

The Holton-le-Clay Neighbourhood Development Plan *2017 - 2031*



Referendum Version August 2020

Vision, Objectives and Policies

Revision History

Revision	Date	Comments	Author	Approved
0.1	24/4/16	Presented to ELDC Planning Policy	HLC NDP Team	Yes
0.2	10/5/16	Updated with Anne Shorlands' comments	Bob Bolton	Yes
0.3	2/6/16	Final Update prior to Health Check	Barry Clifton	Yes
0.4	20/10/16	Update with Andy Booths Health check	HLC NDP Team	Yes
0.5	4/1/17	Update with Andy Booth's Comments	HLC NDP Team	Yes
0.6	15/5/17	Updated with Anne Shorlands' comments	HLC NDP Team	Yes
0.7	January and March 2020	Amendments to reflect Examiners report	Clive Keble	
0.8	August 2020	Amendments following feedback from ELDC	Bob Bolton	

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Other Submission Documents	
	Basic Conditions Statement (updated January 2020 – separate).
	Consultation Statement (updated January 2020 Separate)
	Scoping and Appraisal of Objective Statement (separate)
	SEA Screening Assessment (Determination Jan. 2020- separate).

Introduction to the Holton-le-Clay Neighbourhood Development Plan

Planning Context

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. Figure 1 (overleaf) is a map of the designated Neighbourhood Plan Area. Holton le Clay Parish Council confirms that this:

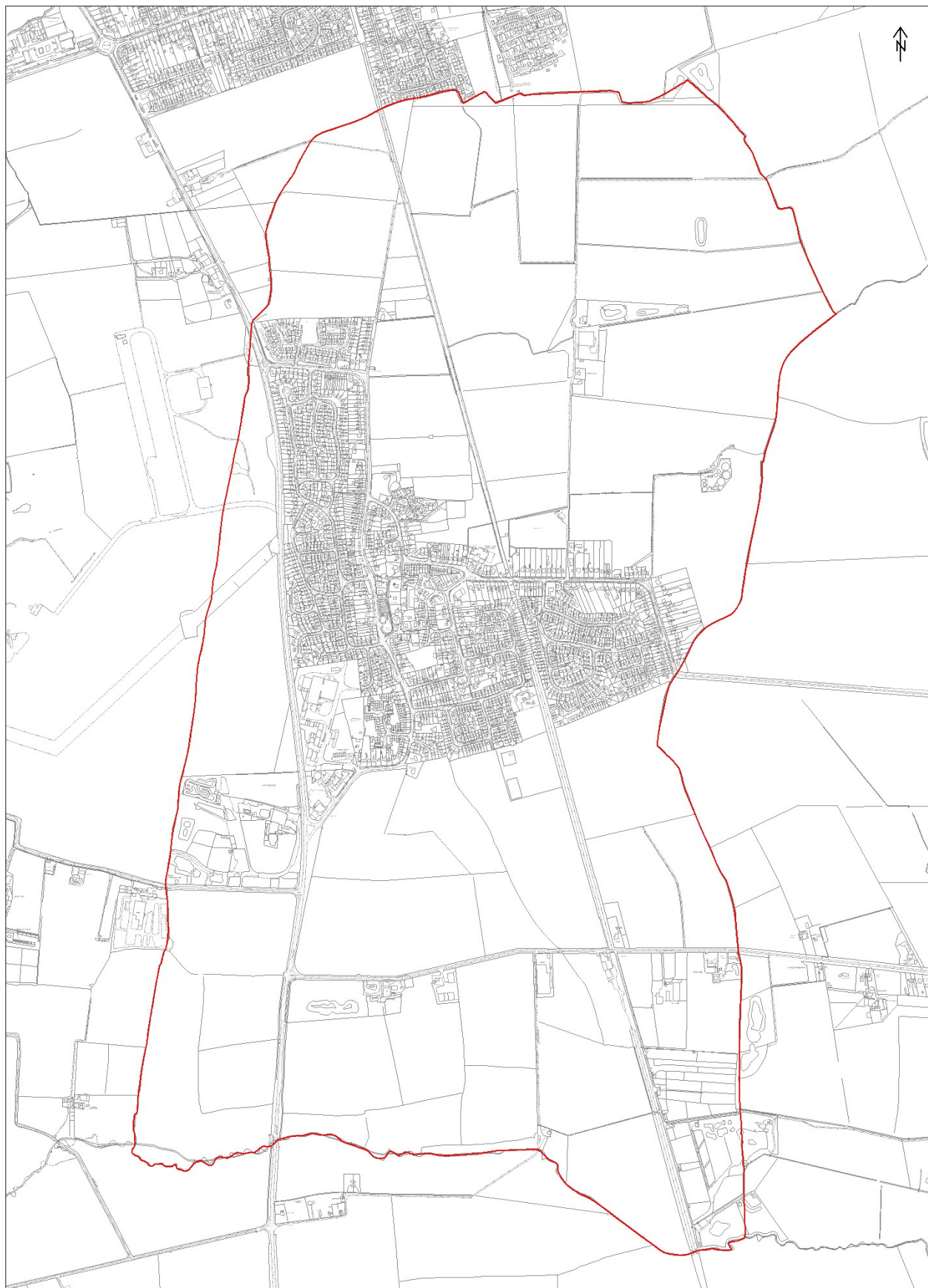
- i.) Neighbourhood Development Plan relates only to the Parish of Holton le Clay and to no other Neighbourhood Areas.
- ii.) Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.
- 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 Local 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 East Lindsey Local Plan.
- c.** Be compatible with European Union (EU) obligations & human rights requirements.

The Holton-le-Clay Neighbourhood Development Plan was originally prepared to run concurrently with the then emerging East Lindsey Local Plan and apply until 2029. However, the passage of time since submission in early 2018 means that the East Lindsey Local Plan (The Core Strategy and The Site Allocations DPD) which was adopted in July 2018, now provides the Strategic Planning framework for the Holton le Clay Neighbourhood Development Plan, the plan period of which has been extended from 2029 to 2031. This is the final version of the Holton le Clay Neighbourhood Development Plan and it incorporates changes and updates to meet the recommendations formally made by The Examiner following the consideration of the Submission Version in 2018.

Fig 1: Holton-le-Clay Designated Neighbourhood Plan Area (Parish Area)



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Other documents

In accordance with the Regulation 15, a Basic Conditions Statement and a Consultation Statement were prepared at the Submission Stages. The Basic Conditions Statement has been updated to reflect the recommendations made by the Examiner, including; reference to the 2018 East Lindsey Local Plan, the revised NPPF (2019) and the need (or not) for a Strategic Environmental Assessment (SEA) to be carried out on the Neighbourhood Plan.

The Consultation Statement has also been amended on the recommendation made of the Examiner. The list of people and organisations contacted as part of the Regulation 14 Consultation and the extent to which adjoining Parish Councils were involved has been considered.

Background

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 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 made valued contributions, with a special thanks to 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 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 Neighbourhood Development Plan Overall Vision and Objectives

1 Overall Vision By 2031, Holton Le Clay will be a village;

- 1.1 Where new development addresses the aspirations 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 where (in accordance with the NPPF) new development does not significantly harm the character and appearance of the settlement.
- 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 new or improved infrastructure is provided to meet the needs generated by and mitigate the impact of new development (Paras. 34 and 57 NPPF)

2 Objectives

- 2.1 To achieve our Vision of ensuring that any new development will address the aspirations of the community without impacting on the valued rural character of the village, the Neighbourhood Plan:
 - 2.1.1 Sets out design policy guidance for all new development.
 - 2.1.2 Identifies the views into and out of the village which should be protected.
 - 2.1.3 Identifies open spaces and recreational areas in the village which should be protected.
- 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, the Neighbourhood Plan:
 - 2.2.1 Maintains the predominantly open and undeveloped rural character of the areas of open countryside between Holton-le-Clay and neighbouring settlements to avoid coalescence and retain a compact built-up area which does not sprawl.
 - 2.2.2 Protects the individual settlement of Holton-le-Clay and in particular, its semi-rural character by following the principles outlined in the Green Plan.



The Bull field - An example of the important open countryside surrounding Holton Le Clay

- 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, the Neighbourhood Plan:
 - 2.3.1 Protects and commit to improving the essential community facilities in our village in order to meet the needs of new development.
 - 2.3.2 Requires new development to meet any additional needs generated and avoid adverse impact on existing leisure and sports facilities, including parish gardens. (NPPF Para. 96)
- 2.4 To achieve our Vision of a village where employment and economic growth are supported without impacting on its character, the Neighbourhood Plan:
 - 2.4.1 Protects the existing employment areas within the village.
 - 2.4.2 Seeks to encourage future employment opportunities and economic growth within the parish, ensuring they do not significantly harm the character appearance and setting of the settlement.
- 2.5 To achieve our Vision of a village where infrastructure is capable of delivering planned growth, the Neighbourhood Plan:
 - 2.5.1 Locates development to minimise traffic generation and provide good connectivity to key facilities, such as schools and the village centre.
 - 2.5.2 Commits 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 Ensures that all new development meets the additional infrastructure needs that it will generate without adversely affecting existing provision.



St Peter's Church a community and heritage focal point for Holton Le Clay

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 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:
 - A Policy Vision;
 - An explanation and justification for the policy, including, where appropriate, reference to the relevant key evidence and;
 - A Statement of policy.
- 3.8 The application of criteria outlined in policies, will draw upon local detail set out in the Character Study and the Green Plan, in particular in relation to: important open land, key views and detailed design. The Character Study and how it can be used to help to achieve sustainable development is considered in the next section.

Section 4: Overview: achieving sustainable development in 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:
- Roads with wide pavements and grass verges which generate a sense of space and the appearance that the roads are wider than average.
 - Properties built in a variety of traditional styles and materials.
 - 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.
 - Most properties have off-road parking for two or more cars.
 - Open Spaces and mature trees.
 - Open views and outlooks and easy access to the public footpath network.
 - A strong sense of community and a low fear of crime.
- 4.4 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.
- 4.5 With average income in Lincolnshire approximately £24,000 (payscale.com Jan 2020) and an average house price in the local area (DN36 Post Code) of £221,166 (Zoopla Jan 2020), it is clear that there will be people who are unable to buy a property on the open market.
- 4.6 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.

- 4.7 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.
- 4.8 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.
- 4.9 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.



The Village Hall – a key facility



Louth Rd - A typical, wide and leafy, 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:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development;
 - 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.



Louth Rd - Existing character, infrastructure and landscaping

Section 6

HLC Policy 1 Design and its impact on surroundings.

Policy 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 physical layout, the types of new buildings proposed and levels of access, open space and car parking.
- 6.2 Residential and commercial developments should:
- reflect the qualities of the best of the surrounding landscapes and townscapes, as identified by the Holton-le-Clay Village Character Assessment;
 - provide spatial characteristics and building forms that are sympathetic to the surroundings, including housing density, and property boundaries;
 - respond to existing land uses, providing an appropriate mix of dwellings/uses;
 - integrate with existing patterns of movement;
 - support the infrastructure associated with modern lifestyles and low environmental impact, e.g. broadband and electric vehicle charging points.

Justification

- 6.3 The larger developments which have been allocated/committed in Holton le Clay, together with any new sites that emerge in the future, having satisfied other policies in this Neighbourhood Plan, 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 the setting of Listed Buildings. To ensure this, development should be designed so as not to appear monolithic and if necessary phased. This will allow needed infrastructure requirements to keep pace with development and support more sustained growth of the village. The Policy is intended to apply to; residential allocations in the ELDC Adopted Settlement Plan e.g. Site HLC303 (15.4 ha/285 dwellings) on Louth Road (outline rather than detailed consent), site HLC 302 and in future, to sites of 10 or more dwellings (or over 0.5 ha), in accordance with the definition of major development in the NPPF.
- 6.4 Village surveys have shown that the 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.

Development will be supported that provides the following measures (where they are applicable to the proposal in question):

- 6.8 The design and layout reflects the existing village character as set out in the Holton le Clay Village Character Assessment. This should include 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. Road layout should facilitate traffic calming and cul-de-sacs, as recommended in 'Secured by Design'.
- 6.9 The design 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'. Buildings should face towards streets, paths and open spaces, to encourage natural surveillance.
- 6.10 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.
- 6.11 Sufficient parking and manoeuvring space must be provided, 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.
- 6.12 Larger scale new residential developments (10 or more dwellings or over 0.5ha) must be designed to include usable private green space (e.g. front and rear gardens) and shared accessible greenspaces. These may include the planting of trees and hedges to reduce the impact of parked vehicles and waste storage or recycling containers and preserve the semi-rural character of the area in accordance with the Holton-le-Clay Green Plan.
- 6.13 All new development must be designed so that it preserves and does not obstruct important and public views and wherever possible enhance landscape and bio-diversity. The Key Views are assessed listed and mapped in Appendix 3 (attached).
- 6.14 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.
- 6.15 Active Travel and sustainable transport features should be provided, including:
- pedestrian and cycle connections to the village centre and other local destinations.
 - safe and direct access to public transport and deliver this within the development.

- avoiding or mitigating any adverse impact on road users or pedestrians.
- allowing for the safe access, manoeuvring and exiting of service vehicles (e.g. Refuse Collection) whilst maintaining safe vehicle and pedestrian segregation.

6.16 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.

6.17 It should be noted that the application of the above Policy must not supersede or replace the considerations that apply to Listed Buildings contained in national policy/legislation and policies in the East Lindsey Local Plan.

6.18 Major development should consider providing a recycling area for use by the wider community.



Edinburgh Drive



Langton Rd

Established housing areas showing the value of gardens, incidental open space and trees

7 HLC Policy 2 - Building Style and Design of Properties

Policy 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. The building styles and vernacular, as identified by the Holton-le-Clay Village Character Assessment, should be reflected.

Justification

- 7.2 In the Village Survey residents were of the opinion that where new development occurs, 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 privacy for 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.



Tetney Lane & South View - Further examples of the importance of trees and landscaping

Policy HLC 2 – Residential Building Style and Design

Residential development schemes will be supported where the design approach addresses/considers elements identified in the Character Study and Green Plan and fulfils following criteria.

- 7.6 Provides a mix of plot sizes and bedrooms, to reflect the variety of needs at the time of application with, starter and family homes and retirement units.
- 7.7 Incorporates properties with a range of styles, types, height and density including single storey housing for older people or those with limited mobility.
- 7.8 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.
- 7.9 The design of new developments must provide for discrete on-property refuse storage and recycling areas.
- 7.10 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.



Church Lane - The transition between the older and new parts of the village

8 Policy HLC 3 Affordable Housing

Policy 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. Strategic Policy 7 (SP7) which requires sites of 15 or more houses to see a 30% developer contribution towards the provision of affordable housing.

Justification

- 8.2 Affordable housing has the meaning given to it in Annexe 2 of the NPPF (2019), "housing for sale or rent for those whose needs are not met by the market, including housing that provides a subsidised route to home ownership and/or is for essential local workers..." 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 residential development proposal will meet the local need for affordable housing, including reference to the East Lindsey Housing Register and local surveys where appropriate.
- 8.4 In accordance with Policy SP7 of the Local Plan, the first choice is that 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. Where affordable housing cannot be provided on site, the alternatives listed in the policy SP7 must be applied.
- 8.5 Affordable housing should be allocated according to the principles set out in the Local Plan, focussing in the first instance on local people.

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

Policy Vision

- 9.1 With a population under 10,000, using the Government's rural/urban classification 2011, 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). 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) describes the form of the settlement and the village surveys demonstrated that village residents want to retain this characteristic, by:
- To the North, to safeguard against coalescence with North-East Lincolnshire.
 - Recognising a clearly defined village edge.
 - Using the Green Plan as a positive tool for safeguarding Village Character whilst facilitating levels of sustainable growth.
- 9.2 Open countryside, comprising farmland, rural land uses and open spaces is an essential part of the overall semi-rural character of Holton-le-Clay. This contributes significantly to a positive living environment and help to bed new developments into the location and the wider village. In addition, open spaces can be part of green infrastructure, benefitting the wider community. Green Infrastructure covers a variety of types of spaces including woods, parks and gardens, green lanes, public rights of way, church yards, sports facilities and water-courses. 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 ELDC Local Plan.
- 9.3 A key part of the Neighbourhood 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 ELDC Local Plan.
- 9.4 The Green Plan will enhance biodiversity, heritage and landscape whilst promoting sustainable non-vehicular access to and around the village. 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 are 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 is intended to ensure that Holton-le-Clay will continue to be a semi-rural village which benefits from its connection to the local countryside. The identification of the extent of the existing/committed built up area is important. Fig 2 shows the built-up area, beyond which open countryside policies apply. 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. These features underline the feeling of safety described by residents in

Village Surveys. The definition of the built-up area and carefully managing the extent of new development beyond it, is essential to avoid coalescence with nearby settlements. The identified built-up area is based on the principles that:

- Countryside extending into the village is an important part of its character
- Large farm buildings on the edge relate to the countryside, not the village.
- It represents the developed footprint or continuous built form of the village, excluding dispersed dwellings and other structures along linear routes.

(Note. It is not intended that Fig. 2 constitutes a settlement boundary, which could give rise to a policy conflict with the Local Plan and is not established practice in East Lindsey. However, it is felt that the map is a useful informal reference point for the implementation of the Neighbourhood Plan). Furthermore, the approach is felt to be consistent with Strategic Policy 3 (housing growth and the location of inland development) in the 2018 Local Plan and in particular, Para. 4 which defines the “developed footprint” in Towns and large villages, including Holton Le Clay

- 9.6 Within the open countryside area, Fig. 3 shows especially important areas of open land, linked to public footpaths, open spaces and key views (See Appendix 3). These need to remain open to protect Holton-le-Clay from coalescence with neighbouring settlements in North East Lincolnshire. The identification of the built-up area has been informed by reference to the amount and extent of recently built/committed new housing in Holton le Clay and the nearby settlements of Waltham and New Waltham. This totals over 2000 dwellings and details are given in Appendix 4.
- 9.7 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. The Green Plan can define the landscape of the village for future generations and 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 in the Green Plan.



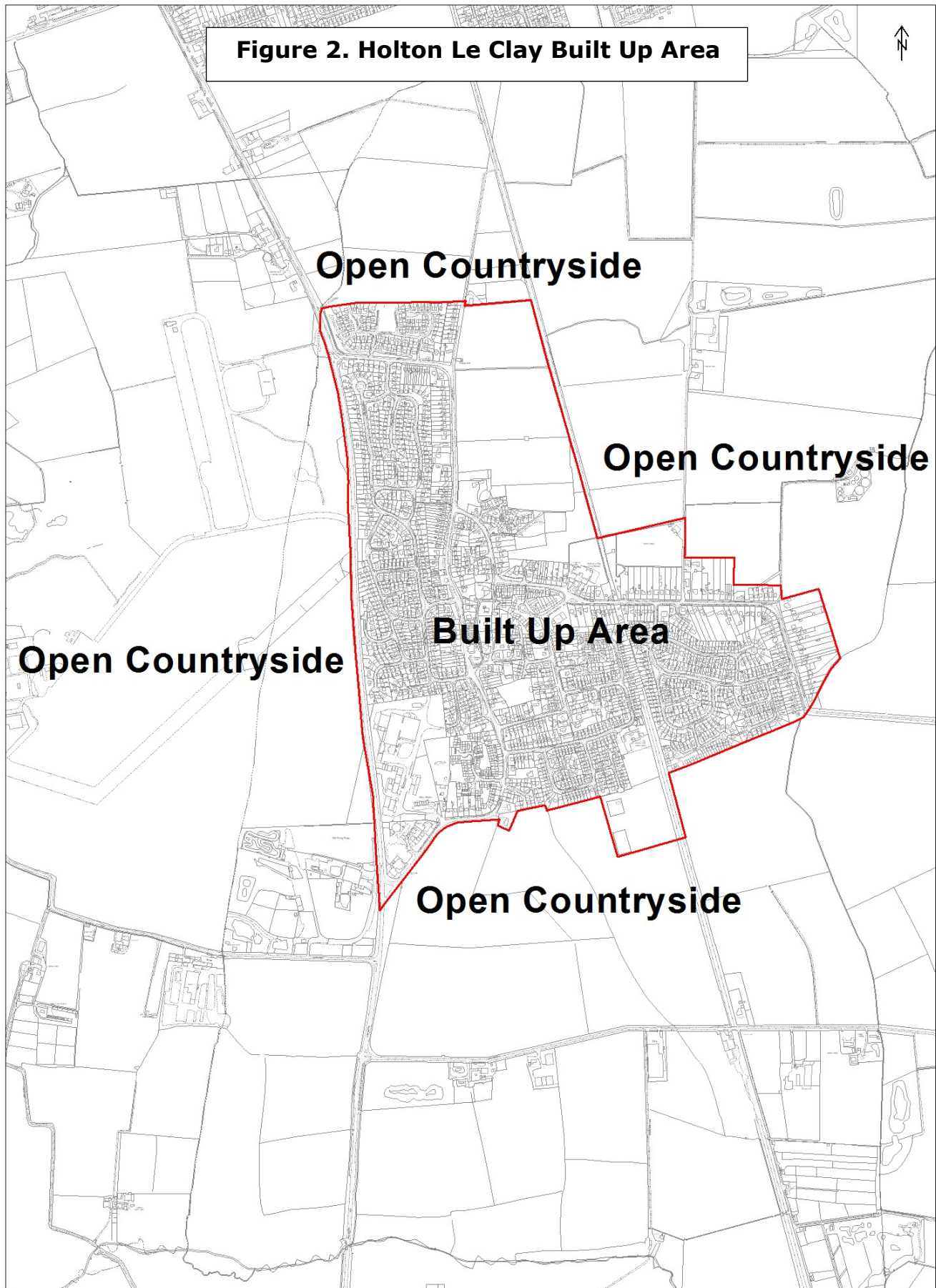
Church Walk - An important existing green corridor/footpath

Justification

- 9.8 Consultation showed 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. The northern boundary of the parish adjoins the parishes of New Waltham, Waltham and Humberston in NE Lincolnshire and at present there is green countryside separating the village from these. The Green Plan seeks to maintain the undeveloped rural gap between settlements and avoid coalescence. Villagers regard it as important that green areas between the settlements is protected and existing mature green landscape features are enhanced and maintained.
- 9.9 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:
- 300 m of an accessible natural green space of at least 2 ha, plus:
 - At least one accessible 20 ha site within 2 km
 - At least one accessible 100 ha site within 5 km
 - At least one accessible 500 ha site within 10 km
- 18.5
- 9.10 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'.
- 9.11 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 this requirement, but the consultation showed that all opportunities to extend and improve access to wildlife 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.
- 9.12 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 insufficient for the village.



The existing cricket ground off Tetney Lane



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

9.13 The generally open and undeveloped nature of the open countryside, identified on Fig. 2, will be protected from inappropriate development to preserve the visual qualities of the landscape, prevent coalescence and retain the separate identity of Holton Le Clay.

Open Countryside and Key Views

9.14 Development will be supported if the following requirements can be met:

- (i) it would not undermine the physical and/or visual separation of Holton le Clay for other nearby settlements, in particular the Green Buffer Zone identified on Fig. 3: and
- (ii) the key views identified and described in Appendix 3 will be protected.

Important Open Spaces/Existing Green Infrastructure

9.15 Development should not compromise the integrity of identified important open spaces or Greenspaces, either individually or in combination with other existing or proposed development. Reflecting the Local Plan (Core Strategy and Site Allocations DPD) the Greenspaces covered by this policy, as shown on Fig. 3 are:

1 (Planted Woodland), 2 (8 Acre Field), 3 (Junior Playing Field), 4 (Gardens/Cemetery), 5* (Cricket Club), 6 (Clay Lane Paddocks), 7 (100 Squadron Memorial & setting), 8 (Golf Club & Driving Range) and 9 (Former Railway Line).

The current purpose of the identified green spaces should be maintained and, where possible, enhanced.

*(*It is acknowledged that the Cricket Club may relocate to the north part of the approved housing site East of Louth Road (N/085/00833/15 Outline), as part of open space and recreation provision. However, in accordance with Para. 4 of the 2018 Local Plan Policy SP3, which excludes "outdoor sports/recreation facilities and other formal open spaces on the edge of the settlements" from the definition of the "developed footprint" the existing site should remain open).*

New Green Infrastructure Provision

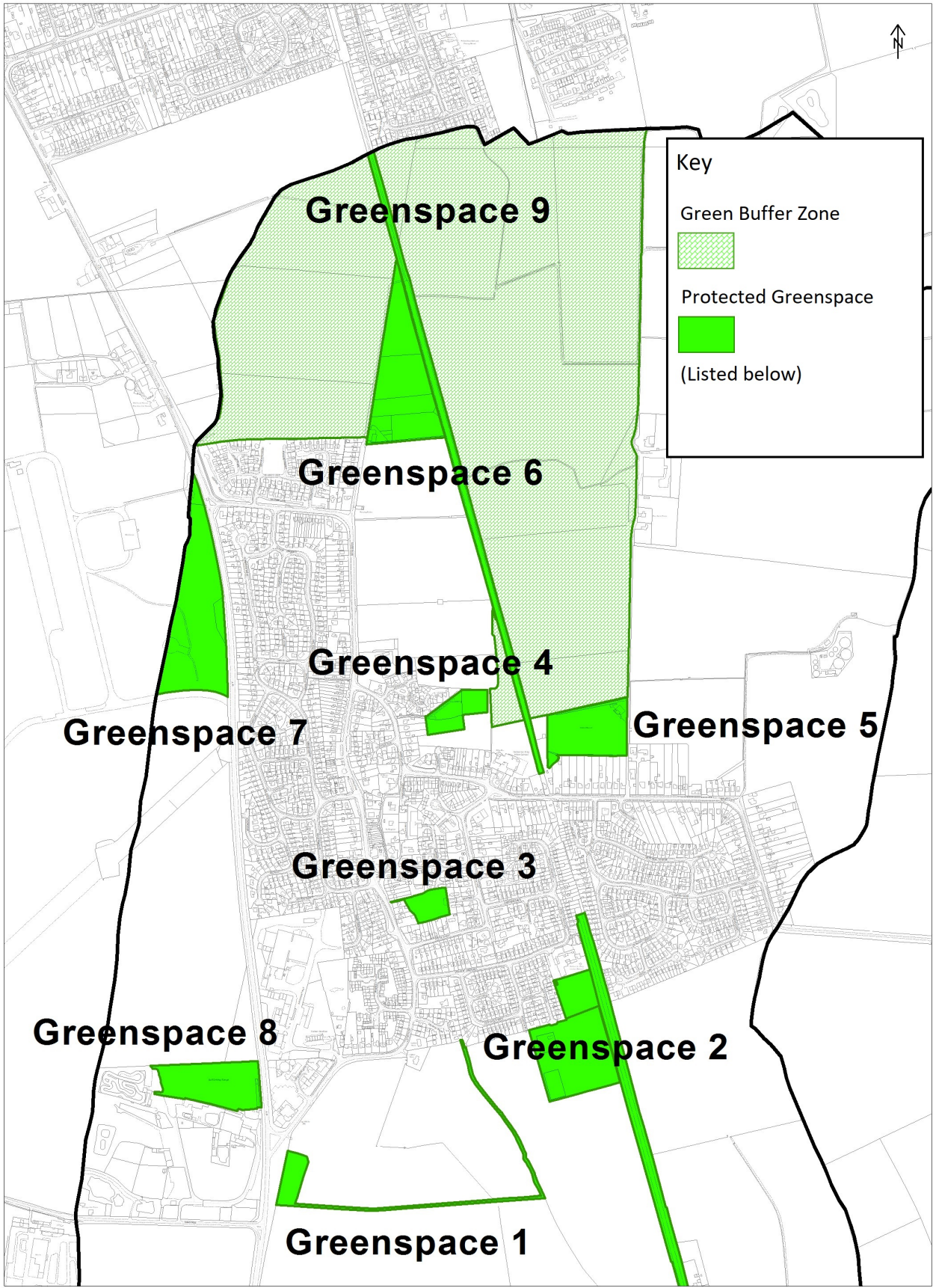
9.16 Development proposal will be supported where the above criteria are met and:

- It will add to the provision of the Green Infrastructure in accordance with Green Plan (Appendix 2), including the enhancement of biodiversity, sustainability and landscape. New planning proposals should demonstrate how they will meet these expectations.
- It identifies locations and specifications for new accessible (communal) open space and sports recreational provision to meet the needs generated by that development.
- It demonstrates 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.
- It retains and where possible, extends and enhances existing public rights of way. Designs should encourage the enhancement of connectivity and attractiveness for walking and non-vehicular transport in and around the village, in line with Fig. 4 Potential Cycle Ways, New Footpaths and Safe Road Crossings and Table 2 Aspirational Key Green Features. The needs of people with limited mobility should be accommodated in designs to enhance the existing and new green infrastructure.

Associated Local Plan (2018) Policies.

9.17 This Neighbourhood Plan Policy will be applied alongside Policies SP25 (Green Infrastructure) and SP 26 (Open Space Sport and Recreation) in the adopted Local plan (Core Strategy) and for development to be deemed acceptable, the relevant criteria in both policies will need to be satisfied.

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





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Scale 1:8000




Greenspace 1 - Planted Woodland
Greenspace 2 - 8 Acre Field
Greenspace 3 - Junior Playing Field
Greenspace 4 - Parish Gardens and Cemetery
Greenspace 5 - Cricket Club
Greenspace 6 - Clay Lane Paddocks
Greenspace 7 - Squadron 100 Memorial and setting
Greenspace 8 - Golf Club & Driving Range
Greenspace 9 - Former Railway Line





Table 1: Holton-le-Clay - Existing Key Green Features (From the Green Plan)

(Site 1 to 9 refer to fig 3, others are features covered by other policies and the Green Plan)

Feature – Description	Location	Why a Key Feature
 <p>1 Planted Woodland Public Footpath to Planted Woodland from the southern entry to the village.</p>	Extends from the southern entry to the village, running east for 0.5km parallel with Station Road, before turning north for approx. 0.5 km to the southern settlement boundary. Public footpath passes through the woodland	Woodlands are important in creating links between scattered areas of habitat. Connectivity is important to allow the movement of plant and animals. Woodland gives people opportunity to interact with wildlife in a natural setting.
 <p>2 Eight Acre Playing Field Large open playing field surrounded by hedgerows and farmland. Football pitches, a BMX track 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 in the Green Plan.</p>	Adjoining the village junior School Playing Field.	<p>Recreational facilities, health and well-being of villagers.</p> <p>Linked to public and permissive footpaths</p> <p>The site has significant potential to be upgraded in terms of bio-diversity and landscape features as well as sports provision</p>

 <p>3 Junior Playing Field 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.</p>	<p>Situated close to village centre.</p>	<p>Activities play-park equipped for children up to fourteen years of age.</p> <p>This site is ideally located to serve the community but is not easily linked to proposed Green Plan routes other than via normal village footpaths.</p>
 <p>4 Parish Gardens and Cemetery 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>5 Cricket Club The Cricket Club is a privately run enterprise providing 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 it 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>6 Clay Lane Paddocks 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>7 War Memorial 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 airfield to the west. 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>The adjoining open land on the former airfield (up to the Parish boundary) is important to the setting of the memorial.</p>
 <p>8 Holton-le-Clay Golf Club & Driving Range</p>	<p>Holton-le-Clay Golf & Driving Range Situated on the Airfield</p>	<p>Sports and Recreational facility</p>

 <p>9 Railway Line The disused railway lines runs N to S through the village. In addition to providing a green corridor has the potential to provide the spine for the development of footpath network. The Parish Council own a section on the East side of the 8 Acre Field and has access rights on the section running S from the 8-acre field to Station Road. The N section from Tetney Lane to the New Waltham is a permissive footpath.</p>	<p>Old Railway Line North/ South through the village. From Waithe on the southern village boundary to New Waltham on the Northern Boundary.</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>Holton-le-Clay Junior School Playing Field</p>	<p>Holton-le-Clay Junior School Playing Field Picksley Crescent</p>	<p>Education/Health/ Sports facility. Open green village space</p>
 <p>Holton-le-Clay Infants School Playing Field</p>	<p>Holton-le-Clay Infants School Church Lane</p>	<p>Education/Health/ Sports facility. Open green village space</p>
 <p>Wildlife Ponds</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>

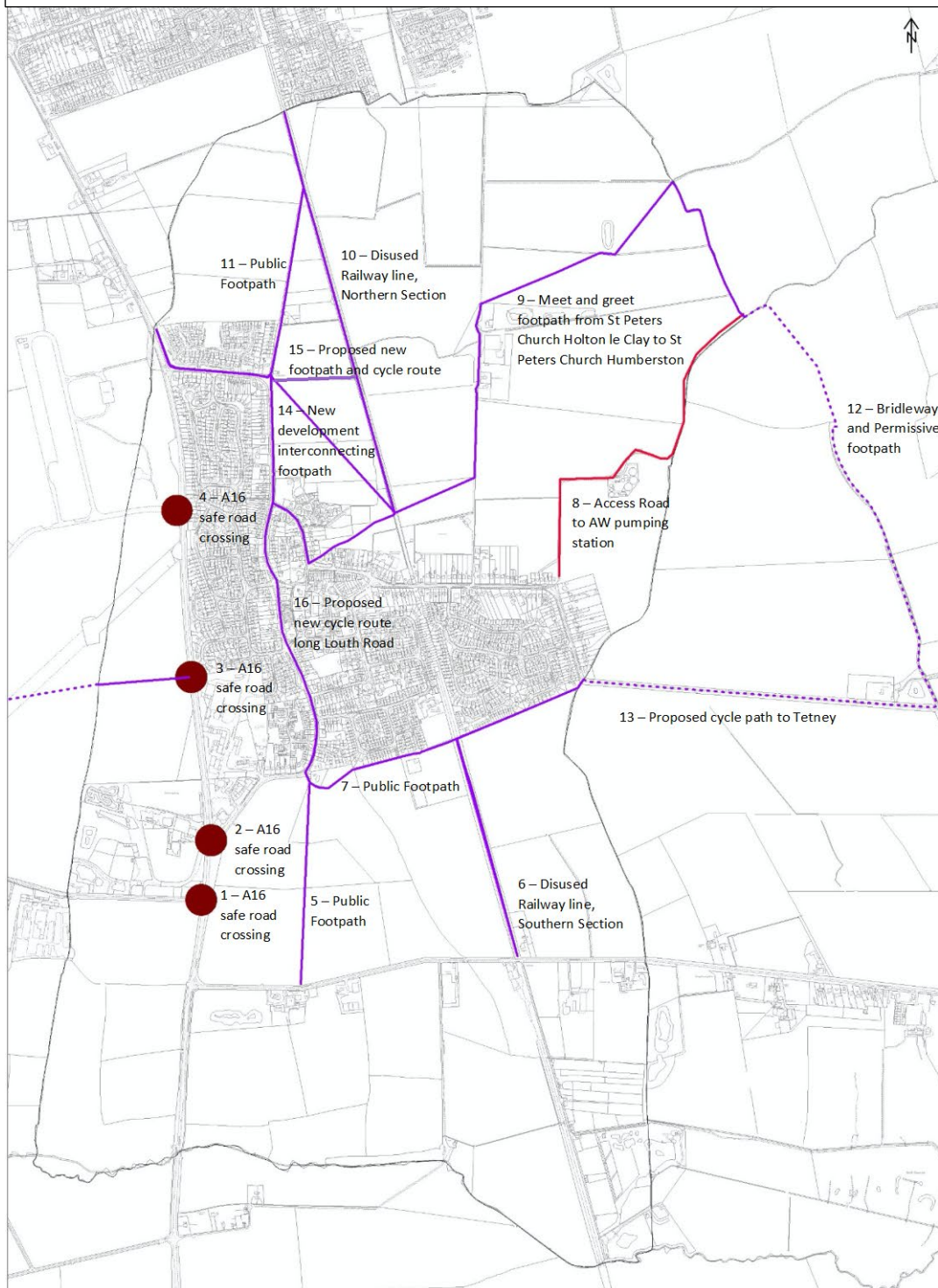
 <p>Public footpath from Church to Railway</p>	<p>Across the road from St Peter's Church to Railway.</p>	<p>Public footpath across wildflower meadow.</p>
 <p>Large Hedgerow</p>	<p>From Old Railway line to Louth Road</p>	<p>Large, thick wildlife hedgerow.</p>
 <p>Mature Trees and Wide Ditch</p>	<p>From Clay Lane corner to Railway.</p>	<p>Wide ditch and mature trees which contains wildlife, fauna and flora.</p>
 <p>Mature Hedgerow</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 Green Features (including associated road safety measures)

Feature – Description	Location	Why a Key Feature
1 Safe Crossing of A16 (To enable better/safer connection between the village and countryside, link existing routes and improve green connectivity)	South entry/exit to village from A16 to Cheapside	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 Crossing of A16 (As 1 above)	South entry/exit to village at "Y" junction. To connect to Cheapside and wider cycle routes/footpaths.	Safe cycle/pedestrian entry/exit to the village. A16 is a 60mph road creating safety issues for cycle and pedestrians crossing or turning across the traffic flow.
3 Safe Crossing of A16 (As 1 above)	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 60mph. To allow safe access to the open space on the former airfield.
4 Safe Crossing of A16 (As 1 above)	Existing public footpath from village which crosses A16 and connects to public footpath to Waltham	Crossing of A16 where public village footpath crosses a straight 60mph section. Allow safe access to the existing footpath cycle way across the former airfield.
5 Potential New Green Infrastructures/Features	Existing public footpath from 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 to Station Road.
7 Public Footpath	Public footpath E/W along boundary from Tetney Lane to join 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 Footpath on access to AWA Pumping Station	Access from Tetney Lane to AWA Pumping Station	Create a formal 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 north from Tetney Lane (Holton) to Station Road New Waltham	Create public footpath and cycleway along old railway line. Form an interconnection with existing public footways cycle ways
11 Footpath on old Airfield	Disused Airfield Holton le Clay	Upgrade footpath to create a connecting footpath and cycleway to Waltham.
12 Proposed extension of exist Bridleway	Inghams Lane, Tetney	Create a cycleway on Permissive Path from Tetney Lane Farmhouse to meet ancient footpath between St Peter's Church and Humberston Church.
13 Proposed Cycle Lane	Holton Road Holton-le-Clay to Tetney	Create Cycle Lane on Holton Road to create an cycle link 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	Louth Road running north – south through village.	Create Cycle Lane alongside main road from Clay Lane to Station Road

Fig 4: Holton-le-Clay. Potential cycleways, new footpaths & safe road crossings



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Scale 1:11000

10 HLC Policy 5 - Sustainable Urban Drainage

Policy 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 the wider area to 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. It is important that the drainage solutions proposed as part of new development are sustainable and do not prejudice the important roles of the maintained watercourses and main rivers, (see Fig. 7).
- 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 - Surface Water Flooding

Source - <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=528541&northing=403080&address=100032032584&map=SurfaceWater>

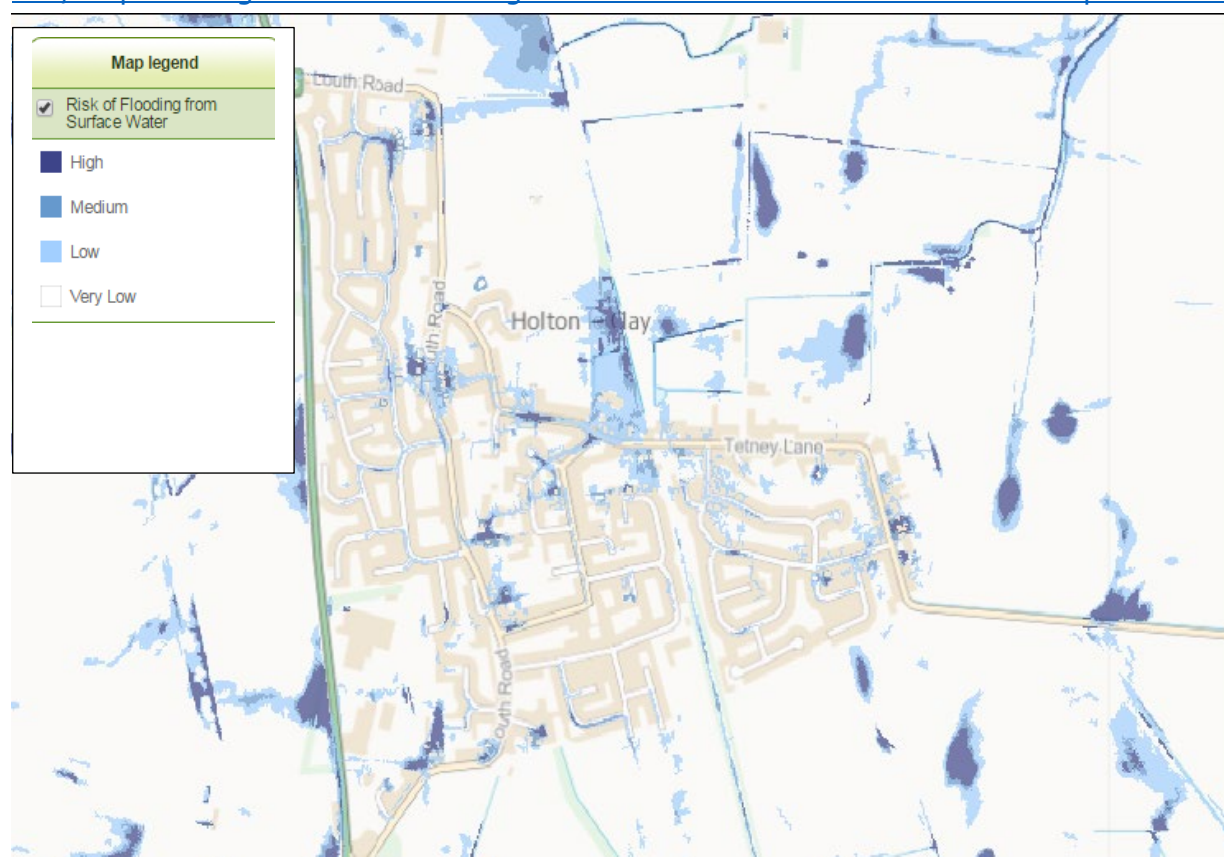


Fig 6: Holton-le-Clay Risk of Flooding from rivers and the sea

Source - <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=528541&northing=403080&address=100032032584&map=RiversOrSea>

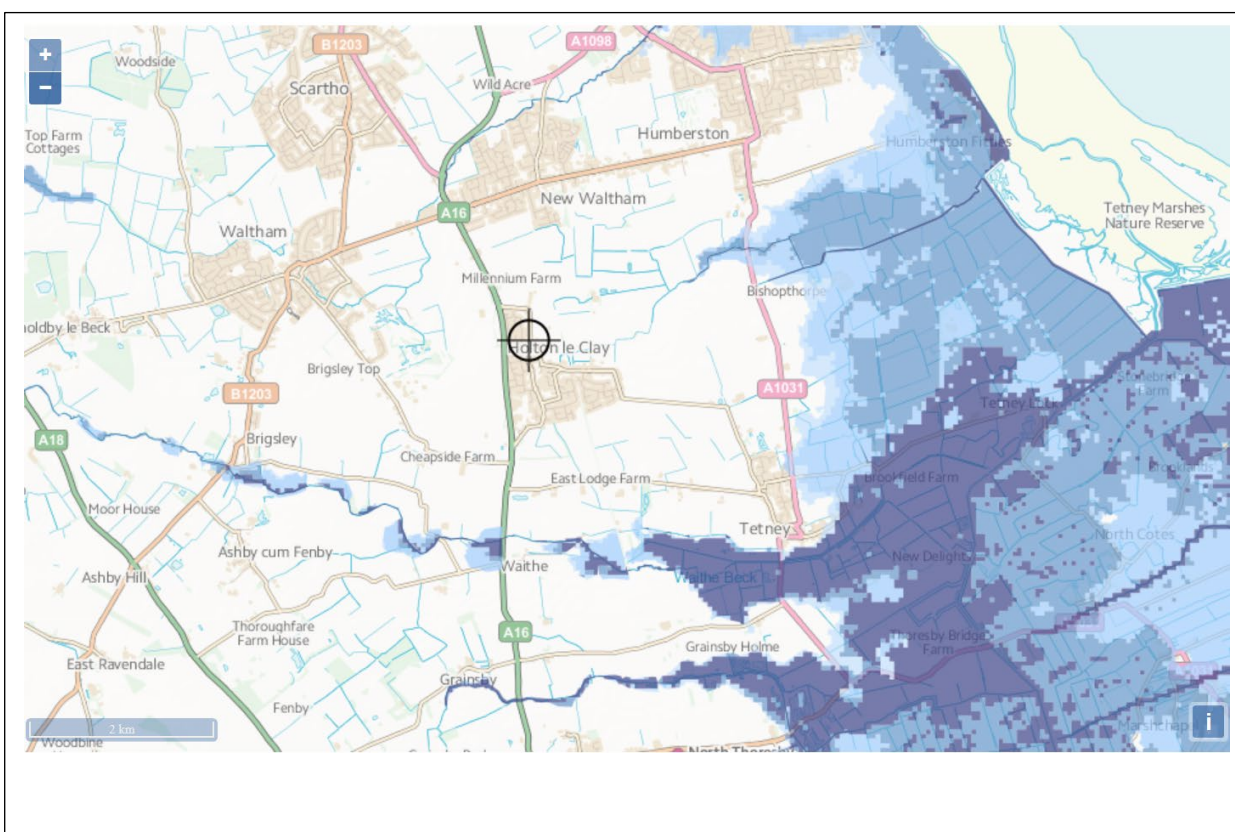
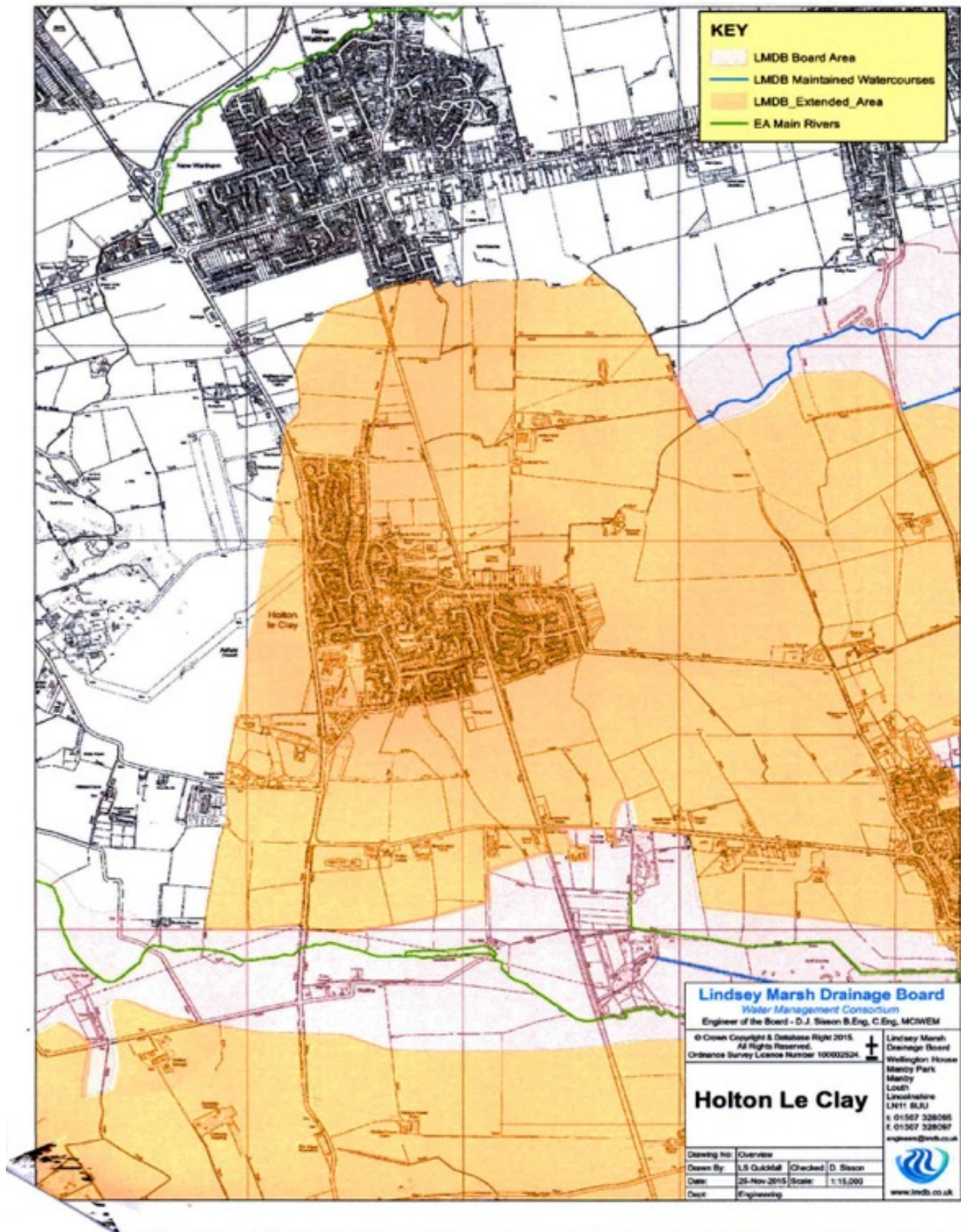


Fig 7: Holton-le-Clay Surface-Water Drainage Map

Source - <https://www.wmc-idbs.org.uk/LMDB/>



11 HLC Policy 6 - Local Employment and Services

Policy Vision

- 11.1 Although Holton-le-Clay is classified by the East Lindsey Local Plan as a "Large Village", the vast majority of economically active adults work away from the village. "Large 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. Policy SP 13 (Inland Employment), supports employment in large villages. In addition, NPPF (Para. 8) promotes a strong, responsive and competitive economy.
- 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. In addition, 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.
- 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 in retail and rural business sectors.

HLC Policy 6 – Local Employment and Services

- 11.7 Development will be supported for new retail and employment uses, providing it does not impact on any of the following:
- Residential amenity.
 - The semi-rural character of the village (see Character Study).
 - Open countryside the buffer zone and green spaces.
- 11.8 Existing village facilities, services and businesses will be safeguarded to ensure the sustainability of the village. For this reason, where planning permission is needed, and taking account of any proposed changes of use for existing retail shops, post office facilities, pubs, services, and food outlets, proposals will be considered with regard to maintaining the economic and social well-being 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 (2019) and the East Lindsey District Council Local Plan (2018) and as such will form part of the Development Plan.
- 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.

Appendices

Appendix 1 Village Character Assessment (Available as a separate document).
Appendix 2 Green Plan (Available as a separate document).

Appendix 3 Holton Le Clay Neighbourhood Plan – Referendum Version (Feb. 2020) –

Key Views

Introduction – This review cross references the proposed Key Views in the NP to the evidence base (The Character Study and the Green Plan) and to other documents which comprise part of the Policy Context (The East Lindsey Character Assessment and the 2018 Local Plan). In addition, noting the proximity of the settlements of Humberston, New Waltham and Waltham in North East Lincolnshire, all of which are expanding in the direction of Holton le Clay, it considers the 2015 Landscape Character Assessment Sensitivity and Capacity Study. Finally, it considers the Natural England National Character Area Profile 42 (Lincolnshire Coast and Marshes), in particular the Statements of Environmental Opportunity (SEO) for the “Middle Marsh” and “Outmarsh” sub areas.

Ref./Location/Direction	NP Character Study**	Green Plan (P13 protect & enhance)	NE NCA 42	ELDC Character Assessment	EL Local Plan 2018 CS & DPD)	NE Lincs. Character Assessment
KV1 Bomber (100 Squadron Memorial) and footpath (West & North West)	View to North and approach (P5 and 6)	Memorial is identified. In Greenspace 7	Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views*
KV2 Clay Lane Footpath (West, North and East)	View to North and approach (P5 and 6)	Open views path/railway Greenspace 7/9	Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views*
KV3 Footpath NE off Church Lane (North and East) and into village	Views of St. Peter’s Church	Identified with Old Bull Field. In Greenspace 4	Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views*
KV4 Footpath below South Lane (East and South)	View of East approach (P5) & of 8 acre field.		Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views
KV5 The 8 Acre Field (East, South and West)	(P12) Open views on 3 of 4 sides.	Identified with farmland. In Greenspace 1/2	Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views
KV6 Footpath south from Louth Road (South East and South West)	General; see**		Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views
KV7 Footpath East from A16/airfield (South West and North West)	General; see**		Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views*
KV8 Footpath off Station Road (Holton Lodge) North to village.	General; see**		Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views*
KV9 Footpath off Station Road (adjoins former railway) North to village.	View of South approach (P5)	Railway line identified as a green corridor	Support SEO2	Take account of the “uncluttered views”	SP23 Sensitive landscape & SP25 GI.	Supports need to conserve open views

* NE Lincs. Landscape Character Assessment Sensitivity & Capacity Study Jan. 2015 (mentions Waltham Windmill & Humberston Church). ** The rural aspects at each entrance to the village are highly valued by residents. Earlier Local Plan stated that “Development in Holton-le-Clay is considered to have reached the limits of natural growth and further development would expand unnecessarily into the open countryside.” and P16 on village surveys “The open spaces and outlooks which typify Holton-le-Clay and the easy access to a network of Public Footpaths are also valued”.

Key Views (referred to in the table).



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Scale 1:11000

Appendix 4 - Housing completions and commitments in and around Holton Le Clay.

Holton le Clay parish

Ref.	Site	Proposal	Decision	Notes
1.	Northfield Farm, Church Lane	Outline permission ref N/085/00210/06. Res. Matters application ref N/085/03227/07 for the erection of a total of 31 dwellings (14 detached, 12 semis & 1 block of 5). Construction of pumping station, public open space, car parking, erection of walls/fences, construction of a roadway and construction of a vehicular	Reserved matters approved 01.07.2009.	Subsequently a planning application submitted in (N/085/00587/13) to amend the layout and add a further two dwellings). Permission granted 29.05.2015. Development complete.
2.	Land east of Louth Road	Hybrid application ref N/085/00833/15 outline erection of up to 300 dwellings with means of access to be considered and full permission for change of use from agricultural to recreation ground (sports pavilion, car park, play area, allotment gardens and cemetery extension).	Granted 22.11.17 subject to approval of details of appearance, landscaping, layout and scale within 3 years of date of decision. Discharge of Condition 3 (phasing) 10.06.2019	Design and Access Statement proposes 9.77 ha of residential development. Parts of site adjacent to settlement boundary would be 20-25 dwellings/ha and those in the centre of the site (majority) would be 30-35 dwellings/ha. On this basis calculated delivery of 300 dwellings.
3.	Land north of Louth Road	App. Ref. N/085/00588/16 70 semis., 13no. houses with garages, 20no. houses with integral garages (total of 103 houses) and internal access roads	Permission granted 24.02.2017	Development complete. Known as The Maples. Developed by Snape and LHP.
4	Land north of Louth Rd adjacent to Peacefields business park.	N/085/0514/17 – 9 dwellings.	Land allocated in Local Plan HLC206	Demolition of 1 house & the former scrap yard.

Tetney Parish

Ref.	Site	Proposal	Decision	Notes
5.	Holton Rd	N/178/1095/17 – Erection of 5 dwellings .	Permission granted.	
6.	Holton Rd	N/178/2481/16 – Erection of 6 dwellings .	Permission granted.	
7.	Holton Rd	N/178/0763/17 – Erection of 8 dwellings .	Permission granted.	
8.	Holton Rd	N/178/0838/19 – Erection of 2 dwellings	Permission granted.	
9.	Station Rd – opposite Tetney Golf Club	N/178/0049/18 – Erection of 35 dwellings	Permission granted.	
10.	Tetney Golf Club	N/178/0516/17 – Erection of 41 dwellings	Permission granted.	
11.	Tetney Golf Club	N/178/1776/18 – Erection of 7 Bungalows & 2 Houses .	Permission granted.	
12.	Tetney Golf Club	N/178/1339/17 – Erection of 13 dwellings .	Permission granted.	

NE Lincs Local Plan - Housing allocations for Waltham and New Waltham

Ref.	Local Plan Reference	Site location	Area (ha)	Estimated yield 2032	Capacity	Notes
13.	HOU105 New Waltham	Land west of Louth Road and south of Toll Bar School	23.07	400	400	(DM/0118/15/OUT). Appeal 2017 (400 dwellings) DM/1144/19/OUT received 17.12.19. Variation DM/0118/15/OUT. Remains in outline and for up to 400 dwellings. Masterplan includes green infrastructure
14.	HOU146 New Waltham	S of 32-66 Humberston Avenue ('Millennium Park')	21.74	385	385	DC/268/13/HUM Under construction. Millennium Farm. 339 dwellings open space/green infrastructure in NE corner and S edge.
15.	Not Applicable	South side of Humberston Avenue	18.43			DC/107/12/HUM. Outline permission for 400 dwellings on appeal in 2013. Under construction.
Not shown on map	HOU112 Waltham	Land to the north west of the golf course and east of Cheapside	5.14	95	95	Planning application ref DM/1130/14/FUL for 53 dwellings submitted in 2014 and planning permission granted. Further application ref DM/0335/19/FUL submitted in late 2019. Not yet determined.
Not shown on map	HOU288 Waltham	Land off Station Road and Grimsby Road	2.21	51	51	Southern part of site - application ref DM/0502/13/FUL. 51 dwellings allowed on appeal . North part of site – application ref DM/0579/16/OUT (14 dwellings).
Not shown on map	1.HOU104 New Waltham	Land at Louth Road	16.08	300	300	1.DM/0313/16/FUL. 204 dwellings Known as Becklands, Under construction.
	2.HOU95A/B New Waltham	W Greenlands & N Simpsons Fold Court	10.57	216	216	



Map - Housing Development/Commitments around Holton Le Clay showing the relationship between sites and open countryside around Tetney, Waltham, New Waltham and Humberston

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