Grasby and Searby cum Owmby

Design Codes and Guidance

Final Report

May 2024

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments / sign-off received	Approved by	Position
1	15 March 2024	Sections 1-3 to Steering Group	John-Michael Chidwick	Consultant Urban Designer (AECOM)	10 April 2024	Chris Mead	Steering Group Chairman
2	8 May 2024	Full draft to Steering Group	John-Michael Chidwick	Consultant Urban Designer (AECOM)	20 May 2024	Chris Mead	Steering Group Chairman
3	21 May 2024	Revised full draft to Steering Group	John-Michael Chidwick	Consultant Urban Designer (AECOM)	21 May 2024	Chris Mead	Steering Group Chairman
4	21 May 2024	Full draft to Locality	John-Michael Chidwick	Consultant Urban Designer (AECOM)	30 May 2024	Madeleine Gohin	Neighbourhood Planning Officer (Locality)

Contents

Introduction

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1. Introduction

The aim of this document is to help empower the local community to influence the design and character of the neighbourhood area and to deliver attractive, sustainable development that meets the needs of local people.

1.1 Background

The parishes of Grasby and Searby cum Owmby have worked together to form the Grasby and Searby cum Owmby Neighbourhood Plan Steering Group. The combined neighbourhood area covers the villages of Grasby and Searby, the hamlets of Owmby and Clixby, and the surrounding Lincolnshire countryside.

The Steering Group has requested support through Locality to establish this design code and guidance document in order to influence the character and design of any new development within the neighbourhood area. Locality is a national membership network that manages the neighbourhood planning process on behalf of the Department for Levelling Up, Housing and Communities.

This document forms part of the evidence base for the Neighbourhood Plan on design-related issues. It sets out design standards endorsed by the local community to ensure that development provides local distinctiveness, connections to green infrastructure, improvements to pedestrian links and enhancements to sustainability.

Figure 01: The Church of Saint Nicholas in the village of Searby.

Figure 02: The hamlet of Owmby.

Figure 03: The Church of All Hallows in the hamlet of Clixby.

Figure 04: The rooftops of the village of Grasby as seen from the Church of All Saints.

1.2 Strategic context

The neighbourhood area is located in the county of Lincolnshire midway between the large industrial towns of Scunthorpe and Grimsby and south of the city of Kingston upon Hull. The A1084 (Brigg Road) connects the neighbourhood area to the nearby market towns of Brigg and Caistor. The neighbourhood area's proximity to the M180 motorway makes it well-connected to the UK's wider road network. Both Humberside Airport and Barnetby Railway Station are approximately five miles away by car.

The parish of Grasby contains the village of Grasby and the hamlet of Clixby, each centred around its historic parish church. The parish of Searby cum Owmby contains the village of Searby and the hamlet of Owmby. The parish church is in Searby. The four settlements are linked by the A1084 along with a network of public rights of way that form part of the Viking Way.

The Lincolnshire Wolds National Landscape is situated to the south east of the neighbourhood area. There is a desire for this to be extended northwards to include the neighbourhood area as its landscape of rolling hills and arable fields is very similar. These strong connections with the surrounding countryside are an important part of the neighbourhood area's character.

Figure 05: Map showing the neighbourhood area's strategic context.

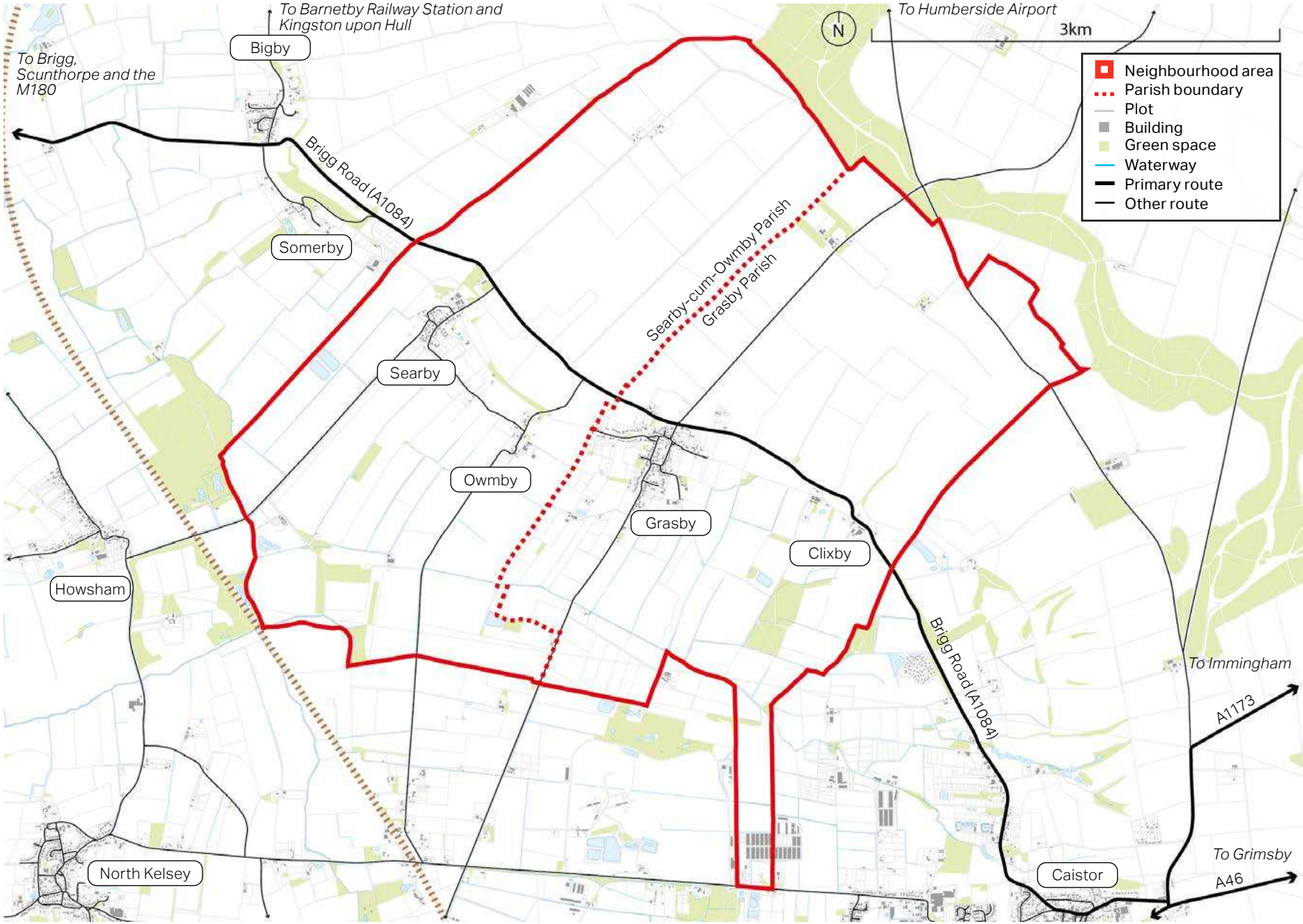


Figure 06: Map showing the neighbourhood area's key features.

1.3 Objectives

The objectives of the local community can be summarised as follows:

Development

- **1A** To protect the largely open, rural landscape character, key views, local green spaces and green gaps that ensure the settlements remain distinct and separate.
- **1B** To ensure development does not adversely affect the use and enjoyment of public or permissive paths, especially the Viking Way.
- **1C** To ensure development meets the needs of the local community, especially for housing and local businesses, to support a diverse and thriving community.
- **1D** To ensure development is of appropriate scale and quality that enhances the rural character and appearance of the area.
- **1E** To protect the appearance and setting of the existing listed buildings within the parishes.
- **1F** To ensure development contributes to a carbon net-zero future by the efficient use of energy and the generation of renewable energy.

Environment

- **2A** To protect and enhance the built and rural environment to make this a more attractive and beautiful place to live and play for both residents and visitors.
- **2B** To support and work with landowners to maintain and enhance the local landscape and wildlife in partnership with working agricultural business.

Community

- **3A** To maintain and improve existing community facilities e.g. village hall, church, school, pub
- **3B** To maximise the recreational opportunities provided by the extensive walking routes through the parishes and the public spaces, to make them accessible to all where practicable.
- **3C** To support development that promotes healthy activities where it is appropriate to the setting and character.
- **3D** To seek appropriate new community facilities through negotiations with landowners e.g. public open space, play area, community parking etc.
- **3E** To enhance the sense of place through the use of consistent and well-designed features such as interpretation, signage, entrance features, seating or planting.
- **3F** To encourage inclusive consultation on planning matters within the parishes.

1.4 Vision

The objectives have informed the following vision:

In 2040 the parishes of Grasby and Searby-cum-Owmby will be vibrant, thriving and desirable places to live and work. The villages within the parishes will continue as small distinct settlements linked together by the Viking Way but separated by open green spaces.

Their distinctive rural character and history will be protected and celebrated and the wellbeing of the residents will be valued and supported by maintaining the features they consider important such as the extensive views, access to and quiet enjoyment of the countryside and the protection of local wildlife.

Residents will live in a supportive, resilient and sustainable community where small scale development carefully meets local needs and is of the highest quality and design. Development will support those needs and strengthen the sense of community.

1.5 Using this document

This document is a valuable tool in securing context-driven, high quality development. It will be used differently by different stakeholders in the planning and development process.

This document will be effective when used as part of a co-design process, actively involving key stakeholders, to establish local preferences and expectations of design quality.

Through active participation and dialogue, key stakeholders can use this document to shape the key issues and ways to adequately respond to them in future development.

This document alone will not automatically secure quality design outcomes, but it will help to prevent poor outcomes by creating a rigorous process that establishes expectations.

This document raises the standards and expectations for design quality in order to ensure that the neighbourhood area remains a place in which all residents and visitors can be proud.

Potential users	How they will use this document
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design in order to establish a degree of certainty. This document must be followed as a material consideration when planning consent is sought.
Local Planning Authority	As a material consideration, embedded in policy together with the neighbourhood plan, against which to assess planning applications. This document should be considered during any pre-application discussions.
Parish Councils	As a tool to help structure comments on planning applications by highlighting the issues of key importance, to assess whether applications are positive or negative, and to indicate where further considerations are required.
Community groups and local residents	As a tool to allow the local community to highlight their key issues and concerns and ensure that development has a positive impact on the character of the neighbourhood plan area.
Statutory consultees	As a reference point when commenting on planning applications by providing an overview on the neighbourhood plan area and its character and by indicating the local community's main areas of concern.

Figure 07: Potential users.

1.6 Planning policy and design guidance

The neighbourhood area is located within the West Lindsey district of Lincolnshire, one of the districts covered by the Central Lincolnshire Local Plan. This section outlines the national frameworks and regulations, the national design guidance, and the local planning policy and guidance documents that have guided the production of this document.

1.6.1 National frameworks and regulations

Levelling-up and Regeneration Act 2023

The Levelling-up and Regeneration Act 2023 (LURA) was enacted to "speed up the planning system, hold developers to account, cut bureaucracy, and encourage more councils to put in place plans to enable the building of new homes". The LURA aims to ensure that new development is built beautifully, produces more local infrastructure, is shaped by local people's democratic wishes, enhances the environment and creates neighbourhoods where people want to live and work.

The LURA can be found at the following link: https://www.legislation.gov.uk/ukpga/2023/55/enacted.

National Planning Policy Framework (Revised December 2023)

The National Planning Policy Framework (NPPF) outlines the UK Government's overarching economic, environmental and social planning policies for England. It is a high-level document that attempts to make good design pivotal and to put communities at the heart of planning. The policies within the NPPF apply to the preparation of local and neighbourhood plan areas, and act as a framework against which decisions are made on planning applications.

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development.

The parts of the NPPF which are of particular relevance to this document are:

- Part 2: Achieving sustainable development;
- Part 5: Delivering a sufficient supply of homes;
- Part 8: Promoting healthy and safe communities;
- Part 9: Promoting sustainable transport;
- Part 12: Achieving well-designed and beautiful places;
- Part 15: Conserving and enhancing the natural environment; and
- Part 16: Conserving and enhancing the historic environment.

Part 12 (Achieving well-designed and beautiful places) emphasises the need to create high-quality, beautiful and sustainable buildings and places as fundamental to what the planning and development process should achieve.

It sets out several principles that planning policies and decisions will consider ensuring that new developments are well-designed and focus on quality.

The NPPF notes that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

The NPPF can be found at the following link: https://www.gov.uk/government/publications/national-planning-policy-framework--2.

The Building Regulations 2010

The Building Regulations 2010 cover the construction and extension of buildings. Building regulations approval is separate from planning permission and both may be required. Building regulations approval may also be required for alteration projects including:

- replacing fuse boxes and connected electrics;
- installing a bathroom that will involve plumbing;
- changing electrics near a bath or shower;
- putting in a fixed air-conditioning system;
- replacing windows and doors;
- replacing roof coverings on pitched and flat roofs;
- installing or replacing a heating system; and
- adding extra radiators to a heating system.

The Building Regulations 2010 can be found at the following link: https://www.legislation.gov.uk/uksi/2010/2214/contents/made.

The Future Homes Standard (emerging)

The emerging Future Homes Standard (FHS) will complement the Building Regulations 2010 and aims to ensure that new homes built from 2025 produce 75-80% less carbon emissions than homes delivered under the existing regulations. The FHS aims to decarbonise new homes by focusing on improving heating, hot water systems, and reducing waste. This wil be achieved in part by replacing current technologies with low-carbon alternatives.

To meet the specifications set out in the FHS, the Government updated Parts F and L of the current Building Regulations in 2021. These specifications must be adhered to when constructing, extending or renovating UK homes. Part F introduces new standards for ventilation, while Part L sets out minimum energy efficiency performance targets for buildings, airtightness requirements and improved minimum insulation standards.

For further information on the changes to Part L and Part F, please refer to the following link: https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings.

1.6.2 National design guidance

National Design Guide (2019)

The National Design Guide (NDG) sets the ten characteristics of a well-designed place and demonstrates what good design is in practice. The characteristics are:

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

The NDG can be found at the following link: https://www.gov.uk/government/publications/national-design-guide.

National Model Design Code (2021)

The National Model Design Code (NMDC) is the Government's detailed guidance on the production of design codes, guidelines and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide (NDG).

The NMDC and NDG are companion documents setting out characteristics of well-designed places. They support the ambitions of the National Planning Policy Framework (NPPF) to utilise the planning and development process in the creation of high-quality place-making. The NDG states that "specific, detailed and measurable criteria for good design are most appropriately set at the local level"

The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that can deliver in line with local objectives.

The NMDC can be found at the following link: https://www.gov.uk/government/publications/national-model-design-code.

Figure 08: The ten characteristics of a well-designed place from the National Model Design Code (2021).

Figure 09: The front cover of the National Model Design Code (Part 1: The Coding Process).

Building for a Healthy Life (2020)

Building for a Healthy Life (BHL) was formerly known as Building for Life and is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL can be found at the following link: https://www.udg.org.uk/publications/othermanuals/building-healthy-life.

Figure 10: The front cover of Building for a Healthy Life.

Manual for Streets (2007)

Manual for Streets (MfS) aims to bring about a fundamental culture change in the way streets are designed and adopted. It comprises technical guidance focusing on lightly-trafficked residential streets. Many of its key principles may be applicable to other types of street, for example high streets and lightly-trafficked lanes in rural areas.

MfS is used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to redesign.

MfS can be found at the following link: https://assets.publishing.service.gov.uk/media/6270d4838fa8f57a360f8b91/Essex_Manual_for_Streets_Redacted.pdf.

1.6.3 Local planning policy and guidance

Central Lincolnshire Local Plan (2023)

The Central Lincolnshire Local Plan was formally adopted in April 2023, replacing the Central Lincolnshire Local Plan 2012-2036 (which itself replaced the previously separate Local Plans of the City of Lincoln, West Lindsey and North Kesteven). The Local Plan sets out the long term strategy in respect of new developments up to 2040.

The Local Plan defines Grasby and Searby as "small villages" (between 50 and 249 dwellings) and sets out a housing requirement for ten homes in Grasby and two homes in Searby.

Figure 11: The front cover of the Central Lincolnshire Local Plan.

Grasby and Searby cum Owmby Neighbourhood Plan

The Grasby and Searby cum Owmby Neighbourhood Plan is the community-led development plan for the parish of Grasby and the parish of Searby cum Owmby. It is used alongside the Local Plan in determining planning applications up to 2040.

The Neighbourhood Plan has several functions including setting out a vision for the neighbourhood area, choosing where new homes should be built, protecting important open spaces and community facilities and identifying community aspirations.

Other relevant documents

There are several other documents (some of these are Supplementary Planning Documents (SPDs)) providing additional guidance covering both thematic and site-specific issues, including:

- the Lincolnshire Local Transport Plan;
- the Central Lincolnshire Developer Contributions SPD;
- the Central Lincolnshire Housing Growth Delivery Plan;
- the Central Lincolnshire Energy Efficiency Design Guide;
- the Central Lincolnshire Biodiversity Net Gain Guidance Note;
- the Central Lincolnshire Health Impact Assessment for Planning Applications; and
- the Central Lincolnshire Five Year Land Supply Report.

1.7 Engagement

The Steering Group carried out a survey for each of the two parishes in August 2023 to allow local residents to raise development concerns and identify housing need. The results of each survey informed this document.

An inception call between AECOM and members of the Steering Group was undertaken on 9 January 2024 to introduce the teams, to explore the community's objectives and to address any initial concerns.

A site visit was conducted on 19 January 2024 led by members of the Steering Group. The visit covered Grasby, Searby, Owmby and Clixby, as well as the surrounding countryside. The visit allowed AECOM to gather an extensive photographic survey and undertake a comprehensive place and character analysis based on a combination of quantifiable data and local insight.

The Steering Committee reviewed and contributed to this document during its production to ensure that it remains focused on the priorities and aspirations of the local community and supports and complements the objectives of the Neighbourhood Plan.

Figure 12: The site visit included the four communities of Grasby, Searby, Owmby and Clixby.

Figure 13: The site visit included the neighbourhood area's green spaces, countryside and public rights of way.

Figure 14: The site visit included local assets and amenities including the local churches (pictured here, the Church of Saint Nicholas in Searby).

Place analysis

02

2. Place analysis

The villages and hamlets of the neighbourhood area represent the quintessential rural idyll. The local community is justly proud of the neighbourhood area's expansive views, big skies and connections with nature.

2.1 Identity

The four settlements of the neighbourhood area are separated by arable fields and open meadows. This separation has allowed each settlement to develop its own unique identity. Across the entire neighbourhood area there is a love of nature, a respect for tradition and the desire for a peaceful existence.

The village of Grasby is the largest of the settlements with approximately 170 households. The village sits on the edge of a steep escarpment which provides impressive views from its highest streets of Brigg Road, Main Street, Vicarage Lane and Clixby Lane. The low-lying streets of Station Road and Bentley Lane benefit from big sky views across the landscape. The village's historic cottages and pockets of green space make it a very desirable place to live.

Grasby's main focal point is the Church of All Saints whose imposing position allows it to be seen from across the neighbourhood area. Other amenities include the primary school, the village hall and the Cross Keys Inn.

The village of Searby is the second largest settlement with approximately 55 households. Most of the village is located at the bottom of Searby Hill. The main focal point is the Church of Saint Nicholas at the north of the village. Grass verges, hedgerows and rows of mature trees integrate the village with its rural context.

The hamlet of Owmby is built around Owmby Hill, Station Lane and Owmby Road. With approximately 14 households, the buildings consist of working farmsteads and rural cottages. Owmby's agricultural way of life has existed for centuries.

The hamlet of Clixby is the smallest settlement consisting of 5 households. The Church of All Hallows, screened from Brigg Road by mature trees, is one of the neighbourhood area's hidden gems. Working farmsteads and standalone cottages dot the landscape, typically surrounded by generous open space.

Figure 15: Grasby's Church of All Saints can be seen across the neighbourhood area.

Figure 16: The Cross Keys Inn in Grasby is a key amenity for the neighbourhood area.

Figure 17: All settlements are intrinsically connected with the surrounding countryside .

Figure 18: Searby as seen from inside the Church of Saint Nicholas.

Figure 19: Owmby's agricultural background remains in existence.

Figure 20: Owmby's buildings include farmsteads and historic cottages.

Figure 21: The interior of the Church of All Hallows in Clixby.

Figure 22: Searby is separated from the other settlements by open countryside and connected by public rights of way.

Figure 23: The churchyard of the Church of All Hallows in Clixby.

2.2 Heritage

Like much of Lincolnshire, the neighbourhood area has a deep-rooted history in agriculture with numerous working farms still in existence. Several barns and farmsteads have been converted into residential premises.

The three churches are the most striking examples of the neighbourhood area's history. The Church of All Hallows in Clixby is the 13th Century chancel of a larger church which was a ruin until 1889, when the chancel was restored and a west porch added. The Church of Saint Nicholas in Searby was built in 1832 and houses five bells dated 1607, 1811, 1855 and two at 1865.

The Church of All Saints in Grasby originally had a spire but this was later removed. The church has origins in the 13th Century although most of the existing structure was restored or rebuilt in the 19th Century at the expense of the then vicar, Charles Tennyson-Turner, brother of the poet laureate, Alfred, Lord Tennyson.

Charles Tennyson-Turner lived at several properties in Grasby including, notably, The Grange on Vicarage Lane (formerly the village's vicarage).

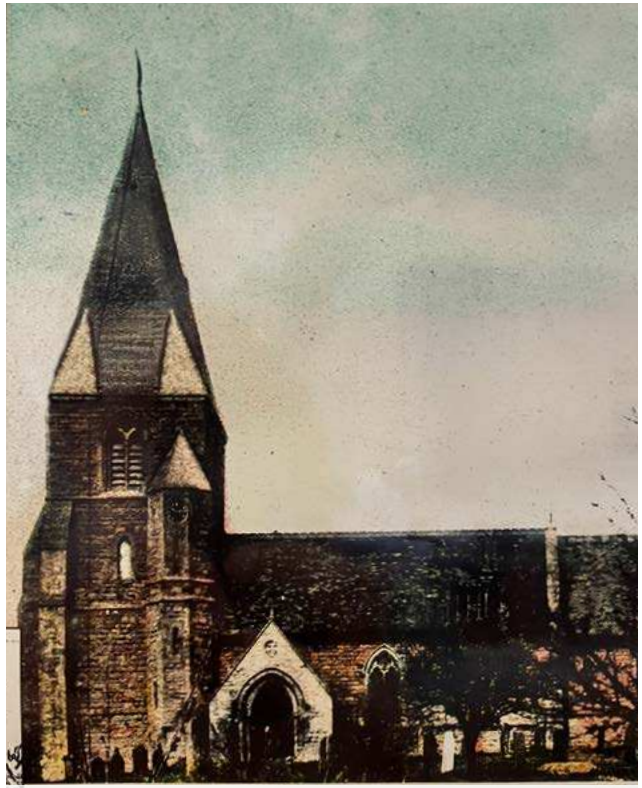


Figure 24: The Church of All Saints had a spire which has since been removed.

Figure 25: Historic cottages on Church Side are a reminder of Grasby's rural origins.

Figure 26: Charles Tennyson-Turner was Grasby's vicar in the 19th Century.

Figure 27: The Church of Saint Nicholas in Searby.

Figure 28: Agricultural buildings are an important reminder of the neighbourhood area's heritage.

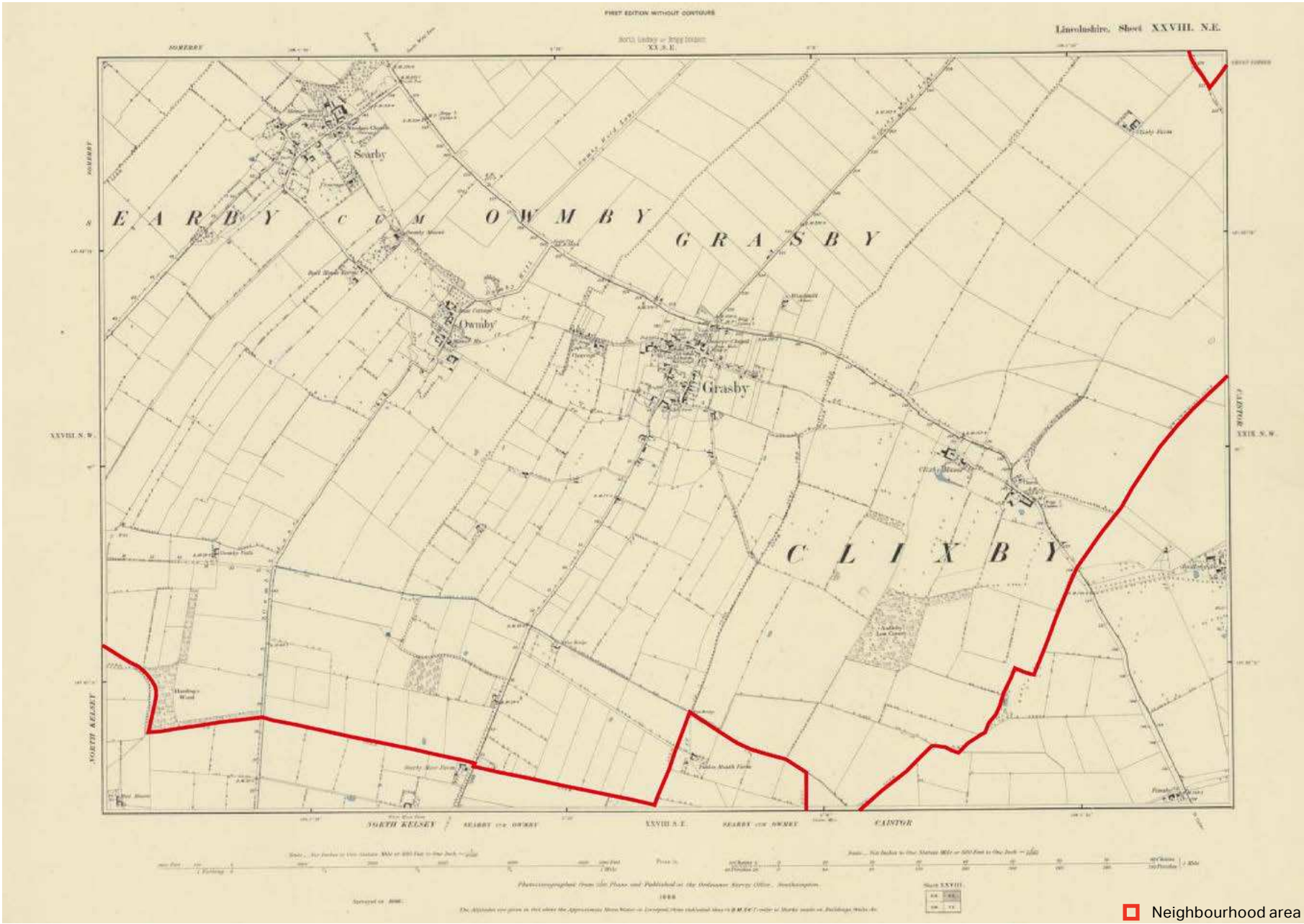


Figure 29: Historic map of the neighbourhood area published in 1886.

2.3 Historic assets

There are thirteen listed assets in the neighbourhood area. They vary in style and materials but several consistencies can be seen such as:

- limestone / ironstone on the Church of All Hallows and the Church of All Saints;
- red brick on the Post Office, the Grange, the Manor House and Searby's Old Vicarage;
- yellow brick on the Church of Saint Nicholas and Owmby Mount;
- red clay pantiles on Grasby's Old Vicarage, the Manor House, Island Cottage and Tithe House;
- slate roof tiles on the Church of All Hallows, the Church of Saint Nicholas, Owmby Mount and the Post Office;
- light rendering on Grasby's Old Vicarage, Tithe House and Island Cottage; and
- sash and / or bay windows across all of the listed houses.

In addition to the listed assets, there are numerous historic buildings that do not have formal designations, but nonetheless contribute positively to character. They include a mix of cottages, rural farmsteads and converted chapels.

Figure 30: The Church of All Hallows (Grade II* Listed). Limestone, ironstone, slate rooftiles and brick blocking.

Figure 33: The Post Office (Grade II Listed). Brick with gabled slate roof and stacks. Two bay shopfront supported by wooden pilasters.

Figure 31: The Old Vicarage (Grasby) (Grade II Listed). Painted brick and red clay pantiles. Plain sash windows and chimney stacks.

Figure 32: The Grange (Grade II Listed). Brick with three brick chimney stacks. Plain sash and canted bay windows.

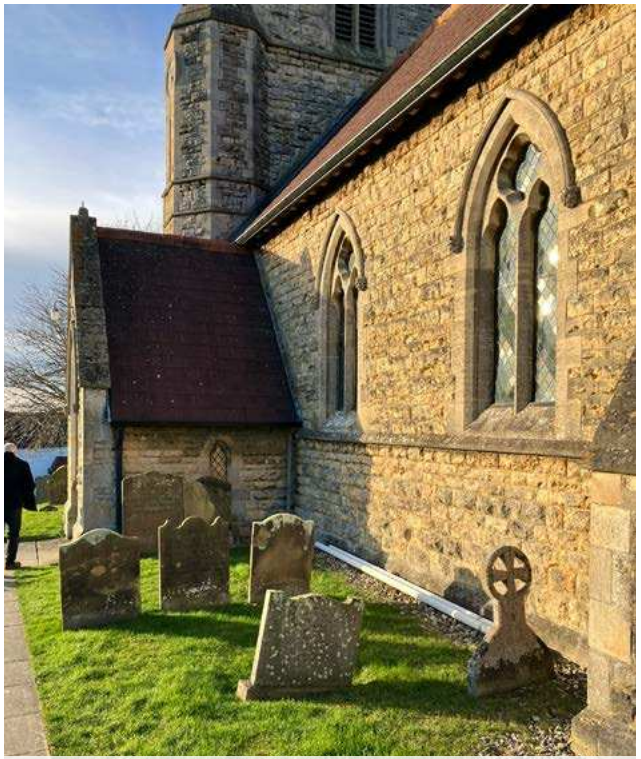


Figure 34: The Church of All Saints (Grade II Listed). Rock faced limestone and coursed ironstone rubble with ashlar dressings.

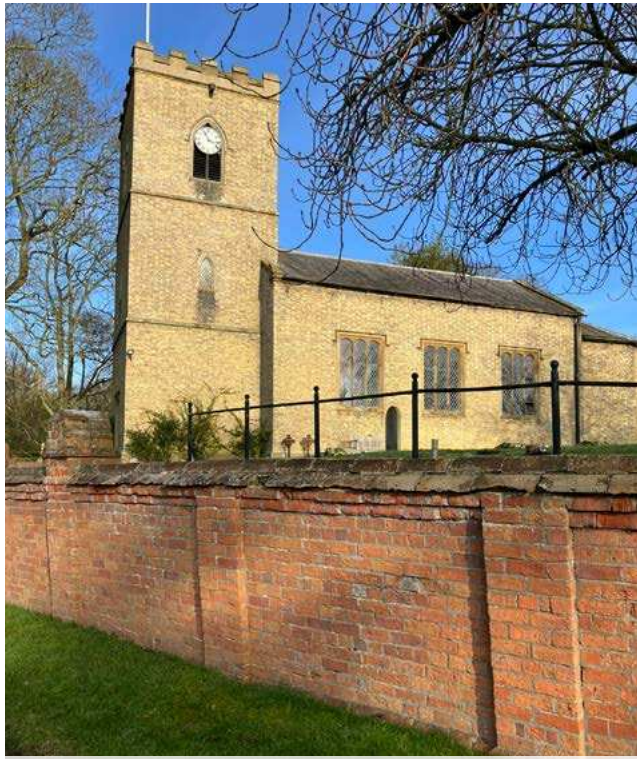


Figure 35: The Church of Saint Nicholas (Grade II Listed). Yellow brick, ashlar dressings, slate roof with lead dressings.

Figure 37: The Manor House (Grade II Listed). Red brick with hipped roof flanked by large projecting bow windows.

Figure 40: Island Cottage (Grade II Listed). Rendered brick with raised brick coped gables and kneelers, axial ridge stack and one gable stack.

Figure 38: Tithe House (Grade II Listed). Colour washed brick, pantiled roof with stone coped gables and kneelers and sash windows.

Figure 41: Roadside shelter. Grade II Listed. Red brick, pantiled gabled roof, two 4-centred brick arches supported by central round brick pillar.

Figure 36: Owmby Mount (Grade II Listed). Yellow brick, ashlar dressings, hipped slate roof with lead dressings.

Figure 39: The Old Vicarage (Searby) (Grade II Listed). Red brick, painted ashlar dressings, tiled hipped roof with deeply overhanging plain eaves.

GRADE	HISTORIC ASSET
Grade I Listed	N/A
Grade II* Listed	Clixby • Church of All Hallows - 13th Century
Grade II Listed	Clixby • Cross Base at Church of All Hallows - 14th Century Grasby • Church of All Saints - 13th Century • The Grange - 19th Century • The Old Vicarage and the Old Vicarage Cottage - 17th Century • The Post Office - Early 19th Century Owmby • Owmby Mount - 1840 • Tithe House - Late 18th Century Searby • Church of Saint Nicholas - 1832 • Island Cottage - Late 17th Century • The Manor House - Late 18th Century • Roadside Shelter - 1866 • The Old Vicarage - Early 19th Century

Figure 42: Historic assets in the neighbourhood area.

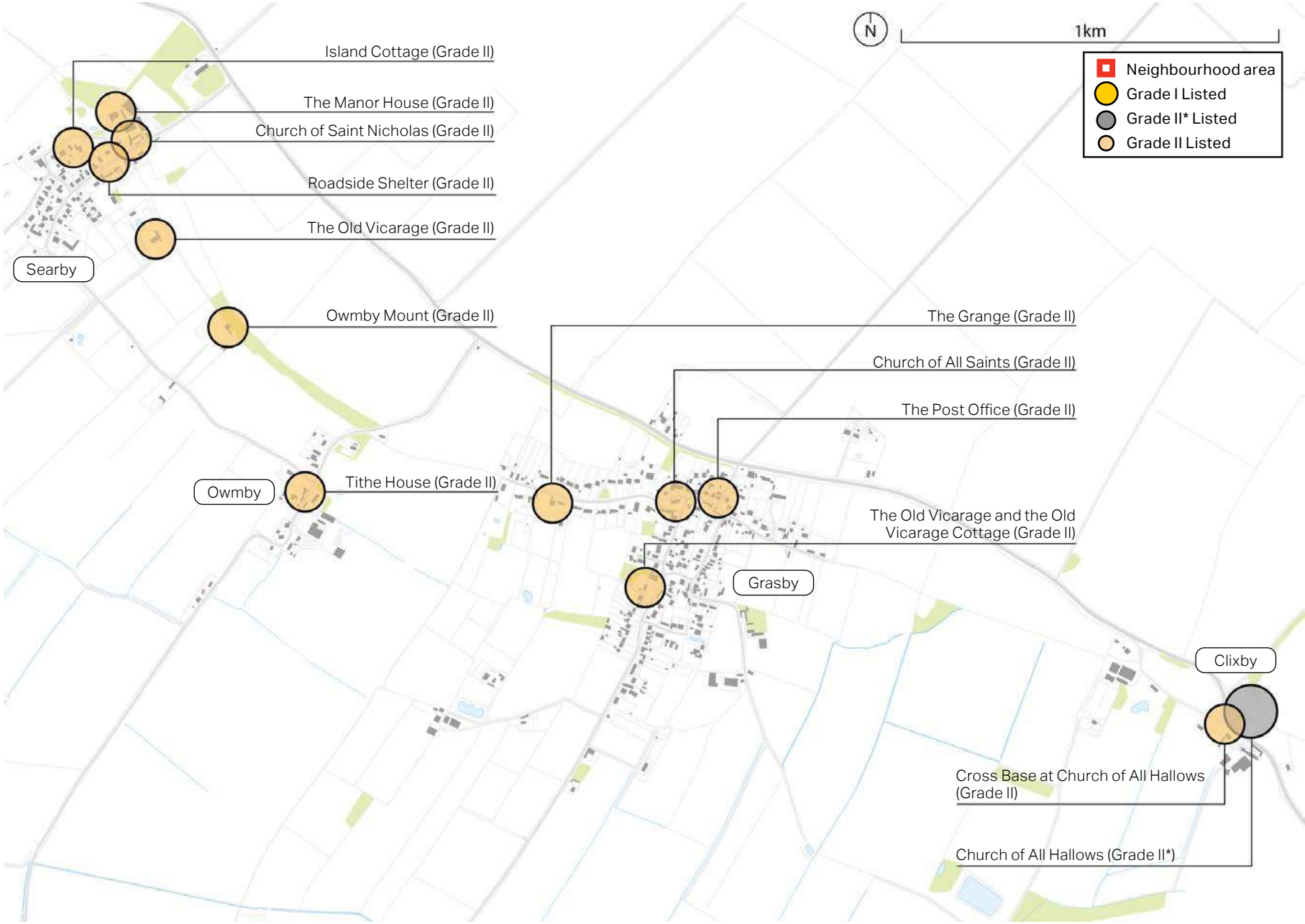


Figure 43: Map showing the neighbourhood area's listed assets.

2.4 Modern development

The neighbourhood area's growth in the 20th and 21st Centuries has been modest compared to larger nearby towns such as Caistor and Brigg. Most of the newer homes are contained in the villages of Grasby and Searby. In Grasby, houses have projected outwards along Vicarage Lane, Clixby Lane and Station Road. There has been gradual infill development linking up the historic cottages and farmsteads. In Searby, the newer development has been to the south west, extending away from the Church of Saint Nicholas.

The houses are mixed in style but there are certain consistencies that can regularly be seen such as the use of red brick and red clay pantiles. There are several modern interpretations of the farmhouse style, an aesthetic that is commonly seen across Lincolnshire.

Given the relative affluence of the neighbourhood area, most of its housing stock consists of detached houses and bungalows. There is a relatively low number of semi-detached houses and a limited amount of affordable housing. The Central Lincolnshire Local Plan sets out a housing requirement for ten homes in Grasby and two homes in Searby.

Figure 44: Detached houses in Grasby incorporating red brick and ironstone features.

Figure 47: A 20th Century house in Searby with steep pitched pantile roofing and chimney stacks.

Figure 45: A detached house in Grasby in the modern farmhouse style.

Figure 48: A modern cottage in Grasby surrounded by mature trees.

Figure 46: Rare examples of semi-detached housing in Grasby.

Figure 49: A 21st Century detached house in Grasby incorporating neo-Georgian features.

2.5 Green infrastructure

The neighbourhood area's rural nature is a key part of its character. Each settlement has a deep connection with the surrounding countryside with numerous public rights of way extending into the arable fields and grazing meadows. This is Lincolnshire at its most beautiful.

Green infrastructure refers to a place's network created by linking up green spaces with trees, hedgerows, gardens, grass verges, meadows, woodland and farmland. There are numerous benefits of nurturing the green infrastructure network including combating the climate emergency, improving visual quality, improving health and social wellbeing, protecting and enhancing biodiversity and providing opportunities for local food production.

Within the settlements there are small green spaces such as the churchyards but there is a noticeable lack of a public park or playground. Many of the neighbourhood area's streets are lined by grass verges, hedgerows and mature rows of trees.

Many of the neighbourhood area's homes have large front and back gardens, allowing the residents to showcase their considerable gardening skills.

Figure 50: Part of the Viking Way route in Searby.

Figure 53: Public seating providing views over the Lincolnshire landscape.

Figure 51: The churchyard of the Church of All Saints in Grasby.

Figure 54: A green space in Grasby consisting of grass and mature tree.

Figure 52: Hedgerows are a common boundary treatment.

Figure 55: Grass verges line many of the neighbourhood area's streets.

2.6 Movement networks

2.6.1 Vehicular movement

The A1084 (Brigg Road) is a busy arterial route linking Brigg and Caistor. It bypasses much of Searby, Owmby and Grasby but cuts through Clixby, separating the Church of All Hallows from the hamlet's farmsteads. The bypass means that traffic within each of the settlements is relatively low but Grasby can be busy with traffic at school collection times and there are issues with on-street parking on many of the neighbourhood area's main streets.

2.6.2 Pedestrian movement

The neighbourhood area mainly consists of narrow rural lanes which means that there are some streets without pavements or with pavements only on one side. On Church Hill in Grasby, a section of the carriageway has been designated for pedestrian use. The neighbourhood area's four settlements are well connected by a network of public rights of way which together form part of the Viking Way, a 149 mile long walking route through Lincolnshire, Leicestershire and Rutland. The route starts at the Humber in the north and ends at Oakham in the south, passing the neighbourhood area, the Lincolnshire Wolds and Lincoln.

2.6.3 Public transport

There are no regular public transport services for the neighbourhood area. The following limited services exist as of May 2024:

- A weekly scheduled bus service (161) between Market Rasen and Scunthorpe, stopping at Clixby and Grasby. The convoluted route means that the time to and from Brigg (5 miles) takes approximately an hour.
- A Call Connect service (53C) is available between Brigg and Caistor. The service will stop in Grasby, Owmby and Searby if booked in advance.

Regular scheduled bus services run from nearby Brigg and Caistor.

2.6.4 Cyclist infrastructure

Lincolnshire is a popular cycling destination due to its miles of open countryside. Despite this there is little cycling infrastructure within the neighbourhood area such as designated cycle lanes or cycle parking. The relative isolation of the neighbourhood area means that many of its residents are reliant on cars.

Figure 56: The A1084 (Brigg Road) bypassing Grasby.

Figure 57: Church Hill in Grasby with an area of the carriageway designated for pedestrians.

Figure 58: A section of the Viking Way linking Grasby and Searby.

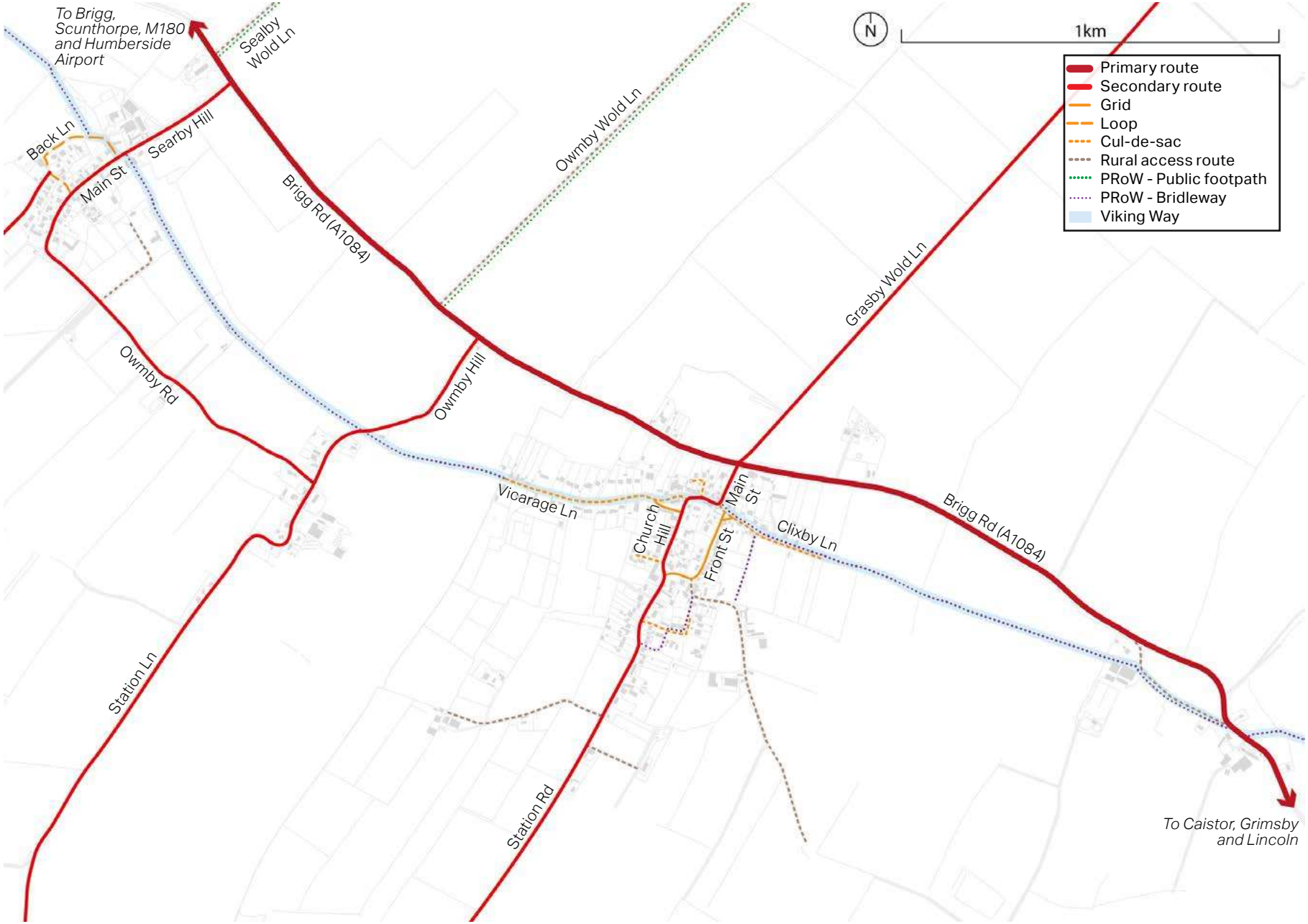


Figure 59: Map showing the neighbourhood area's movement networks.

2.7 Building heights

The tallest buildings in the neighbourhood area are the Church of All Saints in Grasby and the Church of Saint Nicholas in Searby. Each of the bell towers can be seen across the landscape providing useful way-finding landmarks between the public rights of way. The bell towers themselves positively contribute to the beautiful views of the villages from the countryside

The neighbourhood area's other buildings are relatively low rise which has allowed the views from most of the streets to be maintained. The settlements have a subtle impact on the countryside as a result as no single building dominates the views (other than the bell towers).

The tallest houses (at 2.5 storeys) are mainly concentrated along Vicarage Lane in Grasby. Many of the historic cottages and new-build detached houses are two storeys. Most of the one and 1.5 storey bungalows are contained in Grasby, particularly along Church Hill and Station Road, but they can generally be seen across the neighbourhood area.

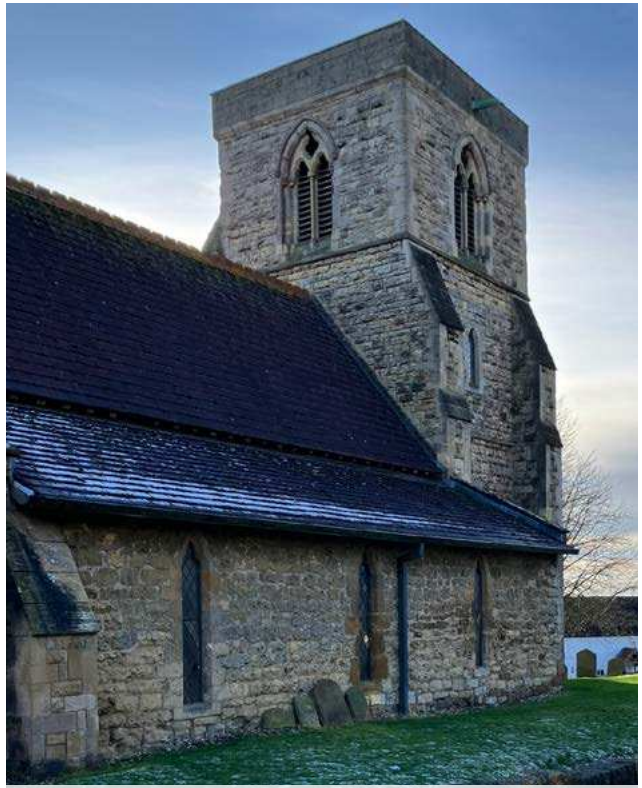


Figure 60: The bell tower of the Church of All Saints in Grasby.

Figure 62: A two storey cottage in Owmby.

Figure 63: A 1.5 storey cottage in Searby.

Figure 61: A 2.5 storey house in Grasby.

Figure 64: A one storey bungalow in Grasby.

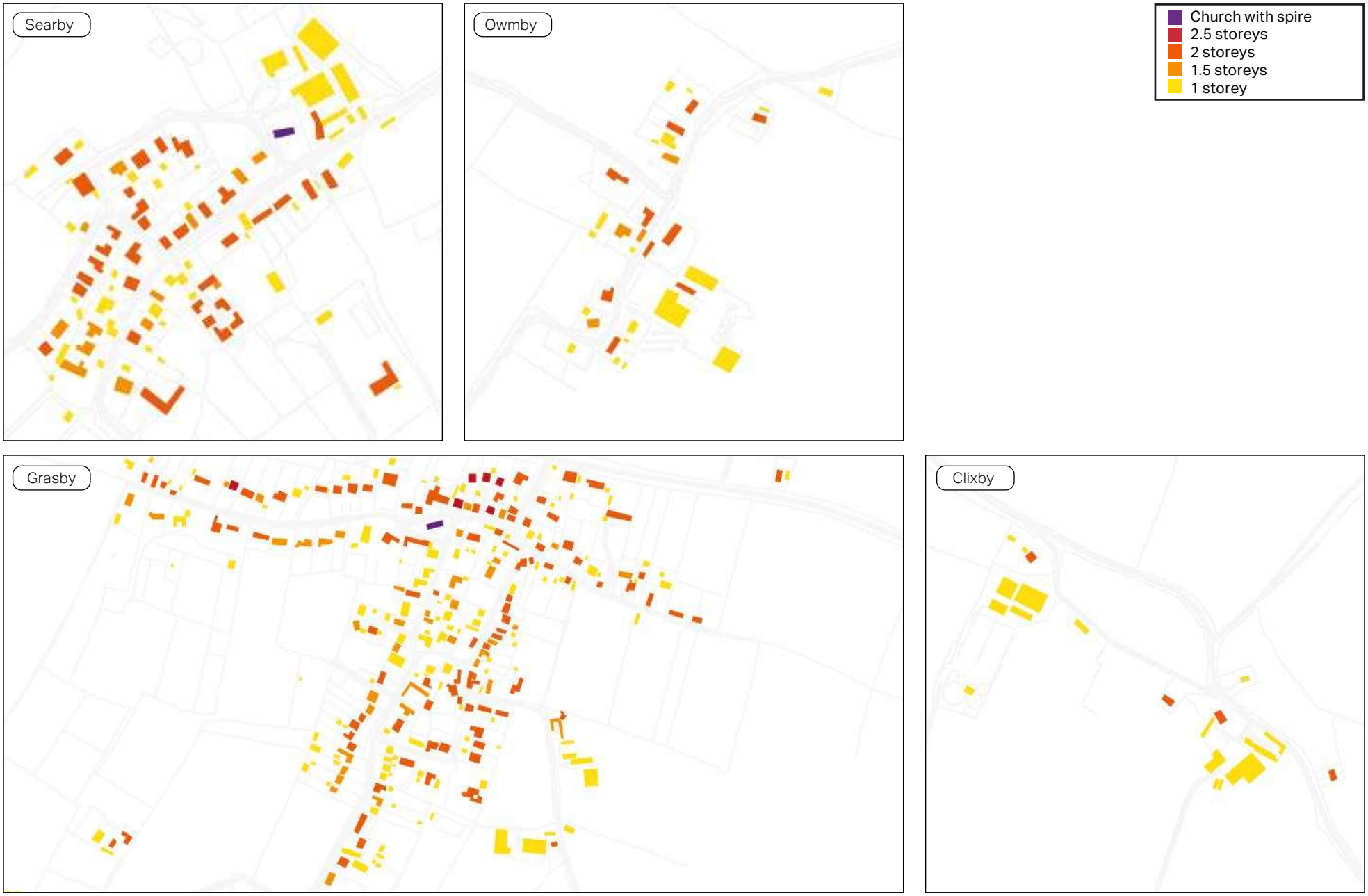


Figure 65: A figure ground map of the neighbourhood area showing urban grain layouts.

2.8 Landscape

The East Midlands Regional Landscape Character Assessment (2010) includes the neighbourhood area within the "Unwooded Vale" character area. Key characteristics include: extensive, low lying rural landscapes underlain by Triassic and Jurassic mudstones and clays; expansive long distance and panoramic views; complex drainage patterns of watercourses; limited woodland cover; and, regular patterns of medium sized fields enclosed by low hedgerows.

The West Lindsey Landscape Character Assessment (1999) includes the neighbourhood area within the "North-West Wolds Escarpment" character area. The pronounced escarpment has exposed scars of chalk and outcrops of ironstone. The slopes are steep, hummocky and indented by the action of minor streams and landslips.

Given the low-lying Lincolnshire landscape, the southernmost part of the neighbourhood area lies within Flood Zones 2 (medium probability of flooding) and 3 (high probability of flooding). This has a low impact on the neighbourhood area's four settlements as they are located on higher ground.

Figure 66: The steep landscape of the North West Wolds Escarpment.

Figure 67: Gently undulating, arable land looking towards Clixby from Grasby.

Figure 68: The elevation change along Church Hill in Grasby.

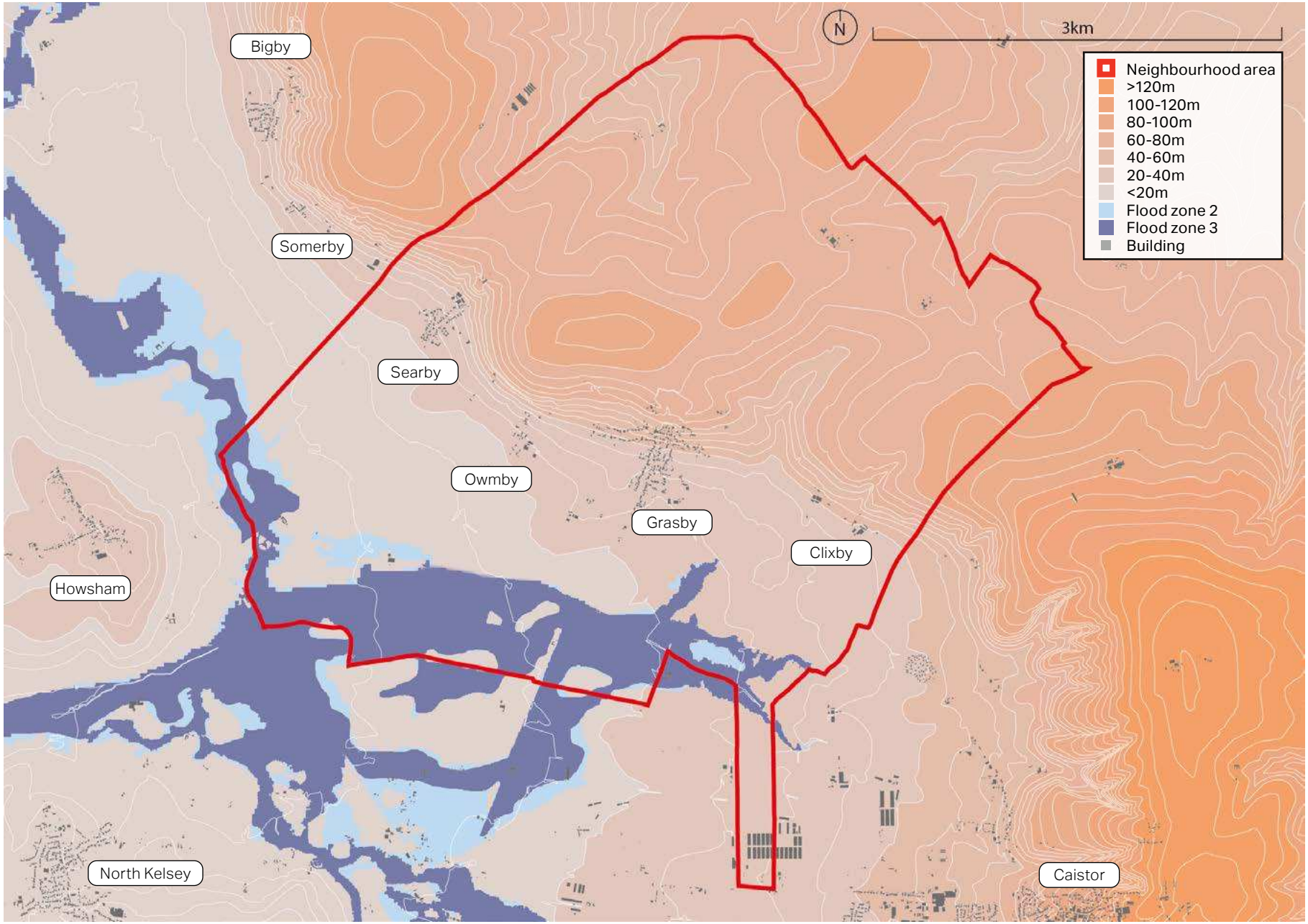
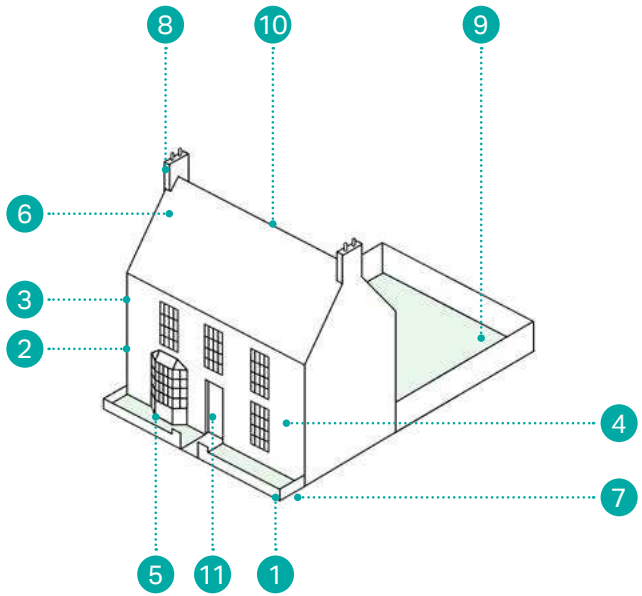


Figure 69: Map showing the neighbourhood area's topography and flood zones.

2.9 Typical house types

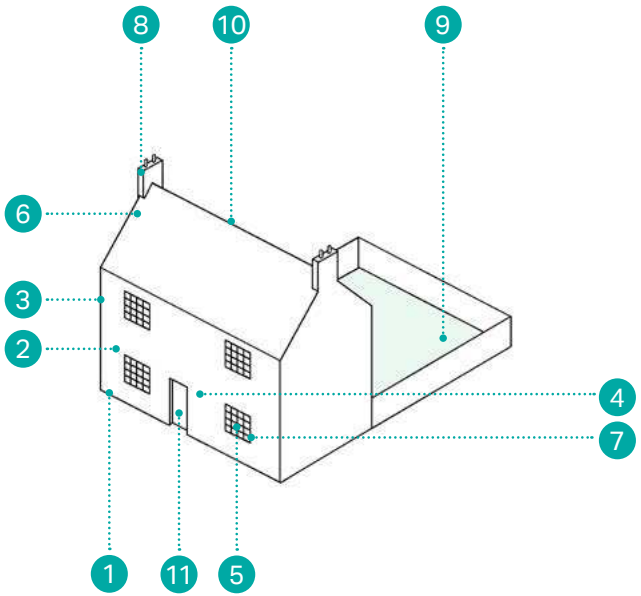
The images on the following pages show some of the housing types typically found in the neighbourhood area along with some key features commonly associated with them.

Georgian/Victorian detached



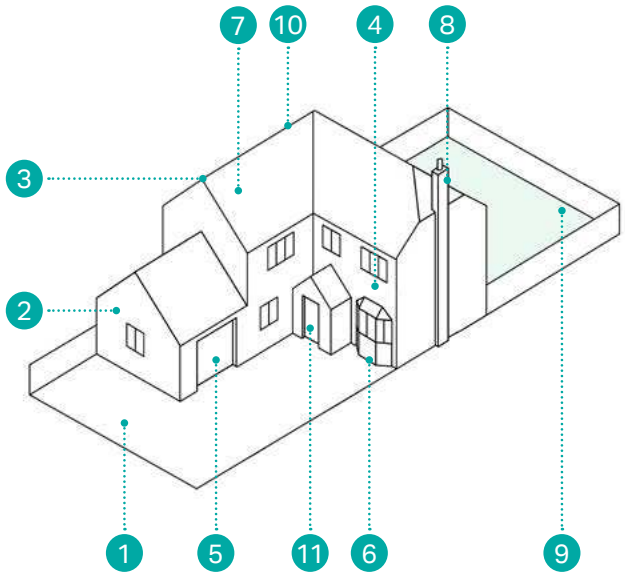
1. Small or no setback / front garden.
2. Red brick / lightly rendered frontage.
3. Two storey detached.
4. Symmetrical fenestration / façade.
5. Sash or bay windows.
6. Red pantiles or grey slate tiles.
7. Low stone / brick wall boundary.
8. Chimney stack on both ends.
9. Medium to large back garden.
10. Pitched gable roof of varying heights.
11. Traditional timber door.

Cottage



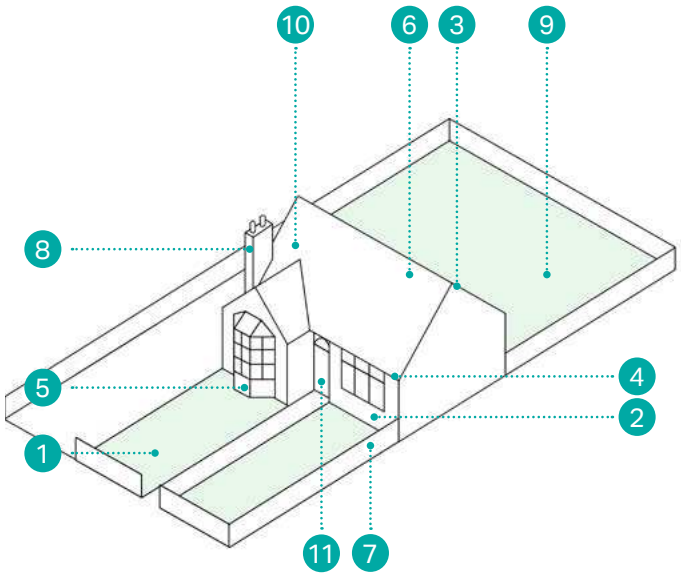
1. No setback.
2. Red brick / lightly rendered frontage.
3. One / two storey detached.
4. Asymmetrical fenestration / façade.
5. Windows of varying styles and sizes.
6. Red pantiles or grey slate tiles.
7. Low doors and windows.
8. Chimney stack on both ends.
9. Medium to large back garden.
10. Pitched gable roof of varying heights.
11. Traditional timber door.

Modern farmhouse style



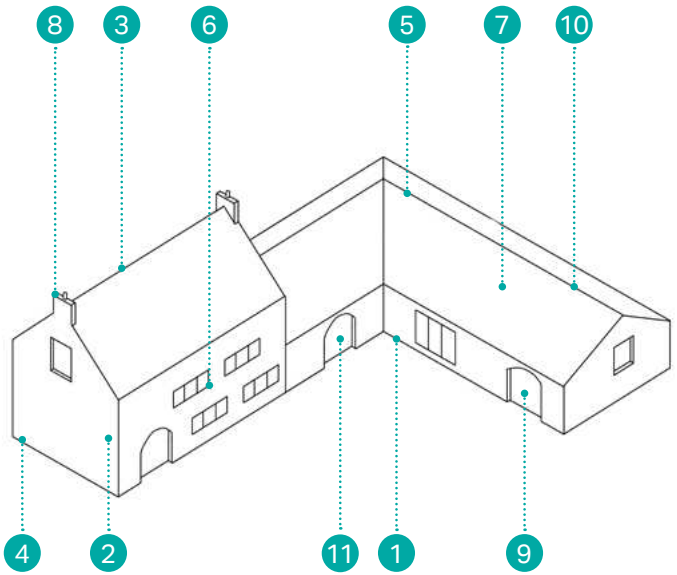
1. Pebbled / paved driveway.
2. Red / mottled brick frontage.
3. Two storey detached.
4. Asymmetrical fenestration / façade.
5. Built-in garage.
6. Neo-Georgian / Victorian features.
7. Red pantiles.
8. Chimney stack.
9. Medium to large back garden.
10. L-shaped pitched roof.
11. Traditional timber door.

Bungalow



1. Small to large front garden.
2. Brick frontage.
3. One storey detached.
4. Asymmetrical fenestration / facade.
5. Casement or bay windows.
6. Red pantiles or grey slate tiles.
7. Brick wall / hedgerow boundary.
8. Chimney stack.
9. Medium to large back garden.
10. L-shaped pitched roof.
11. Various style of door.

Farmstead



1. Courtyard arrangement.
2. Red brick frontage.
3. One to two storeys.
4. Perpendicular to the street (gable-ended).
5. L-shaped or quadrangle building footprint.
6. Informal window arrangement.
7. Red pantiles.
8. Chimney stacks.
9. Stable entrances.
10. L-shaped pitched roof.
11. Timber farmhouse doors.

Character analysis

03

3. Character analysis

Achieving quality development starts with a comprehensive understanding of place.

Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The diagram opposite shows how these factors come together to create a successful place. This character analysis was developed by creating a full picture of the neighbourhood area.

All new development must undertake its own comprehensive analysis of place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

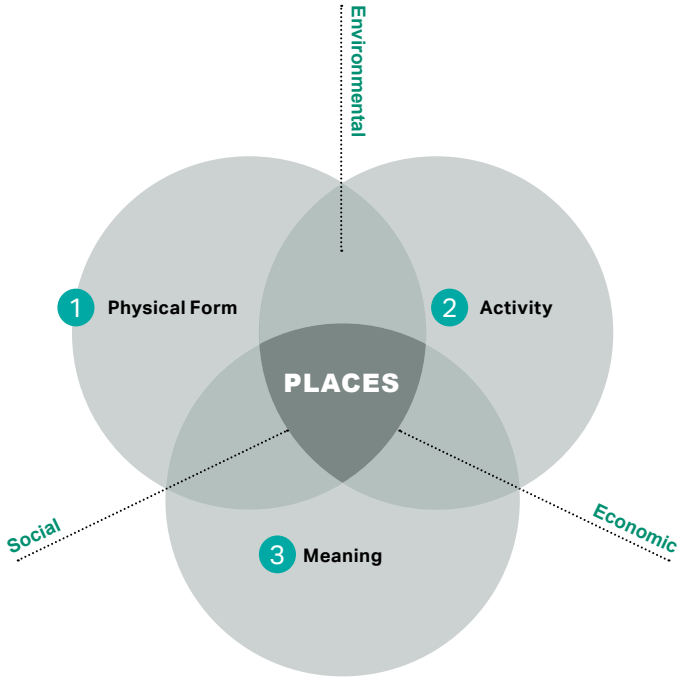
A primary purpose of this document is to help generate sensitive and characterful design responses to existing settlements and their landscape settings.

This character analysis helps understand both the landscape setting and the detailed pattern of settlement growth that underpins the variety of character features across the neighbourhood area.

This analysis has been cross-checked on site as part of this study with a walking tour and photographic study guided by local residents.

Each proposal may require slightly different design detail responses depending on its specific local context within the neighbourhood area.

Alternatively, the neighbourhood area may continue to acquire new layers with design approaches and concepts that are innovative and look to meet the future challenges of sustainability and biodiversity net gain. However, these responses must still seek to tie in with the landscape and villagescape appeal that help give the neighbourhood area its distinctive character.



1. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.
2. Use, vitality and diversity, including community facilities and local services.
3. How a place is perceived, including local heritage, views inwards and outwards and social histories.

3.1 Built form

Each settlement within the neighbourhood area has an informal built "grain" which has grown organically from a handful of separate farmsteads, gradually linked together by houses, extensions and other infill development. The layout of the neighbourhood area's buildings is a major contributor to its character. The neighbourhood area has a rural feel and is clearly the product of an agricultural history.

Some of the oldest buildings directly front on to the street. These are interspersed by former farmhouses and barns that were traditionally situated perpendicular to the street. Some houses are set back deeper from the street due to generous front gardens. Most building plots are relatively large meaning that the neighbourhood area's settlements are low density.

The majority of the buildings in the neighbourhood area are detached houses and bungalows between one and 2.5 storeys. This creates an overall consistency of heights with no single building dominating the landscape other than the bell towers of the Church of All Saints in Grasby and the Church of Saint Nicholas in Searby, each of which can be seen from the surrounding countryside.

Figure 70: Tithe House in Owmby demonstrates that many of the earliest houses stood alone within the landscape .

Figure 71: The general consistency of heights allows expansive views from many of the neighbourhood area's streets.

Figure 72: Higher density housing in Grasby.

Figure 73: The layout of Searby as seen from the Church of Saint Nicholas.

Figure 74: Semi-detached houses set back by front gardens.

Figure 75: Bungalows in Grasby.

3.2 Building materials

Each of the neighbourhood area's settlements includes buildings showcasing a variety of materials. This creates a mixture of styles that work together to create overall harmony. There are certain materials that are particularly characteristic.

Limestone and ironstone can be seen on the Church of All Saints and the Church of All Hallows and this has been replicated in some of the neighbourhood area's newer housing.

Red brick is also common in many of the neighbourhood area's listed buildings mainly constructed during the Georgian and Victorian eras including the Post Office, the Grange, the Manor House and Searby's Old Vicarage. Many recent buildings are built from red brick.

The bricks on some of the houses are painted or rendered in cream or white such as Grasby's Old Vicarage, Tithe House and Island Cottage. This creates a contrast on several of the neighbourhood area's streets which makes for an interesting and varied streetscape.

There are examples of yellow brick on the Church of Saint Nicholas and Owmby Mount.

Figure 76: Limestone on the Church of All Saints.

Figure 77: A modern use of limestone.

Figure 78: Red brick on a historic cottage.

Figure 79: A modern use of red brick.

Figure 80: Light painted brick.

Figure 81: Yellow brick on the Church of Saint Nicholas.

3.3 Roofing

As most of the neighbourhood area's buildings are between one and 2.5 storeys, the roofscape of each of settlement is visually satisfying when viewed from the surrounding countryside.

Most buildings have traditional pitched roofs with gables facing varying angles depending on whether the buildings are front-facing or gable-ended. Some houses, such as the Manor House, Owmby Mount and Searby's Old Vicarage, have hipped roofs.

Red clay pantiles are a particularly characterful roof material, common across Lincolnshire. They blend well with red brick and light render and can be seen on Grasby's Old Vicarage, the Manor House, Island Cottage and Tithe House.

Numerous buildings, including the Church of All Hallows, the Church of Saint Nicholas, Owmby Mount and the Post Office, also have grey slate roofs. The contrast between red clay pantiles and grey slate tiles creates an interesting juxtaposition and avoids monotony.

Most of the village's historic buildings have chimney stacks on one or both sides which creates visual interest across the roofscapes.

Figure 82: Red clay pantiles combined with light painted brick.

Figure 83: Red clay pantiles combined with red brick.

Figure 84: Grey slate combined with red brick.

Figure 85: The hipped roof of Searby's Old Vicarage.

Figure 86: Modern use of red clay pantiles.

Figure 87: Grey slate combined with yellow brick on the Church of Saint Nicholas.

3.4 Windows and doorways

The neighbourhood area's windows and doors reflect the diversity of features arising from the Georgian and Victorian eras.

There are numerous examples of sash windows with classical proportions such as the Manor House, Tithe House and the Grange. This style has been replicated on some the neighbourhood area's new houses.

Impressive bay and bow windows can be seen on buildings such as the Manor House and the Grange.

Many of the houses have symmetrical facades with uniform fenestration, but there are also examples of random layouts on the rustic cottages and former farmsteads.

Traditional wooden fittings are commonly seen, particularly on the neighbourhood area's listed buildings. These are generally painted in subtle colours that fit with the neighbourhood area's traditional character.

Wooden porches are a feature seen on both older and newer buildings in the neighbourhood area.

Figure 88: A traditional wooden door with ornate frame on the Post Office in Grasby.

Figure 89: Two storey canted bay windows on the Grange in Grasby.

Figure 90: Two storey projecting bow windows on the Manor House in Searby.

Figure 91: Two bay former shopfront on the Post Office in Grasby.

Figure 92: A traditional wooden porch on a modern house in Grasby.

Figure 93: Sash window and traditional wooden doorway on Tithe House in Owmby.

3.5 Boundaries and set-backs

There is a variety of boundary styles across the neighbourhood area.

Hedgerows are commonly seen which positively contribute to the neighbourhood area's green infrastructure network. Some streets, such as Vicarage Lane in Grasby, have hedgerows bordering most of the houses which provides a satisfying uniformity.

Red brick walls are also commonly seen. They vary in height although those that are lower in height allow for windows to better overlook the street (thereby providing increased community surveillance). Some have stone or brick coping. Decorative metal railings are occasionally built into the brick walls, such as surrounding the Post Office in Grasby.

Set-backs are varied with many buildings in the historic centres of the neighbourhood area's settlements fronting either directly on to the street or with narrow front yards. Some houses have larger front gardens, some bordered by walls and some have extensive lawns that directly meet the street with no hard boundary.

Figure 94: A hedgerow boundary in Searby.

Figure 95: Red brick and metal railing in Grasby.

Figure 96: An open front garden in Grasby.

Figure 97: A low red brick wall in Owmby.

Figure 98: Historic cottages directly fronting the street.

Figure 99: Some streets are characterised by extensive rows of hedgerows.

3.6 Streets and paths

Tranquil rural streets are an important character feature for the neighbourhood area. Traffic is generally low due partly to the neighbourhood area's rural nature and also the result of the A1084 bypassing the settlements to the north. Nevertheless, there can be heavy traffic in Grasby at school drop-off and pick-up times due to the location of the primary school.

Some streets have pavement on one side, for example Vicarage Lane and Station Road in Grasby, and Main Street in Searby. Some streets don't have any pavement such as Station Lane in Owmby and Front Street in Grasby. There is no pedestrian infrastructure in Clixby other than the Viking Way route to Grasby and Caistor.

Some of the most pleasant streets are those with strong enclosure such as Vicarage Lane in Grasby and those with abundant green infrastructure such as Owmby Road between Searby and Owmby which is lined with mature trees and grass verges.

Figure 100: A sketch showing good enclosure (the relationship between building heights and the distance between them) on Vicarage Lane in Grasby.

Figure 101: A rural lane with no pavement in Grasby.

Figure 102: The rural route into the countryside from Searby.

3.7 Green infrastructure

Grass verges are a common feature across the neighbourhood area. Some of these are relatively wide, particularly on the neighbourhood area's primary routes. Some are narrower and act as boundaries to houses. Parts of Main Street in Searby have a narrow pavement incorporated within the verge.

Mature hedgerows are also a very common boundary treatment. These are very well-maintained and are a good way to connect the residential streets to nature.

Street tree planting is generally limited within the historic cores of each settlement due to the narrow streets. However, there are many trees within private front gardens along with decorative planting and flower beds that positively contribute to the neighbourhood area's rural nature.

Outside of the settlements, the roads are typically long and straight with well-maintained hedgerows on both sides that give a distinct character upon arrival to the settlements. Mature trees and hedgerows on roads, such as Owmby Road between Searby and Owmby, help create a seamless transition between the built environment and the surrounding countryside.

Figure 103: Mature hedgerows in Grasby.

Figure 104: New tree planting in Grasby.

Figure 105: Grass verges in Owmby.

Figure 106: Mature trees surrounding a house in Grasby.

Figure 107: The transition between the built environment and the countryside in Searby.

Figure 108: Front gardens contribute to the green infrastructure network.

Design guidance and codes

04

4. Design guidance and codes

This section outlines the expectations for any future development in the neighbourhood area. The design guidance in this section address the character and quality of new development, sustainable design approaches and other key topics of community importance.

4.1 Introduction

This section supports decision makers and designers when producing or reviewing planning applications in the neighbourhood area. This applies to major development sites or allocated sites, infill development and windfall development that may come forward, with primary attention on residential areas.

It is acknowledged that there is not always agreement on aesthetic issues and architectural taste. The guidance is focused on topics that help designers and decision makers appropriately respond to context.

New design proposals can use this section to enable a clear design process to improve and enhance the setting and sustainability of the neighbourhood area while not detracting from its context and local character or sense of place.

The guidance in this section can be split into the following types:

- Mandatory Code - Expressed as MUST (principles that are requirements).
- Non-mandatory guidance - Expressed as SHOULD (principles that are strongly encouraged).
- Non-mandatory guidance - Expressed as COULD (principles that are suggestions).

The following topics are addressed by design codes in this section:

- Design Code A - Responsive design
- Design Code B - Sustainability
- Design Code C - Green infrastructure
- Design Code D - Settlement edge
- Design Code E - Open countryside

A Design Code A: Responsive design

4.2 Design Code A: Responsive design

The villages and hamlets of the neighbourhood area have evolved over time in response to the area's steep topography, rural history and strong connections to the surrounding countryside.

The local pattern of streets and spaces, building traditions, materials and the natural environment help to determine the character and identity of a development. Responding to context means recognising existing positive design solutions or using existing cues as inspiration.

Any new development should acknowledge, respect and enhance these features in order to create harmony and to ensure that future generations have the same level of admiration for their home.

The design guidance in this section sets out how to respond to the character features highlighted in section 3. These responses help formulate and review design proposals in line with other local policy.

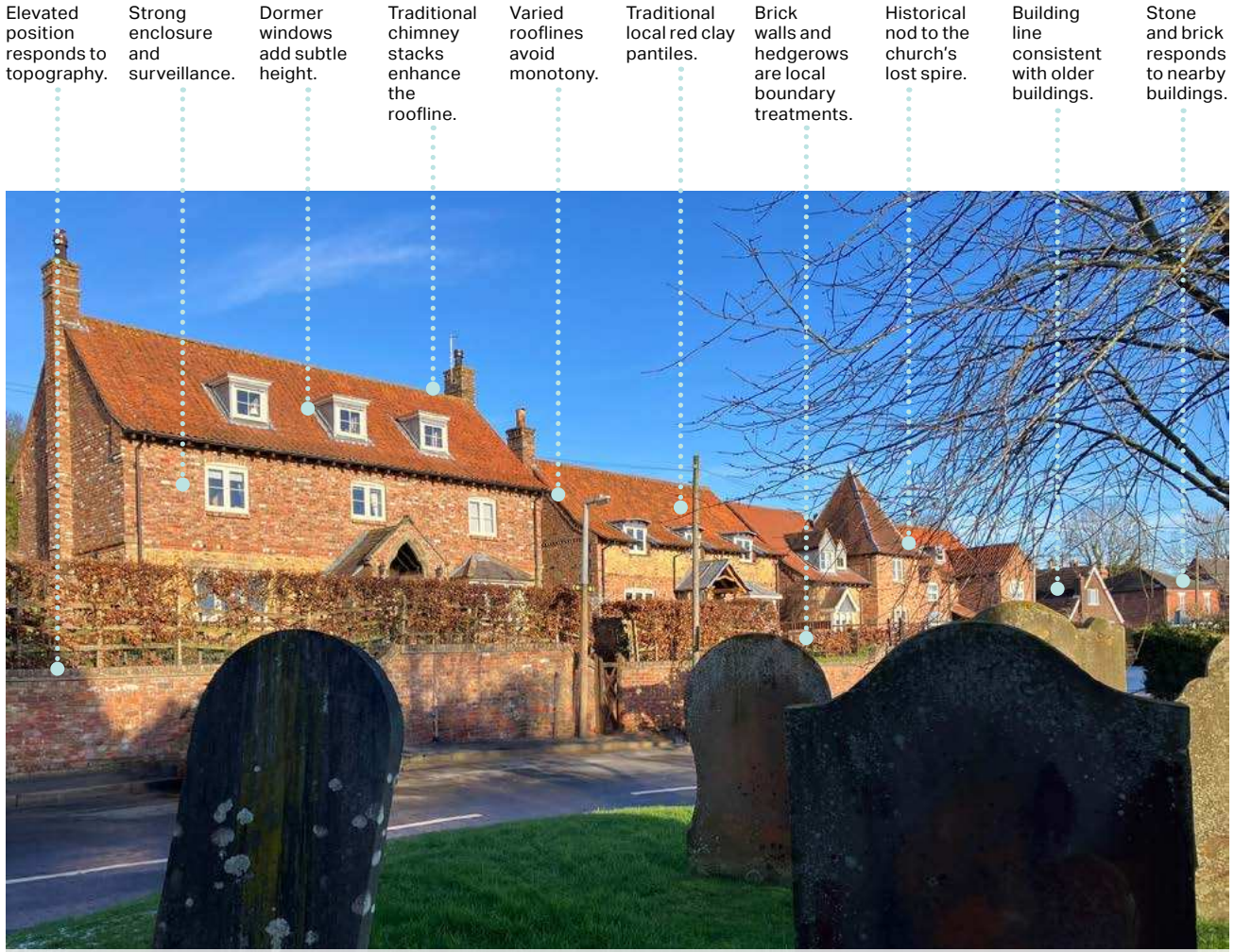


Figure 109: Development on Vicarage Lane of a scale, mass, density, height and level of set-back that responds to its historic neighbours and has a positive effect on the area's overall character.

Potential design responses

Designers could respond to the character of the neighbourhood area with one of the following three approaches:

1. Harmonise - clearly respond to existing characteristics within the neighbourhood area, street and site, including scale, form, massing, set-back and materials.
2. Complement - do something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form, massing, set-back and materials.
3. Innovate - do something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, developing innovative building form and use low embodied energy and high quality materials that add to the overall design quality, sustainability and richness of the area.

1

This house mimics the features of the neighbourhood area's Georgian and Victorian detached houses with a symmetrical frontage, vertical and horizontal alignment of sash windows, brick façade, red clay pantile roof and chimney stacks.

2

This house reinterprets the traditional pitched roof in a modern style that remains characteristic of the area due to the clay pantile roofs and the chimney stacks. There is a similarity of height and set-back with neighbouring buildings. Irregularly placed windows are reminiscent of local farm buildings.

3

This 21st Century house is built in a contemporary style with large modern windows. It showcases the use of sustainable materials such as the use of solar panels. It still contributes positively to the neighbourhood area due to its two storey height, pitched roof, light rendering and grey slate roof tiles.

A1 - Local context

- Designers must set out a clear and positive response to the area in which development is sited or adjacent to.
- The planning application must explain how the local context has been analysed and has informed the design.
- All design must carefully respond to context. However, designers do not necessarily need to imitate the existing design profile of the neighbourhood area in the form of pastiche. Imitation is more successful if done authentically and using high quality materials. Innovative and contemporary design is possible, provided that the design complements neighbouring buildings in terms of scale, form, massing, set-back and materials, or where the site boundary treatment with suitable planting ensures a private setting for an innovative design.

CHARACTERISTIC ROOF MATERIALS

Red clay pantile and grey slate pitched roofs with chimney stacks are the most characteristic roof styles seen on both historic and more recent buildings.






CHARACTERISTIC BUILDING MATERIALS

There is a mix of building materials, the most prevalent being industrial red brick and light rendering, along with some examples of yellow brick and limestone.






CHARACTERISTIC BOUNDARY TREATMENTS

Boundary treatments are mixed but the most characteristic include hedgerows and brick walls (of varying heights). Some houses have gardens with no boundaries.






A2 - Design principles - buildings

- Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including over-looking or over-shadowing of both windows and amenity space.
- Building heights should vary from 1-2.5 storeys depending on adjacent plots. A variable eves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.
- The building line should reflect the street and be set back no more than a maximum of 1.5m from adjacent buildings unless additional landscaping or tree-planting is being introduced to the street scene. Where buildings are set back from the pavement, boundary features should define the plot and link up to the adjacent buildings (for example, hedgerows or brick walls).
- Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to integrate and maintain visual continuity or add to the visual interest where required.
- Building entrances should address the street with a main access and main fenestration. Corner buildings should address both streets with fenestration but the main entrance could be on either, subject to access requirements.
- Building fenestration and pattern should be in keeping with the predominant positive building character on the street or harmonise with adjacent buildings of good character.
- Rear or side plot boundaries which face public spaces must be of an appropriate material to match plots and add to the streetscene quality.

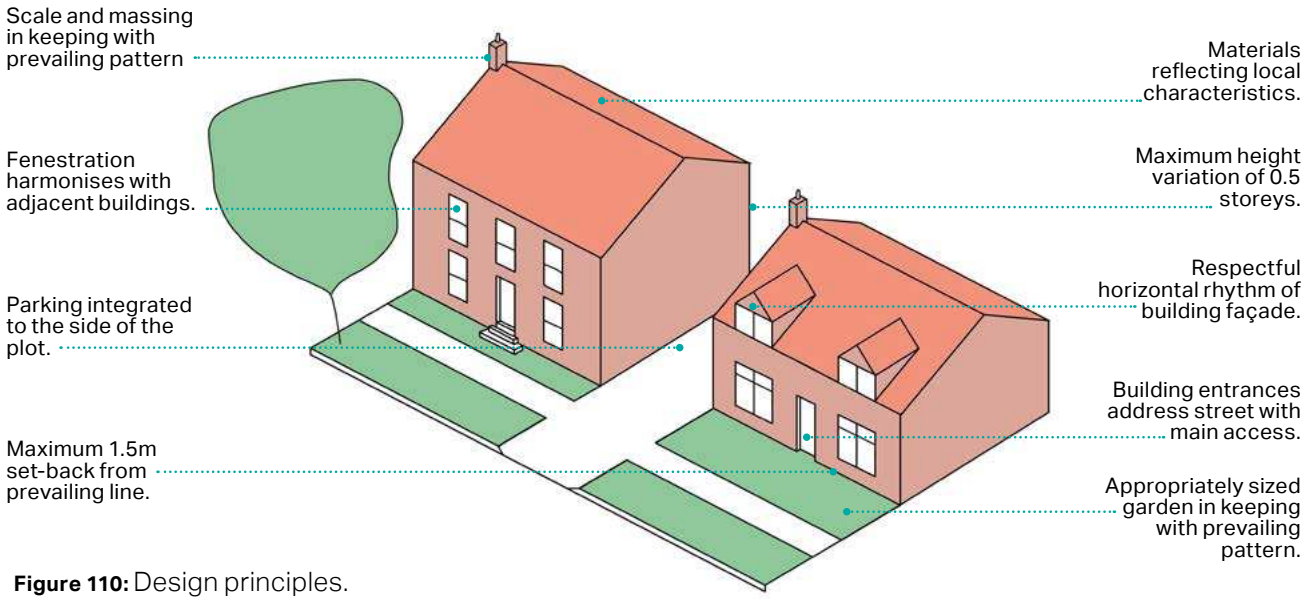


Figure 110: Design principles.

A3 - Design principles - building surroundings

- Parking should be integrated on plot with parking spaces set behind the building line, generally to the side of the plot being advisable. For narrow dwellings it is preferable to retain a small front garden with a low boundary wall, as opposed to an open hard surface parking space. Where parking is required to the front of the plot it should be accorded sufficient space and should utilise hedgerows to screen cars laterally from the street. On-plot parking should always be preferred to on-street parking.
- External lighting of properties should be minimal in order to preserve the night-time character of the villages where street lighting is very limited. Security lighting must be designed to not affect the amenity of others. Motion sensing and timers should be used to limit the duration of security lighting.
- Porous surfaces and green parking spaces (for example, grasscrete) are preferable to impermeable parking spaces. Garages are likely to be used for storage rather than parking vehicles and should therefore be set behind the building line or to the rear of the plot.
- Boundary treatments should be 'green' wherever possible, using hedges, planting or permeable fences or railings with planting behind. High solid fences or walls without planting, especially on publicly visible boundaries, should be avoided.
- Conversions, extensions and outbuildings should emulate or reference the architectural detailing and character of the primary dwelling. Details (e.g. finials, coping, string courses and window and door surrounds) of the existing dwelling should be carefully considered.
- Outbuildings should ideally be positioned behind screening so as to be out of the public view (e.g. trees, hedgerows, planting and existing buildings).
- Front of plot areas and rear gardens should be of sufficient size and landscaped appropriately to fit in with prevailing planting pattern or to enhance the green character of the area where it is lacking.
- Access and storage for bins should be provided and bin stores should be designed to be integrated with plot boundaries.

Figure 111: An example of integrated bin storage in rural South Wales.

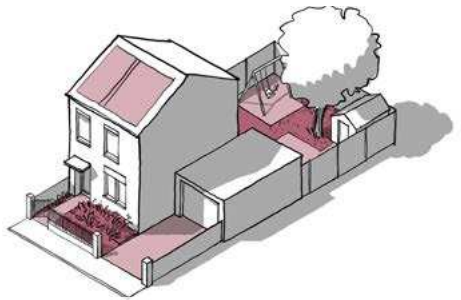


Figure 112: Back gardens are important for wellbeing and contribute to an area's green infrastructure network.

B Design Code B: Sustainability

4.3 Design Code B: Sustainability

The climate emergency has created the need to decrease our carbon footprint towards net-zero by providing innovative solutions to transportation and the energy use of buildings. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future proofing homes, settlements and natural environments.

The Central Lincolnshire Local Plan includes the following objectives: (a) to minimise the effects of climate change by developing the area's renewable and low carbon energy and heat, reducing dependency on fossil fuels, minimise energy usage, and to reduce greenhouse gas emissions from the area contributing to the achievement of a carbon net-zero Central Lincolnshire; and (b) to minimise vulnerability, improve community resilience and ensure Central Lincolnshire adapts to the effects of climate change, both now and in the future through careful planning and design of the built and natural environment.

Figure 113: Solar panels on a house in Grasby.

B1 - Resilience to the climate emergency

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the neighbourhood area:

- Avoid siting homes in high risk flood areas and mitigate increased risk of storms/flooding with sustainable drainage systems (SuDS). These reduce the amount and rate at which surface water reaches sewers and watercourses. Often, the most sustainable option is collecting water for reuse, for example in a water butt or a rainwater harvesting system. This reduces pressure on valuable water sources.
- Eco-systems cannot adapt as fast as the climate is changing, leading to loss of biodiversity. Protecting and enhancing woodlands, watercourses and green infrastructure can combat this. Aim to increase ecology through biodiversity net-gain on major development sites. Use street trees and planting to moderate and improve micro-climate for streets and spaces.

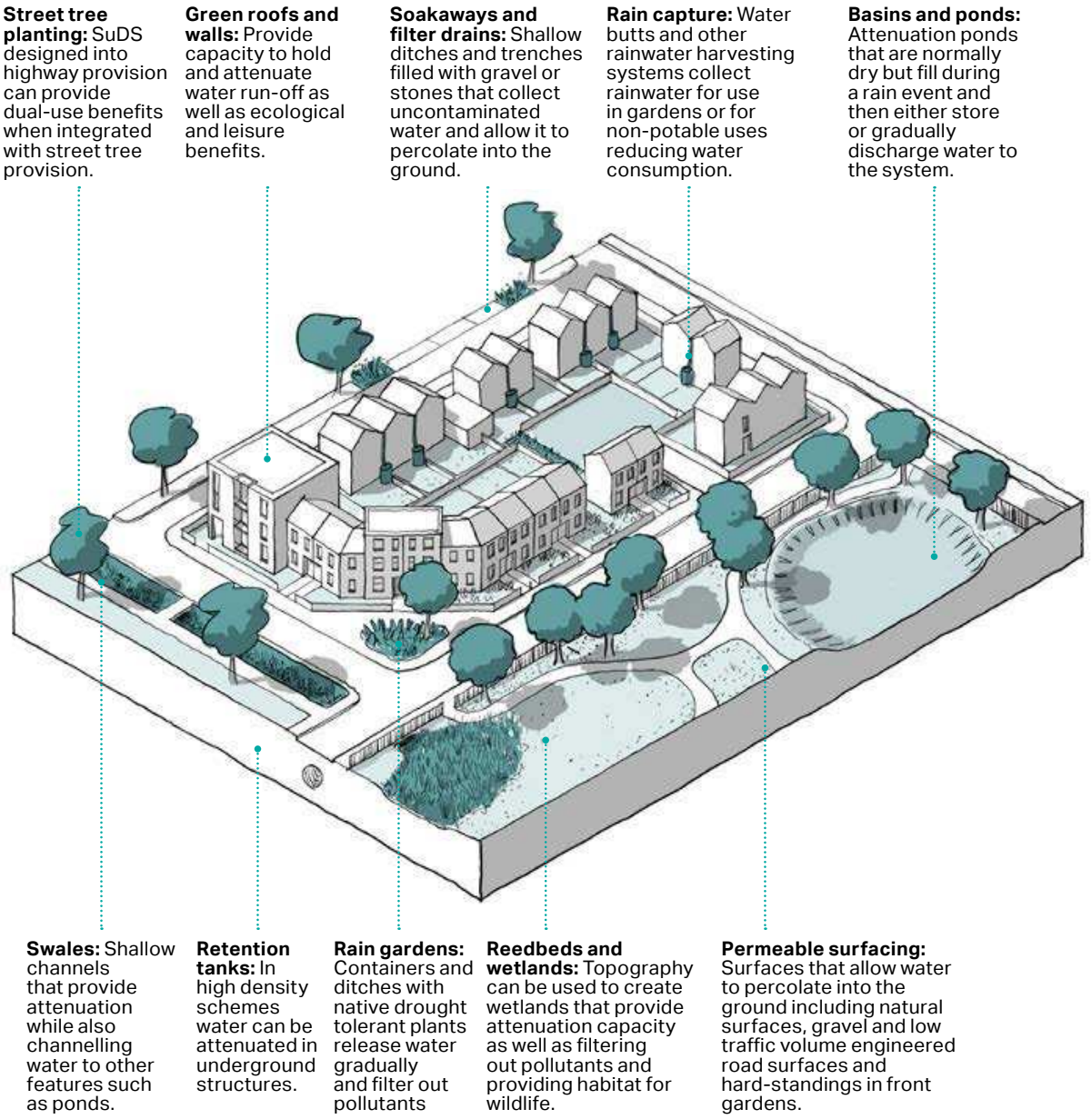


Figure 114: Sustainable drainage systems (SuDS) as set out in the National Model Design Code.

B2 - Assessing alternative energy sources

Where practicable, future development should be in line with the ideals for net zero by:

- Optimising solar orientation of streets and buildings. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy and natural daylighting.
- Assessing ground conditions to accommodate loops for ground source heat and space for air source heat pump units.
- Where the points above have been satisfied, provide air source heat pumps and integrate solar panels.
- Utilising local estates for sustainable coppicing, harvesting or recycling of biomass fuels.
- Understanding local wind speed and direction for micro-generation wind turbines.
- Collaborating with utilities, highway authorities, telecoms companies and other stakeholders when designing and delivering projects to minimise energy usage and disruption during the construction phase.

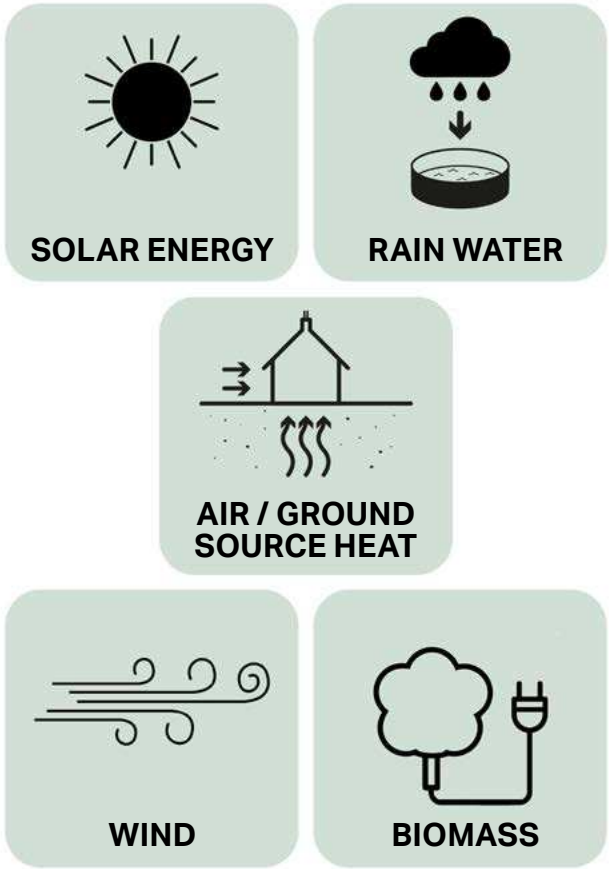


Figure 115: Some key alternative natural energy resources.

Figure 116: Solar panels in the neighbourhood area.

Figure 117: Air source heat pump housing covers the unit and harmonises with the building aesthetic.

B3 - Electric vehicle charging

The current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. Two key areas are explored below - public areas and private homes.

Design issues to address for public areas:

- Provision of adequate new charging points and spaces. In rural locations, village halls are a popular location for public charging.
- Retrofitting existing public parking whilst enhancing the quality of streets and spaces (attractiveness and ease of servicing and maintenance).
- Integrating charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture.
- Sensitive integration of charging infrastructure within heritage areas.

Design issues to address for private homes:

- Convenient on-plot parking and charging points close to homes integrated within the development to minimise the visual impact.
- The potential to incorporate charging points under cover within car ports and garages.
- Integrate car parking sensitively within the streetscene. For example, parking set behind the building line or front of plot spaces lined with native hedgerow planting.
- Consider visitor parking and charging needs.
- Consider the feasibility of providing electric charging infrastructure to serve unallocated and on street parking areas within developments.
- Potential for providing secure, serviced communal parking areas for higher density homes.

Figure 118: Electric vehicle charging points in nearby Caistor.

Figure 119: Home electric vehicle charging point located at the side of the dwelling to minimise the visual impact.

B4 - Energy efficiency measures towards net-zero carbon

Energy efficiency: New development should strive to achieve a high energy efficiency performance rating through the Government's Standard Assessment Procedure (SAP) calculation process. Development should adopt a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

Renewable energy: On-site renewable energy generation (solar, ground source, air source and wind driven) should be maximised.

Building form: Consider building form and thermal efficiency: terraced / semi-detached / detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations to ease acceptance for development.

Passive cooling:

- The layout and orientation of new buildings contributes to reducing their energy needs by avoiding overshadowing and maximising passive solar gain, internal daylight levels and ventilation.
- The design of windows needs to consider orientation to balance heat loss and beneficial solar gain, daylight and sunlight. Southern-facing glazing can be beneficial in contributing to overall energy demand in winter. It can lead to overheating in summer and excessive heat loss on cold cloudy days in winter. Glazing needs to be sized appropriately for context and passive measures such as external shading devices or provision for future installation of shading devices needs to be considered to reduce reliance on mechanical ventilation.
- Street trees provide shading and cooling, along with habitat, air quality improvements and carbon sequestration.

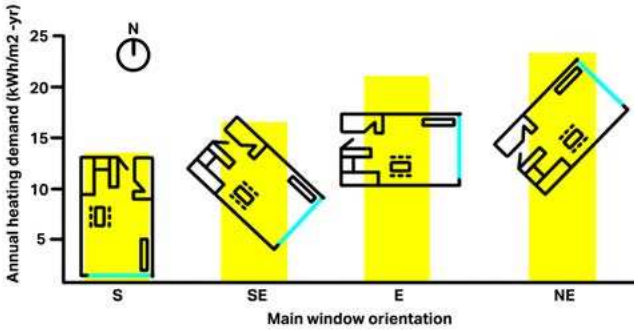


Figure 120: Building orientation influences the annual heating demand.

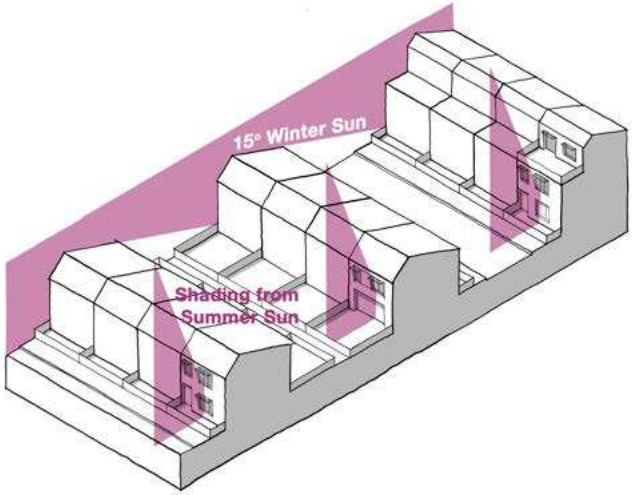


Figure 121: A diagram from the National Model Design Code showing that the layout and orientation of new buildings contributes to reducing their energy needs.

C Design Code C: Green infrastructure

4.4 Design Code C: Green infrastructure

The neighbourhood area's intrinsic connection to the surrounding countryside, along with an established green infrastructure network, are characteristic of the villages of Lincolnshire.

It is important to nurture the green infrastructure network by maintaining a robust system of grass verges, pocket parks, hedgerows and street trees and ensuring that any new development incorporates these features as a priority.

The following codes set out how to consider the retention, provision, amount, type and locations for trees and other planting as a critical part of new developments.

Figure 122: Mature trees lining Owmby Hill and providing a sense of arrival to the hamlet of Owmby.

C1 - Retain, replace, improve

The National Design Guide and National Planning Policy Framework (NPPF) put great emphasis on tree-lined streets and integrated green infrastructure design to provide 'green islands' and connected corridors which contribute to localised cooling and provide habitats and public amenity.

Retain

- Tree surveys and impact assessments should be provided which highlight the trees on a site which are to be retained and those which are to be removed. It is preferable to retain a good quality tree than to replace it.
- Where significant trees are located on site, independent surveys to assess the development impact must be completed. This should inform the local community and could lead to objections where significant trees are impacted.

Replace

- Ensuring trees removed from development land are proportionately replaced is important to maintaining current levels of canopy cover and green infrastructure. A common misconception is that replacing on a 1-for-1 basis is proportional. This is not necessarily the case. 1-for-1 replacement can reduce canopy cover, green infrastructure habitat and public amenity.
- Where trees are to be replaced, consider using a proportionate scale to determine numbers of replacement trees required based on the size of tree removed.

Improve

- To just replace removed trees or do nothing if trees are not removed is commonly misunderstood to be acceptable. However, the NPPF requires 'improvement', 'enhancement' and 'net gain'. These are not words that aim to maintain a status quo on trees.
- For major development sites, an area of development land could be dedicated for tree planting in the form of a multi-functional community woodland. Relative population density and designated land use types put pressure on a greater density of development and often results in side-lining tree planting and biodiverse green infrastructure design.

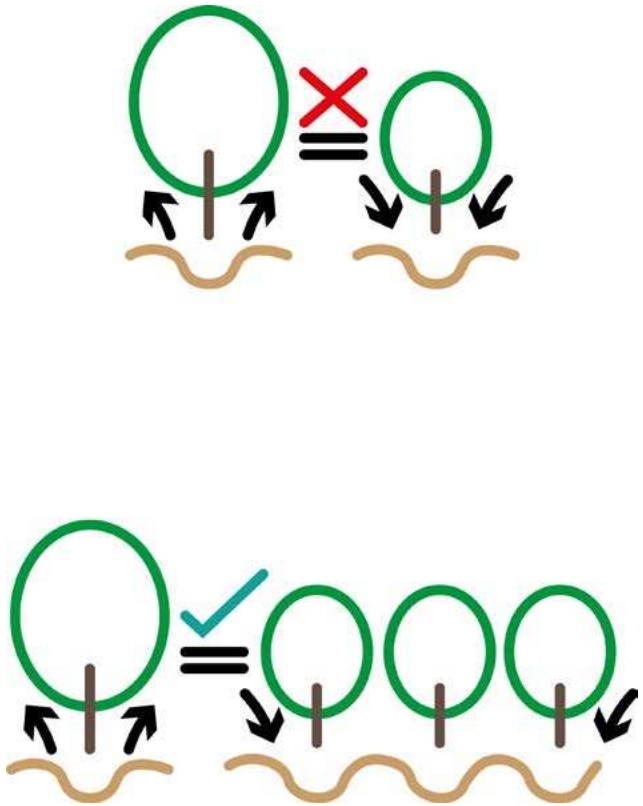


Figure 123: Replacing trees on a 1-for-1 basis is not necessarily proportional because of the reduction in the canopy cover, habitat and public amenity.

C2 - Right tree, right place

The overall aim should be to plant trees and other soft landscaping. This must form part of each development regardless of size. How appropriate a tree is for any given urban location must also be determined based on space requirements.

This may simply be stated as:

- Small to medium trees for small spaces such as front gardens and narrower streets.
- Larger trees for avenues and more open environments such as parks, grass verges and landscaped areas.
- Other native or suitable planting to soften the appearance of plots and buildings.

The climate emergency is the biggest challenge for species selection as we don't yet know the extent of this. We can assume greater variance with hot and dry summers and wet and windy winters. Weather extremes tend to push native trees to the limit of what they can cope with genetically. As such, we should also look at trees more suitable to northern and central Europe.

A significant challenge is finding species that provide similar habitats for native birds, bats and insects.

- For now, native UK trees should be preferred or non-native trees where a specific reason exists.
- Native UK trees are preferred but non-native types could be incorporated which are suitable for the biodiversity of our native species. The climate emergency will change the environment over the next 50-100 years and we may need further qualities of resilience that our native trees cannot provide.

Ensure street trees and green infrastructure provide for a range of functions and benefits and are sufficient to help improve air quality and reduce noise from the street network.

Coordinating tree planting with utilities providers and service ducts early in the lifetime of a scheme can ensure that trees do not interfere with underground services.

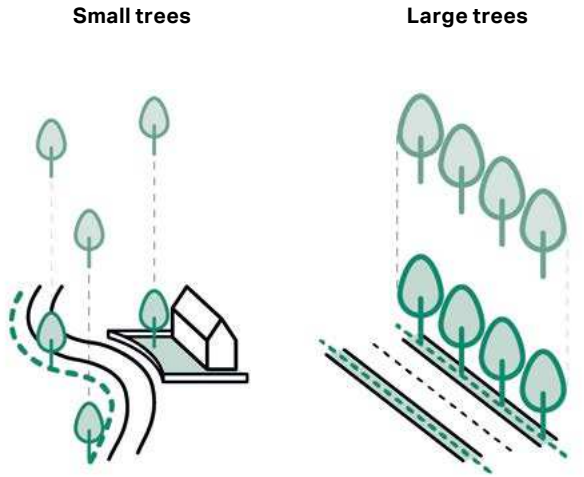


Figure 124: Infographic about tree positioning depending on size.

Figure 125: Street tree planting in Grasby.

C3 - Hedgehogs

Hedgehogs need to be able to move freely through a well-connected range of habitats to find food, mates and areas to nest. They can travel around 2km in a night in urban areas, and up to 3km a night in rural areas.

Hedgehog habitats include:

- dense scrub to build hibernation nests during the winter;
- short grass to forage in for invertebrate prey;
- longer grass to forage in and to make nests in during the summer;
- areas of leaf litter to collect and use for hibernation nests;
- log piles and decaying vegetation to forage in and hibernate in; and
- hedgerows and boundary vegetation which create important corridors for travel and nesting sites.

Habitat enhancement measures include:

- noting that native species hedgerows for property boundaries are preferable to walls and fences;
- using fence panels with 13 x 13cm holes at ground level (hedgehog holes), leaving a sufficient gap beneath gates, and leaving brick spaces at the base of brick walls;
- providing temporary hedgehog houses during site clearance and construction;
- reducing areas of hardstanding by creating green, permeable living driveways; and
- incorporating levels / ramps for ponds.

Figure 126: A fence panel with a hole at ground level to allow hedgehog movement.

Figure 127: A hedgehog house built from natural materials.

C4 - Hedgerows

- Mature and well-maintained hedgerows are an important part of the neighbourhood area's character and should be incorporated at every opportunity.
- Native species in particular should be encouraged. Such species include hawthorn, yew, hazel, purple or copper beech, blackthorn, dogwood, box hedge, holly and hornbeam.
- Planting hedges as a boundary is more sustainable and wildlife-friendly, and usually cheaper, than building a fence or wall. With the correct choice of species and proper maintenance, a hedge can fit any available space.

Figure 128: Native hedgerows are an important part of the neighbourhood area's character.

D Design Code D: Settlement edges

4.5 Design Code D: Settlement edges

Each settlement in the neighbourhood area is surrounded by open countryside making it particularly important to make the settlement edges as attractive as possible. The neighbourhood area's topography provides a series of key views. Such views should be protected from within and outside each settlement.

When developments interact poorly with open green space, it can have a negative impact on that space. Beautiful landscapes suddenly book-ended by wooden fencing or blank walls can be jarring. There are ways to provide seamless transitions between settlements and the countryside. Buildings and green spaces can work together to create beautiful vistas.

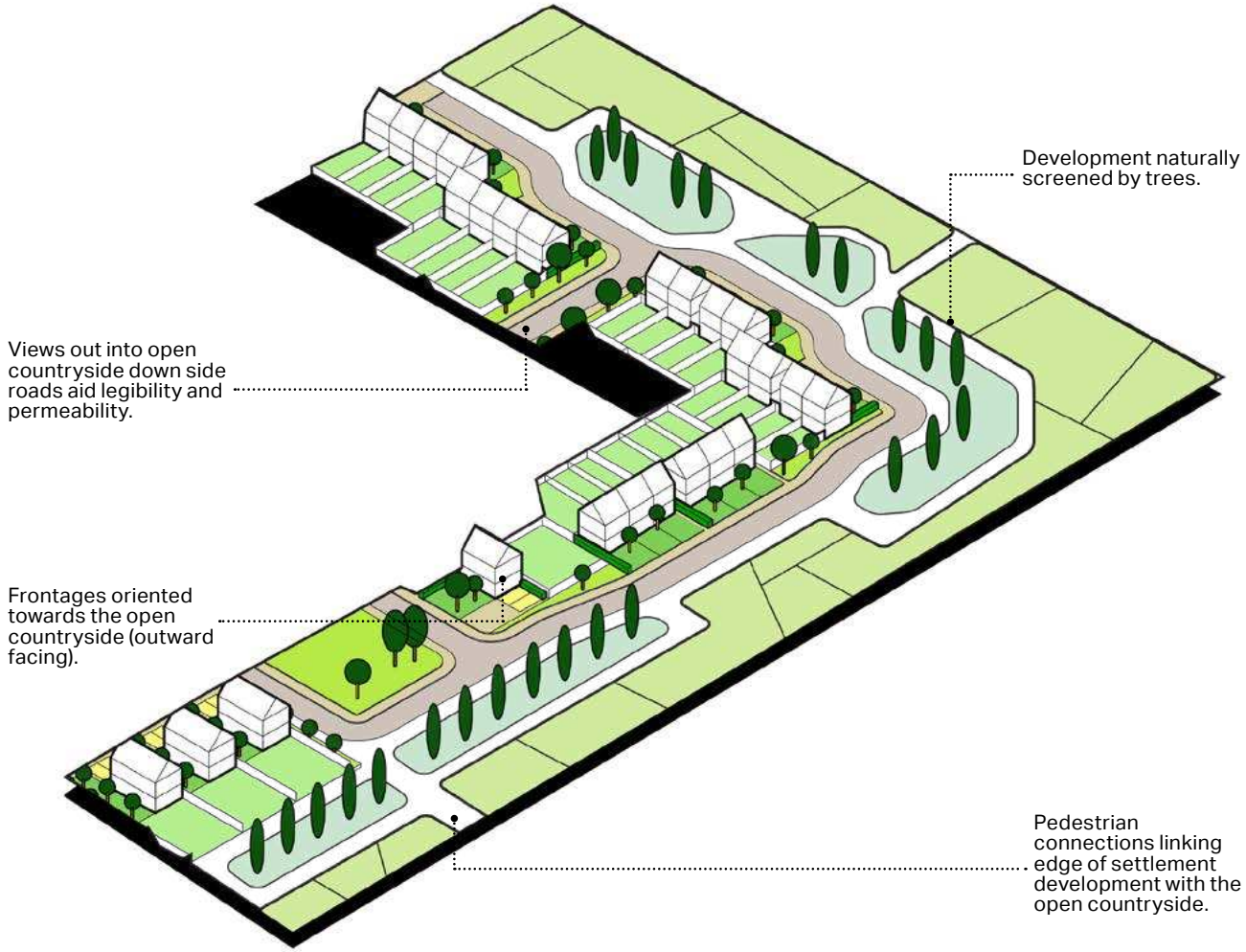


Figure 129: Landscape sensitive edge of settlement development diagram.

D1 - Landscape, views and settlement edges

- **Sensitive peripheral development**: Integrate development sensitively with the surrounding landscape, particularly on the periphery of each settlement. Lower building heights and smaller scale development are most appropriate for peripheral locations such as these.
- **Transitioning between settlements and the countryside**: Proposals that include buildings of lower heights (i.e. 1-1.5 storeys) could be considered in areas with key view and landscape sensitivities. Proposals on the settlement edges should be configured to produce a harmonious transition between both the surrounding landscape and the urban area. This can be achieved via a mixture of lower height development and using natural screening (i.e. hedgerows, tree cover, green roofs etc) to mitigate a development's visual impact.
- **Protecting views at the settlement edge**: Proposals on the settlement edge should not obstruct key views looking both inwards and outwards of the settlement. Views of the neighbourhood area's landscape and built form are a locally defining feature that contribute to the legibility and wayfinding of the area.
- **Protecting and creating views**: Buildings should be oriented to maintain existing key views or to create new views or vistas to contribute to local wayfinding. Views of landmark buildings and landscape features (such as the Church of All Saints in Grasby and the Church of St Nicholas in Searby) should be utilised to promote legibility across the neighbourhood area. Such views also contribute to the character and overall attractiveness of the area and should therefore be considered within proposals.
- **Settlement edge gateways**: The main roads into each settlement are points where the landscape abuts the built area. Gateways should maintain a sense of visual prominence by fostering a sense of arrival. This can be achieved through the use of mature trees and hedgerows, utilising key views and vistas, large setbacks and public realm.

Figure 130: The neighbourbood area's important views should not be obstructed by buildings that are out of scale or overbearing.

Design Code E: Open countryside

4.6 Design Code E: Open countryside

Lincolnshire is a predominantly rural county and most of the neighbourhood area consists of arable fields and open space. Each of the neighbourhood area's settlements have views into the surrounding countryside.

This code directly applies to any development proposals in the open countryside. Any development within the neighbourhood area will have a visual impact on the open countryside's quiet rural character.

The following codes seek to mitigate this, by ensuring contextual design-led development.

E1 - Design principles

- The conversion or re-use of existing buildings in the open countryside should be encouraged. External works to any conversion should be largely cosmetic and have a minimal visual impact on the landscape to which it relates.
- Agricultural or commercial proposals should refrain from using materials and colours that contrast with the surrounding landscape. Dark brown or green, or muted and contextual colour palettes are encouraged so as not to disturb the local landscape character.
- Proposals should be positioned behind natural screening (i.e. trees and other planting) so as not to obstruct views of the surrounding landscape. Additional screening should be incorporated into any given proposal where necessary.
- Innovative and sustainable screening methods include green roofs and plant walls. Such screening will help outbuildings to blend into natural surroundings such as a domestic garden or open space.
- Proposals showcasing exceptional and innovative architectural styles may be considered where they can provide harmony with the character of the surrounding open countryside, as well as incorporating high quality sustainable design.
- Opportunities to increase and improve biodiversity in the neighbourhood area should be taken at every opportunity, for example the planting of trees and hedgerows to provide screening and the creation of wildflower meadows in unused fields.
- The impact of sound and odours on the rural character should also be considered and minimised by appropriate interventions.

- Any lighting or illumination of a development must consider its necessity, as well as its impact on surrounding properties, particularly where powerful lighting is being proposed. Any lighting infrastructure must be designed in power, scale and orientation to avoid detrimental effects on the amenity of other plots and on light pollution in order to maintain the dark skies that are a feature of the neighbourhood area.
- Sustainable-led proposals such as renewable energy infrastructure should be considered on the grounds of its positive legacy. Small-scale renewable energy sources should be encouraged for providing power to rural developments. However, such infrastructure should be screened or integrated within developments in order to mitigate noise or visual impact on the open countryside.

Figure 131: Examples of what high quality development in the open countryside can look like. Referencing agricultural heritage as well as contemporary design via high quality materials, windows, and size and scale.

Checklist 05

5. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design considerations for new development

- Integrate with existing paths, streets, circulation networks and patterns of activity.
- Reinforce or enhance the established settlement character of streets, greens, and other spaces.
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use.
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views.
- Reflect, respect, and reinforce local architecture and historic distinctiveness.
- Retain and incorporate important existing features into the development.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- Provide adequate open space for the development in terms of both quantity and quality.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other.
- Positively integrate energy efficient technologies.
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind.
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views and character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Has the impact of the development on the tranquillity of the rural area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3 (continued)

Local green spaces, views and character

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5 (continued)

Buildings layout and grouping

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roof-line

- What are the characteristics of the roof-line?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in-situ to reduce waste and embodied carbon?

9

Building materials & surface treatment

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content, proposed?

9 (continued)

Building materials & surface treatment

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a bio-diverse roof in its design?

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