

# The Holton-le-Clay Neighbourhood Development Plan 2017 - 2029



## **Vision, Objectives and Policies**

### **Revision History**

Revision	Date	Comments	Author	Approved
0.1	24/4/16	Presented to ELDC Planning Policy	HLC NDP Team	
0.2	10/5/16	Updated with Anne Shorlands' comments	Bob Bolton	
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## **Introduction to the Holton-le-Clay Neighbourhood Development Plan**

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

Holton-le-Clay Neighbourhood Development Plan has been prepared by a dedicated team of volunteer villagers and endorsed by Holton-le-Clay Parish Council, which is the qualifying body for the Neighbourhood Plan. The Plan applies to the Parish of Holton le Clay in the East Lindsey District of Lincolnshire. In accordance with Part 2 of the Regulations, East Lindsey District Council (ELDC), the local planning authority, publicised the application from Holton le Clay Parish Council to be a Neighbourhood Area and advertised a six-week consultation period. The application was approved by ELDC on 8th January 2013 and Holton le Clay Parish was designated as a Neighbourhood Area.

Holton le Clay Parish Council confirms that this:

- i.) Neighbourhood Development Plan relates only to the Parish of Holton le Clay and to no other Neighbourhood Areas.
- ii.) Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.
- iii.) The Plan does not deal with excluded development.

In order to conform to the Localism Act the Holton le Clay Neighbourhood Development Plan must:

- a. Have appropriate regard to national planning policy;
- b. Be in general conformity with strategic policies in the development plan for the local area and contribute to sustainable development. The Parish of Holton le Clay is part of the District of East Lindsey. The local strategic context is, therefore, set by the emerging East Lindsey Development Plan.
- c. Be compatible with European Union (EU) obligations and human rights requirements.

The Holton-le-Clay Neighbourhood Development Plan will run concurrently with the emerging East Lindsey Local Plan and apply until 2029. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that challenges and concerns are likely to change over the period of the plan. Holton-le-Clay Parish Council, as the qualifying body, will be responsible for maintaining and periodically revisiting the plan to ensure relevance and monitor delivery.

The Holton-le-Clay Neighbourhood Development team has carried out extensive village surveys to gather residents' views and consulted with a number of village Community Groups, to ensure a broad spectrum of views and opinions have been captured. The information gathered has been used to inform the creation of a Vision for the future sustainable development of Holton-le-Clay. The Neighbourhood Development Plan, underpinned by the Holton-le-Clay Village Character Assessment which should be read in conjunction with this document, provides detailed objectives and policies explaining how the vision can be achieved. The Holton-le-Clay Green Plan was produced to reflect the views of village residents and this document also underpins the Holton-le-Clay Neighbourhood Development Plan. Throughout the process the team has liaised with the Local Planning authority and, prior to submission, the Plan was subjected to an independent health check. During the production process the team has shared the emerging plan with village residents and it has been revised to incorporate their feedback.

We would like to thank all the Villagers who have made a valued contribution, with a special thanks to the school children whose wonderful pictures, poems and ideas have helped us to create our community's future vision for the village of Holton-le-Clay.

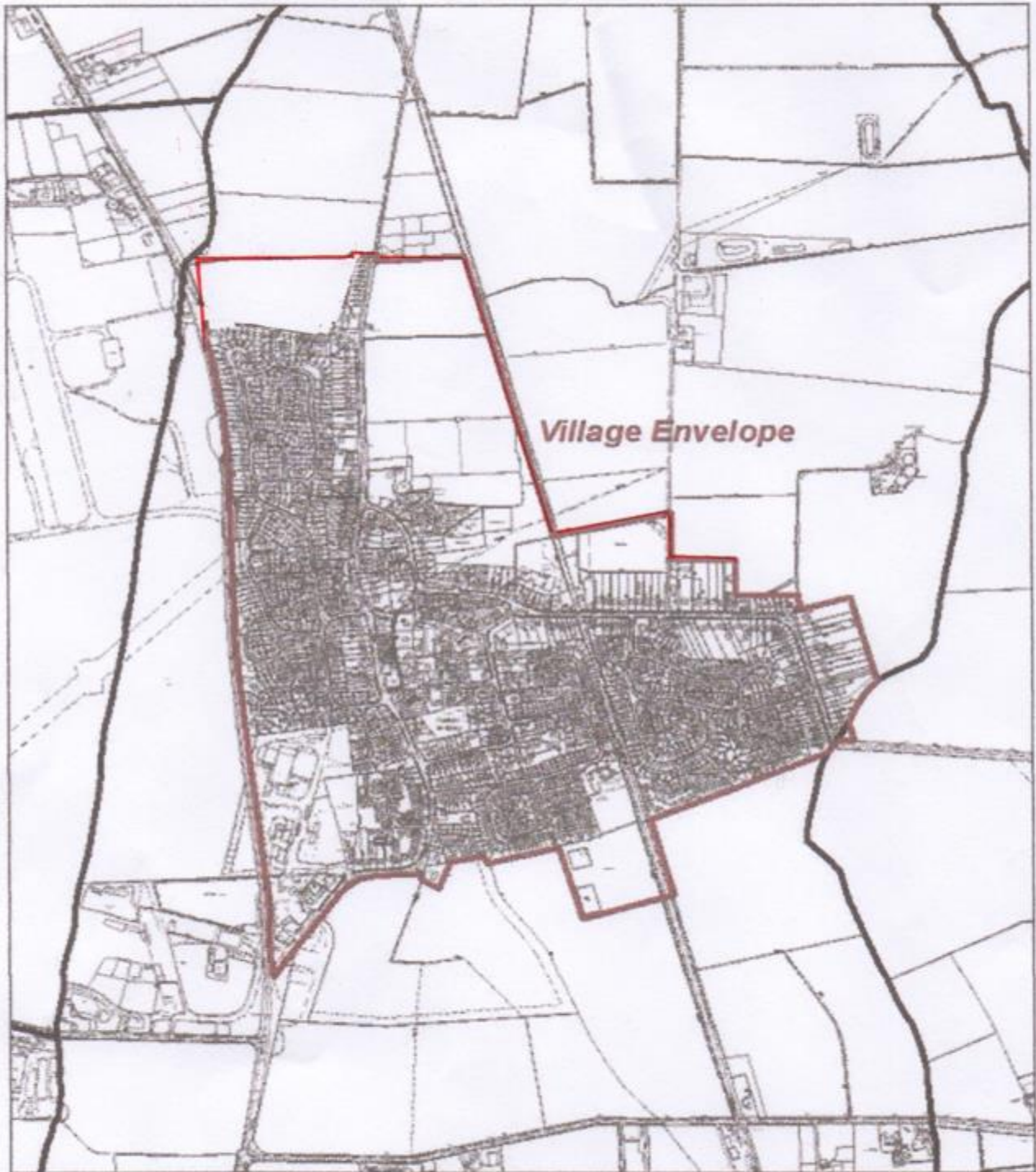
The Holton-le-Clay Neighbourhood Development Plan has taken a positive approach to the development of housing, employment, retail, community and leisure development to ensure Holton-le-Clay remains a sustainable, attractive and vibrant place to live, providing all the amenities you would expect in a desirable semi-rural village.

All development over the plan period will maximise the well-being and safety of residents and the environmental assets in and around Holton-le-Clay, maintaining and improving access to the countryside and open spaces for residents.

The policies in this Neighbourhood Development Plan will be used by developers and Holton-le-Clay Parish Council in preparing and responding to planning applications and by the Local Planning Authority in assessing them.



## Holton le Clay Village Envelope



## Holton le Clay Village Envelope

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# Holton-le-Clay Neighbourhood Development Plan

## Vision and Objectives

### Section 1 Vision

#### **By 2029, Holton-Le-Clay will be a village: -**

- 1.1 Where new development addresses the needs of the community without impacting on the valued rural character of the village.
- 1.2 Where there is an opportunity for residents to enjoy a good quality environment in a rural setting without undue urbanisation.
- 1.3 Where residents can enjoy a good quality of life that provides an opportunity for a variety of high quality leisure and sports facilities for all ages.
- 1.4 Where employment and economic growth are supported without impacting on the character of the village.
- 1.5 Where infrastructure is capable of accommodating planned growth.

### Section 2 Objectives

- 2.1 To achieve our Vision of ensuring that any new development will address the needs of the community without impacting on the valued rural character of the village, we will:
  - 2.1.1 Set out design policy guidance for all new development.
  - 2.1.2 Set out the views into and out of the village which should be protected.
  - 2.1.3 Set out the open spaces and recreational areas in the village, which should be protected from development.
- 2.2 To achieve our Vision of ensuring that there is an opportunity for residents to enjoy a good quality environment in a rural setting, without undue urbanisation, we will:
  - 2.2.1 Maintain the predominantly open and undeveloped rural character of the areas of green open space between Holton-le-Clay and neighbouring settlements in order to avoid coalescence and retain a village envelope.
  - 2.2.2 Protect the individual settlement of Holton-le-Clay, in particular its semi-rural character by following the principles outlined in the Green Plan.





- 2.3 To achieve our Vision of a parish where residents can enjoy a good quality of life that provides an opportunity for a variety of high quality leisure and sports facilities for all ages, we will:
  - 2.3.1 Protect and commit to improving the essential community facilities in our village in order to meet the needs of new development.
  - 2.3.2 Require new development to contribute to improving leisure and sports facilities, including parish gardens.
- 2.4 To achieve our Vision of a village where employment and economic growth are supported without impacting on the character of the village, we will:
  - 2.4.1 Protect the existing employment areas within the village.
  - 2.4.2 Seek to encourage future employment opportunities and economic growth within the parish, ensuring they do not impact on the rural character and setting of the area.
- 2.5 To achieve our Vision of a village where infrastructure is capable of delivering planned growth, we will:
  - 2.5.1 Locate development to minimise traffic generation and provide good connectivity to key facilities, such as schools and the village centre.
  - 2.5.2 Commit to ensuring that new development, if and where possible, improves the road network around the village and does not impact on existing problems.
  - 2.5.3 Ensure that new infrastructure is capable of delivering all new development without adversely affecting existing provision and, where possible, leads to overall improvement.



### **Section 3 Holton-le-Clay Neighbourhood Development Plan**

- 3.1 The Neighbourhood Development Plan (NDP) contains policies and proposals - the successful delivery of which, during the plan period, will achieve the Community's Vision for the village of Holton-le-Clay.
- 3.2 The Plan will support the development of housing, employment, retail, community and leisure facilities which will ensure that Holton-le-Clay remains sustainable and an attractive, vibrant and desirable place to live.
- 3.3 All development over the plan period will maximise the well-being and safety of residents and the environmental assets in and around Holton-le-Clay, maintaining and improving access to the countryside and open spaces for residents.
- 3.4 The Neighbourhood Development Plan does not seek to set out proposed housing targets or allocate land for development. Decisions regarding these will be made in accordance with the emerging ELDC Local Plan. It does however seek to preserve the semi-rural character of the village by influencing the design of developments.
- 3.5 The policies in this Neighbourhood Development Plan will be used by Holton-le-Clay Parish Council and Developers in preparing planning applications and by planning officers and the Local Planning Authority in assessing them.
- 3.6 In this way, these policies will guide future development in Holton-le-Clay and ensure that the wishes of the Community are taken into account, as envisaged by the Localism Act 2011.
- 3.7 Each Neighbourhood Development Plan policy is numbered and includes:
  - 3.7.1 A vision statement
  - 3.7.2 An explanation and justification for the policy, including, where appropriate, reference to the relevant key evidence
  - 3.7.3 A Statement of policy

## **Section 4 An Overview of the Vision and Objectives for Holton-Le-Clay**

- 4.1 Sustainable Development is development that meets the needs for the present without compromising the ability for the future generations to meet their own needs.
- 4.2 Holton-le-Clay is a semi-rural village surrounded by fields and natural spaces, which has its own special character, local identity and sense of community pride, as recorded in the Village Character Assessment (Appendix 1 of this document). The village developed around the Parish Church of St. Peter and the original through roads of Louth Road, Church Lane and Tetney Lane.
- 4.3 New developments have been built behind the properties on the main roads in such a way that a person travelling through Holton-le-Clay might not be aware of them and the village feels compact. These later developments were designed and built in such a way that they continued the characteristics shown by the older part of the village which are:
  - 4.3.1 Roads with wide pavements and grass verges which generate a sense of space and the appearance that the roads are wider than average.
  - 4.3.2 Properties built in a variety of traditional styles and materials.
  - 4.3.3 Most properties set back from the road in their own gardens – the role of front gardens and people’s ability to personalise them is a key factor in delivering the area’s character.
  - 4.3.4 Most properties have off-road parking for two or more cars.
  - 4.3.5 Open Spaces and mature trees.
  - 4.3.6 Open views and outlooks and easy access to the public footpath network.
  - 4.3.7 A strong sense of community and a low fear of crime.
  - 4.3.8 Given these features, it is not surprising that in Village Character Surveys residents of Holton-le-Clay are unequivocal in their desire to retain the character of the village and protect its rural setting. They are of the opinion that if a new development were to occur it should be made up of properties of different sizes and styles. A preference could be seen for properties having two or three bedrooms and for bungalows. A large number of responses suggested that these should be affordable homes and that priority should be given to young people from the village. A need for Specialist Accommodation for Senior Citizens was also identified.
  - 4.3.9 With average income in Lincolnshire approximately £20,332 and an average house price in the local area - DN36 Post Code - of £150,000 (East Lindsey Housing Strategy 2013 - 2018), it is clear that there will be people who are unable to buy a property on the open market.
- 4.4 The Neighbourhood Development Plan supports the development of affordable housing for shared ownership and open market sale to local people. Residents have consistently expressed a desire that affordable housing should meet the needs of local people with strong local connections to Holton-le-Clay.



- 4.5 It is important to protect existing employment areas within the village to ensure that local businesses remain and new investment in the village is encouraged. Local business growth will increase the sustainability of Holton-le-Clay as a retail and service hub for surrounding villages. The plan will offer opportunities for business growth and employment opportunities within the parish, whilst ensuring they do not impact on the rural character and setting of the area.
- 4.6 Developments should create a sense of place, making Holton-le-Clay a desirable village to live in and where residents feel able to go about their daily routines without the fear of crime. Crime prevention should be a material consideration in the design of new developments. They should also promote community safety and cohesion.
- 4.7 An important part of community safety is to ensure that any development provides sufficient space for vehicles to park and manoeuvre: taking into consideration its location, layout, size, shape, access requirements; and purpose. It is important to ensure that parked vehicles do not become either a safety hazard, an environmental nuisance or dominate the street scene.



## Section 5 Developer Consultation

- 5.1 The Parish Council would strongly encourage potential developers to discuss their proposals at an early stage of the process. Local knowledge is considered very important and feeding this into the planning process at an early stage would help identify potential local issues and material considerations. This dialogue will help develop their plans in accordance with the Vision outlined in The Neighbourhood Development Plan.
- 5.2 In order to provide mitigation to the local community for any impact caused by future development, for example if open space is lost in order to shape a new development, Section 106 Contributions Agreements may be negotiated with the Local Planning Authority.
- 5.3 Section 106 Agreements are subject to legal tests; these are:
- 5.3.1 Necessary to make the development acceptable in planning terms;
  - 5.3.2 Directly related to the development;
  - 5.3.3 Fairly and reasonably related in scale and kind to the development.
- The objective is to mitigate the effects caused by a development at the same time as enhancing the sustainability of the village, for example, the need for more school places or additional facilities for the community such as improvements to the Holton-le-Clay Village Hall. It can include building new roads or improving old ones which already provide access to the development.
- 5.4 There is an expectation that Developers will liaise with the Parish Council, the Highway Authorities and the appropriate bus operators to encourage better planning of public transport. Measures relating to public transport, including bus passes for a specified period, will be encouraged as well as physical infrastructure improvements for public transport. Increasing the options for the use of public transport will help reduce congestion on roads and increase accessibility for all sections of the local population. Continual improvement is sought and where new housing and employment is developed particular focus should be given to serving them with public transport.





## **Section 6**

### **HLC Policy 1 Design and its impact on surroundings.**

#### **Vision**

- 6.1 To be attractive and function well, the design of residential and commercial development should take into account and pay particular attention to the positive characteristics of Holton-le-Clay, including the physical layout of the development, the types of new buildings proposed and levels of access, open space and car parking.
- 6.2 Residential and commercial developments should:
  - 6.2.1 reflect the qualities of the best of the surrounding landscapes and townscapes, as identified by the Holton-le-Clay Village Character Assessment;
  - 6.2.2 provide spatial characteristics and building forms that are sympathetic to the surroundings, including housing density, and property boundaries;
  - 6.2.3 respond to existing land uses and provide an appropriate mix of dwellings and uses;
  - 6.2.4 integrate with existing patterns of movement;
  - 6.2.5 support the infrastructure associated with modern lifestyles and low environmental impact.

#### **Justification**

- 6.3 Large developments could undermine the semi-rural characteristic of the village and put undue pressure on existing infrastructure. National policy does not provide any guidance on site-densities but it is important to retain the historic character of the village, including those listed by Historic England and, in order to ensure this, development should be designed to give the appearance of smaller developments. This will allow needed infrastructure requirements to keep pace with development and support more sustained growth of the village.
- 6.4 Village surveys have shown that residents value wide roads with sweeping junctions, grass verges and wide pavements which are a fundamental characteristic of the village. These are identified in the Holton-Le-Clay Green Plan and development should reflect these characteristics. Slowing traffic down and keeping vehicles and pedestrians separate to ensure residents are safe is a key priority for the health and well-being of the community. All new developments should incorporate safe road layouts (Department of Transport - Manual for Streets).

- 6.5 Inconsiderate parking has been identified by residents as a problem in the village and therefore the Plan seeks to promote the design of new developments to provide sufficient off-street convenient parking without dominating the street scene.
- 6.6 Infrastructure to connect to high speed broadband is an expectation for modern lifestyles, in particular for residents who work from home. Some current residents have reported intermittent broadband coverage in some parts of the village. Some residents aspire to the provision of low cost clean energy and the facility to recycle valuable commodities e.g. water, and provide minimum environmental impact.
- 6.7 Public consultations have shown that feeling safe from crime is highly valued by residents of Holton-le-Clay.

### **Policy HLC1 – Design and its impact on surroundings.**

- 6.8 Large new developments (more than 2Ha. - Planning Application Decisions – data.gov.UK defines large developments as those greater than 2Ha.) should be broken down into smaller areas separated by strategic gaps. The design of each area should reflect the existing village character as set out in the Holton le Clay Village Character Assessment.
- 6.9 The road layout and design of new developments should take into account the features noted in the village character assessment by including streets that provide segregation between vehicles and pedestrians. If possible streets should have grass verges to at least one side in order to preserve the sense of space which is a characteristic of Holton-le-Clay.
- 6.10 The streets on new developments should be laid out to incorporate curves to facilitate traffic calming and cul-de-sacs as recommended in 'Secured by Design'.
- 6.11 The design of a new development should demonstrate through the application process how it will contribute to crime prevention, promote community safety and promote the use of public spaces by complying with the police initiative 'Secured by Design'.
- 6.12 The design of a new development should demonstrate how it will facilitate the provision of high speed broadband and sustainability factors such as green energy and charging points for electric cars.
- 6.13 All housing developments must demonstrate that they have sufficient parking and manoeuvring space and commensurate with the size of each property. Parking should preferably be within the curtilage of each dwelling. Use of off property parking should be fully justified and the design should ensure that parking spaces are provided as close as possible to the residence and are overlooked by the occupants of the properties. Parking bays should be designed so that they do not dominate the street scene.
- 6.14 Developers are required to demonstrate how the design of the development will comply with the Disability Discrimination Act 2005 and relevant Building Regulations which promotes equality of opportunity.
- 6.15 New developments must be designed to include usable private green space (e.g. usable front and rear private gardens) and if possible accessible greenspaces. Accessible greenspaces should include the planting of trees and hedges which sympathetically reduces the impact of parked vehicles and waste storage or recycling containers and preserves the semi-rural character of the area in

accordance with the Holton-le-Clay Green Plan.

- 6.16 New developments must be designed so that they preserve and do not obstruct important and public views and wherever possible enhance landscape and biodiversity.
- 6.17 Buildings should face towards streets, paths and open spaces, as this offers the opportunity for natural surveillance.
- 6.18 In order to strengthen the character of the village, developments should be designed to have constantly changing patterns of interesting spaces, enclosures and open space to create visual amenity and a sense of place in accordance with best practice.
- 6.19 New development should demonstrate that it can provide good pedestrian and cycle connections to the village centre and other local destinations.
- 6.20 Designs for new developments must identify the need for safe and direct access to public transport and deliver this within the development.
- 6.21 New development proposals must satisfactorily address the highway impact to mitigate against any adverse impact on road users or pedestrians.
- 6.22 Developers must demonstrate how the proposed road layout allows for the safe access, manoeuvring and exiting of service vehicles (e.g. Waste and Refuse Collection Vehicles) whilst maintaining safe vehicle and pedestrian segregation.
- 6.23 A plan for lifetime maintenance of the highways and public green spaces on proposed developments should be presented as part of the planning process so that suitable management regimes may be secured.
- 6.24 Those buildings given 'listed building' status are protected by national policies and the East Lindsey Local Plan.





## 7 HLC Policy 2 - Building Style and Design of Properties

### Vision

7.1 The style, design and layout of new residential properties in Holton-le-Clay should be based on and build on the positive aspects of the character and appearance of the surrounding area and provide accommodation to meet the needs of current and future residents of the village.

### Justification

7.2 In the Village Character Survey residents were of the opinion that if a new development were to occur it should be made up of properties of different sizes and styles, including bungalows. Properties are mainly constructed of brick and tile, single or two storeys with a variety of plot sizes and this gives the village its unique character which it is important to preserve. The role of functional and usable gardens and the way residents personalise them both front and rear is a key factor in creating the semi-rural character of the village.

7.3 The protection of the privacy of the occupants of the properties and neighbours in the village is very important; development should seek to ensure that this is provided.

7.4 The street scene can become cluttered with refuse and recycling bins and this can affect both the visual and residential amenities of properties, the Plan seeks to mitigate against this and to limit the nuisance caused by noise and smells.

7.5 The 2011 census showed that the 16-34 age group represents 17% of the population, the 35-54 age group represents 28% of the population and the over 55s represent 36% of the population. At the public consultation some younger members of the community remarked that there were few houses in the village that they could afford and some older residents said that they would like to 'downsize' if suitable properties became available in the village.





## **Policy HLC 2 for Building Style and Design of Properties**

- 7.5 Housing will be supported if it is designed to reflect the semi-rural style of the village set out in the Holton-le-Clay Village Character Assessment including a mix of plot sizes and the number of bedrooms, to reflect the variety of needs at the time of application, for example, Starter homes, Family homes and Retirement homes.
- 7.6 Design of a development should incorporate properties with a range of styles, types, height and density including single storey housing for older people or those with limited mobility.
- 7.7 The design of a development should protect the privacy of habitable rooms in each dwelling. Development should not dominate neighbouring properties by reason of height, mass or overshadowing.
- 7.8 The design of new developments must provide for discrete on-property refuse storage and recycling areas.
- 7.9 The design of discrete refuse storage and recycling areas for terraced or link properties should aim to conceal them or mask their impact on the street scene. In flat and apartment buildings, refuse storage space may be provided communally, enclosed in a carefully designed building integrated within the overall development.
- 7.10 Development must provide private, functional and usable gardens that can accommodate hobby space, a safe place for children to play, clothes drying and storage.
- 7.11 Front gardens should be of sufficient size to enable residents to create a unique personal space in keeping with Holton-le-Clay Village Character Assessment.
- 7.12 Major development should consider providing a recycling area for use by the wider community.



## **8 Policy HLC 3 Affordable Housing**

### **Vision**

- 8.1 The policy is designed to reflect the need to enable growth to occur in Holton-le-Clay by meeting local housing needs based on the latest Local Housing Market Assessment and Local Housing Needs data. All new housing proposals for 15 or more dwellings should deliver a housing mix including affordable housing that reflects the current needs of Holton-le-Clay. The East Lindsey housing register will be used to inform the level and type of need for affordable homes for local people in the village. The percentage of affordable housing is set out in the East Lindsey Local Plan.

### **Justification**

- 8.2 Affordable housing has the meaning given to it in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplementary guidance issued thereof, including any changes confirmed in the Housing and Planning Bill 2015/16. Affordable housing is made available to people who cannot access privately rented or for sale housing available on the open market. Given the size of the population of Holton-le-Clay it is inevitable that there will be residents who cannot access open market housing: these could be young people living with parents or people living in low quality overcrowded housing.

### **Policy HLC3 – Affordable Housing**

- 8.3 Developers need to demonstrate how a particular proposed development meets local need for affordable housing identified in the East Lindsey Housing Register.
- 8.4 Affordable homes should be provided on site and must be fully integrated with the market housing throughout the whole development and must be visually indistinguishable from market housing.
- 8.5 To meet the guidelines set out in the emerging East Lindsey Local Plan Affordable Housing in Holton-le-Clay will be allocated as set out below:

## **Terms of Priority for the Selection of Occupiers of the Affordable Housing Dwellings:**

### **8.5.1 Place of development (5 years or more):**

1. was born in the village of Holton-le-Clay and lived for 5 years or more; or
2. has permanently resided for 5 years or more in the parish of Holton-le-Clay: or
3. Used to permanently live in the parish of Holton-le Clay for 5 years or more but has been forced to move away because of the lack of affordable housing; or
4. has been permanently employed in the village of Holton-le-Clay for 5 years or more.

### **8.5.2 Adjacent parishes Tetney and Waithe (5 years or more):**

1. was born in the adjacent parishes Tetney or Waithe and lived for 5 years or more; or
2. has permanently resided in Tetney or Waithe for 5 years or more; or
3. used to permanently live in Tetney or Waithe for 5 years or more but has been forced to move away because of the lack of affordable housing; or
4. has been permanently employed in Tetney or Waithe for 5 years or more.

### **8.5.3 Surrounding adjacent parishes of Grainsby, North Thoresby and North Cotes (5 years or more):**

1. was born in one of the surrounding adjacent parishes of Grainsby, North Thoresby or North Cotes and lived for 5 years or more; or
2. has permanently resided in one of the surrounding adjacent parishes of Grainsby, North Thoresby or North Cotes for 5 years or more; or
3. used to permanently live in one of the surrounding adjacent parishes of Grainsby, North Thoresby or North Cotes for 5 years or more but has been forced to move away because of the lack of affordable housing; or
4. has been permanently employed in one of the surrounding adjacent parishes of Grainsby, North Thoresby or North Cotes for 5 years or more.

### **8.5.4 East Lindsey (5 years or more):**

1. was born in the district of East Lindsey; and lived for 5 years or more; or
2. has permanently resided in East Lindsey for 5 years or more; or
3. used to permanently live in East Lindsey for 5 years or more but has been forced to move away because of the lack of affordable housing; or
4. has been permanently employed in East Lindsey for 5 years or more

**8.5.5 Place of development (less than 5 years):**

1. has permanently resided for less than 5 years in the village of Holton-le-Clay; or
2. has lived in the village of Holton-le-Clay for less than 5 years but has been forced to move away because of the lack of affordable housing; or
3. has been permanently employed in the village of Holton-le-Clay for less than 5 years; or
4. needs to reside in the village of Holton-le-Clay to give or receive family care and support.

**8.5.6 Adjacent parishes of Tetney and Waithe (less than 5 years):**

1. has resided for less than 5 years in the adjacent parishes of Tetney or Waithe : or
2. has lived in the adjacent parishes of Tetney or Waithe for less than 5 years but has been forced to move away because of the lack of affordable housing; or
3. has been employed in the adjacent parishes of Tetney or Waithe for less than 5 years.

**8.5.7 Surrounding adjacent parishes of Grainsby, North Thoresby and North Cotes (less than 5 years)**

1. has resided for less than 5 years in the surrounding adjacent parishes of Grainsby, North Thoresby or North Cotes or;
2. has lived in the surrounding adjacent parishes of Grainsby, North Thoresby or North Cotes for less than 5 years but has been forced to move away because of the lack of affordable housing; or
3. has been employed in the surrounding adjacent parishes of Grainsby, North Thoresby or North Cotes for less than 5 years;

**8.5.8 East Lindsey (less than 5 years):**

1. has resided for less than 5 years in the district of East Lindsey; or
2. has lived in the district of East Lindsey for less than 5 years but has been forced to move away because of the lack of affordable housing; or
3. has been employed in the district of East Lindsey for less than 5 years.

**8.5.9 Housing register:**

1. Anyone on the East Lindsey housing register.



## **9 HLC Policy 4 - Implementation of Holton Le Clay Green Plan**

### **Vision**

- 9.1 Having a population of less than 10,000, using the Government's rural/urban classification 2011 at its simplest level, Holton-le-Clay is classified as rural. Semi-rural would be a more accurate description: "a location that is of country but that is not officially considered country. For example, an out of town suburb near farm country" ([www.yourdictionary.com](http://www.yourdictionary.com)). Holton-le-Clay has been a settlement in its own right for many years and so would be accurately defined as a semi-rural village. The Village Character Assessment (Appendix 1) demonstrates that village residents want to retain this characteristic, in particular by:
- To the North – seeking to safeguard against coalescence with North-East Lincolnshire.
  - Recognising a clearly defined village edge / envelope.
  - Using the Green Plan as a positive tool for safeguarding Village Character whilst facilitating levels of sustainable growth.
- 9.2 Landscaping and open spaces are an essential part of the overall semi-rural design of Holton-le-Clay. They contribute significantly to a positive living environment and help to bed new developments into the location and the wider village. In addition, they can create a green infrastructure for the benefit of the wider community. Green Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, church yards, sports facilities and water-courses. A green infrastructure provides habitats for wildlife; opportunities to adapt to climate change; and, on larger sites, recreational opportunities and the promotion of the health and well-being of residents. This is supported by Strategic Policy 25 in the emerging ELDC Local Plan.
- 9.3 A strategic part of the Neighbourhood Development Plan is the creation of a Holton-Le-Clay Green Plan (Appendix 2), which will enhance the green infrastructure of the village, making it a desirable place to live, work and visit. The Green Plan will connect the community with their local green environment and provide opportunities for leisure, sport and education. This is supported by Strategic Policy 26 in the emerging ELDC Local Plan.

- 9.4 The Green Plan will enhance bio-diversity, heritage and the landscape whilst promoting sustainable non-vehicular access to and around the village. Both Accessible and Natural greenspaces such as informal open spaces, parish gardens, playing fields, footpaths and cycleway networks, children's play areas, woodland and land of bio-diverse value will be key features of the Holton-Le-Clay Green Plan. New developments in the village will be expected to conform to the principles of the Holton-le-Clay Green Plan.
- 9.5 The Green Plan will ensure that Holton-le-Clay will continue to be a semi-rural village which benefits from its connection to the local countryside. Fig 2 shows the Village Envelope which seeks to establish a boundary to development. This is regarded as an important practical application in retaining the Village Character. It also maintains the village identity which promotes social cohesiveness and sense of community. It is believed that these features underline the feeling of safety described by residents in Village Surveys. A Village Envelope is also essential in mitigating against coalescence with neighbouring settlements.
- 9.5 It will also contribute towards a key aim of the Green Plan, which is to prevent coalescence. In addition, Fig 3 shows the Green Buffer zones which will be established to protect Holton-le-Clay from coalescence with neighbouring settlements to the north in North East Lincolnshire.
- 9.6 Proposals for new development that lie within the location of the Green Plan will be required to align their public open space designs with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the any loss of greenspace or features or that will prejudice the implementation of the Green Plan will be resisted. Fig3 identifies current greenspaces which the Green Plan seeks to protect.
- 9.7 The Green Plan will be used to define the landscape of the village for future generations. It is accepted that its completion may extend beyond the plan period. It will depend upon good communication and co-operation between the Parish Council, ELDC, potential developers and landowners. Fig 4 illustrates the current and proposed footpaths and cycle ways supported by the green plan.



## Justification

- 9.9 Consultation has shown that residents value village characteristics such as open aspects and outlooks, green spaces and mature trees, houses with front gardens, green verges to roads and easy access to a network of public footpaths. These features are considered integral to Holton-le-Clay's definition as a semi-rural village.
- 9.10 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of the community. The Accessible Natural Green Space Standards, developed by Natural England, require that every home should be within:
- 9.10.1 300 m of an accessible natural green space of at least 2 ha, plus:
  - 9.10.2 At least one accessible 20 ha site within 2 km
  - 9.10.3 At least one accessible 100 ha site within 5 km
  - 9.10.4 At least one accessible 500 ha site within 10 km
- 18.5
- 9.11 For the purposes of Accessible Natural Green Space Standards natural green space is considered to be, 'places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate'.
- 9.12 It is vital that this Neighbourhood Plan maximises the opportunity provided by new development to improve and extend the provision of open green space where possible (e.g accessible public green space within developments – see policy 6.13). It may not always be possible to meet even the 2-hectare requirement, but the consultation showed that all opportunities to extend and improve access to wild life and green space are important to residents. In the Village Survey the protection of green spaces produced the highest score, with 55% of respondents thinking it was greatly needed. Fig 3 shows the community green spaces which will be protected by the Green Plan.
- 9.13 The village is served by an existing 8 acre sports field, a junior recreational facility/children's play area, the long established cricket/football club, Parish gardens, and several public footpaths and cycle ways. Table 1 contains photos and locations of Holton-le-Clay existing Key Green Features. It is believed that these facilities are insignificant for the village.
- 9.14 The Village Hall is a recent community development which offers further development opportunities to meet recreational and social needs and continually maintain and improve the health and well-being of residents and the community of Holton-le-Clay.
- 9.15 The northern boundary of the parish adjoins the parishes of New Waltham, Waltham and Humberston in North East Lincolnshire and at present there is green countryside separating the village from these. The Green Plan seeks to maintain the undeveloped rural gap between adjacent settlements and avoid coalescence between these settlements. Villagers regard it as important that the green area between the settlements is protected and the existing mature green landscape features are enhanced and maintained. Proposed Green Buffer Zones to facilitate this are shown on Fig 3.





## **Policy HLC4 – Implementing the Holton-le-Clay Green Plan**

9.17 Development within the green buffer zones shown in Figure 3, should demonstrate that it does not:

- Diminish the green buffer zone physically or visually; or
- Change its character adversely; or
- Compromise the integrity of the gap between settlements, either individually or cumulatively with other existing or proposed development; or harms the character, setting or identity of any of the settlements separated by the gap.

9.18 If as a result of development public green space or amenity is removed it must be replaced with a similar space which is accessible and suitable for the activities for which the space is used. (ref Strategic Policy No 26 in ELDC Local)

9.19 Development should add to the provision of the Green Infrastructure in accordance with The Holton-Le-Clay Green Plan (Appendix 2). This includes the enhancement of bio-diversity, sustainability and landscape. New planning proposals should demonstrate how they will meet these expectations.

9.20 The green spaces identified in the Green Plan (Appendix 2) Fig 3 will be protected from future development and their current purpose maintained and enhanced.

9.21 New development must demonstrate how it preserves locally important vistas, landmarks and spaces for retention, and identify locations and specifications for the inclusion of accessible (communal) open space and sports recreational provision.

9.22 New developments must demonstrate how existing mature trees and natural green boundaries will be maintained and enhanced and how the edge of new developments will be softened by the planting of tree belts and hedges.

9.23 Shared green spaces should be positioned towards the front of new development to create a sense of openness, community and to incorporate and share green facilities with existing housing and the wider community.

9.24 New development must demonstrate how designs will incorporate green wedges between groups of houses.

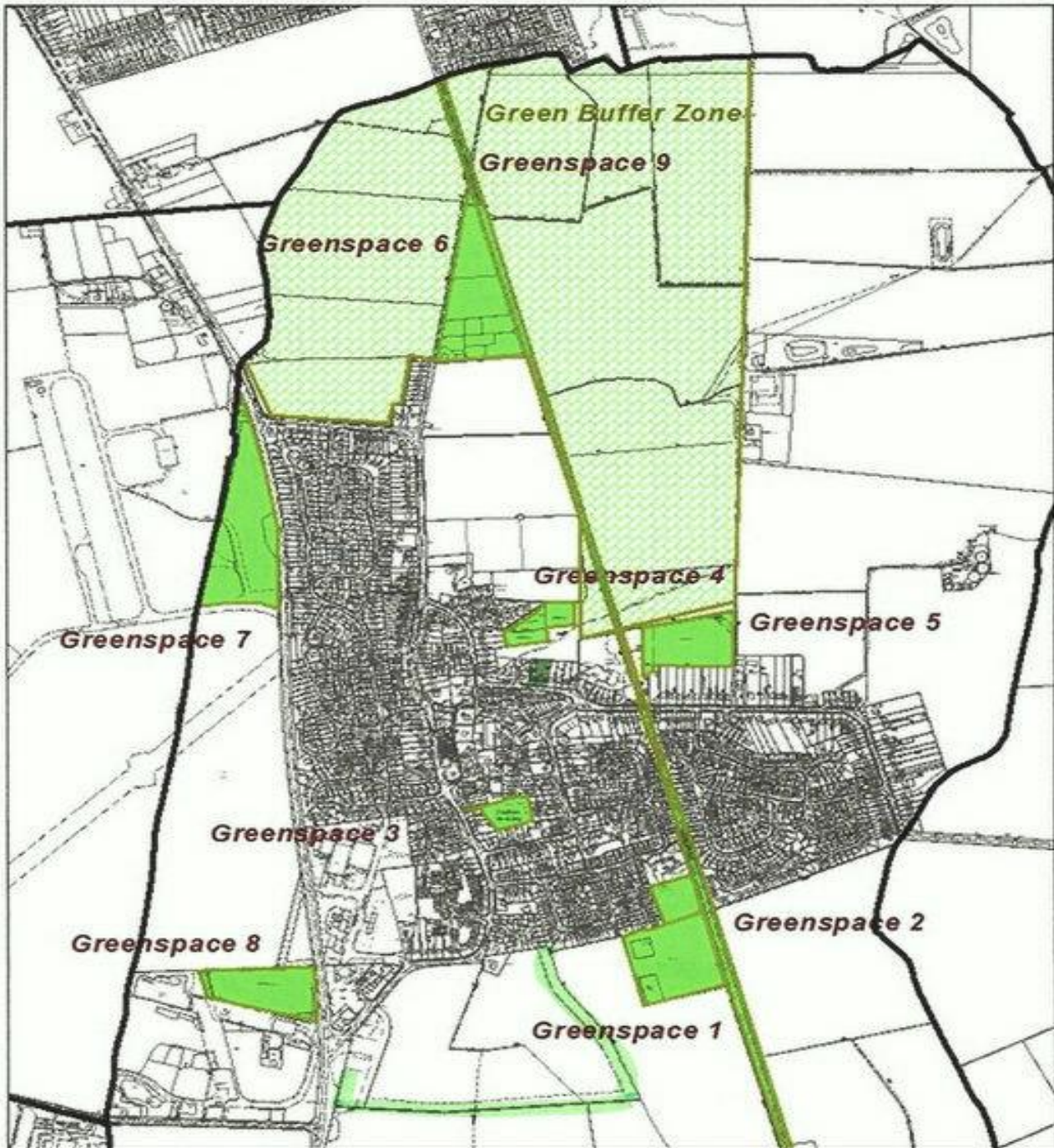
9.25 Designs for new developments must demonstrate how landscaping and planting will be used to provide privacy, shade, shelter, habitat, and visual interest.

9.26 Retention of existing public and highway footpaths must be a fundamental element delivered in the development design.

9.27 Designs for new developments must encourage the enhancement of connectivity and attractiveness for walking and non-vehicular transport in and around the village. This should be in line with Fig 4 Potential Cycle Ways, New Footpaths and Safe Road Crossings and Table 2 Aspirational Key Green Features.

9.28 The needs of people with limited mobility should be accommodated in designs to enhance the existing and new green infrastructure.

**Fig 3: Holton-le-Clay Protected Green Spaces and Green Buffer Zone**






**Holton le Clay Protected Greenspace and Green Buffer Zone**







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**Table 1: Holton-le-Clay - Existing Key Green Features**

Feature – Description	Location	Why a Key Feature
 <p><b>1 War Memorial</b></p> <p>The War Memorial site mark the Northern entrance to Holton-Le-Clay from the A16. The site is a popular destination for dog-walkers and people looking to walk across the air field to the west of the village. There is a small relatively young copse along with hedgerows, benches and the war memorial itself.</p>	<p>Northern entrance to Holton-Le-Clay from the A16</p>	<p>100 Squadron War Memorial. Tourist Attraction.</p> <p>Open Green Space that announces the Northern entrance to the village.</p>
 <p><b>2 Eight Acre Playing Field</b></p> <p>Large open playing field surrounded by hedgerows and agricultural land. Football pitches, a BMX track on the former disused bowling green and tennis courts in disrepair make up the recreational facilities. The field is used frequently by dog-walkers and links with public footpaths and proposed cycle ways form part of the Green Plan. The site has significant potential to be upgraded in terms of bio-diversity and landscape features as well as sports provision.</p>	<p>Adjoining the village junior School Playing Field.</p>	<p>Recreational facilities, health and well-being of villagers.</p> <p>Linked to public and permissive footpaths</p>

 <p><b>3 Junior Playing Field</b></p> <p>A medium sized playing field surrounded by housing close to the village centre with access from Louth Road and Pinfold Lane. The field has some basic playing facilities including climbing frames and swings. This site is ideally positioned to serve the community but is not easily linked to proposed Green Plan routes other than via normal village footpaths.</p>	<p>Situated close to village centre.</p>	<p>Activities play-park equipped for children up to fourteen years of age.</p>
 <p><b>4 Cricket Club</b></p> <p>The Cricket Club is a privately run enterprise which provides social and recreational services to the village including Fireworks displays and Music Festivals as well as the more obvious Cricket related activities. The site links well with public footpaths and the disused railway line and the site is considered to be an important Green Infrastructure feature of this plan.</p>	<p>Situated to the north of Tetney Lane</p>	<p>Provides sports, social and recreational facilities for the village.</p>

 <p><b>5 Parish Gardens and Cemetery</b></p> <p>The Parish Gardens (Allotments) and Cemetery provide both a recreational service and natural habitat for wildlife.</p>	<p>Situated off Church Lane</p>	<p>Parish Amenity - Community growing space providing the opportunity to grow health foods</p>
 <p><b>6 Clay Lane Paddocks / Equestrian Facilities</b></p> <p>The paddocks at the end of Clay Lane provide equestrian facilities as well as open green views to be enjoyed by walkers along Clay Lane or the disused railway line.</p>	<p>Situated at the north end of the village on Clay Lane</p>	<p>This pocket of land is used as an equestrian centre.</p> <p>This triangle of land forms a bookend for the development at the north end of the village</p>

 <p><b>7 Railway Line</b></p> <p>The disused railway lines runs roughly north to south through the village and in addition to providing a green corridor has the potential to provide the spine for the development of footpath network.</p>	<p>The Old Railway Line North/ South through the village. From Waithe on the southern village boundary to New Waltham on the Northern Boundary.</p> <p>Parish Council own a section of the line on the East side of the 8 Acre Field and have right of access on the section running south from the 8-acre field to Station Road.</p> <p>The northern section from Tetney Lane to the New Waltham is a permissive footpath</p>	<p>Connecting footpath from Holton-le-Clay to New Waltham and forms part of a village circular footpath. Which connects to the ancient "Meet and Greet" footpath from St Peter's Church Holton-le-Clay to St Peter's Church, Humberston.</p>
 <p><b>8 Planted Woodland</b></p> <p>Public Footpath to Planted Woodland from the southern entry to the village.</p>	<p>The woodland extends from the southern entry to the village, running eastwards for approx. 0.5km parallel with Station Road. Before turning north and running for approx. 0.5 km to the southern settlement boundary. Public footpath passes though the woodland.</p>	<p>Woodland is important in creating links between scattered areas of wooded habitat in the wider landscape. This increase connectivity, which is important in allowing the movement of some plant and animal species between woodland blocks.</p> <p>Woodland habitats can give people the opportunity to interact with wildlife in a natural setting, both in an informal way, and in the promotion of more formal activities such as environmental education.</p>



**9 Holton-le-Clay Junior School Playing Field**

Holton-le-Clay  
Junior School  
Playing Field  
Picksley Crescent





Education/Health/  
Sports facility. Open  
green village space



**10 Holton-le-Clay Infants School Playing Field**

Holton-le-Clay  
Infants School  
Church Lane

Education/Health/  
Sports facility. Open  
green village space

 <p><b>11 Holton-le-Clay Golf Club &amp; Driving Range</b></p>	<p>Holton-le-Clay Golf &amp; Driving Range Situated on the Airfield</p>	<p>Sports and Recreational facility</p>
 <p><b>12 Two Wildlife Ponds</b></p>	<p>Located at the rear of Holton-le-Clay Infants School Church Lane</p>	<p>2 Ponds with marginal water plants, frogs and newts.</p>
 <p><b>13 Public footpath from Church to Railway</b></p>	<p>Across the road from St Peter's Church to Railway.</p>	<p>Public footpath across wildflower meadow.</p>
 <p><b>14 Large Hedgerow</b></p>	<p>From Old Railway line to Louth Road</p>	<p>Large, thick wildlife hedgerow.</p>



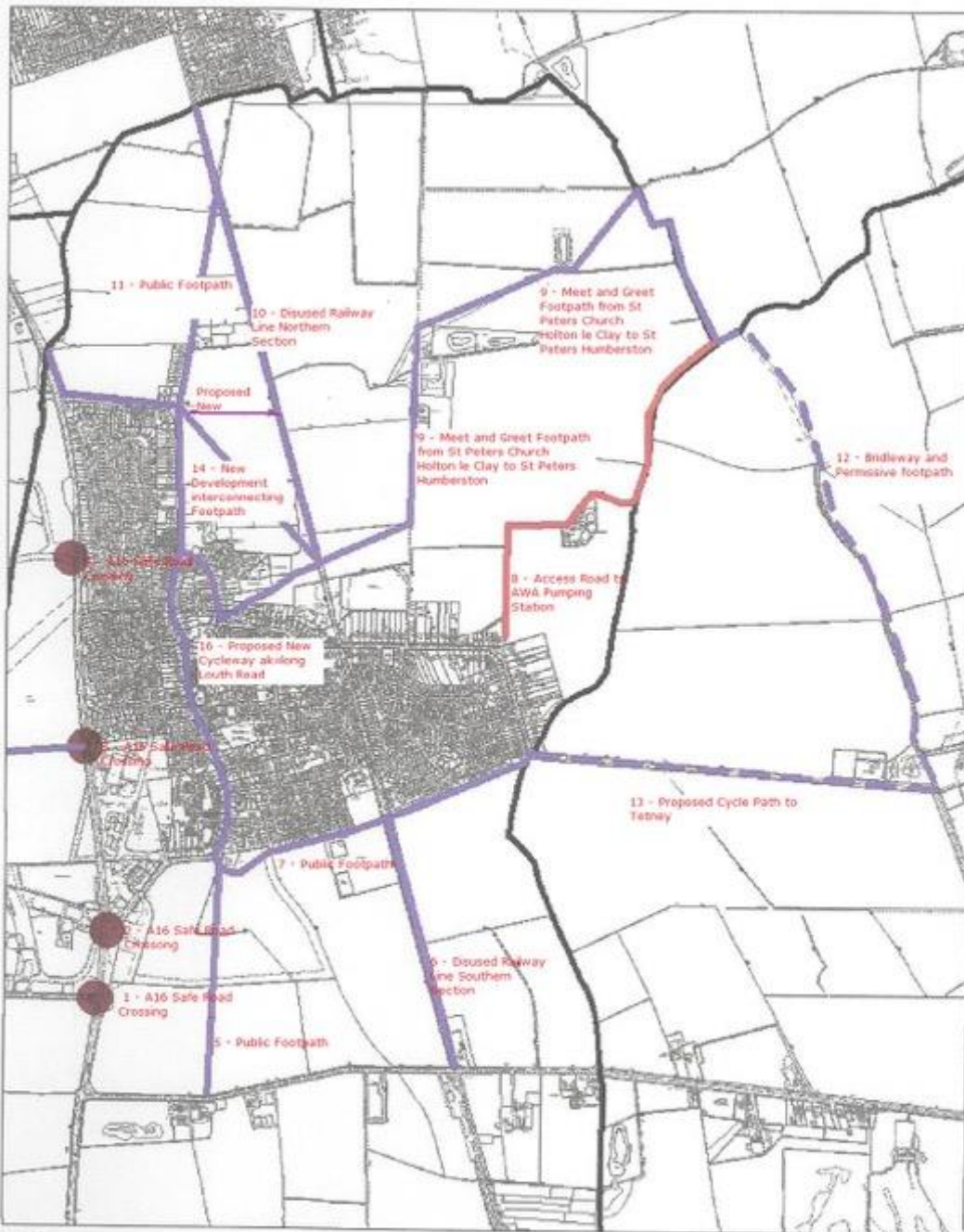
 <p><b>15 Mature Trees and Wide Ditch</b></p>	<p>From Clay Lane corner to Railway.</p>	<p>Wide ditch and mature trees which contains wildlife, fauna and flora.</p>
 <p><b>16 Mature Hedgerow</b></p>	<p>From Clay Lane corner to Church Lane.</p>	<p>Wide hedge which contains which contains wildlife, fauna and flora.</p>

**Table 2: Aspirational Key Green Features**

Feature – Description	Location	Why a Key Feature
1 Safe Roads Crossing of A16	Southern entry/exit to village from A16 to Cheapside	Safe cycle/pedestrian crossing of A16 from village to Cheapside to connect to wider cycle routes and public footpaths. A16 is a 60mph road at this junction and the Y junction is complicated and hazardous. This creates a significant safety issue for pedestrians and cyclists crossing the A16; particularly for cyclists turning right across the traffic flow.
2 Safe Roads Crossing of A16	Southern entry/exit to village at "Y" junction	Safe cycle/pedestrian entry/exit to the village at the existing complicated. A16 is a 60mph road at this junction and as such creates safety issue for cycle and pedestrians crossing the A16 or turning right across the traffic flow. To connect to Cheapside and the wider cycle routes and public footpaths.
3 Safe Roads Crossing of A16	Existing public footpath from village which crosses A16 to the former airfield	Provide a safe cycle/pedestrian road crossing of A16 where public footpath crosses a straight 60mph section of A16. To allow safe access to the open space on the former airfield.
4 Safe Roads Crossing of A16	Existing public footpath from village which crosses A16 and connects to existing public footpath to Waltham	Provide a safe cycle/pedestrian road crossing of A16 where public village footpath crosses a straight 60mph section of A16. To allow safe access to the existing public footpath/cycle way across the former airfield.
5 Potential New Green Infrastructures Features	Existing public footpath from southern end of Louth Road in the village to Station Road	Upgrade public footpath to combine pedestrian footpath and cycleway.
6 Disused Railway Line	Old railway line from southern end of village to Station Road	Create public recreational access, footpath and cycleway along old railway line from village settlement boundary to Station Road

7 Public Footpath	Existing public footpath which runs east to west along the settlement boundary from Tetney Lane and joins existing public footpath at Louth Road	Extend east west footpath to formalise unofficial much used footpath. To connect east side and west side of the village by a green combined footpath and cycleway.
8 Proposed Footpath along existing access lane to AWA Pumping Station	Access road from Tetney Lane to AWA Pumping Station	Create a formal interconnecting public footpath along access road which connects to existing public footpath from Humberston to Tetney.
9 Upgrade existing Public Footpath	Existing public footpath from St Peters Church Holton-le-Clay to St Peter's Church, Humberston.	Upgrade existing public footpath to a combined footpath and cycleway
10 Disused Railway Line	Old railway line running north from Tetney Lane Holton le Clay to Station Road New Waltham	Create public recreational access footpath and cycleway along old railway line. Form an interconnection with existing public footways cycle ways
11 Footpath across Disused Airfield	Disused Airfield Holton le Clay	Upgrade existing footpath to create an interconnecting footpath and cycleway to Waltham.
12 Proposed extension of exist Bridleway	Inghams Lane Tetney	Create a cycleway that links Bridle Way Permissive Path from Tetney Lane Farm House to meet ancient footpath between St Peter's Church Holton-le-Clay and St Peter's Church, Humberston.
13 Proposed Cycle Lane	Holton Road Holton-le-Clay to Tetney	Create a Cycle Lane on Holton Road to create an interlinking Cycle Way to Tetney
14 Proposed connecting footpath and cycleway.	Footpath and cycleway from centre of village to Clay Lane	Create an interconnecting footpath from Tetney Lane, through new Louth Road Development, to Clay Lane
15 Proposed new footpath and cycleway.	Louth Road to Disused Railway Line	Create an interconnecting footpath and cycleway alongside east – west drainage from Louth Road to disused Railway Line.
16 Louth Road – main road through Holton-le-Clay	Louth Road running north – south through village.	Create a Cycle Lane alongside the main road. Connecting Clay Lane in the north with Station road at the south end of the village.

**Fig 4: Holton-le-Clay – Potential Cycle ways, New Footpaths and Safe Road Crossings**



**Holton Le Clay - Potential Cycleways, new footpaths and New Safe Road Crossing Points**



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## **10 HLC Policy 5 - Sustainable Urban Drainage**

### **Vision**

- 10.1 The Plan seeks to safeguard against and reduce where possible incidents of surface-water flooding and supports sustainable urban drainage as a mechanism toward this objective.

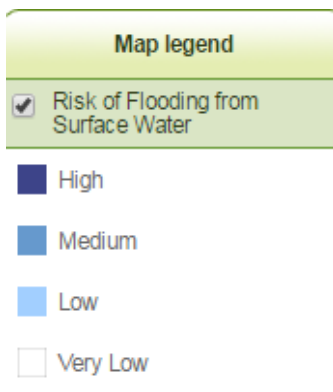
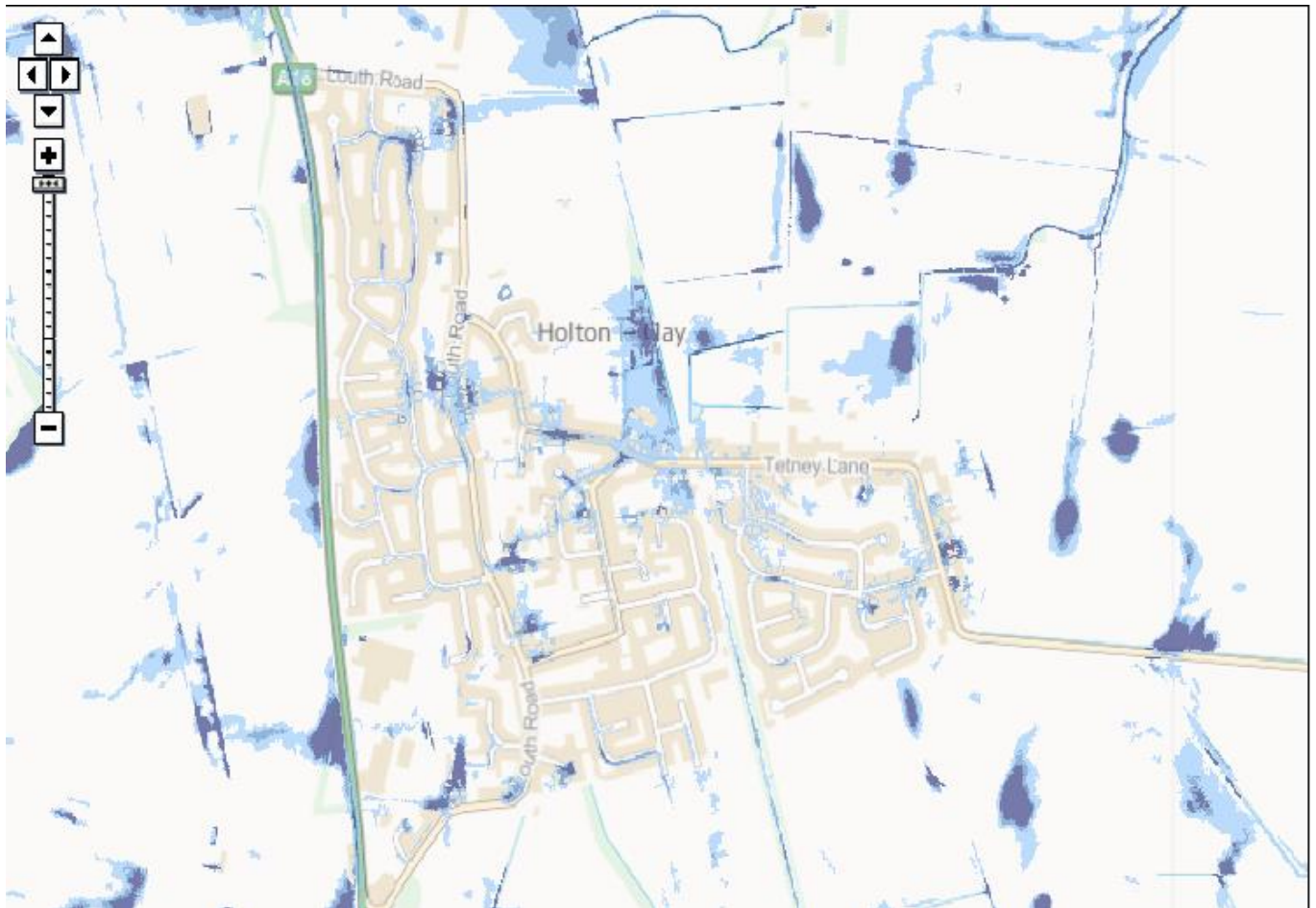
### **Justification**

- 10.2 Some areas of Holton-le-Clay are vulnerable to Surface Water Flooding - Fig 5, and River Water Flooding - Fig 6. Alleviating flood-risk is a high priority for residents. Future growth and development of Holton-le-Clay must not increase the risk of flooding and betterment of flooding risk should be considered in all future development designs.
- 10.3 Proposals for sustainable urban drainage are to be strongly supported in new developments and considered as part of the overall proposals for drainage. New development will be expected to incorporate sustainable drainage schemes (SUDS) wherever possible, taking into consideration potential land contamination or groundwater sensitivities. It should be demonstrated that opportunities to use SUDS as a way to provide quality green space and create additional habitat for wildlife have been maximised.
- 10.4 A plan for lifetime maintenance of SUDS should be presented as part of the planning process so that suitable management regimes may be secured. Anglian Water supports the requirement to use SUDS and that the use of SUDS should be maximised on site so as not to increase flood risk and to reduce flood risk where possible.

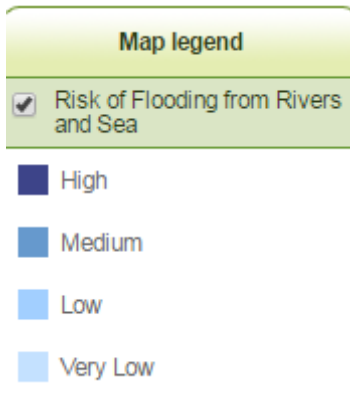
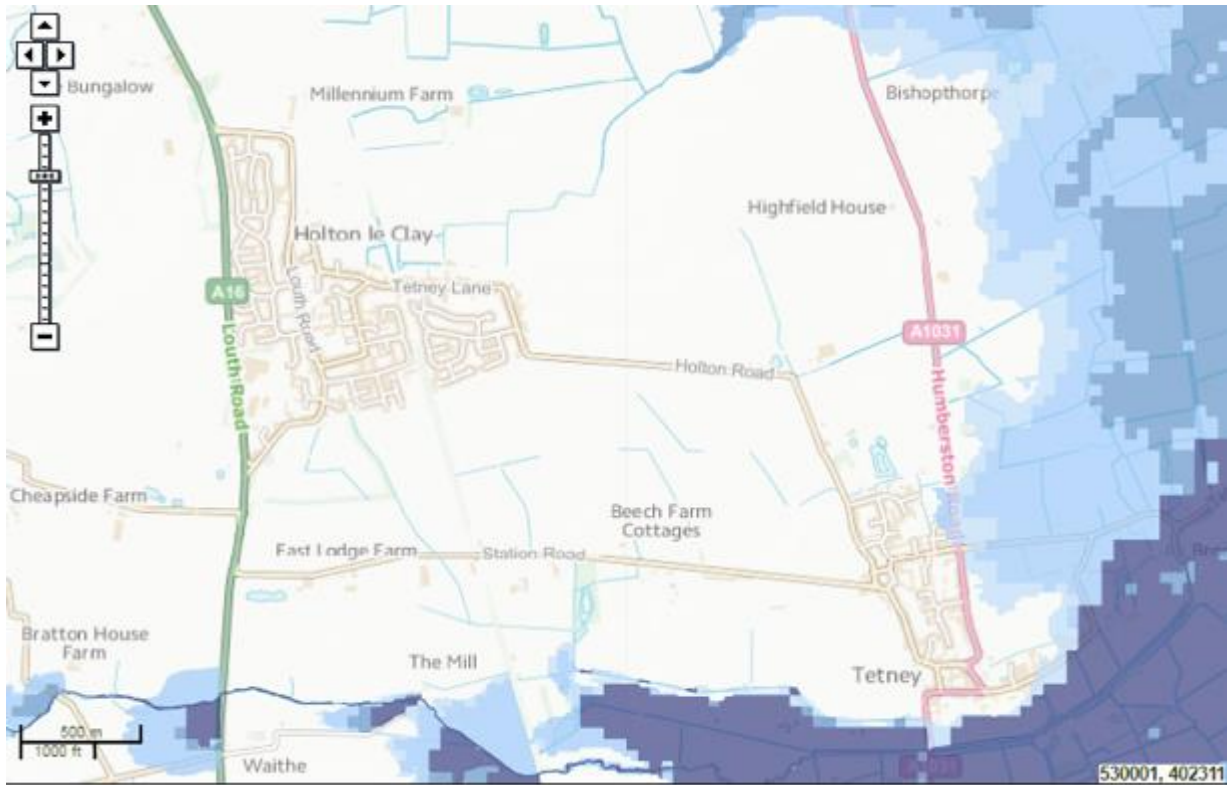
### **Policies for Sustainable Urban Drainage**

- 10.5 New development must be designed to prevent increased discharge of surface water to the village's drainage system - Fig 7.
- 10.6 Developments should demonstrate how they address the flood risk.
- 10.7 Development must demonstrate that capacity is available within the foul sewerage network or that capacity can be provided in time to serve the development. Necessary improvement of the system must be addressed through the phasing of development.
- 10.8 SUDS will be supported on developments and potential developers should demonstrate what sustainable, robust and realistic maintenance arrangements will be in place and how they contribute to green infrastructure and provide habitats for wildlife.

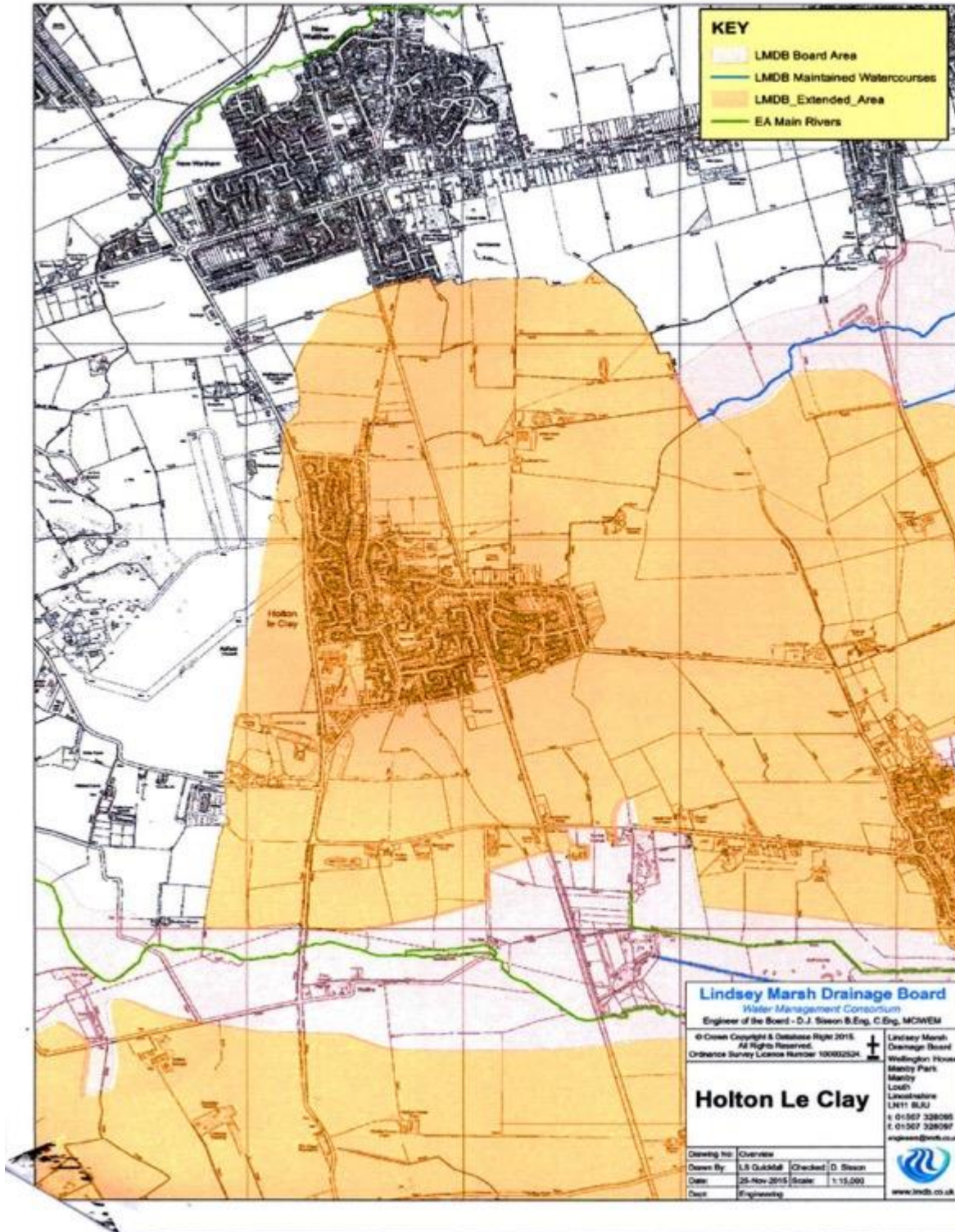
**Fig 5: Holton-le-Clay Risk of Surface Water Flooding**



**Fig 6: Holton-le-Clay Risk of Flooding from Rivers**



**Fig 7: Holton-le-Clay Surface-Water Drainage Map**





## **11 HLC Policy 6 - Employment and Business**

### **Vision**

- 11.1 Although Holton-le-Clay is classified by the East Lindsey Local Plan as a "Service Village", the vast majority of economically active adults work away from the village. "Service Villages" are defined as villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements. This designation has been assigned through the Council's Local Plan with Holton-Le-Clay being classed as a large village.
- 11.2 The Holton-le-Clay Neighbourhood Development Plan seeks to protect the existing employment areas within the village encouraging local business development and private sector investment in the village. The Plan seeks to encourage local business growth which will increase the sustainability of Holton-le-Clay as a local retail and service hub for surrounding villages, at the same time as maintaining the village ideals of a semi-rural community.
- 11.3 The businesses that exist within the Parish are retail outlets, service based businesses and small business run from home. Examples are Chiropractor in the centre of the village and Beauty Salon, Traditional Furniture shop, Lawn Mower/Garden Machinery unit on the Peacefield Business Park. There is one which could be considered to be a factory, operated by Limagrain to store and process seeds and cereals from the surrounding farms. A Golf Driving Range, a Go-Carting Track, a Tree Surgeon and a Firewood business are to be found on part of the former airfield west of the A16.

### **Justification**

- 11.4 Holton-le-Clay has a range of retail facilities, including two convenience stores, a chemist and a hairdresser. The village has two public houses and a bar, a wide range of food outlets, including an Indian restaurant and a Café, a traditional Fish and Chip shop and a number of fast food takeaways. These local facilities and businesses are important to the sustainability and viability of Holton-le-Clay.
- 11.5 The village questionnaire identified residents valued these facilities and services, to meet their day-to-day needs. Loss of any of the shops and services would lead to the local community having to travel more often outside the parish to meet their everyday needs and a reduction in village sustainability.
- 11.6 The Plan strongly supports the retention and growth of the Peacefield Business Park and other existing sites e.g. those on the airfield, which are a key source of local employment opportunities and part of the village economy. Its loss or any undermining of its function with regard to employment would be a significant economic loss to the village. The village questionnaire identified a need for an increase of in-village employment opportunities both in the retail and rural business sector.

## **HLC Policy 6 - Employment and Business**

- 11.7 Development will be strongly supported for retail and employment uses, providing it does not impact on residential and visual amenities of residents or the semi-rural character of the village.
- 11.8 Existing village facilities, services and businesses will be safeguarded to ensure the sustainability of the village. For this reason, any proposed change of use for existing retail shops, post office facilities, pubs, services, and food outlets will be considered with regard to maintaining the character of the village.
- 11.9 The plan will strongly support new business and extensions to existing businesses on the Peacefield Business Park in order to provide opportunities for local employment.

## **12 Implementation and Review**

- 12.1 The Neighbourhood Plan is required to include guidance on the monitoring and review of the plan. The plan will sit within the framework set by National Planning Policy and the East Lindsey District Council Draft Core Strategy and as such will form part of the Draft Core Strategy.
- 12.2 The policies in this Plan will be implemented by East Lindsey District Council as part of their development management process and where applicable Holton-le-Clay Parish Council will also be actively involved. Whilst East Lindsey District Council will be responsible for development management, Holton-le-Clay Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 12.3 As the Neighbourhood Plan will become part of a hierarchy of planning documents. Holton-le-Clay Parish Council will look to East Lindsey District Council and Lincolnshire County Council investment programmes to accomplish a policy and/or project where it can be shown to be delivering District and County objectives. This will be particularly relevant in relation to the delivery of green connecting footpaths, cycle ways, wildlife corridors and the retention of the green village boundary.
- 12.4 The impact of the Neighbourhood Plan policies, influencing the shape and direction of development across the Plan area will be monitored by Holton-le-Clay Parish Council. If it is apparent that any policy in the Plan has unintended consequences or is ineffective it will be reviewed.
- 12.5 Any amendments to the Plan will only be made following consultation with East Lindsey District Council, Community consultations and statutory stakeholders as required by legislation.