



# Saxilby with Ingleby Parish Council

## Non-Confidential

**Report by:** Assistant Clerk, Lydia Hopton PSLCC, CiLCA

**Public Sector Equality Duty:** The proposed projects of interest to West Burton Solar and Cottam Solar Projects are intended to be accessible for all.

**Date:** 22 February 2022

**Report to:** Full Council 03/2022

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## WEST BURTON AND COTTAM SOLAR PROJECTS

**Recommendation:** To approve the correspondence to Island Green Power and the planning authority in respect of the proposed West Burton Solar and Cottam Solar Projects.

DRAFT



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xx March 2022

**Island Green Power**

**Re: West Burton Solar Project and Cottam Solar Project - Suggestions to Deliver Local Environmental Enhancements and Community Benefits**

I am writing in relation to your email reply dated 15 February 2022, where you invited the parish council to put forward specific suggestions for your consideration in relation to “delivering local environmental enhancements and other potential community benefits.”

The council welcomes the opportunity to constructively engage during the pre-application stage, and beyond, as an opportunity to positively reduce the impact of the project on the local community and environment, whilst recognising the potential local and wider environmental benefits the project offers.

## Local Context

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As you will be aware, the Localism Act (2011) introduced an influential piece of legislation on neighbourhood planning which has given communities the power to shape their futures - developing a shared vision for their neighbourhood, shaping the development, and growth of their local area<sup>1</sup>.

This includes empowering local communities to set planning policies through a Neighbourhood Development Plan (NDP), which forms part of the development plan used in determining planning applications.

Saxilby with Ingleby Parish Council was a government front-runner in developing an NDP (based on extensive statutory community consultation) to better understand residents' views of where they live and what they would like to see.

The plan sets out a community vision and objectives, shares where development will take place, and the design and quality of development. But it is not just about housing - it includes adopted local planning policies on employment, heritage, environment, transport (including green transport), and retaining the character of our area.

[View Saxilby with Ingleby NDP, policies, and supporting documents including the Character Assessment.](#)

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<sup>1</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing and Communities & Local Government (2014) Neighbourhood Planning: What is neighbourhood planning? [online] Available from [www.gov.uk/guidance/neighbourhood-planning--2](http://www.gov.uk/guidance/neighbourhood-planning--2). Accessed 22 February 2022.

## Community Projects

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Within the made plan, there are 48 community projects listed to deliver the aspirations of the local community.

[For a full list of the community projects see page 55 in the NDP.](#)

These include some highly relevant projects to provide local enhancements and community benefits, including environmental benefits which align with your sustainable scheme.

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# KEY Projects of Interest to West Burton Solar and Cottam Solar Projects

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The key projects of interest to provide local enhancements, community benefits, and environmental benefits included in the adopted NDP, which the council propose, and request, are:

## REQUESTED ON-SITE COMMUNITY AND ENVIRONMENTAL DEVELOPMENTS

### 1.1 Resurrect the former footpath [and potentially include a cycle path] between Church Lane and Ingleby

This is where part of the solar development is proposed (Ingleby) and therefore is an excellent opportunity to improve connectivity between villages in the local area, reduce the carbon footprint, provide green alternatives to travel, and would restore an ancient footpath. It is critical to ensure access to this historic footpath remains, in-line with the government recently removing the cut-off date for these to be recorded and supported by the Ramblers and Slow Ways.

*Supports NDP Policies 11.1, 12.1, 14.1, 14.3, and 16.2.*

*Local Plan Policy LP18 (reducing demand), LP20, LP29*

*NPPF Promoting sustainable transport (104c, 112a)*

### 1.7 Family walks

Links with 1.1 above. The proposed projects also offer an exciting opportunity to utilise service roads within the proposed developments to make them dual purpose, so they can also be used for walking, cycling, and horse riding.

*Supports NDP Policies 11.1, 12.1, 14.1, and 16.2*

*Local Plan Policy LP18 (reducing demand), LP20, LP29*

*NPPF Promoting sustainable transport (104c, 112a)*

Projects 1.1 and 1.7 also provide an opportunity to incorporate wildflower meadows, other enhancements (such as owl boxes etc), and to maintain and add hedgerows on the site boundary/alongside footpaths, to meet policy LP21 and NPPF (habitats and bio-diversity - including maintaining wildlife corridors). This would need to be undertaken based on ecological reports etc, to ensure habitats and species are not detrimentally impacted, including any protected species on-site - as wildlife, including deer and owls, frequent the site.

# KEY Projects of Interest to West Burton Solar and Cottam Solar Projects (Cont.)

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## REQUESTED S106 PROJECTS

**Priority Project, which aligns closely with the scheme**

### **1.3 Cycle path from Saxilby to Torksey along disused railway**

This would improve connectivity, provide health and well-being benefits, and environmental benefits (Appendix 1 for map). Access to the initial feasibility study undertaken is available on page eight below. There is also the opportunity to promote the archaeology in the area (Scheduled Ancient Monument and Local Heritage Assets) with interpretation boards – Saxilby and District History Group will have information on these.

*Supports NDP Policies 12.1, 14.1, 14.3, and 16.2*

*Local Plan Policy LP18 (reducing demand), LP20, LP25, LP29*

*NPPF sustainable development (social and environmental) and promoting sustainable transport (104c, 112a)*

**Second Project**

### **1.2 Footpath and cycle track from Saxilby to the Saxilby business parks, in particular a safe passing under the A57, see NDP Proposal Map 6a**

Benefits as above (Appendix 1 for map).

*Supports NDP Policies, 12.1, 14.1, 14.3, and 16.2.*

*Local Plan Policy LP18 (reducing demand), LP20, LP25, LP29*

*NPPF sustainable development (social and environmental) and promoting sustainable transport (104c, 112a)*

The on-site projects and off-site s106 projects offer a method of contributing towards the three overarching independent objectives of the NPPF to achieve sustainable development economically, socially, and environmentally.

## Green Infrastructure Feasibility

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The council commissioned an initial 'Feasibility Study – Saxilby with Ingleby Parish Council Green Infrastructure Study' in 2020 (with funding from West Lindsey District Council).

The study, by Sustrans, identified a proposed cycle network to link Torksey (via Saxilby) to Lincoln to enable residents to travel sustainably for work and leisure purposes.

The proposed cycle network would utilise a mixture of quiet-ways, greenways, and separated cycle tracks. It would link to the Lincoln section of National Cycle Network 64 along the Foss Dyke bank. It is envisioned that the network would be accessible for all - walkers, cyclists, people with pushchairs, users of wheelchairs and mobility scooters.

One section is due to be completed in 2022 by Lincolnshire County Council (Map 6b, Appendix 1), which will safely link Saxilby to Lincoln for the first time.

The Torksey connection followed by the business/enterprise park connections (particularly the safe access under the A57, utilising existing access under the bridge) are the next steps which offer an exciting opportunity for Island Green Power, and the local and wider community to reap further environmental benefits.

[View the feasibility study \(including costings\).](#)

## Further Considerations

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- **Protecting the Historic Environment and Heritage Assets**

As per the NDP and Character Assessment (section 5.5-5.26) there is the deserted medieval village of North Ingleby which is a **Scheduled Ancient Monument and Local Heritage Asset**. There is also a moated site and earthworks at South Ingleby, which need to be taken into account as part of the process to ensure they are suitably respected and protected.

*NDP Policy 5.2, Local Plan Policy LP25, NPPF (proposals affecting heritage assets)*

- **Flood Risk Assessment**

Parts in the vicinity of the proposals are in flood zones 2 and 3.



## **Further Engagement**

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In your email dated 15 February 2022 you requested the council's view on "issue specific workshops with local parish councils and members of the community."

The council supports this approach and would suggest that community workshops are held at various times, including an evening and weekend session, to facilitate their accessibility to all residents.

## **Conclusion**

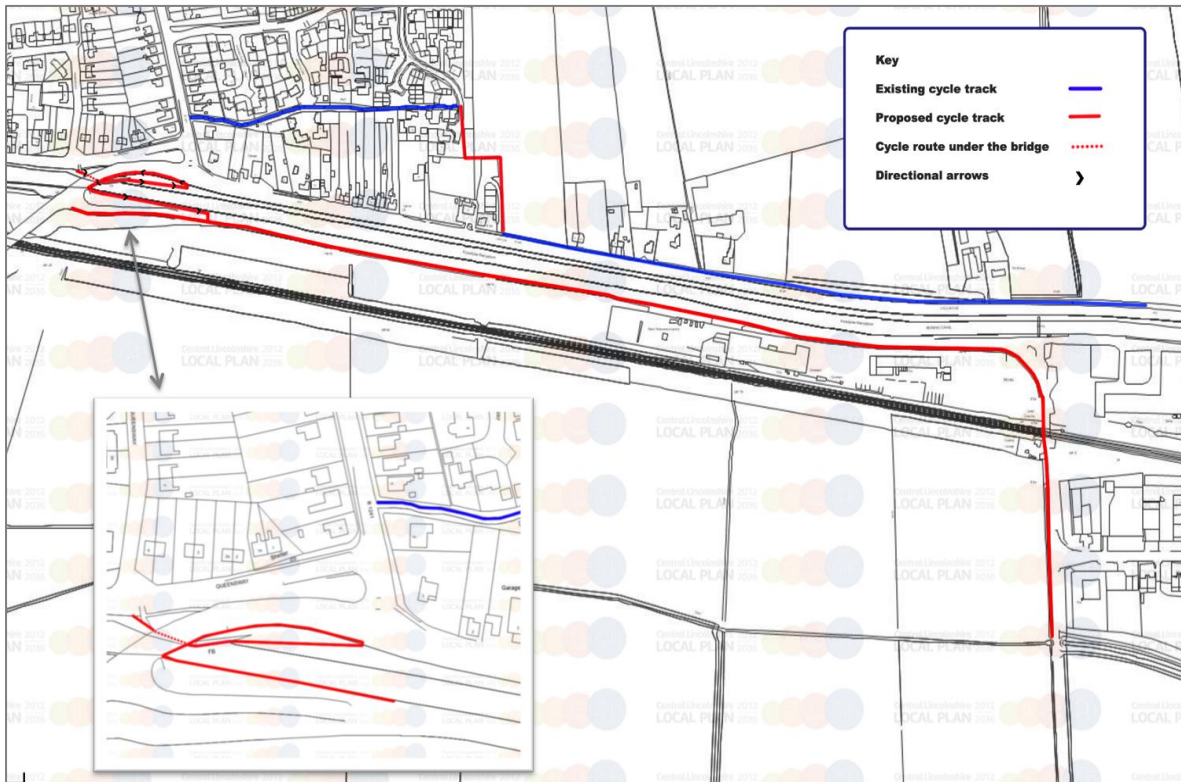
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The council has set out its project and development proposals in order to deliver the local environmental enhancements and community benefits sought, which are in-line with national and local planning policy. These have emanated from community consultation and are mandated through referendum.

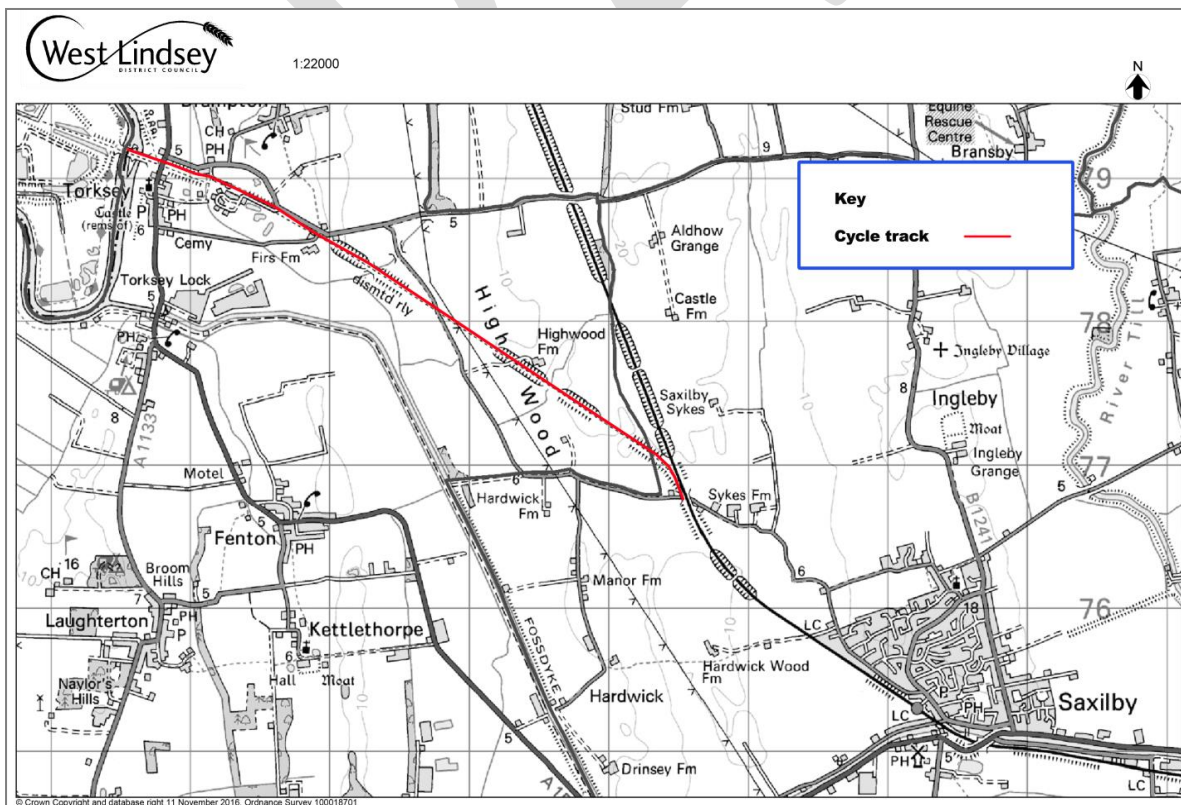
The council welcomes further discussions with Island Green Power and the planning authority in respect of the proposed on-site developments and s106 sustainable community projects as a means to successfully deliver the community and environmental strands of the project and looks forward to receiving your response accordingly.

# Appendix 1: Cycle Track Proposals

**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**



Source: Saxilby with Ingleby NDP 2017, p76.

## **Appendix 2: NDP Community Project List – Overall Projects of Interest to West Burton Solar and Cottam Solar Projects**

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### **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 under the A57, see Proposal Map 6, Appendix 1) – note cycle track 6b connection is currently being progressed by Lincolnshire County Council and is expected to be completed on 2022 (see Appendix 1 below for a map)
- 1.3 Extend the cycle track from Saxilby to Torksey using the old railway (see Proposal Map 7, Appendix 1)
- 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**

- 2.7 Allotments
- 2.8 Dog exercise area
- 2.13 Install a bus shelter at the High Street bus stop opposite the Co-op