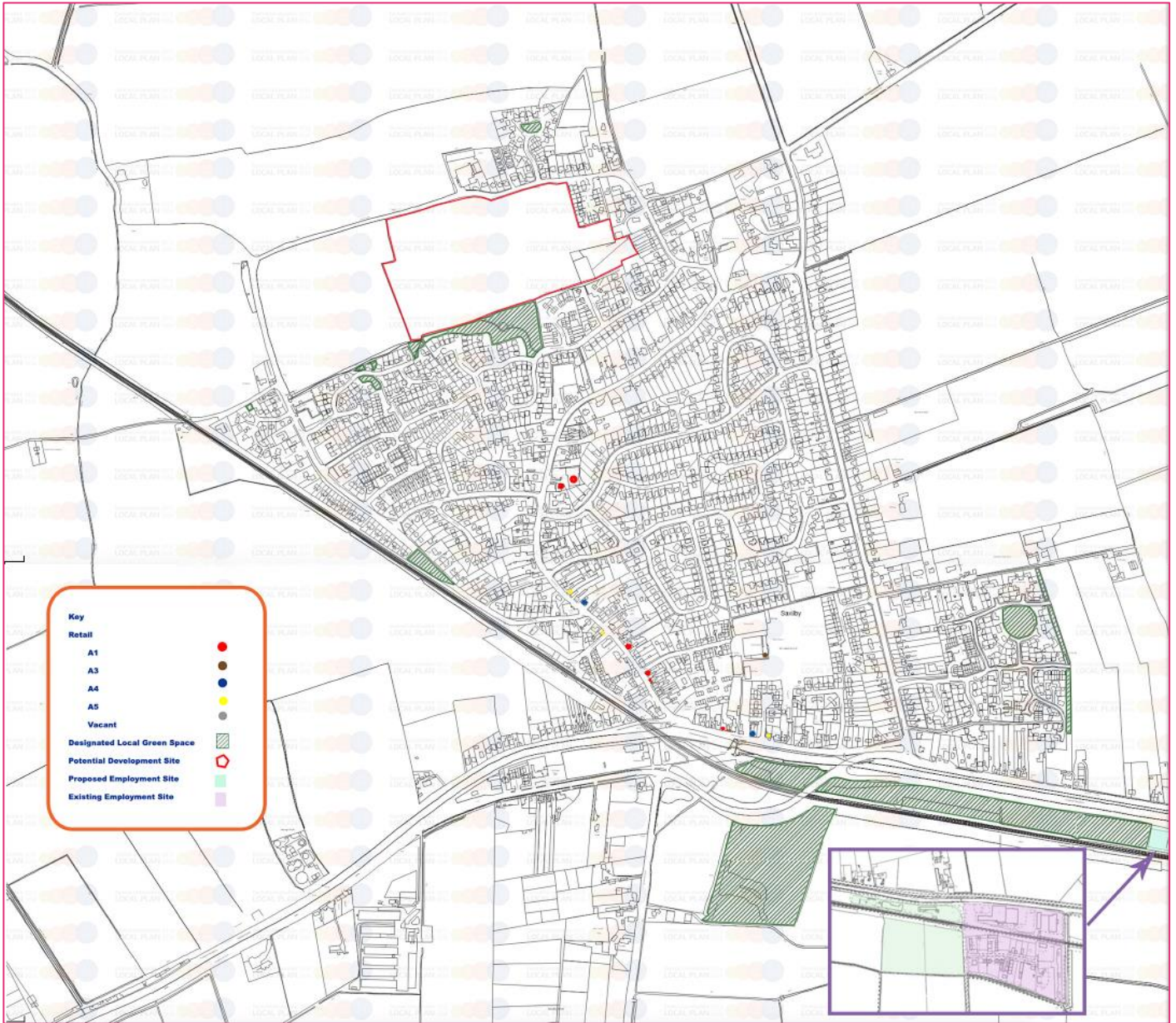


### Proposal Map 4: Open Spaces and Footpaths in Saxilby with Ingleby



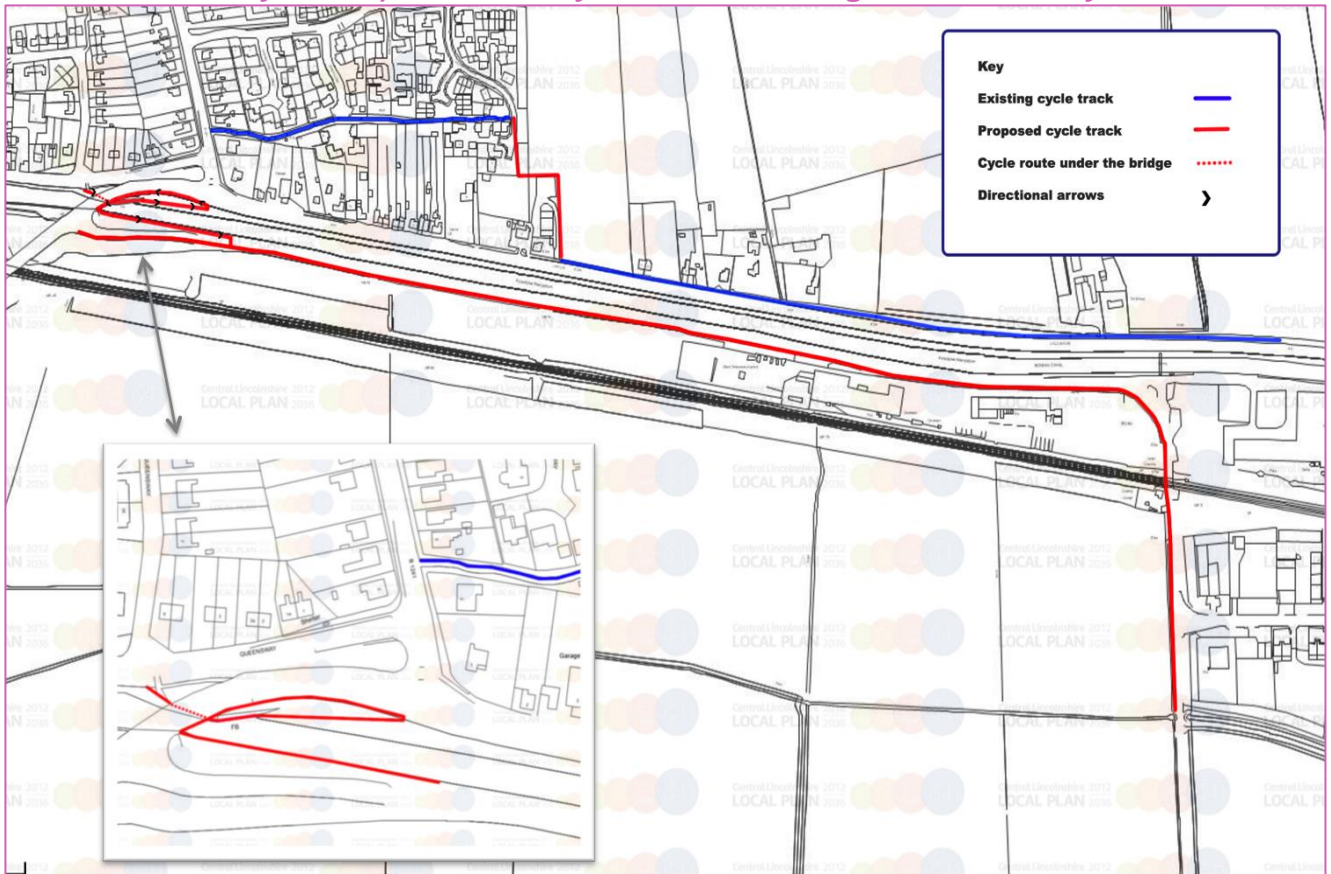


# Proposal Map 5: Overall Map

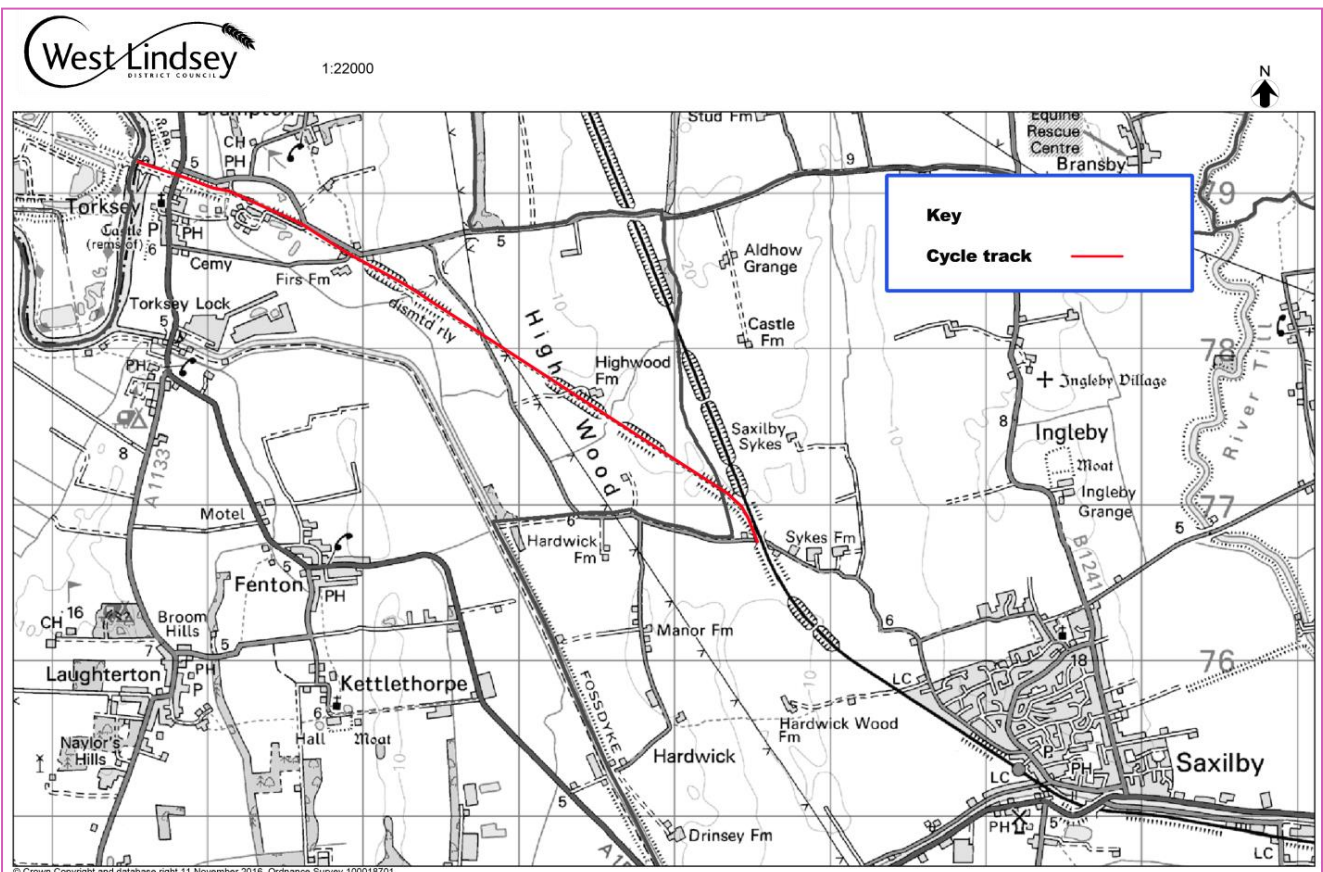




**Proposal Map 6: Proposed cycle/footpaths from a) Saxilby Business and Enterprise Parks to Saxilby and b) from Saxilby to Lincoln through the Daubeney estate**



**Proposal Map 7: Proposed cycle/footpath from Saxilby to Torksey**





# 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 by the Department of Culture, Media and Sport 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 paragraphs 76-77 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.
Notational Planning Policy Framework (NPPF)	The Notational Planning Policy Framework was published by the Government in March 2012. 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.