SCOTTON NEIGHBOURHOOD PLAN

Submission Version

November

2019-2036

Contents

Foreword

The localism act was introduced by central government in 2011 which recognised the national policy framework in 2012, whereby communities can now set out local planning policies for their area which will take precedence over non-strategic policies in the Local Plan set out by the local Planning Authority. Currently planning decisions are taken by the District Council based on policies set out in their Local Plan for the whole District. The Parish Council is consulted, but its opinion currently has little weight. For our neighbourhood area this means that, once our Neighbourhood Plan is formally adopted, planning decisions made by West Lindsey District Council (WLDC) affecting development within the neighbourhood area will have to be made on the basis of the policies that the residents of Scotton want in their Neighbourhood Plan however each NDP has to comply with the Town and Country planning act of 1990 these stipulations can be found in paragraph 8 of schedule 4b. National policies have imposed development quotas on all Planning Authorities so West Lindsey District Council has an allocation of houses that it has to deliver. Scotton was given a projected growth rate of 10 percent.

The residents of Scotton were given the opportunity to vote for the sites allocated by landowners following a visit by AECOM in April 2017 who decided which sites would be put forward to the vote.

The plan, once adopted, will be effective until 2036.

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 on the 13th February 2017. The Neighbourhood Plan will cover the period between 2019 and 2036 and will complement the policies identified within the adopted Central Lincolnshire Local Plan.

Map 1: Neighbourhood Plan Area
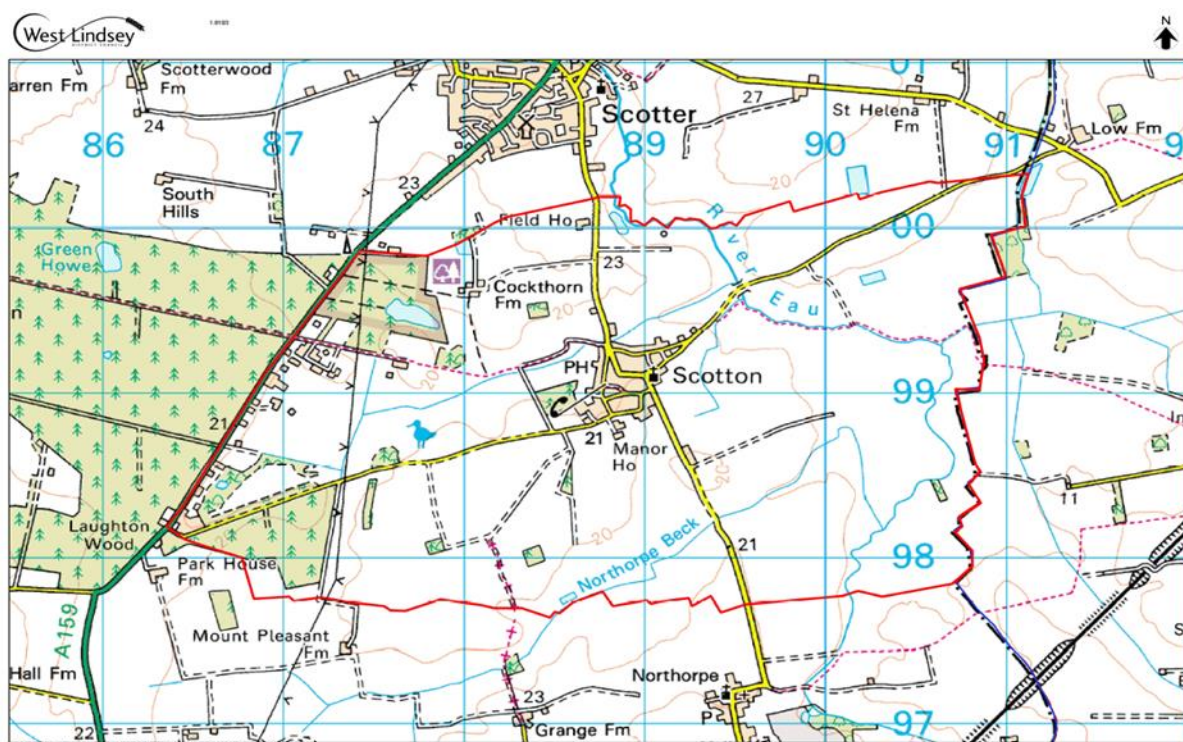
1.2 The aim is for local communities to have greater influence over the development that takes place in their area.

1.3 Scotton Parish Council, as part of the process, used a steering group which included representatives of the local community to prepare the plan. Following the approval of the Plan by Scotton Parish Council, the work of the steering group is complete and any further input will be undertaken by the Parish Council.

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 **List of consultation events and methods**

Date	Event	Attendance/ responses
16th December 2016 – 31st January 2017	Area Designation consultation period.	n/a.
31st March 2017	Initial Public Consultation on themes and issues.	87 residents attended.
18th June until 2nd July 2017.	Neighbourhood Plan survey (to every household).	106 households responded out of a possible 256.
29th 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.
16th November 2018	Potential Site Allocations Consultation with residents.	Over 80 residents attended.
6th December 2018	Meeting with landowners to discuss the deliverability of the sites.	7 landowners individual attended.
8th March 2019	Draft Plan Public Consultation Event	66 people 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 Scotton Common which runs along part of the A159 to the west of the Parish between Blyton and Scotter.

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 and SEA Screening

3.4   A Sustainability Scoping Report was created in early 2018. The report, along with a Sustainability Environmental Assessment (SEA) Screening Report, was subject to a consultation with relevant agencies and stakeholders for a 4-week period during September and early October 2019. A copy of the SEA Screening opinion can be found in a separate document as part of the submission documents.

Local Historic Context – ''Scotton Aspects of Village Life''

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 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, 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 of 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.

Strengths	Weakness
- 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	- 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
Opportunities	**Threats**
- 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 burial ground	- 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	190
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	249
Owned; Owned Outright	112
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
Social Rented; Other Social Rented	13

	Scotton
Private Rented; Total	12
Living Rent Free	0

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	249
No Bedrooms	0
1 Bedroom	14
2 Bedrooms	31
3 Bedrooms	107
4 Bedrooms	64
5 or More Bedrooms	33

Health

4.6 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
Fair Health	13.6	14.7	14	13.1
Bad Health	5.0	4.2	4.3	4.2
Very Bad Health	2.4	1.1	1.2	1.2

4.7 The table below shows the long-term health problems of residents in the parish are similar to those in the wider District and country.

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

4.8 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.

Education

4.9 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 7: Community Objectives

Community Objective	Opportunity
Objective 1: *Maintain our local character, distinctiveness, historic and rural assets and atmosphere. Including important views, buildings and green 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 3: *To allocate appropriate sites to accommodate small scale residential developments to support a growing community and restrict the*	To allocate residential development sites in the village to gain further influence in how our community

Community Objective	Opportunity
expansion of the village into the open countryside.	develops in the future. Housing mix and type can also be included here.
Objective 4: *To support the provision for a new burial ground in Scotton over the Plan period.*	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 The CLLP policy LP2 states that 'medium villages', 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 (August 2019) states that of these 26, 15 have already been committed to and /or completed. The Neighbourhood Plan is seeking to plan for the remaining 13 homes.

7.2 Any remaining unallocated growth or additional growth that is above and beyond that identified in this Neighbourhood Plan, will be subject to CLLP policy LP4 and Neighbourhood Plan Policy 6.

7.3 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.

7.4 When considering the wider area, this Neighbourhood Plan identifies Scotton Common a 'Hamlet' under CLLP Policy LP2 which states that:

'For the purposes of this Local Plan, a hamlet is defined as a settlement not listed elsewhere in this policy and with dwellings clearly clustered together to form a single developed footprint***. Such a hamlet must have a dwelling base of at least 15 units (as at April 2012). Within such hamlets, single dwelling infill developments (i.e. within the developed footprint*** of the village and within an otherwise continuous built up frontage of dwellings) in appropriate locations** will be supported in principle'.

Scotton Common has 15 or more established dwellings as of August 2019.

Table 8: Planning History in Scotton (updated October 2019)

WLDC application reference	Number of new dwellings approved	Completions	Outstanding dwellings with permission	Remaining growth in the CLLP
-	-	-		
M05/P/1185	3	1	0	
138530	1	0	1	
135056	9	0	9	
130532/M05/P/0590	2	2	0	
Total	15	**3**	**10**	**13**

7.5 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.

What would be your greatest concern(s) should further development take place in Scotton Parish?
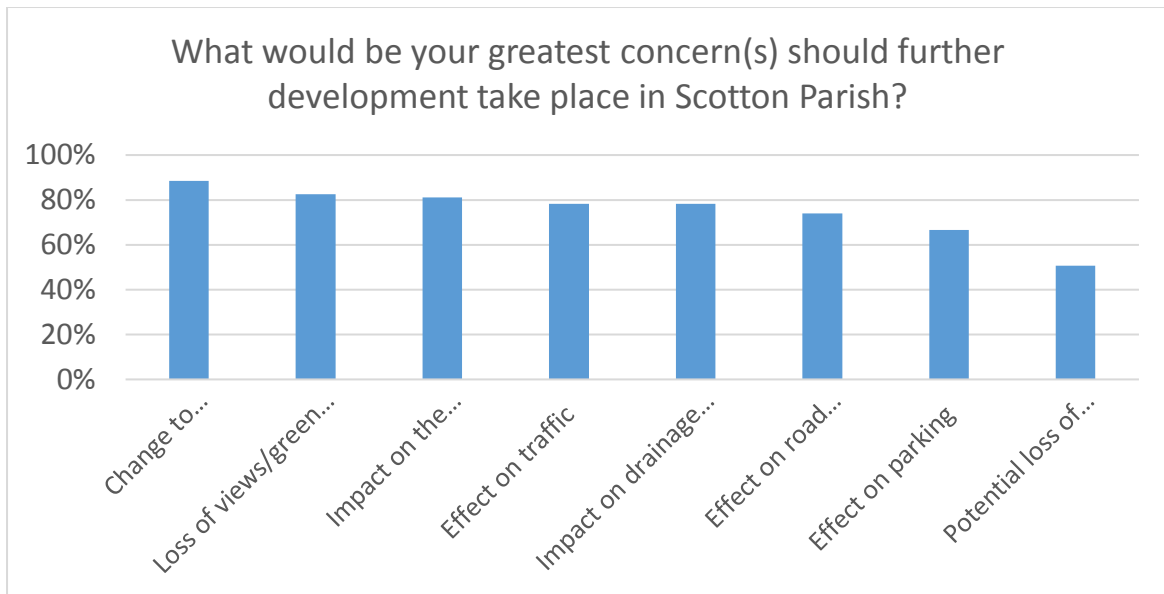
7.6 Residents voiced their support for new developments where they are sensitive and appropriate to their location, small-scale in relation to the existing built form of the village. There was little support for any additional development on greenfield land.


What type of future development would you like to see within the parish?
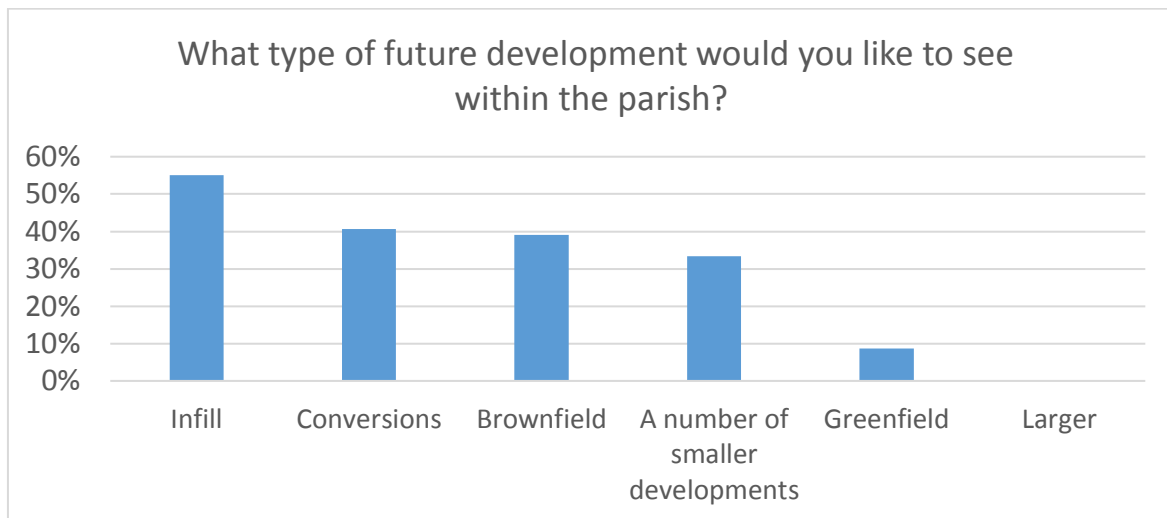
7.7 Sustainable development is that of providing an appropriate mix of development that suits the needs of the local population where there is access to services, whilst minimising the impacts on the local environment and existing infrastructure.

7.8 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.

7.9 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 development of small infill and he development of previously developed land;
- Greenfield land will only be considered for development if there are not enough deliverable infill or previously developed sites to accommodate the required housing growth;
- 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 proposed sites shall only accommodate up to maximum 9 dwellings (per site) unless a greater number is supported by the community;
- Seek to ensure that new housing development sits appropriately within its wider landscape setting;
- Seek to ensure that new residential developments appropriately contribute to meeting the needs of residents; and
- Seek to ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure.

What type of housing does the village need more of?
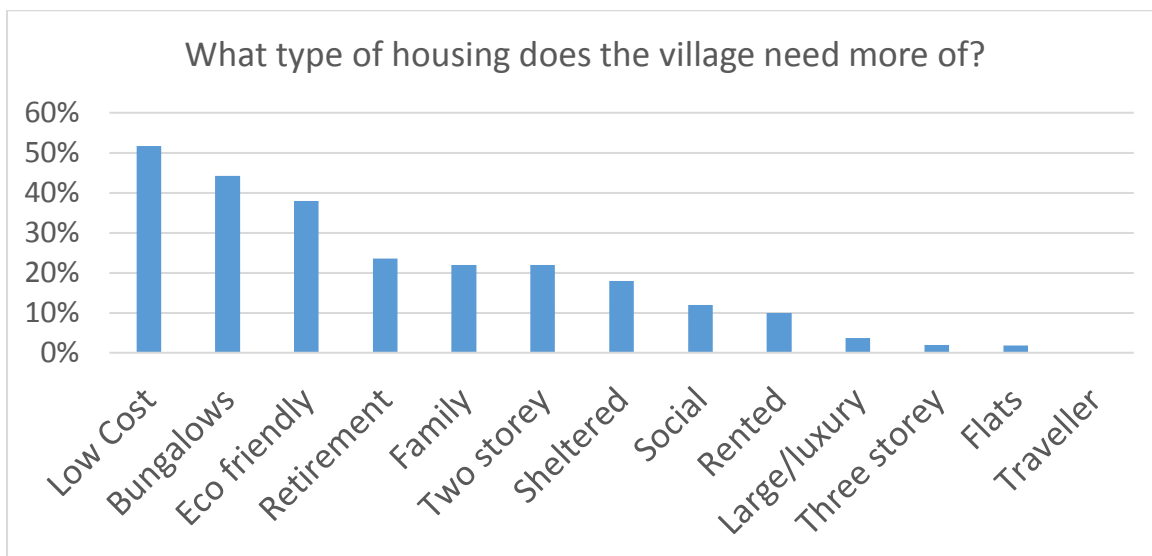
7.10 Scotton Neighbourhood Plan Group undertook a ''call for land'' consultation with landowners during April 2018 and a total of 19 sites were submitted as a result of this consultation. An independent assessment of each site was undertaken by AECOM who produced a Site Assessment Report on behalf of Scotton Neighbourhood Plan Steering Group. A full copy of this is available on the Scotton Parish Council Website.

7.11 The purpose of the Site Assessment Report was 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 polices of the adopted CLLP (2017) along with additional criteria provided by Lincolnshire County Council for the allocation of a burial ground. The
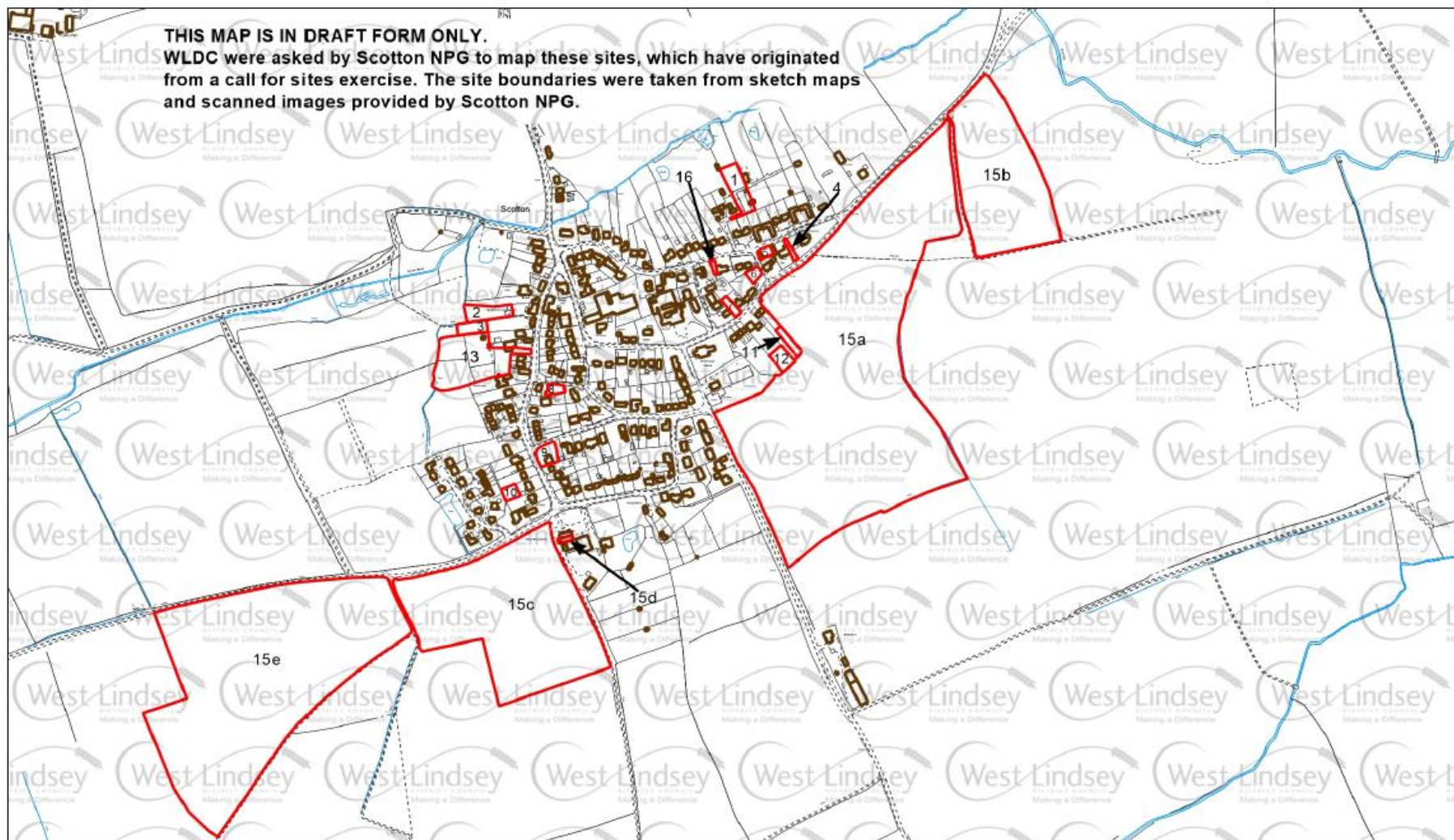
report is intended to be used to inform decision making on the site selection process and, if the Parish Council chooses, as evidence to support the Neighbourhood Plan site allocation policies.

7.12   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.

7.13   There are a further 9 sites that were considered potentially suitable for either housing or a burial ground, if the identified issues were resolved.

7.14   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.

7.15   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''

West Lindsey
DISTRICT COUNCIL

1:5800

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THIS MAP IS IN DRAFT FORM ONLY.
WLDC were asked by Scotton NPG to map these sites, which have originated
from a call for sites exercise. The site boundaries were taken from sketch maps
and scanned images provided by Scotton NPG.

Scotton

16   1
4

15b

2
3
13

15a

11 12

9

16

15c

15d

15e

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Public Consultation on the suitable and potentially suitable sites

7.16 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 received[1].

Final Selection of proposed sites

7.17 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:

Public support for potential development sites
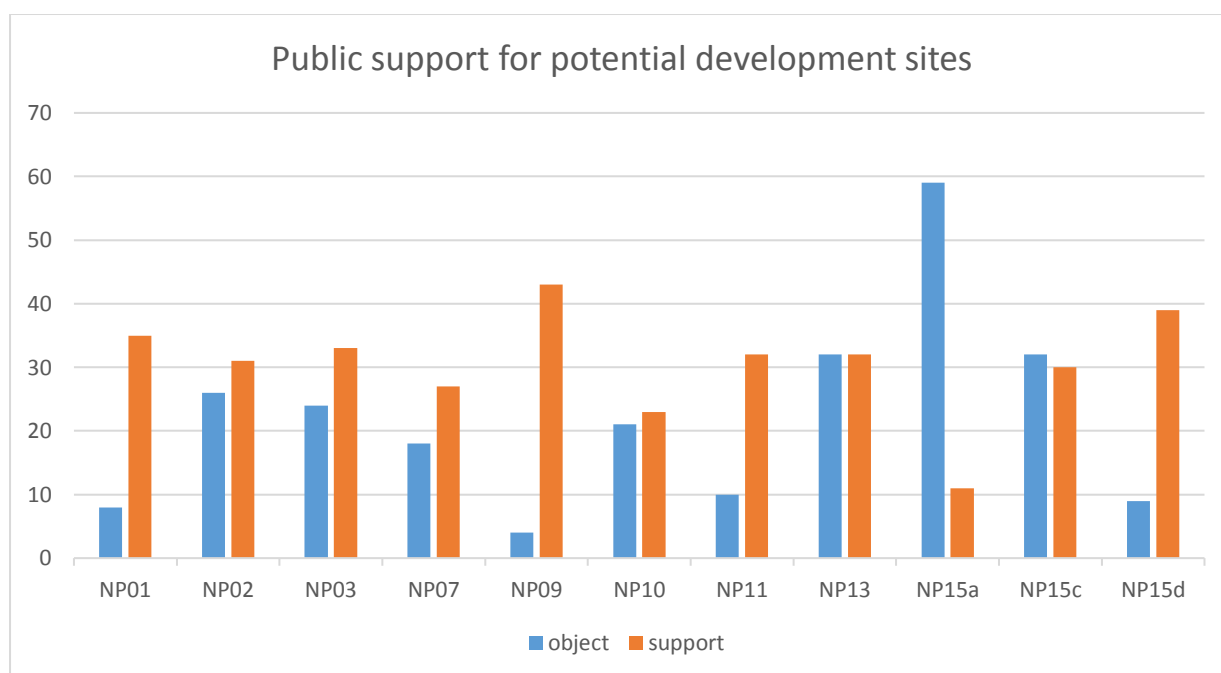
Table 9: Feedback from the community event on the proposed sites

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

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[1] 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

7.18 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	Now under construction	NO
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 accessibly 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. However, if a suitable access can be	NO

Site reference	Known information	Site to be allocated within the Plan?
	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 how appropriate 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

7.19 Following that meeting, it was decided that all sites with a positive response that are considered deliverable[2] 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 part of site 13. Other sites, such as 15c or 15d, that did not receive a positive response were not considered ''available'' at the time of preparing this Neighbourhood Plan.

7.20 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	Indicative Capacity (number of dwellings) of allocations
Site 2	Up to 2 dwellings
Site 7	1 dwelling
Site 9	1 dwelling
Site 13	Up to 4 dwellings
Part of Site 15a	(existing planning permission for 9 dwellings)

[2] 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.

Map 3: Final sites to be allocated within the Neighbourhood Plan

Scotton Proposed Site Allocations

Scotton

Proposed Site Allocation

13

2

9

7D

15A

N

8   Policy 1: The allocation of land at the Three Horseshoes Public House (Site 2)

About the Site

8.1   Site is currently used as storage and recreational space for the three horseshoes public house. The site is approximately 0.08 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.

8.2   The original proposed level of development of 4 units was deemed too large for the site by WLDC when considering the car park and potential future amenity issues with the public house. Since the draft Plan, the number of properties proposed have been reduced to reflect those concerns.

Consultation Feedback

8.3   Most 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 1: 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, two small dwellings*. Proposals for the development of this site will only be supported where they comply with all the following design code principles of this policy:

Design Code Principles

a) they should include two or three bedroom dwellings; and

b) the height of the building, or buildings, should be no higher than existing buildings on the site; and

c) they must ensure that there is sufficient remaining parking provision for use of the Public House; and

d) the materials should take inspiration of those predominant materials used on existing properties around the site as described in Table 12; and

e) the continued use of the public house should not cause any unreasonable amenity issues for occupants of new dwelling on site; and

f) there is a suitable and safe access to and from the site to the standards of Lincolnshire County Council; and

g) the proposal does not cause detrimental harm to the private amenity of adjacent properties; and

h) the proposal should include an appropriate level of off-street parking, per dwelling; and

i) adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.

9 Policy 2: The Allocation of Land at Land North of Eastgate (Site 7)

About the Site

9.1 Site currently used as a garden however could be a suitable size for up to 1 small 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.

9.2 The redevelopment of the site, if restricted to one unit and done sensitively, can be achieved without harm to the identified heritage assets within the area.

Consultation Feedback

9.3 Most 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 2: Allocation of Land North of Eastgate (Site 7)

Location of Development

1. Land North of Eastgate (site 7), as identified on Map 4, is allocated for one small dwelling*. Proposals for the development of this site will only be supported where they comply with all the following design code principles of this policy:

Design Code

   a) the height of the building should be no higher than other existing buildings on the site; and
   b) it must not cause detrimental harm to the historic value of Acacia Cottage or to the wider setting of Acacia Cottage which is a Grade II Listed building; and
   c) the existing attractive grassed open verge/frontage to the site should be retained to help respect the setting to the adjacent listed building; and
   d) there is a suitable and safe access to and from the site to the standards of Lincolnshire County Council; and
   e) the proposal does not cause detrimental harm to the private amenity of adjacent properties; and
   f) the proposal should include an appropriate level of off-street parking; and
   g) adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.

10 Policy 3: The Allocation of Land off Westgate (Site 9)

About the Site

10.1 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.

Consultation Feedback

10.2 Most 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 3: 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 one small dwelling*. Proposals for the development of this site will only be supported where they comply with all the following design code principles of this policy:

Design Code

a) the property should front Westagte; and
b) the height of the building, or buildings, should be no higher than existing buildings on the site; and
c) there is a suitable and safe access to and from the site to the standards of Lincolnshire County Council; and
d) the proposal does not cause detrimental harm to the private amenity of adjacent properties; and
e) the proposal should include an appropriate level of off-street parking; and
f) adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.

11 Policy 4: The Allocation of Land off Westgate (Site 13)

About the Site

11.1 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, but the overall feeling from the public was neutral. The original site identified within the previous draft plan area was deemed too constrained and had the potential to negatively impact the surface water flood risk to the area, the environment and did not provide a suitable access for a larger development. Since the draft Plan, the site area and number of properties proposed have been reduced to reflect those concerns from the Local Authority and the public.

Consultation Feedback

11.2 The feedback from the public consultation on this site 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 other supported sites to accommodate the required housing growth.

	Support	Object	Difference
Site 13	32	32	0

Policy 4: 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, four dwellings*. Proposals for the development of this site will only be supported where they comply with all the following design code principles of this policy:

Design Code

a) It should include two and three bedroom dwellings;
b) the provision of a safe and accessible access; and
c) the height of the building, or buildings, should be no higher than existing buildings on the site; and
d) any boundary treatments should provide a soft landscaping features such as hedging; and
e) it does not cause detrimental harm to the private amenity of adjacent properties along Westgate; and
f) the proposal should include an appropriate level of off-street parking, per dwelling; and
g) adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.

12 Policy 5: The Allocation of Land South of Eastgate (part of site 15a)

About the Site

12.1 The site has a developable area (1.3ha) of site 15a and is located off Eastgate and is considered a greenfield but it is adjoining the existing developed footprint of Scotton. Therefore, this meets part 3 of the CLLP Policy LP4 sequential test of sites considered for residential development. The principle of development was established in January 2017 when an outline planning permission was granted for 9 dwellings with all matters reserved except for access.

12.2 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 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. The general development of this site should include smaller dwellings of two and three bedrooms to support local accommodation needs in the village. The feedback from the consultation was supportive of these types of properties. There was a particular need for some bungalows for the accommodation of older people who would like to downsize, but remain in the community.

Consultation Feedback

12.3 Most 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 5: 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, nine dwellings*. Proposals for the development of this site will only be supported where they comply with all the following design code principles of this policy:

Design Code

a) It should include some two and three bedroom dwellings;
b) the height of the building, or buildings, should be no higher than existing buildings on the site; and
c) the provision of a safe and accessible access from the site onto Eastgate; and
d) the materials used for the development should take inspiration from the local vernacular around the site as described in Table 12; and
e) appropriate landscaping is provided on the southern boundary to help soften impact from the Public Right of Way and to ensure any mature trees on Eastgate frontage are retained; and
f) any boundary treatments should provide a soft landscaping that are reflective to those dominant ones along Eastgate; and
g) it does not cause detrimental harm to the private amenity of adjacent properties along Eastgate; and
h) the need for the development to be set back and be able to frame the important view (View 1 on Map 9) of Grade I Listed church as approach village centre from Eastgate; and
i) where appropriate, new dwellings should provide adequate garden amenity space to meet household recreation needs. The space provided should be in scale with the dwelling concerned, reflect the character of the surrounding area and be appropriate in relation to the local topography and to secure privacy between adjacent dwellings; and
j) the proposal should include an appropriate level of off-street parking, per dwelling; and
k) adequate foul water discharge provision to the agreed standards of Anglian Water in respect of mains drainage or the Environment Agency where a connection to the public sewerage network can be demonstrated not to be feasible.

13 Policy 6: Windfall Residential Development

13.1 Due to the small amount of remaining housing requirement, it is expected that the delivery of this remaining growth should be prioritised as infilling within the existing 'developed footprint' of the Scotton (the 'developed footprint' is defined within Policy LP2 of the CLLP) and not on greenfield land to the edges of the village as there was little support for this during the consultation with the community.

13.2 Appendix D glossary within the CLLP defines 'infill' as "development of a site between existing buildings". There is no set measurement for what size of gap would be considered as between existing buildings and each case will be considered on its own merits as to whether it can be considered as infill. However, as a guide an infill site may comprise a small gap within an otherwise built-up frontage or cluster of houses or buildings where there is existing development along either side and possibly also to the rear of the site. Proposals which would add-on to an existing row of houses thereby extending a 'ribbon' pattern do not comprise 'infill' development. Furthermore, where there is a sizable gap between the two buildings this may not be considered as infill.

Assessment of sites within the developed footprint

13.3 The assessment should include submitting evidence of any land or buildings currently for sale (through reference to local or national estate agents). In addition, where there are sites which may appear to be suitable and available for development, even if they are not currently being marketed for sale, an applicant should seek to identify and contact the landowner to enquire as to their availability. In addition, the assessment should identify any known constraints affecting the village which may prevent or delay alternative sites coming forward for development – this could include areas at risk of flooding, the presence of designated heritage assets (such as listed buildings), landscape, ecological or open space designations (see Policies LP17, LP21, LP22 and LP23 of the CLLP) or adjoining land uses which may be incompatible with residential development. The assessment should also include a plan of the village in question highlighting the sites that have been considered.

13.4 the site-specific limits are 9 dwellings per site in Scotton – with developments of up to 25 dwellings per site permissible in medium villages but only in exceptional circumstances. What comprises an 'exceptional circumstance' is defined within policy LP2 of the CLLP and should be based on the local housing need of Scotton.

Criteria for demonstrable evidence of clear local community support

13.5 The remaining growth threshold for Scotton is detailed in policy LP4, and (along with the site-specific numerical limits) can only be exceeded if there is "demonstrable evidence of clear local community support" for a scheme which can be evidenced following a proportionate pre-application consultation exercise. The onus is on the applicant to provide this evidence with their subsequent planning application in conjunction with the Parish Council and the policies in the CLLP.

13.6 For all such schemes proposing additional residential development in Scotton (to the quantum specified in this Plan) 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 scope details, must be included in the statement. In terms of scope, consideration must be given to including the following evidence in the consultation statement:

Who was consulted

13.7 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;

How were they consulted

13.8 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;

Record of consultation feedback

13.9 a written record of all comments expressed by local people within the neighbourhood area;

Consideration of feedback

13.10 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;

Benefits to the community

13.11 a description of how the proposal will benefit the local community;

Demonstrate ''positive overall support''

13.12 an explanation that the feedback from the community has been positive overall towards the proposal.

13.13 The applicant must ensure the consultation statement accompanies their planning application as a supporting document to the proposal. This will enable Spridlington 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.

13.14 The District Council publishes a table of the 'remaining growth' allowances for each Settlement, which can be accessed at www.west-lindsey.gov.uk and which must be read alongside CLLP policies LP2 and LP4 and policies in this Neighbourhood Plan. The remaining growth table sets out details of the planning permissions and committed developments for Scotton which have already contributed towards the planned growth for the village, as well as confirming the number of houses remaining to be delivered through the remainder of the local plan period, to 2036. It is strongly advised that the remaining growth table is checked prior to submitting a planning application to establish whether a proportionate pre-application community consultation exercise is required.

Policy 6: Residential Development

1. Unless demonstrated otherwise, proposals for new residential development to meet the remaining housing requirement will only be supported if it is filling a gap within existing developed footprint of Scotton or it is proposing a single dwelling, between two existing dwellings, at Scotton Common, and it meets all the following criteria:

    a) has regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates; and
    b) provides satisfactory access with appropriate sightlines and visual displays and would not lead to an unacceptable increase of traffic congestion or highway safety; and
    c) the use of private driveways will be limited to five dwellings, except in very special circumstances, where appropriate; and
    d) provides adequate off-street parking for both new and any existing dwellings, whilst maintaining any parking for existing dwellings, where appropriate; and
    e) does not lead to the loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene;
    f) provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate; and
    g) where development is being proposed behind or within a gap that is surrounded by existing dwellings, it must not cause undue harm to the occupants of nearby properties.

2. If there are no suitable infill sites available to meet the remaining housing requirement, the onus is on the applicant to demonstrate they have undertaken an assessment on the availability of possible alternative sites within the existing developed footprint that may be suitable for residential development before the release of land outside the existing developed footprint.

3. Schemes proposing additional residential development to the level specified in this Plan, will need to provide evidence of 'demonstrable evidence of clear local community support'. This means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise (see the criteria in the justification to this Policy). If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the Parish Council.

14 Policy 7: Extensions and alterations to existing dwellings

14.1 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 and are considered overbearing when compared to other dwellings nearby. It is important that the enhancement, alteration or extension of existing properties conform to the existing character and distinctiveness of that part of the village.

14.2 This is not about making all new buildings or extensions look the same, it is about the appropriateness of what is being proposed, against local important characteristics of the area.

14.3 Policy 7 supports proposals that are done sensitively without harming the local character and appearance of the area or to any important local characteristics.

Policy 7: Extensions and alterations to existing dwellings

1. Where appropriate, extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:

a) It does not result in disproportionate additions over and above the size of the original* dwelling or ancillary building
b) the size, scale and height of the development must be in-keeping with the original dwelling size and not lead to the overdevelopment of the site;
c) the materials of the development are in-keeping with the original dwelling; and
d) 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.

Original means the volume as existing on July 1st 1948, or if constructed after that date, as originally built. Garages and outbuildings will not be included in this calculation.

15 Policy 8: Reuse of Rural Buildings

15.1 Existing buildings in the countryside are often suitable for re-use, providing opportunities to deliver important rural facilities and economic development. Policy 8 seeks to ensure that the best use is made of any potential conversion opportunities, aiming to ensure that consideration is given to delivering benefits to residents and businesses in the wider parish, whilst respecting the existing building(s) and its wider context in terms of any neighbouring buildings and the countryside.

Policy 8: Reuse of Rural Buildings

General Principles

1. Consideration should be given to the conversion of existing buildings before seeking to replace them with new units. Preference will 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.

Preferred uses

2. Proposals for the conversion of existing 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.

Market Housing

3. The conversion of non-residential rural buildings for housing will only be supported where an economic or community 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 or community 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.

16 Policy 9: Land for a new Burial Ground

16.1 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 criteria around the distance between the site and any ground water, drainage and drinking water infrastructure which is identified in the Crematorium Act. It is also important that a new site is located where there is an existing, or a newly created, pedestrian footway.

16.2 Although no sites were forthcoming through the consultation period for a burial ground, the Parish Council will work with relevant organisations to deliver a new burial ground over the plan period. Policy 9 provides a criteria to appraise any sites that come forward for the intended use.

16.3 It is believed that the most appropriate area to accommodate a new burial ground is on land to the south of the village along Northorpe Road.

St Genewys Churchyard

Policy 9: 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 and ease of access. 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.

17 Policy 10: Local Green Spaces

17.1 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.

17.2 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.

17.3 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.

17.4 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.

17.5 Having regard to the NPPF criteria, it is considered that there are three 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 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.

17.6 It is recommended that the sites set out in Policy 10 should be designated as Local Green Spaces and protected from development unless there are special circumstances that support the development of a designated site.

17.7 It will be a matter for the District Council to assess on a case by case basis according to whether there are very special circumstances that would allow proposals to achieve planning permission on designated Local Green Spaces.

Play Area

Football Field

Dooks Close Amenity Green Space

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

Map 6: Additional Local Green Spaces protected through the Neighbourhood Plan

The Jubilee Tree

Policy 10: 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); and
   b) LGS 2: The Jubilee Tree (Kirton Road); and
   c) LGS 3: Dooks Close Amenity Space.

2. New development will not be supported on land designated as Local Green Space except in very special circumstances.

18 Policy 11: Community Services and Facilities

18.1 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development.

18.2 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.

18.3 The consultation identified that the built community facilities within the village were of a good quality and provided useful spaces to provide social activities.

18.4 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.

18.5 The key services and facilities within the Parish are identified as:

- Village Hall;
- The Three Horseshoes Public House; and
- St Genewys Church.

18.6 Accordingly, Policy 11 seeks to protect existing facilities from loss where there is a continued need for them and encourages the improved provision of facilities in or adjoining the village.

St Genewys Church

Scotton Village Hall

Three Horseshoes Public House

Policy 11: 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; and
   2) St Genewys Church; and
   3) Scotton 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

19 Policy 12: Important Local Character Features

Green Lanes

19.1 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.

19.2 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

19.3 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.

19.4 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.

19.5 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.

19.6 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

19.7 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.

19.8 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.

19.9 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.

19.10 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 accidently 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.

The Historic Environment

19.11 Scotton has several buildings and structures that are considered of historic importance by both the community and WLDC. The most significant of these are designated as Listed Buildings – these can be identified in blue on Map 11. In addition, other buildings and structures that are considered important to the character and historic fabric of the village are those considered as non-designated heritage assets – these can also be identified in pink on Map 11. More detail about the non-designated heritage can be found in Appendix 3. The information about the heritage assets was provided by WLDC and local residents through consultation and a description for each of the non-designated heritage assets can be viewed in Appendix 3.

View over part of Scotton Common – Great Landscape Value

Map 8: Area of Great Landscape Value

Map 9: Important Views

Scotton Important Views

Scotton

Important View

Map 10: Green Lanes

Map 11: Heritage Assets

Scotton Listed Buildings and
Non-designated Heritage Assets

N

Legend:
- Listed Buildings
- Non-designated Heritage Assets

20 Overall descriptive Character of Scotton

20.1 The village follows a clustered development pattern along Eastgate, Church Lane and Crapple Lane which are Scotton's historic core.

20.2 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 concreate 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 into smaller plots with just a few remaining in their original full extent.

20.3 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.

20.4 Policy 12 sets out the development principles for all development in the Parish to ensure future development creates places of character and strengthens the sense of place and seeks to reinforce the key attributes identified in each character area and protect and retain the locally important landscape features.

Map 12: Character Areas

Scotton Character Areas

1	Scotter Road
2	Crapple Lane
3	Church Lane
4	Eastgate
5	Westgate
6	Middle Street
7	High Street
8	Northorpe Road
9	Westfield
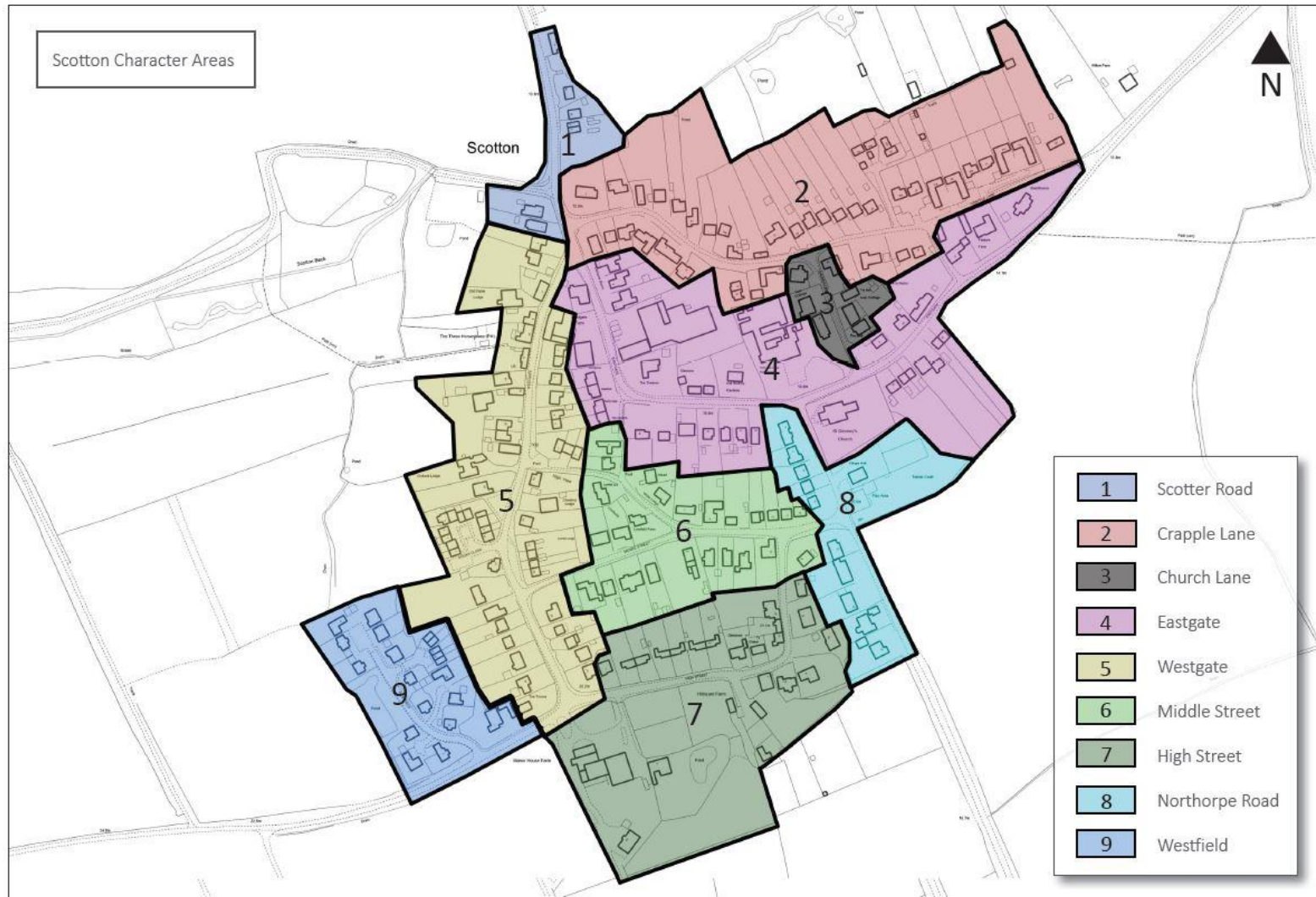
Table 12: Character Area Descriptions

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 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.	- Linear hawthorn hedgerow on the eastern side of Northorpe Road from the entrance to the village up to the village hall. - The mature trees in the Churchyard. - Wide grass verge as you enter the village from Northorpe. - Rural feel as you enter the village from Northorpe. - The green frontage between the recent housing and the roadside.
Middle Street	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	- Gardens fronting the street on new properties.

Street/Road	Character description	Important/ distinctive features
	front the street. There are a couple of mature trees on the street that help to give the area a more rural feel.	
High Street	Entrance from Middle Street: 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. As you go around the corner of High Street the character changes from a generally enclosed character to a more open character. The properties are a mix of modern types, including detached 1950 + properties. There are also 3	- Gardens, verges and houses fronting the street on the eastern and then northern sides. - Strong boundary treatments red brick/ pantiles, wooden fencing.

Street/Road	Character description	Important/ distinctive features
	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.	 - Views to the South of Manor Farm House

Street/Road	Character description	Important/ distinctive features
Westfield	Westfield consists of modern properties that form an extension to 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.	- Properties fronting/ siding the street. - Wooden fences or red brick walls as boundary treatments
Westgate and Dooks Close	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 buildings at Dooks Close are single storey accommodation for the elderly.	- Dooks Close Amenity Space - Mixture of architectural designs - Some mature hedgerows

Street/Road	Character description	Important/ distinctive features

Street/Road	Character description	Important/ distinctive features
Eastgate	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 schoolhouse 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 from monies raised by the sale of materials that were sold from the old pinfold.	 - 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
Crapple Lane	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. 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. 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. 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. 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	- Green Lane - Hedgerows are the dominant boundary treatment - New houses front the road

Street/Road	Character description	Important/ distinctive features
	combination of chapel and crab apple, however nobody seems to know for sure.	
Scotter Road	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.	- 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	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 view of the Church tower from Church Lane towards Eastgate. The lane is narrow and fronted prominently by either hedgerow or stone walls.	- Green Lane with verge, hedgerows and walls

Street/Road	Character description	Important/ distinctive features
Laughton Wood Corner	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.	 - Single storey properties - Large gardens - Properties backed by woodland. - Hedgerows or trees and low walls as the predominant boundary treatments.

Policy 12: Safeguarding Important and distinctive Landscape Features

1. All new development should be of a high-quality of design, whilst preserving and enhancing the built and natural environments. To achieve this, development proposals should demonstrate how they have considered the following principles:

   a) development should respect the character of the ''green lanes'' as identified on Map 10, and should be safeguarded from unsympathetic development which would have an adverse impact on their setting and character; and

   b) development should respect the ''important views'', as identified on Map 9, and 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; and

   c) development should respect the area of Great Landscape Value, as identified on map 8, and should be protected from unsympathetic development which would have an adverse impact on its character; and

   d) development, where possible, should reflect local materials and design features in the built environment to reinforce local distinctiveness; and

   e) developments should take inspiration from the existing predominant boundary treatments appropriate to the site; and

   f) development proposals located within both the village and wider parish area must not cause demonstrable harm to the appearance and amenity of the surrounding landscape; and

   g) development proposals affecting designated heritage assets including listed buildings, as identified on Map 11, should demonstrate how they have considered the historic and architectural merit and significance of the asset and its setting and how they will preserve or enhance the asset.

21 Monitoring and review

21.1 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.

21.2 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.

21.3 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 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.

22 Appendix 1: Local Green Space Assessment

Local Green Space	Photograph	Beauty	Historic Significance	Tranquillity	Recreational Significance	Ecological Significance
LGS 1: recreation Ground playing Field and Play Area (Northorpe Road) – owned by the PC		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.	N/a	The site lies in a reasonably quiet area on the edge of the village. There is only very light traffic noise along Northorpe Road.	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.	Little evidence of ecological significance

Local Green Space	Photograph	Beauty	Historic Significance	Tranquillity	Recreational Significance	Ecological Significance
LGS 2: The Jubilee Tree (Kirton Road) – owned by the PC		This is a significant tree that provides an entrance way feature to the village from Kirton Road.	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.	The site lies in a reasonably quiet area on the edge of the village. There is only very light traffic noise along Kirton Road		Provides a significant tree that is home to birds.

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

23 Appendix 2: A Full Report of comments made at the Proposed Sites Consultation

Please see a separate document.

24 Appendix 3: Non-Designated Heritage Assets

Map reference	Name of Building	Reason for significance	Photograph
1		This former rectory now known as Holly tree lodge 3 Eastgate is currently used as a nursing home. It was also the one-time home of a local farmer Moses Fish. The building is constructed in red brick and stands back from the road it is screened by mature trees and a large stone wall with a south facing arched gateway above which is a stone gargoyle. Since it has been in use as a nursing home the building has had two single story extensions.	

Map reference	Name of Building	Reason for significance	Photograph
2	7 Eastgate	The building is in part of Georgian construction with later Victorian and early 20th Century additions.	
3	The old school house Eastgate	This former village elementary school opened in 1880 some ten years after the elementary education act was passed. The school was able to accommodate up to fifty pupils from the age three upwards when boys reached the age of eleven they went to Scotter school. The school was active for fifty-two years until it closed in 1932 apparently news of its closure was gratefully received by the then director of education as the conditions there left much to be desired. During its lifetime there were sixteen mistresses not counting the ones who were offered positions but chose not to take them. Nobody stayed there more than six years	

Map reference	Name of Building	Reason for significance	Photograph
		with the average time being two to three years. Levels of attendance were largely dependent on the farming calendar as children were required to work on the land.	
4	Westgate Farm	built by local farmer Moses Fish who's initials can be found on a stone tablet under the front gable. The building was constructed in the early twentieth century.	

Map reference	Name of Building	Reason for significance	Photograph
5	Westgate Barns	Is the curtilage to Westgate Farm. These buildings appear to be of an earlier construction than the house being built from red brick the barns sidle onto the verge.	
6	The three horseshoes Westgate	This pub has been in the same family for over fifty years and is currently run by the third generation of the butler family. It has served as a public house since at least the second half of the nineteenth century and probably earlier.	

Map reference	Name of Building	Reason for significance	Photograph
7	This cottage stands onto the street front on Westgate	To the rear there is small holding so originally the occupants were able to be self-sufficient. It was the one-time home of the village carpenter Mr Wright. The cottage has also in the past been used as post office and general provisions store.	
8	The old barn on the high street belonging to Manor Farm	This is a large red brick barn it stands adjacent to the Manor House across the drive it is surrounded by other outbuildings.	

Map reference	Name of Building	Reason for significance	Photograph
9	Manor House Farm	The Manor House was at one time reputedly moated there is still a very large pond at the front of the property. Originally the building was of three storeys and boasted a large spiral staircase. In the early part of the twentieth century it was farmed by the Baron family.	

Map reference	Name of Building	Reason for significance	Photograph
10	Hills yard Farm	This barn belongs to Hillsyard farm which is now being farmed by the third generation of the same family the barn appears to be of two storeys it is built in red brick and stands alone across from the farm house.	