



CONSIDERATION OF POLICY LP2 AGAINST THE CORE SHAPE & FORM OF REEPHAM VILLAGE.



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Neighbourhood Plan Steering Group Executive Commentary

Policy LP2 of the 2017 Adopted Central Lincolnshire Plan (CLLP) sets out provisions for the spatial strategy of future development within each category of settlement. Reepham is defined as a medium village under LP2 and as such has a target growth of 15% as set out by policy LP4 of the same document.

The purpose of this document is to examine the current core shape and form of Reepham village and consider opportunity to infill within the existing developed footprint and thereafter suitable locations to expand the developed footprint. From this examination, a clear direction will develop in terms of compliance with policy LP2 and how that policy is administered within the Reepham Neighbourhood Plan.

It should be noted that this document ONLY considers the developed footprint. Other considerations exist for all sites in terms of effect on the conservation area, access and community to name but a few. This document is also produced in isolation to any call for sites submissions and considers the core shape and form only.

Extract from CLLP (Adopted 2017)

Policy LP2: The Spatial Strategy and Settlement Hierarchy

The spatial strategy will focus on delivering sustainable growth for Central Lincolnshire that meets the needs for homes and jobs, regenerates places and communities, and supports necessary improvements to facilities, services and infrastructure.

Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land (except where that land is of high environmental value), and enabling a larger number of people to access jobs, services and facilities locally.

Development should provide the scale and mix of housing types and a range of new job opportunities that will meet the identified needs of Central Lincolnshire in order to secure balanced communities.

Decisions on investment in services and facilities, and on the location and scale of development, will be assisted by a Central Lincolnshire Settlement Hierarchy.

The hierarchy is as follows:

- 1. Lincoln Urban Area**
(content removed – not applicable)
- 2. Main Towns**
(content removed – not applicable)
- 3. Market Towns**
(content removed – not applicable)
- 4. Large Villages**
(content removed – not applicable)
- 5. Medium Villages**

*Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support****, the following applies in these settlements:*

- *They will accommodate a limited amount of development in order to support their function and/or sustainability.*
- *No sites are allocated in this plan for development, except for Hemswell Cliff and Lea.*
- *Typically, and only in appropriate locations**, development proposals will be on sites of up to 9 dwellings or 0.25 hectares for employment uses. However, in exceptional circumstances ***** proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses where proposals can be justified by local circumstances.*
- *Policy LP4 establishes the total level of % growth for each Medium Village, and further policy requirements in respect of identifying whether a site would be suitable for development.*

6. Small Villages

(content removed – not applicable)

7. Hamlets

(content removed – not applicable)

8. Countryside

(content removed – not applicable)

*** throughout this policy, the term ‘appropriate locations’ means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26).*

In addition, to qualify as an ‘appropriate location’, the site, if developed, would:

- retain the core shape and form of the settlement;*
- not significantly harm the settlement’s character and appearance; and*
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.*

**** throughout this policy and Policy LP4 the term ‘developed footprint’ of a settlement is defined as the continuous built form of the settlement and excludes:*

a. individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;

b. gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;

c. agricultural buildings and associated land on the edge of the settlement; and

d. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

***** throughout this policy and Policy LP4 the term ‘demonstration of clear local community support’ means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council. If an applicant is in doubt as to what would constitute a ‘thorough, but proportionate, pre-application consultation exercise’, then the applicant should contact the applicable local planning authority.*

****** ‘exceptional circumstances’ in this policy is a matter for the decision maker to determine, but could be, for example, where the development delivers a community facility (see Policy LP15) substantially above and beyond what would ordinarily be required by Policy LP12 or LP15 (or any other policy in the Local Plan), and for which a clear need has been identified.*

The Current Core Shape and Form of Reepham Village

In order to arrive at the current shape and form of Reepham Village, the follow should be considered from policy LP2 of the CLLP.

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

a. individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;

b. gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;

c. agricultural buildings and associated land on the edge of the settlement; and

d. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

By applying the above rules to the aerial view of the village, we arrive at the core shape and form of the village. Also known as the developed footprint. Figure 2 below shows this.



Figure 2 – The Core Shape and Form of Reepham Village

Northern aspect of Reepham

The Northern aspect of Reepham is taken as the area lying between Kennel Lane and the railway line adjacent to Reepham Cricket Field.

The existing developed footprint is of a complex shape to this aspect of the village. At the West end there are gardens which are associated with the properties and bounded by planted boundaries and as such are part of the developed footprint. Working East, the developed area is bounded to the North by the Beck. Much of the immediate land to the North of the beck is within flood zone 3 and as such unsuitable for development considerations.

Working further East, the gardens become larger and increasingly open to the countryside. These garden areas become less part of the developed footprint and more associated with the open countryside and as such should not be considered part of the developed footprint. There is a recent new-build property behind the original properties on Church Lane. This forms one of the most Northern properties on this aspect of the village and is not shown on some of the mapping used previously in the NP process. East of this property, the land becomes associated with the open countryside in the form of a paddock and the allotments to the North of Althea Terrace before reaching the Farmyard known as Good's Yard. Under the LP2 policy, these areas cannot be taken as part of the developed footprint.

The Heritage Asset property of Reepham Manor is positioned at the Eastern end of the Northern aspect before the Cricket Ground forms the final feature of this Northern aspect. Whilst Reepham Manor defines the developed footprint as this position, the Cricket Ground, with its open views does not.

Given the above, the Northern developed footprint can be taken as below.



The meandering nature of this line shows some opportunity for infill in the locations of the existing Farmyard adjacent to Reepham Manor and the Paddock to the North of Church Lane.

There are also two larger locations where the line forms a hollow or concave shape. Where this occurs at the West end, the land lies in flood zone 3 so is not suitable for development whilst more suitable sites exist. The hollow area formed at the East end of the line is occupied by the village Cricket Field which whilst privately owned, forms a character element of the historic core and conservation area which was considered as valued by 77% of all community questionnaire responses.

The Eastern aspect of Reepham

The Eastern aspect of Reepham is taken as the area lying between railway line where it leaves the village and the Southern end of the houses / gardens to the East of Fiskerton Road.



The existing developed footprint is of a simple shape to this aspect of the village. There is a long straight line formed by the end of the enclosed domestic garden to the properties on Fiskerton Road to the South of this aspect. The properties on Moor Lane form the Northern section of this aspect. The line formed by the property to the North of Moor Lane does lie further West than the longer straight line.

Proposals for development beyond the main straight line would have three sides into open countryside and as such other sites which present an infill opportunity should be considered before sites on this aspect.

There is an opportunity to extend the long straight line up to the railway line as a squaring off of the developed footprint at this location.

The yellow area shown would provide 0.13 hectares of land for development purposes.

The Southern aspect of Reepham

The Southern aspect of Reepham is taken as the area lying between the natural development corner at Fiskerton Road and the Southwestern corner of the Manor Rise development.

This aspect follows the line of domestic gardens and the railway line whilst taking in the 3nr farmhouses at Leigh Farm and Stuffins Farm. The land associated with these properties is more in keeping with the open countryside and as such not taken as part of the developed footprint of the village.

There is an area currently under development situated to the West of Fiskerton Road which will form part of the developed footprint over the next 12 months.

The Southern line forms a hollow or concave shape and therefore lends itself to infill development. This squaring off of the developed footprint would create a single line facing open countryside. The southern aspect as also not affected by the conservation area in terms of views in to or out from the conservation area itself.



The area above could provide up to approx. 5.5 hectares of land for development notwithstanding availability of other consideration which may reduce the suitable area.

The Western aspect of Reepham

The Western aspect of Reepham is taken as the area from the natural corner of development at Kennel Lane and the Southwestern corner of the Manor Rise development.



This aspect follows the line of domestic gardens on the Manor Rise development and the frontages of properties on Kennel Lane.

Lying to the West of this line is green wedge land on which development can not take place. This Green Wedge land maintains a separation between the distinct village settlements of Reepham and Cherry Willingham, preventing coalescence.

This therefore makes the Western aspect a sterile zone in terms of development.

Conclusion

The requirement for this document comes from the need to allocate the 15% target growth in Reepham's housing. At the time writing, the remaining number of dwellings required to hit this target is 45 dwellings.

This document has identified 2 locations where there is limited capacity to locate new dwellings within the existing core shape and form of the village and 4 locations where an extension to the developed footprint would help preserve the overall core shape and form and protect the open countryside surrounding the village.

- Paddock North of Church Lane
The area which falls within a squaring off of the developed footprint equals approx. 0.16 Ha
- Farmyard adjacent to Reepham Manor
The area which falls within the squaring off of the developed footprint equals approx. 0.3 Ha
- Land North of the Beck
This area falls within flood zone 3 and is not suitable for development whilst more suitable sites exist, which is the case.
- Land at Cricket Field
This area is adjacent to the conservation area, provides green open space (privately owned) and is adjacent to a heritage building in the form of Reepham Manor. The available area is 0.6 Ha which does not include the cricket field.
- Land North of Moor Lane
This potential expansion of the developed footprint equals approx. 0.13Ha
- Land South of Reepham
This potential expansion of the developed footprint equals approx. 5.5 hectares and could accommodate the 45 dwellings required to meet the 15% target growth figure. The area does not affect the conservation area and would not extend into open countryside due to it infilling a hollow shape on the Southern aspect of the developed footprint.

From a sequential test point of view, the identified locations can be ranked as follows.

	<u>Description</u>	<u>Notes</u>	<u>Indicative dwellings</u>
1	Farmyard adjacent to Reepham Manor	Provides infill opportunity within core shape & form but access and effect on the conservation area need to be considered.	2
2	Paddock North of Church Lane	Provides limited infill opportunity within core shape & form. Loss of green space needs to be considered.	1
3	Land South of Reepham	Provides opportunity to extend the developed footprint but not into open countryside nor at detriment to the conservation area.	45+
4	Land North of Moor Lane	Provides opportunity to extend the developed footprint but not into open countryside nor at detriment to the conservation area.	1
5	Land at Cricket Field	The opportunity to extend the developed footprint must be weighed against the effect on the conservation area and effect on green space / views.	9
6	Land North of the Beck	Not suitable – Flood zone 3	0

The conclusions drawn only consider the requirements of policy LP2 being applied to Reepham. These should be read in conjunction with other site by site analysis. There may be other considerations which either negate or override the ranking of options above or in some cases make extension of the developed footprint unsuitable.

The potential housing numbers are indicative and based upon a housing density of 15 dwellings per hectare (dph). Sites where over the 45 dwelling target is possible are noted as 45+

The following dph rates can be observed within Reepham currently.

Manor Rise	37 dwellings in 2.6Ha	=	14.2 dph
Mellows Close	28 dwellings in 1.6Ha	=	17.5 dph
Meadow Close	16 dwellings in 0.98Ha	=	16.3 dph
East of Fiskerton Road (under development)	7 dwellings in 0.71 Ha	=	9.8 dph
Aecom overall village assessment		=	23.9 dph (includes historic core)

In order to provide well laid out development opportunities with car parking and access roads, the maximum dph for developments up to 9 dwellings should be taken at 15 dph. A lower rate should be adopted for larger developments to provide adequate green space or this could be taken separately.

Call for sites submissions

The stage 2 review of the Call for Sites submissions from Landowners considers the overall merits of each individual proposed site. When comparing these locations with the developed footprint of Reepham, the opportunities for realising appropriate extension to the core shape and form of the village become evident.

In most cases, the submitted site is larger than the area identified as appropriate extension to the developed footprint. The stage 2 review process considers mitigation measures in terms of scale and form to enable sites to fit into the opportunities identified with this document and achieve an overall acceptability.

The table below matches the development footprint opportunity with the relevant call for sites.

	Description	Call for sites Submission
1	Farmyard adjacent to Reepham Manor	CL3084
2	Paddock North of Church Lane	Site 15.3
3	Land South of Reepham	Site 11 & 17
4	Land North of Moor Lane	Site 9.1 / CL1423
5	Land at Cricket Field	CL3083
6	Land North of the Beck	No submission

Support for a site, and subsequent allocation within the Reepham Neighbourhood Plan will be based upon a wider view than just compliance with Policy LP2.

