

SCOTTON NEIGHBOURHOOD PLAN



Draft Plan

Regulation 14 Public Consultation Version

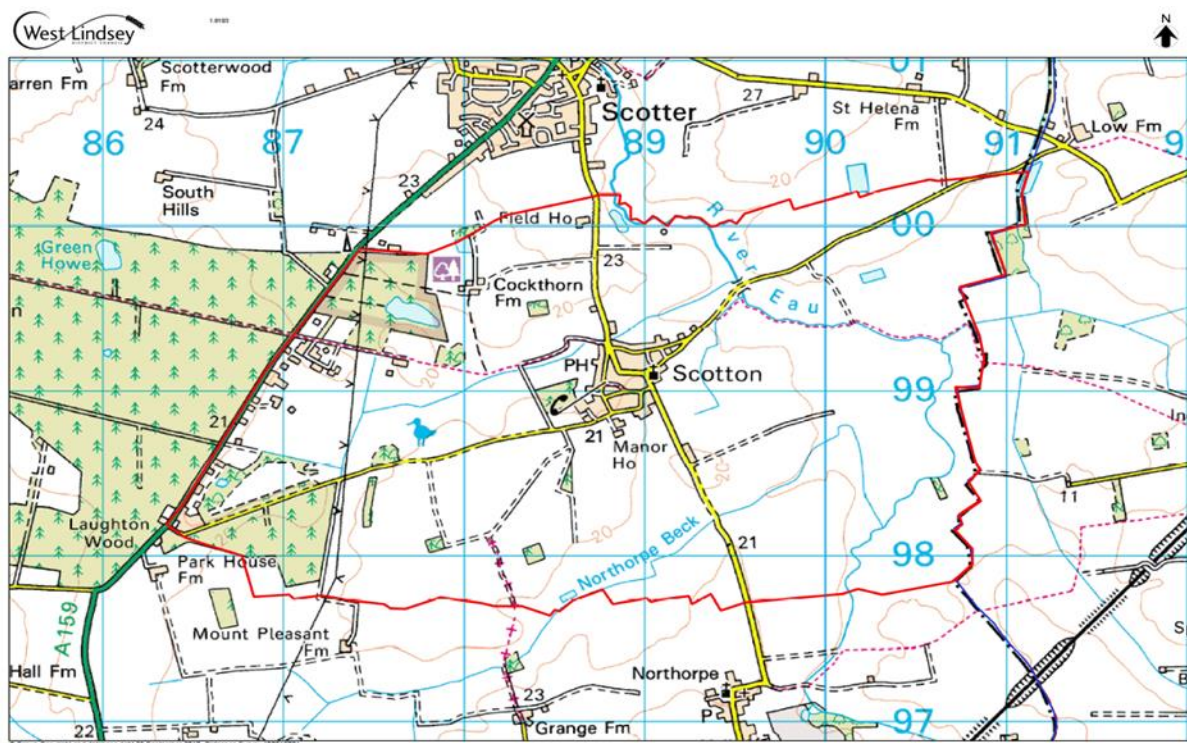
Contents

1	What is the Scotton Neighbourhood Development Plan?.....	3
2	Public Consultation and Engagement	4
3	About Scotton	5
4	Social Environment.....	9
5	Our Vision and Objectives.....	14
6	Sustainable Development	16
7	Housing - the Allocation of Sites	17
8	The Allocation of Land off Crapple Lane (Site 1)	29
9	The allocation of land at the Three Horseshoes Public House (Site 2)	31
10	The Allocation of Land at Land North of Eastgate (Site 7)	33
11	The Allocation of Land off Westgate (Site 9)	35
12	The Allocation of Land off Westgate (Site 13).....	37
13	The Allocation of Land South of Eastgate (part of site 15a)	39
14	Additional Residential Development.....	41
15	Extensions and alterations to existing dwellings	43
16	Conversion of rural buildings	45
17	Land for a new Burial Ground.....	46
18	Local Green Spaces	48
19	Community Services and Facilities	54
20	Important Local Character Features	59
21	Overall descriptive Character of Scotton.....	69
22	Monitoring and review.....	81
23	Appendix 1: Local Green Space Assessment	82
24	Appendix 2: A Full Report of comments made at the Proposed Sites Consultation in November 2018.....	85

1 What is the Scotton Neighbourhood Development Plan?

- 1.1 This Neighbourhood Plan has been prepared by the local people of Scotton Parish. The Localism Act 2011 provided new powers for Parish Councils and community forums to prepare land-use planning documents. The Parish area shown in Map 1 was designated as a Neighbourhood Plan area and Scotton Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in February 2017.

Map 1: Neighbourhood Plan Area



- 1.2 The aim is for local communities to have greater influence over the development that takes place in their area.
- 1.3 Scotton Parish Council is leading the plan process, as part of the process a steering group has been established made up of representatives of the local community. The steering group has had and will continue to have input into the plan making process and help represent the views of local people in the plan making process.
- 1.4 The Scotton Neighbourhood plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessments and Habitat Regulations Assessments.

2 Public Consultation and Engagement

2.1 The Neighbourhood Plan has been developed by the community through several public consultation events. The issues identified within the Plan are those that have been raised by members of the community. The Neighbourhood Plan Steering Group undertook a series of public engagement methods designed to encourage as many people as possible to participate in the process.

2.2 Table: List of consultation events and methods

Date	Event	Attendance/ responses
16 th December 2016 – 31 st January 2017	Area Designation consultation period.	n/a.
31 st March 2017	Initial Public Consultation on themes and issues.	87 residents attended.
18 th June until 2 nd July 2017.	Neighbourhood Plan survey (to every household).	106 households responded out of a possible 256.
29 th September 2017	Results of the Neighbourhood Plan survey.	62 residents attended.
January/March 2018	Call for Land consultation.	19 submissions of various parcels of land were submitted during the consultation.
16 th November 2018	Potential Site Allocations Consultation with local residents.	Over 80 residents attended.
6 th December 2018	Meeting with landowners to discuss the deliverability of the sites.	7 landowners individual attended.

3 About Scotton

- 3.1 Scotton is considered a 'medium village' within the Central Lincolnshire Local Plan (CLLP) 2017. The village has expanded slowly over the past 20 years with small scale developments. Within the Neighbourhood area, there are two separate built-up areas including Scotton Village and a linear strip of dwellings at Laughton Wood which runs along part of the A159 to the west of the Parish between Scotter and Scunthorpe.



View from St Genewys Church Tower



View south at Laughton Common

- 3.2 Local Planning policy has always been formulated at District level and West Lindsey District Council continues to have a legal duty to provide this via its adopted Local Plan. Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF (July 2018)) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.

Local Planning Policy

- 3.3 In April 2017, the CLLP was adopted by West Lindsey District Council and now forms the statutory planning policy framework for the District. This Neighbourhood Plan aims to provide more detail, and a local perspective, to some of the more strategic policies detailed within the Local plan.

Sustainability Appraisal Scoping Report

- 3.4 A Sustainability Scoping Report was created in early 2018. The report, along with and Sustainability Environmental Assessment (SEA) Screening Report, was subject to a consultation with relevant agencies and stakeholders for a 6-week period during the Regulation 14 public consultation between the **YET TO BE DONE**.

Local Historic Context

- 3.5 Scotton village lies east of the River Trent by some four and half miles, and rather less to the west of the limestone ridge of the Lincoln Cliff, from which it is separated by the valley of the River Eau. The ancient Parish extended from Kirton Lindsey to the Trent-side settlement of East Ferry; there must always have been considerable social and economic division caused by the extensive sandy washes of the Common and Hardwick or Hardwick Hill, now hidden by the artificial plantations of Laughton Forest.
- 3.6 To the North is the much larger settlement of Scotter – formerly meriting its own fair for horses and goats in early July. To the South is a decayed medieval settlement of Northorpe. These two villages are within a mile and half of Scotton church, in direct road communication, and must always have been more assessible to Scotton than Ferry, which for some ecclesiastical purposes was deemed to belong to Owston, across the Trent. It was separated from the old ecclesiastical parish of Scotton in 1901.
- 3.7 Scotton's soils and geology are complex. There are glacial gravels overlain with wind-blown sands, which migrate eastwards, encroaching on soils far over the Eau. The blown Sands that were deposited after the Ice Age readily blow away again during high winds.
- 3.8 These sands overlay glacial boulder clays in the South of the Parish, and the more ancient gravelly soils which make up the central area. These gravels are particularly marked in places where the sand has been eroded, giving rise to small areas east of the old arable known in the 17th century as Flints.
- 3.9 Along the Eau are remains of extensive marsh, particularly in the former Scotton pasture, and Galfholme, the latter extending south beyond the parish boundary as Northorpe Galfholme. Here, the water table was high in historic times, due to a combination of the Eau waters and the relatively slow current held back by the strongly tidal nature of the Trent.

- 3.10 Visual evidence of landscape development is unusual because of the village's peculiar history of enclosure. The roads and farm lanes retain the sinuous lines of the Medieval landscape, and a field camp map reveals hedge lines of a similar sort. The absence of hedgerows today results from a combination of late survival of ancient divisions and modern farming practices which encourage hedgerow removal. Stream courses similarly indicate absence of formal improvement in the 18th or 19th centuries, whilst comparison on the 6-inch map with Scotter – enclosed by Act of Parliament before 1820 – presents a startling contrast, Scotter showing the precise rectilinear layout of the consciously man-made landscape. Ironically, Scotton Common, a sandy wasteland, was for a time divided even more precisely on the map than Scotter, being unusually late enclosure (1886) – which, however, did not work at all.
- 3.11 The present road pattern is dominated by the A159 from Gainsborough to Scunthorpe, which skirts the western boundary of the parish, and allows the village to avoid all but its own immediate traffic. This follows the approximate line of the ancient trackway from Scotter to Laughton which crossed the Common at its most exposed part. Reconstruction of the old roads to include farm lanes indicates a web of paths converging upon Scotton, named of ten according to destinations beyond or areas within the parish.
- 3.12 Those which crossed the Common from the east to west have changed beyond recognition, and the former main trackway from Scotton to East Ferry, the Coffin Road, is traceable only where it runs into the arable land as Beck Lane. The farm lane known as late as 1840 as Stow Mere suggests survival of a very old routeway south to the ecclesiastical centre of Stow, although there is little evidence that Stow was especially important to Scotton in 1600, or that a frequented routeway between them remained in existence. It is possible that the name is a corruption.
- 3.13 Settlement within Scotton's ancient boundaries retains much outward evidence of strong nucleation, with three clearly defined areas of habitation, at Ferry, Hardwick and Scotton itself. Farmsteads have stayed within the main settlement to a degree which is unusual in Lincolnshire.
- 3.14 Ribbon development along the line of the A159 is very recent. The degree to which encroachment and squatting on the Common occurred is difficult to assess and may have extended the area of nucleated arable rather than developed pockets of enclosure and habitation in isolation. Sir Thomas Meres was aware of encroachment in the 1680's whilst the Vestry decided in September 1824 to thatch John Marshall House upon the Common at parish expense. Marshall was a pauper, allotted a humble pew when the church was refurbished in 1825, and given medical aid also at the parish expense in 1827.
- 3.15 Generally, lack of formal, organised enclosure and the hostile nature of the sandy soils west of the village inhibited farmers from moving out to dispersed homesteads.

3.16 Within the area of the ancient settlement of Scotton village, the pattern of the roads presents a surprising degree of complexity. Ancient name elements persist in Eastgate and Westgate, whilst Crapple Lane, although unexplained in origin, was known in 1682. There is no obvious main street or through road – a pattern repeated on grander scale at Kirton Lindsey, but untypical of most of the settlements in north west Lindsey. The church, manor house and alms-houses stood at the highest point, overlooking the rest of the settlement to the northwest, but there is now no obvious location for a green or meeting place. There is no evidence for any but a small population, spread out within the relatively generous area bounded by village lanes.

How has this Neighbourhood Plan been developed?

3.17 As part of the process, Scotton Parish Council has been committed in enabling the community to influence the development of the Plan. On behalf of the Council, the Neighbourhood Plan Steering Group has undertaken a significant level of community consultation at various stages from events, parish meetings, a village survey and an assessment of each of the sites identified as potential development areas in the village.

Main Issues through Consultation

3.18 The key issues that were raised through the public consultation and in discussion with the Steering Group are set out below.

<p>Strengths</p> <ul style="list-style-type: none"> • Schools for all age ranges • The landscape is attractive • Tourism and heritage potential • Green Spaces/ infrastructure • Size of the village can be strengthened • Proximity to Scotter and Gainsborough • Access to the open countryside • Green gaps between Scotton and the neighbouring villages 	<p>Weakness</p> <ul style="list-style-type: none"> • Busy Roads • Public transport in the evenings • The village has mainly retired and elderly residents • Expensive housing • Lack of facilities • Lack of green spaces • Lack of a suitable mix of housing for all ages
<p>Opportunities</p> <ul style="list-style-type: none"> • Public Rights of way need to be developed • Tourism • Improvement of facilities • Potential for further employment and job creation • Potential for home working • New housing for younger people • Creation of new cemetery 	<p>Threats</p> <ul style="list-style-type: none"> • Increase in traffic • Encroachment into the countryside • Land is concentrated in small number of landowners' hands • Some locations in the village have reduced access to broadband. • Loss of identity • Impact to heritage and character • Design of new buildings

4 Social Environment

- 4.1 The demographics of Scotton are an important factor to consider in the production of the Neighbourhood Plan. The age structure of the population plays an important role in determining what development is required within the area, such as; the type of housing, what kind of local facilities are needed and what employment opportunities the plan should potentially support. Some key points in relation to the demographics of Scotton have been, obtained from the most recent available data and are discussed below.

Total Population

- 4.2 The total population of Scotton Parish is approximately 642. This has increased since 2001 when the population was 531. The table below shows the breakdown of the age profile in Scotton compared with West Lindsey District, the East Midlands and Nationally.

Table 1: Age Structure of Scotton Parish

	Scotton	West Lindsey	East Midlands	England
	%	%	%	%
All Usual No. of Residents	642	89,250	4,533,222	53,012,456
Age 0 to 4	3.7	4.9	6	6.3
Age 5 to 7	3.3	3	3.3	3.4
Age 8 to 9	1.4	2	2.1	2.2
Age 10 to 14	5.3	6	5.8	5.8
Age 15	0.8	1.4	1.2	1.2
Age 16 to 17	2.5	2.7	2.5	2.5
Age 18 to 19	1.9	2.3	2.8	2.6
Age 20 to 24	3.3	4.6	6.8	6.8
Age 25 to 29	2.0	4.4	6.1	6.9
Age 30 to 44	13.1	17.5	19.8	20.6
Age 45 to 59	26.6	22.4	20	19.4
Age 60 to 64	9.0	7.9	6.4	6
Age 65 to 74	14.6	11.7	9.1	8.6
Age 75 to 84	7.2	6.8	5.7	5.5
Age 85 to 89	2.6	1.6	1.5	1.5
Age 90 and Over	2.6	0.9	0.7	0.8

Households

- 4.3 The table below shows the total number of dwellings in the Parish according to the 2011 census which is 249 dwellings. The number of dwellings in the Parish has increased by 45 since the 2001 census (204). The data shows that the majority (78%) of the properties in the Parish are detached and there is a single dwelling categorised as flats, maisonettes or apartments located within the Parish.

Table 2: Number of Dwellings and Type of Properties in the Parish

	Scotton
All Households	249
Unshared Dwelling; Total	249
Unshared Dwelling; Whole House or Bungalow; Detached	193
Unshared Dwelling; Whole House or Bungalow; Semi-Detached	37
Unshared Dwelling; Whole House or Bungalow; Terraced (Including End-Terrace)	17
Unshared Dwelling; Flat, Maisonette or Apartment; Total	1
Unshared Dwelling; Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	1
Unshared Dwelling; Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	2
Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial Building	0
Unshared Dwelling; Caravan or Other Mobile or Temporary Structure	1
Shared Dwelling	0

- 4.4 Table 3 shows the tenure of properties within the parish. The data outlines that 86% of properties within the parish are owned, of that figure, 58% of the properties are owned outright. When compared to the West Lindsey District (38.2%), East Midlands (32.8%) and Nationally (30.6%) the comparable figures for Scotton Parish is considerably higher. Just 5% of properties in the parish are privately rented, a figure which is lesser in comparison to the figures for West Lindsey District (13.7%), East Midlands (14.9%) and Nationally (16.8%). 8% of properties in the parish are social rented from either local authority or other providers.

Table 3: Property Tenure in Scotton Parish

	Scotton
All Households	243
Owned; Total	209
Owned; Owned Outright	122
Owned; Owned with a Mortgage or Loan	87
Shared Ownership (Part Owned and Part Rented)	1
Social Rented; Total	20
Social Rented; Rented from Local Authority	6

	Scotton
Social Rented; Other Social Rented	14
Private Rented; Total	12
Living Rent Free	1

- 4.5 The table below shows the number of bedrooms in the properties in Scotton. The majority (44%) of properties in the parish are 3-bedroom properties. The figures also suggest that a large proportion (40%) of the properties within the parish are 4 or more bedrooms.

Table 4: Number of Bedrooms

	Scotton
All Households	243
No Bedrooms	0
1 Bedroom	14
2 Bedrooms	25
3 Bedrooms	107
4 Bedrooms	64
5 or More Bedrooms	33

House Prices

- 4.6 Scotton has an average price of £204,375, which was more expensive than nearby Scotter (£189,478), Kirton Lindsey (£185,272) and Messingham (£174,258).
- 4.7 Overall sold prices in Scotton over the last year were 17% down on the previous year and 17% down on the 2009 level of £245,833. There were only 4 properties sold in the last year, therefore, the average prices may only reflect the mix of properties sold, rather than changes in the local market itself.

Health

- 4.8 The statistics in the table below shows that 78% of people living in the Parish enjoy good or very good health. Although slightly lower, this is comparable with the figures for West Lindsey (80%), the East midlands (80%) and Nationally (81%). The figures also suggest that 9% of the population have bad or very bad health, this figure is on average 4% higher than the District, Region and National figures.

Table 5: Health Data for residents in the Parish

	Scotton	West Lindsey	East Midlands	England
	%	%	%	%
Very Good Health	44	44	45.3	47.2
Good Health	33.5	35.9	35.1	34.2

	Scotton	West Lindsey	East Midlands	England
Fair Health	13.6	14.7	14	13.1
Bad Health	5.4	4.2	4.3	4.2
Very Bad Health	3.4	1.1	1.2	1.2

4.9 The table below shows the long-term health problems of residents in the parish.

Table 6: Long Term Health Problems or Disability

	Scotton	West Lindsey	East Midlands	England
All Usual Residents	642	89,250	4,533,222	53,012,456
Day-to-Day Activities Limited a Lot	16%	9%	9%	8%
Day-to-Day Activities Limited a Little	10%	11%	10%	9%
Day-to-Day Activities Not Limited	74%	80%	81%	82%

Deprivation

4.10 Another measurement that can be used to assess the health and well-being of the local residents of Scotton is by looking at the number of households that fall into any of the deprivation dimensions. There are four deprivation dimensions, these are: employment; education; health and disability and housing.

4.11 Table 7 below shows the household deprivation data for the parish of Scotton. The statistics suggest that the percentage of households on the lowest two categories is slightly higher than the comparative figures. The statistics also outline that households in levels 2, 3 and 4 are lower than the respective regional and national figures. This could suggest that overall, Scotton parish is less deprived than the average settlement.

Table 7: Households by Deprivation Dimension

	Scotton %	West Lindsey %	East Midlands %	England %
All Households (Not Percentage)	243	38,385	1,895,604	22,063,368
Household is Not Deprived in Any Dimension	49	45	43	43
Household is Deprived in 1 Dimension	37	33	32	33
Household is Deprived in 2 Dimensions	11	18	20	19

	Scotton %	West Lindsey %	East Midlands %	England %
Household is Deprived in 3 Dimensions	3	4	5	5
Household is Deprived in 4 Dimensions	0	<1	<1	<1

Education

- 4.12 There are no primary schools in the parish, the nearest primary schools are in Scotter (Scotter Primary School), Blyton and Laughton (Blyton Cum Laughton C of E School) and Kirton Lindsey (Kirton Lindsey Primary School). There are also no secondary schools located within the parish, the nearest are in Kirton Lindsey (Huntcliff School) Gainsborough (Queen Elizabeth's High School and The Gainsborough Academy).

5 Our Vision and Objectives

- 5.1 The Community Vision was prepared following consultation with local people during 2017 and early 2018. 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 of residents.

“In 2036, the Parish of Scotton will be a vibrant, attractive, prosperous and sustainable neighbourhood that retains its own identity. The Parish will provide a variety of new housing sites and facilities to its residents.

The Parish will require all new development to be of the highest quality and design to ensure the village’s character is enhanced and retained – especially within and surrounding the historic core and wider open countryside.

Accessibility to the open countryside, green spaces and the wider green infrastructure network should be retained and enhanced through new development. Important views towards locally important features that include the Church Tower should be preserved and enhanced”.

Community Objectives

- 5.2 The Community’s Neighbourhood Planning Objectives are more focused, covering different themes that 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 area can grow sustainably. The objectives reflect the key issues for the community and the changes the local community want to see to ensure Scotton continues to thrive as a small Village.

Table 8: Community Objectives

Community Objective	Opportunity
Objective 1: Maintain our local character, distinctiveness, historic and rural atmosphere. Including important views, buildings and spaces.	Seek to protect the rural and historic character and inform the design of new developments by setting local design principles.
Objective 2: Retaining our existing community facilities and encouraging the development of new ones over the plan period.	Develop a policy to protect our existing community facilities and encourage new facilities into the parish.
Objective 4: To allocate appropriate sites to accommodate small scale residential developments to support a growing community.	To allocate residential development sites in the village to gain further influence in how our community develops in the future. Housing mix and type can also be included here.

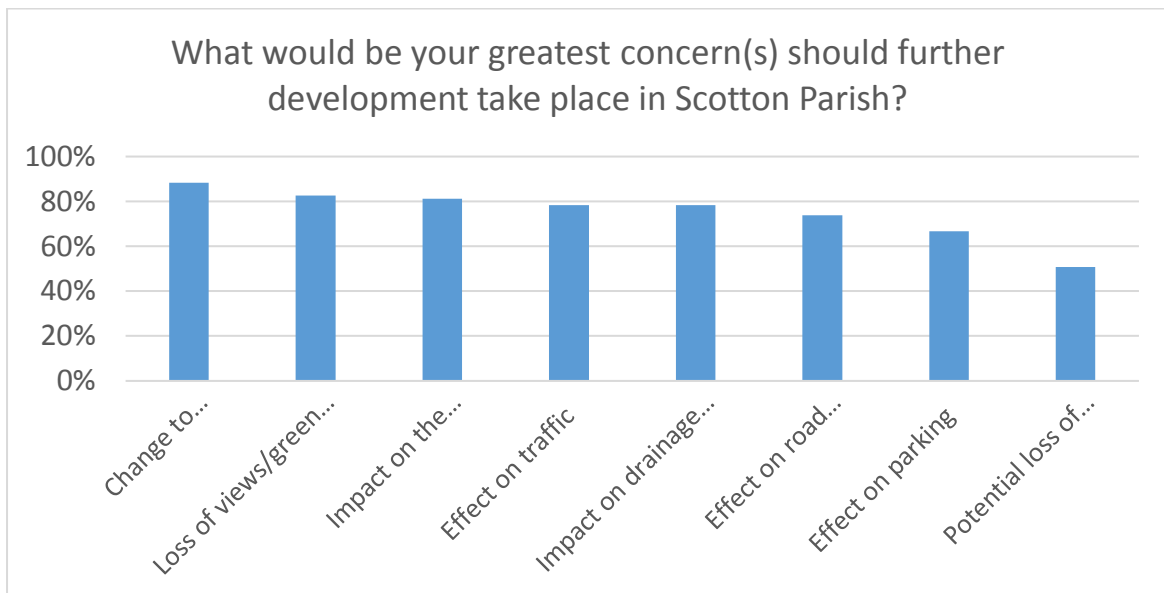
Community Objective	Opportunity
Objective 5: To preserve and enhance the “green gaps” between our neighbouring villages.	A policy to seek the retention of the green gaps between the village, Scotter and Northorpe.
Objective 6: Identifying a suitable parking provision within new developments.	To identify set criteria for new parking provision.
Objective 7: Support appropriate new employment operations.	Provide a criteria to enable appropriate employment operations within the parish.
Objective 8: To explore the possibility of allocating an land for a new burial ground	Identify an appropriate location for specific land use for a burial ground.

6 Sustainable Development

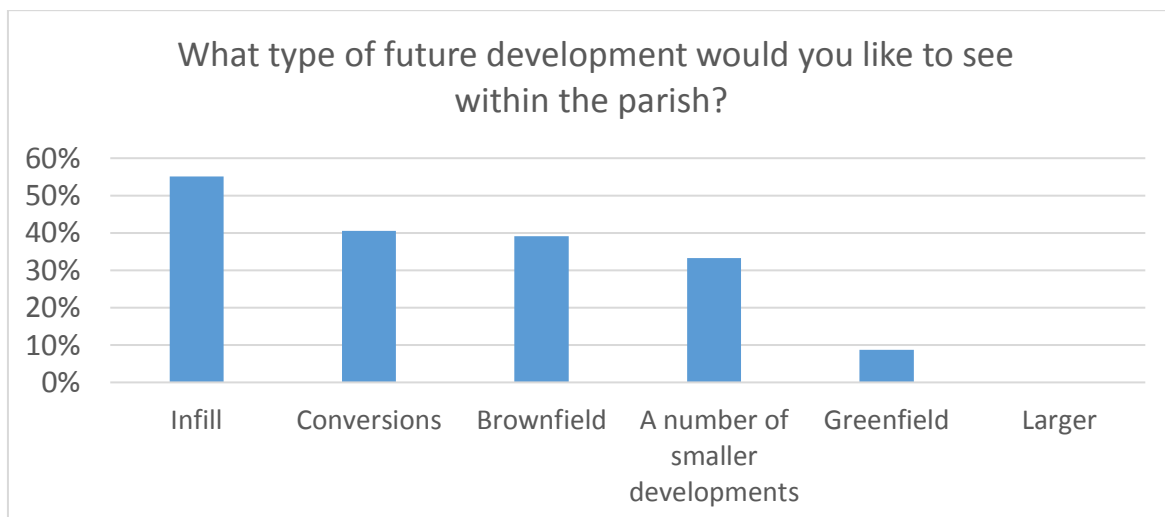
- 6.1 The Government's overarching objective of achieving sustainable development, is clearly defined within the National Planning Policy Framework (2018) with the role for Neighbourhood Development Plans as a key delivery vehicle being clearly identified. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.
- 6.2 The Government has defined, through the NPPF, what sustainable development means in practice. This confirms that there are three dimensions to sustainable development that should not be undertaken in isolation, because they are mutually dependent. The three roles are:
- an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that protect the community's needs and support its health, social and cultural well-being; and
 - an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 6.3 There is also a desire to see the village develop in a balanced manner to meet the wider employment, recreational and social needs of a diverse population.
- 6.4 When commenting on development proposals, the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole parish.

7 Housing - the Allocation of Sites

- 7.1 This Neighbourhood Plan supports the level of growth identified within the CLLP for Scotton, but also encourages the successful integration of the new development and enabling the new development to meet the needs of the local population, whilst encouraging new residents and businesses to the village. Due to its isolation, Laughton Common is not considered a sustainable place for the allocation of new homes.
- 7.2 Throughout public consultation, it became clear that residents have concerns about the level of growth proposed within the area and how this is going to impact the village and the existing infrastructure.



- 7.3 Residents voiced their support for new developments where they are sensitive and appropriate to their location, small-scale, infilling in relation to the existing built form of the village. There was little support for any development on greenfield land.



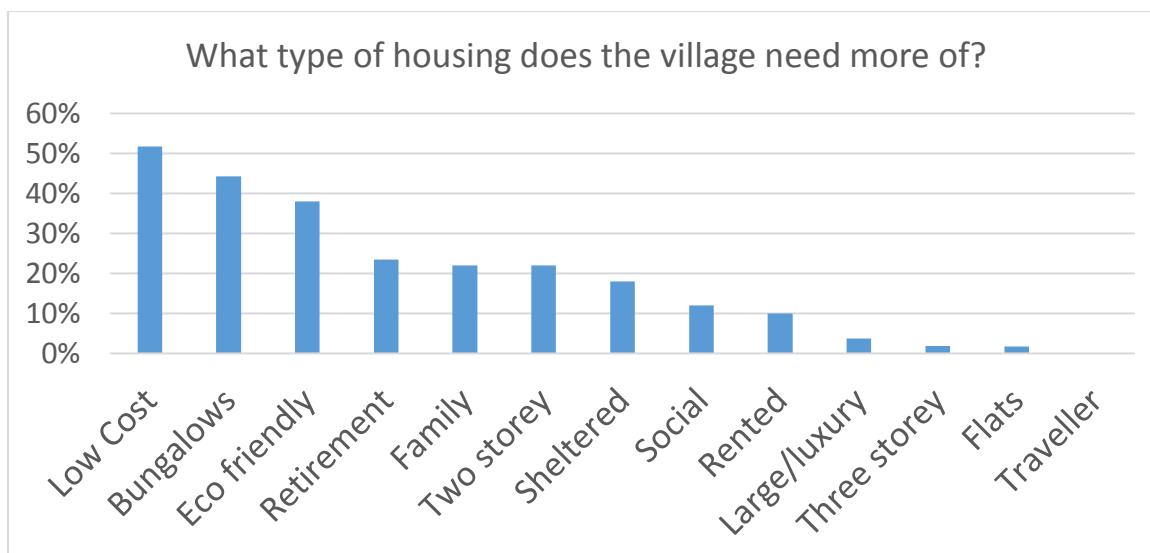
- 7.4 Sustainable development is that of providing an appropriate mix of development that suits the needs of the local population where there is access to services, whilst minimising the impacts on the local environment and existing infrastructure.
- 7.5 The plan area has seen an increase of the traffic on local roads and the impact of the population growth on its services and infrastructure. These matters have featured heavily in the community consultation that has both underpinned and informed this Plan.
- 7.6 In addressing the future scale of the Plan area, the location and type of housing that would be appropriate, the following principles have been applied:
- Priority will be given to the allocation of infill, the conversion of existing buildings and previously developed land. Greenfield land will only be considered for allocation if there are not enough deliverable infill or previously developed sites to accommodate the required housing. This approach complies with the sequential test¹ for development as identified in CLLP Policy LP4;
 - The site must be in an ‘appropriate location’² as outlined in CLLP Policy LP2;
 - The site is supported by the community. Sites that are not supported by the community will only be considered if there are not enough deliverable sites with community support to accommodate the housing requirement;
 - All allocated sites will only accommodate up to 9 dwellings (per site) unless a greater number is supported by the community or it delivers a community benefit;
 - Seeking to ensure that new housing development sits appropriately within its wider landscape setting;
 - Seeking to ensure that new residential developments appropriately contribute to meeting the needs of residents; and
 - Seeking to ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure.

¹ In each settlement in categories 5-6 of the settlement hierarchy, a sequential test will be applied with priority given as follows:

1. Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement;
2. Brownfield sites at the edge of a settlement, in appropriate locations;
3. Greenfield sites at the edge of a settlement, in appropriate locations.

² The term ‘appropriate locations’ means a location which does not conflict, when taken as a whole, with national policy or policies in the Central Lincolnshire Local Plan (as such, but not exclusively, Policy LP26). In addition, to qualify as an ‘appropriate location, the site, if developed, would:

- Retain the core shape of the settlement;
- Not significantly harm the settlement’s character and appearance; and
- Not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.



- 7.7 Scotton Neighbourhood Plan Group undertook a “call for land” consultation with landowners during April 2018 and a total of 19 sites were submitted as a result of this consultation. An independent assessment of each site was undertaken by AECOM who produced a Site Assessment Report on behalf of Scotton Neighbourhood Plan Steering Group.
- 7.8 The CLLP policy LP2 states that ‘medium villages’, which Scotton is classified as, are permitted to grow by 10% above the exiting number of dwellings in the village over the plan period. This equates to 26 homes by 2036 (Policy LP4: Growth in Villages). The West Lindsey District Council Monitoring of growth in villages report (April 2018) states that of these 26, 13 have already been committed to and /or completed³. The Neighbourhood Plan is seeking to allocate land for the remaining 12 homes and some of the sites with existing outline planning permission. Any additional growth above and beyond that identified in this Neighbourhood Plan will be subject to CLLP policy LP4 and Neighbourhood Plan Policy 2.

Table 9: Planning History in Scotton (2018)

WLDC application reference	Number of new houses	Remaining growth
-	-	26
M05/P/1185	3	23
137439	1	22
135056	9	13

³ <https://www.n-kesteven.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=54815> accessed 23/05/2018
 2 West Lindsey DC (April 2018) Housing Growth in Villages Report

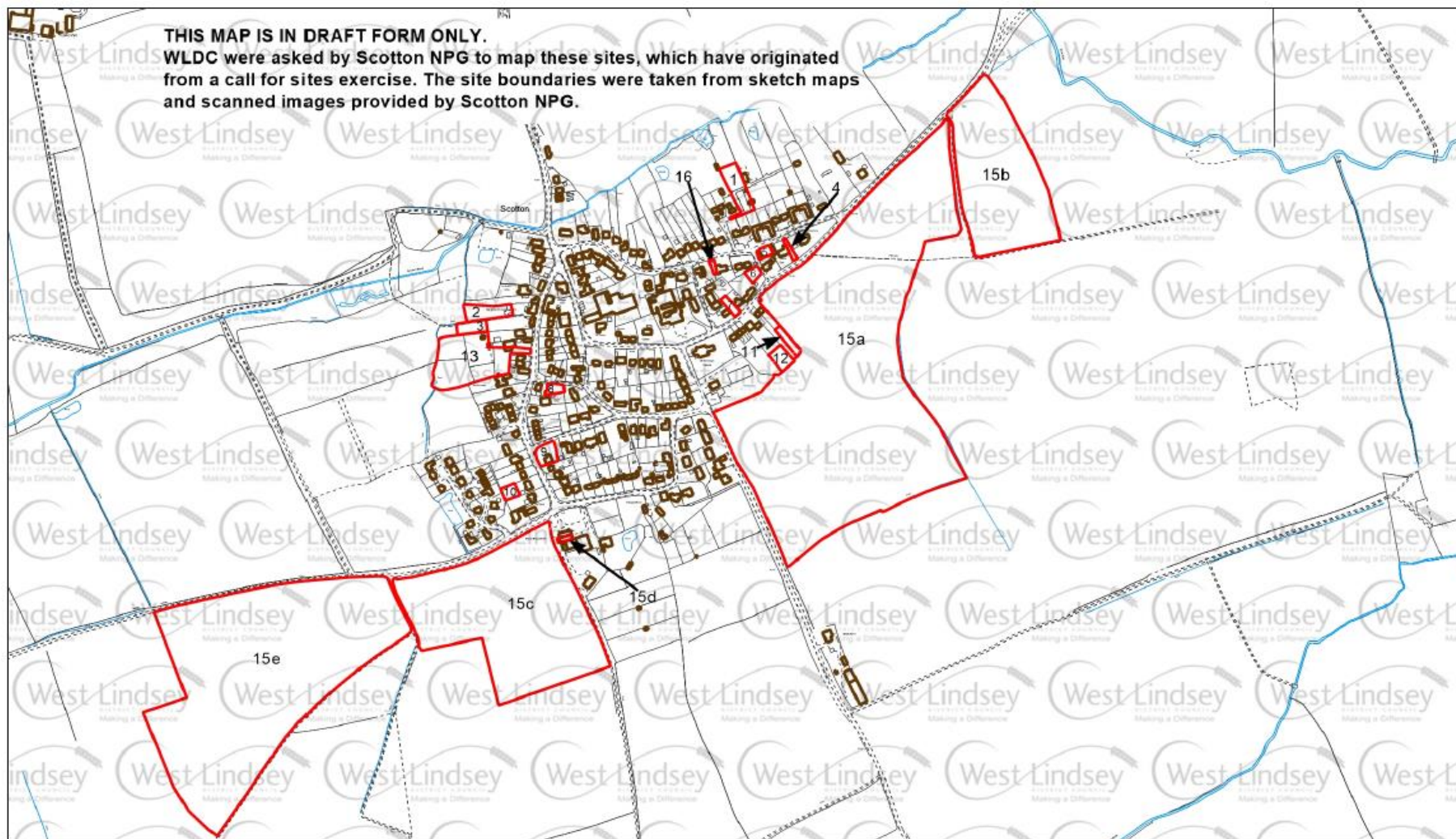
WLDC application reference	Number of new houses	Remaining growth
130532	1	12
-	-	12

- 7.9 The purpose of the Site Assessment Report is to produce a clear assessment of sites and to advise which sites might be appropriate to put forward as potential allocations for housing and for a burial ground within their Neighbourhood Plan. The report will test whether the identified sites comply with both National Planning Policy Guidance and the policies of the adopted CLLP (2017) along with additional criteria provided by Lincolnshire County Council for the allocation of a burial ground. The report is intended to be used to inform decision making on the site selection process and, if the Parish Council chooses, as evidence to support the Neighbourhood Plan site allocation policies.
- 7.10 The Site Assessment Report has found that of the 19 sites assessed, 1 site would be appropriate for allocation for housing within the neighbourhood plan. This is site 9, land off Middle Street and Westgate, which could accommodate 1-2 smaller homes.
- 7.11 There are a further 9 sites that were considered potentially suitable for either housing or a burial ground, if the identified issues were resolved.
- 7.12 The remainder of the sites (those in red) being considered for housing are deemed unsuitable for development and not appropriate for allocation within the Neighbourhood Plan. Therefore, these sites will no longer be considered as part of the Neighbourhood Plan process.
- 7.13 All relevant statutory consultees were consulted on the proposed sites and were asked to provide feedback on their suitability for development. In total 4 consultees responded. These include:
- West Lindsey District Council;
 - Lincolnshire County Council (highways);
 - Historic England; and
 - Environment Agency.

Map 2: Sites put forward through the 'call for land consultation'



1:5800



Map 3: The suitability of sites following the site assessments



Map 4: Final sites to be allocated within the Neighbourhood Plan



Public Consultation on the suitable and potentially suitable sites

7.14 On the 16th November 2018, a public event was held to obtain people’s feedback on the potential sites and whether they supported or objected to any of these being included within the Neighbourhood Plan. Over 80 people attended the event and many comments were received⁴.

Final Selection of proposed sites

7.15 On the 22nd November 2018, the Neighbourhood Plan Steering Group met to review the feedback from the public consultation along with the information from the site assessment report and statutory consultees to decide on what site(s) should go forward into the draft Plan.

The outcome of the consultation feedback is provided below:

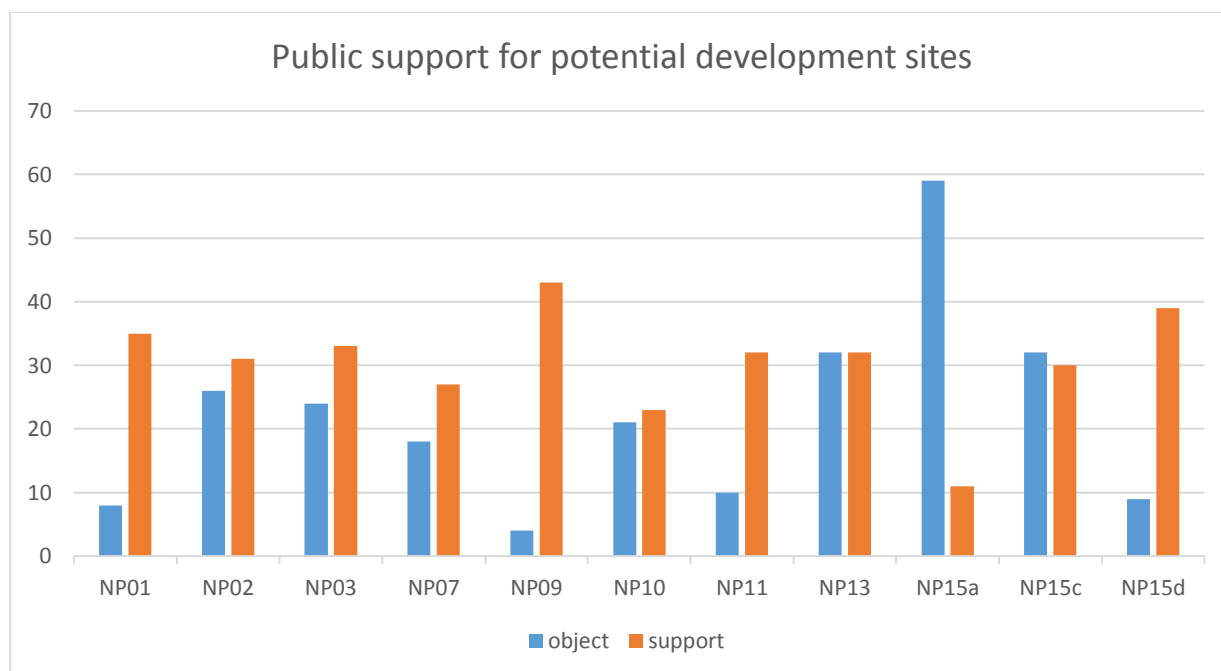


Table 9: Feedback from the community event on the proposed sites

Site	Support	Object	Difference
1	35	8	+27
2	31	26	+5
3	33	24	+9
7	27	18	+9

⁴ A full copy of the comments received can be found in Appendix 2.

Site	Support	Object	Difference
9	43	4	+39
10	23	21	+2
11	32	10	+22
13	32	32	0
15a	11	59	-48
15c	30	32	-2
15d	39	9	+30



Potential development sites consultation



7.16 A further meeting was held on the of 6th December 2018 with landowners to discuss the sites capacity/ deliverability along with other issues related to each site and agree the list final sites to be included within the draft Neighbourhood Plan.

Table 10: Sites to be included within the Neighbourhood Plan

Site reference	Known information	Site to be allocated within the Plan?
1	Already received planning permission for 1 dwelling.	YES
2	Available, landowner supporting the site and there is access from Westgate for a limited number of dwellings.	YES
3	Although the site is available, there is an issue with the site being landlocked and access to and from the site would need to come through either site 2 or site 3 and this will depend on an agreement by either landowner. As there is no current access or legal arrangement in place for the accessibility of the site, it cannot be considered a deliverable site at this time.	NO

Site reference	Known information	Site to be allocated within the Plan?
	However, if a suitable access can be agreed, then the site could come forward at a later date.	
7	Available, landowner supporting the site and there is access from Eastgate for a single of dwelling.	YES
9	Available, landowner supporting the site and there is access from Westgate for a single dwelling.	YES
10	Although the site scored positively during the public consultation, it is difficult to see how a dwelling and suitable access and private amenity space could be sited on site 10.	NO
11	Although the site is available, there is an issue with the site being landlocked and accessibly to and from the site would need to come through site 15a and this will depend on an agreement by either landowner or future developer. As there is no current access or legal arrangement in place for the accessibility of the site, it cannot be considered a deliverable site at this time. However, if a suitable access can be agreed, then the site could come forward at a later date.	NO
13	Although scoring neutral in the feedback from the public consultation, this site is considered a "reserve" if there are not enough sites, that scored positively in the public consultation or can accommodate the necessary housing requirement. The landowner of this site has an agreed access point and are working towards submitting a planning application.	YES
15d	Although the site is available, the landowner indicated that he would not be pursuing any development in the short to medium term and therefore would pose a problem with the site being considered deliverable.	NO

7.17 Following that meeting, it was decided that all sites with a positive response that are considered deliverable⁵ would be included in the draft plan for proposed allocation and consideration by the public. Sites that received a positive response but are not considered deliverable to, due site constraints or timescales, are sites 3, 10 and 11. If the housing requirement cannot be met solely on sites that received a positive response from residents then the next preferable site(s) will be considered. In this case, that is site 13.

7.18 Therefore, the sites that will be allocated in this Neighbourhood Plan are:

Table 11: Sites included within the Plan and number of dwellings

Site reference	Capacity (number of dwellings)
Site 1	1 dwelling (existing planning permission)
Site 2	1 dwelling
Site 7	1 dwelling
Site 9	1 dwelling
Site 13	9 dwellings
Part of Site 15a	9 dwellings (existing planning permission)

⁵ For a site to be considered deliverable, it must be made available by the landowner for development, is suitable to accommodate residential development and can overcome any constraints identified to deliver homes over the plan period.

8 The Allocation of Land off Crapple Lane (Site 1)

About the Site



- 8.1 The site has a small developable area (0.16ha) and is located off Crapple Lane. A Planning application was granted permission in March 2018, prior to this process, for outline planning permission for one bungalow including access. The site also meets point 2 of the CLLP Policy LP4 sequential test (as it is a brownfield site at the edge of the settlement) and gained community support during the consultation process.
- 8.2 The site is located off Crapple Lane and is adjoining the existing developed footprint of Scotton. The access to the site is off an existing access from Crapple Lane.

Concerns raised through the AECOM Site Assessment Report

- 8.3 There were no concerns raised through the site assessment report due to these being resolved during the outline planning permission stage. However, the development must ensure that during development and once completed that the dwelling does not cause any unnecessary harm to the adjacent properties.

Consultation Feedback

- 8.4 Concern was raised about the access to and from the site off Crapple Lane. However, the majority of people who responded to the consultation supported the inclusion of the site in the Neighbourhood Plan.

	Support	Object	Difference
Site 1	35	8	+27

Policy 1: Allocation of Land off Crapple Lane (Site 1)

Location of Development

1. Land at Crapple Lane (site 1), as identified on map 4, is allocated for 1 dwelling*. Proposals should comply with all the following design code principles of this policy.

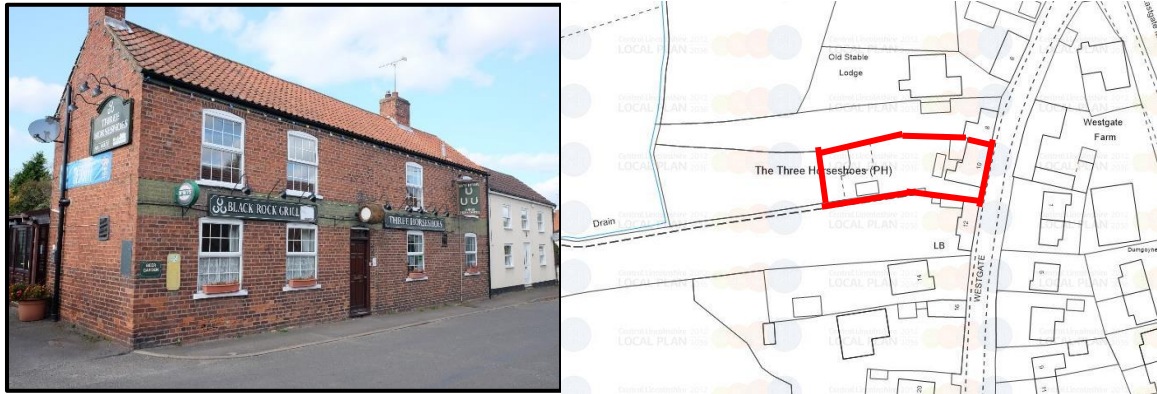
**or otherwise demonstrated through the criteria identified in policy 7 of this Neighbourhood Plan.*

Design Code

- a) the height of the building should be no higher than other existing buildings;
- b) there is a suitable and safe access to and from the site to the standards of Lincolnshire County Council;
- c) the proposal does not cause any unacceptable detrimental harm to the private amenity of adjacent properties; and
- d) the proposal should include, at least, two off-street parking spaces.

9 The allocation of land at the Three Horseshoes Public House (Site 2)

About the Site



- 9.1 Site is currently used as storage and recreational space for the three horses public house. The site is approximately 0.07 ha in size and can gain access from Westgate through the Three Horseshoes car park (the site area has been reduced from the site assessment report to reflect the existing built form of the properties along Westgate). The site also meets point 2 of the CLLP Policy LP4 sequential test (as the site is a brownfield site at the edge of the settlement) and gained community support during the consultation process.

Concerns raised through the AECOM Site Assessment Report

- 9.2 The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields. There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land. These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers of their limestone churches are impact landmarks.

Consultation Feedback

- 9.3 The majority of people who responded to the consultation supported the inclusion of the site in the Neighbourhood Plan.

	Support	Object	Difference
Site 2	31	26	+5

Policy 2: Allocation of Land at Three Horseshoes Public House (Site 2)

Location of Development

1. Land at the Three Horseshoes Public House (site 2), as identified on map 4, is allocated for up to, and including, 4 dwellings*. Proposals should comply with all the following design code principles of this policy.

**or otherwise demonstrated through the criteria identified in policy 7 if this Neighbourhood Plan.*

Design Code

- a) the height of the building should be no higher than other existing buildings;
- b) there is a suitable and safe access to and from the site to the standards of Lincolnshire County Council;
- c) the proposal does not cause any unacceptable detrimental harm to the private amenity of adjacent properties; and
- d) the proposal should include, at least, two off-street parking spaces per dwelling.

10 The Allocation of Land at Land North of Eastgate (Site 7)

About the Site



Site currently used as a garden however could be a suitable size for up to 1 dwelling. The site area is 0.03ha. There is an existing access from Eastgate. The site also meets point 1 of the CLLP Policy LP4 sequential test (as the site is an infill site within the existing developed footprint of the settlement) and gained community support during the consultation process.

Concerns raised through the AECOM Site Assessment Report

- SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.
- Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.
- There are known priority species within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the garden nature of the site it is unlikely that there is high ecological value on the site.
- The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land. These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks. The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and

from a settling for the settlement and remaining individual hedgerow trees, which are now a rear feature. Principles for new development include:

- Any new development should be accompanied by significant tree and hedgerow planting;
- The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland.
- The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.

Consultation Feedback

The majority of people who responded to the consultation supported the inclusion of the site in the Neighbourhood Plan.

	Support	Object	Difference
Site 7	27	18	+9

Policy 3: Allocation of Land North of Eastgate (Site 7)

Location of Development

1. Land East of Westgate (site 7), as identified on map 4, is allocated for 1 dwelling*.

**or otherwise demonstrated through the criteria identified in policy 7 if this Neighbourhood Plan.*

Design Code

2. Development proposals for the site should demonstrate how they have incorporated the following design code principles:
 - a) the height of the building should be no higher than other existing buildings;
 - b) there is a suitable and safe access to and from the site to the standards of Lincolnshire County Council;
 - c) the proposal does not cause any unacceptable detrimental harm to the private amenity of adjacent properties; and
 - d) the proposal should include, at least, two off-street parking spaces.

11 The Allocation of Land off Westgate (Site 9)

About the Site



- 11.1 Site currently used as a garden however could be a suitable size for smaller dwellings (e.g. bungalows) The site area is 0.07ha. There is existing access from Middle St. Some site constraints exist e.g. tree and power line cable; although these are not likely to be considered significant barriers to development as mitigation may be possible. Therefore, this site is potentially appropriate for allocation in the NP if the issue identified can be resolved. The site also meets point 1 of the CLLP Policy LP4 sequential test (as the site is an infill site within the existing developed footprint of the settlement) and gained community support during the consultation process.

Concerns raised through the AECOM Site Assessment Report

- SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.
- Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.
- There are known priority species within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the garden nature of the site it is unlikely that there is high ecological value on the site.
- The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, there are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land. These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their

limestone churches are impact landmarks. The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and from a settling for the settlement and remaining individual hedgerow trees, which are now a rear feature. Principles for new development include:

- Any new development should be accompanied by significant tree and hedgerow planting;
- The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and retaining the remaining of the grassland.
- The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.

Consultation Feedback

The majority of people who responded to the consultation supported the inclusion of the site in the Neighbourhood Plan.

	Support	Object	Difference
Site 9	43	4	+39

Policy 4: Allocation of Land East of Westgate (Site 9)

Location of Development

1. Land East of Westgate (site 9), as identified on map 4, is allocated for 1 dwelling*.

**or otherwise demonstrated through the criteria identified in policy 7 of this Neighbourhood Plan.*

Design Code

2. Development proposals for the site should demonstrate how they have incorporated the following design code principles:
 - a) the height of the building should be no higher than other existing buildings;
 - b) the property should front Middle Street;
 - c) there is a suitable and safe access to and from the site to the standards of Lincolnshire County Council;
 - d) the proposal does not cause any unacceptable detrimental harm to the private amenity of adjacent properties; and
 - e) the proposal should include, at least, two off-street parking spaces.

12 The Allocation of Land off Westgate (Site 13)

About the Site



12.1 The site also meets point 3 of the CLLP Policy LP4 sequential test (as the site is a greenfield site at the edge of the settlement) and gained some community support during the consultation process.

Concerns raised through the AECOM Site Assessment Report

- SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.
- Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.
- The site could contain ecology issues due to dense vegetation at the rear of the site. The Preliminary Ecological Appraisal Survey report submitted to support the application on the site uncovered that great crested newts were present on the site and therefore a method statement would have to be produced to provide full details of the mitigation measures to prevent negative impact to their European protected species.

Consultation Feedback

12.2 The feedback from the public consultation was neutral. However, during the meeting with landowners, the site was considered a “reserve site” and would be only considered for allocation if there were not enough public supported deliverable sites. It is now considered necessary to include this site as an allocation due to their being a lack of publicly supported deliverable sites to accommodate the required housing growth. There was also concern on drainage and the environment.

	Support	Object	Difference
Site 13	32	32	0

Policy 5: Allocation of Land off Westgate (Site 13)

Location of Development

1. Land at Westgate (site 13), as identified on map 4, is allocated for up to, and including, 9 dwellings*.

**or otherwise satisfactorily demonstrated through the criteria identified in policy 7 of this Neighbourhood Plan.*

Design Code

2. Development proposals for the site should demonstrate how they have incorporated the following design code principles:
 - a) the provision of a safe and accessible access from the site onto Westgate;
 - b) provide a mix of property types and sizes to help meet the needs of local people at that time;
 - c) the height of the building should be no higher than other existing residential buildings on Westgate;
 - d) the materials used for the development should reflect local vernacular and distinctiveness;
 - e) existing trees at the frontage of the site should be retained as part of the development to help provide established screening;
 - f) any boundary treatments should provide a soft feature on the landscape and reflect local features such as hedgerows or small fences;
 - g) does not cause any unacceptable detrimental harm to the private amenity of adjacent properties along Westgate;
 - h) where possible, the development should avoid the blocking of any significant views across the landscape from Westgate;
 - i) the proposal should include, at least, two off-street parking spaces per property to reduce the unnecessary need for on-street car parking;
 - j) does not increase the level of surface water flooding or runoff into nearby properties; and
 - k) The orientation of buildings should take the opportunity to maximise the advantage of solar gain for renewable energy technologies.

13 The Allocation of Land South of Eastgate (part of site 15a)

About the Site



- 13.1 The site has a small developable area (0.36ha) of site 15a and is located off Eastgate and is considered a Greenfield site therefore meeting part 3 of the CLLP Policy LP4 sequential test of sites considered for residential development. The principle of development was established in March 2018 when a planning permission was granted for 9 dwellings.
- 13.2 The site is located to the south of Eastgate and is adjoining the existing developed footprint of Scotton. The site would be developed on the southern side of Eastgate and provide a small development on what will likely become a transitional edge between the existing village and the open countryside. The northern edge of the site has some mature trees and a hedgerow that should be retained to help screen the development and ease its introduction into the wider street scene.

Concerns raised through the AECOM Site Assessment Report

- 13.3 There were no concerns raised through the site assessment report due to these being resolved during the outline planning permission stage. The remaining un-permitted area of site 15a has some issues, including:
- SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.
 - Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.

Consultation Feedback

The majority of people who responded to the consultation did not support the inclusion of the wider area of site NP15a. However, it was acknowledged through discussion with people at the consultation and through some of the response that part of the sites has already gained planning permission and therefore should be included within the Neighbourhood Plan for an allocation.

Policy 6: Allocation of Land South of Eastgate (Part of Site 15a)

Location of Development

1. Land at Eastgate (part of site 15a), as identified on map 4, is allocated for up to, and including, 9 dwellings*.

**or otherwise satisfactorily demonstrated through the criteria identified in policy 7 of this Neighbourhood Plan.*

Design Code

2. Development proposals for the site should demonstrate how they have incorporated the following design code principles:
 - a) The provision of a safe and accessible access from the site onto Eastgate;
 - b) provide a mix of property types and sizes to help meet the needs of local people at that time;
 - c) the height of the building should be no higher than other existing residential buildings on Eastgate;
 - d) the materials used for the development should reflect local vernacular and distinctiveness;
 - e) existing trees and hedgerow at the frontage of the site should be retained as part of the development to help provide established screening from Eastgate;
 - f) any boundary treatments should provide a soft feature on the landscape and reflect local features such as hedgerows or small fences;
 - g) the proposal does not cause any unacceptable detrimental harm to the private amenity of adjacent properties along Eastgate;
 - h) where possible, the development should avoid the blocking of any significant views across the landscape from Eastgate;
 - i) the proposal should include, at least, two off-street parking spaces per property to reduce the unnecessary need for on-street car parking; and
 - j) The orientation of buildings should take the opportunity to maximise the advantage of solar gain for renewable energy technologies.

14 Additional Residential Development

- 14.1 This Neighbourhood Plan has allocated enough land to accommodate the requirement for residential development as set by the CLLP. Therefore, to comply with CLLP Policy LP2, any additional residential development, over and above those proposed allocations in this plan, will need to demonstrate that they have gained community support for the proposal. This Neighbourhood Plan identifies, in Policy 7, what constitutes demonstrable community support to supplement CLLP Policy LP2. All developments proposing additional residential developments will need to satisfactorily meet the criteria outlined in Policy 7.

Policy 7: Additional Residential Development

1. Residential development will only be supported on the identified allocated sites to accommodate the remaining housing requirement as identified within the Central Lincolnshire Local Plan and identified in table 9. Any additional residential development, including use classes C2, C3 and C4, outside these allocated sites, or an increase of the stated number of new dwellings on the allocated sites, must be located within the existing developed footprint* of Scotton and should demonstrate that they have gained demonstrable support (see part 2) from the community.
2. For all schemes proposing additional residential development in Scotton (beyond the requirement identified within the Central Lincolnshire Local Plan Policy LP4) the applicant must complete a consultation statement to demonstrate support from the community (within the designated Neighbourhood Plan Area) for the proposal. The applicant must ensure that the scope of the consultation statement be first agreed with Scotton Parish Council prior to any consultation taking place. Written confirmation of this agreement, including the details of the scope, must be included in the statement. In terms of scope, consideration must be given to including the following evidence in the consultation statement:

*the term developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:

- Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;
- Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;
- Agricultural buildings and associated land on the edge of the settlement; and
- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Cont....

- a) a written explanation of how a broad cross-section of local people in the immediate area (those likely to be affected by the development proposal) and in the wider neighbourhood area, were consulted on the development proposal, within a set timeframe;
- b) an account of the means used to involve and engage with local people during the consultation period by using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending public events and meetings;
- c) a written record of all comments expressed by local people within the neighbourhood area;
- d) an explanation of how the proposal has addressed any relevant planning issues or concerns raised by local people or the Parish Council through the consultation period;
- e) a description of how the proposal will benefit the local community;
- f) an explanation that the feedback from the community has been positive overall towards the proposal.

3. The applicant must ensure the consultation statement accompanies their planning application as a supporting document to the proposal. This will enable Scotton Parish Council and West Lindsey District Council to take it into consideration as a demonstration of community support for the proposal when they come to comment and determine the application respectively.

4. Schemes that do not comply with part 2 of this policy, to the satisfaction of both Scotton Parish Council and West Lindsey District Council, will not be supported.

15 Extensions and alterations to existing dwellings

- 15.1 There are always opportunities to renew, improve or extend a residential property within the village. Several buildings have been altered or extended and have had an impact on the surrounding street scene. It is important that the enhancement, alteration or extension of existing properties supports the character and distinctiveness of that part of the village.
- 15.2 This is not about making all new buildings or extension look the same, it is about the appropriateness of what is being proposed against the identified important local characteristics of the area.



Policy 8: Extensions and alterations to existing dwellings

This policy applies to the extension and alteration of buildings both within and outside the existing developed footprint of Scotton.

1. For extensions and alterations, including the conversion and/or subdivision, to existing dwellings in the Neighbourhood Plan Area that require planning permission, will be supported where all the following criteria are met:
 - a) the size, scale, height and materials of the development are in keeping with the original dwelling and properties in the surrounding area; and
 - b) the extensions and alterations are designed so that there shall be no significant reduction in the living conditions of the occupiers of neighbouring properties. Extensions must not result in a loss of daylight, over-shadowing or create overbearing relationships between buildings where this would be detrimental to nearby residential amenity.

16 Conversion of rural buildings

- 16.1 Buildings in the countryside are often suitable for re-use, providing opportunities to deliver important rural facilities and economic development. This policy seeks to ensure that best use is made of potential conversion opportunities, aiming to ensure that consideration is given to delivering benefits to residents and businesses in the wider parish.

Policy 9: Conversion of Rural Buildings

This policy applies to the extension and alteration of buildings both within and outside the existing developed footprint of Scotton.

1. Consideration should always be given to the conversion of existing buildings before seeking to replace them with new units. Preference will always be given to the conversion for economic development (which will include consideration of live/ work units), community/ service or affordable housing uses before proposals for conversion for market housing.

General Principles

2. Proposals for the conversion of rural buildings will need to demonstrate that:
 - a) The building is capable of conversion without significant extension, rebuilding or external alteration;
 - b) The proposal makes a positive contribution to the street scene and its wider landscape setting, and respects any buildings of historic value;
 - c) They will not create or exacerbate environmental or highway safety problems.
3. The conversion of non-residential rural buildings for solely market housing will be supported where an economic, community or affordable housing use of the building has been shown to be unviable. Applicants will be expected to demonstrate that all reasonable efforts have been made to sell and let the site or premises for an economic development, community or affordable housing use at a realistic price for a period of at least 12 months or to provide evidence that demonstrates, to the District Council's satisfaction, that conversion for such uses is unviable. The proposal should also comply with Policy 7 parts 2-4.

17 Land for a new Burial Ground

- 17.1 The existing Churchyard only has 20 burial plots of provision left and due to the physical limits of the site, there is no additional room for any future expansion. The Parish Council are looking for a new site within, or directly adjoining, the village to accommodate a new burial ground. As part of the site assessment process, land for accommodating a new burial ground was also examined to see whether there were any suitable sites. To accommodate a burial ground, there is a strict-criteria around the distance between the site and any ground water, drainage and drinking water infrastructure. Discussions between the Parish Council and the relevant agencies regarding the location of any new burial ground. It is also important that a new site is located where there is an existing, or a newly created, pedestrian footway to the site.
- 17.2 It is important that suitable areas of land, to accommodate, a burial ground are safeguarded from other development.



St Genewys Churchyard

Policy 10: New Burial Ground

1. Proposals for the creation of a new burial ground must be located on a suitable site within or directly adjoining the existing developed footprint of Scotton village to enable future expansion. Proposals must also demonstrate that they have met all the following:
 - a) burial plots must be located, at least, 250m away from a supply of drinking water;
 - b) burial plots must be, at least, 10m away from field drains or dry ditches;
 - c) burial plots must be, at least, 50m away from a river, canal or lake; and
 - d) discussed the proposal with the Environment Agency and local drainage board.

18 Local Green Spaces

- 18.1 The community is proud of its rural character and the number of designated environmental sites. However, many of the green spaces and natural assets in the area are not formally designated or protected.
- 18.2 Consultation results showed that most people who attended the consultation on Local Green Spaces (LGS) supported the proposed designations. Others were suggested and then added to the list and to map 6.
- 18.3 The NPPF (paragraph 99) enables local communities, through Neighbourhood Plans, to identify for special protection, green spaces of particular importance to them. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. 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;
 - the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - the green area concerned is local in character and not an extensive tract of land.
- 18.4 The CLLP, already designates two spaces as Local Green Spaces; The Churchyard and the amenity space at the Westfield development (these can be identified on map 5). A further two spaces are identified as "important green spaces" which include the tennis courts. These spaces are formally protected under CLLP Policy LP23. However, residents also identified some additional spaces that should be protected for future use.
- 18.5 Having regard to the NPPF criteria, it is considered that there are two other green spaces in the Parish that meet this test and merit special designation and protection. These LGS's are defined on map 6. For each green space, a specific assessment has been prepared, showing a map of the green space, pictures of the green space, details on ownership and dimensions, and how the green space meets the criteria of the NPPF and why it is special to the local community. This can be found in Appendix 1.



Play Area



Football Field



Dooks Close Amenity Green Space

Map 5: Existing CLLP Local Green Spaces and Important Green Spaces



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Date: 11 December 2018

Map 6: Additional Local Green Spaces





The Jubilee Tree

Policy 11: Local Green Space

1. The following green spaces are designated as Local Green Space:
 - a) LGS 1: recreation Ground and playing Field and Play Area (Northorpe Road);
 - b) LGS 2: The Jubilee Tree (Kirton Road); and
 - c) Dooks Close Amenity Space.
2. New development will not be supported on land designated as Local Green Space except in very special circumstances.

19 Community Services and Facilities

- 19.1 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development.
- 19.2 For a community to be sustainable, it is vital that there are sufficient services and infrastructure to support their needs. Although Scotton does not have many services and facilities, it should not be looked in isolation. The village is close to both Kirton in Lindsey and Scotter who have additional services and facilities which are accessible to residents by car or public transport. There is a direct footpath from Scotton through to Scotter along Scotter road where you can easily access the primary school, doctor's surgery and other facilities.
- 19.3 The consultation identified that the built community facilities within the village were of a good quality and provided useful spaces to provide social activities.
- 19.4 Not all community facilities are classified as 'critical' to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis for social interaction and therefore should be identified as key services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be near these facilities or provide new, enhanced or additional links to improve access to and from these facilities.
- 19.5 The key services and facilities within the Parish are identified as:
- Village Hall;
 - The Three Horseshoes Public House; and
 - St Genewys Church.
- 19.6 The community supports the development of additional community facilities and believes new developments can bring new or enhanced facilities in the village.



St Genewys Church



Village Hall



Three Horseshoes Public House

Policy 12: Community Facilities

1. The existing facilities listed within this policy, as shown on map 7, will be safeguarded for community purposes throughout the plan period. The community facilities include:
 - 1) Three Horseshoes Public House;
 - 2) St Genewys Church; and
 - 3) The Village Hall

2. Proposals to redevelop, or change the use of, an existing community facility shall only be supported where one of the following conditions is met:
 - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
 - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
 - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.

3. Proposals for a new community facility within or directly adjacent to the existing developed footprint of Scotton will be supported where there is a clear need for such a proposal and a more central site is not available elsewhere in the village.

Map 7: Protected Community Facilities in Scotton



20 Important Local Character Features

Green Lanes

- 20.1 A key characteristic of the village is its narrow, green lanes. These have large grass verges to the side of the street, backed at the plot boundary by either low walls, hedges or trees. These can be found on Church Lane, Crapple Lane, Kirton Road and elements can be found on the approaches to the village, especially to the south.
- 20.2 Some of these verges are narrow - around 1m - but others extend for several metres and add generosity and spaciousness to the streetscape particularly on Northorpe Road. The informal nature of these lanes is one of their key aspects, with no kerb upstand, minimal street markings and no lighting. This street type is a useful precedent for adding low-key, minor routes within the village that help it to maintain a rural look and feel.



A narrow green lane on Church Lane



A narrow green lane runs between Eastgate and Middle Street

Important Views

- 20.3 The views in and around the area, from a public highway or space) are integral to the character of the parish, serving to bring both the countryside into the more built up areas and as important wildlife corridors that connect habitats and spaces in the wider landscape. They also help to keep Scotton as a distinct settlement, allowing it to have its own sense of place and providing easily accessible amenity space for residents.
- 20.4 Managing these views in a way that does not critically weaken this important set of functions is paramount in the maintenance of the identity of the area; any new development within these areas will have to be carefully designed to avoid damaging these views, and it may be prudent to keep development away from these views altogether unless it can be adequately demonstrated that harm can be minimised.
- 20.5 The views towards the village from the surrounding countryside form an important part of the character of this area of the parish. Where development does occur, it could harm the relationship between the settlement pattern, the underlying topography and the unbroken historic skyline.

20.6 The church tower features as prominent landmark and contributes enormously to the local character. This building is considered important landmark due to its height, historic merit and dominance on the local landscape.



Important view 1: View towards the village and Church Tower from Kirton Road



Important view 2: from the play area looking SE towards the open countryside



Important view 3: from the edge of the village looking towards Northorpe Village



Important view 4: Looking South towards Manor Farm House



Important view 5: View towards the village and church tower from Scotter Road.

Great Landscape Value

- 20.7 The landscape around the parish is predominantly characterised by gently rolling agricultural fields which form part of the wider Trent Valley. Towards the west of the Parish, the landscape becomes flatter and more wooded as you head towards Scotton Common. Scotton Common is frequently referred to as Scotter common.
- 20.8 Part of the common is a nature reserve home to many wild birds and numerous grasses and other plants, some of which are quite rare. Adders are also found here. Beck lane leads out of the village and up onto the common and is favourite haunt for children and people walking their dogs.
- 20.9 The common is also a favourite place for brambles which are located on a rough uneven piece of land which is impossible to drain and where birch trees flourish. The rest home which was once the home of the Blakey family but is now a privately-run residential home for the elderly.
- 20.10 When talking about Scotton common it only seems right to mention the infamous Dicky (Richard) Rainsforth who was reportedly a fellmonger from East Ferry and made his living by skinning animal carcasses. However not being content with collecting the hides of animals that had died naturally or accidentally he decided to help a few on their way via poisoning them to boost his income. But the farmers found out and to evade the law Dicky hung himself (although some say he was caught, tried and hung) in a barn in East Ferry in around 1800 according to one account but according to another account it was fifty years earlier. Whether it was a suicide or a hanging Dicky could not be buried in consecrated ground so he was taken onto the common for burial. A newspaper report from 1901 tells how "*old Rainsforth at the crossroads has a wire fence and drain around him and evergreen on both sides*". His grave is at the edge of Laughton forest where the track from Ferry crosses the main road. This track is still called Coffin Lane and is by tradition the road along which the dead were brought to Scotton for burial.



View over part of Scotton Common – Great Landscape Value

Map 8: Area of Great Landscape Value

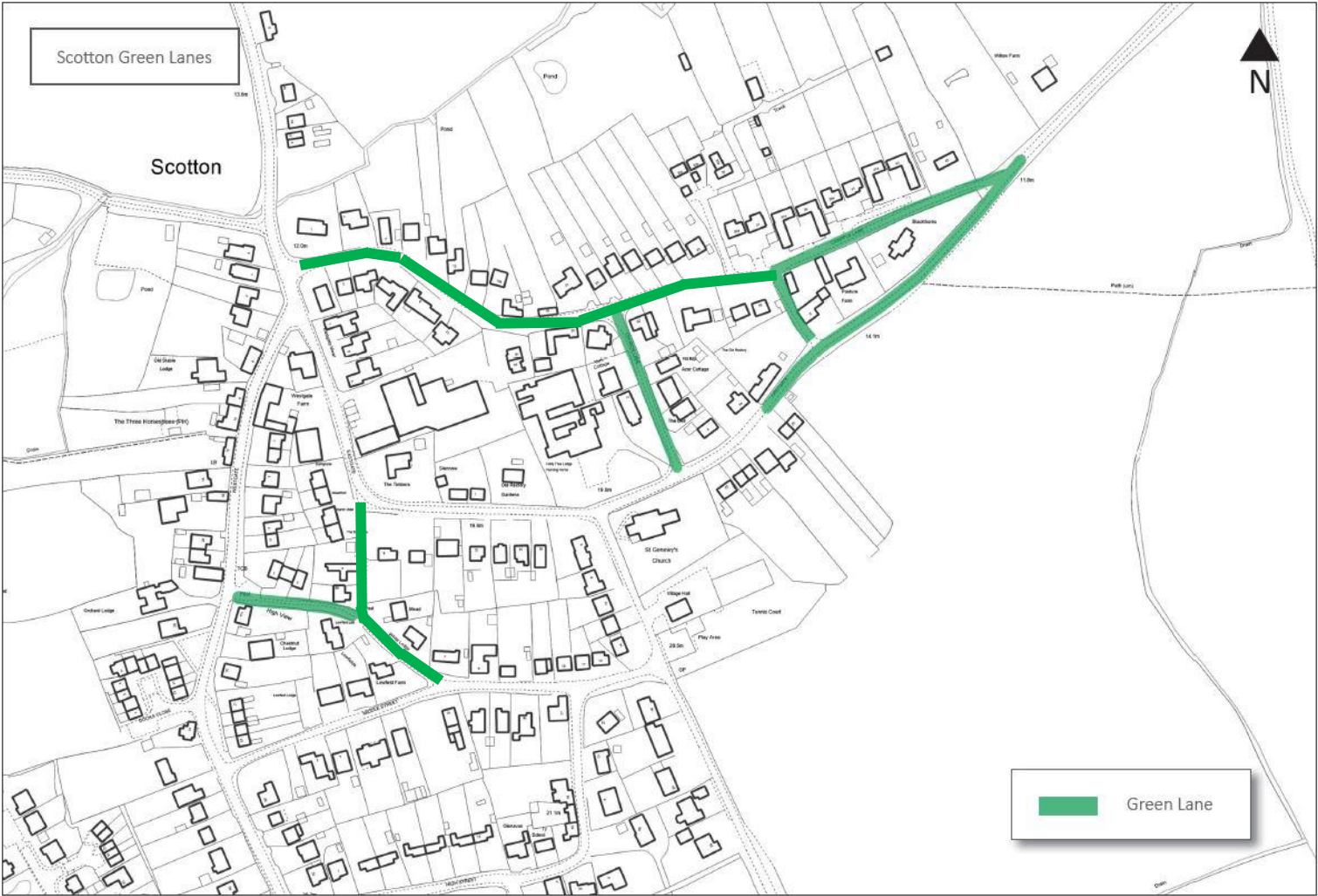


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Date: 11 December 2018

Map 9: Important Views



Map 10: Green Lanes






21 Overall descriptive Character of Scotton



- 21.1 The village follows a clustered development pattern along Eastgate, Church Lane and Crapple Lane which are Scotton's historic core.
- 21.2 The village has grown throughout several eras with differing architectural styles providing established and definable features. The main architectural character is typified by the red brick and pantile or brick and grey concrete pantile roofed buildings in a tight grain which sit closely beside the road. This development pattern follows the same alignment to that of the more historic core of the village. The brick and pantile buildings present today replaced the original ones between 1780 and 1820 and many have been subdivided up in to smaller plots with just a few remaining in their original full extent.
- 21.3 During the Georgian and Victorian eras, the village expanded outward, establishing larger detached properties which sit well back from the road within the privacy of walled or hedged plots such as Manor Farm House. Much later housing developments include housing around The Norththorpe Road, Westfield, part of Crapple Lane and to an extent Westgate to the south and west of the village. These later additions have been developed with more modern architectural styles, layout and materials, but do follow the historic grain of the village structure.



Table 12: Character Area Description

Street/Road	Character description	Important/ distinctive features
Northorpe Road	The entrance to Scotton from Northorpe Road is a key gateway into the settlement from the open countryside. The development begins on the western side of the road with open countryside continuing on the eastern site up to the village hall. The development is characterised by a linear strip of 1970's + detached houses and bungalows on relatively large plots. All are generally set back from the road and have some green	- Linear hawthorn hedgerow on the eastern side of Northorpe Road from the entrance to the village up to the village hall.



Street/Road	Character description	Important/ distinctive features
	<p>frontage onto the roadside. The countryside to the east is fronted by a linear hawthorn hedgerow. Past the village hall is the Church and Churchyard. There are also some significant and mature sycamore and sweet chestnut trees on this site. There are community facilities adjacent to the Church, including, the Village Hall, a Children's Play Area, Car Park and Tennis Courts.</p>	 <ul style="list-style-type: none"> - The mature sycamore and sweet chestnut trees at the Churchyard. - Wide grass verge as you enter the village from Northorpe. - The green frontage between the recent housing and the roadside.
Middle Street	<p>Middle Street is characterised, generally, by 1970's-1980's housing developments. There are some older properties dispersed within the newer ones, but this is not a dominant feature. The street only has one footpath to the northern side. The newer properties are fronted by garden whereas some of the older ones directly front the street. There</p>	<ul style="list-style-type: none"> - Gardens fronting the street on new properties.



Street/Road	Character description	Important/ distinctive features
	<p>are a couple of mature trees on the street that help to give the area a more rural feel.</p>	
<p>High Street</p>	<p>Entrance from Middle Street:</p> <p>High Street is generally split in terms of period of development and therefore its built character. On the eastern side of the road the properties form a continuation of the more modern 1970 + detached developments set within larger gardens that often front the roadside. To the west, the properties are older and largely terraced. These either tend to front the street directly and have less space than those to the east.</p> <p>As you go around the corner of High Street the character changes from a</p>	<ul style="list-style-type: none"> - Gardens, verges and houses fronting the street on the eastern and then northern sides.  <ul style="list-style-type: none"> - Strong boundary treatments red brick/ pantiles, wooden fencing.



Street/Road	Character description	Important/ distinctive features
	<p>generally enclosed character to a more open character. The properties are a mix of modern types, including detached 1950 + properties. There are also 3 sets of semi-detached early ex-local authority properties. All properties are set back from the road with some greenery/ gardens fronting the roadside. There is are also some red brick walls and mature hawthorn hedges that form part of the street scene. To the south, the dominant boundary treatment is a post and rail wooden fence that provides open views towards the large detached property to the South – The Manor House. Its grounds are large and this contributes positively towards giving this part of the village a more rural character and a slow transition into the open countryside.</p>	 <p>- Views to the South of Manor Farm House</p> 
Westfield	Westfield consists of modern properties that form an extension to	<p>- Properties fronting/ siding the street.</p>



Street/Road	Character description	Important/ distinctive features
	<p>the village towards the west off High Street as you leave the village towards Laughton Wood Corner. The development is a cul-de-sac of largely detached properties with a more urbanised character. There is an area of green public space to the western side and a turning area at the bottom of the road. The materials of the buildings are a mixture of red brick/ stone and red pantile.</p>	<ul style="list-style-type: none"> - Wooden fences or red brick walls as boundary treatments 
Westgate	<p>The character of Westgate provides a mixture of property types, materials, orientation, boundary treatments and landscaping on both sides. There is no dominant or distinctive character. However, there are more properties that front the roadside and it does feel more enclosed as a streetscape than Northorpe Road, Middle Street or High Street. There are also more trees, hedgerows and green space dispersed through the street scene – most noticeable Dooks Close Amenity Space which is situated adjacent to Westgate and close to Dooks Close. There are some early Local Authority housing on Westgate close to the junction with Middle Street and the</p>	<ul style="list-style-type: none"> - Dooks Close Amenity Space - Mixture of architectural designs - Some mature hedgerows 


Street/Road	Character description	Important/ distinctive features
	<p>buildings at Dooks Close are single storey accommodation for the elderly.</p>	 <p>The top photograph shows a row of single-story brick houses built on a grassy slope. A utility pole stands in the foreground, and a set of concrete steps with a white metal handrail leads up the slope. The houses have white window frames and a dark tiled roof. The bottom photograph shows a street view of a residential area. On the left, there is a white house with a chimney. The street is paved and lined with trees and hedges. Other houses are visible in the background under an overcast sky.</p>

Street/Road	Character description	Important/ distinctive features
Eastgate	<p>Eastgate is a long and winding characterful road with a very varied assortment of dwellings and trees lining both sides. Some of these dwellings being attractively elevated .Among the most interesting of the private dwellings is the Old Rectory which in part dates back to the Georgian period with later additions. The village Church of St Genewys is pleasantly situated on the corner of Eastgate and Northorpe Road. Eastgate is also the home of the only other listed building grade II listed Acacia Cottage which stands on the corner of Eastgate and Church Lane. On the opposite side of Church Lane on Eastgate facing the church is Holly Tree Lodge a substantial building which is currently in use as nursing/rest home Holly Tree Lodge was a former vicarage and also at one stage home of Moses Fish a farmer. The old school house also stands on Eastgate this building is of an unusual design and is now a private residence. The Jubilee Tree a horse chestnut is situated on the site of the old pinfold at the junction of Eastgate Crapple Lane and Kirton Road this being planted by the people of Scotton</p>	 <ul style="list-style-type: none"> - Views towards the village - Views of the Church tower - Older and larger properties towards the junction with Westgate/ Scotter Road - Significant trees and some green verges - Large hedgerows as boundary treatments 

Street/Road	Character description	Important/ distinctive features
	<p>from monies raised by the sale of materials that were sold from the old pinfold.</p>	
Crapple Lane	<p>Crapple Lane is again a somewhat long and winding Lane running uphill from Scotter road through to Kirton road, which is for the most part a single-track lane unsuitable for heavy goods vehicles. It is considered a green lane with verges, trees and hedgerows as the dominant boundary treatments.</p> <p>The dwellings are a mixed array of houses and bungalows, which pretty much run the entire length of the lane. These dwellings vary in age. Some at the easterly end and running into open countryside are very recent. Whilst one or two along its length date from the Victorian period and probably earlier.</p> <p>Crapple Lane is the home of the Wesleyan chapel which stands on the West end of the lane this closed as a chapel in 1969 and is now a private residence.</p> <p>As the lane nears the Jubilee tree at the East end it runs gently downhill and the dwellings are obscured by hedgerows before leading out onto Kirton Road.</p>	<ul style="list-style-type: none"> - Green Lane - Hedgerows are the dominant boundary treatment - New houses front the road  

Street/Road	Character description	Important/ distinctive features
	<p>It is rumoured that the curious name of this lane was derived from the fact that the afore mentioned chapel which stands there stood near some crab apple trees growing nearby hence a combination of chapel and crab apple, however nobody seems to know for sure.</p>	
<p>Scotter Road</p>	<p>Scotter Road is one of the main gateways into and out of the village heading towards Scotter. Although less built-up, there are some properties on the road – mainly on the right-hand side. These properties are largely detached, one deep and front the street scene. As you head out of the village the character becomes rural with trees, hedgerows and agricultural land providing a green buffer between Scotton and Scotter. Looking back towards the village, there are some clear views of the village and in particular the Church Tower.</p>	<ul style="list-style-type: none"> - Views towards the Church tower and village looking towards the village - Views towards the countryside looking towards Scotter 

Street/Road	Character description	Important/ distinctive features
		
Church Lane	<p>Church Lane is a small cut through between Crapple Lane and Eastgate. The lane only comprises a couple of 1970's properties. There is a clear views of the Church tower from Church Lane towards Eastgate. The lane is narrow and fronted prominently by either hedgerow or stone walls.</p>	<p>- Green Lane with verge, hedgerows and walls</p> 

Street/Road	Character description	Important/ distinctive features
Laughton Wood Corner	<p>Laughton Wood Corner is characterised by a linear row of residential development on the right side towards Scotter. These properties are predominately single storey, but there are some larger properties that are set back from the road. Most properties are set within large gardens and have a backdrop consisting of mixed wood woodland.</p>	 <ul style="list-style-type: none"> - Single storey properties - Large gardens - Properties backed by woodland. - Hedgerows or trees and low walls as the predominant boundary treatments.

Policy 13: Safeguarding Important and distinctive Landscape Features


1. All new development should be of a high quality and design, whilst preserving and enhancing the built and natural environments. To achieve this, development proposals shall consider the following principles:
 - a) The green lanes as identified on Map 10 should be protected from unsympathetic development which would have an adverse impact on their character. New development in the identified green lanes should preserve and where possible enhance their rural appearance and green verges;
 - b) The 'important views', as identified on Map 9, should be safeguarded from inappropriate development that would block, obscure, or significantly alter the sightlines and corridors that contribute positively to the local character and appearance of the area;
 - c) The area of Great Landscape Value, as identified on map 8, should be protected from unsympathetic development which would have an adverse impact on its character;
 - d) architectural design should reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness
 - e) developments should take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village.


22 Monitoring and review


- 22.1 The policies in this Plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Scotton Parish will also be actively involved. Whilst West Lindsey District Council will be responsible for development management, Scotton Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 22.2 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.
- 22.3 Any amendments to the Plan will only be made following consultation with West Lindsey District Council, residents and other statutory stakeholders as required by legislation.

The Neighbourhood Planning Act 2017 and NPPF now requires all 'made' Development Plans to be reviewed every 5 years and the Parish Council will monitor the Neighbourhood Plan to make sure it is working effectively and is up-to-date with any changes to national or local planning policy. If the proposed allocations within the Plan do not come forward for Planning permission within the first 5-years of the Neighbourhood Plan being made, then the Plan will be subject to a review of the allocated sites.

23 Appendix 1: Local Green Space Assessment

Local Green Space	Photograph	Beauty	Historic Significance	Tranquillity	Recreational Significance	Ecological Significance
<p>LGS 1: recreation Ground playing Field and Play Area (Northorpe Road)</p>		<p>The spaces provide some open views towards the SE over open countryside. Those views were valued by members of the community and have is identified as an 'important view' in this Plan.</p>	<p>N/a</p>	<p>The site lies in a reasonably quiet area on the edge of the village. There is only very light traffic noise along Northorpe Road.</p>	<p>The site provides the most recreational activity space in the village. The site accommodates a tennis court, play area, a football field and some amenity space with seating.</p>	<p>Little evidence of ecological significance</p>

Local Green Space	Photograph	Beauty	Historic Significance	Tranquillity	Recreational Significance	Ecological Significance
<p>LGS 2: The Jubilee Tree (Kirton Road)</p>		<p>This is a significant tree that provides an entrance way feature to the village from Kirton Road.</p>	<p>This is a Chestnut tree and it was planted by the people of Scotton to commemorate Queen Victoria's Diamond Jubilee in 1897 which makes it 121 years old. There is a stone plaque which stands in front of the tree.</p>	<p>The site lies in a reasonably quiet area on the edge of the village. There is only very light traffic noise along Kirton Road</p>		<p>Provides a significant tree that is home to birds.</p>

Local Green Space	Photograph	Beauty	Historic Significance	Tranquillity	Recreational Significance	Ecological Significance
LGS3: Dooks Close Amenity Space		<p>Provides a green space within the street scene of Westgate</p>	<p>The space is considered an amenity green space, but the tree on site was planted to commemorate the Queen's Jubilee.</p>	<p>n/a</p>	<p>The space has a bench and a grassed area for people to use.</p>	<p>n/a</p>

24 Appendix 2: A Full Report of comments made at the Proposed Sites Consultation in November 2018

Please see a separate document.