

Coleby Parish Council



Coleby Parish Neighbourhood Plan 2012-2036

This version of our Neighbourhood Plan is a draft for submission to North Kesteven District Council and the Independent Examiner appointed by them.

Following statutory 'Regulation 14' consultation on a previous draft with a range of stakeholders for six weeks from 13 March 2017 to 24 April 2017 that draft was amended to take account of stakeholders' comments. More details about the consultation, comments and amendments are in the statutory Consultation Statement accompanying this Plan.

Foreword

I am delighted to welcome you to Coleby Parish's Neighbourhood Plan.

Your Parish Council is absolutely committed to maintaining the Parish as a unique place to live in terms of both our built and natural environments and our community spirit.

To do that we need to maximise the influence that people in the Parish have over future development; so that is why we have developed this Neighbourhood Plan.

This has involved a great deal of work over the last year or so and I want to thank the Neighbourhood Plan Working Group, my colleagues on the Parish Council, our consultants Open Plan Ltd and North Kesteven District Council's Community Initiatives Team for their inputs. Their names are listed in Appendix 2.

We are also very grateful for grant funding provided through the Department for Communities and Local Government.

Most of all, though, I would like to thank all the residents who attended Parish Council meetings and workshops and those who responded to the Residents Survey. This is your Plan for the place where you live.

Karen Playford
Chair of Coleby Parish Council

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1. Introduction

1. This is the Neighbourhood Plan 2012 – 2036 for Coleby Parish in Lincolnshire. The duration of our Plan matches the Central Lincolnshire Local Plan (see below). There may be significant change over such a long period so the final section provides a mechanism for regular reviews.
2. Neighbourhood Plans are part of the Town & Country Planning framework:
 - The National Planning Policy Framework (NPPF) was introduced in 2012 and is supplemented by Planning Practice Guidance (2014). The NPPF introduced a presumption in favour of sustainable development
 - Local Plans, usually at District Council level, set out a vision and framework for future development of the area. Local Plans must be consistent with the NPPF and Guidance. North Kesteven District Council (NKDC), Lincolnshire County Council (LCC), City of Lincoln Council and West Lindsey District Council have come together to develop a joint Central Lincolnshire Local Plan 2012-2036 that includes our parish. The Central Lincolnshire Local Plan was adopted on 24 April 2017.
 - Neighbourhood Plans, usually at Parish Council level, are community led plans for guiding future development in an area. They must be consistent with the Local Plan and NPPF.
3. NKDC is our local planning authority and is responsible for deciding most planning applications. Lincolnshire County Council (LCC) decides applications for mineral extraction and waste development. Applications for nationally significant infrastructure or urgent Crown development are made direct to the National Planning Inspectorate.
4. Coleby Parish Council decided on 5 January 2016 to develop a Neighbourhood Plan, following a public meeting in December 2015. We made that decision because a Neighbourhood Plan gives us a strong voice, though not the ultimate voice, in decisions about future development in our Parish. The area covered is shown in Figure 2.
5. Taken together, the NPPF, Local Plan and Neighbourhood Plan will make the 'Local Development Plan' for our area against which planning applications are decided (see Figure 1 below).

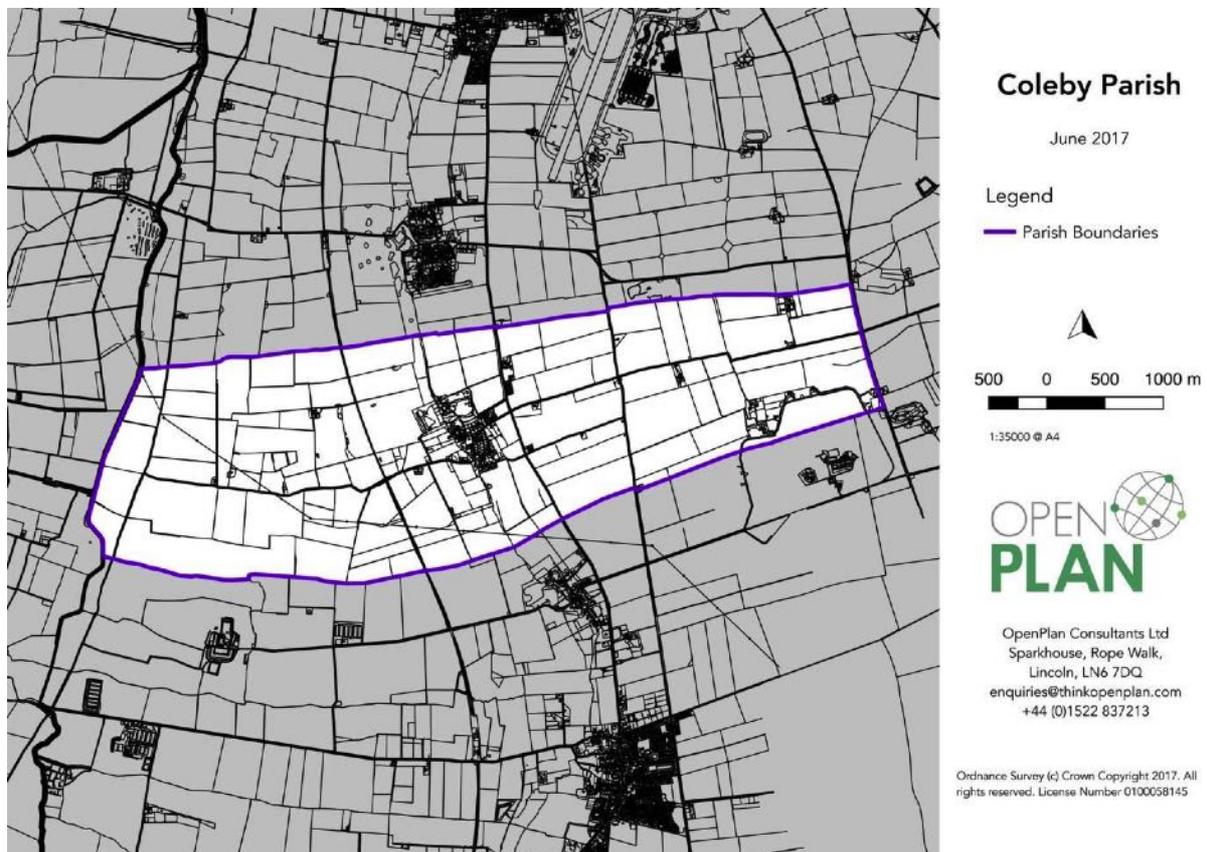
Figure 1 - Local Development Plan



“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community”¹

6. NKDC formally designated the whole of Coleby Parish as our Neighbourhood Planning Area on 1 April 2016.² The designated area is shown in Figure 2 below.

Figure 2 - Designated Area for the Neighbourhood Plan



7. We have consulted widely with residents, businesses, landowners, developers and others to understand issues relevant to a Neighbourhood Plan and what we can do to address them.

¹ National Planning Policy Framework Guidance Paragraph 184

² NKDC formal records of our Neighbourhood Plan are available at <http://www.n-kesteven.gov.uk/ColebyPlan>

8. Those consultations identified some non-planning issues that cannot be addressed through the formal planning system, so are not included in our formal Neighbourhood Plan.
9. It is important to emphasise that, although those non-planning issues are not covered in detail within the Neighbourhood Plan, they are summarised as 'Community Issues' in Appendix 3. These will be assessed by the Parish Council and, if necessary, addressed in an action plan.
10. A glossary of Neighbourhood Planning terms is in Appendix 1.



Figure 3 - Coleby and its environs from the air showing clear separation from the A607 (R)

2. Coleby Parish³

11. Residents are very proud of Coleby and see it as a beautiful place to live. Coleby Parish covers around 1,000 hectares or just less than 2,500 acres.
12. Coleby Parish is located around eight miles south of Lincoln between the A15 and Broughton Lane. In the Central Lincolnshire Local Plan's 'Settlement Hierarchy', Coleby village is classified as a Level 6 'Small Village' with the rest of the parish being Level 7 'Hamlets' and Level 8 'Countryside'. It is the Level 6 classification of Coleby village in the Local Plan that drives a target to permit 10% housing growth from 2012-2036 (see more detail on page 20).

Population

13. Our Parish population in the last census was 410. The population density of the whole Parish, at 0.4 persons per hectare, is very low compared to the rest of the country, though it must be remembered that the density within Coleby village is much greater.
14. Half the population of the Parish in 2011 was aged over 50 years – a much older age profile than England as a whole where half the population is over 39 years of age.
15. Car availability is much higher than most other places. Coleby households with 3 cars / vans (11.2%) is double the national proportion and those with 4 or more (5.9%) is more than three times greater.
16. Coleby has a very stable population. In the Residents' Survey, 72% of respondents had lived in Coleby for 10 years or more and 80% intended living here for at least another 10 years.

Housing

17. In 2011 there were 176 dwellings in the Parish. 56% were detached, 33% semi-detached and 10% terraced. We estimate there are 140 dwellings within Coleby Village.
18. The proportion of detached dwellings is similar to NKDC area but much higher than the East Midlands or England as whole. Terraced housing is correspondingly lower.

Education

19. 32.4% of Coleby residents had qualifications at Level 4 (Higher National Certificate) or above, which is 5% more than nationally.

³ Additional detail on the statistics used in this chapter can be found in the supporting document 'Coleby and Our People' – see Appendix 6.

Employment

20. Coleby Parish's economic activity reflects the age profile, with a high proportion of retired people, fewer full time employees, fewer unemployed and fewer economically active students.
21. The most notable factor is the very high percentage of self-employed (15.7%) compared to regional and national figures of around 9%.

Community facilities

22. Our Parish Church of All Saints was originally built by the Anglo Saxons, extended by the Normans and extensively restored in 1900. We share a Rector with other parishes along the Cliff Edge.
23. The Parish Council has operated continuously since 1895.
24. Coleby Primary School currently has around 80 children on the register drawn principally from Coleby and Harmston but also Boothby Graffoe and Waddington. Ofsted rates it as a 'Good' school.
25. There are no shops in the village. The Tempest Arms village pub and The Bell at Coleby pub / restaurant, have both operated since the 19th century. The Tempest was registered as an Asset of Community Value in 2015 and is now owned by a consortium of residents. 'The Kitchen' truck stop operates right on the edge of the parish at Nocton Heath.
26. There are no primary healthcare facilities in the Parish but GP surgeries operate from Navenby and Waddington. Dental surgeries are further afield.
27. Our Village Hall is the hub for a wide range of fundraising activities, including regular car boot sales on the playing field. Community activities include an annual Ball, monthly coffee / library mornings that are well supported by people from the Parish and beyond, and film nights with supper.
28. Regular daytime bus services along the A607 Grantham Road serve Coleby village with other services along the A15 and Broughton Lane.

Heritage

29. Coleby has a long and varied history⁴. It is possible that there was a Bronze Age settlement here and there is considerable evidence of Roman activity including Ermine Street (known locally as High Dyke) linking London, Lincoln and York. A Saxon settlement was probably here after the Romans left in 407 and before the Danes in the ninth century. The Danes gave Coleby our name, meaning "the home of Koli".

⁴ Historical information from 'A Coleby Collection' (2000)



Figure 4 - The Temple of Romulus and Remus (L) and 18th Century Wellhead (R)

30. The first written record of Coleby was from 1086 in the Domesday Book. At that time there were two manors although, by the twelfth century, three are recorded. The only remaining manor hall is Coleby Hall, which was built in the seventeenth century on the foundations of a mediaeval hall. The village remained agricultural in nature as those manors gradually merged over time and was 'enclosed' in 1760. In 1855 when the Tempest family from Yorkshire was the major landowner, 'Acts for the Inclosure Exchange and Improvement of Land' brought further changes. During the 20th century the Tempests sold much of their Coleby property with the last major sale to local farmers taking place in 1963. Several of those farms are still operated by the same families.
31. Lincolnshire has a long association with the air force and RAF Coleby Grange operated from 1939 to 1944. It reopened in 1959 as a base for Thor missiles and closed finally in 1963.
32. There are 11 listed buildings in the parish and a historic garden around Coleby Hall. Most of the village, low fields and historic garden are a Conservation Area as shown in Figure 13.⁵ In addition there are many buildings on NKDC's 'Local List'. More details of our heritage assets are in Appendix 5.

⁵ NKDC reviewed the Conservation Area in 2017. We understand that recommendations will be made to modify the boundary slightly but these will not be finalised until September 2017. Maps in this Plan reflect the current boundary. They will be amended once any formal changes to the Conservation Area are made.

Natural environment

33. Coleby is one of Lincolnshire's 'Cliff Edge Villages'. The Lincolnshire Cliff is a major escarpment of Lincolnshire Limestone. The entire Parish west of the A607 falls within the Lincoln Cliff Landscape Character Area.
34. There are no specialist wildlife sites within the Parish. Nevertheless residents place a very high value on their natural environment, which was one of the most important aspects of parish life in our Residents' Survey (see Figure 6).
35. Flooding is not a significant risk within the Parish.⁶
36. Further key statistics about Coleby's people are summarised in the supporting document 'Coleby and Our People' and referred to throughout this Plan.

Figure 4 - Low Fields from the Church (L) and the Village Hall (R)

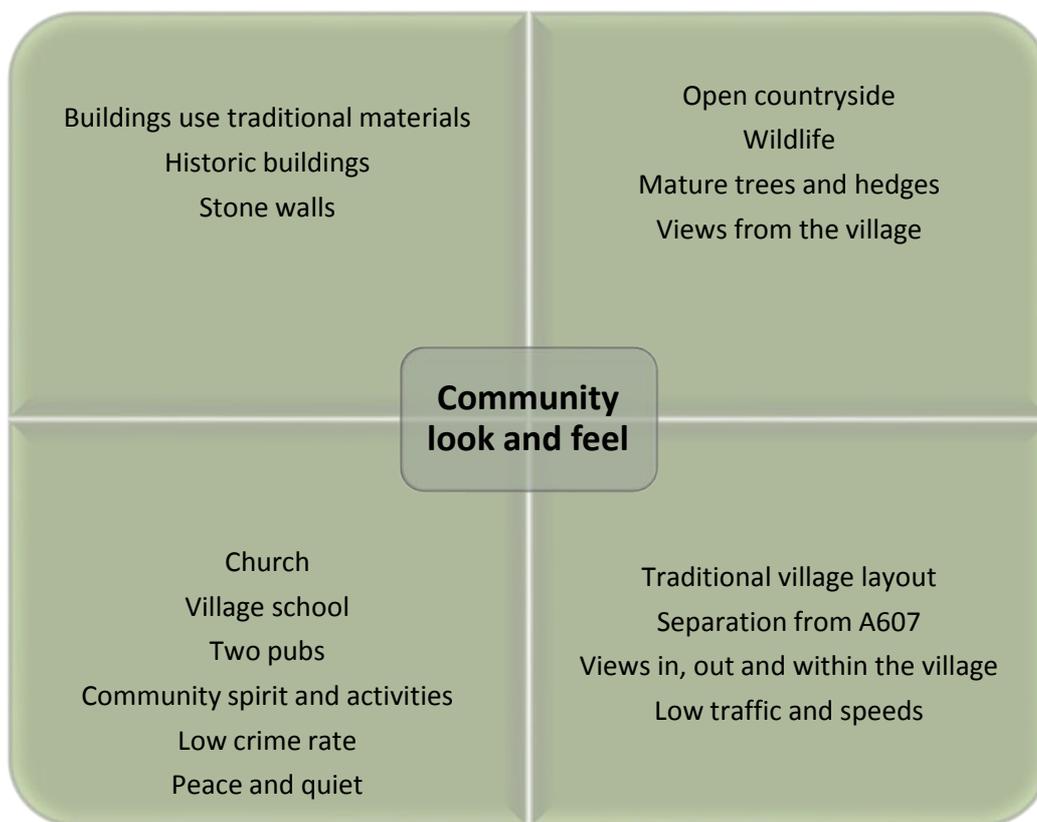


⁶ Environment Agency Long Term Flood Risk Assessment for Locations in England (gov.uk)

3. Key issues for the Neighbourhood Plan

37. The only current development pressure on Coleby Parish is from landowners looking to increase dwellings.
38. Key issues were identified through a combination of Residents Workshops and the summer 2016 Residents Survey (106 responses).⁷ These were presented to the Residents Workshop on 9 November 2016 before considering draft Objectives and Planning Policy Approaches.
39. The main driver in developing this Plan was to accommodate the level of housing development required by the Local Plan whilst retaining the special look and feel of our parish. Consultations with local people and organisations identified many factors that create that special look and feel – see Figure 5 below.

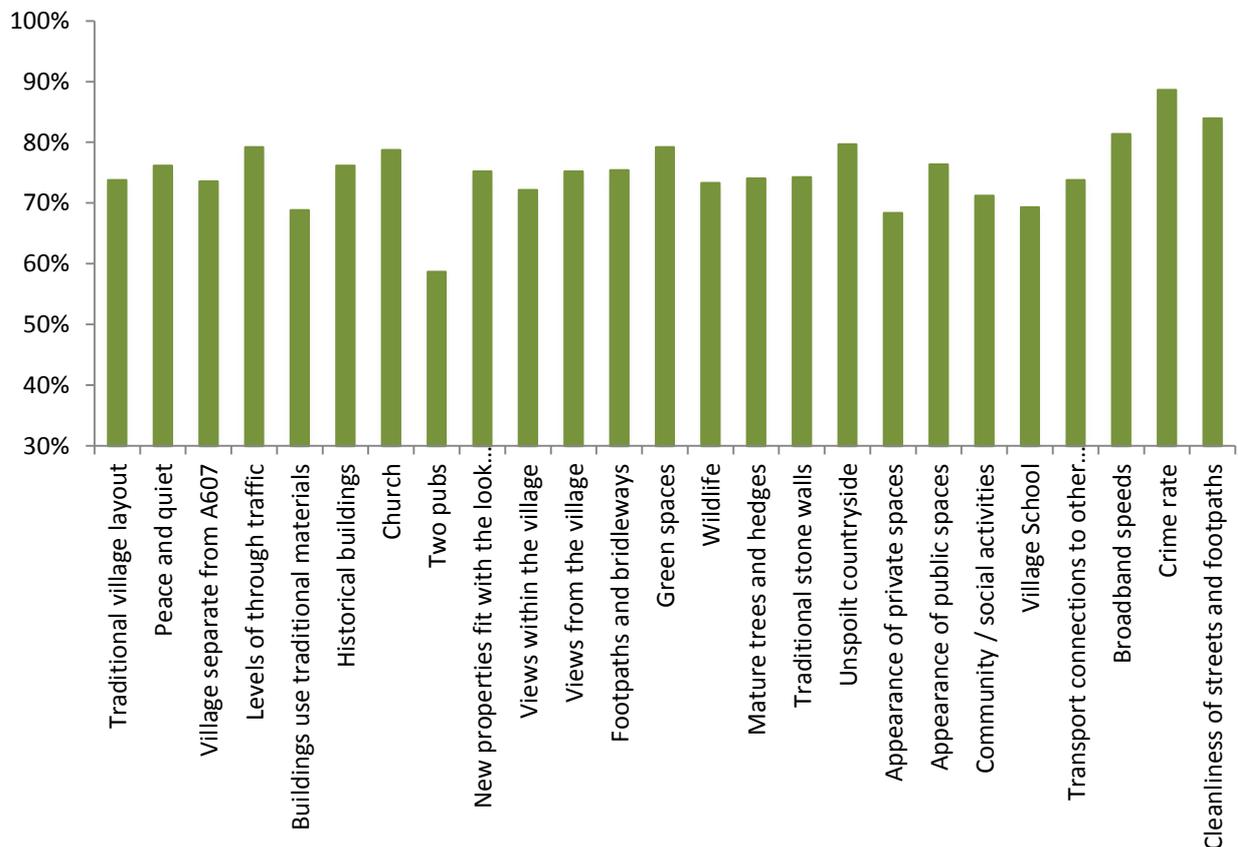
Figure 5 - What makes Coleby look and feel special?



40. In the survey, residents placed great value on many aspects of life in the parish.

⁷ Survey responses were statistically valid. Further details are in the Consultation Statement accompanying this Plan – see Appendix 6.

Figure 6 - How important is each of these aspects of village life to you?



41. As well as being important, most of these aspects were also rated as currently performing well. The notable exception was 'Broadband Speeds' (picked up as a Community Issue in Appendix 3).

42. Comments in the survey emphasised that residents particularly valued the community look and feel of Coleby.

43. Residents also provided clear steers on many aspects relating to future developments:

- Development should only be to the extent required by the Central Lincolnshire Local Plan
- Extra homes should be built on existing sites or land between existing buildings rather than on the edge of the village.
- There should be a defined boundary to contain developments in Coleby Village.
- Buildings should be no more than two storeys high and constructed using traditional materials.
- Derelict buildings in open countryside should be brought back into use rather than left in disrepair.

- Homes for those on lower incomes, young families and older people downsizing should be supported (9 November workshop).
- There should be sufficient off-street parking for residents and their visitors in any new homes.
- Some views from, to and within the village are so important they should be protected.
- Street furniture should be well designed and complement their surroundings.

44. Strong steers were also provided on many non-planning related 'Community Issues'. These are summarised in Appendix 3.

45. To check that stakeholders' views were reflected in the draft Plan, we consulted them again for six weeks in March / April 2017. Residents responding (57) were strongly in favour of the draft. Most importantly, when asked if the vision and draft policies in the Plan were appropriate, over 80% were in favour, with several draft policies scoring over 90%. 87% agreed that the Neighbourhood Plan addresses key issues for Coleby Parish. These results are statistically valid.⁸



Figure 7 - People engaged about what is important for the future at the May 2017 workshop

⁸ Full details of this 'Regulation 14' consultation and its statistical validity are in the Consultation Statement accompanying the Neighbourhood Plan.

4. Vision and Objectives

46. This Vision and the Objectives for our Neighbourhood Plan were developed in response to the key issues identified in the previous section.

Our Vision for 2036 is:

“Coleby Parish is a wonderful place to live that has adapted to change whilst retaining its own unique look and feel.”

47. To achieve this Vision, we have developed objectives under four headings:

- Community
- Natural Environment
- Built Environment
- Housing

48. Details of those Objectives, and the Planning Policy Approaches we have adopted to deliver them, are set out in Table 1 that follows.

49. Appendix 4 tabulates those Objectives and Planning Policy Approaches against the Planning Policies set out later in the Plan so that readers may see exactly how we are aiming to deliver our Objectives. Table 1 sets out our Vision, Objectives and Planning Policy Approaches.



Figure 8 - Developing policy approaches at the November 2017 workshop

Draft for submission to NKDC and Independent Examiner
 Table 1 - Vision, Objectives and Planning Policy Approaches

<p>Vision</p>	<p><i>Coleby Parish is a wonderful place to live that has adapted to change whilst retaining its own unique look and feel.</i></p>			
<p>Objectives</p>	<p>Community</p> <p>Preserve and enhance the distinct community spirit of Coleby and protect the local facilities that people value.</p>	<p>Natural environment</p> <p>Protect the village’s green spaces and its landscape, improve access to the countryside and protect and enhance habitats and biodiversity?</p>	<p>Built environment</p> <p>Protect and enhance the character of the Village and Parish, and their heritage assets, whilst allowing for an appropriate level of new development.</p> <p>Ensure that there is adequate parking for new development whilst maintaining the character of the village.</p>	<p>Housing</p> <p>Ensure that the scale, location and type of new housing enable reasonable additional choice without detracting from Coleby’s character as a small, rural village and a rural Parish.</p>
<p>Planning Policy Approaches</p>	<p>Encourage and support proposals to develop, improve or expand facilities that would support the social, cultural, economic and physical well-being of the local community</p> <p>Discourage and prevent development that would result in the loss of any community asset or facility</p>	<p>Designate local green spaces within the village (which would protect them from inappropriate development)</p> <p>Discourage development that would detract from the open character or visual separation between the village and the A607</p> <p>Limit development in the open countryside</p> <p>Protect and enhance the network of public footpaths and bridleways</p> <p>Ensure development does not cause harm to local ecology and wildlife and, where practicable, measures are taken to enhance local biodiversity and strengthen local ecology</p> <p>Encourage and support appropriate renewable energy technologies (provided that the type and scale proposed does not negatively impact on the character and setting of the village)</p>	<p>Encourage new developments to be consistent with the character assessment of the village (which would provide an overall description of key aspects that contribute to the village character, such as: views, street layout, important buildings, landmarks, streetscape, important open space and greens spaces)</p> <p>Encourage new developments to be consistent with Design Guidance prepared for the village (which would identify design elements that require consideration such as building heights, density, palette of materials etc.)</p> <p>Ensure that new development provides sufficient amount of off-street parking</p>	<p>Make provision for up to 14 new homes as required by the Central Lincolnshire Local Plan</p>

5. Planning Policies

Location of Development

50. From responses to consultations carried out during the preparation of this Neighbourhood Plan, a clear desire emerged for growth to be respectful of the village character and its setting, and for development not to alter the compact and small-village feel of Coleby by expanding into and spoiling the surrounding countryside. For these reasons, parishioners demonstrated a clear desire to maintain development within the existing village curtilage and support for appropriate redevelopment of brownfield sites within relatively close proximity to the village.
51. There is also a desire to keep traffic growth to a minimum, but this is with an understanding that Coleby has relatively high levels of car ownership and cars per property. Restricting most new buildings and developments to locations within and immediately adjacent to the village will help to achieve this, by maximizing opportunities for people to walk and cycle between their homes and local facilities, and to use public transport when possible for some of their longer trips.
52. It is widely acknowledged that vehicles parked on-street at various locations on the village's narrow streets hinder the movement of passing traffic and pedestrians. Whilst the Neighbourhood Plan is limited in the role it can play to retrospectively resolve this issue, it can require future developments to provide appropriate levels of on-site car parking to ensure existing problems are not perpetuated. This is particularly important in new residential development schemes, where sufficient provision should be made for both residents and visitors.
53. This neighbourhood plan does not set specific parking standards and instead expects proposals to be considered on a case-by-case basis, taking into account the type, mix and use of development and parking required for their visitors.
54. In Policy 1 'amenity' refers to: compatibility with neighbouring land uses; overlooking; overshadowing; loss of light; increase in artificial light or glare; adverse noise and vibration; adverse impact upon air quality from odour, fumes, smoke, dust and other sources; adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste; creation of safe environments etc. (CLLP Policy LP26 Design and Amenity).
55. Policy 1 allows for some new development in appropriate locations, setting out a preference for the location of any new development within the developed footprint of the village, following the sequential test in Policy LP4 of the Local Plan. The policy conforms to the policy principles established in the emerging Local Plan, which classifies the village of Coleby as a Small Village with the rest of the Parish falling under the definitions of Hamlet and Countryside.

56. To support the application of Policy 1, the developed footprint of the village has been defined and is shown in Figure 7. This is important in setting a distinction between the main built up area of Coleby and the outlying properties and surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it.
57. In defining the developed footprint, the village curtilage identified in the 2007 NKDC Local Plan was used as a starting point and tested against the criteria set out in Policy LP4 of the Local Plan.⁹ The only changes to the 2007 boundary relate to:
- The site of the recently approved development of 4 dwellings on Dovecote Lane (16/0772/OUT) is included in the developed footprint; and,
 - The undeveloped area immediately west of the village hall and car park is excluded from the developed footprint.
58. Notwithstanding the fact that boundaries provide a useful guide for decision making, it is not intended that planning permission within the village envelope will automatically be granted, as all proposals must have regard to all other planning policies in the development plan.
59. Policy 1 specifically requires proposed residential development outside of the village to be consistent with the findings of the Capacity Study completed as part of this Neighbourhood Plan. The Capacity Study was undertaken to establish the capacity of different areas in and around the village, and in other parts of the Parish, to accommodate new dwellings. The assessment considered the sequential preference criteria as set in Policy 1 and also a number of additional considerations reflecting the rationale of the NPPF and Local Plan policies as well as other policies and aspirations of this Neighbourhood Plan. The Study concluded that there is potential scope for the Local Plan's growth target for Coleby to be developed within the developed footprint of the village in combination with those sites already permitted/completed since 2012 (the date from which the Local Plan is effective).
60. However, as this Neighbourhood Plan does not allocate specific sites for housing development, it is likely that some of the sites identified within the village will not come forward for development during the lifetime of the Plan. For this reason, the conclusions of the Capacity Study relating to appropriate areas at the edge of the village should be applied to proposals when there is evidence that there are no infill sites available or suitable within the period 2012-2036.
61. The recommendations presented in the Capacity Study are subordinate to the sequential preference criteria. Therefore, proposed development that is consistent with the Capacity Study but that is lower in the sequential order (i.e. previously developed sites before greenfield sites) will still need to demonstrate that there are no available or suitable sites that are supported in the Capacity Study and higher in the order.

⁹ Policy LP4 of the Central Lincolnshire Local Plan 2012-2036 sets permitted growth targets for villages and a sequential test for prioritising development sites.

62. Design and access statements and/or planning statements submitted with applications should clearly demonstrate how proposals conform to all relevant aspects of Policy 1.

Policy 1: Appropriate Location for Development

- 1. Development proposals within the developed footprint of the village, as presented in Figure 7 of this Plan, will be supported where they comply with the criteria set out below and all relevant development plan policies.**
 - a) Development will need to demonstrate that it can be carried out without resulting in an unacceptable impact on:**
 - I. the setting of the village within the wider landscape;**
 - II. the character and appearance of the Conservation Area;**
 - III. the character, extent, setting and use of any heritage asset;**
 - IV. the landscape character and views over the open countryside within the Parish;**
 - V. the levels of amenity that occupiers of adjacent premises may reasonably expect to enjoy;**
 - b) Development should provide safe road access and sufficient off-street parking in a form that is consistent with the established character of the village.**
 - c) Where feasible, development should incorporate sustainable drainage systems (SUDS) designed to meet the surface water run off rate agreed with the Internal Drainage Board.**
- 2. Where there is insufficient land within the built up area of the village to meet the permitted growth of the parish as set out in the Central Lincolnshire Local Plan 2012-2036, consideration will be given to development sites within the areas considered appropriate for development in the Capacity Study and which meet the requirements of the development plan in all other respects.**

Figure 9 - Developed Footprint



Developed Footprint

June 2017

Legend

— Developed Footprint



50 0 50 100 150 m



1:5000 @ A4



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Housing

63. Coleby is not identified in the emerging Local Plan as a village that is expected to see significant housing growth. Policy LP2 classifies Coleby Village as a Small Village and the rest of the parish falls under the definitions of Hamlet and Countryside. Policy 2, below, has been prepared in this context and sets out further detail specific to the parish of Coleby.
64. In Policy 2 'amenity' refers to: compatibility with neighbouring land uses; overlooking; overshadowing; loss of light; increase in artificial light or glare; adverse noise and vibration: adverse impact upon air quality from odour, fumes, smoke, dust and other sources; adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste; creation of safe environments etc. (CLLP Policy LP26 Design and Amenity).
65. For settlements such as Coleby, The Local Plan sets a target growth level of 10% between 2012 and 2036. The Central Lincolnshire Planning Team and NKDC have both confirmed that this means the number of dwellings to be delivered in Coleby during the Local Plan period is 14.
66. Since 2012, a number of dwellings have been completed or granted planning permission which contribute to the growth target for the village:
- 2 dwellings (not yet completed) at The Bell at Coleby, Far Lane (14/0036/FUL)
 - 3 dwellings developed through conversion of The Manor House, High Street (13/1228/FUL and 14/1154/FUL)
 - 4 dwellings granted outline permission on land north of Dovecote Lane (16/0772/OUT)
67. Given the above, and assuming all sites are fully developed during the plan period, the number of additional dwellings required to meet the 10% growth target is 5.
68. No specific need for "affordable housing" has been identified in Coleby, but consultation responses suggest that people would like to see a range of house sizes and types provided in new developments, including smaller, less expensive homes to meet the needs of younger people setting up their first homes, and older people wishing to down-size (with design specifications to address reduced mobility and health problems). Policy 2 recognises this, however, the scale and type of housing development that is likely to take place during the period of this Neighbourhood Plan, is unlikely to support the provision of affordable housing as a "developer contribution" in association with larger housing developments. Nevertheless, the provision of affordable housing will be encouraged and supported where appropriate and feasible.

69. During consultation on this Neighbourhood Plan residents expressed support for conversions of appropriately located redundant and underused agricultural buildings for residential purposes. There is a general agreement that these sites could accommodate more dwellings than the small infill plots within the village, with less impact on the village character and setting. The Capacity Study provides further details on the areas of the parish where these opportunities may arise.
70. Whilst there is clear support for the relatively low level of growth that the Local Plan establishes for Coleby, there is an understanding that the total number of new dwellings within the parish may reach 14 in the earlier part of the Plan's timeframe. Residents have indicated that they may wish to support an opportunity that may come forward once the 10% figure has been reached, where it would provide tangible benefits to the parish such as Affordable Housing or smaller properties suited to first time buyers or those looking to downsize. CLLP Policy LP2 'The Spatial Strategy and Settlement Hierarchy' provides a mechanism for doing so, subject to 'clear local community support' as defined in that Policy.

Policy 2: Housing

1. In appropriate locations (as defined in Policy 1):

- a) development of individual houses or small groups of houses (preferably no more than 4) will be supported, provided that the development will not, either by itself or when aggregated with other developments that have been permitted, result in a net increase of more than 14 new dwellings in Coleby Village between the commencement of the Local Plan and 31st December 2036;**
- b) subject to paragraph (a) above, development of Affordable Housing to meet identified local needs, and housing suited to the needs of first time buyers and people looking to downsize, will be encouraged and supported;**

2. Conversion or redevelopment of non-residential buildings to provide housing must be in conformity with Local Plan policies relating to their conversion and the following criteria:

- the development will provide a reasonable standard of amenity for those who will live in the building(s);**
- there will be no adverse impact on the amenities that occupiers of neighbouring premises may reasonably expect to enjoy;**
- there will be no loss of valued facilities and services;**
- there will be no unacceptable reduction in jobs available in the neighbourhood area.**

3. In all cases any infrastructure or infrastructure improvements necessary to support housing development should be provided in association with its construction and be operational before it is first occupied (unless, exceptionally, an alternative timescale is agreed for delivering a specific element of required infrastructure).

Design and Character of Development

71. The residents of Coleby are very proud of the village's distinctive character and are keen to maintain this as new development takes place within the parish.
72. Coleby's position at the top of the Lincoln ridge dominates over the Lowfields to the west of the parish. The views from the top of the ridge over the surrounding countryside, as well as the views from surrounding areas to the church are considered to form a key part of Coleby's identity. With the majority of the village included in the Conservation Area, a total of 11 Listed Buildings, a Historic Garden at Coleby Hall, and many buildings on NKDC's Local List, there is a rich history that must be recognised and respected in any new development (see Appendix 5).
73. The following design policy provides a positive framework for the achievement of high quality and inclusive design that will help Coleby to retain its strong sense of place. It aims to ensure that development proposals are designed in a manner appropriate to the context and that contributes to and enhances the local character of Coleby.
74. Coleby is a rural village and residents have noted many benefits of living in the Parish including the size and make-up of the village, peacefulness and village feel and ease of access to the open countryside. Whilst it is recognised that Coleby has to accommodate some growth, residents have clearly expressed a desire to retain the small village feel and to ensure new developments maintain and where possible enhance the local character.
75. The Neighbourhood Plan Working Group has commissioned the Coleby Character Assessment (see Appendix 6) that identifies key aspects of local character, design principles and unique features, views and vistas. This Character Assessment should be used as a tool to inform the design of residential proposals for developers, architects, planners and the local community. It is also intended to ensure that new development is not only of high quality but also appropriate in character to the existing environment and context. The Coleby Character Assessment forms the evidence base for this design policy and Design and Access Statements submitted with planning applications should include sufficient information to explain how the Character Assessment has been taken into account in the design of the proposed development.
76. The surrounding countryside, landscape and natural features within Coleby contribute to the character of the area and its sense of space. In order to retain the village feel the areas of countryside surrounding the village will be retained. Of particular importance is the visual "buffer zone" separating the village from the busy A607 provided by the tract of land that comprises the recreation ground north of Rectory Road and the undeveloped land between Rectory Road and Dovecote Lane. This separation is an important feature of the village's setting, and contributes to its character as a traditional rural settlement. It forms part of the Lincoln Cliff Landscape Area and is considered part of the "gateway" to the village on the approach along Rectory Road and Dovecote Lane.

77. The importance of the land shown in Figure 8 was recently recognised in NKDC's decision to refuse planning permission for residential development on Rectory Road (Ref: 16/1043/OUT). Retaining this area of separation is an important principle that the Parish Council will continue to support. Furthermore, important natural features and assets such as mature trees and areas of Local Green Space will be protected and enhanced.

Policy 3: Design and Character of Development

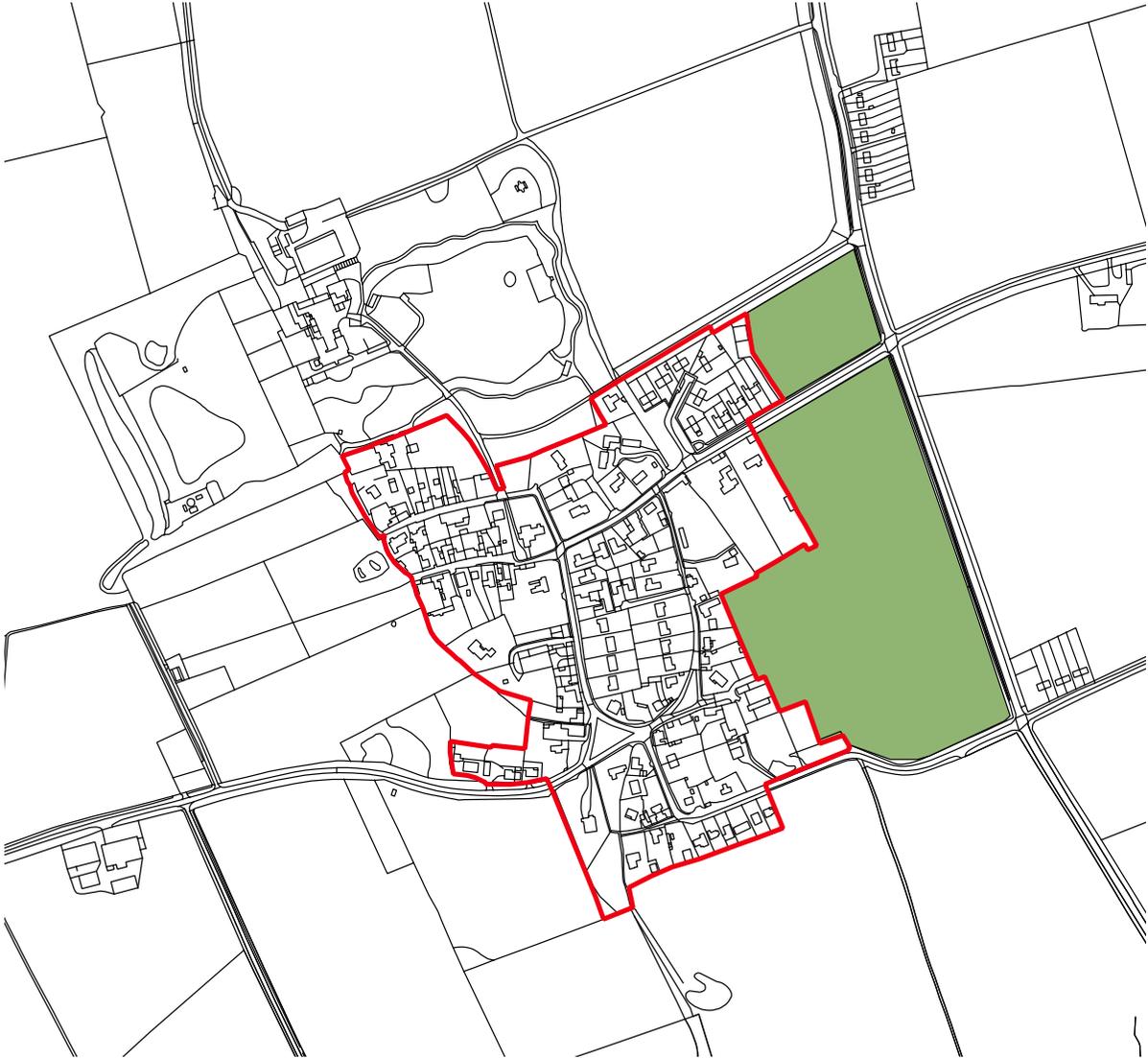
1. Development proposals will be supported where they have regard to the Coleby Character Assessment, and particularly where they:

- Respect the archaeological, historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local character and a strong sense of place;
- Recognise and reinforce local character in relation to height, scale and space between buildings;
- Maintain the area of separation between the built up area of Coleby and the A607 and do not detract from the open and undeveloped character of this area shown on Figure 8;
- Respect local landscape quality ensuring that the views and vistas shown on Figure 9 are maintained wherever possible;
- Retain mature or important trees of good arboricultural and / or amenity value; and,
- Respond to and enhance the setting of Local Green Spaces and other valued green spaces, such as green verges, and green spaces surrounding the village.



Figure 10 - Stone walls and grass verges are a feature of Coleby village

Figure 11 – Area of Separation



Area of Separation

June 2017

Legend

- Developed Footprint
- Area of Separation



50 0 50 100 150 m



1:5000 @ A4



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Figure 12 - Important Views



Local Green Space (LGS)

78. The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection, green areas of particular importance to them. By designating land as LGS local communities are able to rule out development other than in very special circumstances.
79. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and not an extensive tract of land.
80. Having regard to these criteria, it is considered that there are a number of green spaces both within and around the built up area of the Parish that meet this test and merit special designation and protection. These LGS are defined on Figure 10. Within such areas the Plan seeks to protect their special qualities and new development is generally prohibited.
81. Further information and justification for these designations is presented in the Local Green Space Assessment that forms part of the Neighbourhood Plan's evidence base (see Appendix 6).

Policy 4: Local Green Space and Green Infrastructure

- 1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Figure 10 of this Plan:**
 - **Blind Lane Green**
 - **Coronation Crescent Green**
 - **Tempest Green**
 - **Far Lane Cemetery**
 - **All Saints Church garden**
 - **Lowfield cemetery**
 - **Dovecote Lane**

- 2. Applications for development that would adversely affect the function of a Local Green Space will not be permitted other than in very special circumstances.**

Figure 13 - Local Green Spaces



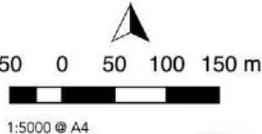
Local Green Spaces

June 2017

Legend

Local Green Space

- 1 Far Lane Cemetery
- 2 All Saints Church
- 3 Coronation Crescent
- 4 Tempest Green
- 5 Blind Lane Green
- 6 Lowfields Cemetery
- 7 Dovecote Greens



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Access to the Countryside

82. The Coleby area is well served by footpaths and other public rights of way, which enable recreational access to the local countryside for residents and visitors to the area. These features are highly valued by residents and are an important feature of the Coleby lifestyle. In particular, the Viking Way that runs from Rutland Water and passes through Lincoln en route to the Humber intersects with the village. At its point along the western edge of the village, the vista over the Trent Valley is particularly enjoyed and treasured by the community. The Viking Way and other local routes are shown on Figure 11.

83. New development may offer an opportunity to improve existing footpaths and other routes, and may in some circumstances, be able to contribute to the creation of new ones.

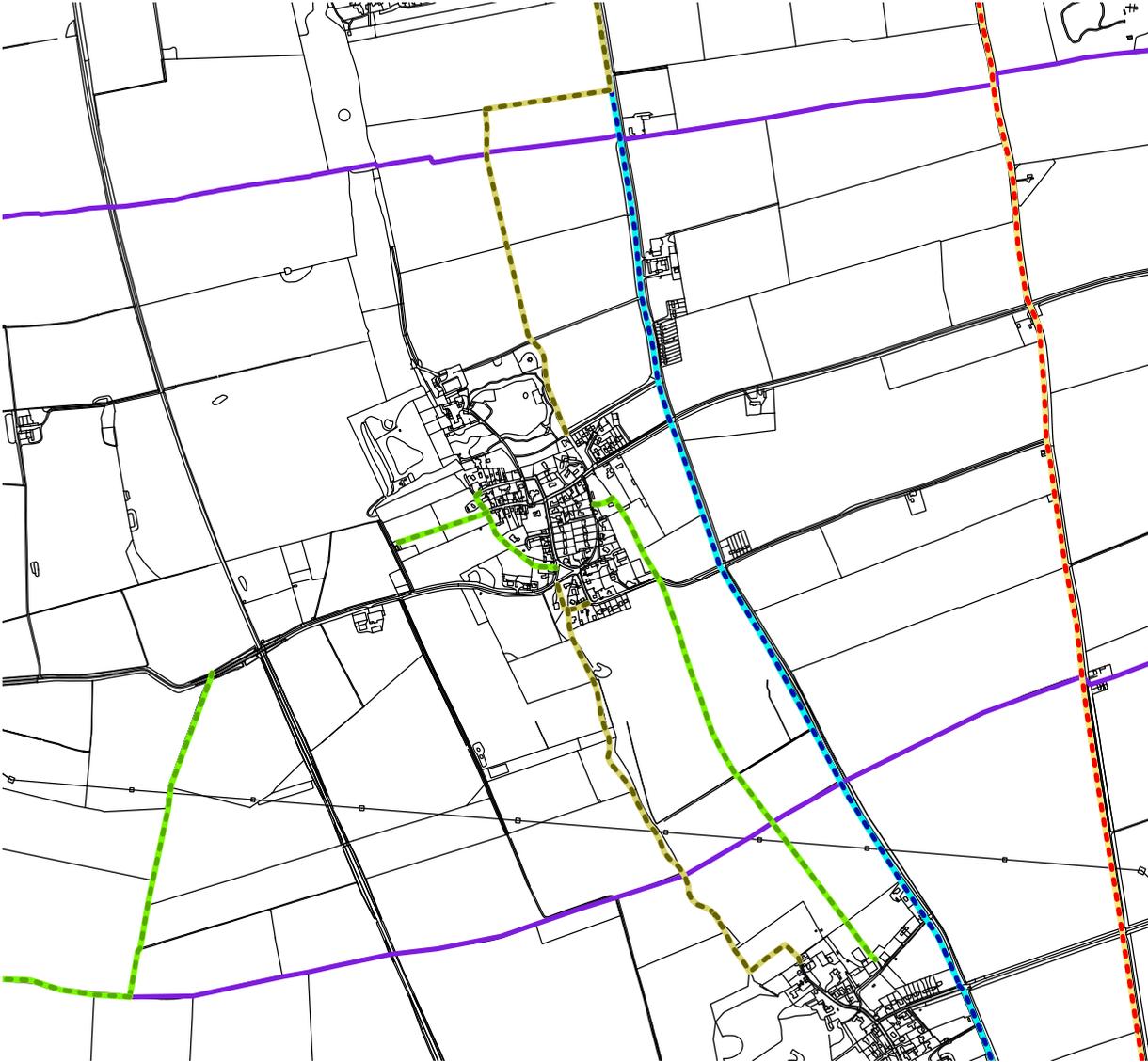
Policy 5: Access to the Countryside

- 1. In order to maintain and enhance access to the countryside, links to existing footpaths and rights of way shown in Figure 11 as well as improvements to footpath surfaces and signage will be sought in connection with new development for appropriate uses, where feasible.**
- 2. Development resulting in any unacceptable impact on existing footpaths and rights of way will not be supported.**



Figure 14 - Residents prize the countryside and views

Figure 15 - Footpaths and Public Rights of Way

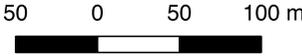


Footpaths and Public Right of Way

January 2017

Legend

- High Dike
- Footpaths
- Cycle Route
- Viking Way
- Parish Boundary



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Community Facilities

84. Coleby's community facilities are highly valued by the majority of residents. They include the primary school, meeting places, like the Village Hall and church, the two pubs, the recreation ground and also the informal facilities such as paths and open spaces.
85. These facilities are an important part of parish life; creating social cohesion and providing the residents with a sense of belonging and identity thus increasing well-being and quality of life. The policy below concentrates on the impact of development on the use and range of facilities within the parish and complements Policy LP 15 of the Local Plan, which this Neighbourhood Plan fully supports.
86. There is a strong desire to retain the village's community facilities and to enhance them as opportunities arise. Proposals that would result in the loss of existing facilities will generally not be supported unless accompanied by suitable alternative provision. Where there is sufficient justification to demonstrate that this cannot be provided, applicants will normally be expected to demonstrate that a business or facility is no longer economically viable (and cannot be expected to return to viability in the foreseeable future) and that all reasonable efforts have been made to find a purchaser, tenant or operator willing to continue the business/facility (or one with a similar value to the local community) without success.

Policy 6: Community Facilities

- 1. Proposals to develop, improve or expand facilities to support the social, cultural, economic and physical well-being of the local community, will be encouraged and supported provided they are consistent with other policies in this Neighbourhood Plan and the Local Plan.**
- 2. Proposals that involve the loss of any existing community facility will not be supported unless their loss can be adequately justified.**
- 3. Community Facilities in existence at the time this Plan was made are identified on Figure 12 but it is recognised that other Community Facilities may arise during the lifetime of this Plan.**

87. As a rural village with an older population, availability and access to facilities is of increased importance. These facilities help the community to come together, lessen the need to travel by car and help to also attract younger residents into the area.

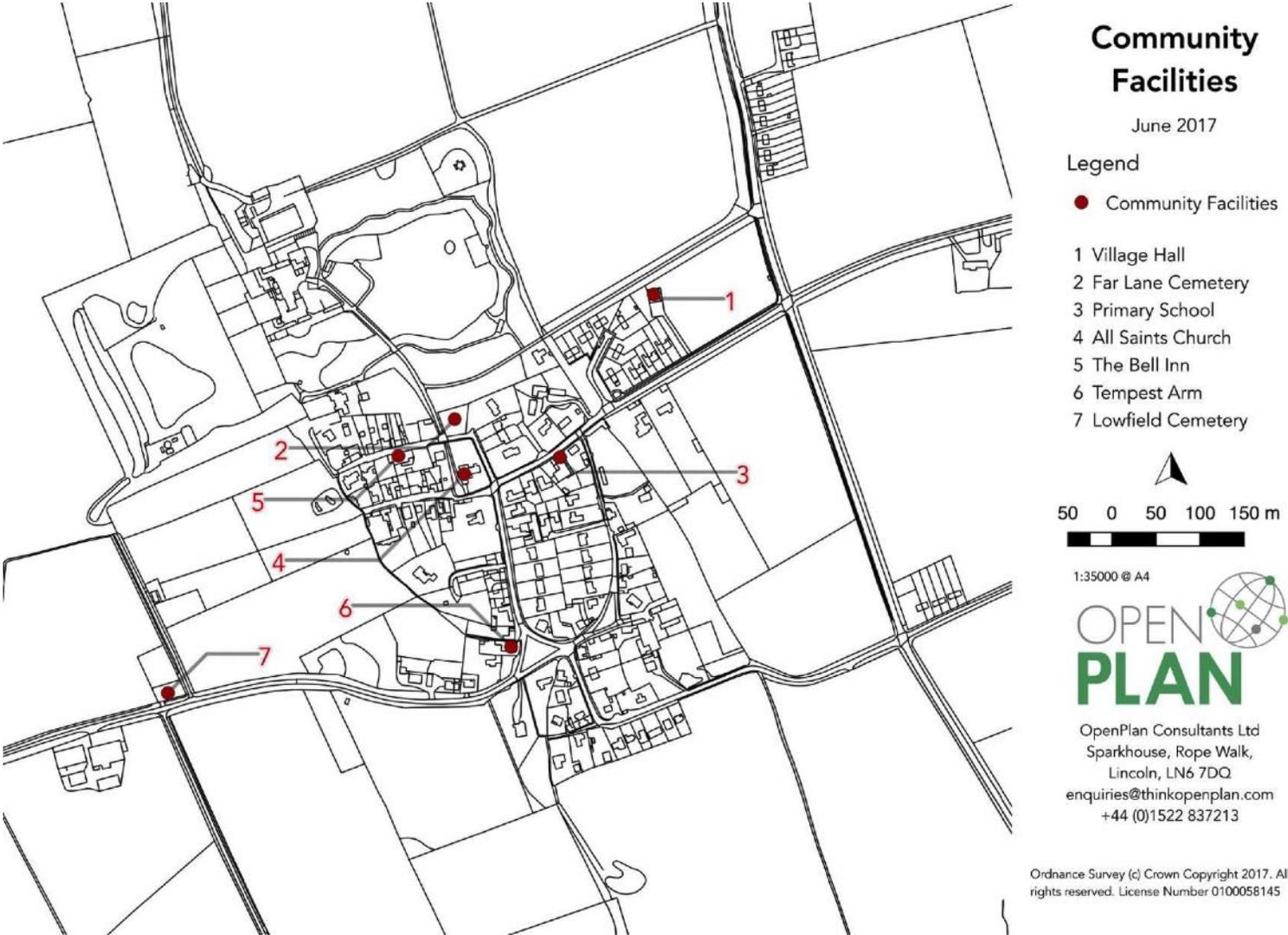
88. In order to establish whether certain facilities are at risk of closure during the next 10 years, work was undertaken to understand current usage levels and long-term plans for

facilities within the parish. No immediate threat was identified, but the Parish Council will continue to monitor the situation.



Figure 16 – Some of our essential and valued Community Facilities

Figure 17 - Community Facilities



Reviewing the Neighbourhood Plan

89. This Plan operates until 2036, in parallel with the Central Lincolnshire Local Plan.
90. There could, obviously, be a need to review the Plan over that period, for example if there are changes to national housing targets.
91. The Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review.
92. In exceptional cases, the Parish Council may agree at any other time to review the Neighbourhood Plan.
93. If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.
94. Following review, the Parish Council will agree any proposed changes to the Neighbourhood Plan.
95. Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

Appendix 1 – Glossary of Neighbourhood Planning Terms

Terms in this glossary are extracted from a much larger version in the ‘Locality’ Neighbourhood Planning Roadmap.¹⁰

ADOPTION – The final confirmation of a development plan by a local planning authority.

AFFORDABLE HOUSING – 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.

BROWNFIELD LAND – Land that has been previously developed.

CHANGE OF USE – A material change in the use of land or buildings that is of significance for planning purposes e.g. from Retail to Residential.

CHARACTER APPRAISAL – An appraisal, usually of the historic character of conservation areas or other historic areas, such as terraced housing.

CONDITIONS – Planning conditions are provisions attached to the granting of planning permission.

CONSERVATION AREA – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

DEVELOPMENT – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

DEVELOPMENT PLAN – A document setting out the local planning authority’s policies and proposals for the development and use of land in the area.

GREENFIELD SITE – Land where there has been no previous development

GREEN SPACE – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

HISTORIC PARKS AND GARDENS REGISTER – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

¹⁰ Full version available at <http://locality.org.uk/wp-content/uploads/Neighbourhood-planning-roadmap-2016.pdf>

INFRASTRUCTURE – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

LISTED BUILDINGS – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

LOCAL LIST – A list produced by a local authority to identify buildings and structures of special local interest which are not included in the statutory list of listed buildings.

LOCAL PLAN - The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

LOCAL PLANNING AUTHORITY – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

NATIONAL PLANNING POLICY FRAMEWORK – The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

NEIGHBOURHOOD AREA – The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced.

NEIGHBOURHOOD PLAN – A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

NEIGHBOURHOOD PLANNING – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

POLICY – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

PARKING STANDARDS – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

PLANNING PERMISSION – Formal approval granted by a council allowing a proposed development to proceed.

RURAL – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

SEQUENTIAL TEST – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

SETTING – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

STATUTORY DEVELOPMENT PLAN – Focus on land use development set within the context of wider social, economic and environmental trends and considerations. Reflects national planning policies to make provisions for the long-term use of land and buildings.

Appendix 2 – Thanks to the people who have worked on the Neighbourhood Plan

Neighbourhood Plan Working Group Members

Bob Alder
Bob Fletcher (Vice Chair of Working Group)
Carol Kirby (Secretary of Working Group)
Cllr Andrew Long (Coleby Parish Council
Sue Makinson-Sanders (Coleby Parish Clerk)
Peter Muschamp
David O'Connor (Chair of Working Group)
Carol Rankin (to January 2017)
Lyn Thomason
Lyn Watts (to November 2016)

Parish Councillors

Cllr Graham Brown
Cllr Jamie Cartwright (from December 2016)
Cllr Huw Davies (Chairperson to May 2017)
Cllr Andrew Long
Cllr Ms Karen Playford (Chairperson from May 2017)
Cllr Mrs Jo Shaw (Vice Chairperson from May 2107)
Cllr Alan Vivian (Vice Chairperson)
Cllr Graham Warnes (to October 2016)

Open Plan Ltd

Laura Bartle
James Green
Steve Kemp
Simone Landucci

North Kesteven District Council

Luisa McIntosh
Anne-Marie Shepherd
Marianna Porter

Other

Cllr Marion Overton OBE (LCC and NKDC)
Cllr Laura Conway (NKDC)
Cllr Catherine Mills (NKDC)

Appendix 3 - Community issues

This Appendix contains details of non-planning issues raised whilst we developed the Neighbourhood Plan. These are important but cannot be part of the legal Neighbourhood Plan because they are not planning related issues. The Parish Council will evaluate these issues and determine an action plan where necessary by the end of 2017.

Community issue	Background
Broadband speeds	Broadband speeds were one of the most important aspects in the Residents Survey, but was also the lowest rated for current provision.
Car parking	Car parking is an issue. People generally supported making extra provision and persuading others to change their behaviour but there was little support for formal parking controls. (Please note that Policy 1 covers some aspects of parking.)
Community activities	People felt there were not enough activities for children and teenagers and, possibly, working age people.
Play facilities	Primary school children requested different play equipment.
Public transport	We need better evening bus services.
Recycling	People have difficulty accessing recycling facilities.
Resources	83% of respondents were prepared to provide one hour or more of their time in the future to help maintain and improve the area. 87% were prepared to pay extra for doing so. Remarkably, more than 60% of respondents said they were prepared to pay an extra £20 or more per household per year.
Responsible dog ownership.	The survey was equivocal about whether dog owners behaved responsibly. Comments focused on behaviour of visitors to the village.
Traffic	Whilst the survey shows that a majority felt traffic speeds in the village were about right, there were many comments about speeding and several suggestions of a 20 mph limit

Appendix 4 - How our Policies deliver our Objectives

Objectives	Planning Policy Approaches	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6
Preserve and enhance the distinct community spirit of Coleby and protect the local facilities that people value.	Encourage and support proposals to develop, improve or expand facilities that would support the social, cultural, economic and physical well-being of the local community	•	•	•	•	•	•
	Discourage and prevent development that would result in the loss of any community asset or facility	•		•	•		•
Protect the village's green spaces and its landscape , improve access to the countryside and protect and enhance habitats and biodiversity ?	Designate local green spaces within the village (which would protect them from inappropriate development)				•		
	Discourage development that would detract from the open character or visual separation between the village and the A607	•			•		
	Limit development in the open countryside	•					
	Protect and enhance the network of public footpaths and bridleways					•	
	Ensure development does not cause harm to local ecology and wildlife and, where practicable, measures are taken to enhance local biodiversity and strengthen local ecology				•	•	
	Encourage and support			•		•	•

Objectives	Planning Policy Approaches	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6
	appropriate renewable energy technologies (provided that the type and scale proposed does not negatively impact on the character and setting of the village)						
Protect and enhance the character of the Village and Parish, and their heritage assets, whilst allowing for an appropriate level of new development.	Encourage new developments to be consistent with the character assessment of the village (which would provide an overall description of key aspects that contribute to the village character, such as: views, street layout, important buildings, landmarks, streetscape, important open space and greens spaces)	•	•	•			
Ensure that there is adequate parking for new development whilst maintaining the character of the village.	Encourage new developments to be consistent with Design Guidance prepared for the village (which would identify design elements that require consideration such as building heights, density, palette of materials etc.)			•			
Ensure that the scale, location and type of new housing enables reasonable additional choice	Ensure that new development provides sufficient amount of off-street parking	•					
Ensure that the scale, location and type of new housing enables reasonable additional choice	Make provision for up to 14 new homes as required by the Central Lincolnshire Local Plan		•				

Appendix 5 - Heritage Assets

National heritage assets

Nationally 'Listed' assets are shown in Figure 13. Further detail on these assets can be found on the Historic England website¹¹.

Locally Listed Heritage Assets

North Kesteven District Council records 'Locally Listed' (sensitive) buildings – which are identified as 'non-designated heritage assets' within the National Planning Policy Framework. These essentially represent the tier below designated heritage assets such as listed buildings and scheduled monuments, and whilst the vast majority of the entries on the current list are buildings, non-designated heritage assets may also include locally important parks, gardens, cemeteries, landscapes, water bodies or even areas of archaeological interest.

NKDC's list for Coleby was last revised in 1983, but should be revised again soon.

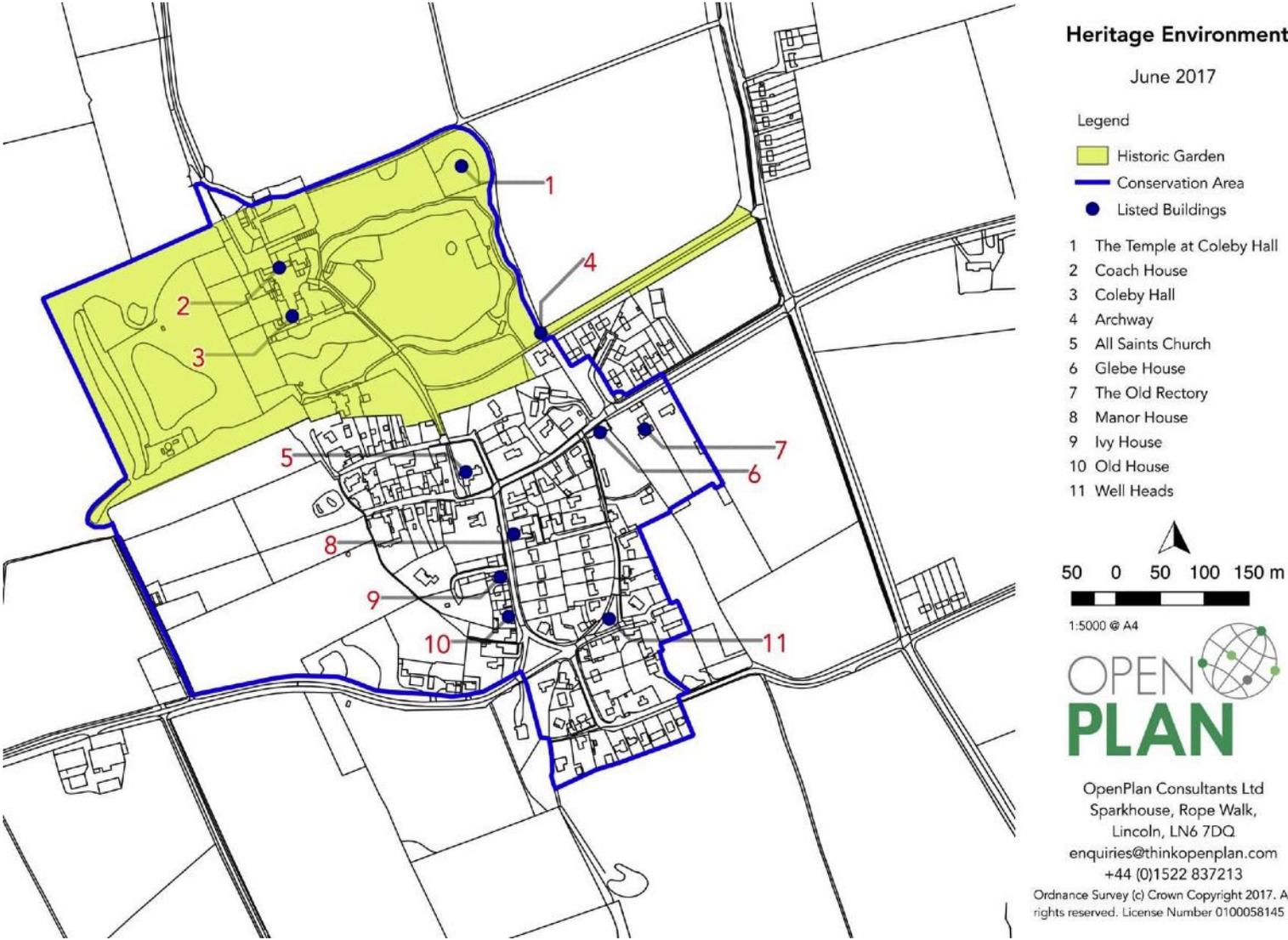
Locally listed buildings are referenced in the Coleby Character Assessment.



Figure 18 - Coleby has many listed buildings and interesting architectural features

¹¹ <https://historicengland.org.uk/listing/the-list/>

Figure 19 - Heritage Environment



Appendix 6 – Evidence base and other supporting documents

Document	What does it cover?	Where can I find it?
North Kesteven District Council public information about Coleby Neighbourhood Plan	Information published by NKDC relating to our Neighbourhood Plan	https://www.n-kesteven.gov.uk/residents/living-in-your-area/localism/neighbourhood-plans/coleby-parish-neighbourhood-plan/
Coleby and our People	Statistics about Coleby from national 'Neighbourhood Statistics'.	http://parishes.lincolnshire.gov.uk/Files/Parish/98/NP_Coleby_and_our_people.pdf
Local Green Space Assessment	An assessment of potential Local Green Spaces	http://parishes.lincolnshire.gov.uk/Files/Parish/98/The_Local_Green_Space_Assessment_Coleby12.pdf
Coleby Character Assessment	A street by street record of Coleby village's built environment	http://parishes.lincolnshire.gov.uk/Files/Parish/98/NP_Coleby_Character_Assesment1.pdf
Coleby Capacity Study	A study looking at potential for development within Coleby Village and its environs.	http://parishes.lincolnshire.gov.uk/Files/Parish/98/NP_Coleby_Capacity_Study1.pdf
Consultation statement	Formal document setting out: <ul style="list-style-type: none"> • people and organisations consulted about the proposed neighbourhood plan • how they were consulted • a summary of the main issues and concerns raised through the consultation process • descriptions of how these issues and concerns were considered and addressed in the proposed neighbourhood plan. • Appendices (in two parts) with detailed information 	http://parishes.lincolnshire.gov.uk/Files/Parish/98/NP_Consultation_Statement.pdf http://parishes.lincolnshire.gov.uk/Files/Parish/98/NP_Consultation_Statement_Appendices_docs_124.pdf http://parishes.lincolnshire.gov.uk/Files/Parish/98/NP_Consultation_Statement_Appendices_docs_2542.pdf
Basic Conditions statement	Formal document setting out how we have complied with the 'Basic Conditions' for developing and submitting a Neighbourhood Plan.	http://parishes.lincolnshire.gov.uk/Files/Parish/98/NP_Coleby_Parish_Basic_Conditions_Statement1.pdf
Strategic Environmental Assessment (SEA) Screening Report	Formal screening report by NKDC advising that Coleby Parish's Neighbourhood Plan does not require a full SEA or Habitats Assessment	http://parishes.lincolnshire.gov.uk/Files/Parish/98/SEA_Screening_Report_Coleby_NP.pdf