



Neighbourhood Plan

2022 - 2042

July 2022



Reepham Neighbourhood Plan 2022-2042

Foreword

In 2012 the Localism Act was passed to give communities greater influence in the decisions affecting them particularly planning, and to support the production of a Neighbourhood Development Plan (NDP) as a way of giving all residents a chance to have an influence in the way the village develops over the plan period. Reepham Neighbourhood Development Plan is an important planning document which will shape the future of our community. It is relevant to all parishioners and those who value our unique heritage and sense of community.

Over the past 4 years a great amount of work has been carried out to fully understand how Reepham has developed through the past to become where we all enjoy living today. Much work has also been carried out to understand the Parish as it is today and how the parishioners would like to see it develop in the future. All of this work has culminated into the Neighbourhood Development Plan and has been updated through public consultations of various forms.

Locality funding has been used for the production of this plan and, through the voluntary work of the Neighbourhood Plan Steering Group members, at no cost to the local community.

I would like to thank all of those people who have assisted with the production of this plan. In particular all the voluntary members of the Neighbourhood Plan Steering Group and all of the local community who have contributed their own thoughts and feelings whether it be through questionnaire, public meeting or drop in session. This process has given a voice to the members of the community and I thank you for your responses.

I recommend this document to you.

Best wishes

A handwritten signature in black ink, appearing to read "Nigel Hewerdine".

Nigel Hewerdine

Chair Reepham Neighbourhood Plan Steering Group, November 2021

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Appendices

Appendix A - Reepham Core Shape & Form Review

Appendix B - Reepham Character Assessment

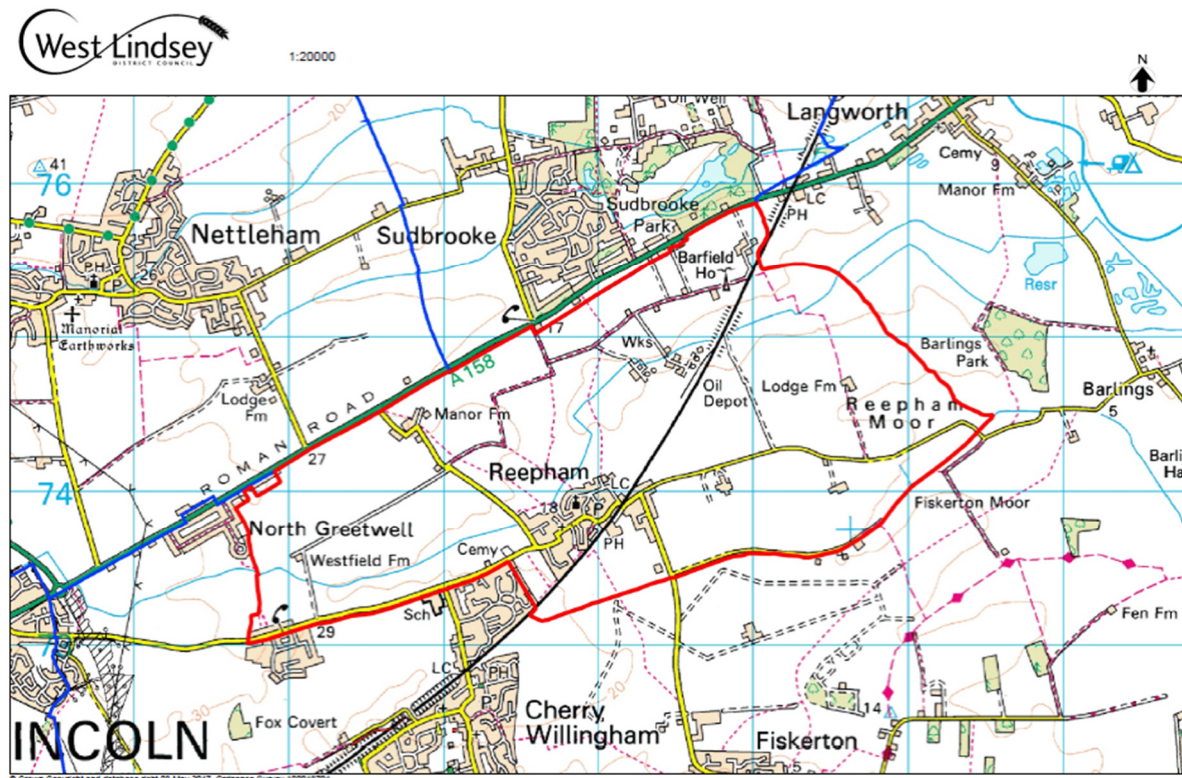
Appendix C - Reepham Design Codes

Appendix D - Methodology for Site Selection

1 Introduction

- 1.1 This Plan will be submitted by Reepham Parish Council and has been prepared by Reepham Neighbourhood Plan Steering Group on behalf of the community. The NDP takes into account the views and wishes of the local community as a whole and defines a vision of how the Parish of Reepham will progress and develop from 2022 to 2042.
- 1.2 The Reepham Neighbourhood Plan (RNP) seeks to preserve the character and heritage of Reepham whilst giving opportunity for development and possibilities to improve all aspects of community living from local services to public open spaces. Consideration of priorities for use of Community Infrastructure Levy (CIL) funding will also be included as part of the conclusion.
- 1.3 This plan will form part of a set of statutory documents which will need to be complied with for all future planning applications made in the Parish in the future.
- 1.4 This Plan relates to the Parish of Reepham and the area was designated by West Lindsey District Council (WLDC) on 13/07/2017. Figure 1 shows the extent of the designated neighbourhood area.
- 1.5 This Plan covers a 20-year period from 2022 – 2042. With the included policies it seeks to provide sustainable and balanced development opportunities and address current issues in Reepham as well as looking forward to improving the future of the village. The NDP will be used as a guide for future land use planning in Reepham until 2042.
- 1.6 Although the Plan period is 20 years, it is to be expected that circumstances may change and as a result the Parish Council proposes to complete a formal review of Reepham Neighbourhood Plan once every five years. If feasible, the review will coincide with the review of Central Lincolnshire Local Plan and the publication of the Central Lincolnshire Five Year Land Supply Report. Further information about the review process is detailed in section 20.

Map 1: The Neighbourhood Plan Area



2 About Reepham

- 2.1 The parish of Reepham lies 4 miles east north east of the City of Lincoln and about 2 miles north of the River Witham, on the dip-slope of the limestone ridge on which Lincoln is situated. The village itself, identified in the Central Lincolnshire Local Plan as a medium sized village lies on a 'gentle eminence' (White's Directory, 1872) with the land falling away towards the River to the south. The larger villages of Cherry Willingham and Fiskerton lie to the east and south respectively, with Nettleham to the north. The Roman road from the City towards the East Coast forms the northern boundary of the parish, now the very busy A158 main road to Skegness. An extensive network of historic field-paths and bridleways connects the centre of the village to surrounding settlements.
- 2.2 The built-up area of the village is surrounded by open Grade 2 farmland, mainly in arable cultivation but with a small amount of pasture land. A tributary of the Barlings Eau, known locally as the

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Beck, runs through the parish from west to east, and forms the northern boundary of the built-up area. In recent years some fields have been amalgamated into larger units for efficiency and to accommodate the needs of larger machinery but there are still a number of boundary hedges with occasional trees, alongside roads and footpaths, which give character to the area and have remained in place since the time of the Enclosures Act of 1699/1701.

- 2.3 Reepham is in a historically favoured location. The village is on a slight rise so not susceptible to natural flooding but with the Beck close by for the vital water supply and with adjacent springs. Building materials, such as limestone and clay were also available in close proximity. Both these resources make a significant contribution to the appearance and character of the present village.

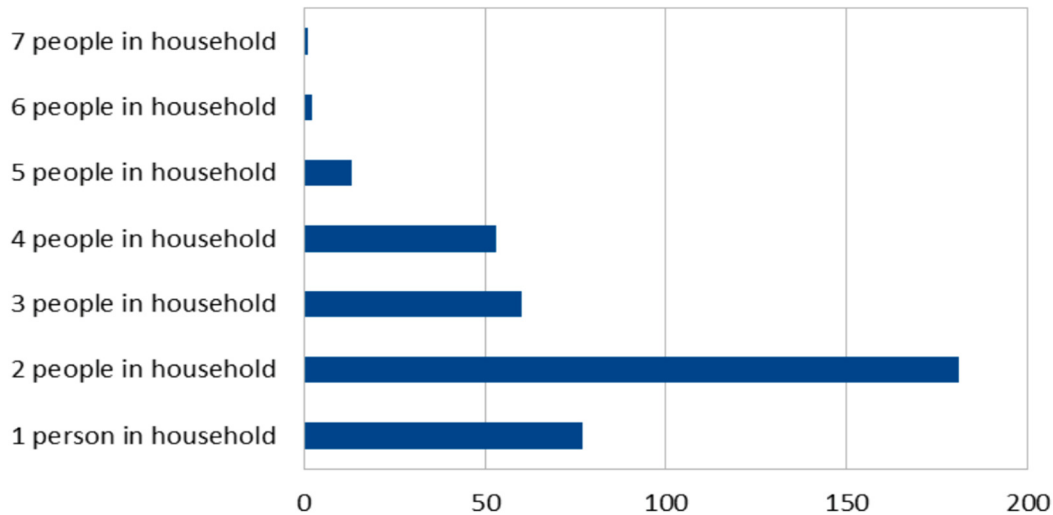
Community Demographics

- 2.4 In 2011 Reepham consisted of approximately 398 households comprising 915 persons (450 females, 465 males).
- 2.5 The population in Reepham is ageing and according to the 2011 Census 23.1% of the population were over the age of 65 and 15% of the population are retired.

Figure 1: Age Profile

Age	2011	
All usual residents	915	100.0%
Age 0 to 4	46	5.0%
Age 5 to 7	29	3.2%
Age 8 to 9	19	2.1%
Age 10 to 14	47	5.1%
Age 15	9	1.0%
Age 16 to 17	25	2.7%
Age 18 to 19	16	1.7%
Age 20 to 24	43	4.7%
Age 25 to 29	35	3.8%
Age 30 to 44	147	16.1%
Age 45 to 59	218	23.8%
Age 60 to 64	69	7.5%
Age 65 to 74	115	12.6%
Age 75 to 84	78	8.5%
Age 85 to 89	16	1.7%
Age 90 and over	3	0.3%

Figure 2: Household Composition

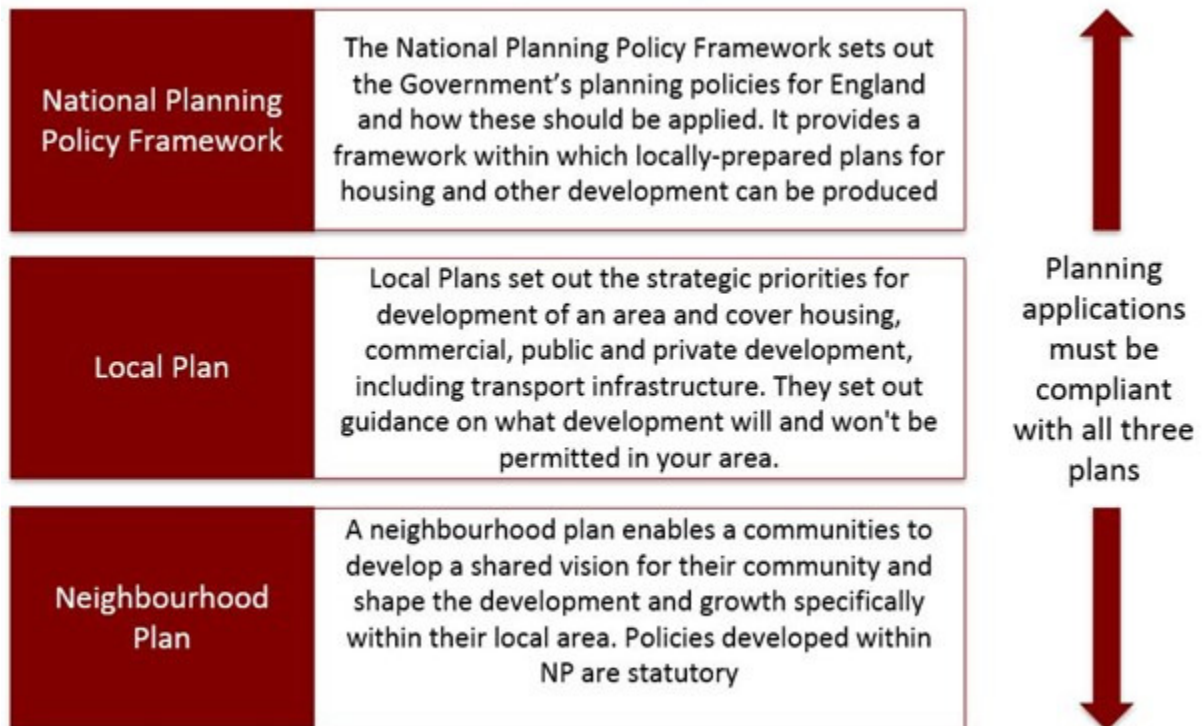


What the Community told us about the demographics

- 2.6 The Community told us that they are concerned about how an ageing population will change the Character of Reepham. Housing availability for younger local residents still living at home was reported as being low by members of the community during public meeting consultation and the Questionnaire, meaning it is currently harder for them to easily remain in the Parish. There are increasingly fewer housing opportunities for the elderly population to downsize within the Parish. The community has an aspiration therefore for change to the demographics from being a village with an elderly population to one that can support both younger families coming in and existing residents the opportunity to downsize.

3 Policy Compliance

3.1 The Neighbourhood Plan must follow a detailed process in order for it to meet the set of Basic Conditions and be approved by an inspector and the community. The process is summarised below.



4 Public Consultation

4.1 The draft Neighbourhood Development Plan (NDP) for Reepham Parish has been produced by the Reepham NDP Steering Group, on behalf of Reepham Parish Council. The group formed out of growing collective local interest in early 2017 and formalised as a group in July 2017. The purpose of the NDP Steering Group has been to oversee the preparation of the Neighbourhood Plan for Reepham in consultation with the Community and held 33 meetings.

4.2 The Central Lincolnshire Local Plan has been used as the foundation document for the Community and the NDP Steering Group and reference to it has been maintained through the plan process.

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4.3 There are legislative requirements and tests that the Plan has to meet in order to pass examination. These tests are known as the 'basic conditions' and the Plan has to:

- have regard to national planning policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area and;
- ensure that it does not breach and is otherwise compatible with European Union (EU) obligations and human rights requirements.

4.4 The Reepham NDP Steering Group has engaged with the Community throughout the plan process, with various types of consultation such as public meetings, events in the Parish Church, surveys, drop-in sessions, a stand outside the Post Office, and regular updates in the monthly Reepham News magazine. Some key consultation dates are noted here:

Figure 3: List of Engagement Events

Date	Event/Consultation	Outcome	Evidence
1.6.17	Expressions of interest invitation offered through Reepham news	13+ expressions of interest in the Reepham NP Steering Group formed and regular meetings then took place along with ongoing updates in the Reepham News to completion of the plan	Minutes of attendance of first public meeting 31.7.17 Reepham News updates

Date	Event/Consultation	Outcome	Evidence
11.1.2018	Open Public Meeting at Reepham School	Attendance by 65 members of the local community	Summary feedback sheets & A3 Discussion sheets & attendee analysis
19.3.2018 deadline	Questionnaire	Demonstration of community preferences	165 Questionnaire responses and analysis
During Questionnaire process	Post Office tables	Reminder of the need to complete the questionnaires	Prompted improved response and allowed for direct community dialogue
24.5.18-11.6.18	Treasure Trail	Reepham Trail and Questionnaire completed by schoolchildren & their families	Comments included on the trail responses
April/May 2018	Reepham School Children's Project on <i>The future of Reepham</i>	Creative entries submitted and displayed in St Peter & St Paul's Church	Range of views from school age children on their priorities for Reepham over the next 20 years
13.5.18	Open Meeting at Fox and Hounds pub to encourage community to join	Increased dialogue and engagement with the	Record of attendees and supported attendance figures

Date	Event/Consultation	Outcome	Evidence
	the Steering Group & Working Groups	community and the NP process	at Public meeting following week
17.5.18	Open Meeting at Fox and Hounds pub to encourage community to join the Steering Group & Working Groups	Increased dialogue and engagement with the community and the NP process	Record of attendees and supported attendance figures at Public meeting following week
24.5.2018	Open Public Meeting at Reepham School	Display of results of questionnaire & children's project work published also on PC website	Powerpoint produced to feedback analysis of results
June 2018	Call for Sites process began, submission deadline 27.8.2018	35 submitted sites	AECOM report
4th July 2018	Public Meeting – Reepham Parish Church	Presentation to assembled audience. Display of sites submitted	Flyer, powerpoint, attendance data
13th July 2018	Public Meeting – Reepham Parish Church	Presentation to assembled audience. Display of sites submitted	Flyer, powerpoint, attendance data

Date	Event/Consultation	Outcome	Evidence
July to September 2019	Questionnaire on Stage 1 of Call for Sites	25 households returned comments on sites	Questionnaire, results analysis
27.7.2019	Feedback/Discussion Session NP Process and Call for Sites	Community attendees	Direct community dialogue documented
14.8.2019	Feedback/Discussion Session NP Process and Call for Sites	Community attendees	Direct community dialogue documented
28.8.2019	Feedback/Discussion Session NP Process and Call for Sites	Community attendees	Direct community dialogue documented
Dec 2020-Jan 2021	Questionnaire on Stage 2	80 completed returns from members of Reepham Community	Questionnaires and analysis of responses

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Pictures of consultation events:



4.5 Figure 3 shows the process followed in the production of this Plan and further information is provided in the Consultation Statement. The consultation statement meets the requirements of the Neighbourhood Planning (General) Regulations 2012 and details amendments made in response to comments on the pre-submission plan.

5 Summary of Community Feedback

5.1 The following information provides a summary of the issues raised during the consultation process. Although not all issues can be included within the Neighbourhood Plan, it provides useful information to help inform the various sections of the Plan and the context of the proposed planning policies.

Figure 4: Summary of Issues Raised

Community Issues	NP Opportunities
Lack of community open space.	Prioritising provision of open space.
Traffic- speed, noise and volume, alongside public transport infrastructure.	Site locations and access.
School and street parking.	Dedicated school parking provision.
Pedestrian safety.	Optimising design.
Public footpaths and cycle way access (especially to countryside and wider connectivity).	Optimising access to countryside and wider connectivity.
Settlement Break	Maintaining a settlement break between Reepham and Cherry Willingham.
Maintaining family friendly and safe feel.	Optimising design.
Wildlife and habitats relating also to biodiversity.	Optimising design.
Maintaining historic character, heritage and Conservation Area.	Amendments to Conservation Area Appraisal.
Negative impact of new development.	Optimising design.
Type of housing and hierarchy of needs.	Careful policy making and ensuring spectrum of provision of housing that fits with the specific character areas.



Community Issues	NP Opportunities
Drainage and flooding- location specific	Site locations, access and design.
Loss of views into and out of the settlement and key feature setting e.g. Church.	Site locations and design.
Need for additional publicly accessible green space.	Potentially sourced from larger developments or purchase of currently privately owned space.

Figure 5: Community SWOT Analysis

<p>Strengths</p> <ol style="list-style-type: none"> 1. Rural character (87%) 2. Access to the countryside (84%) 3. Family friendly and safe (76%) 4. The school (73%) 5. Church/chapel (72%) 6. Open/green spaces/sense of community (66%) 7. Wildlife & habitat (60%) 8. Historic Reepham (45%) 	<p>Weaknesses</p> <ol style="list-style-type: none"> 1. Speed of traffic (65%) 2. Street parking (64%) 3. Volume of traffic (45%) 4. Dog fouling (44%) 5. Pedestrian safety (35%) 6. Litter (28%) 7. Noise pollution (12%) 8. Light pollution (11%) 9. Excessive signage
<p>Opportunities</p> <ol style="list-style-type: none"> 1. Provision of open space 2. Site locations and access 3. Dedicated school parking provision 4. Optimising design for pedestrian safety 5. Optimising access to countryside and wider connectivity 6. Maintaining rural character 7. Optimising design to maintaining family friendly/safe feel of the area 8. Optimising design relating to wildlife, habitats and biodiversity 	<p>Threats</p> <ol style="list-style-type: none"> 1. Poorly designed new architecture (85%) 2. Increase in traffic (85%) 3. Effect of parking (84%) 4. Loss of green space (81%) 5. Impact on / loss of natural environment (81%) 6. Impact on wildlife (81%) 7. Change to the Parish's character (79%) 8. Impact on drainage & flooding (79%) 9. Impact on noise pollution (75%) 10. Loss of Views (73%) 11. Impact / loss of heritage features (72%) 12. Change to the Parish's demographics (63%) 13. Need another link to A158 14. Impact on the size of the school 15. An ageing population will change the character

6 Community Vision

Over the next 20 years, the community's vision is that Reepham continues to be an aspirational place to live with a distinctly rural feel and a character that is preserved and enhanced by new development. New development will help maintain it as a medium sized village and meet local need in terms of housing type and affordability in the locations guided by community criteria and priorities within a statutory framework. It will also contribute toward improved social infrastructure such as the provision of additional public open space and footpaths to help connect these new areas with the existing community. Greener technologies and design materials will help support the transition towards a low-carbon community.

The separation of the village from its neighbours will be maintained by the Green Wedge and the Settlement Break between Reepham and Cherry Willingham.

Existing community facilities and public open spaces will be preserved to maintain our sustainability, whilst the local environment is enhanced to protect our valued wildlife and historic buildings and spaces.

7 Community Objectives

- **CO1:** To preserve the Conservation Area of Reepham in line with community aspirations and policy LP25.
- **CO2:** To prioritise landmark properties, features and their settings
- **CO3:** To reduce the speed of vehicles travelling through Reepham
- **CO4:** To reduce congestion in the village and improve parking
- **CO5:** To encourage sustainable modes of transport and increase walking and cycling routes
- **CO6:** To optimise access not just to the countryside but to surrounding villages
- **CO7:** To provide a mix of new dwellings to help meet local housing needs
- **CO8:** To support the development of affordable housing in the community
- **CO9:** To allocate land for future residential development
- **CO10:** To positively influence the design of new development
- **CO11:** To protect the designated Settlement Break between Reepham and Cherry Willingham and retain the Green Wedge
- **CO12:** To safeguard designated important views and vistas
- **CO13:** To protect and enhance the provision of public open spaces
- **CO14:** To support the transition to a low carbon community by encouraging the use of sustainable construction materials and renewable energy technology on new and existing buildings.

8 Our Policies

8.1 The following section is split into planning related topics. Each topic area is accompanied by supporting text and relevant planning policy. The supporting text for each section should be read in conjunction with the said policy.

Policy 1: Historic Environment

Policy 2: Design of New Development

Policy 3: Residential Development on Infill Sites

Policy 4: Housing Type, Mix and Affordability

Policy 5: Allocation of Land to the South of Leigh Farm

Policy 6: Allocation of Land North of Moor Lane

Policy 7: Allocation of Land to the West of Fiskerton Road

Policy 8: Parking Standards

Policy 9: Accessibility – Pedestrian and Cycle Routes

Policy 10: Business Development Standards

Policy 11: Important Views and Vistas

Policy 12: Local Green Spaces and Important Open Spaces

Policy 13: Settlement Break

Policy 14: Community Facilities

9 Historic Environment

- 9.1 The settlement of Reepham has ancient origins. There is archaeological evidence (see Lincolnshire County Council – Historic Environmental Records) of human activity from the Neolithic period onwards as objects of stone, including finely worked flint, and bronze have been recorded. There is a particular concentration of evidence in the Roman period. One site, at the edge of the current built-up area, has produced a wealth of finds and coin evidence covering the whole of the Roman period in Britain, from circa 44 BCE to 400AD suggesting significant activity in the area, whilst aerial photographs show what is thought to be a Roman temple close to the A158, though no excavation has taken place.
- 9.2 The start of the existing village can probably be traced back as early as the 7th century as the name 'Reepham' derives from two Old English words – 'reeve' and 'ham' – the homestead of the Reeve. The Reeve was a high ranking official, possibly even the King's representative in Lincoln. This distinctive place-name suggests that Reepham was an important place. Stocker & Everson (Custodians of Continuity, 2011) have suggested that the initial 'ham' may even have succeeded a top Roman official's residence in the same area.
- 9.3 In the 9th century, as part of the new administrative system introduced under the Danelaw, Reepham became part of the Wapentake of Lawress, an administrative system that remained in place until the 19th century
- 9.4 The Domesday Survey of 1086 is the first written record of Reepham. It records that the Abbey of Peterborough was the largest, but not the only, landholder in the parish and gives details of the amount of land in each ownership.
- 9.5 By the early medieval period the village had largely developed its present layout with buildings clustered around the church and village green, which once encompassed a significantly larger area.
- 9.6 The Enclosure Award gives the earliest written record of the inhabitants; some 24 people are named in this document as being allocated land in the parish. The Reepham Tithe Map dates from 1842 and provides the oldest surviving detailed map with information about

the parish and its inhabitants. Some of this information can be correlated with the Enclosure Award. Some buildings present on that map still survive and are listed in the Character Assessment. The first full Census Enumerator's return dates from 1841 whilst the first really detailed Business Directory (White's) dates from 1842. These documents together provide a reasonably complete picture of life in Reepham shortly before the major changes to the layout and prosperity brought about by the coming of the railway in 1848.

- 9.7 As well as bringing about social changes, the railway enabled non-local building materials to be brought in, particularly Welsh slate, which was used on most of the late 19th century buildings, which were either large Victorian villas or smaller more terrace-style housing. The railway line was built at the southern edge of the village but since that time housing developments along Fiskerton Road, mostly in the mid-20th century, have extended the village to the south so that the railway line now bisects the village.
- 9.8 The Census Enumerator's Returns show that the population rose from just 183 in 1801 to 387 in 1901. The 2011 data shows 915 inhabitants.
- 9.9 Additional housing development predominantly came in the mid to late 20th Century and it is this development that accounts for the growth in population that we still have today. Reepham is a village that has maintained a modest population with steady growth.

The Present Village

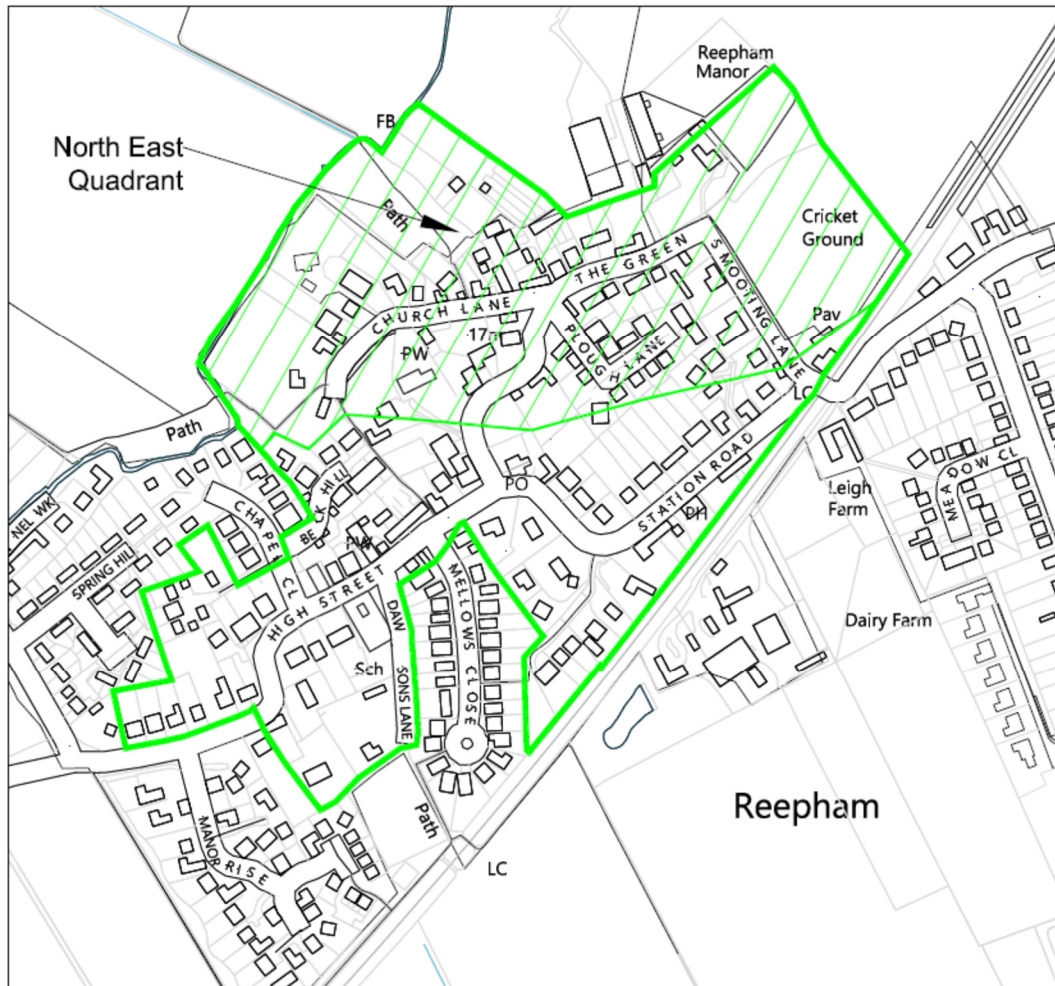
- 9.10 Whilst there have been many changes in recent years, the Conservation Area of the village remains distinctive with its own special character. This was recognised with the Designation of a Conservation Area, by WLDC in 2001. With this designation came a Conservation Area Appraisal the purpose of which is to support the preservation and enhancement of the character and appearance of features of special architectural and historic interest. Conservation Area designation also covers control over demolition of unlisted buildings and can be used as a basis for planning policies. Broader protection comes with designation rather than just the buildings themselves, the setting of buildings and 'quality of the landscape' also play their part. Changes to the exterior of properties within a Conversation Area are also

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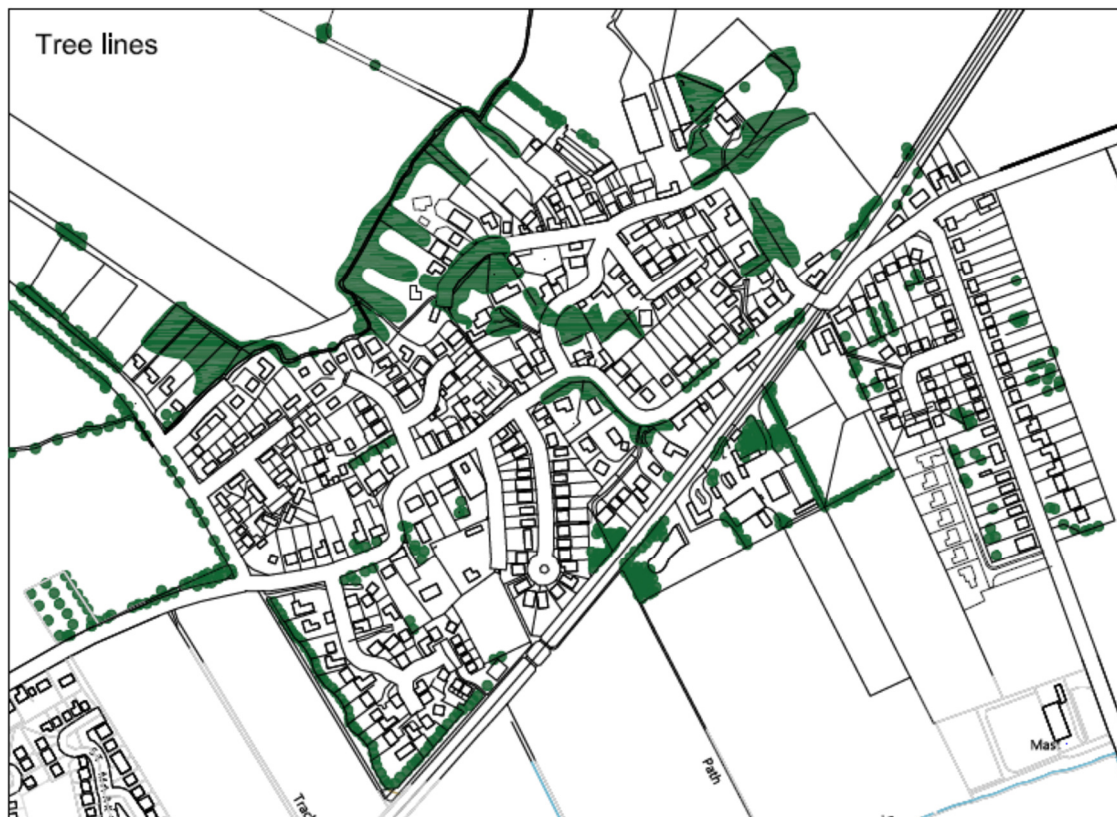
considered more carefully. Finally, trees within a Conservation Area are also given additional protection.

9.11 The Conservation Area, with its predominance of low-rise buildings and traditional building materials, sets the tone for the rest of the settlement. The Conservation Area encompasses the majority of the historic properties and the historic road layout. There are 8 Listed buildings, all of Grade II apart from the Church of St Peter and St Paul which is II*. In total there are 18 buildings surviving from before 1850 and a further 17 dating between 1850 and 1900. The majority of these are located within the Conservation Area. They are described in detail in the Character Assessment as are other 'locally important buildings'.

Map 2: Reepham Conservation Area



Map 2A – Trees & Treelines



- 9.12 A significant feature of Reepham is the series of bends as the main road meanders through the village. This gives an informal feel and leads to 'landmark' buildings on the corners which are particularly noted in the Conservation Area Appraisal.
- 9.13 The Conservation Area is also notable for the level of mature tree cover in and around the village centre along with areas with grass verges. This is an important aspect of its character and should be maintained in any future developments.
- 9.14 During the mid to late 20th century the village grew substantially leading to small scale developments largely of private bungalows with some council housing. In more recent years the trend has been for larger, more individualistic houses. Within and around the Conservation Area are discreet cul-de-sacs, largely of bungalows, which add their own influence to the village.
- 9.15 While it is recognised that Reepham needs to grow, residents have expressed support through the consultation process for retaining the small-scale 'village' feel which is valued and enjoyed by residents. Each

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Character Area identified in the Character Assessment has its own distinct characteristics which should be respected in future development. The Character Areas are: A Hawthorn Road; B. Fiskerton Road; C. High Street/Station Road; D. Kennel Lane; E. The Conservation Area; F Rural Farms and Businesses.

- 9.16 As part of the Neighbourhood Plan process a comprehensive Character Assessment has been prepared which identifies how the village has evolved and describes these six distinct character areas. This is intended to be used as a tool to inform the design and location of future developments, in order to retain and enhance the existing character. This can be found in Appendix B.
- 9.17 The village is surrounded by farmland with open views to Lincoln Cathedral and towards the Lincolnshire Wolds, and some fine views back in to the village of the Church. These views are an important part of the character and should be retained and enhanced where possible. Views within the village particularly of the church and Landmark corner buildings are of equal importance.
- 9.18 Any new developments will need to take account of the predominant characteristics of the village, with its mix of stone cottages and brick houses with many low -rise dwellings – bungalows and terraces.

Building Styles and Types found in Reepham

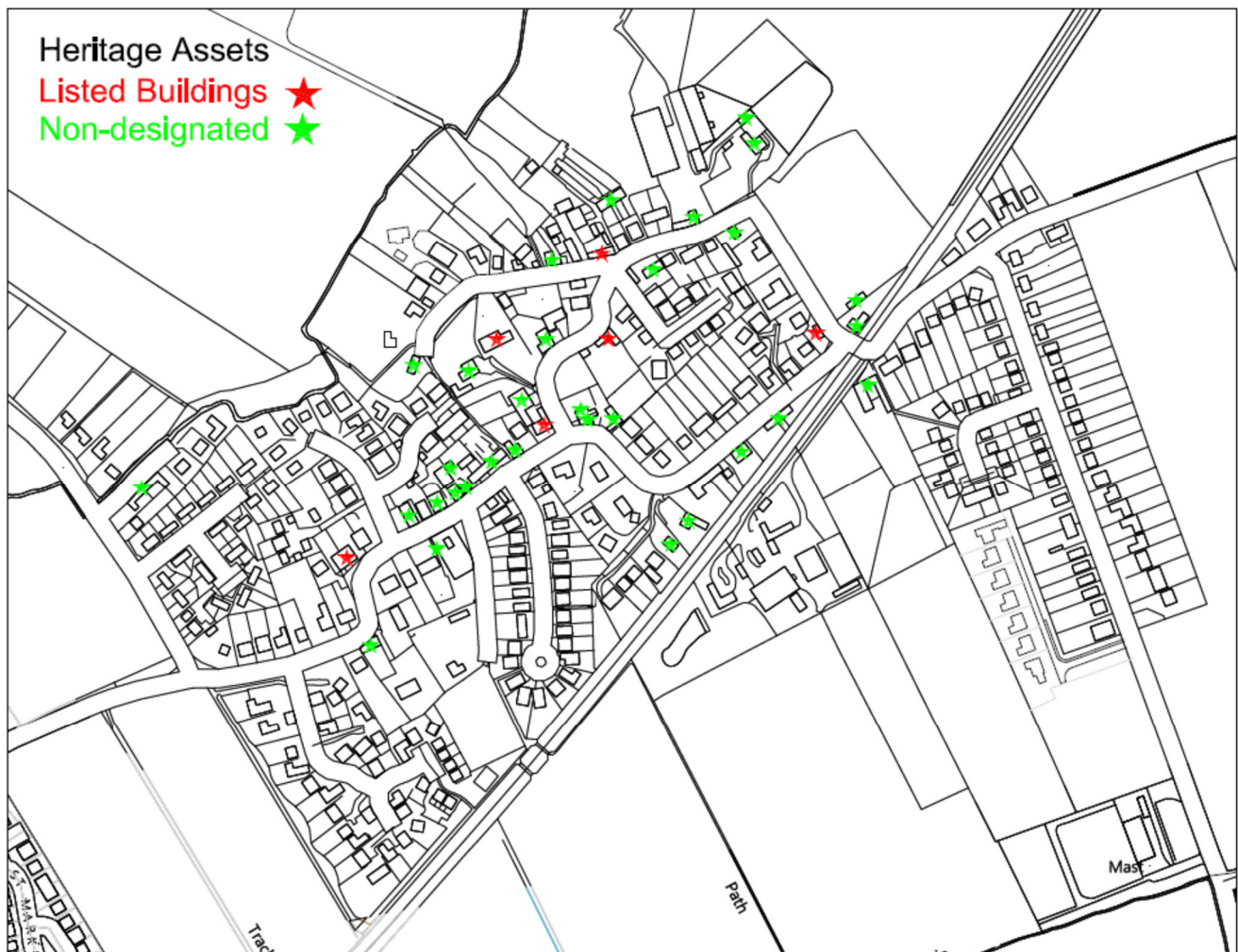
- 9.19 The predominant impression of the village now is of red brick and pantiles, but a closer look reveals a mix of styles and building materials. Whilst brick is widespread, there are some notable exceptions in the fine stone cottages that survive in the older part of the village, some of which show evidence that they once had thatched roofs, now replaced with pantiles. There are also a number of stone buildings where the front elevation has been replaced with brick as brick became more fashionable in the 19th century. Not all of the brick is in fact red. A number of older properties have an attractive mix of yellow and mellow red bricks, perhaps reflecting the product of the nearby brickyard at Langworth that was in operation from at least 1856 and possibly earlier. It is also possible to discern the technological changes in brick production from the smaller, 2 ½ inch, bricks that were made in individual moulds, to the 3 inch bricks that

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became common when extruding machines were introduced from the mid-1850s.

- 9.20 There are a few roofs of Welsh slate (The Gables, 1855, is a good example) showing the impact the railway had in making non-local building materials readily available.
- 9.21 The properties are generally either two storey houses or, in the 20th century development such as Meadow Close and Mellows Close have seen more bungalows built. These bungalows, some in discreet cul-de-sacs, add their own character to the village and add to the peaceful and contained nature of the settlement. The late 20th and early 21st century large private houses, such as those on Fiskerton Road, add a new dimension. The three/four storey properties in Beck Hill are an exception to the general character of the village.
- 9.22 Reepham is fortunate to have retained nearly all of the elements that make for a viable and thriving community – school, church, chapel, shop/post office and pub. All that is lacking is a doctor's surgery for which residents have to travel to Cherry Willingham or Nettleham. 6-Dec-18
- 9.23 Reepham's history has informed its present character and any future development will draw on this.

Map 2B: Reepham Heritage Assets



See Reepham Character Assessment for full details.

What the Community told us about the Historic Environment

9.24 The Community told us that they see maintaining the historic character, heritage and Conservation Area as being priorities. 72% of residents see the Church/Chapel as important and 45% of people see Historic Reepham generally as being of importance. 79% of residents are concerned about change to the Parish's character and 72% of residents are concerned about loss of heritage features and the impact of change.

Policy 1: Historic Environment

1. Preserve and enhance the Conservation Area to current standards in line with community aspirations. The nature of quiet lanes and green verges is crucial to the character of this area, particularly the North East Quadrant.
2. Where development proposals affect listed buildings, buildings on the local list and heritage assets, as identified on Map 2B. Development should:
 - a) respect the historic fabric of the building/ structure or wider area;
 - b) conserve or enhance the heritage asset and their setting;
 - c) ensure that the size and scale of new and extended buildings relate sympathetically to the surrounding area; and
 - d) use traditional and vernacular building materials which respect the context of the development concerned.
3. Respect archaeological, historical and natural assets within the Parish.
4. Ensure that vistas and views into and out of the village and wider Parish are protected.
5. Grain and layout of the village along with the current settlement edge should be respected in order to maintain the rural feel of the village and the connection with the open countryside. This is especially significant with regard to the Conservation Area of the village, and in particular the north-east quadrant.
6. Preserve and enhance the tree-line along the Beck on the north side of the village, including the historic Willow Holt to the east of the bridge at the end of Church Lane.
7. Infill will not be encouraged in the Conservation Area. Gardens form a pivotal part of the transition to open countryside. Gardens in the North East Quadrant are classified therefore more as countryside and not part of the line of the current settlement edge.

10 The Built Environment

10.1 Reepham is a rural village and residents have recorded many benefits of living in the Parish including the size and make-up of the village, peacefulness and village feel and ease of access to the open countryside. While it is recognised that Reepham has to continue to grow residents have clearly expressed a desire to retain the small village feel and to ensure new developments maintain and where possible enhance the local character. Ribbon development is not an acceptable strategy for housing allocation.

10.2 The steering group has produced a comprehensive Character Assessment for Reepham which identifies 7 distinctive character areas within the neighbourhood area. Each of these areas has its own local character, design principles and unique features, views and vistas. (See policy 11 for views & vistas) This Character Assessment is intended to be used as a tool to inform the design of residential proposals for developers, architects, planners and the local community. It is also intended to ensure that new development is not only of high quality but also appropriate in character to the existing environment and context. The Character Assessment forms the evidence base for this design policy. It should be referred to as part of the planning application process.

10.3 To ensure that all new development is of high quality design which reflects the local distinctiveness and enhances the overall character of the village as well as each of the distinct character areas:

A- Hawthorn Road

B- Fiskerton Road/Meadow Close/Moor Lane

C- Infill developments off High Street/Station Road

D- Kennel Lane/Spring Hill

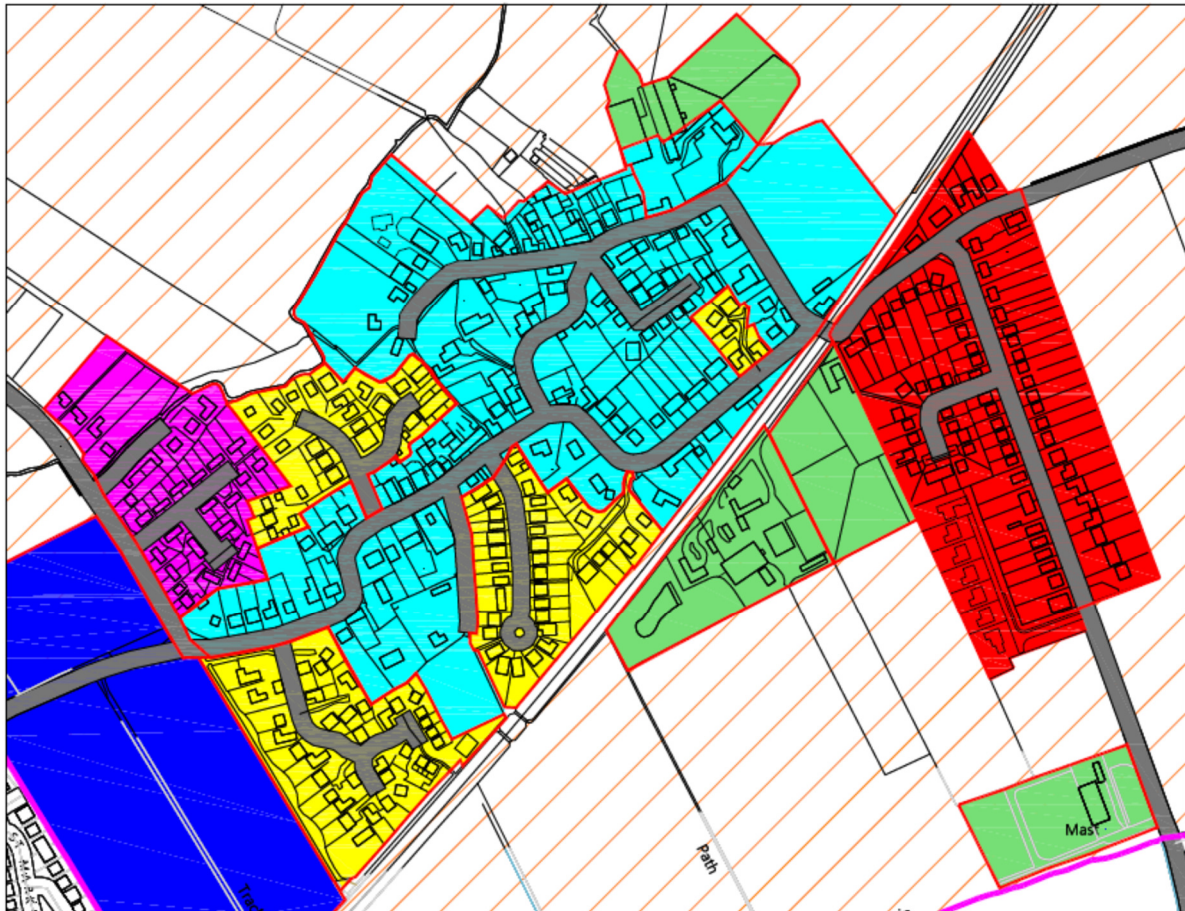
E- Conservation Area

F- Rural Farms and Business

G- Open Countryside

10.4 Any development has to preserve and enhance connectivity within the village to allow for permeability and connect to existing rights of way. Public rights of way are of importance to the community and themes of accessibility and mobility were recorded frequently through the consultation process.

Map 3: Character Areas in Reepham



CHARACTER AREA KEY	
	A - Hawthorn Road
	B - Fiskerton Road/Meadow Close/Moor Lane
	C - Infill developments off High Street/Station Road
	D - Kennel Lane
	E - Conservation Area
	F - Outlying Farms
	G - Open countryside

Policy 2: Design of New Development

1. All new development within Reepham will be design-led and comprise of development and spaces that are high quality and distinctive to the Parish. To ensure that growth across the Plan Area is delivered in a coherent and coordinated way, development should positively address the relevant principles in the Reepham Character Assessment and Design Code principles for each of the following character areas:

- Hawthorn Road;
- Fiskerton Road/Meadow Close/Moor Lane;
- Infill developments off High Street/Station Road;
- Kennel Lane/Spring Hill;
- Conservation Area;
- Outlying Farms;
- Open Countryside

Design Codes are included in appendix C of this document.

2. Developers will be expected to demonstrate that design options, proportionate to the nature and scale of development, informed by an understanding of local context have been used to determine the most appropriate form of development. The design-led approach should:

- a) achieve an appropriate development density having regard to the type and nature of uses proposed and The site context, in relation to the site's surrounding area, taking into account:
 - i. location setting;
 - ii. local distinctiveness and rural character, including the prevailing and/or emerging form and proportion of development; and
 - iii. public Transport and cycle accessibility, taking into account current and future levels of planned public transport/cycle infrastructure.

- b) reinforce and enhance the special and distinctive visual, historical, environmental, social and functional qualities of buildings, spaces and places that positively contribute to local identity, character and sense of community by addressing:
 - i. natural features including green verges, trees, topography, open spaces and Important Views, as identified on Map 6;
 - ii. the prevailing or emerging form of development (including built grain, building typology, morphology and the hierarchy of streets, routes and other spaces);
 - iii. the proportion of development (including height, scale, mass and bulk) in the surrounding area;
 - iv. building lines along with the orientation of and spacing between buildings;
 - v. the significance of heritage assets and their setting; and
 - vi. architectural styles, detailing and materials that contribute to local character.
- c) allow for easy adaptation of buildings and spaces to help meet the different and changing needs of users over the lifetime of the development;
- g) positively address amenity of existing and future occupiers and uses, as well as the amenity of neighbouring properties and uses with regard to:
 - i. providing appropriate privacy for users of the development and those in neighbouring properties, ensuring development does not result in unreasonable levels of overlooking;
 - ii. ensuring adequate levels of ventilation, daylight, sunlight and open aspects including provision of private amenity space where appropriate; and

3. Recognising the threat of Climate Change new development will need to demonstrate high environmental standards and include measures to reduce carbon emissions. Measures that will be supported include the use of sustainable construction materials, site layout and orientation to make the best use of passive heating and cooling, natural light and ventilation, minimising water consumption and maximising water recycling, achieving the highest feasible level of energy efficiency and maximising opportunities to integrate renewable and low carbon infrastructure (including charging points for electric vehicles).
4. Development proposals must submit a Design and Access Statement to demonstrate how they have followed the design-led approach to deliver high quality development in accordance with (A-H) above.

11 Housing

11.1 Reepham is a rural village surrounded by open countryside. The majority of the community facilities are located within the centre of the village within walking or cycling distance for many residents. Development will need to conform to CLLP requirements and allow the village to maintain its rural character and for the Parish as a whole to not be adversely affected.

11.2 The Central Lincolnshire Local Plan defines Reepham as a Medium Village which subsequently recommends that development is carried out on site of up to 9 dwellings. Unless supported by a Neighbourhood Plan, sites of up to 25 dwellings can be supported 'providing there is sufficient public support for such schemes' such as allocating sites of this scale through this Neighbourhood Plan. Benefits to the community and requirements for affordable housing come with schemes over 9 dwellings and as such, being an identified requirement for Reepham, should not be ruled out providing that the proposed developments can demonstrate tangible benefits to the community on a wider scale and provide affordable housing.

11.3 The built-up area of Reepham is defined in the CLLP as the continuous built form and excludes:

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

11.4 Reepham Neighbourhood Plan illustrates the current settlement edge on Map 4.

Map 4: Current settlement edge of Reepham Village



Recent Housing Developments

- 11.5 Substantial housing development has not been seen in Reepham since Manor Rise (2000) which saw 39 dwellings being added to the village. Since then, 2 smaller developments at Beck Hill (2003), closely followed by Carpenters Close saw developments of 9 and 6 dwellings respectively. Housing has extended on the Eastern side of Fiskerton Road with 7 additional dwellings being provided by individual developments during a similar period. During 2022, 7 new dwellings have been completed to the West of Fiskerton Road and a further 2 completed at the junction of Kennel Lane and High Street.
- 11.6 Since then Reepham has experienced limited housing development with these being mainly infill development on existing residential plots. A total of around 61 houses over the past 20 years have been built which demonstrates approximately 18-20% growth. This suggests that the current target 20-year growth of 15% follows a similar level to that of the last 20-year period.

Affordability

11.7 Affordability remains a concern in Reepham and West Lindsey as a whole. In West Lindsey District the cheapest homes cost 5.6 times average earnings. In January 2018, average house prices in Reepham are £270,000 which is considerably more than Cherry Willingham (£199,700), Lincoln (£198,000) and Langworth (£207,000). (Data Zoopla Zed-index).

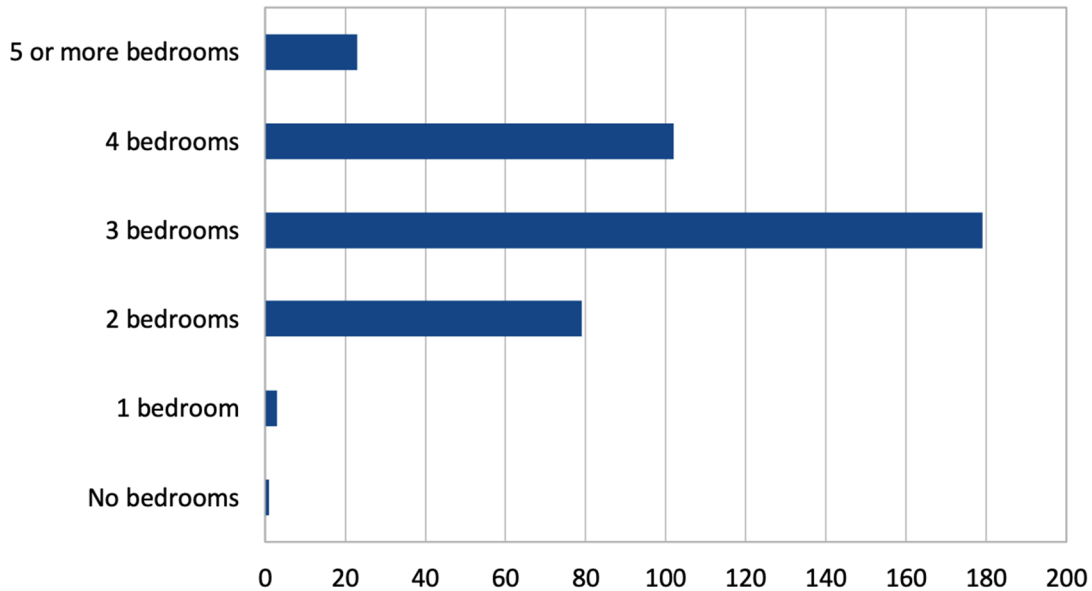
Housing Type and Mix

- 11.8 The village is almost exclusively a village of homes. There are only a handful of business premises. Reflecting the rural nature of the village, the majority of the housing is detached houses or bungalows. (2011 Census). As a fairly affluent rural village, the majority of the properties are owner occupied with 42.1% owned outright and a further 38.5% owned with a mortgage (2011 Census).
- 11.9 According to the 2011 Census, nearly 80% of houses in Reepham comprise 3 or more bedrooms and the provision of one or two bedroom properties is limited. However, the majority of households are comprised of one to two people. The lack of smaller dwellings in Reepham can lead to children leaving the village when they reach adulthood in order to purchase their own property as housing within the village does not meet their needs (both in terms of dwelling size and affordability).
- 11.10 The population in Reepham is also ageing; according to the 2011 Census 25.39% of the population were over the age of 65. The provision of smaller units as part of new developments, including bungalows and single storey dwellings, will enable older residents to downsize. Furthermore, reflecting Local Plan policies a proportion of new dwellings should also be built to the access standards in Part M4(2) of the Building Regulations (accessibility, adaptability and wheelchair housing standards). The building regulations seek to ensure all housing and wider developments are accessible to all those with physical and mental health limitations, including dementia, and will enable residents to remain within their own house as their needs change.

Figure 6: Household Composition

All categories: Household spaces	398
Household spaces with at least one usual resident	387
Household spaces with no usual residents	11
Whole house or bungalow: Detached	277
Whole house or bungalow: Semi-detached	97
Whole house or bungalow: Terraced (including end-terrace)	20
Flat, maisonette or apartment: Purpose-built block of flats or tenement	2
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	1
Flat, maisonette or apartment: In a commercial building	1

Figure 7: Number of Bedrooms



11.11 The neighbourhood plan seeks to ensure that a balanced mix of housing is provided which meets the local housing requirements of current and future residents and meets the needs of a diverse community in Reepham, especially relating to both older and younger people. This mix should include affordable housing and be able to attract young families. This type of development would promote the concept of transition from one housing type to another and this should be gradual and harmonious, thereby in-keeping with Reepham’s historical character of low rise houses interspersed with individual or very small groups of 2-3 larger properties.

Meeting the CLLP Housing Requirement

11.12 Reepham is identified in the Central Lincolnshire Local Plan as a ‘medium village’ under Policy LP2 and some growth is supported. More specifically, Policy LP4 sets a requirement of 15% growth in the village over the Plan period due to its close proximity to Lincoln.

11.13 A 15% increase in housing equates to an additional 54 dwellings over the plan period.

11.14 Infill opportunities in Reepham village are limited due to previous infill development. Limiting additional development to infill will not provide

Reepham Neighbourhood Plan 2022-2042

sufficient opportunities to reach target growth figures and encourage a further loss of character. Sites at the perimeter of the village core must therefore be considered to achieve the target growth but must not over extend the shape of the settlement and help to ensure that the village does not further expand into the open countryside and that new development is located within sustainable locations, close to the village centre and amenities.

- 11.15** A formalised Call for Sites process was therefore undertaken, to assess the optimal location for the approximately 54 new dwellings Reepham should accommodate over the next 20 years. Existing planning permissions has reduced the required number to 47.
- 11.16** The following sites have been agreed upon as priority allocations to accommodate the required remaining growth over the plan period. Additional information regarding the review of the core shape and form of Reepham can be found in Appendix A:

Reference	Site Name/Location	Number of dwellings
H1.1	Land to the South of Leigh Farm	9
H1.2	Land North of Moor Lane	1
H1.3	Land West of Fiskerton Road	34
Total		44

What the Community told us about Housing

- 11.17** On questions relating to rural character (including the green wedge) and access to countryside over 80% of the community told us each time that these are important issues for them. So whilst development will have an impact on both of these things, as it has to happen around the periphery of the village, successful development will have to minimise the negative impact on both points for the community. 88% of residents questioned said they did not want more than the 54 new homes recommend in the CLLP so there is a community desire not to over-develop the village in line with the CLLP.
- 11.18** On the question of benefits to the community related to development 85% saw that this could lead to improved demand to support local business with 69% seeing improvement of local services being important and 53% of people hopeful an increase would bring new

Reepham Neighbourhood Plan 2022-2042

businesses to Reepham. Provision of affordable housing is important to 67% of residents and 64% see an increase in public open space that could come with development as being a priority. Positive benefits of additional public parking were positive benefits for 54% of residents and this question also received a positive response when related to alternative school parking. Residents all agreed that further industrial development would not be supported in Reepham. 54% saw that reinforcing village character could be a positive benefit of development.

- 11.19** Key concerns related to poorly designed new architecture and increase in traffic which were both the highest points of concern for 85% of residents. Negative effect on parking is a concern of 84%, loss of green space for 81%, impact on loss of natural environment and resulting impact on wildlife 81%. Changes to the Parish character is a concern for 79%. Impact on drainage and flooding is a concern for 79% of residents and noise pollution 75%. Loss of views and loss of, or impact, to heritage features were recorded at 73% and 72% respectively. Changes to the Parish demographics is a concern for 63% of residents.
- 11.20** Policy 3 directs new development in the plan period to the village of Reepham. This will help to ensure new development continues to be located within proximity to existing facilities and the village centre, especially at the edge of the existing village core, but also outside of the current Conservation Area. This will help to promote sustainable modes of transport and will in turn reduce traffic congestion and parking issues which are concerns of many residents.

Policy 3: Residential Development on Infill sites

1. Proposals for residential development, other than allocated sites, will be located within the current settlement edge, as identified in Map 4, of Reepham village and will only be supported where they meet the following criteria:
 - a) it is proposing an infill development of 1 or 2 units, unless a greater number would not lead to an unreasonable negative impact on the surrounding area;
 - b) it is of an appropriate size, scale and form in context to the neighbouring land uses and its location or character.
 - c) it can be served by sustainable infrastructure provision such as water supply, surface water, wastewater drainage, sewage treatment;
 - d) it would not lead to an unacceptable impact on the amenity of neighbouring properties;
 - e) it would not lead to an unacceptable impact on existing highway capacity or safety.

2. Where additional residential development (beyond the 15% required through the Local Plan) is justified through part 5 Policy LP2 of the Central Lincolnshire Local Plan, it should also be responsive to local character and promote the highest quality of design, especially where sites are located at the edge of the existing settlement.

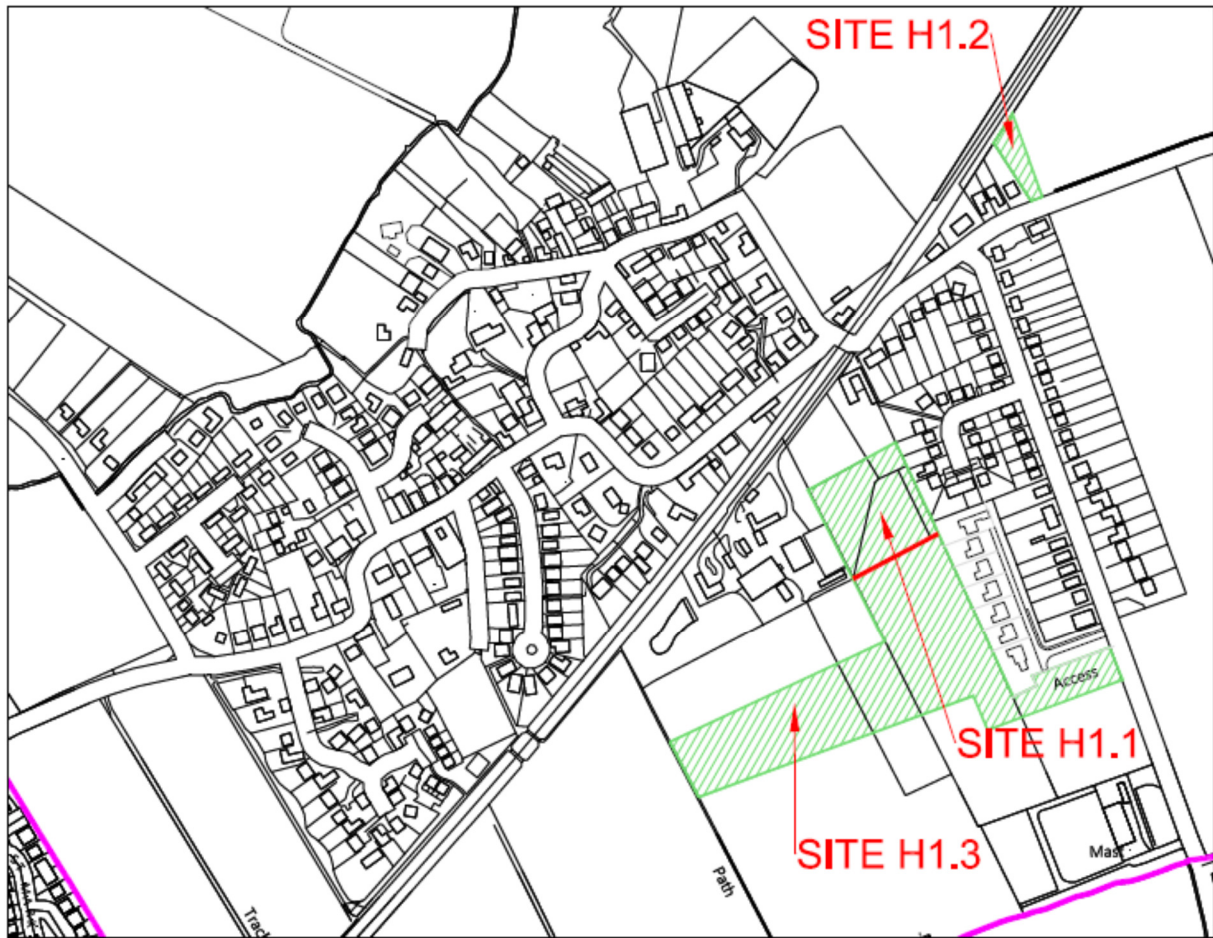
Policy 4: Housing Type, Mix and Affordability

1. Proposals that provide a mix of houses and which cater for the housing needs of the local community* will be supported. Proposals that include one and two bedroom bungalows and houses based on the local housing need will be particularly supported.
2. Proposals for self-build developments will be supported provided that they are line with other relevant policies within this Plan.

*community housing needs as demonstrated in Reepham Questionnaire results.

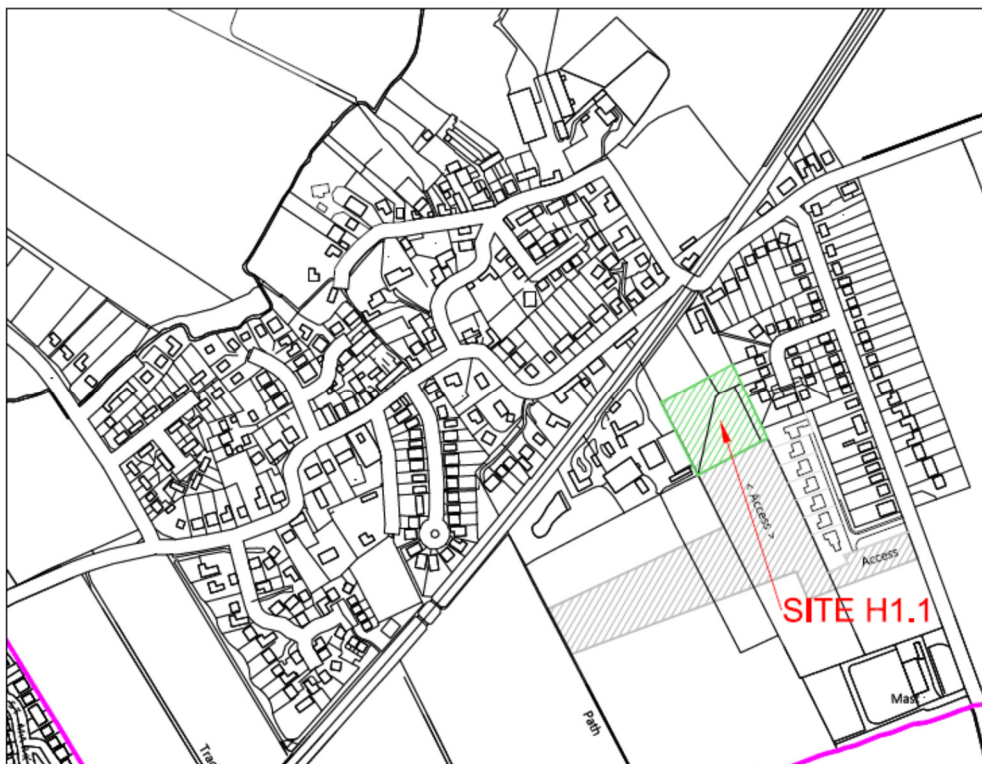
11.21 Policies 5-7 provide further detail about the principle of development on the proposed allocated residential development sites. They also provide the necessary development criteria to make them sustainable and for them to contribute positively towards the character of the village.

Map 5: Proposed Residential Site Allocations



12 Site H1.1: Allocation of Housing Land to the South of Leigh Farm

- 12.1 Land to the South of Leigh Farm is allocated for up to nine dwellings. This site is located to the South of the Railway line that cuts through the centre of the village. The site is between existing residential development and can be accessed from Fiskerton Road.
- 12.2 The consultation feedback on the site raised some concern over its impact on the character and setting of the village, increased traffic impact and the development of Greenfield land. Further information about the site can be found in the "Call for Land" consultation Feedback. Policy 5 provides a detailed development criteria to minimise the sites negative impact on the community and existing infrastructure. The delivery of this site is considered longer term and is subject to the completion of site H1.3 (see Policy 7). This site provides an extension to site H1.3.
- 12.3 If site H1.1 has the opportunity to be brought forward with site H1.3, then this would be welcomed to support the implementation of wider community infrastructure benefit.



Policy 5: H1.1 Allocation of Land to the South of Leigh Farm

1. Land identified on Map 5 is allocated for up to nine dwellings. The development of this site is subject to the delivery of site H1.3 and all the following criteria being satisfactorily met.

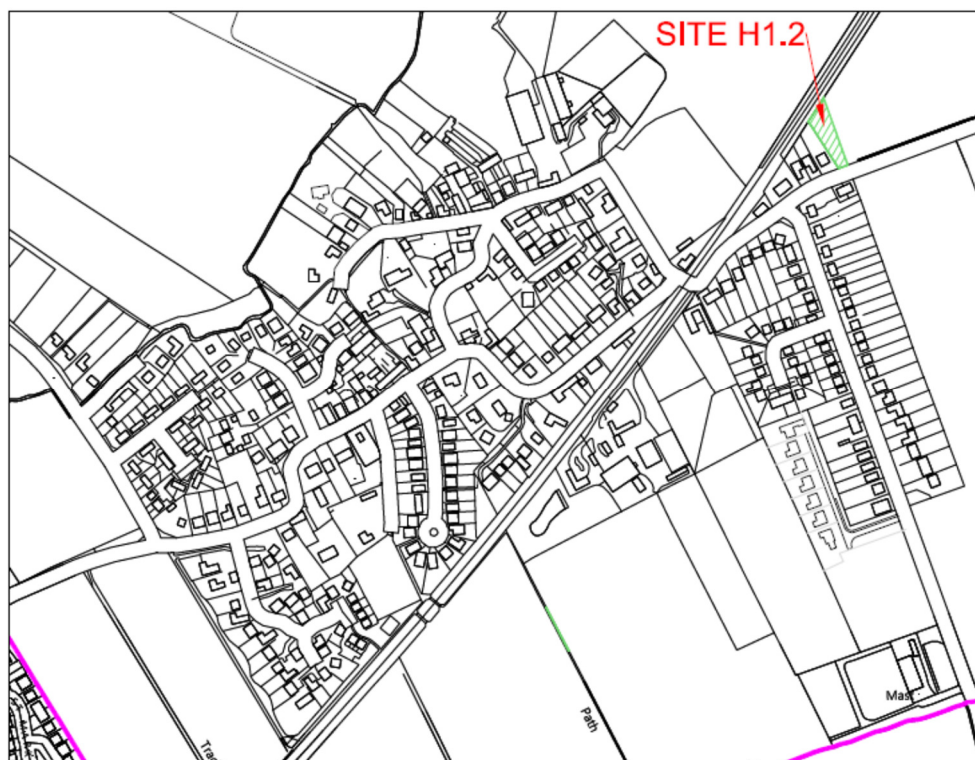
Development should:

- a) provide a mix of two, three and four bedroomed properties which cater for the housing needs of the local community*;
- b) retain the hedgerows and trees on the external boundaries of the site and incorporate them into the wider design and layout of the site except where vehicular access is required into the site from site H1.3.
- c) respect those existing buildings that adjoin the site by not proposing higher building lines for the adjoining proposed dwellings thus demonstrating a design transition between existing and new buildings;
- d) produce an archaeological assessment;
- e) not have an unacceptable impact on amenity of residential properties at Leigh Farm or those new dwellings adjoining the site on site H1.3;
- f) be sensitive and responsive to the historic character and local distinctiveness of the surrounding local environment, with regard to nearby building on the local list and heritage assets, including their setting, including the Conservation Area to the North;
- g) provide an adequate, safe and accessible access from site H1.3;
- h) incorporate a footpath connection to the junction with site H1.3 and through to the existing footpath between Meadow Close & the railway level crossing.

*community housing needs as demonstrated in Reepham Questionnaire results.

13 Site H1.2: Allocation of Land North of Moor Lane

- 13.1 Land to the North of Moor Lane is allocated for one dwelling. This site is located to the South of the Railway line that cuts through the centre of the village. The site is adjacent to existing residential development and can be accessed from Moor Lane.
- 13.2 The consultation feedback on the site raised some concern over its impact on the character and setting of the village, increased traffic impact and the development of Greenfield land. Further information about the site can be found in the "Call for Land" consultation Feedback. Policy 6 provides a detailed development criteria to minimise the sites negative impact on the community and existing infrastructure.



Policy 6: H1.2 Allocation of Land North of Moor Lane

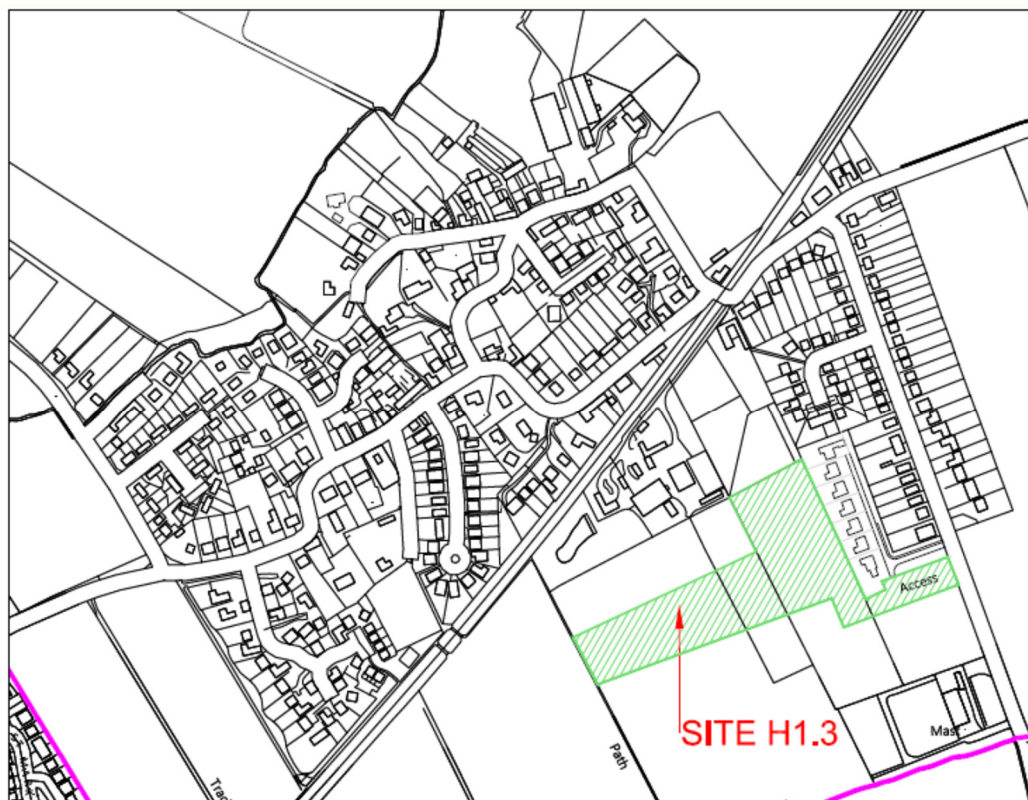
1. Land identified on Map 5 is allocated for one single-storey dwelling. The development of this site is subject to all the following criteria being satisfactorily met.

Development Should:

- a) provide a sensitive edge of village development by retaining existing hedgerows where possible and providing adequate landscaping to help create a suitable transition between the development and the surrounding countryside;
- b) provide a positive relationship and an active frontage to Moor Lane to encourage positive use;
- c) produce an archaeological assessment;
- d) use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;
- e) ensure materials, colour, texture, quality, detailing, lighting respond positively to local context;
- f) provide an adequate, safe and accessible access on to Moor Lane; and
- g) not have an unreasonable negative impact on the private amenity of the neighbouring dwelling.

14 Site H1.3: Allocation of Land West of Fiskerton Road

- 14.1 Land to the West of Fiskerton Road is allocated for up to 32 dwellings. This site is located to the South of the Railway line that cuts through the centre of the village. The site is between existing residential development and can be accessed from Fiskerton Road.
- 14.2 The consultation feedback on the original site submission raised some concern over its scale and the impact on the character and setting of this part of the village, increased traffic impact and the development of Greenfield land. Further information about the site can be found in the "Call for Land" consultation Feedback. Policy 7 provides a detailed development criteria to minimise the sites negative impact on the community and existing infrastructure.
- 14.3 The development of this needs careful consideration in terms of its design and density due to its edge of village location and historic context. The site will become a focus for future development and provide a rebalance of development whilst starting to fill in the concave South line of the current settlement edge.



Policy 7: H1.3 Allocation of Land West of Fiskerton Road

1. Land identified on Map 5 is allocated for 34 dwellings and Public Open Space. The development of this site is subject to the all the following criteria being satisfactorily met.

Development Should:

- a) provide a sensitive edge of village development by retaining existing hedgerows where possible and providing adequate landscaping to help create a suitable transition between the development and the surrounding countryside;
- b) provide a density of around 15 dwellings per hectare to retain its rural location;
- c) approximately 0.5 ha of useable public open space will be provided on site to support the health and wellbeing of the community;
- d) produce an archaeological assessment;
- e) respect those existing buildings that adjoin the site by not proposing higher building lines for the adjoining proposed dwellings thus demonstrating a design transition between existing and new buildings;
- f) provide a mix of 2, 3 and 4 bedroom properties which cater for the housing needs of the local community*;
- g) provide, at least, 20% of the units as affordable dwellings, unless otherwise specified by the District Council;
- h) use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;
- i) ensure new public realm and landscaping forms a well-defined, distinctive element of the street scene; enhances legibility, incorporates greenery appropriate to location, provides for the variety of activity expected to take place, and is designed to be durable, attractive, resilient to the impacts of climate change and positively contribute to the character of the locality;

- j) provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area.
- k) ensure materials, colour, texture, quality, detailing, lighting, street furniture, signage, species, refuse, cycle storage and public art complement the street scene and respond positively to local context;
- l) provide an adequate, safe and accessible access on to Fiskerton Road;
- m) provide an access connection to site H1.1;
- n) provide safe, legible and well-connected movement for cyclists and pedestrians to and through the site to maximise connectivity to the village facilities and wider area; and
- o) be accompanied by a transport assessment and travel plan.

*community housing needs as demonstrated in Reepham Questionnaire results.

15 Traffic, Transport and Access

- 15.1 Due to Reepham's semi-rural location, vehicle ownership is high. Our village survey shows that 53% of respondents travel from Reepham to work or Higher Education compared with 12% of respondents who operate a business or are employed in Reepham. The most recent census (2011) shows 1.7 vehicles per household, whereas our recent survey (2018) suggests a growth to almost 2 vehicles per household.
- 15.2 Travel to work accounts for the majority of traffic movements at peak times, but vehicle movements throughout the day are evident from the significantly elderly population.
- 15.3 Public transport consists of a twice hourly bus service into Lincoln on Monday to Saturday only. This is a valuable service to Lincoln via Cherry Willingham. In addition, school buses transport students from Reepham to various schools within the wider area via bus routes at the village periphery.
- 15.4 Residents have good access to private motor vehicles with an average vehicle count of 1.9 vehicles per household (2018 Questionnaire). Residents require access to private vehicles to access a wider range of facilities in neighbouring Nettleham and Cherry Willingham (including health care facilities, a convenience shop and the secondary school). High levels of car ownership have, however, in turn led to problems with congestion with traffic in Lincolnshire increasing by 12.3% between 2000 and 2009 (Department for Transport). Traffic congestion, around the school and village centre in particular, is of concern to residents. The majority of comments received during the Spring 2018 Questionnaire of what residents do not like about Reepham related to concerns about parking at the school especially at start / finish times and through traffic.
- 15.5 A network of footpaths provides linkages through the village and connect Reepham to the surrounding villages. However, there are gaps in the network and there is potential for improved connections and increased cycle networks.

What the Community told us about Traffic, Transport and Access

- 15.6 The community have told us about traffic is that speed of traffic is concern of 65% of residents, Volume of traffic is currently of concern to 45% of residents but increase in traffic is of concern to 85% of residents. Pedestrian safety is a concern for 35% of residents. Hawthorn Road junction has been cited as dangerous by a small number of residents.
- 15.7 The issue of vehicle speed has been highlighted by residents during the Spring 2018 questionnaire. The neighbourhood plan will seek to ensure new development provides for traffic calming measures to be introduced at the access / egress to all developments over 3 dwellings or where there is a clearly identified need.
- 15.8 Many residents have expressed concern about the number and type of vehicles that pass through the village on a daily basis. The volume of traffic through the village of Reepham is likely to be affected by development in neighbouring villages. Reepham is a through route to / from Fiskerton, Short Ferry and Bardney and increases in housing in those settlements is likely to result in higher volumes of traffic through Reepham.
- 15.9 Public transport has drawn comments as being too limited or expensive. Traffic problems are further exacerbated by the limited public transport with no bus services after 7pm, on Sundays and Bank Holidays and the services being incompatible with some hours of employment.
- 15.10 Street parking is a concern for 64% with inconsiderate parking especially on verges/footpaths being noted. As the volume of traffic grows, so does the risk of inconsiderate parking. 84% of residents are concerned about the effects of parking. There is also concern about congestion around the school at peak times and the problems caused by inadequate off-street parking. Owing to the limited facilities and services in Reepham there are high levels of car ownership as residents have to travel to neighbouring villages, such as Nettleham and Cherry Willingham, to access convenience shops, secondary education and medical facilities. It is essential that any new development provides adequate off-street parking for residents in order to reduce congestion caused by on-street parking which also clutters the street scene and

can limit accessibility for cyclists and pedestrians. The Church Lane/High Street junction was also noted for parking, which is also considerably worse around school opening and closing times.

- 15.11 84% of residents also have concerns about access to the countryside. There are also concerns about poor street lighting (although some residents reported they like the current level of lighting). There is concern also over the condition of roads and footpaths. The issue of pedestrian and cycle linkages has been highlighted by residents during the Spring 2018 questionnaire. The neighbourhood plan will seek to ensure new development provides for safe, direct and attractive landscaped pedestrian and cycle routes both within the development and also by considering the wider context and ensuring links are provided to local networks. The neighbourhood plan will seek to ensure that, where appropriate, new developments provide direct and easy access to the village centre as this will reduce traffic, congestion and parking issues and encourage sustainable modes of transport.
- 15.12 These links should be safe, landscaped, well-lit, wide enough for all users and effectively maintained. New developments on roads where there are no pavements should provide pavements, or alternative pedestrian routes, and ensure that safe pedestrian and cycle routes to the village centre are made available. The creation of new footpath links between existing paths will help create circular routes which would be considered a community benefit.

Policy 8: Parking Standards

1. Where appropriate, all development proposals will need to demonstrate that they can provide suitable access, clear visibility and pedestrian safety to and from the site.
2. All new development proposals should provide an appropriate level of off-street parking, defined as:
 - 1-2 bedrooms – 2 spaces per property
 - 3-4 bedrooms – 3 spaces per property
 - 5 or more bedrooms – 4 spaces per property.
3. Accessible communal car parking areas of an equivalent provision will be considered as acceptable alternative in appropriate locations.

Policy 9: Accessibility - Pedestrian and Cycle Routes

1. New developments should provide safe, direct and landscaped pedestrian and cycle routes - through the developments and into the village centre, where these are required by the development and do not currently exist, or are in need of improvement.
2. Consideration will be made to extend the cycle network beyond the village to other villages and existing cycle routes, along with an upgrade of existing footpaths to shared use wherever possible. Specifically the route along Fiskerton Road across the former airfield to Fiskerton from the current Reepham village boundary is something that has been highlighted by the community.

16 Business and Employment

Business

- 16.1 The most recent census shows approximately 10% of the population describe their status as self-employed. Comparisons with the neighbourhood questionnaire which shows those who run a business or are employed in Reepham (12%), suggest a very small number of residents are employed within the village.
- 16.2 There are several working farms within the Parish, these contribute to both the rural character of the village and the wider economy of the region. The Village shop and Post Office has seen a series of different owners in its recent history. Previously, its viability has always appeared uncertain. The current owners appear to have injected energy, resources and enthusiasm into the business and its popularity has increased significantly. The village survey suggests that it is used by over 90% of respondents with 50% indicating they use it often. (Q3) Its use by those living within and outside the village who travel by car, undoubtedly contribute to the street parking that was described as a negative feature of the village by 64% of respondents (Q2). It is vital that the viability of this highly valued village facility is considered by decision makers when considering applications for residential or retail development within the village. Indirect consequences of additional parking restrictions due to the heavily used street parking for Shop/Post office, Church, and school could further threaten the viability of this valued facility.
- 16.3 The Fox and Hounds Public House similarly has, in its recent history, seen change in order to support its viability. Significant investment has seen it become far more popular. Almost 70% of questionnaire respondents indicated occasional or frequent use of the Fox and Hounds which proves it to be a valued village asset. (Q3) which is served by its own car park.
- 16.4 The Oil Gathering Station is a significant industrial site in the Parish which serves the second largest onshore oil field in the country. The requirement for this facility is expected to remain for the plan period. Oil is transported from this facility by road and rail through the Parish.

- 16.5 There was support from 85% of questionnaire respondents that development of our village will bring about increased demand and improved viability of businesses operating in Reepham. (Q9)

Tourism and hospitality

- 16.6 A number of properties within the village are let for holidays. Judging by booking availability, there is significant demand throughout the year. The use of online booking management systems has made holiday letting much more accessible to property owners and is likely to be an area of growth for the local economy. The growth in popularity of cycling, the proximity of the N1 cycle route and Water Rail Way and the general geography of the surrounding countryside presents significant attraction. Linked with access to nearby Historic Lincoln, Reepham is well placed to support Lincolnshire tourism. 85% of respondents in the village survey identified planned growth as supporting existing businesses as a benefit whilst 53% considered it beneficial in attracting new businesses to Reepham. (Q9). The Fox and hounds and the Village Shop are likely to be the main beneficiaries from growth in local tourism.
- 16.7 The Neighbourhood Plan should anticipate and support the growth in local tourism.

Employment

- 16.8 Unemployment amongst Reepham Parish residents is low. 2011 census data shows 3.5% of the economically active population aged 16 and over as being unemployed (includes full time students) and approximately 64% of all households as having at least one adult employed. Only 2.3% of households have dependent children with no adult in employment and a further 3.4% households have no adult employed who have dependent children and have one person with long term health problem or disability.
- 16.9 The largest employer in Reepham is the school with 12 full time and 8 part time, 2 LEA part time appointees, 1 private teacher and 2 part time coaching teams working within the school. Of these 2 reside within Reepham. Recruitment presents no problem currently and there are no current staff vacancies (September 2018). The Fox & Hounds employs a mixture of full time and part time staff.

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16.10 There are several families in Reepham who are involved in farming activities. The vast majority of land within the Parish belongs to 2 Farms. Approximately 12 Full time / part time workers are employed in farming activities, the majority of which live in Reepham.

Future business development in Reepham

16.11 There is support for attracting new businesses to Reepham. This support would be limited by the nature, scale, location and appearance of any application.

16.12 The residents of Reepham value the rural character of the village and its green, open spaces with diverse wildlife and habitats. And good access to the countryside. They identify and value the village as a family friendly and safe environment in which to bring up children. There is an identified sense of community with a well-supported church and chapel and a well utilised village hall. (Q1)

16.13 There is majority agreement that impact from development of future businesses that result in the following:-

- change to the Parish's character
- Increased traffic & parking
- loss of green space, views, natural environment, heritage features or impact on wildlife
- noise pollution
- poorly designed new architecture
- would be negative and would not be supported (Q8).

What the Community Told Us About The Economic Profile:

16.14 Support for existing businesses and accommodating development attracting new businesses to Reepham received majority support in the recent village survey (Q9). Speed and Volume of traffic linked with street parking were identified as weaknesses or negative features of our community (Q2).

16.15 12% of residents were concerned about noise pollution, but 75% are concerned about future impact of noise pollution and 11% with light pollution. Comments were made about excessive signage so any changes to the economic profile should not contribute to increases in these for residents.

- 16.16 Over 90% of residents indicated use of the shop, post office and / or pub in the Questionnaire.

Policy 10: Business Development Standards

1. Proposals for new, or the expansion and regeneration of existing, businesses (including leisure and tourism related industries) in the parish of Reepham shall be supported, provided it adheres to other statutory, Local Plan and Neighbourhood Plan policies and the following:
 - a) the proposal seeks to improve the visual amenity of the area;
 - b) it can be demonstrated that there will be no adverse impact resulting from:-
 - i. change to the Parish's character;
 - ii. Increased traffic & parking;
 - iii. loss of green space, views, natural environment, heritage features or impact on wildlife;
 - iv. poorly designed new architecture;
 - v. noise pollution;
 - vi. smell;
 - vii. lighting;
 - viii. vibration or other emissions or activities generated by the proposed development.
 - c) it recognises the significance of local heritage assets as a central part of the design and layout, has special regard to the desirability of preserving the asset and its setting;
 - d) it does not have any unreasonable adverse impact on the residential amenity of nearby properties;
 - e) there shall be no unreasonable negative impact on the local environment and biodiversity;
 - f) where appropriate, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development – especially those with historic merit.

17 Natural Environment

- 17.1 The majority of Reepham parish consists of arable farm land. There is no significant livestock farming and small amount of pasture is used for grazing horses. There is some woodland within Reepham, but this is under private ownership. Hawthorn hedges, hedgerow trees, and grass verges and field margins provide the only 'natural' habitat. The mature trees alongside the Beck and within the built up area of the village are therefore of great significance for biodiversity. Private gardens now provide vital habitats for wildlife but some species are on a knife edge. Just one tree supports the only rook colony, whilst only six older houses have nesting swifts.
- 17.2 The Greater Lincolnshire Nature Partnership runs the Lincolnshire Environmental Record Centre. Due acknowledgement is made to them for supplying the following information about the parish. Reepham contains no statutory or non-statutory sites of biodiversity interest or protected areas at either local or national level. However arable field margins are identified as a priority habitat of which 0.33 acres is estimated to exist in the parish. It is important that this is protected and, ideally, increased.
- 17.3 The Environmental Records Centre, managed by the Lincolnshire Wildlife Trust, contains co-ordinated records from all major organisations recording data in the county, both current and historic. There are some 3,000 records of 630 species which have been recorded over the years as occurring in the parish.
- 17.4 73 bird species have been recorded including 2 owl species and 3 raptors; but mainly hedgerow and garden birds as may be expected.
- 17.5 321 species of flowering plants have been recorded, but no particularly rare or unusual species. Almost certainly some of the species that were recorded a long time ago, such as common spotted orchid and twayblade, no longer survive as even road verges are now closely mown leaving no opportunity for plants to thrive.
- 17.6 There are 29 different mammal species including several bats; 44 moths, 25 butterflies and 14 dragonflies are listed. But other insects fare less well with only 10 beetle species and 2 spiders indicating a lack of records being collected.

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- 17.7 It should be noted that these records span a period of some 40 years so cannot be taken as an indication of current biodiversity. There has been very little recent recording so an up-to-date environmental survey would be of great benefit
- 17.8 The impression given by these records is of an area with low biodiversity and lack of recent recording, which may mean that even less species now exist. The conclusion must be that every bit of green space that does exist should be regarded as potential habitat and enhanced for wildlife as well as for people. Every opportunity should be taken to create new green spaces and particularly to increase the tree cover.
- 17.9 The existing built-up area of the village has very few open green spaces. Those that do exist are all small and do not provide space for recreation. Only one, alongside Manor Rise, provides a relatively biodiverse habitat, attracting small birds and insects to its now mature hedge line.
- 17.10 The rest of the parish has low biodiversity with large fields and hedges and field margins not designed with wildlife in mind. A target for the future should be to improve the biodiversity of the parish, and to identify space for general recreation in any new development.
- 17.11 The largest 'green space' is the cricket field alongside Smooting Lane but this is privately owned and not currently available for residents' use.
- 17.12 The public open spaces that currently exist are all small and provide no real recreational opportunity. Only one has a seat and only the green strip alongside Manor Rise is large enough, and well enough planted to attract much wildlife.

The spaces are listed in section 18 of this plan document.

- 17.13 There is access to the open countryside by means of the extensive network of field-paths radiating out from the centre of the village and linking to all neighbouring villages – Cherry Willingham, Fiskerton, Barlings, Langworth, Sudbrook, Nettleham and Greetwell. A bridleway runs from Kennel Lane in the west to Barfield Farm and the Gathering Station in the east. These routes are well used by dog owners and

walkers and to some extent compensate for the lack of public open space.

What the Community Told Us about the Natural Environment:

17.14 87% of residents see the rural character of Reepham as a strength, and 84% see access to the countryside as important. 60% see wildlife and habitats as being important. 44% are concerned about dog fouling and 28% with littering. 81% are concerned about loss of green space and 81% of residents are also concerned about the impact of change and the loss of the natural environment, with 81% also concerned about the impact specifically on wildlife. 79% of residents are concerned about changes to the Parish's character and 73% have concerns about the loss of views.

Important Views

Views out of the village include:

- 1.1 The Wolds: Views out of the settlement both across the cricket field towards the Wolds and from the start of Moor Lane and Fiskerton end of Fiskerton Road towards the Wolds.
- 1.2 The lime woods are also visible from this view.
- 1.3 View from The Green affords two views to open countryside around the entrance to Good's Farm, both through the Hollow to the lime woods and the Wolds to the east and through the Farmyard to the north including a fine view of a tree with the Sudbrooke woods beyond.
- 1.4 The view towards Lincoln Cathedral to the west from the Kennel Lane area, from Hawthorn Road and the public footpath at the back of Good's Farmyard.
- 1.5 View from Chapel Close to countryside to the north of the village.

Views into the village include:

- 2.1 Views of the church from any direction; particularly notable from the west and north.
- 2.2 Views of Reepham that highlight the wooded surround, especially on the northern fringe of the village and the north east and north west approaches.
- 2.3 Views in from the south and east are reflective of the surrounding moorland in those directions.
- 2.4 View from the rise on Barfield Lane towards the village, where the pavilion is visible across the cricket field.

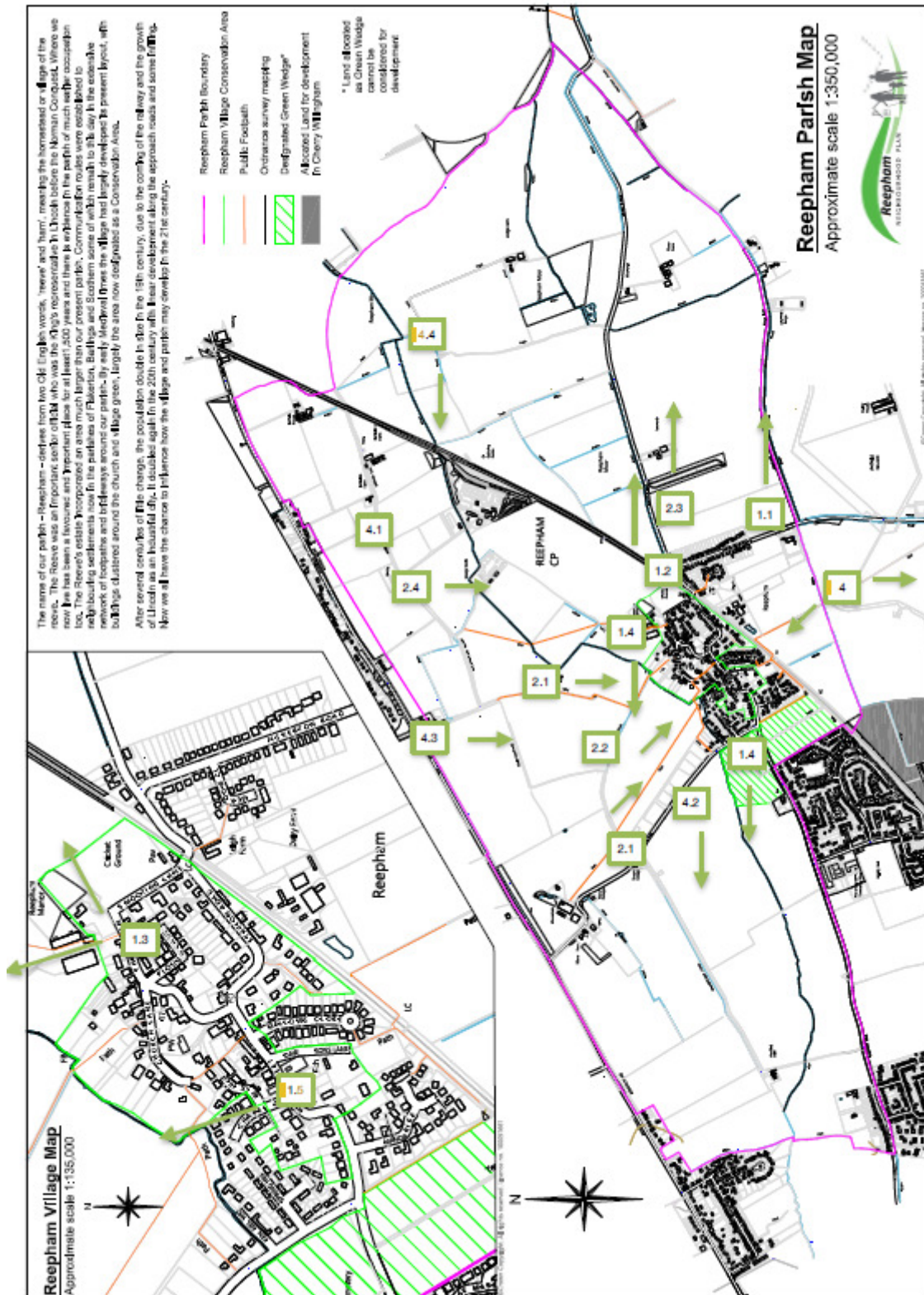
Views within the village itself and wider Parish include:

- 3.1 Views of the church from locations around the village.
- 3.2 Views of landmark features and Heritage Assets.
- 3.3 Views of important buildings.
- 3.4 Views of mature trees (in line with village TPOs), including Willow Holt.
- 3.5 Intimate views, especially within the Conservation Area.
- 3.6 Views of Reepham as a separate village entity, including settlement break with Cherry Willingham.

Open countryside views in the wider Parish.

- 4.1 Over-lane coverage of the trees and intimate views on Barfield Lane.
- 4.2 Views across Westfield in any direction.
- 4.3 Views of Reepham village and the Parish from the A158 area.
- 4.4 View of The Beck 99.

Map 6: Important Views and Vistas



Policy 11: Important Views and Vistas

1. The following views are safeguard from inappropriate development due to their contribution towards local character:

Views out of the village include:

- a) the Wolds: Views out of the settlement both across the cricket field towards the Wolds and from the start of Moor Lane towards the Wolds. The lime woods are also visible from this view.
- b) view from The Green affords two views to open countryside around the entrance to Good's Farm, both through the Hollow to the lime woods and the Wolds to the east and through the Farmyard to the north including a fine view of a tree with the Sudbrooke woods beyond.
- c) the view towards the cathedral to the west from the Kennel Lane area

Views into the village include:

- d) views of the church from any direction; particularly notable from the west and north.
- e) views of Reepham that highlight the wooded surround, especially on the northern fringe of the village and the north east and north west approaches.
- f) views in from the south and east are reflective of the surrounding moorland in those directions.

Views within the village include:

- g) views of the church from around the village
- h) views of landmark features
- i) views of important buildings
- j) views of trees (in line with village TPOs)

18 Local Green Spaces and Important Green Spaces

18.1 Reepham has several areas of public open space. These spaces contribute to the open, rural aspect and towards the health and well-being of the wider community. They provide visual benefits to the wider community. The Central Lincolnshire Local Plan designates four spaces as 'Important Green Spaces' through Local Plan Policy LP23. This Neighbourhood Plan has identified additional spaces for their recreational, sport, wildlife and character contributions. Due to their importance, this Plan designates them as Local Green Spaces.

The Local Green Spaces are:

- a) Manor Rise-** To the west of the Manor Rise development is a green corridor with ample planting that has matured well. It runs alongside the 'green wedge' field between the High Street and the railway line. It is an attractive area to walk but is not large enough for other activities.



- b) Land to South of Manor Rise plus Play Park Area-** There is a small rectangle of grass alongside the Manor Rise play area separated from the school playing field by a high metal fence. There is a small fenced in park area in this section of grass and some overgrown shrubbery. This parcel of land could benefit from a re-structuring to optimise the space. This is not an entirely safe space for children to play ball games



in as the railway line runs alongside, again with a high metal fence and a gate separating it from the open area. It narrows to the west of the park area and links to the green corridor noted as number one in this listing. To the east the area turns north alongside the school playing field and comprises a wide path.

c) Triangle- Behind the bungalows in Mellows Close is a secluded triangle of land. The footpath between Mellows Close and Station Road runs through it and the southern boundary is the railway line. There are two ancient hawthorn trees to one side of the area. A seat between them in the shade could provide a quiet space for resting. As it is, the area is hardly used, it is not very large and there are signs nearby that discourage it's use.



- d) Fiskerton Road-** At the far end of Fiskerton Road, at the end of the row of recently built houses and created when they were built, is a small triangle of land with a seat towards the back situated in front of some screening trees. The area is open to Fiskerton Road at the front with a hedge separating it from the open farmland beyond, and another which along with the trees screens the adjacent house.



- e) The Green.** A small triangular patch of grass cluttered with street furniture, some glacial stones are also present, and some years ago the grass was edged with kerb stones. The area has cars parked around it.
- f) West Wedge.** A wedge on the corner of Kennel Lane and Hawthorn Road. This is grass covered with a hedge alongside Hawthorn Road and a few trees. There is an entrance off both Kennel Lane and Hawthorn Road. This space is not enclosed.
- g) North Paddock.** This is currently rented out as a horse-grazing field. Although privately owned, there is a public footpath running through it that was demonstrated to be highly valued as it was frequently commented on during Public consultation exercises.



- h) Cemetery.** The cemetery is active and two churchyards are no longer used for burials. Hawthorn Road Cemetery is on Hawthorn Road between the Village Hall and Kennel Lane surrounded on three sides by farmland with a beech hedge.
- i) Churchyard.** The Churchyard is a smaller burial site across the road from St Peter and St Paul's Church, and sits under mature trees on a prominent corner of Church Lane.
- j) The Church Garden.** The community garden is the behind St Peter and St Paul's Church. It has two seats and a circular path. The gardens are well maintained by a group of local residents, with regular community events to help with additional work from time to time.



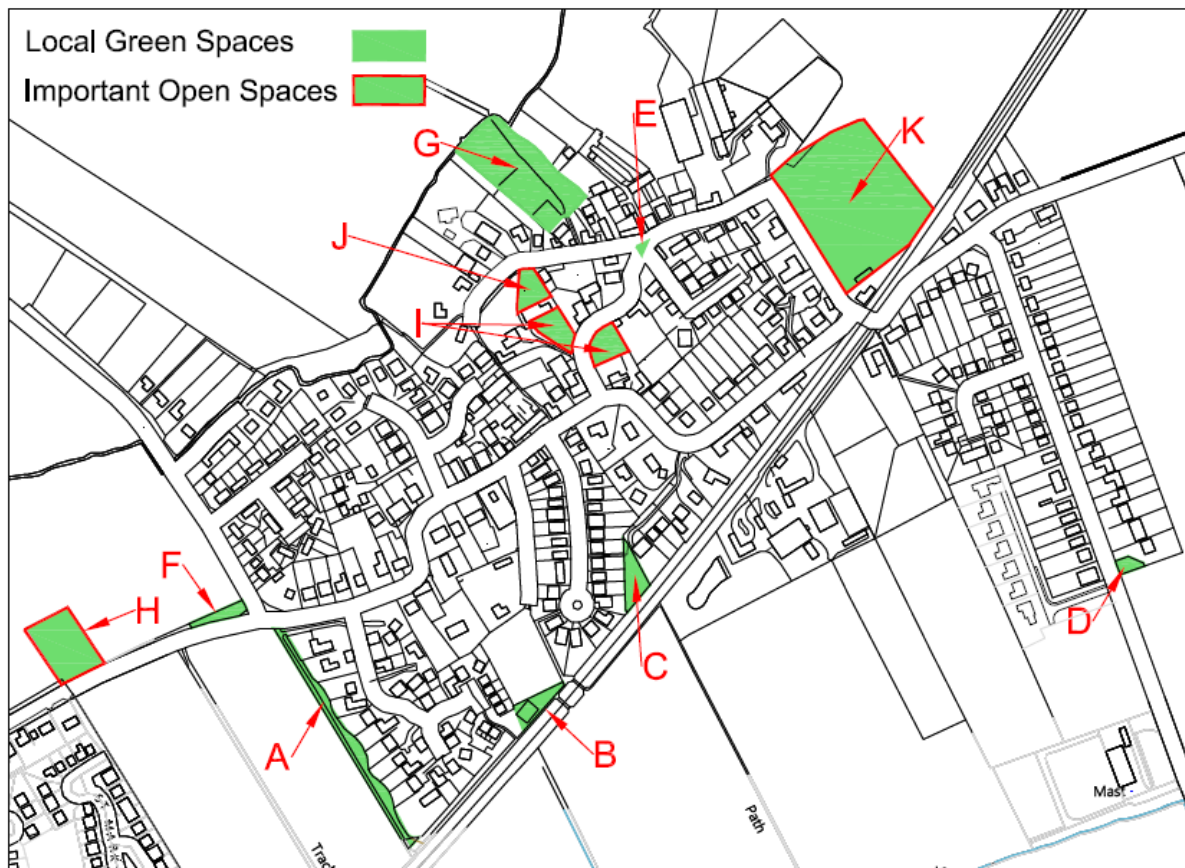
k) Reepham Cricket Pitch. This is privately owned and rented out to the cricket club. Once a year it is open to the public for a village fete. Within the last ten years this area has been enclosed and is not open for public use.



l) The Hollow. The remains of a sunken way towards Barlings, running between the cricket pitch and Reepham Manor boundary, the Hollow provides a valuable and attractive open space with wild flowers, and mature tree cover. Whilst always privately owned in the last 12 years it has been closed off with a gate, but the view through it is still enjoyable from the corner of Smooting Lane and The Green.



Map 7: Local Green Spaces and important Green Spaces



What the Community Told Us about Open Space and the Environment:

18.2 66% of residents told us that Open/green space is important to them and this tied in with a sense of community. Many residents commented additionally about lack of open spaces, green spaces and play areas. Open space is also seen as supportive of wildlife/biodiversity and habitats. More planting in open spaces was also something residents commented upon. 81% of residents are concerned about loss of green space.

Policy 12: Local Green Space and Important Open Space

1. The following spaces, as identified on Map 7, are designated as Local Green Spaces. These spaces are safeguarded from development over the Plan period. They include:

- a) Manor Rise
- b) Land to the South of Manor Drive and Play Park Area
- c) Triangle
- d) Fiskerton Road
- e) The Green
- f) West Wedge
- g) North Paddock

2. The following spaces, as identified on Map 7 are designated as Important Open Space through Central Lincolnshire Local Plan Policy LP23:

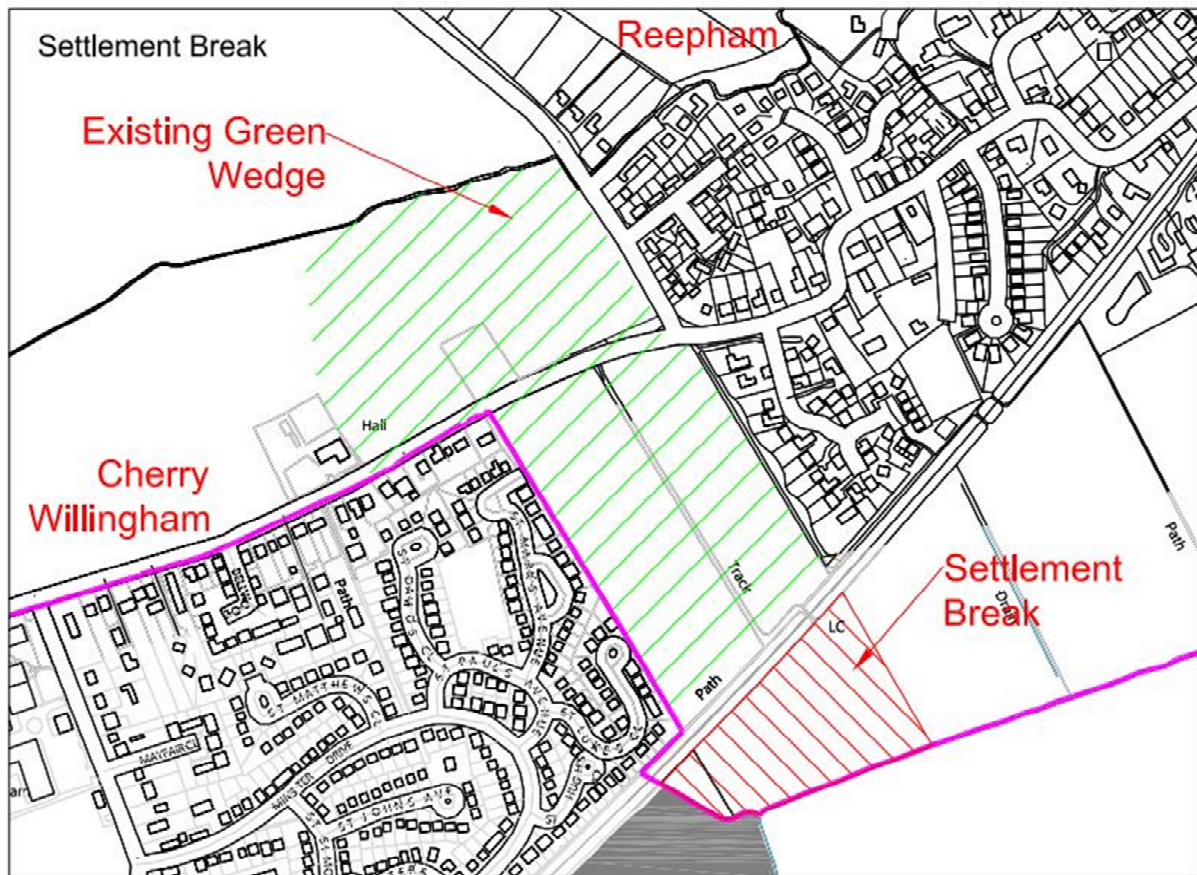
- h) Cemetery
- i) Churchyard
- j) The Church Garden
- k) Cricket Pitch

19 Settlement Break

- 19.1 This Plan designates a Settlement Break to preserve the green separations between the settlements of Reepham and Cherry Willingham.
- 19.2 Beyond the village, much of the designated Plan area is open countryside. This aspect of siting within the landscape is a key component of both the character of the village and of the quality of life that the residents enjoy. A key concern of the community is the coalescence of Reepham and Cherry Willingham due to its rapid expansion, the subsequent loss of green space, biodiversity, woodlands and the damage this might do to the identity of what are currently two distinct settlements.
- 19.3 This section examines the area of separation that acts to provide a valuable amenity for residents, that connect the villages to green spaces and features in the wider area, and which help preserve the villages as a distinct place with their own character. These green connections are important wildlife corridors and provide space for biodiversity and ecology to thrive.
- 19.4 The role of the settlement break is to prevent coalescence and add value to the existing Green Gap as designated by the Central Lincolnshire Local Plan.
- 19.5 For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between places. The southern and western fringe of Reepham is distinct from the built environment of Cherry Willingham, with less dense development of detached and semi-detached dwellings fronting the street.
- 19.6 Cherry Willingham is very different, with a more urbanised feel, including a recently completed residential housing developments. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.
- 19.7 This settlement break also helps in bringing the role of the underlying landform in influencing settlement formation to the fore, as here there

is a distinct local depression that reveals the spatial logic of how the settlements came to be formed in the first place.

Map 8: Designated Settlement Break and Existing Green Wedge



Policy 13: Settlement Break

1. The Plan designates a Settlement Break between Cherry Willingham and Reepham, as identified on Map 8. The Settlement Break will be safeguarded from built development which would detract from the separation of the three settlements. Insofar as planning permission is required development in the Settlement Break which is essential for agricultural or forestry purposes will be supported where it safeguards the separation and integrity of the settlements.

20 Community Facilities

20.1 The village of Reepham has valued local community facilities. Local community facilities are defined in national planning guidance as:

- Local Authority Education establishments.
- Public halls or exhibition halls.
- Public worship or religious instruction (or in connection with such use).
- Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres.
- Halls or meeting places for the principal use of the local community.

20.2 These facilities not only provide useful resources, but also help provide the opportunities for residents to meet and interact thereby creating a cohesive society and sense of belonging.

20.3 The village has a full time Post Office in the convenience store which can provide banking services.

20.4 The convenience store provides local food supply and therefore constitutes as a local community facility. These facilities contribute positively towards the local economy and support the role of the village in providing essential facilities to its community and beyond.

20.5 It is important to retain these local community facilities to maintain the service offer to residents.

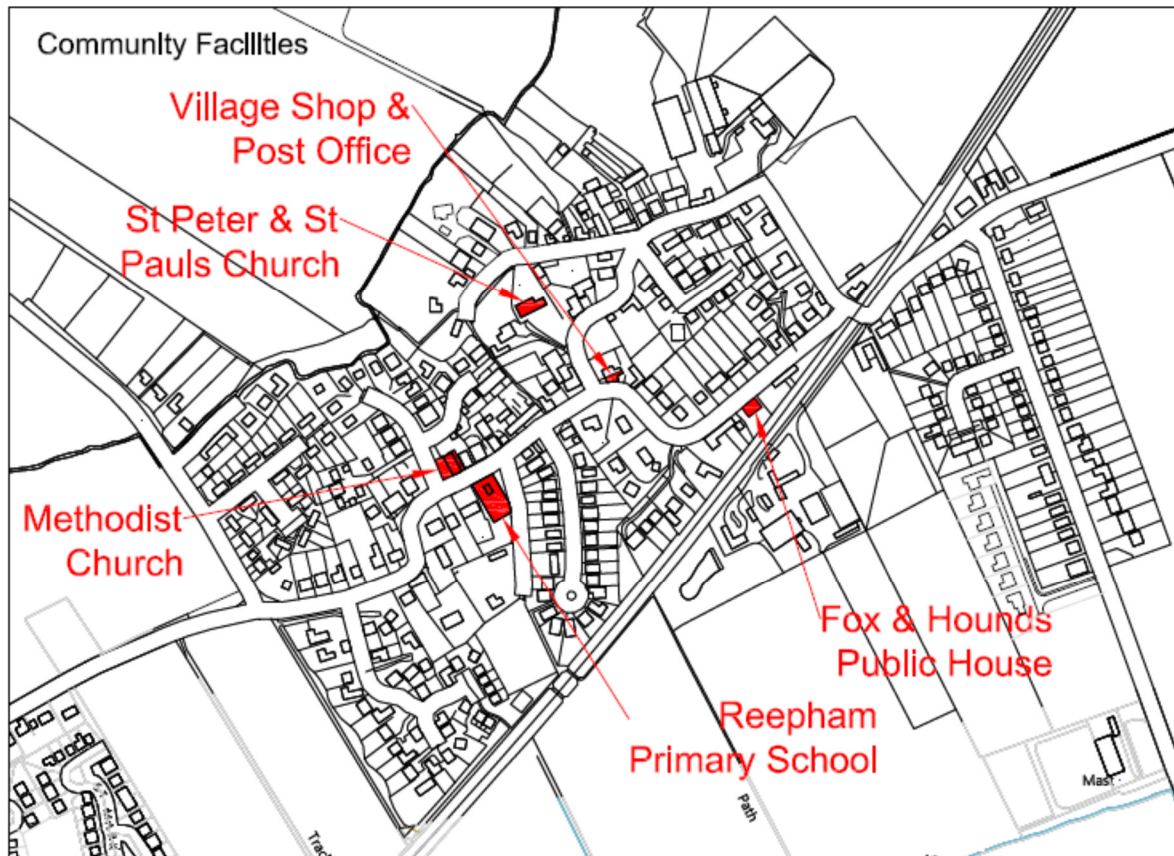
20.6 All local community facilities should be located within the existing developed current settlement edge of Reepham so that they are accessible to the community. Where new local community facilities are proposed outside of the current settlement edge, then these need to be justified in terms of its location, its impact on the environment, local character and whether they are accessible to residents by cycle and foot.

20.7 All new local community facilities should provide the necessary parking provision to reduce the need for visitors to park on the streets.

What the Community Told Us about Community Facilities:

During the questionnaire consultation, resident responses confirmed that the existing community facilities are highly valued and should be preserved or improved if possible. The community also recognised that future development would increase the local demand for these facilities which should in turn help secure the future continuation.

Map 9: Community Facilities in Reepham



Policy 14: Community Facilities

1. The existing local community facilities listed within this policy, as shown on Map 9, will be safeguarded for local community (F) use throughout the plan period. The local community facilities safeguarded, are as follows:

- Reepham Village Shop and Post Office;
- Reepham Primary School;
- St Peter and St Paul's Church;
- Methodist Church;
- Reepham and Cherry Willingham Village Hall; and
- The Fox and Hounds Public House.

2. Proposals to redevelop, or change the use of, an existing community facility to a non-community (F) use will only be supported where one of the following conditions is met:

- a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new local community facility; or
- b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- c) the proposal includes the provision of a new local community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.

3. Proposals for a new local community facility will only be supported if it is located within the current settlement edge of Reepham, unless it can be demonstrated that land within the current settlement edge is not available. In these cases, an accessible and suitable location on the edge of the settlement will be considered, where appropriate.

21 Monitoring and Reviewing the Plan

- 21.1 The policies in this Plan will be implemented by WLDC as part of their development management process. Where applicable the Parish Council will also be actively involved. Whilst WLDC will be responsible for development management, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications and to help obtain external funding to implement local community priorities.
- 21.2 In line with the Neighbourhood Planning Act 2017, The Neighbourhood Plan will be reviewed within 5 years following the making of the Neighbourhood Plan by WLDC.
- 21.3 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective, it will be reviewed.
- 21.4 Any amendments to the Plan will only be "made" following consultation with WLDC, local residents and other statutory stakeholders as required by legislation.



Appendices

- Appendix A - Reepham Core Shape & Form Review
- Appendix B - Reepham Character Assessment
- Appendix C - Design Codes
- Appendix D - Site Selection Methodology