

Grasby and Searby cum Owmbby

Neighbourhood Plan

2025 - 2040

OUR PLAN



Pre-submission Consultation Draft

May 2025

REVISION HISTORY

Quality Information

Text by	Layout by	Checked by	Approved by
Helen Metcalfe	Chris Mead	NP Steering Group	NP Steering Group
Planning Consultant, Planning with People	Steering Group Chairman		

Versions

Issue	Issue Date	Details	Issued By	Position	Sign-off Date	Approved By
1	17 Sep 2024	Initial draft	Helen Metcalfe	Consultant		
2	25 Sep 2024	Fact checked & corrections made, layout & maps updated	Chris Mead	Chairman		
3	17 Oct 2024	Annexes initial draft	Chris Mead	Chairman		
4	6 Jan 2025	Intro & annexes reformatted	Chris Mead	Chairman		
5	29 Jan 2025	Second draft, site allocation policies added	Helen Metcalfe	Consultant		
6	4 Mar 2025	Steering group feedback incorporated	Helen Metcalfe	Consultant		
7	26 Mar 2025	Policies completed	Helen Metcalfe	Consultant		
8	22 Apr 2025	Reformatted, images & intro section added, annexes updated	Chris Mead	Chairman		
9	30 Apr 3025	Body & annexes combined and formatted, final group feedback added	Chris Mead	Chairman		
Pre-consult	14 May 2025	Community aspirations finalised and body & annexes separated	Chris Mead	Chairman	14 May 2025	GSONP Steering Group

FOREWARD

The Localism Act 2011 allowed communities the opportunity to influence new development in their area by creating a Neighbourhood Development Plan which sets out their own distinct priorities and goals for the period of the plan. The parish of Grasby took up this challenge in 2023 with the formation of a Neighbourhood Plan Steering Group made up of interested local residents. It was soon recognised that many of the issues identified also affected the neighbouring parish of Searby cum Owmbly and, later in 2023, they accepted an invitation to join to produce a joint neighbourhood plan. Since then, representatives from both parishes have worked hard to consult with residents, engage with landowners and to understand the issues affecting our communities. It has been an interesting and uplifting experience, to meet so many residents, past and present, who know so much about the area in which they live. We are not a large community, but we are fortunate to live in a beautiful rural area that we wish to protect, grow and thrive. The Neighbourhood Plan will allow us to identify what is important to us, how new development can contribute to the needs of the community and provide some clarity about the future development of our villages and surroundings.

There has been extensive consultation with the residents to understand their concerns and aspirations. We would like to thank everyone who has responded to our flyers, attended our public meetings, taken part in our competitions or responded to our social media posts. We are grateful for all the responses received and information provided. We have also had support from our local councillors and West Lindsey DC and Lincolnshire CC officers. Our planning consultant has provided expert technical support, drafting and reviewing of the plan and assisting throughout the process. Locality and the consultants AECOM have provided key financial and technical support.

I must also thank the members of the Steering Group who have given up their time to meet and help drive the process forward throughout the nearly two years it has taken to deliver this plan. Their knowledge, enthusiasm, local contacts and perseverance have been invaluable. The imminent reorganisation of local government will affect who applies the policies contained in the Plan but will not diminish its importance. It will continue to be a valuable document to guide the future development of our local community.

I hope you find the Neighbourhood Plan interesting and engaging, but there is much more information available. Supporting documents are available on the Grasby Parish Council website and these resources will continue to grow and be updated. You are welcome to contribute your knowledge and expertise at any time to help make this a living resource for both of our parishes.

<https://grasby.parish.lincolnshire.gov.uk/>

Chris Mead

Chairman, Neighbourhood Plan Steering Group



CONTENTS

1. Our Neighbourhood Plan	6	Trees and Hedgerows	37
Introduction	6	Policy 3 Protecting and Enhancing the Natural Environment	40
Local Plan Context	8	10. Flood Risk and the Presence of Water	41
Need for a Neighbourhood Plan	9	Policy 4 Reducing the Risk of Flooding	42
2. Grasby and Searby cum Owmbly in Context	10	11. Local Green Spaces	43
Scale and Location	10	Policy 5 Designation of Local Green Spaces	45
History	12	12. Improving Walking and Cycling Routes	46
3. Consultation	13	Policy 6 Improving Walking and Cycling Routes	50
4. Community Vision	15	13. Achieving Well Designed Places	51
5. Community Objectives	16	Policy 7a Achieving Well Designed Places	53
6. Engaging with the Community: A Key Principle	17	14. Reducing Energy Consumption in New Build	54
Pre-Application Community Engagement	17	Policy 7b Energy Efficient Construction	55
7. Sustainable Development & the Settlement Boundary	18	15. Housing to Meet Local Need	56
Limited Infill	22	The Need for Smaller Market Housing	57
Policy 1 Sustainable Development, Limited Infill and the Settlement Boundary	23	Lifetime Homes	58
8. Protecting Landscape Character	24	Policy 8a A Mix of Housing Types	59
Significant Green Wedges	27	The Need for Affordable Housing	60
Key Views	29	Rural Exception Site	61
Policy 2 Protecting the Landscape Character	32	Policy 8b Rural Exception Site	62
9. Protecting and Enhancing the Natural Environment	33	16. Protecting Heritage Assets	63
Chalk Stream	36	17. Non designated heritage assets	68

Policy 9 Protecting and Enhancing Heritage Assets	70	ANNEX A - Common Abbreviations	86
18. Protecting and enhancing community facilities	71	ANNEX B - Community Aspirations	87
Policy 10 Protecting Facilities for the Community	74	ANNEX C - AECOM Reports	91
19. Renewable Energy and Low Carbon Technologies	75	ANNEX D - Local Green Spaces	92
Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies	76	Designation Factors	93
20. Supporting the Local Economy	77	ANNEX E – Key Views	108
Improving broadband and mobile connectivity	77	ANNEX F – Local Flora & Fauna	114
Policy 12 Supporting the Local Economy	78	Species Lists	115
21. Site Allocations	79	Improving Biodiversity	117
GSO 01 Land between Clixby Lane and Bentley Lane		Hedge Planting	118
Grasby	80	ANNEX G - Non-Designated Heritage Assets	119
Policy 13a Land between Clixby Lane and Bentley Lane		Criteria	119
GSO 01	80	Notable Non-Designated Heritage Assets	120
GSO 06 Land to the West of Station Road Grasby	81	ANNEX H – Key Documents	123
Policy 13b Land to the West of Station Road GSO 06	81	ANNEX I – Terms of Reference	124
GSO 08 Land behind Willow Pond east of Station Road		ANNEX J – CLLP Policies S1, S4 & S5	127
Grasby	82	ANNEX K – Assessed Sites	132
Policy 13c Land behind Willow Pond GSO 08	82	ANNEX L – Housing Affordability	138
22. Implementation	83	ANNEX M – Community Assets	139
23. Monitoring and Review	83	ANNEX N – Community Commemorations	141
		ANNEX O – Historical Photographs	144
		ANNEX P – Further Information	146
		Participants & Contributors	147



A landscape photograph showing a rural scene. In the foreground, there is a dark, textured field, possibly a plowed field or a field with low vegetation. In the middle ground, there are several golden-brown fields, likely harvested crops, with scattered trees and a line of trees in the distance. The background shows a horizon line under a vast blue sky with scattered white and grey clouds. A utility pole with power lines is visible on the right side of the image. A large teal circle with a white border is overlaid on the right side of the image, containing the text "OUR PLAN" in white, serif, all-caps font.

OUR PLAN

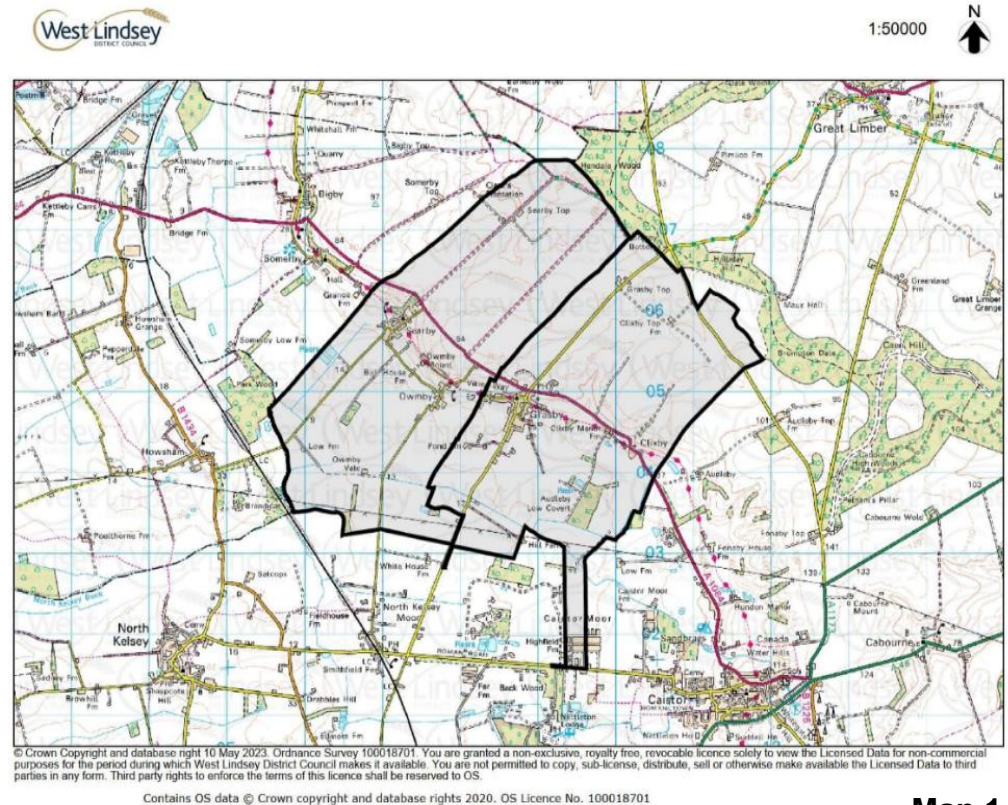
1. OUR NEIGHBOURHOOD PLAN

Introduction

- 1 The 2011 Localism Act provided new powers for parish councils to prepare land use planning documents. The Grasby and Searby cum Owmbly Neighbourhood Plan (GSONP) is a document produced in accordance with this Act. When formally adopted by West Lindsey District Council (WLDC) it will form part of their Development Plan.

The GSONP will be used by:

- a) the Planning Service at WLDC (the local planning authority) in assessing future planning applications, and
 - b) developers as they prepare planning applications for submission to WLDC,
 - c) the Parish Council in Grasby and the Parish Meeting in Searby cum Owmbly in responding to consultations on applications,
 - d) planning Inspectors to help assess planning appeals.
- 2 The GSONP can also be used by local residents to:
 - a) understand the housing needs of the parishes,
 - b) review the design guidelines for future buildings in the area,
 - c) see where the proposed planned development sites are in the parishes (up to the year 2040),
 - d) become aware of the social and economic aspirations for the parishes.
 - 3 This document is also a useful reference for:
 - a) parish history,
 - b) maps of the area,
 - c) local flora and fauna,
 - d) significant buildings and features in the parishes,
 - e) permissible walking, cycling and bridle routes,
 - f) important views, green spaces and landmarks,
 - g) economic development and support in the area.



**Map 1
Designated Area**



- 4 It is through an understanding of the proposed plans for the Grasby and Searby cum Owmbly parishes that people in the community can better participate in, contribute to, and support the future development of the area. This document has been produced by the Neighbourhood Plan Steering Group with these aims in mind.
- 5 The Plan area includes the whole of two parishes, Grasby and Searby cum Owmbly (see Map 1). The decision to produce a joint neighbourhood plan was considered the most appropriate as the parishes abut and share the same geography, housing and community issues.¹ The neighbourhood area was designated by WLDC on 14th September 2023.²
- 6 Planning policy is formulated and delivered by the Central Lincolnshire Joint Strategic Planning Board.³ Central Lincolnshire covers the combined area of the City of Lincoln, North Kesteven, and West Lindsey totalling an area of 2116 sq.km.
- 7 The CLLP was adopted in 2023 and sets out a policy framework until 2040. The GSONP is required to be in general conformity with the National Planning Policy Framework and the CLLP. The evidence base for the CLLP has also been used.
- 8 The time frame for the GSONP, to be aligned with the CLLP, runs to 2040.



**View from the
aerial video
which traces
The Viking
Way through
the Plan area**

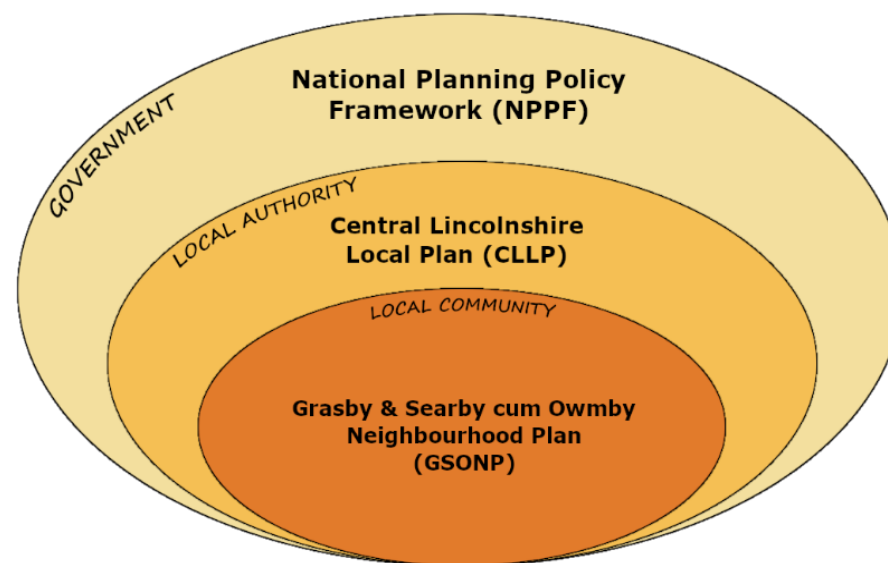
¹ The letter agreeing this collaboration is in Annex G.

² The letter from WLDC is in Annex G

³ The Central Lincolnshire Joint Strategic Planning Committee was established in October 2009. The Committee comprises of 12 councillors from the City of Lincoln Council, North Kesteven District Council, West Lindsey District Council and Lincolnshire County Council and is responsible for agreeing any work that the Central Lincolnshire Local Plan Team produces.

Local Plan Context

- 9 **Policy S1** The Spatial Strategy and Settlement Hierarchy of the CLLP establishes a settlement hierarchy with 8 tiers. Grasby and Searby are designated separately as 'small villages' in the 6th tier of the hierarchy. Small villages are those having 50-249 dwellings in 2018.
- 10 Owmbly is designated as a hamlet, the 7th tier of the hierarchy. Hamlets are non-listed settlements with a cluster of at least 15 dwellings. Development in hamlets is limited to single dwelling infill or neighbourhood plan allocations. Clixby is not specifically listed. The buildings in Clixby are more dispersed and do not meet the threshold of 15 so this would be classed as open countryside in the CLLP.
- 11 The remainder of the Plan Area can be described as countryside, the 8th lowest tier of the settlement hierarchy. Development is generally restricted to that required to maintain and enhance the rural economy (for example the establishment of a farm shop) providing it is respectful to its setting and meets all the criteria listed in CLLP **Policy S5**⁴.
- 12 **Policy S4** 'Housing Development in or Adjacent to Villages' states that large, medium or small villages will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the local plan, neighbourhood plans or an allocated site in appropriate locations. Such sites will only be supported where they preserve or enhance the character of the village, do not harm the appearance of its rural setting, and are consistent with other Local Plan policies.
- 13 Residential development on unallocated land adjacent to the developed footprint of villages will only be supported in the form of First Homes or rural affordable housing exception sites. **Policy S4(3)**.
- 14 The **Housing Requirement Figure** (HRF) from the CLLP for Grasby is 10 dwellings, of which there were extant permissions for 8 dwellings in 2023, and for Searby cum Owmbly the HRF is for 2 dwellings, of which there were extant permissions for 2 dwellings in 2023⁵. The HRF is a minimum figure.



Planning Hierarchy

⁴ See Annex I.

⁵ See Appendix 1 table A1.1 of the CLLP and Sites in the Supply for neighbourhoods and Parishes at https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Sites%20in%20the%20Supply%20for%20Neighbourhoods%20and%20Parishes%20Oct%202023_1.pdf

Need for a Neighbourhood Plan

- 15 The two parishes wanted to prepare a joint neighbourhood plan to produce locally specific policies using local analysis (produced by local residents and specially commissioned studies) and the evidence base for the CLLP. The policy focus in the GSONP is on:
- a) the protection of the natural environment based on a detailed understanding of landscape, flora and fauna,
 - b) the protection of the landscape character based on a local analysis of landscape sensitivity, with key views and significant green wedges identified,
 - c) design policies based on a Design Code and Guidance for the Plan Area,
 - d) housing policies identifying the size, type and tenure that would meet local need based on a local Housing Needs Assessment,
 - e) local policies to mitigate climate change for the Plan Area set within the CLLP policy framework,
 - f) site allocations to direct limited growth to the most appropriate locations.
- 16 The GSONP provides policies and supporting documents at the neighbourhood level that will guide development over the Plan period – 2024-2040.
- 17 A number of documents that supported the preparation of the CLLP have been used to support the preparation of the GSONP. These are:
- a) Housing and Economic Land Availability Assessment 2020 and Appendix E West Lindsey
 - b) Ecological Network and Opportunities Map 2019
 - c) The Policy Evidence Reports for the CLLP particularly S4, S5, S6, S7, S12, S20, S48, S53, S59, S60, S61, S64, S65, S66
 - d) National Character Area 43 Lincolnshire Wolds Natural England
 - e) Greater Lincolnshire Nature Partnership Green Infrastructure 2019
 - f) WLDC Landscape Character Assessment 1999
- 18 Plan Area based studies have also been commissioned by the NPSG these are⁶:
- a) Grasby and Searby cum Owmbly Design Codes and Guidance AECOM 2024
 - b) Housing Needs Assessment AECOM 2024
 - c) Site Assessment AECOM 2025
- 19 Parish wide analysis has also been undertaken to provide locally specific analysis of the landscape by the Neighbourhood Plan Group⁷ to identify:
- a) Key Views
 - b) Significant Green Wedges
 - c) Local Green Spaces.
- 20 Local residents have also provided a lot of detailed information about the flora and fauna in the Parish. See Annex E.

⁶ The reports are available at <https://grasby.parish.lincolnshire.gov.uk/council-business/gsonp-steering-group>

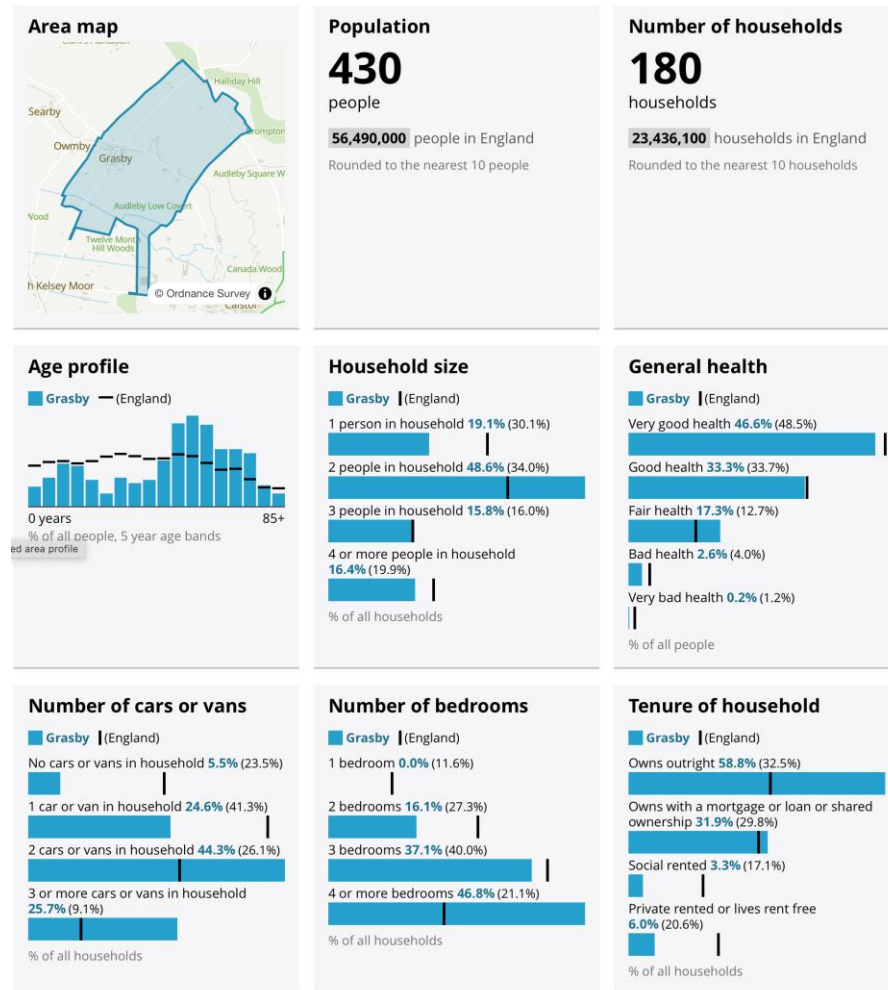
⁷ This involved a walkabout and discussion with the AECOM consultants as part of the Design Guide work and the same with the planning consultant supporting the group to write the Neighbourhood Plan. The NPSG then met with maps to agree the key views and significant green wedges based on criteria provided by the planning consultant.

2. GRASBY AND SEARBY CUM OWMBY IN CONTEXT

Scale and Location

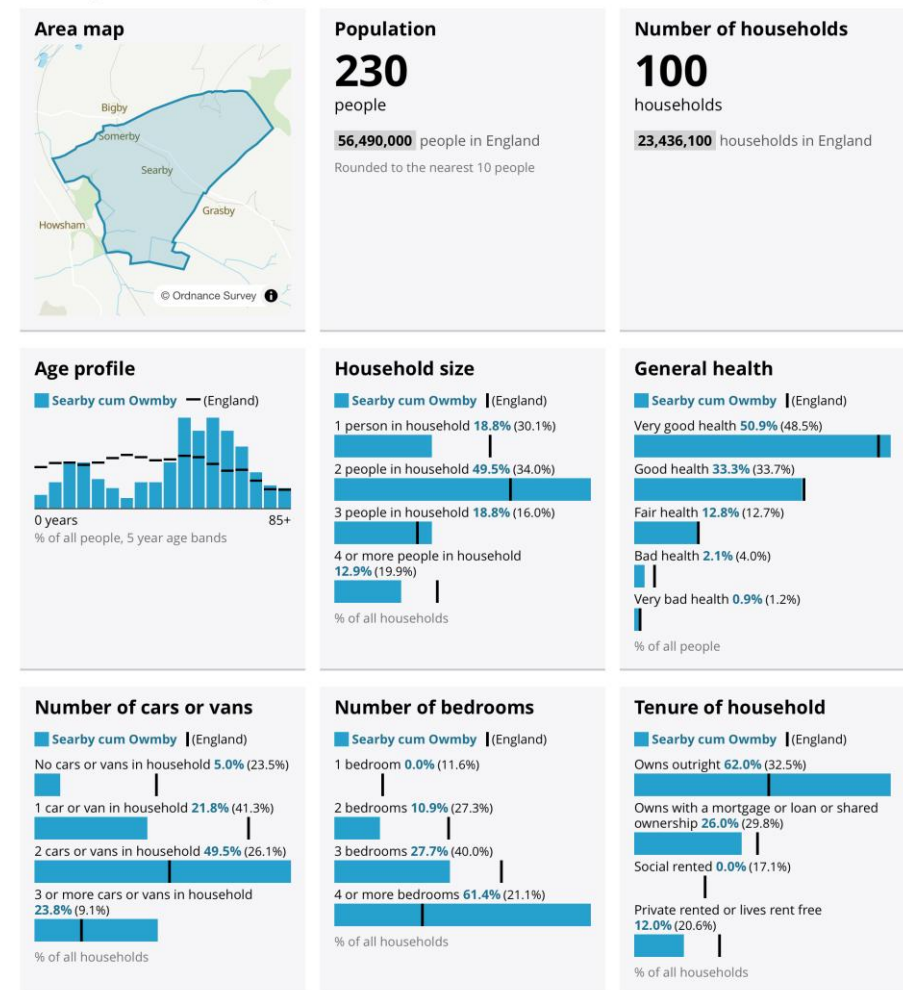
21 The two parishes have a combined population of 660 (2021 Census). The key statistics below provide useful data on how people live in the Plan Area.

Grasby



Source: Office for National Statistics - Census 2021

Searby cum Owmbly



Source: Office for National Statistics - Census 2021

22 The statistics show that both parishes have a much older population than the country average, but fewer people live alone. There are more cars per household due to the limited public transport and the distance to services and employment centres. A high proportion of residents either own or own with a mortgage their home with very few rented properties. A high proportion (61% in Searby and 47% in Grasby) live in houses with 4 or more bedrooms.

23 There are four settlements across the two parishes. They are all separated by arable fields and open meadows. This separation has allowed each settlement to develop its own unique identity. An article from the Telegraph in 1954 described these settlements '*as good neighbours but sturdily independent.*'⁹

24 The Plan Area is situated 3 miles north west of the town of Caistor and lies within the Lincolnshire Wolds but outside that part designated as a National Landscape. Grasby Parish includes All Saints Church, a primary school, village hall and a public house called the Cross Keys which closed due to a fire in April 2024, but was reopened in November the same year.

25 The main focal point in Searby is the church of Saint Nicholas at the north of the village. A recreation area near to the church provides a community facility for children from both parishes. It is privately owned. A community aspiration is to secure tenure of the site and provide community amenities. See Annex B.

26 The A1084 (Brigg Road) is a busy arterial route linking Brigg and Caistor. It passes by Searby, Owmbly and most of Grasby, but cuts through Clixby, separating the Church of All Hallows from the associated farmsteads. This means that, except for Clixby, traffic within each of the settlements is relatively low, but Grasby can be busy with traffic at school collection times due to the historic houses and limited off street parking. On-street parking is an issue on many of the neighbourhood area's main streets.

27 Map 2 above shows that although the Plan Area is very rural it is not far to large towns, cities, an airport and a port.



Map 2 Plan Area and the wider context⁸

⁸ From the GSONP Design Guides and Guidance 2024

⁹ Article provided by resident

History

- 28 People settled where there was good soil, water supply and shelter. The four settlements are tucked below the escarpment and are sheltered from the wind. For centuries agriculture dominated, until the quarrying of limestone from the 1880s until the 1970's.
- 29 All Saints Church at Grasby has 13th century origins but was largely rebuilt in the 19th century. It is famous for having the poet, Alfred Tennyson's older brother as its vicar. Alfred Tennyson is reported to have written 350 poems at the vicarage (now called The Grange) and The Reverend Charles Tennyson assisted in the funding to rebuild the local school.
- 30 Grasby Primary School was considered for closure in the 1990s but remains open and is a state-funded Church of England school.
- 31 Owmbly remains a small agricultural hamlet described in 1954 as having *'blossoming orchards and handsome chestnut [trees] on the hill'*. (These chestnut trees now form part of the woodland belt identified as priority habitat, see below).
- 32 Searby is larger than Owmbly with a church (rebuilt in 1833). In 1872 Searby was obviously a thriving community with the school (now a house) that had 80 pupils and the church that accommodated 100 worshipers.¹⁰
- 33 Clixby is now only a cluster of houses and farm buildings, but in the medieval period there was a thriving village here (see Map 8b below). It is probable that most of the villagers were wiped out by the Black Death in the 14th Century and the remaining population dispersed. The only indication of this former settlement is the medieval All Hallows Church (Grade II*).



**All Hallows Church
Clixby**

¹⁰ Grimsby Evening Telegraph article 1954 provided by a resident

3. CONSULTATION

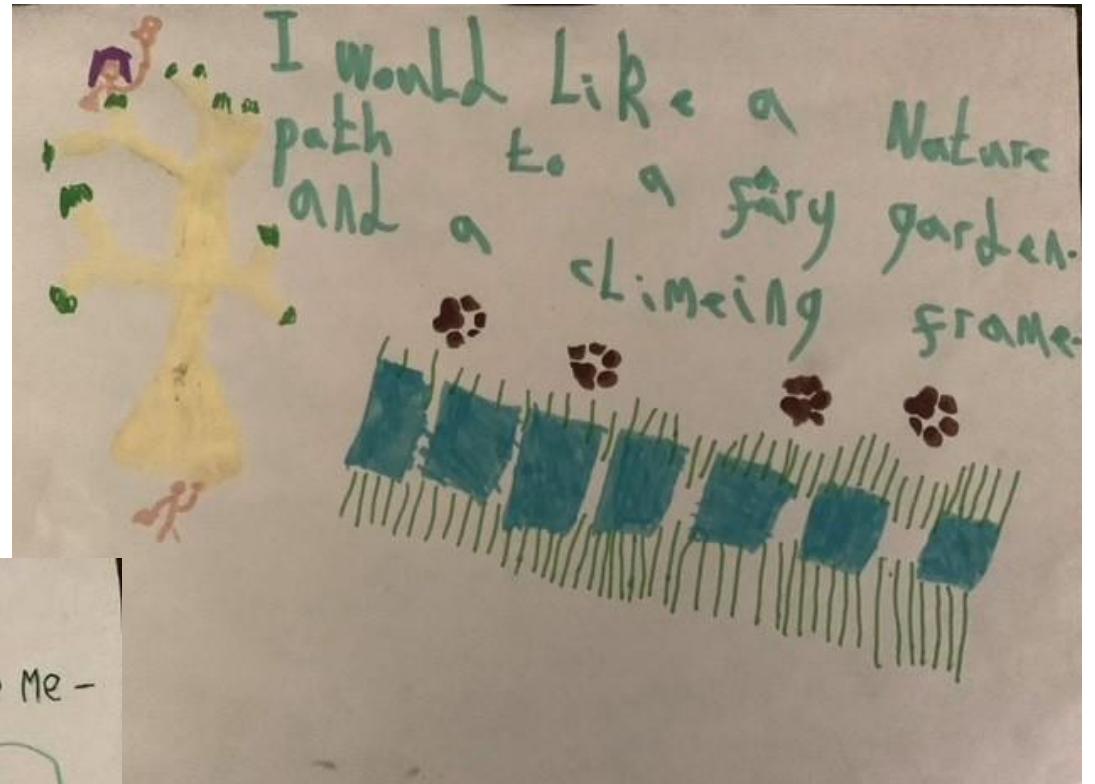
- 34 The NPSG recognises that consultation is key to successfully producing a neighbourhood plan. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across both parishes.
- 35 The NPSG carried out 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 and the supporting evidence (the Design Code and Guidance).
- 36 A community drop-in session was held in October 2023 and in February 2024 children in the parishes were encouraged to have their say. Their submitted pictures provided a vivid illustration of how they perceive life in the parishes, what they like and what they feel is missing.



- 37 A further consultation drop-in session in June 2024 ensured that the community were well informed and able to input into the formation of the Pre Submission Draft Plan.¹¹

¹¹ A report of all the consultation undertaken is provided in the Consultation Statement which will be available when the neighbourhood plan is submitted to WLDC.

Martha Turnbull
Grasby All Saints Primary School



Bertie Aitken
Grasby All Saints Primary School

4. COMMUNITY VISION

38 The GSONP Vision has been developed by the NPSG in consultation with the community and it reflects the aspiration of local people in the years up to 2040

In 2040 the parishes of Grasby and Searby cum Owmbly will be vibrant, thriving and desirable places to live and work. The settlements within the parishes will continue to be distinct, 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 well-being 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.



Cowslips in the fields above Owmbly

5. COMMUNITY OBJECTIVES

39 Based on the Vision and through further consultation, the NPSG members have produced community objectives that align with the Vision.

Community Objectives - Development

- 1a To protect the largely open, rural landscape character, key views, local green spaces and significant green wedges 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 in the construction of new buildings and the generation of renewable energy.**

Community Objectives – 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 businesses.**

Community Objectives - Community

- 3a To maintain and improve existing community facilities eg the village hall, churches, school, pub etc**
- 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 for example. public open space, play area and community parking.**
- 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 between developers and within the parishes.**

6. ENGAGING WITH THE COMMUNITY: A KEY PRINCIPLE

- 40 The GSONP reflects the community's desire to have greater involvement and influence in development proposals up to 2040. The importance of pre-application engagement is endorsed in the National Planning Policy Framework (NPPF).
- 41 The NPPF recognises the importance of early discussions between applicants and the local community. Paragraph 40 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*
- 42 Encouraging consultation between developers and the Parish Council/Meeting at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new builds, or replacement buildings, to talk to the relevant Parish organisations prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by the local planning authority (WLDC or its successor).

Pre-Application Community Engagement

- 43 Applicants are encouraged to actively engage with the appropriate Parish Council/Meeting¹² as part of the design process at the pre-application stage.
- 44 Applicants are encouraged to provide a short document with the planning application to explain:
 - a) how the developer has consulted with the Parish; and
 - b) how issues of concern raised by local people, and those of the Parish Council/Meeting, have been taken into account;
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character as detailed in the Grasby and Searby cum Owmbly Design Codes and Guidance or equivalent; and
 - d) where the proposals are for housing development, how this meets local housing need.



Neighbourhood Plan Public Meeting June 2024

¹² The location of the proposal will determine if engagement is with Grasby Parish Council or Searby cum Owmbly Parish Meeting

7. SUSTAINABLE DEVELOPMENT & THE SETTLEMENT BOUNDARY

- 45 The purpose of the planning system is to contribute to the achievement of Sustainable Development which seeks to address social progress, economic well-being, and environmental protection.¹³ The GSONP policies seek to achieve community gains by ensuring that development meets these economic, social and environmental objectives. The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*¹⁴
- 46 The CLLP does not include defined settlement boundaries around any settlements and instead relies primarily on allocations and then Policy S1 to determine *'appropriate locations'* for development. Depending on the tier in the settlement hierarchy, development may need to be within the *'developed footprint.'* Both are defined in the Glossary of the CLLP page 220.
- 47 However, the CLLP notes that *'Through neighbourhood plans, communities can seek to further grow or develop their villages if this is a sustainable and locally-supported approach for a specific village.'*¹⁵
- 48 The CLLP notes that the settlement hierarchy (Policy S1) *'provides a framework for neighbourhood plans to shape their own settlements through a detailed locally led review, site allocations, if necessary introduction of settlement boundaries, or other tools to manage how a village will grow.'*¹⁶
- 49 Preparing a neighbourhood plan provides the opportunity for the NPSG to draw a settlement boundary around Grasby, Searby and Owmbly. Clixby is defined as open countryside, so it is not necessary to define a Settlement Boundary. The main purpose of defining a Settlement Boundary is to differentiate the existing built form of the settlements from the wider countryside that surrounds it. The line follows existing physical boundaries as far as possible but intersects spaces in some places where there isn't a clear boundary or where placing the line nearer or further from the built form would appear out of character. For instance, well defined domestic gardens are generally included inside the line, but any gardens that stretch away from the built form or appear less defined may be dissected by the boundary.
- 50 The following criteria have been used by the NPSG to define the extent of the Settlement Boundaries;
- existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement where that permission is considered sustainable development in accordance with this Neighbourhood Plan and the CLLP; and
 - the presence of predefined physical features such as walls, fences, hedgerows, roads and streams; and
 - open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - a consideration of the existing built form; and
 - Landscape Analysis for the CLLP and work done by the NPSG; and
 - an assessment of the amount of additional housing required in the Neighbourhood Plan Area to meet District and local needs up to 2040 in accordance with National Policy.

¹³ NPPF para 7

¹⁴ NPPF para 9

¹⁵ CLLP para 2.4.3

¹⁶ CLLP para 2.1.7

51 The options the NPSG considered and the reasons they were either progressed or dismissed are set out below in Table 1.

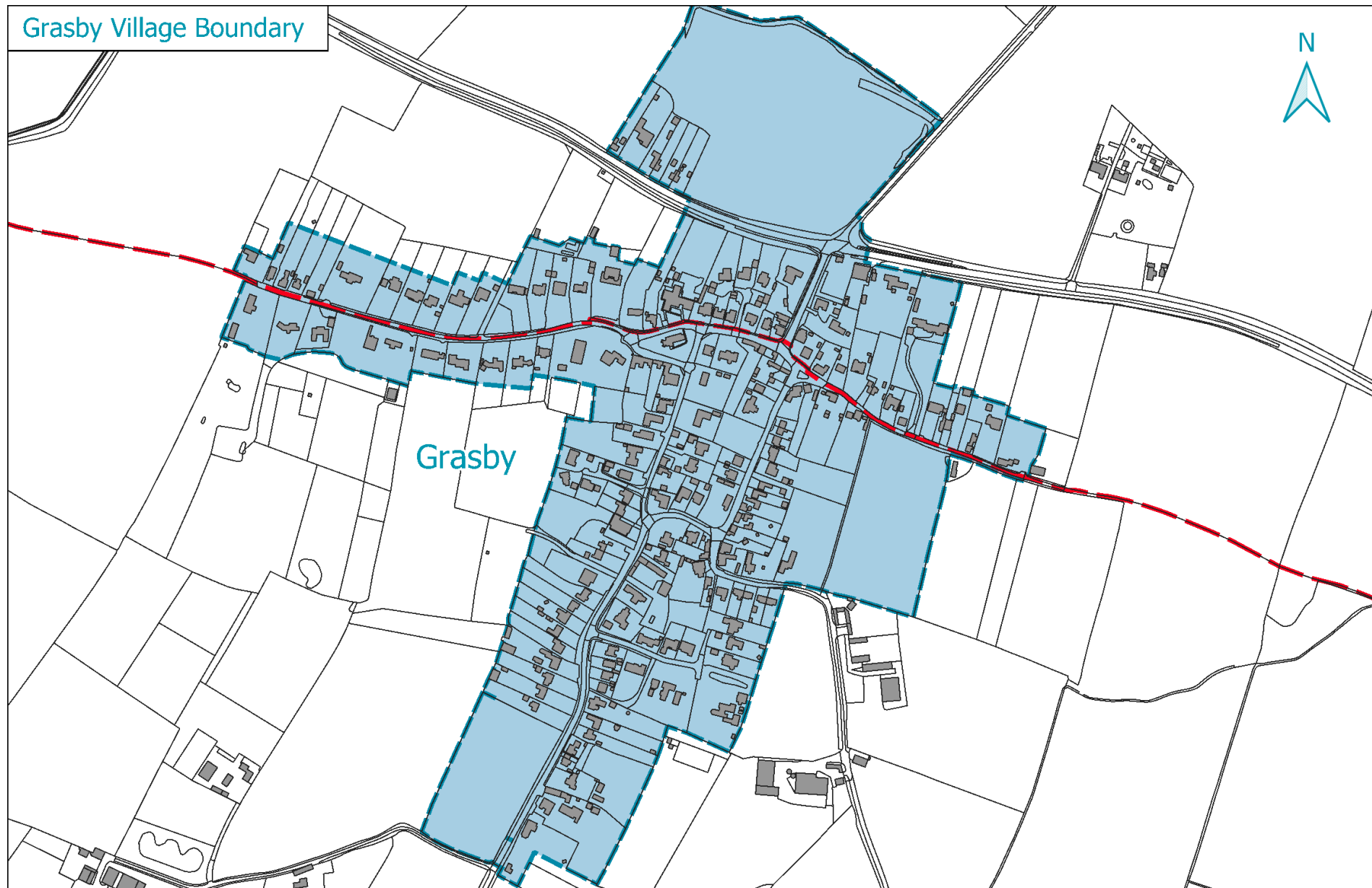
Table 1 Settlement Boundary Assessment

Option 1	Reasoned Assessment
Tightly constrained settlement boundaries	This would not allow an appropriate response to proposals to meet local need.
Option 2	Reasoned Assessment
No boundaries	Does not provide a clear Parish level policy framework and does not direct development to the most sustainable locations. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Development boundaries that allow for modest and limited growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth in the Neighbourhood Plan Area on the allocated sites reflecting the community consultation and enabling the community to influence where growth takes place. This is the preferred approach.

- 52 The land within the settlement boundaries shown on Map 3a,3b and 3c is intended to show the ‘appropriate locations’ for development as defined by the CLLP in the Glossary and CLLP S4 in relation to the extent of development within and around the built form of Grasby, Searby and Owmbly.
- 53 The NPSG has included 3 site allocations in Grasby as part of the GSONP (see Section 21) and the Settlement Boundary is drawn around them. The Settlement Boundaries identify the areas within which a general presumption in favour of most forms of development will be applied, subject to certain criteria.¹⁷ The infill policy for Owmbly is more limited than that for Grasby and Searby, reflecting Owmbly’s location in the settlement hierarchy.
- 54 Any additional development in the Neighbourhood Plan Area should be concentrated within the Settlement Boundaries, unless it is a rural exception site providing 100% affordable housing or is permitted development for example the conversion of a barn to residential use Class Q, or commercial use Class R.

¹⁷ Policies in the GSONP also identify other areas as either Significant Green Wedges and Local Green Spaces (which have a high community and landscape value) within which generally protected policies will apply.

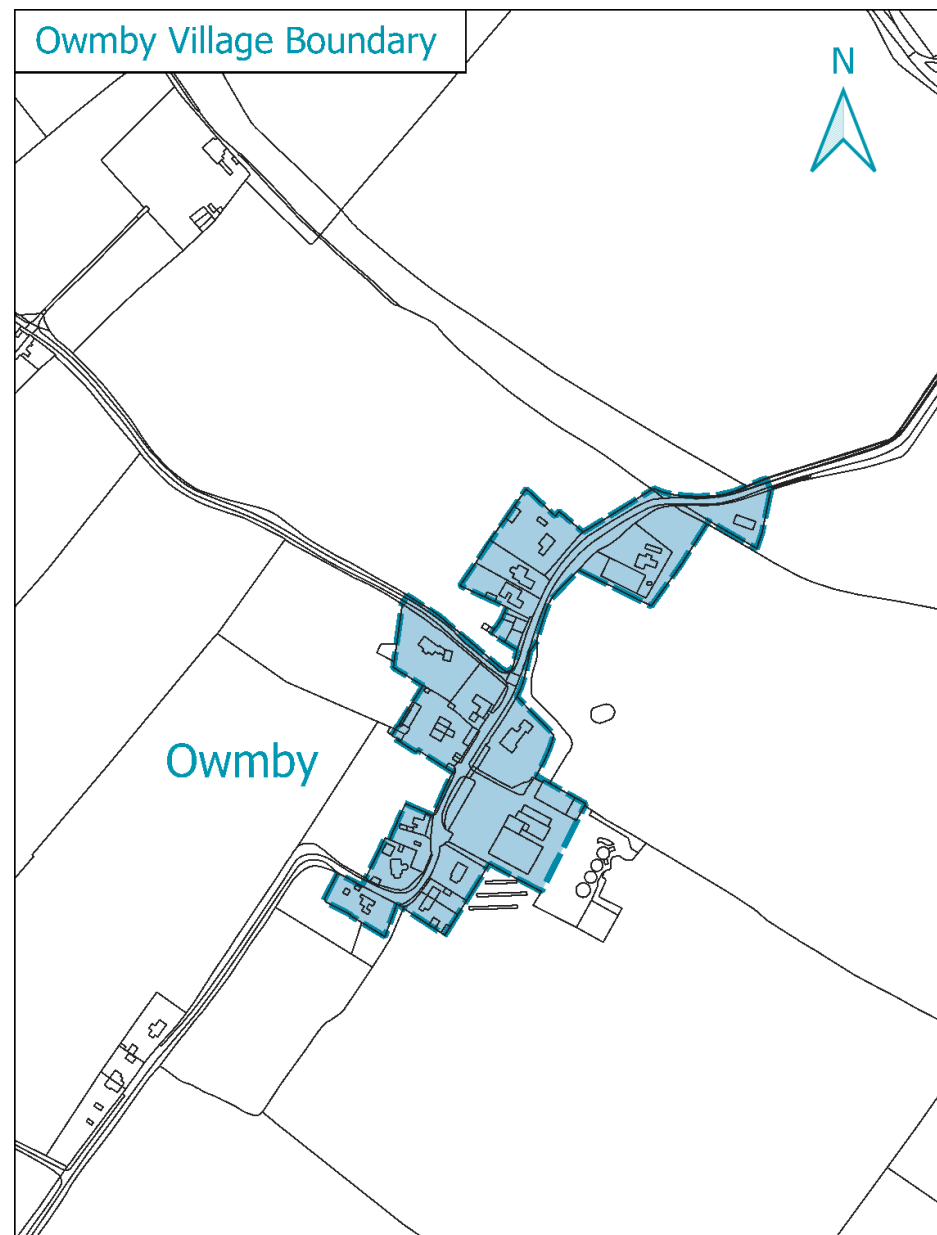
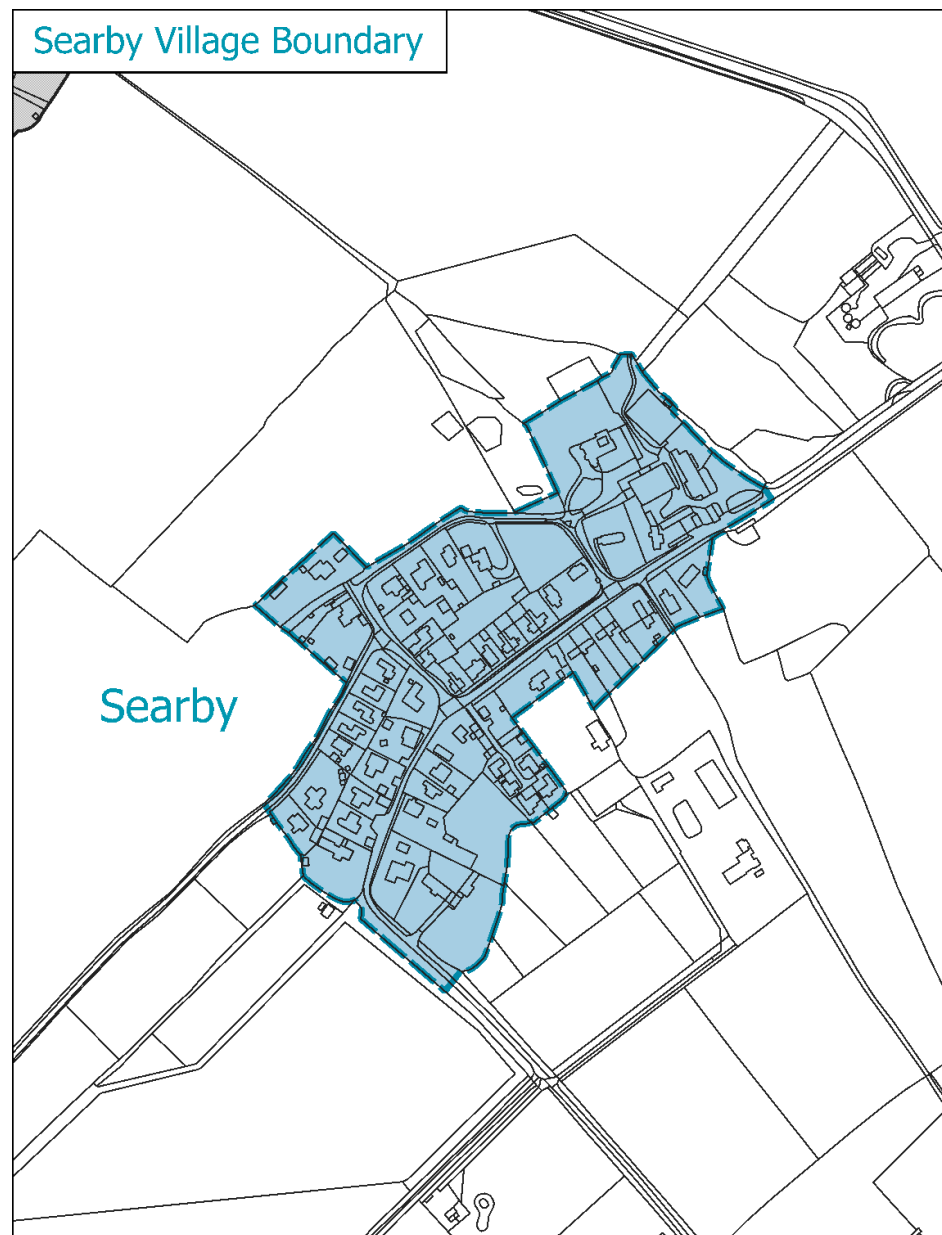
Map 3a Settlement Boundary Grasby



— Viking Way Settlement Boundary

© Crown copyright and database rights 2024
OS AC0000860820

Map 3b and 3c Settlement Boundary Searby & Owmbly



Limited Infill

- 55 It is possible that, over the Plan period, small sites within the settlement boundaries will come forward for development. The cumulative effect of this can change the character of the area and not all gaps are appropriate for infilling. The Grasby and Searby cum Owmbly Design Guidance and Codes defines the character of each settlement and notes that in Grasby there has been gradual infill development linking up the historic cottages and farmsteads along Vicarage Lane, Clixby Lane and Station Road. In Searby infill development has been to the south-west extending away from St Nicholas church.
- 56 Development has been limited in the Parish compared to nearby towns and much of the modern development has been sensitively done using red brick and clay pantiles with modern interpretations of farmhouse styles.
- 57 The GSONP defines limited infill as the completion of an otherwise substantially built-up frontage by the filling of a small gap usually capable of taking up to three dwellings. As Owmbly is defined as a hamlet and in accordance with CLLP Policy S1 (7) infill will only be permitted for one dwelling.



An example of well-designed modern development on the former limestone quarry processing site in Grasby.

It is close to All Saints Church and responds well to its historic setting.

POLICY 1 SUSTAINABLE DEVELOPMENT, LIMITED INFILL AND THE SETTLEMENT BOUNDARY

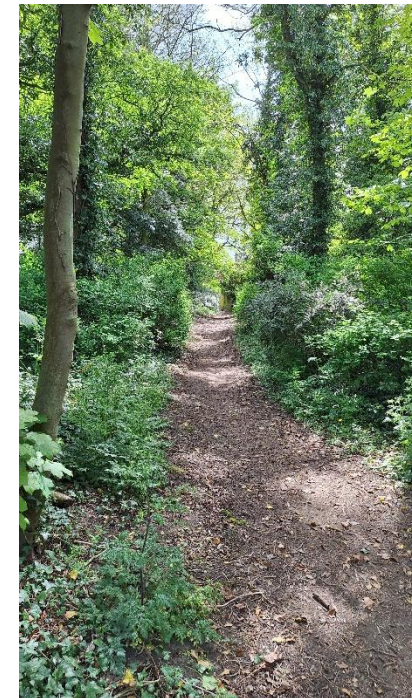
- 1. The settlement boundaries on Maps 3a,3b and 3c show the appropriate locations for development within and around the built form of Grasby, Searby and Owmbly.**
- 2. Proposals for new development will be limited* and will only be supported where they either fill a gap within the existing settlement boundaries as defined on Maps 3a, 3b and 3c or where they are on a site allocated in this neighbourhood plan and where they meet the following criteria:**
 - a) the number of dwellings and their layout reflects the prevailing low densities of the character area,**
 - b) it is in accordance with Design Code A: Responsive Design, demonstrating how it responds positively to the character, appearance and amenity of that part of the settlement in which the proposal is located, and**
 - c) wherever possible it safeguards any natural features on the site (mature trees and hedgerows) that have a nature conservation value, and**
 - d) it protects the significance of heritage assets including their setting and**
 - e) it mitigates flood risk where outfall is a key design consideration.**

*within the Settlement Boundaries defined on Map 3a,3b and 3c, residential development on infill sites in Grasby and Searby will typically be limited to those that can accommodate up to three dwellings and for Owmbly infill will be limited to one dwelling.

- 3. Development should be designed to minimise the use of carbon in its construction and operation. Water efficient design should also be included to meet higher water efficiency standards where possible.**
- 4. Outside the settlement boundaries proposals will be limited to development that is necessary to support the rural economy or is a rural exception site in accordance with national, district and other relevant policies in this Neighbourhood Plan.**



A country lane typical of the Neighbourhood Plan Area; lanes form part of an important part of the walking network.



The Viking Way through woodland nr Searby; part of the valued circular walking route.

8. PROTECTING LANDSCAPE CHARACTER

58 The Grasby Design Code and Guidance notes that *'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.'*¹⁸

59 In the West Lindsey Landscape Character Assessment (1999) the neighbourhood area is within the North-West Wolds Escarpment Character Area¹⁹. The landscape description and assessment of landscape sensitivity provides the following description:

Extracted from 1999 WLDC Landscape Character Assessment

Landscape Description

- 1) The North-West Wolds Escarpment is a pronounced escarpment, with exposed scars of chalk and outcrops of iron stone. The scarp face and its ridgeline form a prominent vertical feature in the landscape which can be seen for miles from the west. Rough pasture predominates on the slopes of the scarp, with occasional wedges of woodland, areas of scrub, wet flushes and old iron stone workings. The slopes are steep, hummocky and indented by the action of minor streams and landslips.
- 2) At the bottom of the scarp, there are a number of small attractive villages, including Owmbly, Searby and Grasby.

Landscape Sensitivity

- 1) The highly visible scarp face and ridgeline are prominent landscape features which can be seen for miles from the West. *This part of the world is therefore particularly sensitive to landscape change.*²⁰
- 2) Wolds villages – pressures from built development, parking and tourism, particularly close to the Viking Way
- 3) Chalk grassland – rare flora and fauna
- 4) Archaeological sites - on the ridgeline
- 5) Distinctive tree clumps and other ridgeline features including the small-scale rural lanes and steep hedge banks.

Principles for Accommodating New Development

- 1) Generally, new development should be severely restricted along the prominent ridgeline and scar face: new buildings can only be accommodated at the foot of a scarp or on the low slopes following the existing settlement pattern.
- 2) Careful consideration should be given to the siting of buildings taking account of local topography, vegetation and views. Buildings which are sited at the foot of slopes or in the folds of undulating ground are characteristic; *they should be associated with substantial tree planting designed to integrate them with a surrounding contours and landscape pattern.*²⁰
- 3) Any expansion of existing settlements or new developments should use appropriate materials. Ironstone is no longer available, but dark brick, white render and some limestones are also characteristic of the area.
- 4) Linear development is already beginning to blur the identity of the large villages; it should be restricted to ensure that new buildings contribute to the character and setting of the village.

¹⁸ See the Grasby and Searby cum Owmbly Design Codes and Guidance page 20

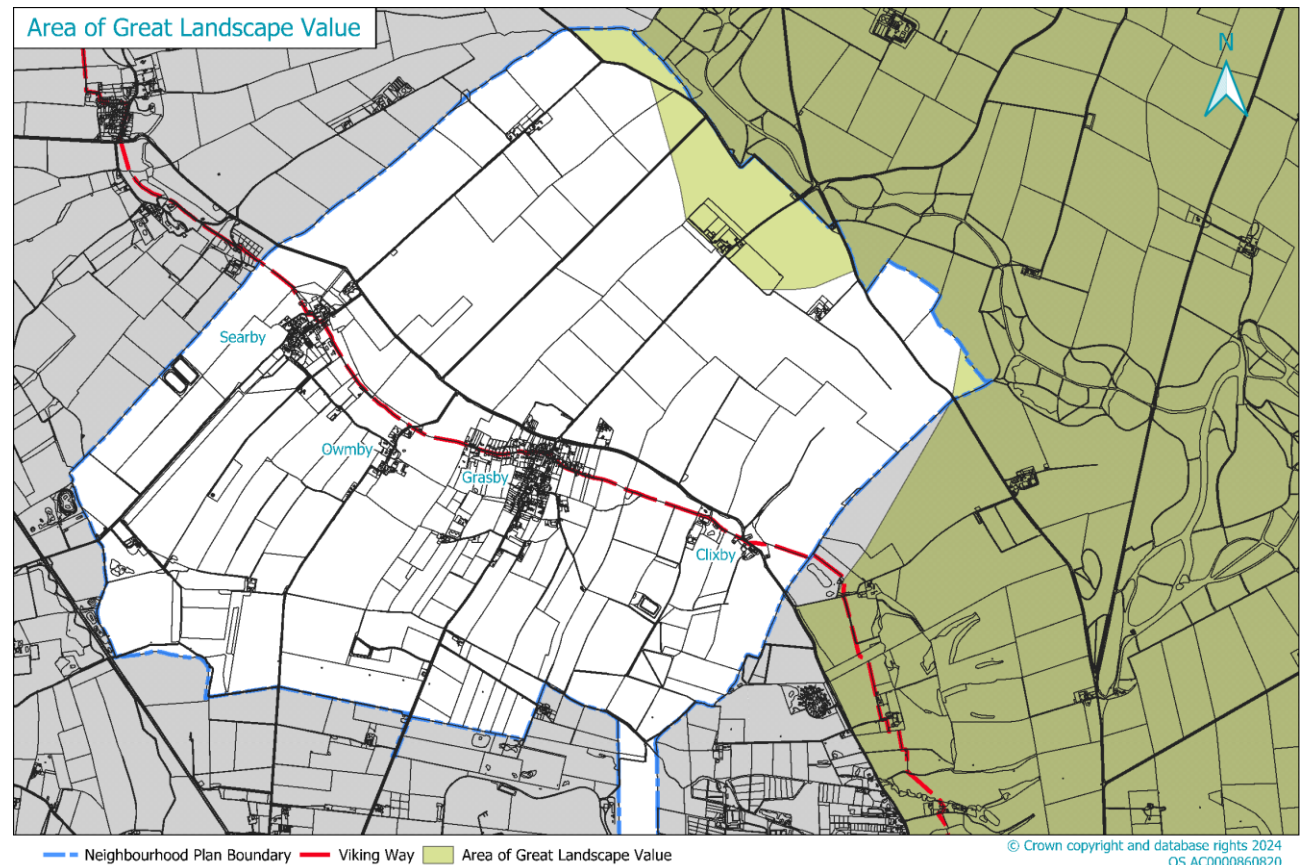
¹⁹ See <https://www.west-lindsey.gov.uk/sites/default/files/2022-02/West%20Lindsey%20Landscape%20Character%20Assessment%20Part%202.pdf>

²⁰ Author's emphasis

60 The East Midlands Regional Landscape Character Assessment (2010) includes the neighbourhood area within 3 character areas:²¹

- **4a the Unwooded Vale character area** - key characteristics include: extensive, low lying rural landscapes, 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, EMRLCA section 4 groups 3 & 4 page 137
- **7a Chalk Wolds** - key characteristics include Open, elevated and gently dipping chalk plateau; huge expanses of field and sky across the plateau top with extensive views; intensively farmed character; sparse woodland cover; a sparse settlement pattern. See EMRLCA section 4 groups 7, 8 & 9, page 211
- **7b Wolds Scarps, Ridges and Valleys** - key characteristics include pronounced escarpment with rounded ridge top profile; panoramic and exhilarating views from top of escarpment; scarp dissected by minor watercourses, dry valleys and spring lines; a distinctive pattern of spring line villages at the foot of escarpment. See EMRLCA section 4 groups 7, 8 & 9, page 219

61 On the northern boundary of Grasby Parish is the Great Limber and the Chalk Wolds' Estates area which is designated as an Area of Great Landscape Value (AGLV) and is protected in accordance with CLP Policy S62. This is a locally designated landscape area recognised for its 'intrinsic character and beauty' and 'natural, historic, and cultural importance'. This is an area of the Parish that only has a very few farm buildings being some distance from the main settlements. Beyond the Neighbourhood Plan Area the AGLV extends north and east to meet with that part of the Lincolnshire Wolds which is also a National Landscape (outside the Neighbourhood Plan Area). See Map 4a.



²¹ <https://publications.naturalengland.org.uk/publication/5635681403535360>

62 Map 4b shows the Neighbourhood Plan Area divided into more localised character zones and with descriptions provided by the NPSG based on local analysis.

High Wolds Farmland

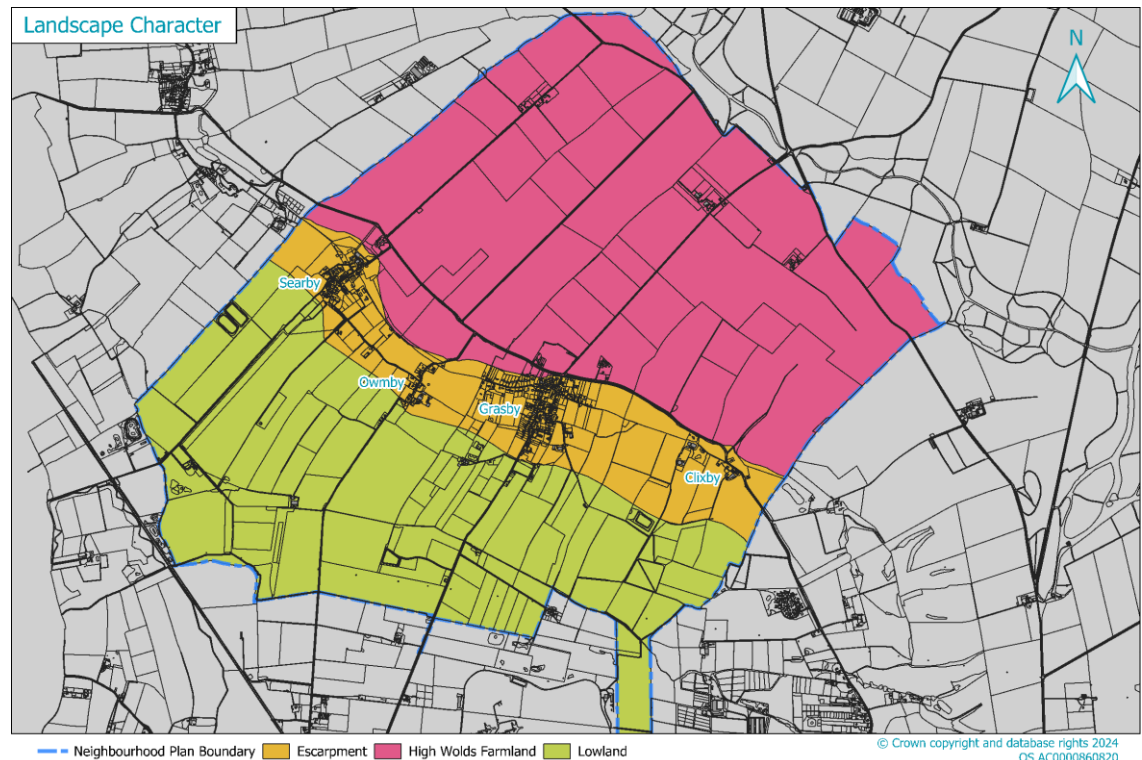
Land generally above the 50m contour with some modifications to follow the A1084 between Grasby and Clixby. Characterised by very large arable fields divided by hedgerows with little tree planting, long wide-open views, very few dwellings and long straight vistas down the few roads that cross the area. It contains the best agricultural land in the parishes.

Escarpment

Land generally between the 30m and 50m contours with some modification in the eastern half of Grasby parish where tree planting and agricultural earthworks (reservoir) form an obvious visual barrier. This area contains all the villages in the parishes which were established on the spring line that exists across the escarpment. There are long, fine and extensive views from the top half of this area towards the SW over the Lincolnshire Plain that extend as far as Lincoln cathedral over 26 miles away. These can be seen from the A1084 which runs along the top of the escarpment and from the Viking Way long distance footpath that runs part way down the escarpment between the villages. The character of this area is best experienced by walking the Viking Way. This takes in the variety of built styles within the villages, including many listed and historically important buildings, and a variety of agricultural landscapes between the villages, including arable and grazing land, parkland and tree planting.

Lowland

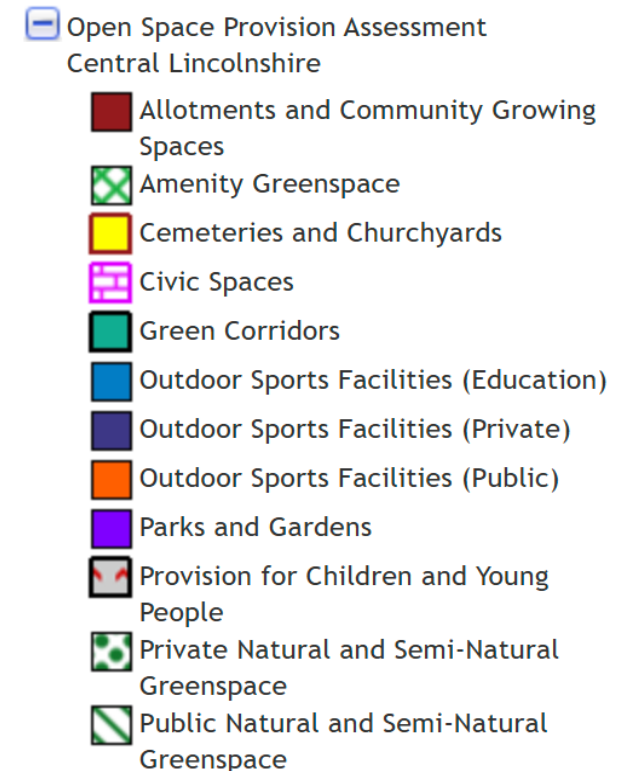
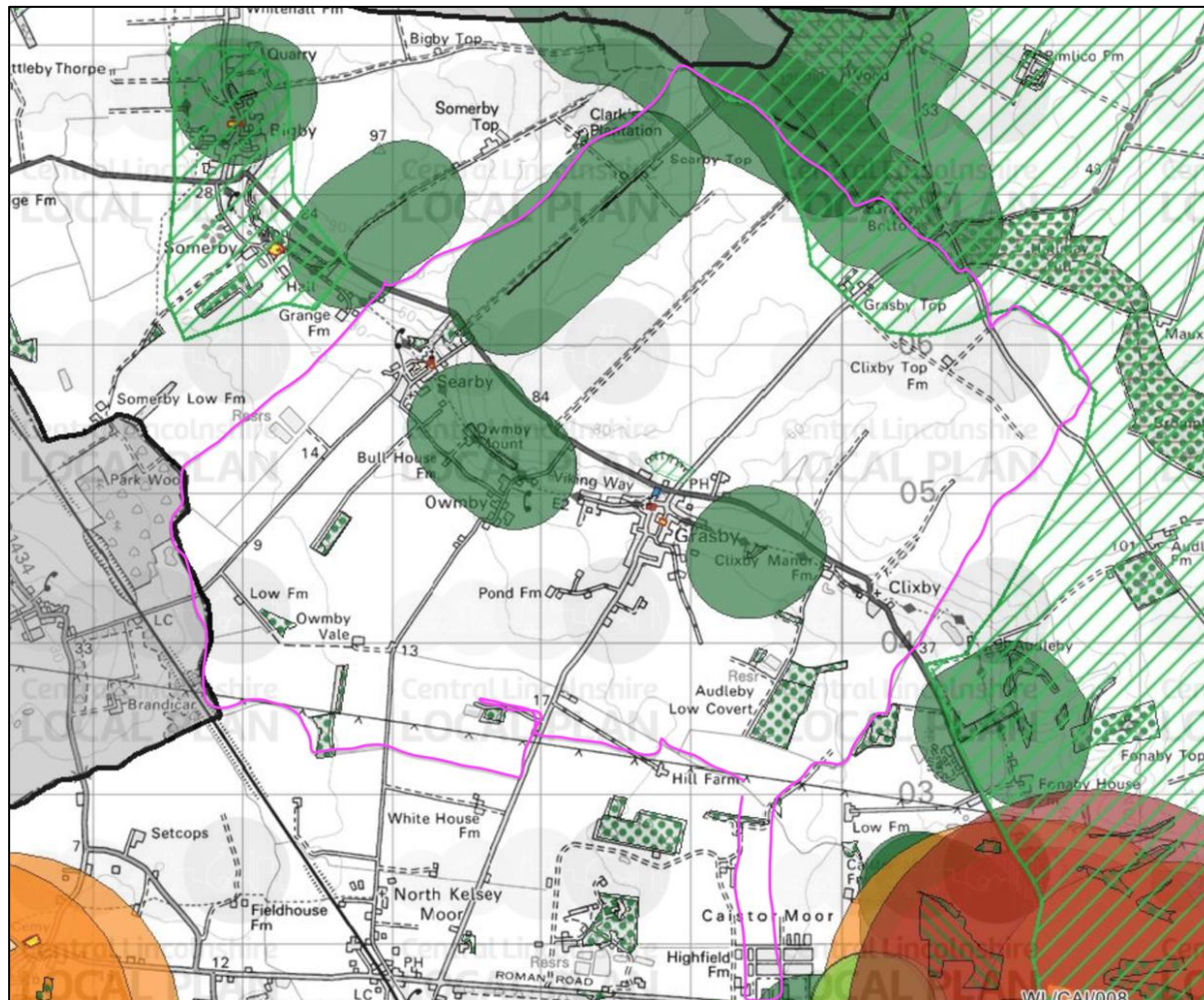
Land generally below the 30m contour. Characterised by large and medium sized fields sizes sometimes separated by hedgerows and sometimes by drainage ditches. It includes long established farms and a few newer dwellings. The land is of lower agricultural quality consisting of a mixture of clay and sandy soils. The fields are a variety of arable and grazing land, including some equestrian use. The area has limited tree planting consisting of hedgerow trees and a few woods. Long straight narrow roads run out of the villages down to the SW to join the Caistor Road or the B1434 Market Rasen to Brigg Road. These provide exceptionally long views into and out of the villages. Low Farm in Searby parish is currently undertaking rewilding of the entire farm and has carried out considerable tree planting which will, in time, change the character of this area and improve the biodiversity.



Map 4b Landscape Character Local Assessment

Significant Green Wedges

- 63 The concept of Green Wedges as defined in the CLLP at para 11.4.1 is 'Open areas around and between parts of a settlement which maintain the distinction between the countryside and the built-up area and which also provide recreational and wildlife protection and enhancement opportunities as part of the green and blue infrastructure and ecological network'. Previous CLLP policy has identified green wedges as 'settlement breaks' although there is no designation as such within the Neighbourhood Plan Area in the adopted CLLP.
- 64 For the current CLLP work was undertaken to identify areas between the villages as public natural and semi natural spaces that acts as landscape buffers (see Open Space Provision Assessment Central Lincolnshire Buffers 2023).



Map 4c

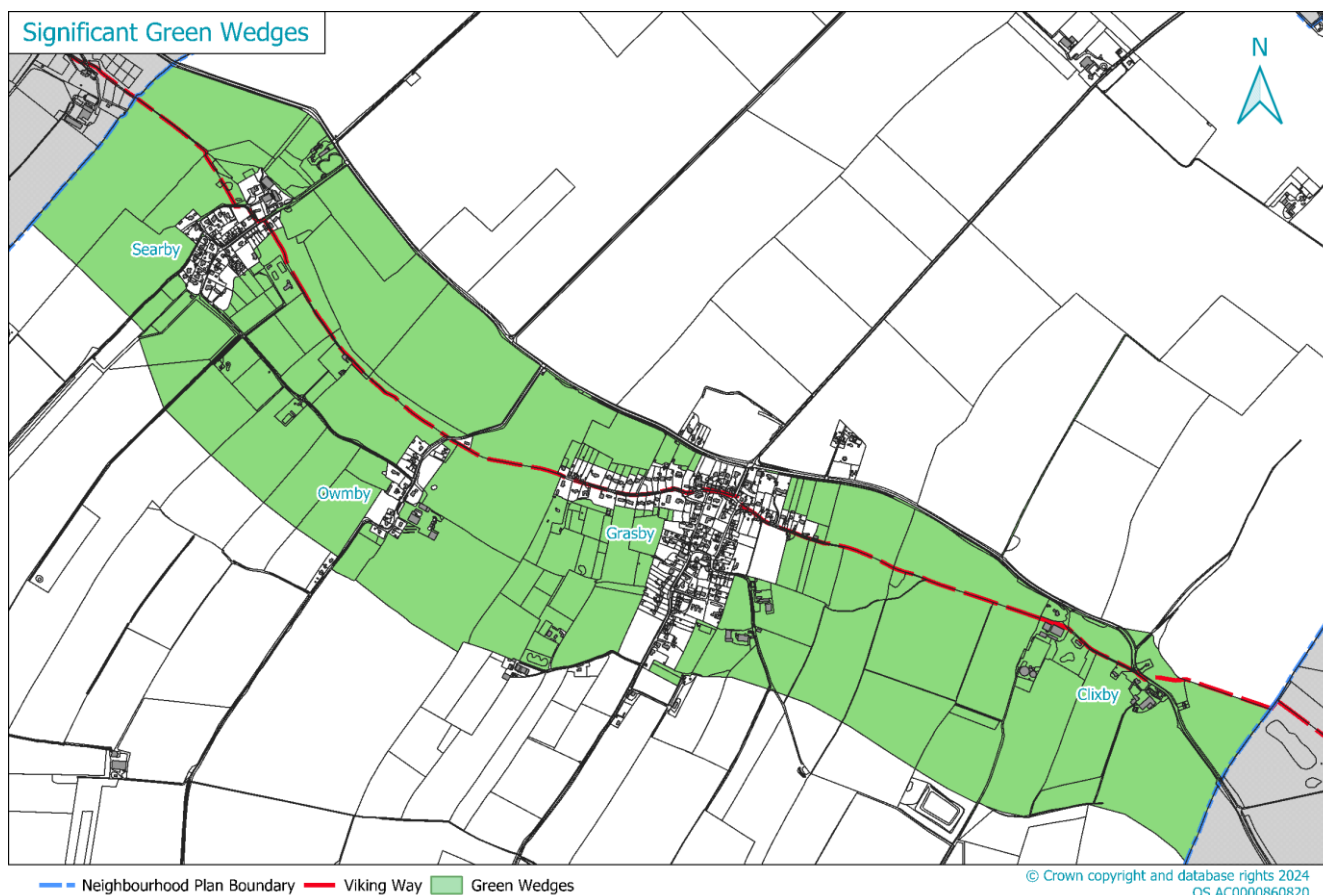
Open Space Provision Assessment Central Lincolnshire (Landscape) Buffers 2023
extracted from CLLP Interactive Map

- 65 The dominant characteristic of the two Parishes is their rurality and sense of openness. The Grasby and Searby cum Owmbly Design Codes and Guidance noted the significance of the separation of the open fields and meadows that has resulted in each settlement having its own identity.
- 66 The numerous Public Rights of Way (ProW) allow a permeability with the surrounding countryside as walking routes extend into the arable fields and grazing meadows so these gaps between settlements are appreciated and understood as you move through the landscape.
- 67 The NPSG have undertaken local analysis based on CLLP definitions and identified Significant Green Wedges in the Neighbourhood Plan Area that contribute to this sense of separation and openness.
- 68 The NPSG agreed the following criteria, before undertaking their analysis. Land identified as Significant Green Wedges have an open and undeveloped character and meet these criteria they;
- reinforce the loose grained rural character within the settlements,
 - provide a rural, open setting for the settlements on land that adjoins the settlement boundaries,
 - boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Local Plan,

- 69 A field survey was undertaken by NPSG members to consider the following:

- landscape features,
- landscape designations,
- ecologically and hydrologically important features,
- key views,
- extent of built-up area,
- nature of adjacent settlement edge,
- historic assets and setting,
- flood risk

Map 4d shows the Significant Green Wedges that are character forming and a valued landscape feature



Key Views

- 70 Grasby sits on a steep escarpment and the Grasby and Searby cum Owmbly Design Codes and Guidance notes this provides '*impressive views*' from its highest streets of Brigg Road, Main Street, Vicarage Lane and Clixby Lane. Station Road and Bentley Lane are lower down the escarpment and the Design Guide notes they '*benefit from big sky views*' across the landscape. The Church of All Saints is at a high point and can be seen across the Neighbourhood Plan Area and beyond.



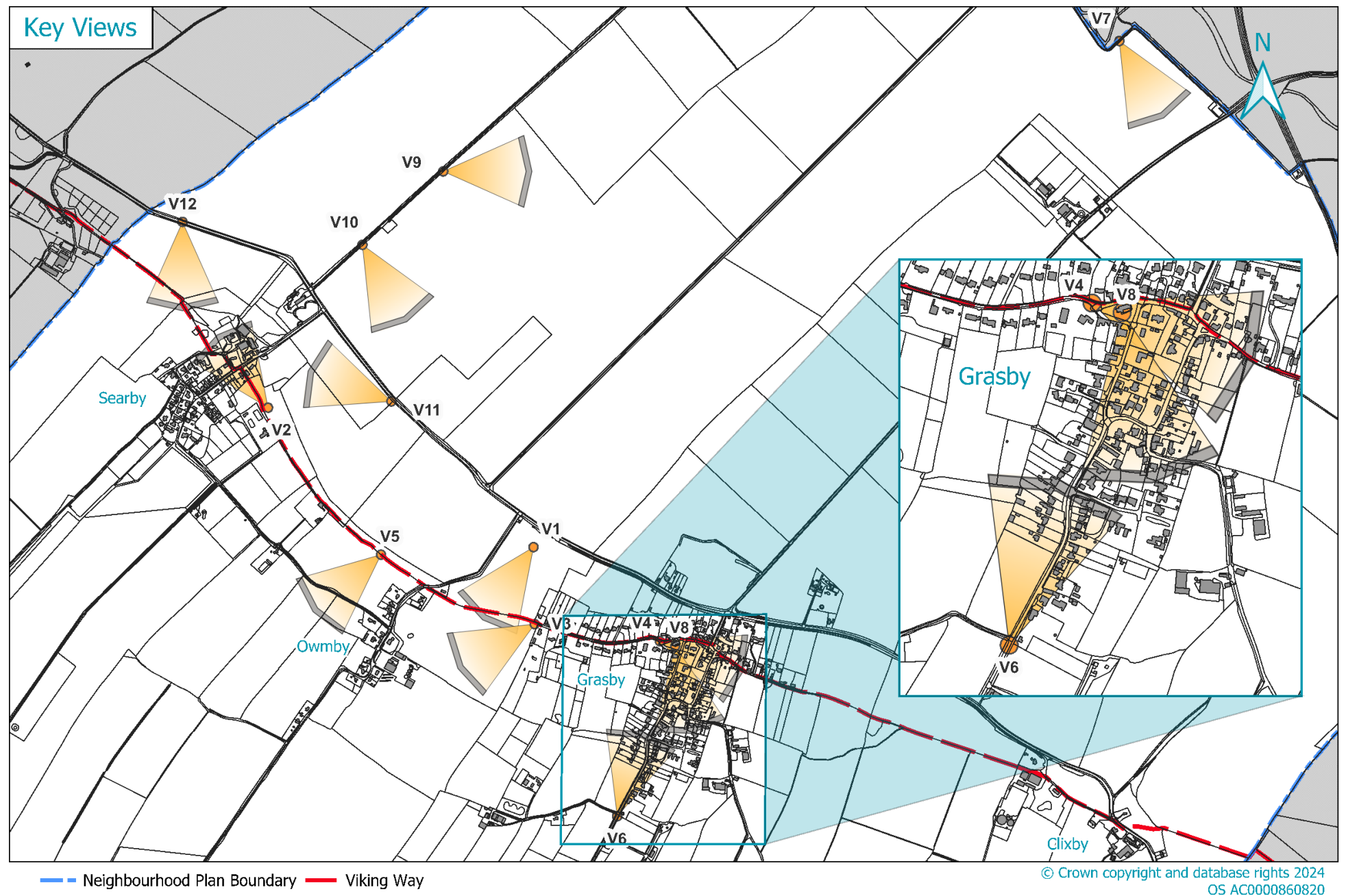
View from the Viking Way looking south across the Vale of Ancholme.



Looking east towards Clixby from Station Lane, south of Owmbly

- 71 As part of the community consultation, and to further assist developers, the NPSG identified what they considered are the Key Views in the Neighbourhood Plan Area. The analysis was undertaken by NPSG members supported by AECOM and is based on local research. These Key Views are all from publicly accessible locations. Map 4e identifies these Key Views.
- 72 In combination they provide a visual sense of the rurality of the countryside around the Parish. Each view not only contributes to the landscape character of the Neighbourhood Plan Area, but also the local wayfinding and overall legibility of the Parish.
- 73 Annex E provides a list of photos from these viewpoints.
- 74 The Key Views are not intended to be a bar to all development but to provide more information about the variety of the landscape and to identify the viewpoints that are valued by the community.
- 75 Where vegetation screening is proposed to mitigate the impact of development, an objective assessment on how vegetation screening will look when reaching maturity would assist in understanding the impact on any Key Views.
- 76 Development that would affect the Key Views identified on Map 4e including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have on the landscape character and seek to minimise the impact of proposals on the Key View.
- 77 Outside the settlement boundaries development will be very limited and in accordance with CLLP policy S5.

Map 4e Key Views (see descriptions and photos of the views at Annex E)





View over Grasby from the church tower

POLICY 2 PROTECTING THE LANDSCAPE CHARACTER

1. Development proposals in the areas identified as Significant Green Wedges (Map 4d) and the Key Views (Map 4e) should be designed to respect this landscape sensitivity and safeguard relevant Key Views. In this way their contribution to the wider character and sense of openness that they provide around the settlements of Grasby, Searby, Owmbly and Clixby and the long views out to the open countryside are maintained.
2. Development that will affect the Key Views, illustrated at Annex E of the GSONP, should include an objective assessment of the effects the proposals will have on the landscape character. Development proposals should not significantly adversely affect a Key View, including views of any notable feature or heritage asset within the view. A prime factor in the decision will be whether the development can be designed in a way that safeguards the views and respects the sensitivity of the landscape. Development should have a scale and mass that allows for views to the wider landscape.
3. Proposals that include vegetation screening as mitigation against a negative impact should include an objective assessment of the effect the mitigation will have on the Key View(s) when it reaches maturity.
4. Mature street trees and hedges make a significant contribution to the prevailing character of the Neighbourhood Plan Area and should be protected. Development proposals that involve the removal of hedgerow boundaries and trees that contribute to the street scene should include a landscape plan that demonstrates how the planting programme will still reflect the rural character.
5. The quality and accessibility of the natural environment is highly valued by local residents. Development proposals should protect the Public Rights of Way network.
6. Any required mitigation planting and boundary treatment should include mainly native species.
7. Where development is adjacent to the open countryside a soft boundary is required to minimise the impact on the landscape (using native hedges and trees).

9. PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT

78 The CLLP notes at para 11.1.1 that *'there is now an urgent need to reverse the net loss of biodiversity'*. Lincolnshire Environmental Records Centre data highlights that over 900 species of wildlife previously recorded in Lincolnshire have not been recorded since 1960. This potentially indicates significant losses.²²

79 The Grasby Design Codes and Guidance, Design Code C3 provides guidance on the needs of hedgehogs. Whilst this focuses on one species, the habitat required for hedgehogs to survive would also support a range of other small mammals.

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.

80 The Greater Lincolnshire Nature Partnership identified the ecological networks of high quality, areas where there is opportunity for managing the ecological network and where there is opportunity for creating it.

81 In the Neighbourhood Plan Area many of the arable fields and open meadows (many of which are identified as significant green wedges in the GSONP and/or landscape buffers in the CLLP) are shown as areas where there is opportunity for improving biodiversity.

82 Map 5a shows these areas (extracted from the CLLP interactive map). The land shown as peach to the northeast of the Viking Way is an opportunity area for calcareous grassland and orange is acid heathland with opportunity for creation. The pink areas are where there is acid grassland and heath with the green showing where there are opportunities for management of acid grassland.



Hedgehog

²² CLLP para 11.1.1

Map 5a
Biodiversity Opportunity Mapping
Areas from CLLP interactive map

Biodiversity Opportunity Mapping Areas

Central Lincolnshire Biodiversity
Opportunity Mapping - Ecological
networks and opportunities for creation

- Ecological network - high quality
- Ecological network - opportunity for management
- Opportunity for creation
- Opportunity for creation - more joined up

Acid Grassland and Heathland

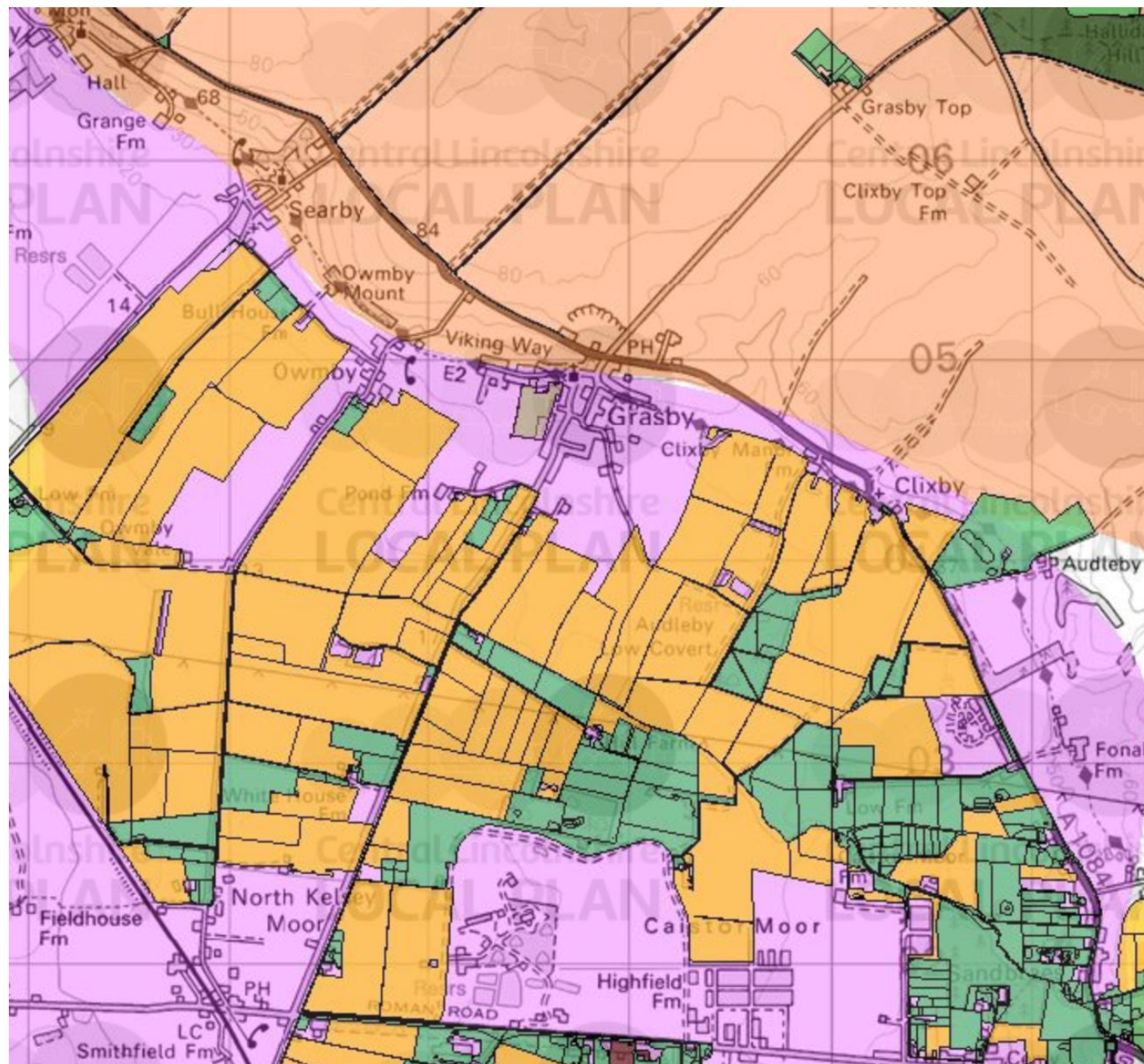
- Acid Grassland & Heath Priority

Calcareous Grassland

- Calcareous Grassland Opportunity Area

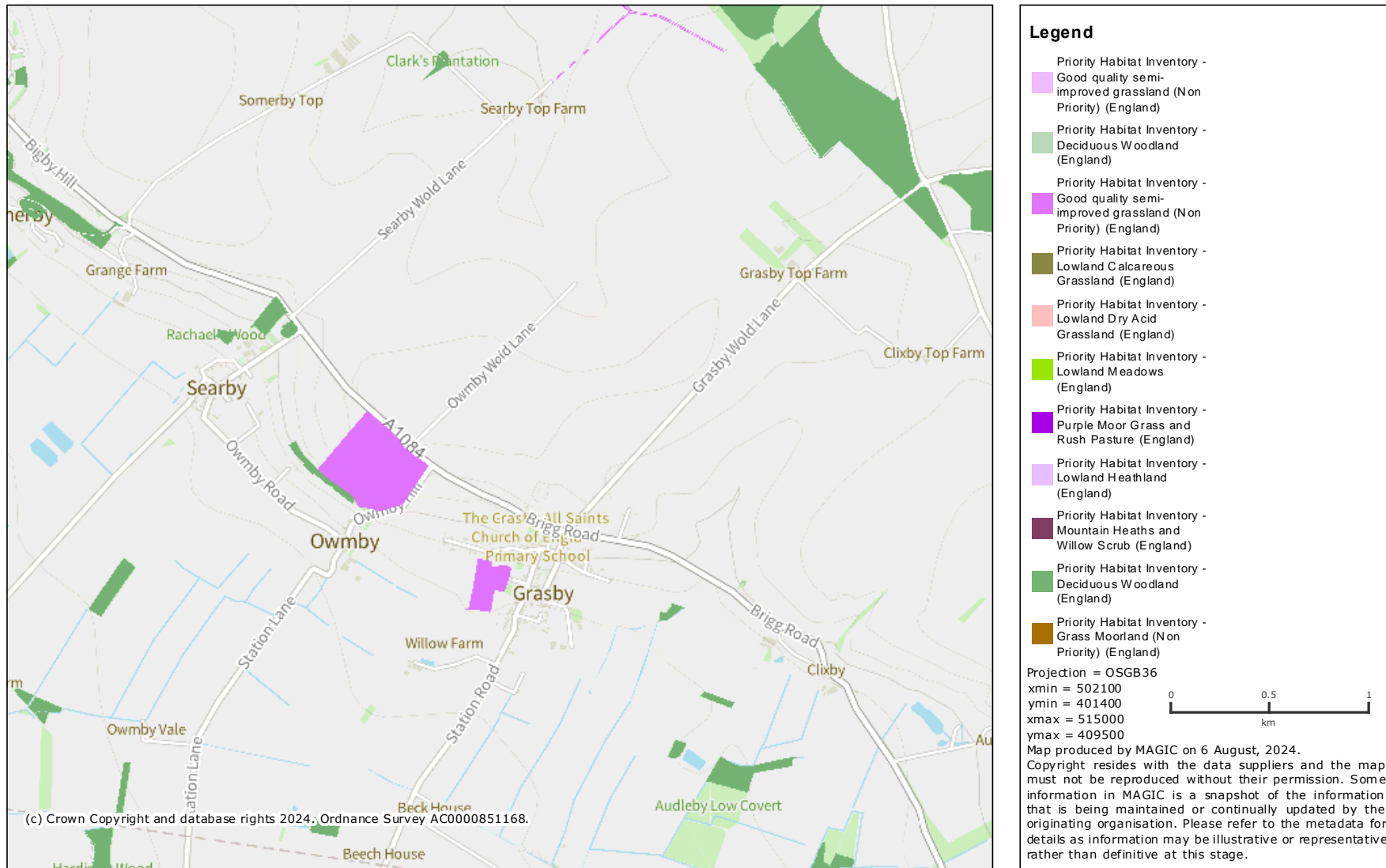
Neutral Grassland

- Neutral Grassland GLNP
- Neutral Grassland Other



83 The Neighbourhood Plan Area contains several 'Priority Habitats' as listed under the Priority Habitat Inventory (PHI) in England. These habitats are deemed of principal importance for conserving biodiversity and are listed in the UK Biodiversity Action Plan. The PHI promotes the maintenance and restoration of these habitats through agri-environment schemes. Priority Habitats within the GSONP area are shown on Map 5b and include:

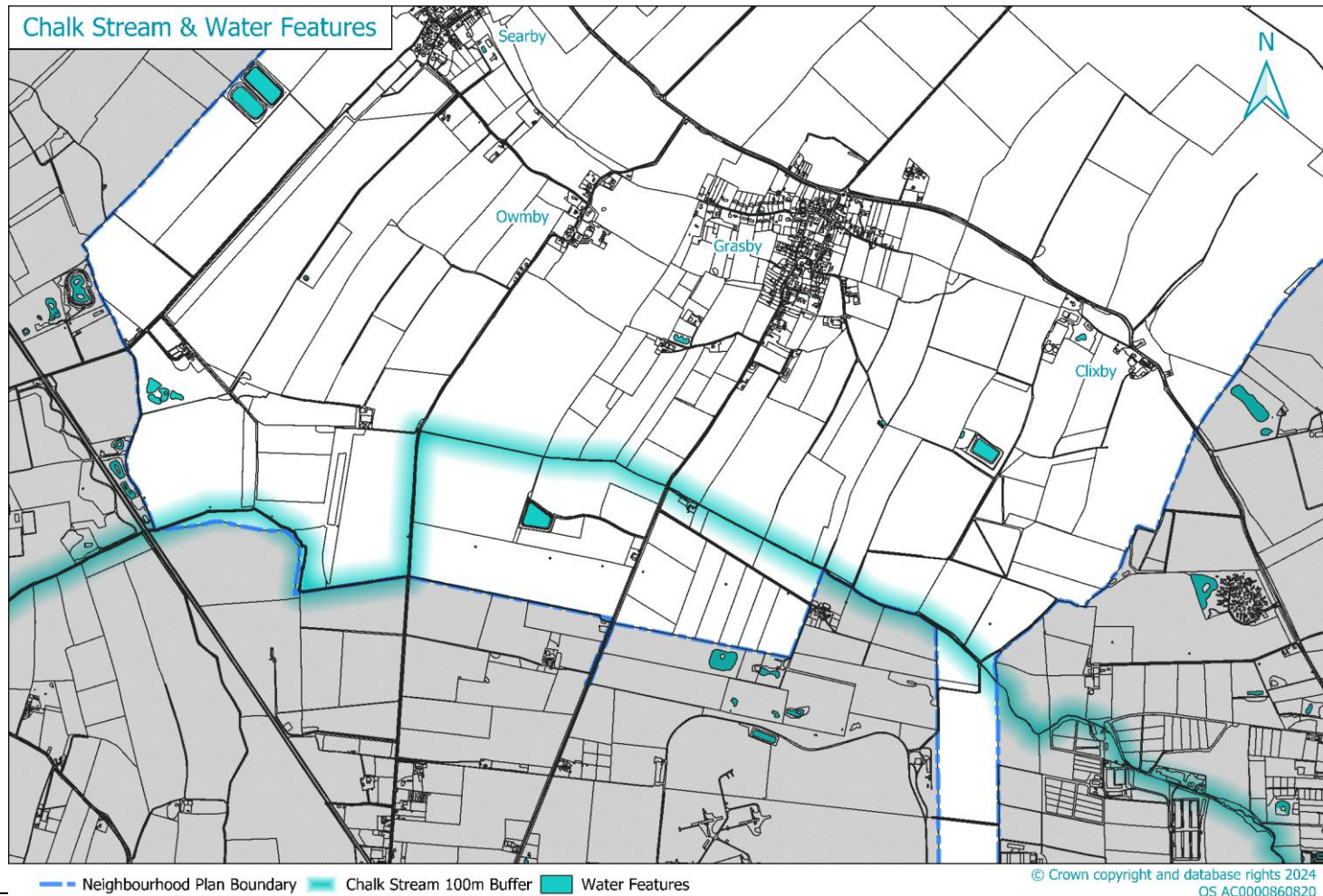
- Deciduous Woodland
- Good quality semi-improved grassland



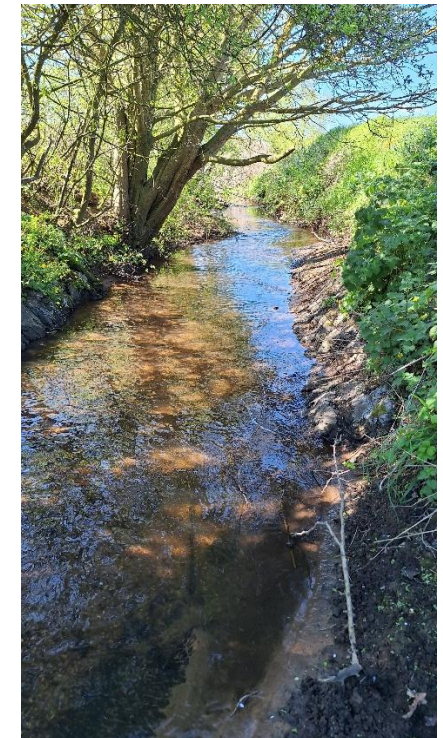
Map 5b
Priority Habitats

Chalk Stream

- 84 Map 5c shows the location of a chalk stream that runs through the Parish. Chalk streams are globally rare freshwaters valued for their crystal-clear water, biodiversity and contribution to the landscape. They support rare specialist insects and are rich in aquatic biodiversity²³. Despite being highly valued, the ecological integrity of chalk streams is compromised by human activity. Natural England has proposed a buffer restricting development within 50-100m of chalk streams,²⁴ but this is not in legislation at present. Farming practices affect chalk streams and best practice case studies are available on Natural England's web site.²⁵



Map 5c
Chalk Stream and other
water features



Chalk stream, Grasby parish

²³ Ref <https://www.fba.org.uk/articles/restoring-chalk-streams-in-a-changing-climate>

²⁴ See <https://www.hiwwt.org.uk/rivers>

²⁵ See <https://publications.naturalengland.org.uk/search?q=chalk+streams&num=100>

Trees and Hedgerows

- 85 Hedgerows and trees are an important component of character across the Neighbourhood Area whether as boundary hedges, with or without hedgerow trees, within mature gardens as street trees, or within estate woodlands. Where hedgerows combine with trees, wide grass verges and fields this provides highly valuable wildlife corridors for flora and fauna. Hedges are a relatively simple and cheap natural barriers capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more.
- 86 The WLDC Landscape Character Assessment (LCA) notes that trees and hedgerows provide shelter and enclosure. The larger areas of woodland are on the northern edge of the Neighbourhood Plan Area and this provides a contrast to the surrounding open farmland.
- 87 The Grasby and Searby cum Owmbly Design Codes and Guidance notes the role the network of grass verges, pocket parks, hedgerows and street trees play in supporting the green infrastructure network.

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.



Native hedgerows are an important part of the character both within and outside the villages

- 88 The Grasby and Searby cum Owmbly Design Codes and Guidance Design Code C2 'Right tree, right place' provides guidance on the type of trees and the need to consider species that can adapt to climate change but *'the overall aim should be to plant trees and other soft landscaping'*²⁶.

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.

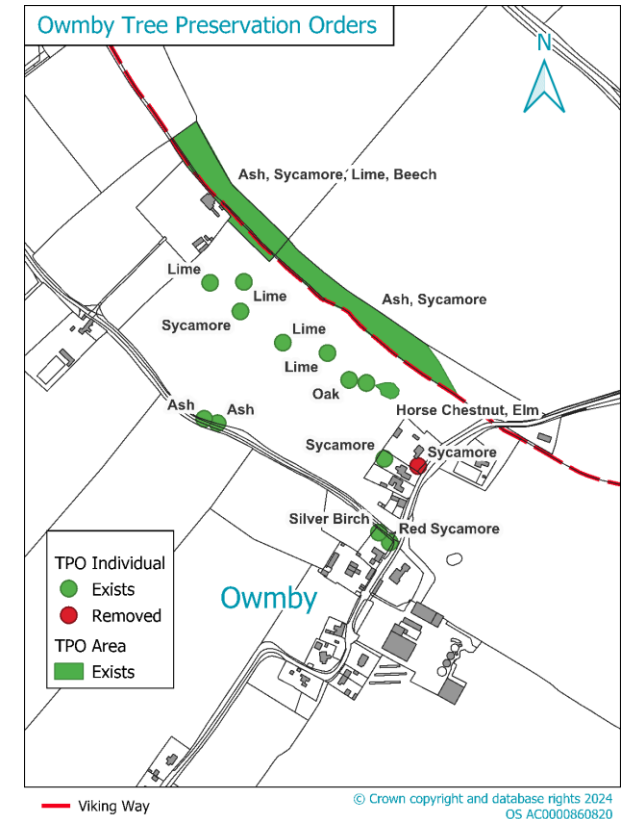
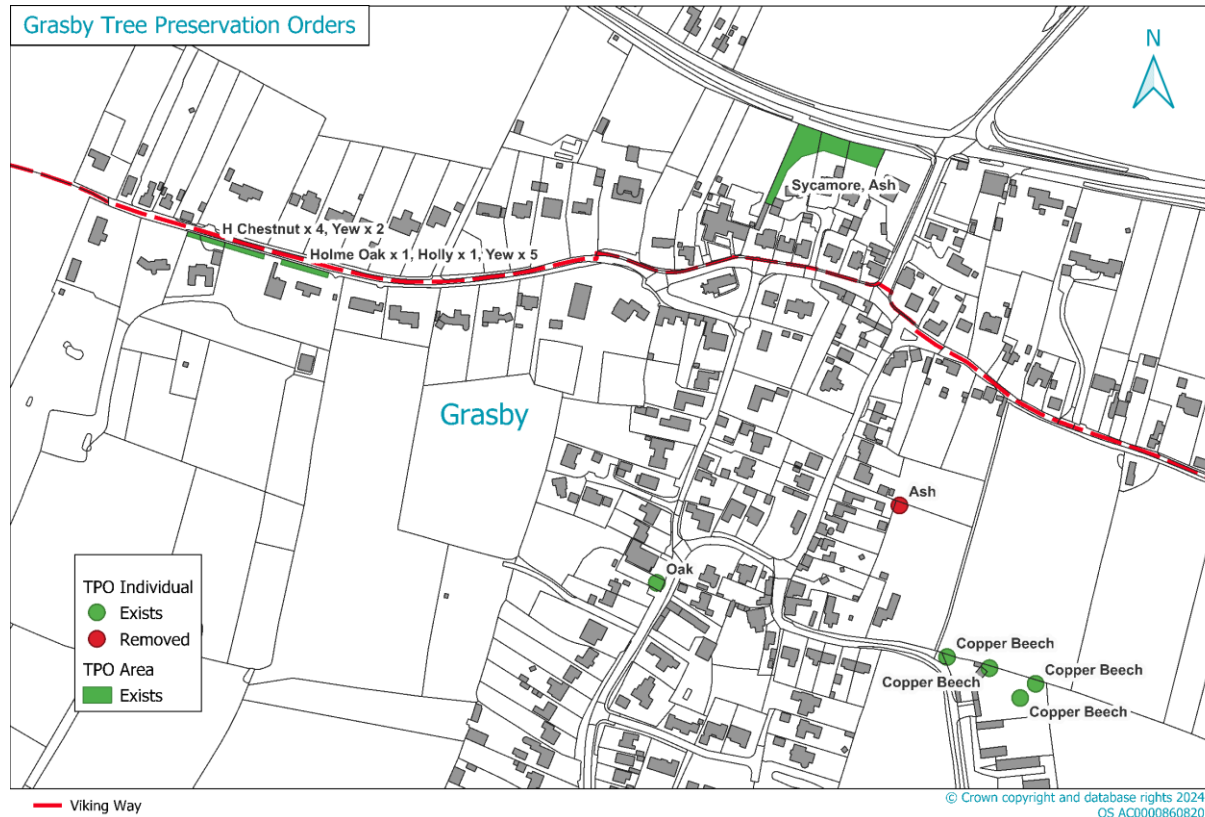


Mature trees lining Owmbly Hill provide a sense of arrival to the hamlet



²⁶ Design Code C2 page 63

- 89 There are currently (Jan 2025) no TPOs in the villages of Searby or Clixby. The addition of TPOs to protect trees around Searby Manor, on Grasby Green and along Clixby Lane should be considered.



- 90 Policy 3 (below) encourages developers to appropriately replace any tree lost as part of development to both address the loss of trees and as part of the policy to increase tree coverage and biodiversity in the Neighbourhood Plan Area.
- 91 The Environment Act requires development (other than householder development) to achieve 10% biodiversity net gain and for Local Authorities to produce Local Nature Recovery Strategies. The net gain needs to be measurable using a Biodiversity Metric tool. The 10% is a minimum requirement and achieving a Biodiversity Net Gain (BNG) of greater than 10% is supported by the community.
- 92 Given the limited planned growth in the Parishes over the duration of the Neighbourhood Plan, this may not present many opportunities, but the community support all efforts to enhance biodiversity as part of any development proposals. Map 5a shows the locations where biodiversity enhancement would be appropriate.

93 Existing habitats would require assessment in order for proposed enhancements to be measured for their compliance with BNG requirements.

POLICY 3 PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT

- 1. Development proposals which would have significant ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.**
- 2. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.**
- 3. Planting and management scheme should be in accordance with the guidelines set out in WLDCs Landscape Character Assessment for the North-West Wolds Escarpment.**
- 4. Development proposals should demonstrate they have taken into account Design Codes C1, C2, C3 and C4 from the Grasby and Searby cum Owmbly Design Codes and Guidance. Enhancement measures should reflect the opportunities for enhancement identified in the CLLP mapping in accordance with Policy S60 and S61 may include:**
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',**
 - b) planting wildflower meadows and strips,**
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,**
 - d) encouraging the creation of sustainable urban drainage schemes (SUDS) where applicable, (e.g., rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,**
 - e) the installation of habitat features (i.e., nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,**
 - f) protecting dry ditches - as these features are essential to the sustainable management of surface water, and**
 - g) a reduction in light pollution so as to preserve dark landscapes and create dark skies where appropriate.**
- 5. Development must demonstrate it will not harm the ecological integrity of the chalk stream and respect the 100 m buffer shown on Map 5c.**

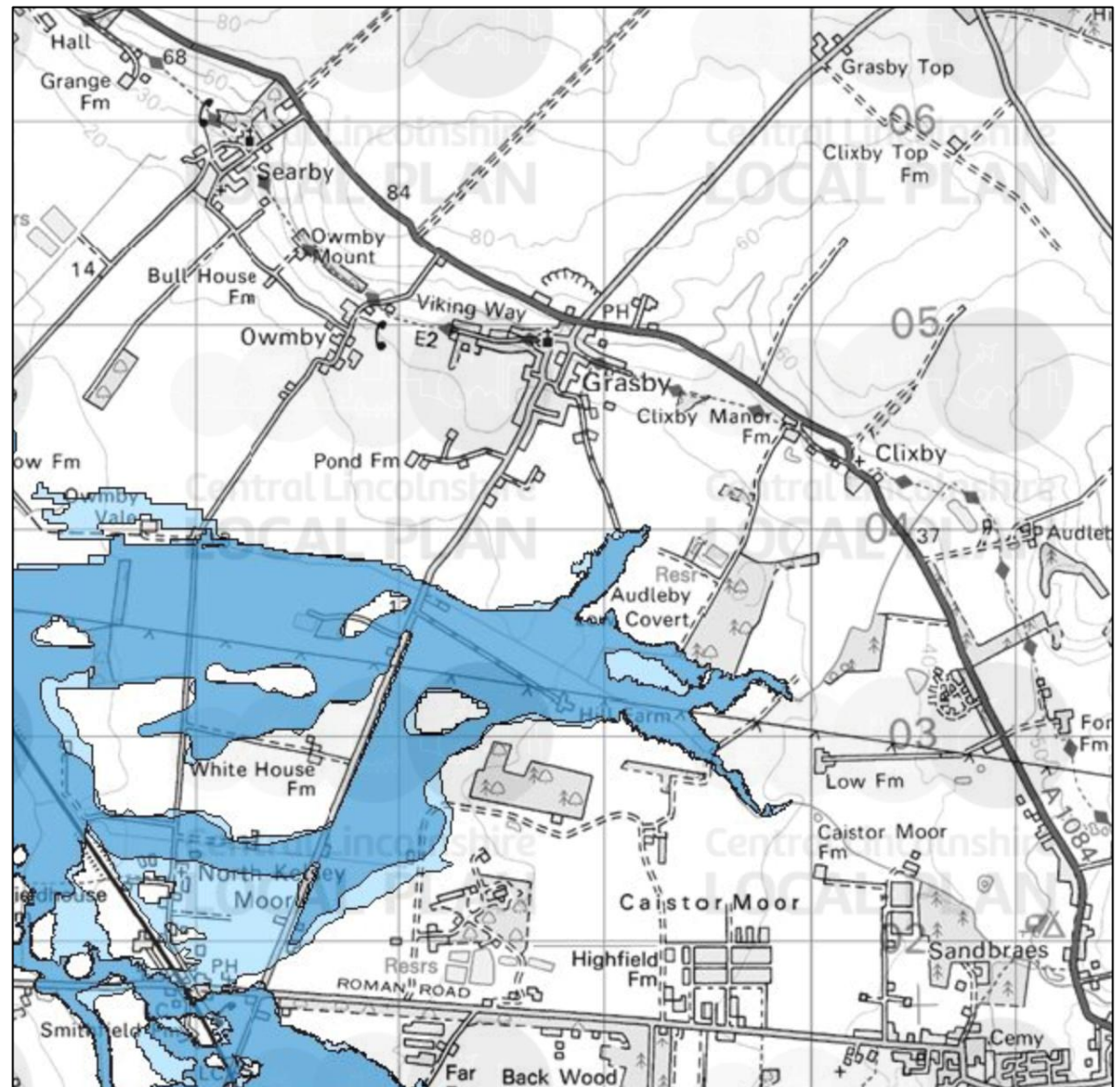


Brown Hare - *Lepus europaeus*

Picture by Hannah Dale
©Wrendale Designs

10. FLOOD RISK AND THE PRESENCE OF WATER

- 94 The North Kelsey Beck and Cutley Beck water courses meander along the southern and western boundary. The fields in the south of the Neighbourhood Plan Area are at a high risk of flooding (Flood Zone 3). Whilst this area is unlikely to attract proposals for development, (Flood Zone 3 restricts development and the area is in the open countryside), should any applications be forthcoming within this area then a detailed site-specific Flood Risk Assessment (FRA) will be needed, and it is recommended that pre application advice from the Environment Agency (EA) is sought.
- 95 The extent of flood risk from surface water is a consideration. This collects on areas of hardstanding such as road surfaces and parking areas in dips or flows along escape routes after periods of heavy rainfall. During heavy rain fall water runs off the escarpment and collects in some of the fields around Grasby.
- 96 There are also a series of springs including on Church Hill/Station Road. The increasing incidence of wet weather has meant that water can run down Main Street at frequent intervals. Climate change will increase the likelihood of these natural springs running off the Wolds and of surface water generally becoming more visible in Grasby.
- 97 Map 5c shows the location of these springs, ponds and the chalk stream. These are highly valuable landscape feature with significant biodiversity value. Development in these locations must be designed to protect these hydrological features.
- 98 In accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 56) surface water should be directed towards infiltration or watercourse. The retention of dry ditches is therefore essential for the viability of new housing development.



Map 6a Flood Zones extracted from the CLLP Interactive Map

- 99 Past practice was to culvert water courses to allow roads and development to be located over the top of them. These pit and pipe systems are increasingly inadequate to cope with the fluctuations in water flow due to climate change. They are also hard to maintain and can get blocked up.
- 100 Sustainable Drainage Systems (SuDS) are not centrally about flood defence but incorporate management of water flows as part of a broader strategy to deliver multifunctional spaces. There are many dry ditches located adjacent to roads and site boundaries. These features are essential for the sustainable management of surface water and should be protected. SuDS can only be mandated for major development (10 or more dwellings) but development on allocated sites will need to demonstrate how it has managed standing water after periods of heavy rain. There are known surface water issues, particularly during the winter on site GS01. Measures in accordance with SuDS principles could be used to address this problem and increase biodiversity on this site. The requirement to manage flood risk on the allocated sites is covered in the section on site allocations below.
- 101 New development in the Neighbourhood Plan Area is still a very small proportion of the built-up area and retrofitting SuDS is actively encouraged where it can be promoted as a means of mitigating flood risk in the existing settlements.

POLICY 4 REDUCING THE RISK OF FLOODING

1. Development must follow a sequential approach to flood risk management. For development in flood zones 2 and 3 the exception test will be applied in accordance with table 3 of National Planning Practice Guidance.
2. Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported subject to the proposal not resulting in an increase in flood risk elsewhere.
3. Surface water management should be undertaken through the utilisation of appropriate techniques which mimic natural drainage patterns and where appropriate achieve gains for nature including through green infrastructure provision such as the planting of trees and bushes.
4. Development must demonstrate it has taken into account the functioning of the water table and not negatively impacted on the ecological value of the water bodies shown on Map 6b.

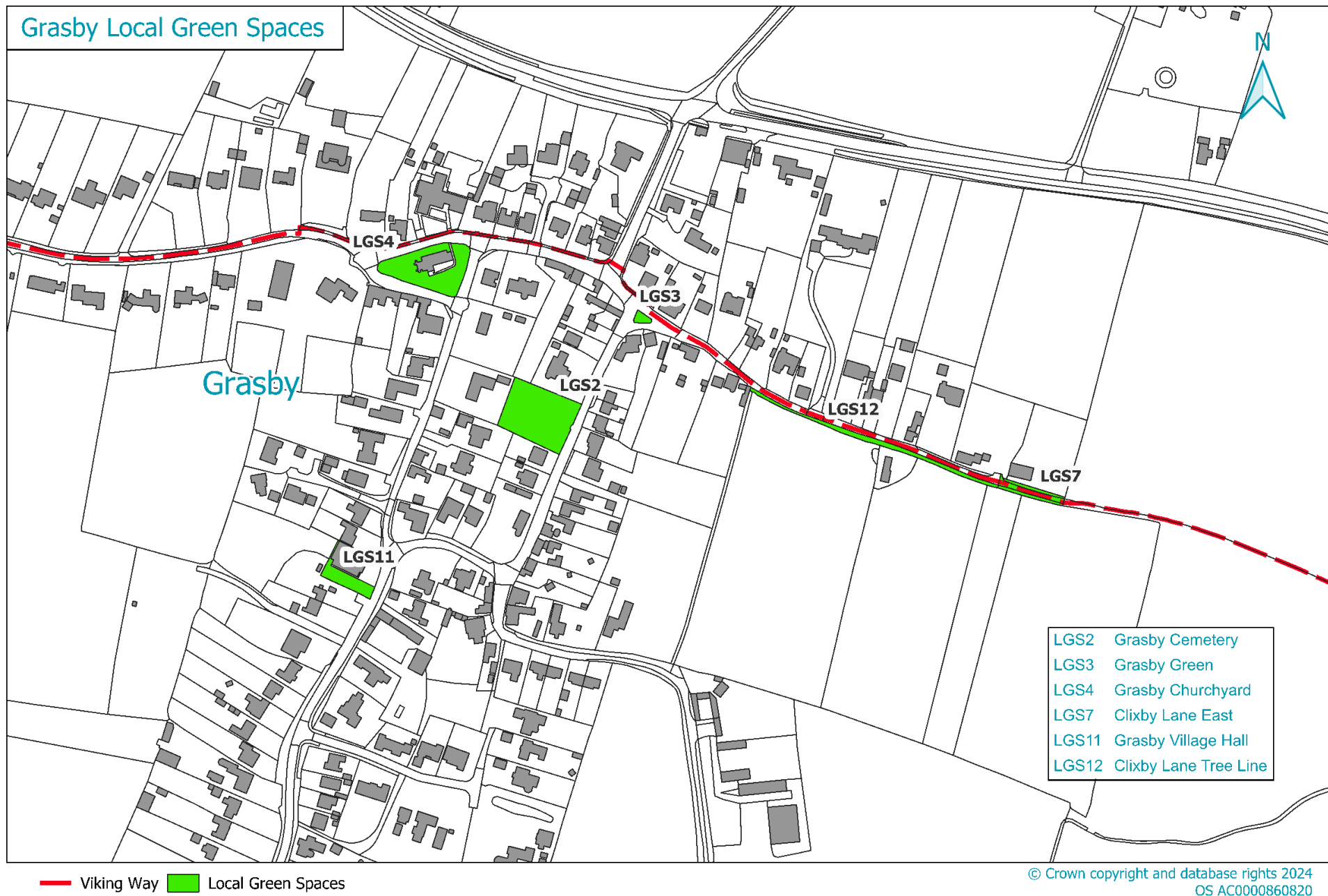


<https://therivertrust.org/>

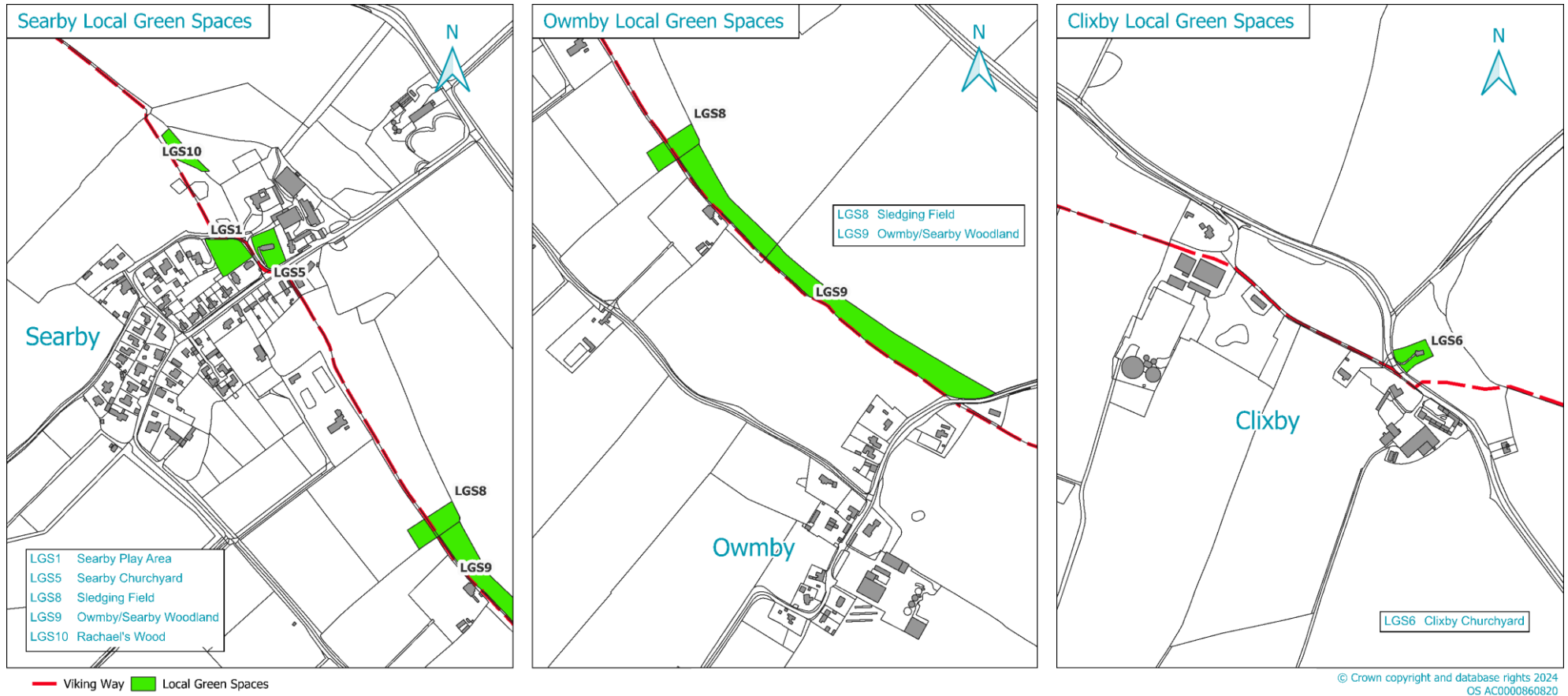
11. LOCAL GREEN SPACES

- 102 The National Planning Policy Framework para 106-108, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development (akin to Greenbelt) for the duration of the Plan period and beyond.
- 103 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development. The NPPF sets out the criteria for the designation of Local Green Spaces. They should be;
- *in reasonably close proximity to the community,*
 - *demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance recreational value, including as a playing field, Tranquility, or richness of its wildlife, and*
 - *local in character ... not an extensive tract of land.*
- 104 NPPF para 108 states that '*Policies for managing development within a Local Green Space should be consistent with those for Green Belts*'.
- 105 The community have identified 12 spaces that meet the NPPF criteria – they are shown on the Maps 7a to 7d below with photos and a description of each LGS is at Annex D.
- 106 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. This policy protects these areas from development demonstrating the value of these spaces and the contribution they make to the character of the Parishes. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)
- 107 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.
- 108 The Open Space Provision Assessment for the CLLP compares provision of publicly accessible open space against the proposed open space standards for Central Lincolnshire as set out in the 2021 Audit. The open space standards are the minimum standards for open space provision to meet the needs of all the residents of Central Lincolnshire and assist planners and developers in ensuring the right open space is provided in the right location.
- 109 The Assessment concluded that the Neighbourhood Plan Area does not meet the minimum standards of provision for allotments, amenity greenspace, outdoor sports facilities and provision for children. Unsurprisingly there is an abundance of publicly accessible natural and semi natural greenspace. The GSONP seeks to address an element of this by designating a LGS in Searby and working with the landowner to secure the future of the site as a permanent community green space with suitable provision for quiet enjoyment and community activities.
- 110 A part of this area is identified in the CLLP as an important open space – see map at Annex D.

Map 7a Local Green Spaces Grasby



Map 7b Local Green Spaces Searby, Owmbly & Clixby



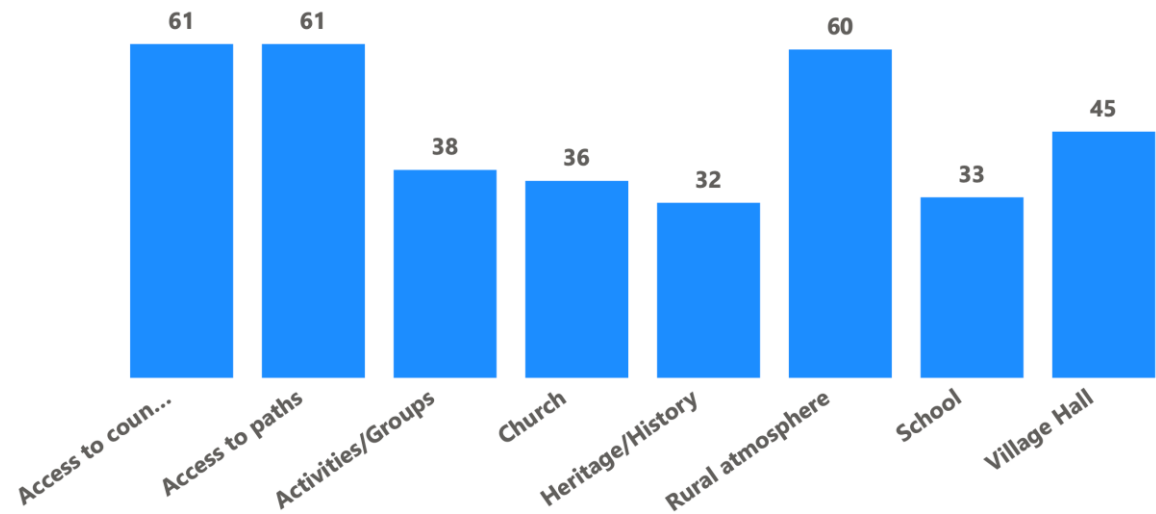
POLICY 5 DESIGNATION OF LOCAL GREEN SPACES

1. The Plan designates 12 areas shown on Maps 7a and 7b and described at Annex D as Local Green Spaces.
2. Policies for managing development within a Local Green Space should be consistent with national policy on Green Belts.

12. IMPROVING WALKING AND CYCLING ROUTES

- 111 Improving active travel reduces car usage, improves health and well-being and represents sustainable development. The Viking Way is a 149 mile long walking route through Lincolnshire, Leicestershire and Rutland. The route opened in 1976 and is so named because it meanders through the area once occupied by Norse invaders. It starts at the River Humber heading south along the escarpment of the Lincolnshire Wolds passing through Grasby and Searby parishes to Caistor. From there it continues south along the escarpment to Horncastle where it then runs west to Lincoln and then turns south again all the way down to Oakham. The route is an important tourist attraction attracting walkers to the area throughout the year. Within the parishes the route runs part way up the escarpment, passing through or nearby each settlement, providing long views to the south and west; at several points key views have been identified by the NPSG (see Map 4e). Walkers experience the impact of the Significant Green Wedges (see Map 4d) as they pass along the route from one settlement to the next.
- 112 The Neighbourhood Plan Area benefits from a network of Rights of Way including footpaths, bridleways, cycle routes and permissive routes. The wider area is also popular for cyclists given the quiet country lanes and undulating countryside. Map 8 shows the network of non-vehicular routes across the Neighbourhood Plan Area.
- 113 ‘Access to paths and the countryside’ along with ‘rural atmosphere’ scored the highest in the community consultation when people were asked ‘What do you like about living in the Parishes?’ (see Figure 1 below).

Figure 1 Community feedback what do you like about living in the Neighbourhood Plan Area



- 114 Circular walking routes are always popular. Whilst the Viking Way is linear the presence of green lanes with low vehicle movements ensures that local walks can be circular. An agreement with the local landowner to create permissive paths on land between Owmbly and Grasby is currently in place (see orange routes on map 8a below). These are very well used, a valuable addition to the existing routes and supported by residents. A voluntary contribution towards their maintenance ensures they remain accessible.
- 115 The oldest streets in Grasby, Searby and Owmbly do not have pavements. The historic street pattern along Church Hill, Front Street and Clixby Lane means they are too narrow for pavements. This is unsafe and requires great care from drivers and walkers. The presence of grass verges on Vicarage Lane running west out of Grasby provides some pedestrian space and traffic flows are lower as it is not a main route into the village. However, on routes like Station Road Grasby (which is the main access from the south), new development should provide footways to minimise the conflict between pedestrians and vehicles. Station Lane Searby also does not have a pavement, but it does have grass verges which allow for some separation of pedestrians from vehicles.
- 116 Whilst development will be limited over the Plan period, the Parish Council will seek opportunities to protect, improve and extend walking routes as part of development proposals where possible.

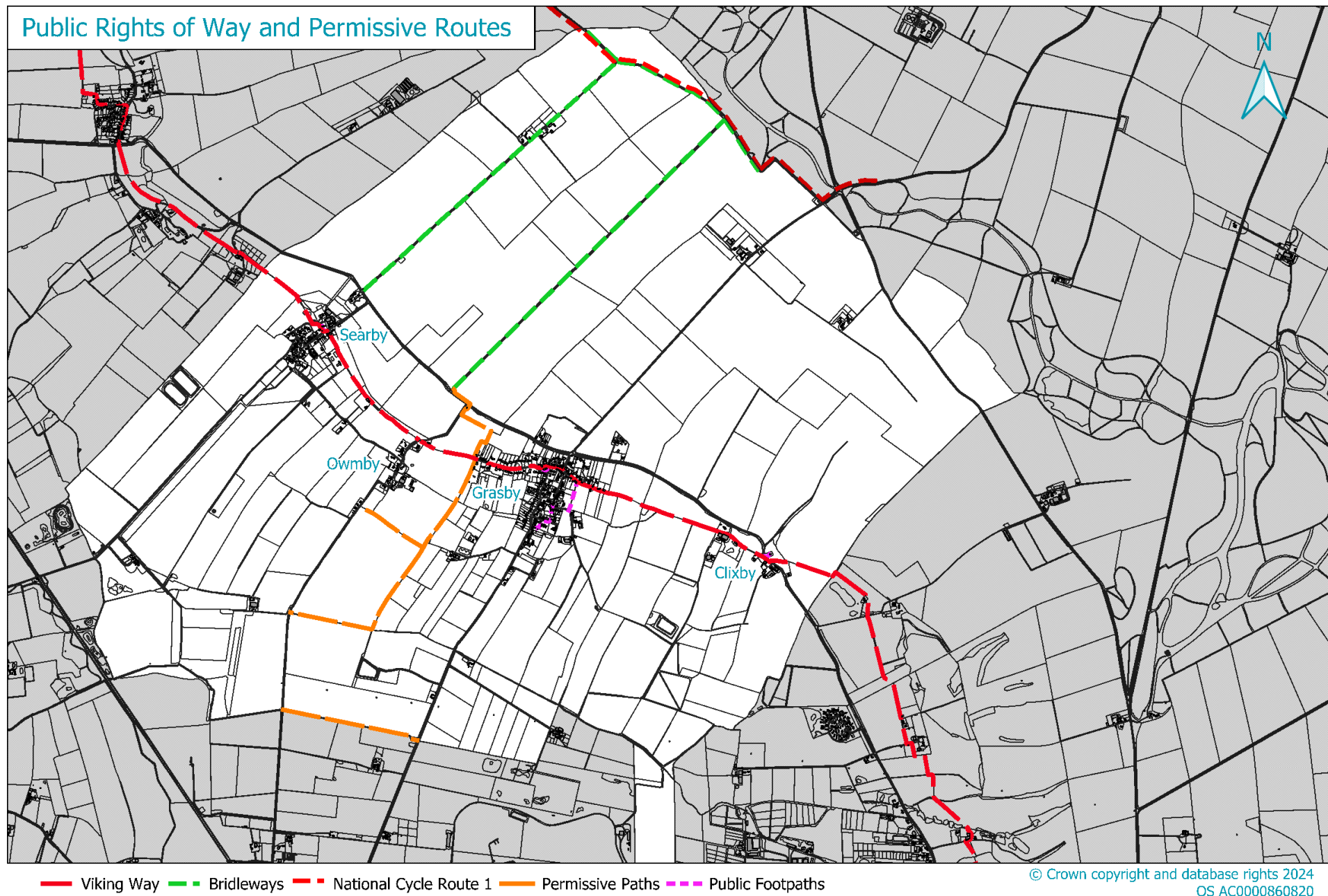


Rural route that forms part of a well-trodden walking route enabling the Viking Way to be turned into a circular walk connecting Grasby back through Owmbly from Searby.

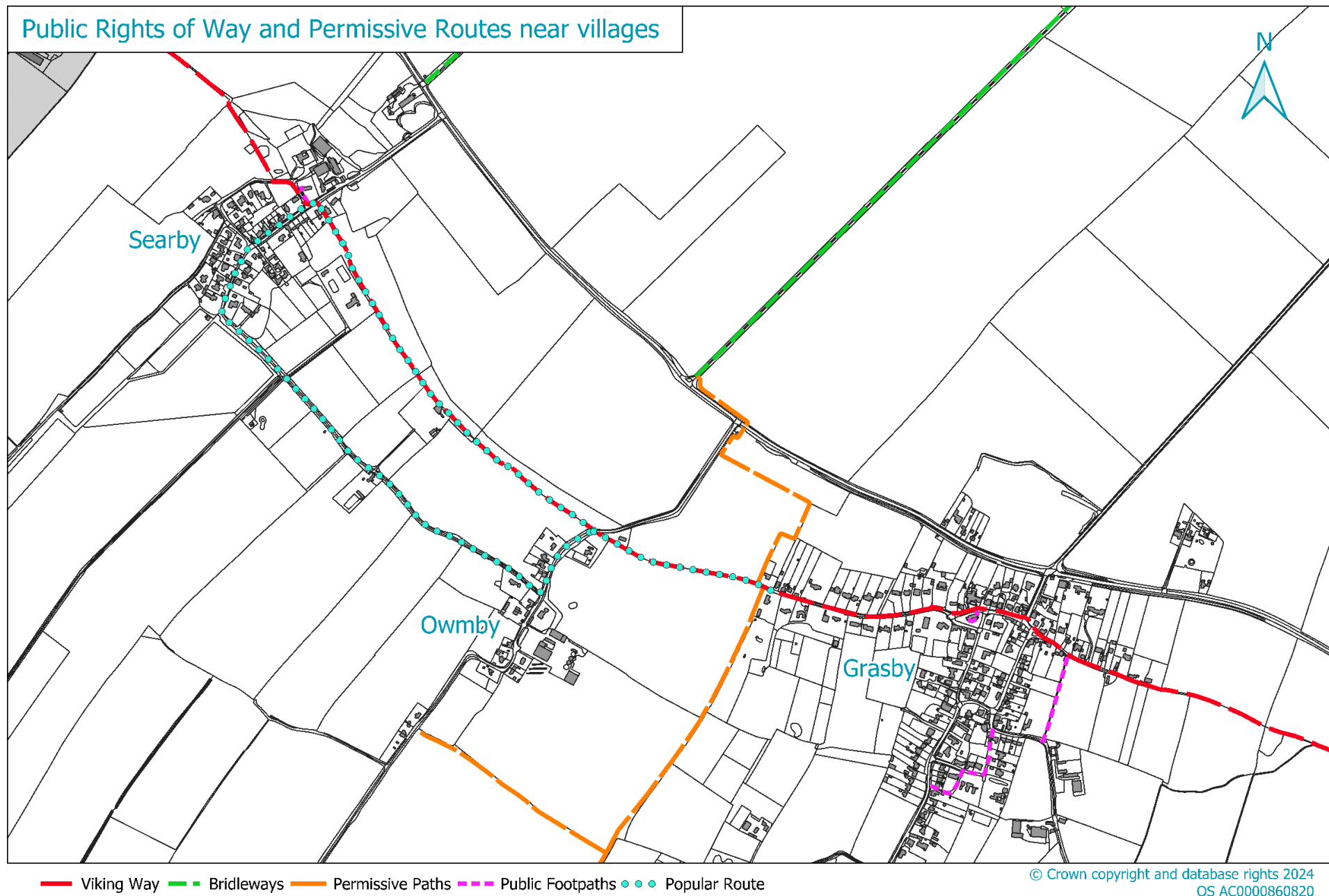


Part of the Viking Way route into Searby

Map 8a Public Rights of Way and Permissive Routes

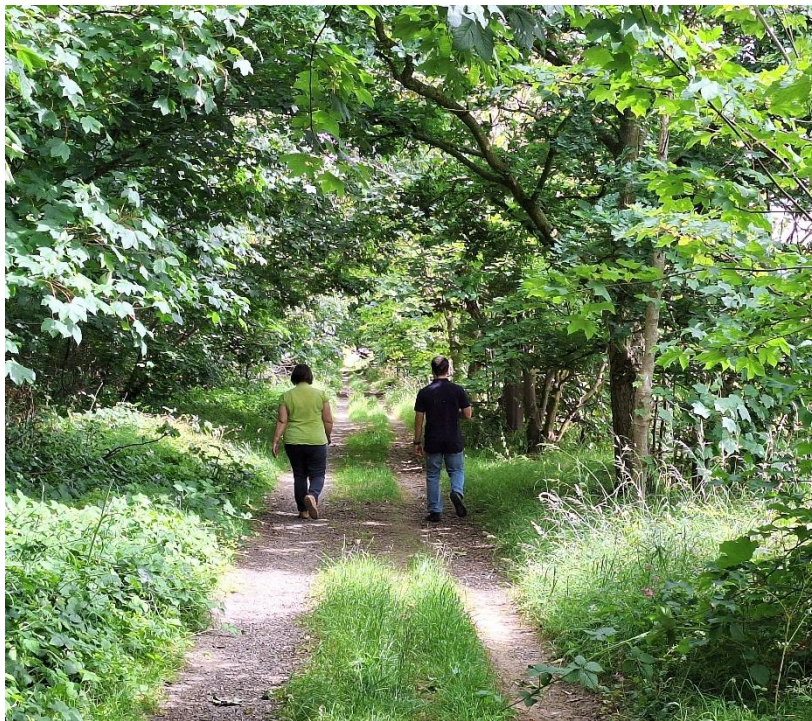


Map 8b Public Rights of Way and Permissive Routes



POLICY 6 IMPROVING WALKING AND CYCLING ROUTES

- 1. The existing walking routes shown on Map 8a and 8b will be protected. Improving or extending the walking and cycling routes across the Parish will be supported where the proposals:**
 - a. do not detract from the landscape character as defined in the most recent landscape character assessment study and the Grasby and Searby cum Owmbly Design Codes and Guidance, and**
 - b. will not harm locally protected habitats.**
- 2. Where applicable, development proposals will be expected to demonstrate how they protect and enhance existing Public Rights of Way and permissive routes.**
- 3. Development fronting the main access routes in and out of Grasby (particularly Station Road) should include footways to ensure pedestrians can walk safely into the village.**



Part of National Cycle Route 1 in Grasby parish



Part of the popular circular walking route into Searby

13. ACHIEVING WELL DESIGNED PLACES

- 117 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*’.²⁷
- 118 The National Design Guide 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Guide states that ‘*specific, detailed and measurable criteria for good design are most appropriately set at the local level*.’
- 119 The Grasby and Searby cum Owmbly Design Codes and Guidance²⁸ (hereafter the Design Guide) has been prepared by AECOM and the local community. It provides a detailed local character analysis and forms the basis for the specific local criteria and a set of design principles. The Design Guide is an important part of the GSONP and provides the evidence base for Policy 7a.
- 120 The Design Guide notes that ‘*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*.’
- 121 Although the settlements are quite distinct, they have all evolved from an agricultural background and contain similarities in their built form. 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 settlements are low density.
- 122 The general consistency of building heights, most buildings are 1 to 2.5 storeys high, allow open views as you climb the escarpment. The only taller structures are the churches in Grasby and Searby, which stand out in the landscape. These, along with barns and farm buildings, evidence the area's past cultural heritage and agricultural history within the landscape.
- 123 The colour palette is narrow and comes from the Limestone and Ironstone on the churches which is replicated in some of the newer housing. Red brick is also common, with some cream render. Red clay pantiles are the most common roof material with most buildings having pitched roofs with gables. Orientation to the street varies and this combined with the mix of materials creates interest and a varied streetscape.
- 124 The Design Guide provides examples of traditional doors and windows and images to show where this pattern has been sensitively replicated in newer buildings (see page 44).



Traditional red brick frontage with iron railings - former post office Grasby

²⁷ See NPPF paragraph 139

²⁸ The document is available at <https://grasby.parish.lincolnshire.gov.uk/council-business/gsonp-steering-group>

- 125 Hedgerows are commonly seen and positively contribute to the built character as well as providing biodiversity benefits (this is discussed in section 10). On Vicarage Lane hedgerows form a uniform boundary to the street which gives cohesion to the street even though the house styles vary. Brick walls are also used in the village, sometimes with stone or brick coping or metal railings.
- 126 Setbacks vary with the oldest buildings in the historic core often hard up to the back of the pavement. Some houses have larger front gardens, some bordered by walls and some have extensive lawns that directly meet the street.
- 127 The Design Guide notes that *'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 Owmbly Road between Searby and Owmbly which is lined with mature trees and grass verges.'*²⁹
- 128 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 area's rural nature.
- 129 The Design Guide provides codes on responsive design, sustainability, green infrastructure, settlement edge and open countryside. Developers should use the Design Guide to ensure their proposals do enhance the setting and sustainability of the Neighbourhood Plan Area and do not detract from its context and local sense of place.



Traditional pantiles and reclaimed brick used on new housing and incorporating street furniture

²⁹ Grasby and Searby cum Owmbly Design Codes and Guidance page 46

POLICY 7A ACHIEVING WELL DESIGNED PLACES

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the Neighbourhood Plan Area. To achieve this, development proposals should reinforce the character of the area taking into account the most up-to-date, design guidance and codes (the Grasby and Searby cum Owmbly Design Codes and Guidance 2024 or its future equivalent) and Design Code A1 Local Context in particular.**
- 2. Particular attention should be given to the landscaping schemes and boundary treatment, retaining existing trees and hedgerows wherever possible in accordance with Design Code C1 Green Infrastructure. Trees and planting should be in accordance with Design Code C2 Right tree, right place. Native trees should be used (or a species considered more suitable, based on the advice of West Lindsey District Council) in accordance with Design Code C2.**
- 3. As appropriate to the scale, nature and location and in accordance with Design Codes A1 Local Context, A2 Design Principles and A3 Design Principles in the Grasby and Searby cum Owmbly Design Codes and Guidance 2024 development proposals should:**
 - a) respond to the local character of the area and immediately adjoining neighbouring properties,**
 - b) demonstrate sensitive positioning within plots and be of such a scale and form as to not dominate neighbouring properties or the streetscape,**
 - c) ensure densities reflect the Neighbourhood Plan Area and allow for spaces between buildings to preserve views to the countryside beyond and maintain the perceived openness within the settlements,**
 - d) demonstrate a well-defined street hierarchy and consider the location of street and on plot trees, lighting and other infrastructure in combination,**
 - e) use materials that reflect those dominant in the Neighbourhood Plan Area with a colour palette that reflects the hues in local materials,**
 - f) on the main through routes, orientate buildings to front the street to provide a degree of overlooking and natural surveillance,**
 - g) implement the principles of the drainage hierarchy (PPG 56) and where applicable incorporate sustainable drainage systems that provide environment and community benefits from the outset.**
- 4. Development proposals that are located on the settlement edge should:**
 - a) ensure the landscaping scheme either retains or replaces trees and hedgerow, so that new development is screened by planting and provides a soft transition to the countryside,**
 - b) retain the visual quality of the landscape, dwellings should not exceed two stories.**

14. REDUCING ENERGY CONSUMPTION IN NEW BUILD

- 130 The government identifies the planning system as supporting the transition to a low carbon future (NPPF paragraph 161). The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. For example, effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for heating or cooling systems.
- 131 Heating in buildings and industry create 32% of total UK emissions³⁰. The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables, providing evidence that between 19 to 20% of improvement (beyond current building regulations standards) could be delivered entirely through energy efficiency measures including enhanced insulation, glazing and air tightness, high efficiency heating and hot water recovery.
- 132 The government is committed to improving the energy efficiency of new homes through the Building Regulation system via the Future Home Standard (FHS). The introduction of the FHS will ensure that an average home will produce at least 75% lower CO2 emissions than ones built to current energy efficiency requirements. FHS is coming into force in 2025.
- 133 The CLLP is progressive in its commitment to encouraging a transition to a low carbon future reflecting the support of the four authorities (they have each declared a climate crisis). At paragraph 3.1.6 the CLLP states *'whilst this Local Plan cannot do everything (it especially has very limited influence over existing buildings, for example) it can ensure that new development...is fit for a zero-carbon future, contribute to the transition to a net zero carbon society, and be responsive to a changing climate. In fact, only such development is welcome in Central Lincolnshire.'*
- 134 Policy S6 of the CLLP 'Design Principles for Efficient Buildings' sets out design principles to ensure that new development must be of the highest possible thermal efficiency, with expected energy use being as low as possible. *'New development must as a final step, take all practical and reasonable steps to generate low or zero carbon energy itself.'*
- 135 The CLLP design expectations in Policy S6 are as follows:
- Orientation of buildings – such as positioning buildings to maximise opportunities for solar gain, and minimise winter cold wind heat loss;
 - Form of buildings – creating buildings that are more efficient to heat and stay warm in colder conditions and stay cool in warmer conditions because of their shape and design;
 - Fabric of buildings – using materials and building techniques that reduce heat and energy needs. Ideally, this could also consider using materials with a lower embodied carbon content and/or high practical recyclable content;
 - Heat supply – net zero carbon content of heat supply (for example, this means no connection to the gas network or use of oil or bottled gas);
 - Renewable energy generated – generating enough energy from renewable sources on site (and preferably on plot) to meet reasonable estimates of all regulated and unregulated total annual energy demand across the year.
- 136 Energy statements are required and must set out the approach to meeting these principles. CLLP Policy S7 and S8 sets out the energy requirements for residential and non-residential development. The CLLP policy approach is supported by a robust evidence base. The Neighbourhood Plan Area is in Value A and viability will 'not be deemed either a technical or policy reason to fail to meet this requirement'.³¹

³⁰ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

³¹ CLLP Policy S7

- 137 The NPSG supports the CLLP policy approach and in the Grasby Design Codes and Guidance the Area Wide Design Guides, B1, Resilience to the climate emergency, B2 Assessing alternative energy solutions, B3 Electric vehicle charging and B4 Energy efficient measures towards net zero carbon, all provide guidance in the context of the Neighbourhood Plan Area and should be referred to.
- 138 Only a very small proportion of the housing stock in the Neighbourhood Plan Area will be captured by these higher energy efficiency standards. Retro fitting will also be necessary to reduce energy consumption as we move towards net zero. Where planning permission is required, a positive approach will be taken to supporting measures that reduce energy usage. For listed buildings proposals will be supported where the scheme has demonstrated compliance with national policy in weighing the benefit in reducing carbon emissions against the impact on heritage assets.

POLICY 7B ENERGY EFFICIENT CONSTRUCTION

1. **New development should incorporate sustainable design features to maximise energy efficiency in accordance with CLLP policies S6, S7 and S8 and the Area Wide Design Guides B1 Resilience to the climate emergency, B2 Assessing alternative energy solutions, B3 Electric vehicle charging and B4 Energy efficient measures towards net zero carbon in the Grasby and Searby cum Owmbly Design Codes and Guidance.**
2. **The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it does not harm the heritage significance and character of a heritage asset or result in exacerbated erosion of historic fabric.**



**Solar panels fitted in-roof
on 19th century dwelling,
Grasby**

15. HOUSING TO MEET LOCAL NEED

- 139 A Housing Needs Assessment was commissioned for this Neighbourhood Plan. It was produced in June 2024 and is the evidence base that informs this policy.
- 140 A vital part of planning for sustainable growth is the promotion policies that will generate a balanced local community. The NPPF para 82 notes that *'in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.'*
- 141 The CLLP identifies a Housing Requirement Figure (HRF) of 12 dwellings and with 10 extant permissions (some of which have been built out). The remaining shortfall of 2 are in Grasby. The NPSG recognised that this was insufficient to bring forward housing that would meet local need and took a proactive approach working with landowners and undertaking a site assessment to identify 3 sites to deliver in the region of 13 dwellings, see section 21 below. There may also be additional small infill sites within the settlement boundaries that come forward up to 2040. It is important that all future housing development reflects an understanding of the local housing issues.
- 142 The findings of the HNA provide justification for the policy framework approach for Policies 8a and 8b.

Key Facts on the Housing Stock in the Neighbourhood Area

- Total number of dwellings is 278 (March 2025)
- Home ownership is the dominant tenure in Grasby and Searby cum Owmbly, at 89%, with the remaining 11% of households renting. All of the social rented housing in the Neighbourhood Plan Area is located in Grasby.
- High home values make accessing ownership challenging for new buyers unless they benefit from substantial savings for a deposit or existing equity. The 2021-23 median price is £350,500. The Neighbourhood Plan Area is a high-value market for the District.
- The current dwelling mix is dominated by larger and less dense home types: 75% of homes are detached, 78% have 4+ bedrooms, and 25% are bungalows, nearly all new properties built since 2011 have 4+ bedrooms (additional development has exacerbated this imbalance of housing type and size).
- Around 94% of households in the Neighbourhood Plan Area have at least one more bedroom than they would be expected to need, and 71% have at least two extra bedrooms. This suggests potential unmet need for downsizing.³²
- Future development should focus on smaller and mid-size homes to improve affordability, accommodate demographic trends and wider housing diversity. 2-3 bedroom houses are particularly recommended to attract younger families and facilitate downsizing (which could in turn release larger homes onto the market).
- Around 11% of the population is aged 75+, and this is expected to rise to 17% by 2040.
- The Neighbourhood Plan Area could provide more appropriate accommodation for those who can live independently, or with limited support from family or state, and wish to remain in the area with their social contacts.

³² Although it is noted that spare bedrooms also provide home offices for the increasing trend of home working for at least part of the working week.

The Need for Smaller Market Housing

- 143 Table 5-1 below, from the HNA, shows that Grasby and Searby cum Owmbly's dwelling mix is more strongly weighted in favour of detached housing than the comparator geographies of West Lindsey and England – although this characteristic is not unusual for rural areas. This does mean that the smallest and most affordable properties are very limited in the Neighbourhood Plan Area.

Table 5-1: Accommodation type, various geographies, 2021

Type	Grasby and Searby cum Owmbly	West Lindsey	England
Detached	77.8%	49.6%	22.9%
Semi-detached	19.4%	27.1%	31.5%
Terrace	1.1%	16.6%	23.0%
Flat	1.1%	5.2%	22.2%

Source: Census 2021, AECOM Calculations

- 144 The 2023 household survey for the GSONP did not specifically ask about the size of housing preferred but gave an indication of local preferences. The most popular option in both parishes was for family housing, followed by bungalows, luxury housing, then flats. Affordable housing was also a highly popular option, though it is not necessarily clear if this expresses a preference for generally less expensive housing (which may support smaller market housing) or formally subsidised Affordable Housing (which is less relevant to the issue of size and type).
- 145 This primary data suggests that there may well be a continued demand for housing suitable for families, and across a range of size and price points. This evidence would suggest that inhibiting the delivery of the largest homes may not reflect local preferences. The comparative unpopularity of flats in the housing survey may also indicate that a larger scale supply of smaller housing units (ie. with 1-2 bedrooms) may be disproportionate to local needs³³.
- 146 The HNA notes that nearly all new properties built since 2011 have 4+ bedrooms. A focus on smaller 2-3 bed dwellings would address the imbalance in housing stock in the villages. This may also encourage households to downsize, freeing up family type housing in the Parish.
- 147 It is relevant to look at the mix proposed for West Lindsey as a whole in the Central Lincolnshire HNA 2020³⁴. For the District the proposed split is 7% 1 bed, 28% 2 bed, 43% 3 bed and 22% 4+ bed. The Central Lincolnshire analysis shows that one bed properties are much more common (and in demand) in urban centres. Based on the rural location, limited facilities and low density the NPSG suggests the following housing mix to reflect the demographic and housing stock factors discussed.
- 35% 2 bedroom;
 - 45% 3 bedroom; and
 - 20% 4+ bedroom.
- 148 The above demonstrates that to meet local need in the future 80% of new development should be 2-3 bed dwellings.

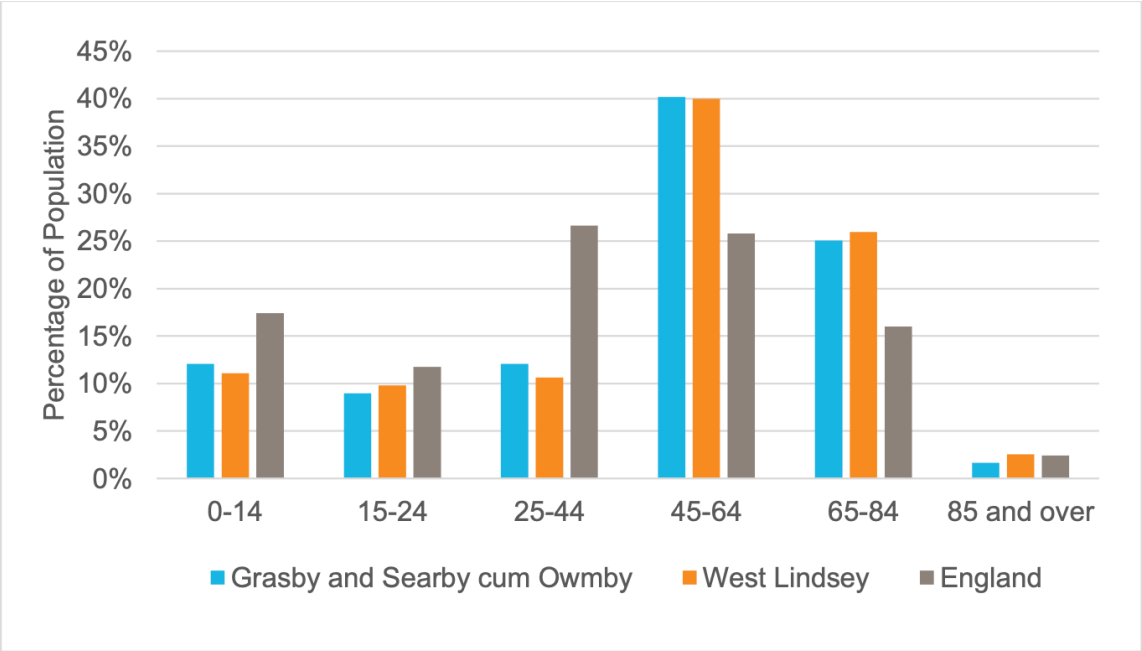
³³ Given the limited facilities, lack of local employment and public transport 1 bed houses are unlikely to be considered appropriate

³⁴ See document at <https://www.n-kesteven.gov.uk/sites/default/files/2023-03/HOU001%20Housing%20Needs%20Assessment.pdf>

Lifetime Homes

149 Figure 5-1 below, from the HNA, shows that Grasby and Searby cum Owmbly’s population is markedly older than that of West Lindsey, but primarily in the 45-84 age cohorts rather than those currently aged over 85. As the population continues to age to 2040 it is likely that many people in those dominant age groups in Grasby and Searby cum Owmbly today will enter the 85+ group, at which point people’s housing needs tend to change – for example, requiring accessibility adaptations or additional support.

Figure 5-1: Age structure in Grasby and Searby cum Owmbly, 2021



Source: ONS 2021, AECOM Calculations

- 150 The CLLP does not consider specialist housing for older people to be suitable outside settlement tiers 1-4 (all the settlements in the Neighbourhood Plan Area are tier 6 and 7). However, M4(2) is the category of home that is accessible and adaptable; these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. In seeking M4(2) compliant homes such dwellings could be considered as ‘homes for life’ and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation.
- 151 The previous Government confirmed its intention to make M4(2) standards mandatory for all housing through Building Regulations but at time of writing (March 2025) this had not been mandated. WLDC have advised that of the future housing with permission and to be built in the District, around a quarter are likely to be built to M4(2) standard.

- 152 The CLLP notes at para 4.2.7 *'Improved space standards are gradually being introduced through building regulations, to ensure that housing has adequate space to meet wider needs and can be adapted easily to meet changing needs. These optional standards, specifically M4(2) (accessible and adaptable buildings) and M4(3) (wheelchair user dwellings), are already being delivered in developments.'*
- 153 Information on house values and the evidence of an ageing population supports the provision of accessible and adaptable homes in the Neighbourhood Plan Area.

POLICY 8A A MIX OF HOUSING TYPES

- 1. As appropriate to their scale, nature and location, housing schemes are required to deliver a housing mix by 2040 that meets local need which is for 80% of new dwellings to be 2-3 bed in accordance with the findings in the most up to date Housing Needs Assessment for the Neighbourhood Plan Area.**
- 2. As appropriate to their scale, nature and location, if development proposals do not propose a housing mix and type in accordance with this Housing Needs Assessment, information accompanying the application would need to justify the departure from this policy based on specific character elements or some other demonstration of suitability.**
- 3. To cater for the needs of less mobile occupants including older people and disabled people, and to deliver dwellings which are capable of meeting peoples' changing needs over their lifetimes, proposals should be built to M4(2) standards. Proposals that voluntarily provide a higher proportion of accessible homes M4(3) will be supported.**

The Need for Affordable Housing

- 154 The definition of Affordable Housing is set out in the NPPF as '*Housing for sale or rent, for those whose needs are not met by the market...*'. The current tenure profile is in Table 4-1 below from the 2021 Census.

Table 4-1: Tenure (households), various geographies, 2021

Tenure	Grasby and Searby cum Owmbly	West Lindsey	England
Owned	89.4%	70.3%	61.3%
Shared Ownership	0.4%	0.9%	1.0%
Social rented	2.1%	10.9%	17.1%
Private rented	8.2%	17.9%	20.6%

Sources: Census 2021, AECOM Calculations

- 155 The number of social rented homes has halved in the last ten years, likely as a result of the Right to Buy and similar schemes. Ownership has continued to grow, largely because new construction has been for mainstream market housing. AECOM have calculated that house prices rose by 147% between 2015 and 2023. Table 4-4 of the HNA (see Annex L) shows the lack of affordability for those on average and lower quartile incomes. Even those on average incomes can only afford shared ownership housing or affordable rented properties.³⁵
- 156 The HNA notes at para 89 '*there is a clear divide in housing affordability in Grasby and Searby cum Owmbly, with higher earners and those already on the housing ladder potentially able to buy their own homes, average earners able to access a limited range of alternative options (such as private renting and highly subsidised affordable routes to ownership), and lower earners able to access nothing but affordable rented housing. This suggests that the affordable rented sector theoretically performs a vital function in Grasby and Searby cum Owmbly as the only option for a large segment of those in the greatest need. In practice, there is very little socially rented housing at present, meaning that lower earners may not have the option of living in the Neighbourhood Area at all.*'
- 157 Whilst the need for affordable housing is well evidenced in the HNA, and the 2023 housing survey indicated robust demand for affordable and social housing it is also important to consider that the Neighbourhood Plan Area has limited facilities, particularly a lack of public transport and very limited access to local employment. So, it is likely that one bed flats would be inappropriate but affordable housing to rent or buy would enable people on average or lower incomes to stay in the area where they have a local connection.
- 158 There is little chance of meaningful affordable housing delivery in the Neighbourhood Plan Area in the near term (unless it can be provided on a rural exception site) because affordable housing is usually provided as a proportion of larger market development. However, the community supports the delivery of a limited number of dwellings on an exception site in addition to the smaller market dwellings being provided as part of the site allocations in Section 21 below.

1 ³⁵ See table 4-4 page 20 of the HNA

Rural Exception Site³⁶

- 159 Given the small scale of market housing development in the Neighbourhood Plan Area considered sustainable, the opportunity for securing affordable housing as part of market housing schemes is limited. To enable affordable housing to be provided the NPPF allows small sites outside existing development boundaries to be used for affordable housing. These are sites which would not normally be released for housing but in the case of specified rural settlements, housing can be permitted as an exception to normal policies where there is a proven need within the community.
- 160 The CLLP recognises that sometimes it is difficult to deliver affordable housing in rural areas and S22 Part Three Rural affordable housing notes that *'In the countryside, immediately adjacent to an existing settlement, where through an assessment of local needs there is an identified need for affordable housing, permission for rural affordable housing may be permitted as an exception to policies in this Local Plan To facilitate delivery of such schemes, the local planning authority may consider whether allowing a limited amount of market housing would be appropriate, taking into account the location of the site, the degree of need for affordable homes and the quantity of affordable homes delivered on the site.'*
- 161 Given both the findings of the AECOM HNA and the feedback from the household survey, the GSONP supports the allocation of a small rural exceptions site where it provides housing to meet local needs (in accordance with national and CLLP policy). A small site in the context of Grasby and Searby would be on a site of less than 0.5 hectares and up to 5 dwellings.
- 162 The location of a rural exception site has not been identified, and it would be a matter for the Parish Council/Meeting and local landowners to seek a site that would be suitable. Local community support would need to be demonstrated and would need to be in accordance with CLLP Policy S4 Housing Development in or Adjacent to Villages to ensure that the correct balance is struck between meeting local housing needs and protecting the environment.

³⁶ The NPPF Annex 2 defines a rural exception site as *'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding'*

POLICY 8B RURAL EXCEPTION SITE

- 1. As an exception to planning policies relating to the location of housing development in the open countryside, a small rural exception site (of up to 5 dwellings or on a site of less than 0.5 hectares) for affordable housing to meet the identified needs of local people will be supported where the following criteria are met:**
 - a) local housing need has been identified in the Neighbourhood Plan Area for the type and scale of development proposed;**
 - b) the initial and subsequent occupancy is controlled through planning conditions and legal agreements as appropriate to ensure the accommodation remains available in perpetuity to people in need of affordable housing in accordance with WLDCs local connection criteria policy;**
 - c) clear community support is demonstrated*;** and
 - d) development is in accordance with the design principles set out in the Grasby and Searby cum Owmbly Design Codes and Guidance.**

* The test for clear community support means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the Parish Council.
- 2. WLDC may consider a limited amount of market housing taking into account the location of the site, the degree of the need for affordable housing and the quantity of affordable homes delivered on the site. The exact proportion of market housing acceptable on a scheme will be considered against the amount of affordable rented properties to be delivered and will be informed by a PPG-compliant viability assessment agreed in discussion with the local planning authority.**
- 3. Proposals under this policy must have regard to the location criteria as set out in CLLP S4.**

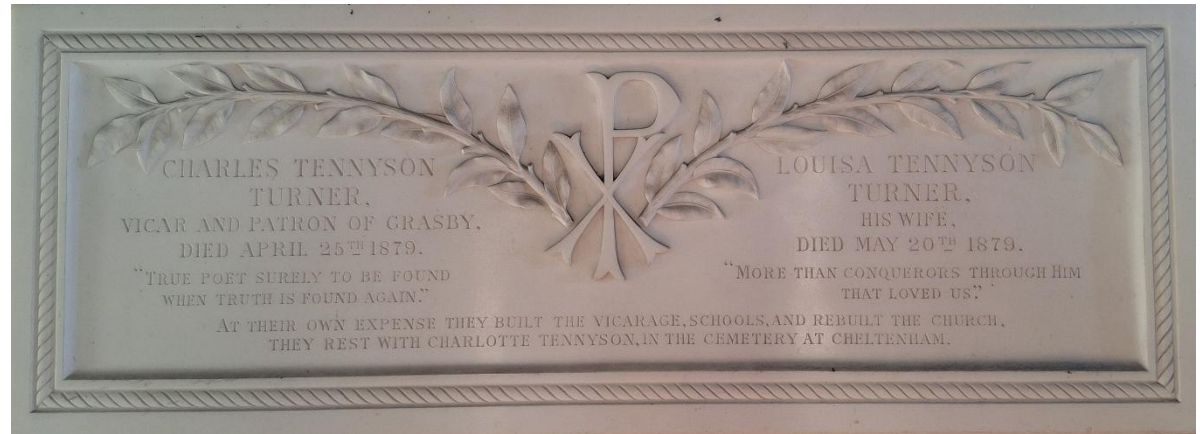
16. PROTECTING HERITAGE ASSETS

- 163 The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment. The NPPF requires local planning authorities to take account of the desirability of securing the optimum viable use for heritage assets consistent with their conservation.
- 164 Historic England provides further guidance in its Good Practice Advice in Planning: 1, where it states that ‘a positive strategy requires a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset and make a positive contribution to local character and distinctiveness.’
- 165 There are thirteen listed buildings/structures in the neighbourhood area. These are listed below and shown on maps 9a to 9d.

GRADE	HISTORIC ASSET
Grade I Listed	N/A
Grade II* Listed	<p>Clixby</p> <ul style="list-style-type: none"> Church of All Hallows - 13th Century
Grade II Listed	<p>Clixby</p> <ul style="list-style-type: none"> Cross Base at Church of All Hallows - 14th Century <p>Grasby</p> <ul style="list-style-type: none"> 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 <p>Owmbly</p> <ul style="list-style-type: none"> Owmbly Mount - 1840 Tithe House - Late 18th Century <p>Searby</p> <ul style="list-style-type: none"> 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



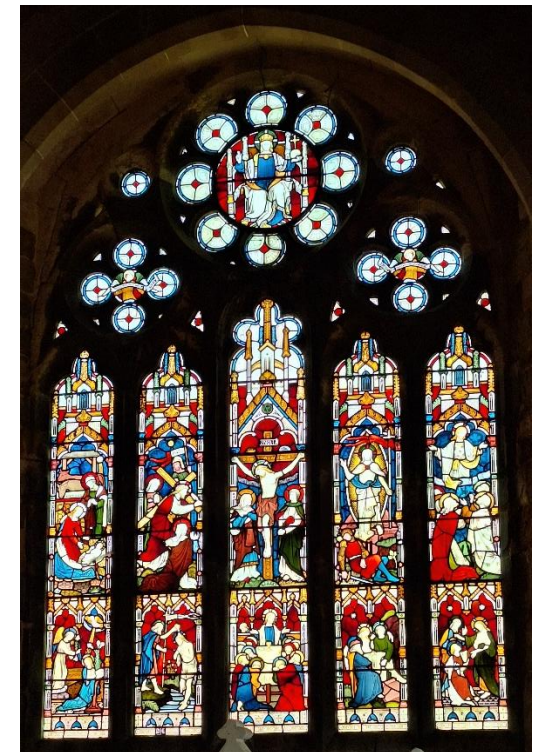
**Stained glass window
St Nicholas' Church
Searby**



Memorial to Charles & Louisa Tennyson Turner

'At their own expense they built the vicarage, schools, and rebuilt the church'

Charles Tennyson 1808 – 1879
Poet & Vicar of Grasby,
elder brother of The Lord Alfred Tennyson
(Poet Laureate to Queen Victoria)

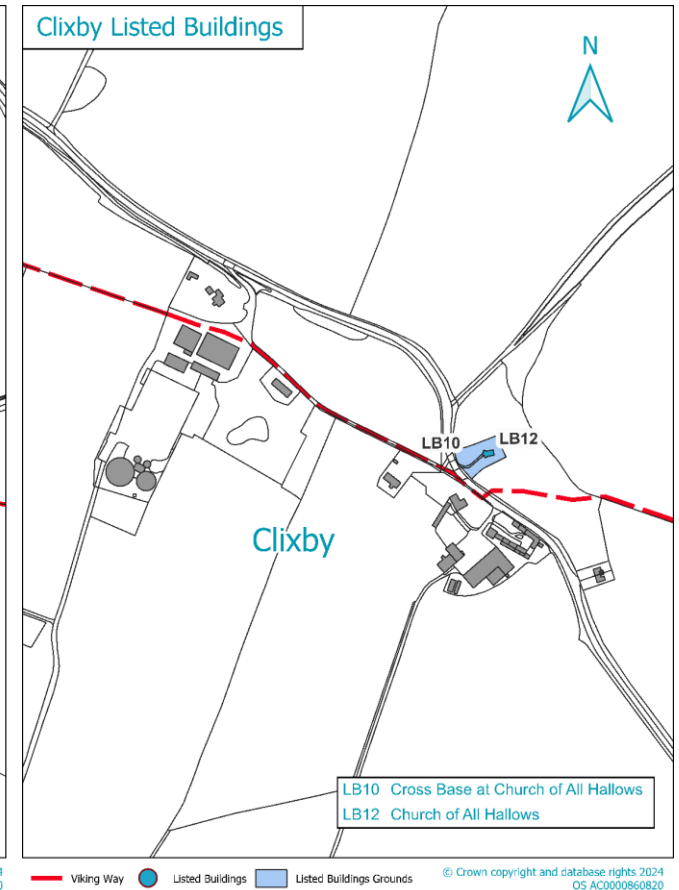
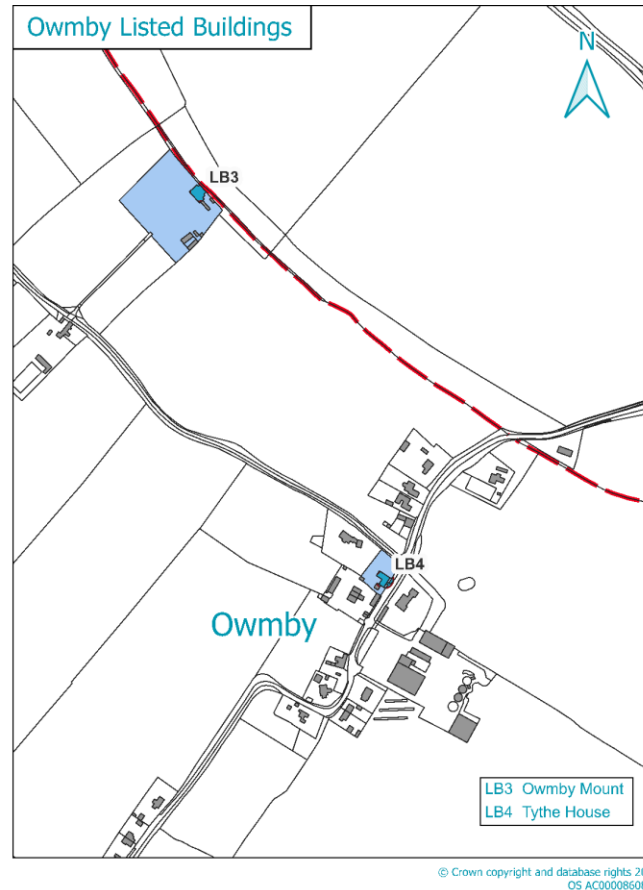
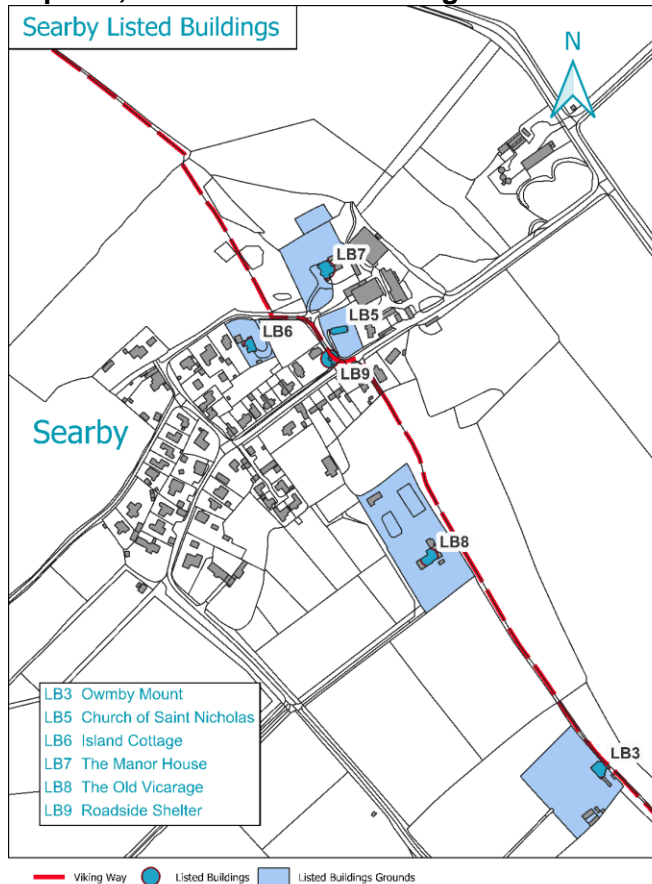


Interior of All Saints Church, Grasby

166 The Grasby and Searby cum Owmbly Design Codes and Guidance noted that the listed buildings 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 Owmbly 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, Owmbly 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.

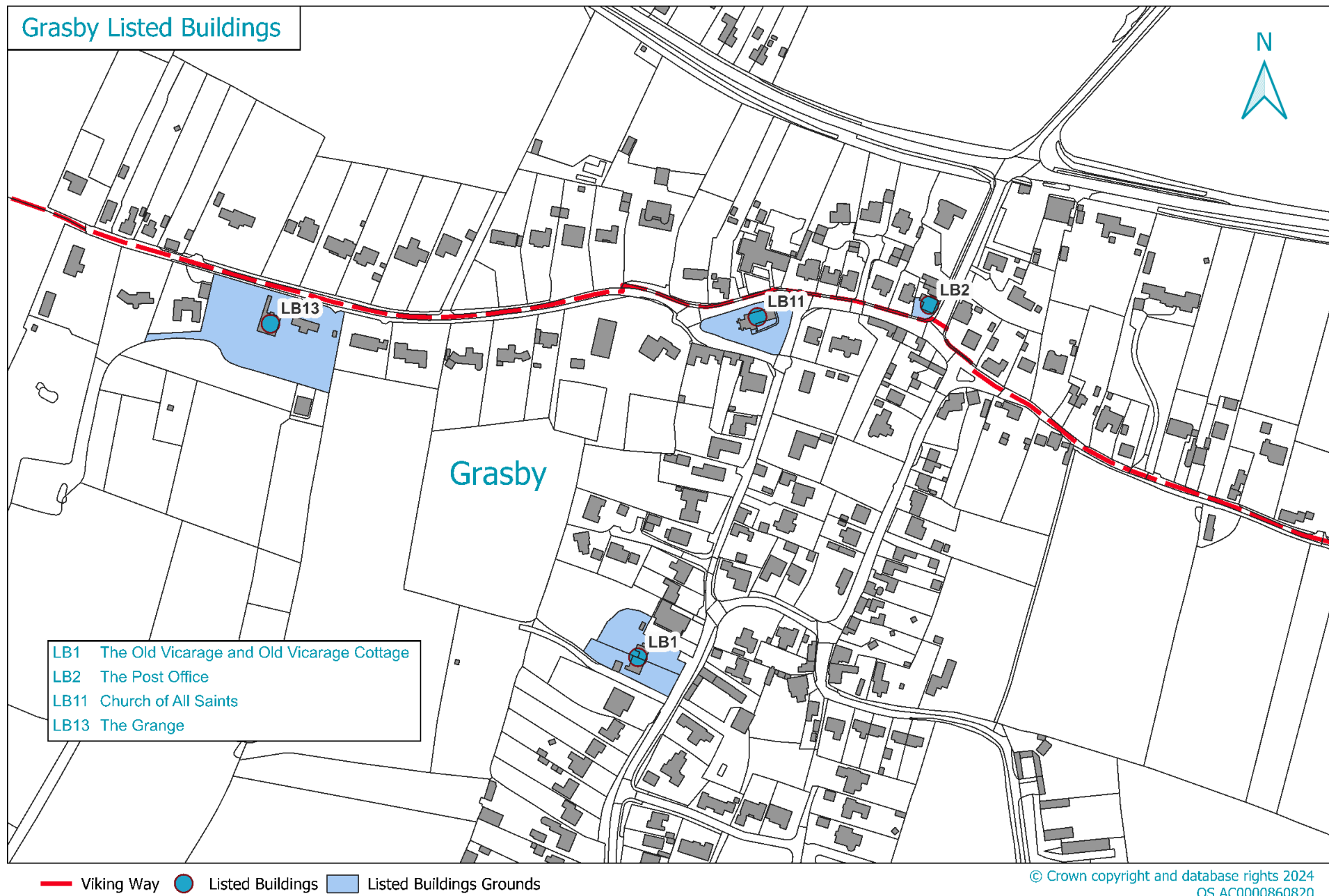
Maps 9a, 9b & 9c Listed Buildings and Structures



© Crown copyright and database rights 2024
OS AC0000860820

© Crown copyright and database rights 2024
OS AC0000860820

Map 9d Grasby Listed Buildings and Structures



167 The Grasby and Searby cum Owmbly Design Codes and Guidance provides a photographic gallery of the mixture of listed buildings in the village, (see page 24 and 25).



The Grange, Grasby. Grade II. Brick with three brick chimney stacks. Plain sash and canted bay windows.



The Old Vicarage, Grasby. Grade II. Painted brick and red clay pantiles. Plain sash windows and chimney stacks.



Roadside Shelter, Owmbly. 1866 Grade II.

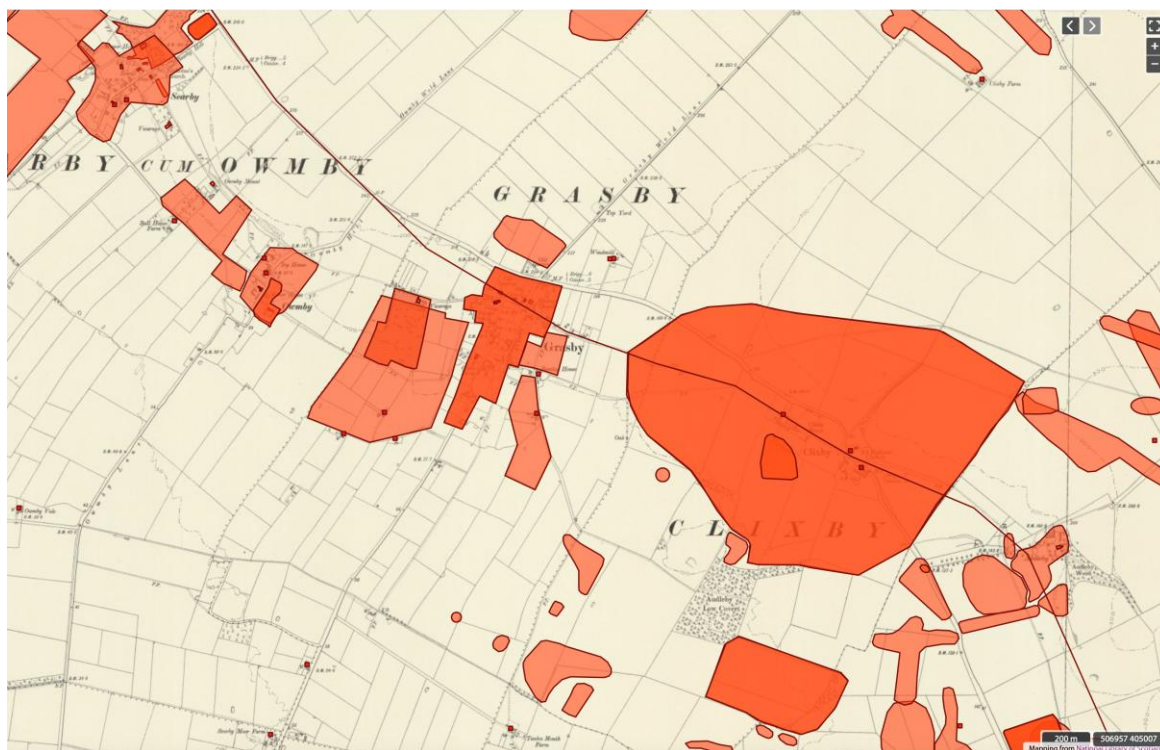


The Manor House, Searby. Late 18th century. Grade II.

17. NON DESIGNATED HERITAGE ASSETS

- 168 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.
- 169 Mapping of recorded monuments on the Lincolnshire Heritage Explorers web site³⁷ reveals evidence of a much older history. Map 9e shows that despite modern agricultural practices and development in the settlements there are records of ridge and furrow fields and medieval settlements, Clixby being the largest one. The light orange are the location of the ridge and furrow fields (except for the site of the quarry which is recorded as dating from 1880), the dark orange areas show the extent of medieval settlements. These settlements were ravaged by the Black Death in the 14th century. Where dark orange and light orange overlap in Searby and Grasby these are the locations of old parks e.g. Vicarage Park in Grasby and Searby Manor House Park.

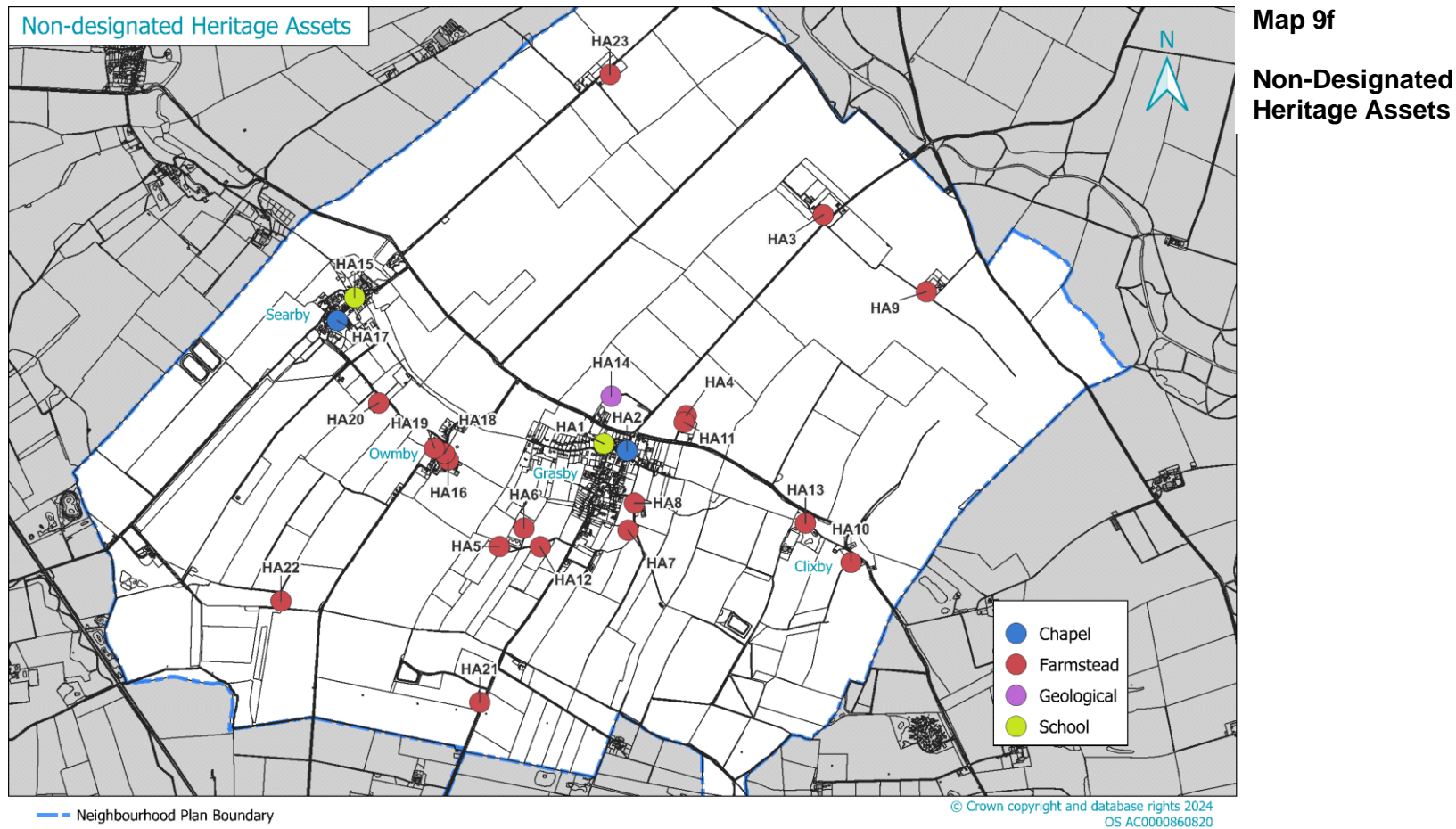
Map 9e Recorded Monuments



Key - Light orange = ridge and furrow
Dark orange = medieval settlement/or other heritage monuments

³⁷ <https://heritage-explorer.lincolnshire.gov.uk/map>

- 170 The NPPF (para 207) requires 'as a minimum' the relevant historic environment record to be consulted, and developers are required to describe the significance of any heritage asset affected. The Lincolnshire Historic Environment Records³⁸ identify the presence of, amongst other things, crop marks, the location of prehistoric settlements and ridge and furrow on the land across the Parish.
- 171 Neighbourhood Plans can identify buildings for local listing. The NPSG have assessed the buildings identified in the Historic Environment record, that are not statutorily listed. The involvement of local people and the production of a list of buildings of local interest for nomination is an approach advocated in the Heritage at Risk Strategy 2013 by Heritage Lincolnshire. The NPSG have identified the list at Appendix G which are nominated as locally valued heritage assets. Appendix G includes the criteria used to justify their inclusion, a description and photo. This is not intended to be exhaustive, but it is the starting point of a Local List to be used by WLDC and developers and added to over time. These are shown on Map 9f.



³⁸ <https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=94&id=4754>

POLICY 9 PROTECTING AND ENHANCING HERITAGE ASSETS

1. Development should preserve the significance of the Listed Buildings shown on Map 9a, 9b, 9c and 9d and their settings. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances outlined in the National Planning Policy Framework within any planning balance.
2. Development within the historic core of Grasby and Searby and within the Settlement Boundary of Owmbly, should respect the scale, building plots, height and roof line and complement existing materials and architectural detailing to reflect the prevailing historic character as identified in the Grasby Design Codes and Guidance 2024.
3. The retention of locally important heritage assets is supported and development proposals affecting these will need to accord with District policies. The buildings identified on Map 9f are identified as non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset, including their setting, will be taken into consideration when determining planning applications in order to minimise the conflict between the heritage asset's conservation and any aspect of the proposal.
4. Proposals that require a change of use of a heritage asset will be considered favourably where the following can be demonstrated:
 - a) the proposed development would represent a viable use that would secure the future of the heritage asset, and
 - b) the change of use will not be detrimental to the significance of the heritage asset and its setting.



Non-Designated Heritage Asset - Methodist Chapel, Grasby



Non-Designated Heritage Asset – Grasby Quarry

18. PROTECTING AND ENHANCING COMMUNITY FACILITIES

- 172 The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.
- 173 For those without a car or with limited mobility, being able to access local meeting spaces is key to health and well-being. With a growing number of residents working from home and around in the week, there may be an increasing demand for some local provision.
- 174 The village hall is a highly valued and well used and maintained asset, providing a space for local groups to meet. The hall is used by local groups of all ages including cubs, beavers & a toddler group, music events, theatre, fund-raising events and private social events. It is used by the village school for physical education lessons and a yearly Easter ceremony.
- 175 The village also has a popular primary school. The school is an asset for the village enabling local children to easily get to school and is another important focal point for community events.
- 176 The Cross Keys pub is located in Grasby on the A1084 main Caistor to Brigg Road. The pub was closed in May 2024 following a serious fire. There was local concern about the potential loss of this valuable facility at the time, however the landlords carried out the necessary repairs which meant that the pub was back open and trading by November 2024. The NPSG support the registering of the Cross Keys as an Asset of Community Value.
- 177 The facilities available for residents are shown on Map 10 as follows:

- All Saints Church, Grasby
- All Saints Primary School, Grasby
- Grasby Village Hall
- St Nicholas Church, Searby
- All Hallows Church, Clixby
- The Cross Keys Public House, Grasby
- Recreation Area, Searby

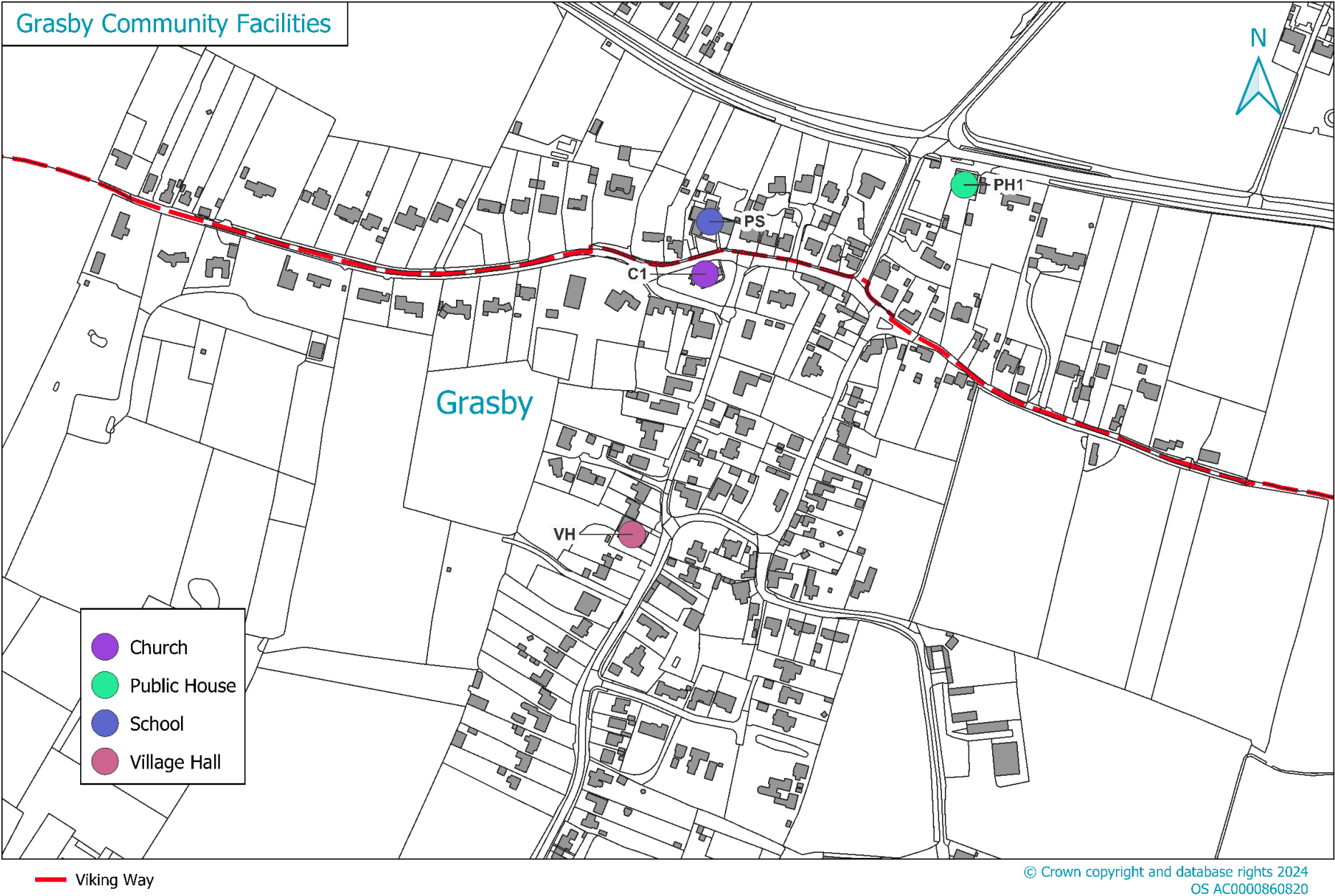
- 178 The NPSG also identified community amenities, these are not as significant as community facilities (dog waste bins, grit bins etc) but their removal would result in a reduction in the amenity of the Neighbourhood Plan Area. The NPSG recorded them and mapped them – see Annex M – to ensure that if they are removed they are replaced.



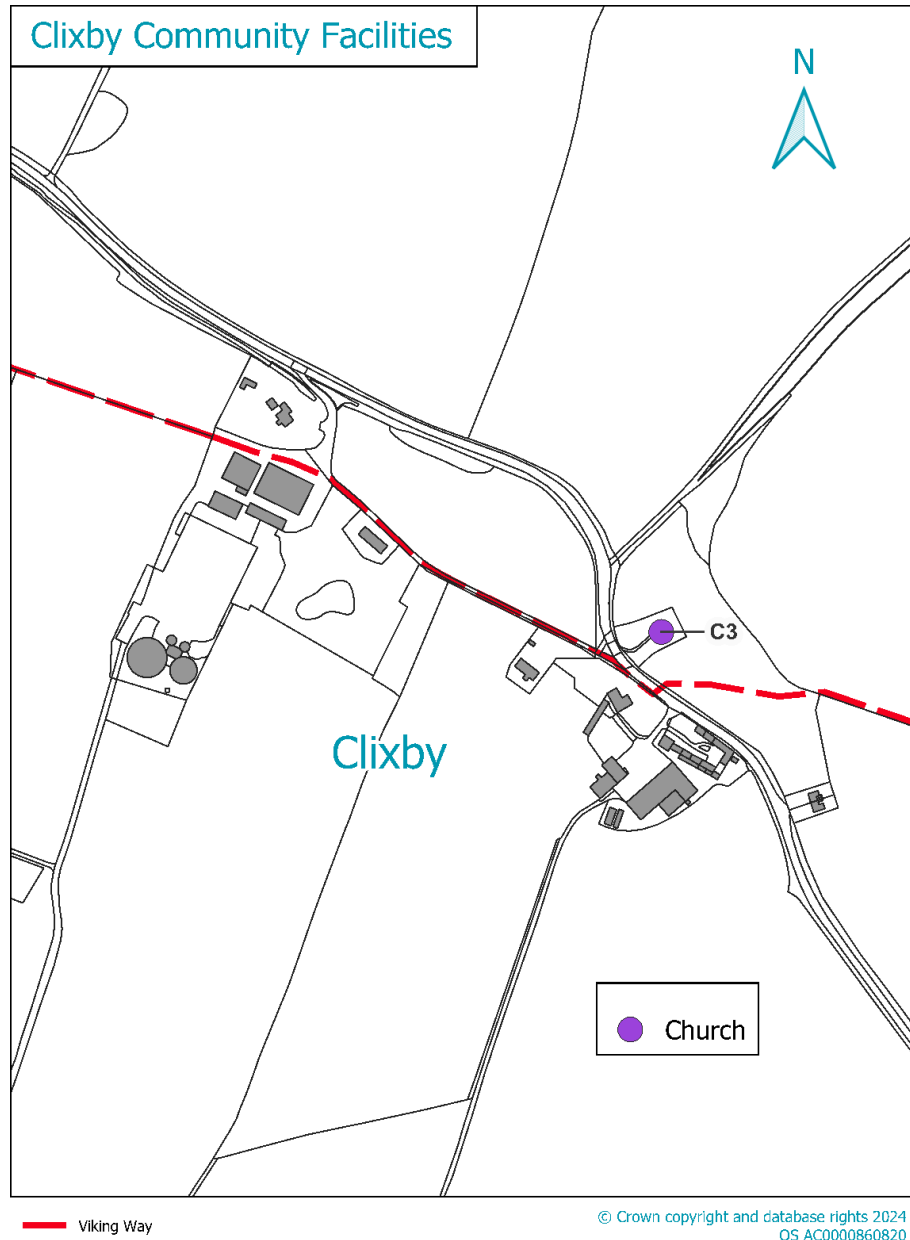
All Saints Primary School, Grasby

- 179 The process of preparing this neighbourhood plan also resulted in the identification of land in Searby in private ownership that has been used for many years as a children's play area. This is now identified as a Local Green Space and the Neighbourhood Plan Steering Group are seeking to work with the landowner and other interested parties to secure this valuable asset as a community facility. It is a community aspiration at Annex B to reinstate this provision. It is identified on Map 10 and policy 10.

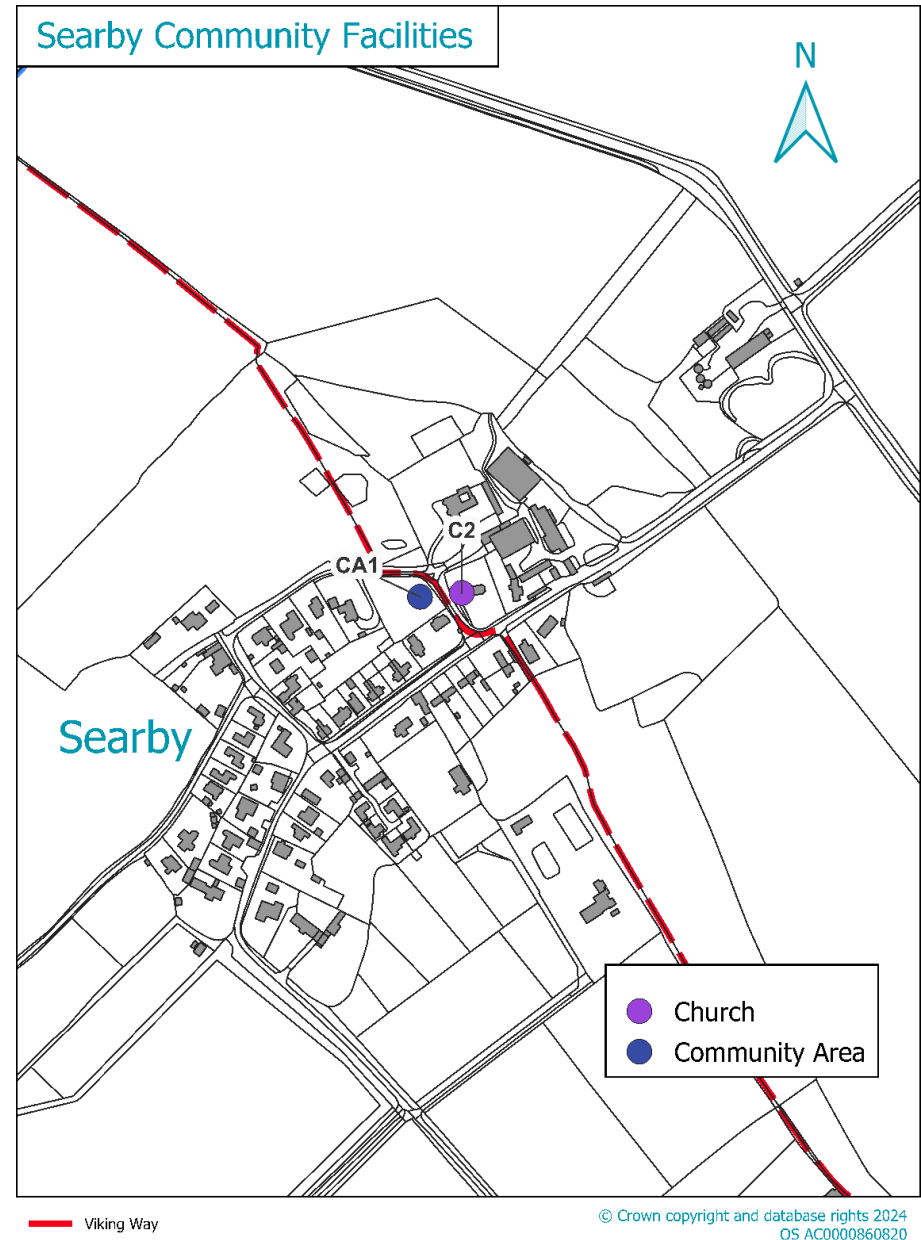
Map 10a Grasby Community Facilities



Map 10b Clixby Community Facilities



Map 10c Searby Community Facilities



POLICY 10 PROTECTING FACILITIES FOR THE COMMUNITY

1. The following buildings shown on Map 10a, 10b and 10c (above) are identified as community facilities (or a business providing a community facility):
 - a) All Saints Church Grasby
 - b) All Saints Primary School Grasby
 - c) Grasby Village Hall
 - d) St Nicholas Church Searby
 - e) Clixby Church
 - f) Cross Keys
 - g) Recreation Area Searby
2. Proposals for the enhancement of existing community facilities as identified in Policy 10 (1), especially the Play Area at Searby are supported where they are in keeping with the character of the area as defined in the Grasby Design Codes and Guidance.
3. Any development proposal affecting the existing community facilities as identified in Policy 10 (1) should be determined in accordance with policy S50 of the Central Lincolnshire Local Plan.
4. Where a proposal would involve the loss of a community amenity as listed in Annex M, that proposal would be required to replace that community amenity at a nearby location.



The Cross Keys Public House, Grasby – serious fire May 2024, re-opened November 2024

19. RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES

180 The NPPF para 160c) notes that *'plans should.... identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems'*.

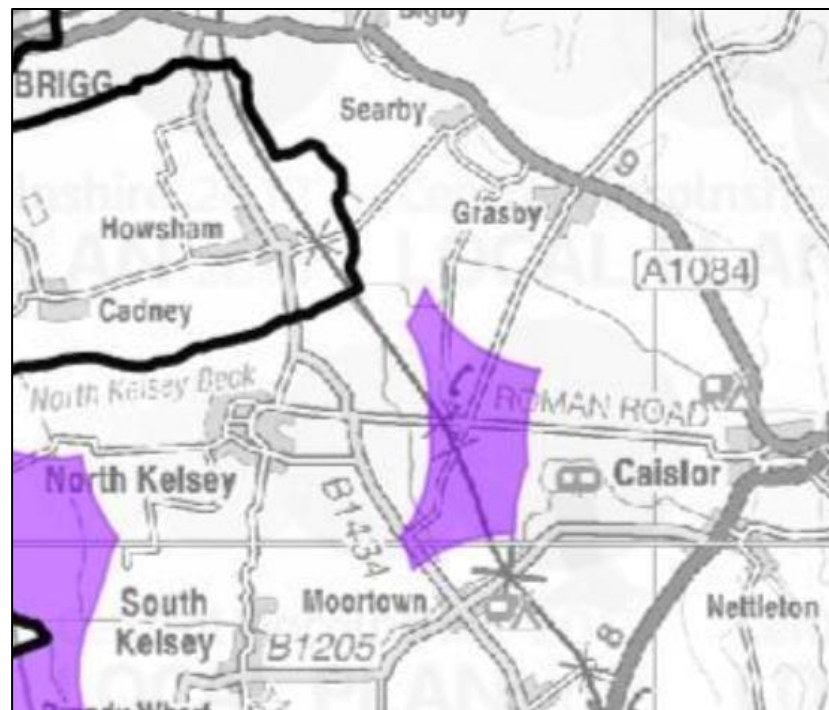
181 The Grasby and Searby cum Owmbly Design Codes and Guidance notes that *'sustainable design incorporates innovative practices at all scales to achieve less impactful development footprints whilst future proofing homes, settlement and natural environments. Reducing the use of imported natural resources whilst increasing utilisation of local and sustainable natural resources can help to achieve this.'*³⁹

182 The Neighbourhood Plan Area is in an area of water stress as defined by the Environment Agency⁴⁰ which means that *'Local authorities can use the water stress determination to inform whether they can require the tighter standard of 110 litres per head per day in new developments'*. The CLLP uses this to require a maximum usage of 110 litres per day and encourages developments to 'go further' and use a lower maximum of 85 litres per day (see Policy S12). The GSONP supports the need to reduce water usage.

183 The CLLP identifies areas suitable in principle, subject to detailed assessment, for the development of wind turbines. Map 2 of the CLLP shows an area that is to the south and outside the Neighbourhood Plan Area for medium or large wind turbines. Development of wind turbines may be visible from the settlements. It is worth noting that the CLLP Policy S14 supports the provision of a small to medium single wind turbine across Central Lincolnshire subject to an assessment of the direct, indirect, individual and cumulative impacts can be made acceptable. This will include an assessment of landscape impact and visual amenity and the evidence base and policies in this neighbourhood plan will inform this decision.

184 Given the need to move to achieve net zero by 2050 the GSONP acknowledges the work done in the CLLP and supports this approach.

185 CLLP Policy S14 provides a decision making framework for other forms of renewable energy (for example solar farms) with a presumption in favour of development unless there is clear and demonstrable significant harm arising, or the proposal is to take place on best and most versatile agricultural land, or the land is allocated for another purpose in the CLLP or statutory based document (such as a nature recovery strategy).



Extract from Map 2 of the CLLP
Areas suitable in principle, subject to detailed assessment, for the development of medium to large wind turbines.

Key: Area in Purple possible location for wind turbines

³⁹ See Grasby and Searby cum Owmbly Design Codes and Guidance page 56 at <https://grasby.parish.lincolnshire.gov.uk/council-business/gsonp-steering-group>

⁴⁰ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

- 186 As with the consideration of wind turbines, the analysis in this neighbourhood plan regarding Significant Green Wedges, and Key Views will be expected to inform WLDC in their decision-making process when assessing planning applications for their local impact.⁴¹
- 187 The Grasby Design Codes and Guidance 2024 includes Area Wide Design Guides, B1, Resilience to the climate emergency, B2 Assessing alternative energy solutions, B3 Electric vehicle charging and B4 Energy efficient measures towards net zero carbon. They all provide guidance in the context of the Neighbourhood Plan Area and should be referred to.

POLICY 11 RENEWABLE ENERGY, ENERGY EFFICIENCY AND LOW CARBON TECHNOLOGIES

- 1. New development should incorporate sustainable design features to maximise energy efficiency in accordance with area wide Design Guides B1 Resilience to the climate emergency, B2 Assessing alternative energy solutions, B3 Electric vehicle charging and B4 Energy efficient measures towards net zero carbon in the Grasby and Searby cum Owmbly Design Codes and Guidance.**
- 2. Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures so that maximum water usage is 110 litres per person per day.**
- 3. Proposals for the development of renewable and low carbon sources of energy, particularly from community owned projects, will be supported in accordance with CLLP Policy S14 provided that:**
 - a) the developer has provided a thorough written analysis of the landscape impact satisfactorily demonstrating an ability to mitigate visual, noise, dust, smell and reflected light intrusion,**
 - b) meaningful early consultation has been undertaken in accordance with the Key Principle in this Neighbourhood Plan (see section 6) and appropriate adjustments made accordingly,**
 - c) residents' living conditions, amenity, health and quality of life are or can be made acceptable during construction, operation and decommissioning of installations,**
 - d) the proposal is not located in an area identified as a Significant Green Wedge, an Area of Great Landscape Value or for its ecological quality; and**
 - e) supporting information shows how the surrounding environment will be protected and how full site restoration to its former use will be achieved when production ceases.**

⁴¹ Once the GSONP is made it will form part of the Development Plan and applications in the Neighbourhood Plan Area will need to take into account the policies in it along with national and CLLP policies.

20. SUPPORTING THE LOCAL ECONOMY

188 One of the UK government's key priorities is to encourage business growth. The NPPF paragraph 88 states that planning policies should enable *'the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings, the development and diversification of agricultural and other land based rural businesses and sustainable rural tourism and leisure developments which respect the character of the countryside'*.

189 The parishes of Grasby and Searby cum Owmbly wish to participate in this growth and recognise that helping small business start-ups and growing the existing businesses in the area is an important factor in building a strong and vibrant community in the future. To facilitate these aims, the following factors are considered important to encourage small business:

- Easy access to funding to support new and existing enterprises
- Affordable business space
- Infrastructure improvements
- Skills development
- Community marketing
- Local procurement policies

**Agriculture:
the predominant
business within the
parishes**



190 Not all of these are related to land use planning. Annex B identifies the actions related to supporting the local economy that the Parish Council will pursue.

191 There are no designated employment areas within the Parish. CLLP Policy S33 'Non designated Employment Proposals within Settlements' supports employment proposals in Grasby, Searby and Owmbly⁴² where there are no suitable sites within designated employment areas⁴³. CLLP Policy S34 'Non designated Employment Proposals in the Countryside' limits employment generating development to the expansion of existing employment use and development proposals that support land based rural businesses.

192 Within the Parish a number of farm buildings and cottages have been converted into holiday accommodation. The Viking Way long distance walking route, the many other footpaths, attractive landscape and the location near the Lincolnshire Coast and Lincoln makes it an attractive tourist location. The history of the settlements and the three churches provide a rich source of interest. The community appreciates the economic benefits that accrue from sensitively designed development that attracts tourists to the Neighbourhood Plan Area.

Improving broadband and mobile connectivity

193 Advancing technology makes it increasingly possible for people to work from home. The covid pandemic resulted in a step change in the many industries where hybrid working at least part time is increasingly the norm. This growing desire to work from home is being driven by digital technology, a reluctance to commute, increased awareness about the environmental benefits of home working and an increase in self-employment generally.

194 Searby & Owmbly have good broadband connectivity due to a community initiative in 2020 which provided super-fast broadband (fibre-to-the-home), but in Grasby there is no fibre-to-the-home connectivity.

⁴² These are the named settlements identified in CLLP Policy S1 settlement hierarchy

⁴³ The nearest designated employment area is Caistor Industrial Area

- 195 Lincolnshire County Council is part of Project Gigabit which hopes to achieve 95% gigabit capability by 2025 but there remain some houses in the Neighbourhood Plan Area that cannot access full fibre broadband technology. This situation needs addressing to ensure everyone can access on line services, work from home (if required) and that local businesses can operate efficiently.
- 196 This is also true of 4G and 5G wireless communications technology which supports cellular data networks. This Plan supports the roll-out of these technologies. However, the installation of telecommunications masts to support such technologies must be done sensitively and not result in the erection of permanent structures that damage the landscape character of the Neighbourhood Plan Area.

POLICY 12 SUPPORTING THE LOCAL ECONOMY

1. **Development proposals that enable the sustainable growth and/or diversification of businesses through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with CLLP policies S33 and S34.**
2. **Where planning permission is required, proposals for the operation of businesses from integrated home/work locations and extensions to enable home working will be supported where the scheme;**
 - a) **reflects the character of the area in which it is located, in accordance with the Grasby and Searby cum Owmbly Design Codes and Guidance,**
 - b) **is not detrimental to residential amenity, and**
 - c) **demonstrates there will be adequate parking (on or off street).**
3. **Wherever it is practicable to do so, new development should be served by ultra-fast broadband connection installed on an open access basis.**
4. **The roll out of 4G and 5G wireless communication technologies shall be supported unless this leads to the erection of permanent structures located where they would damage the landscape character of the Neighbourhood Plan Area.**
5. **Development that increases the provision of accommodation for visitors is supported where its scale and design is in accordance with the Grasby and Searby cum Owmbly Design Codes and Guidance and its location is in accordance with CLLP Policies.**



Some of our local businesses

21. SITE ALLOCATIONS

- 197 The Housing Requirement Figure in the CLLP for new housing within Grasby is for 12 dwellings and has been met. This is a minimum number of dwellings. It is likely that there will be planning applications submitted for further housing up to 2040. The wider context is that government policy is pushing for more house building than was required when the CLLP was adopted. Identifying sites within the Neighbourhood Plan will provide the opportunity to influence the type, location and character of future development to meet local needs and provide residents with more certainty about where development will take place.
- 198 The NPSG organised a Call for Sites in 2024. All local landowners were approached by email to ask if they would like their land to be considered for inclusion in the assessment. AECOM also considered the sites identified in the Central Lincolnshire 2020 Housing and Economic Land Availability Assessment (HELAA). 8 sites were put forward, 7 in Grasby and 1 in Searby. Development sites can only be allocated if they are available, suitable and achievable. Two of these sites (GSO.04 & GSO.05) were excluded from the assessment for development because the landowners wished these sites to remain free of development. The remaining six sites, all in Grasby, were then assessed for their suitability for development by the external consultants.
- 199 The Site Assessment Report explains the methodology and shows the site assessment for all the sites. The sites were assessed using a site assessment proforma based on the Government's National Planning Practice Guidance to enable a consistent evaluation of each site against an objective set of criteria. The six sites were assessed by AECOM⁴⁴ using a standard site assessment approach.
- 200 The site assessment did not rule out any of the sites but identified site constraints for example access, flood risk, or issues that would need to be mitigated, for example landscape impact across all the sites and whilst the sites are all in flood zone 1 there is knowledge of surface water flooding on part of GS01. Annex K shows the assessed sites.
- 201 Careful consideration of the sites and the implications of their development has been undertaken by the NPSG. Three sites are supported and the descriptions below show the aspiration/opportunities for each site.

⁴⁴ AECOM Infrastructure & Environment UK Limited is a multinational consultancy. All technical support packages for neighbourhood planning are delivered by AECOM.

GSO 01 Land between Clixby Lane and Bentley Lane Grasby

Description	Reason for Inclusion	Aspiration/Opportunities	Possible constraint?
Land between Clixby Lane & Bentley Lane 1.76 hectares	<ul style="list-style-type: none"> + Potential for a small high-quality retirement/ smaller dwelling development with character + Secure northern part of site for community/ recreational use + Potential to increase biodiversity + Provide additional village parking 	Community open space <ul style="list-style-type: none"> • Play area • Public car parking • Improved biodiversity (trees/shrubs/pond) 	- Highway access issues need to be resolved



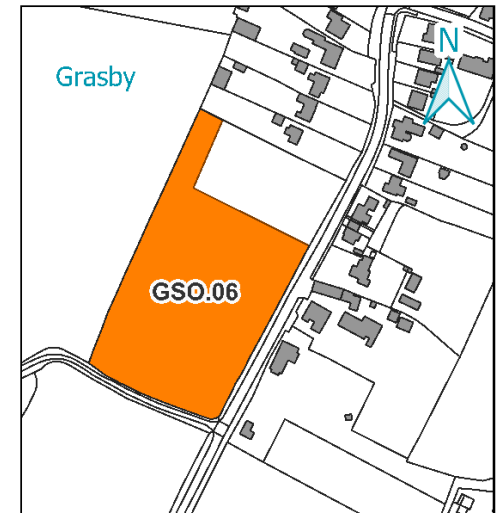
© Crown copyright and database rights 2024 OS AC0000860820

POLICY 13A LAND BETWEEN CLIXBY LANE AND BENTLEY LANE GSO 01

- Well-designed residential development as defined in Policy 7a for in the region of 6 dwellings that reinforce the positive aspects of the character of the eastern edge of Grasby village is supported where:
 - public open space off Clixby Lane is provided and connected to the existing public footpath,
 - the boundary treatment (native hedgerows and mature trees) provides visual connections to the public open space and a soft transition to the open countryside to the east,
 - a landscaping scheme includes the retention of existing trees and hedgerows where possible or replaces them where it can be demonstrated that the removal of the original is necessary for the development to proceed,
 - the use of materials and a narrow colour pallet reflects the historic rural nature of Grasby village in accordance with Design Code A1, A2 and A3 in the Grasby and Searby cum Owmbly Design Codes and Guidance,
 - safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highway standards off Bentley Lane only,
 - housing mix meets local need for 2-3 bed dwellings in accordance with Policy 8a,
 - the layout avoids impacting on the main drain that runs across the south of the site.
- The provision of the public open space will be provided within the site by legal agreement.
- Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it.
- Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.

GSO 06 Land to the West of Station Road Grasby

Description	Reason for Inclusion	Aspiration/Opportunities	Possible constraint?
Off Station Road 1.5 hectares	<ul style="list-style-type: none"> + Site already included in Central Lincolnshire HELAA 2020 + Part of field containing the site already has planning permission for housing + Potential for high quality design to add character to village entrance 	<ul style="list-style-type: none"> • Protect important view towards Grasby church • Maintain boundary hedgerows • Village gateway feature 	<ul style="list-style-type: none"> - Underground sewage pipe and overhead power lines



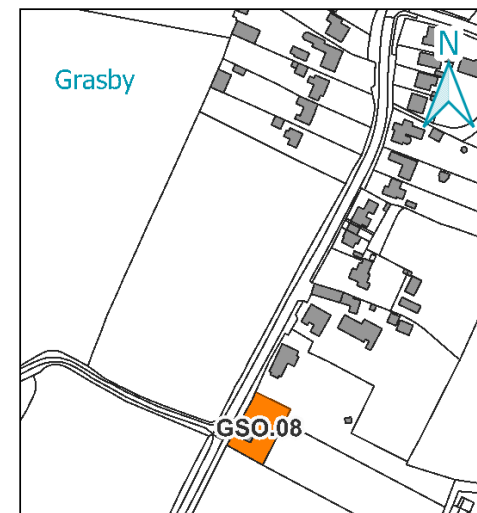
© Crown copyright and database rights 2024 OS AC0000860820

POLICY 13B LAND TO THE WEST OF STATION ROAD GSO 06

- Well-designed residential development as defined in Policy 7a for in the region of 6 dwellings that reinforce the positive aspects of the character of the southern edge of Grasby village is supported where:
 - the buildings' design, layout and boundary treatment reflect the site's location at the gateway to Grasby village,
 - the site layout protects views towards the church,
 - the landscaping scheme includes a boundary treatment (native hedgerows and mature trees) that provides a soft transition to the open countryside to the south and west, retaining existing hedgerows where possible,
 - the layout accommodates any wayleaves required,
 - the use of materials and a narrow colour pallet reflects the historic rural nature of Grasby village in accordance with Design Code A1, A2 and A3 in the Grasby and Searby cum Owmbly Design Codes and Guidance,
 - safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highway standards,
 - a footpath is provided connecting the site to the rest of the village,
 - housing mix meets local need for 2-3 bed dwellings in accordance with Policy 8a,
 - where it is viable to do so, a children's play area is provided.
- Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it. The ditch along Station Road mitigates flooding in the area and should be retained.
- Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.

GSO 08 Land behind Willow Pond east of Station Road Grasby

Description	Reason for Inclusion	Aspiration/Opportunities	Possible constraint?
Land behind Willow Pond 0.31 hectares	+ Potential for high quality design to add character to village entrance in association with GSO.06	<ul style="list-style-type: none"> Village gateway feature 	<ul style="list-style-type: none"> - Access and lack of footpath to village - Lower lying site than GS06 drainage mitigation may be required?



© Crown copyright and database rights 2024 OS AC0000860820

POLICY 13C LAND BEHIND WILLOW POND GSO 08

- Well-designed residential development as defined in Policy 7a for up to 3 dwellings that reinforces the positive aspects of the character of the southern edge of Grasby village is supported where;
 - the design, layout and boundary treatment reflect the site's location at the southern gateway to Grasby village,
 - the landscaping scheme includes a boundary treatment (native hedgerows and mature trees) that provides a soft transition to the open countryside to the south and east,
 - the use of materials and a narrow colour pallet reflects the historic rural nature of Grasby village in accordance with Design Code A1, A2 and A3 in the Grasby and Searby cum Owmbly Design Codes and Guidance,
 - housing mix meets local need for 2-3 bed dwellings in accordance with Policy 8a,
 - safe access and egress for vehicles and pedestrians is provided in accordance with LCC Highway standards,
 - a footpath is provided where possible to connect the site to the rest of the village.
- Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it.
- Where applicable, development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.

22. IMPLEMENTATION

- 202 The policies in this plan will be implemented by West Lindsey District Council (or its successor) as part of the development management process. Where applicable Grasby Parish Council and Searby cum Owmbly Parish Meeting will also be actively involved, for example, as part of the pre-application process outlined in the Key Principle. Whilst West Lindsey District Council will be responsible for development management, the Parish Councils will use this Neighbourhood Plan to frame their representations on submitted planning applications.
- 203 There are several areas of activity which will affect delivery, and each is important in shaping the Neighbourhood Plan Area in the future. These comprise:
- The statutory planning process: this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan Area. However, this is also in the context of the wider Central Lincolnshire Local Plan policies and the National Planning Policy Framework.
 - Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
 - The voluntary and community (third) sector will have a strong role to play, particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
 - The role of the Grasby Parish Council and Searby cum Owmbly Parish Meeting in delivering the projects (see Annex B) that have been identified as part of this Neighbourhood Planning process.
 - The Neighbourhood Plan will become part of a hierarchy of planning documents. Grasby Parish Council and Searby cum Owmbly Parish Meeting will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

23. MONITORING AND REVIEW

- 204 The impact the GSONP policies have on influencing the shape and direction of development across the Neighbourhood Plan Area during the Plan period will be monitored by Grasby Parish Council as the lead partner in producing the GSONP.
- 205 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the NPSG and Grasby Parish Council that there will be a review of the Plan 5 years after it has been made.
- 206 Any amendments to the GSONP will only be made following consultation with statutory bodies, local residents and other stake holders as required by legislation.





A landscape photograph showing a vast green field in the foreground, with a line of trees and a small hill in the distance under a blue sky with scattered white clouds. In the bottom right corner, there is a teal-colored circle with a white border containing the word "ANNEXES" in white, uppercase, serif font.

ANNEXES

Annexes are currently available in a separate document

This has been done during the consultation process to make it easier to distribute the documents via email

Both documents are available on the Grasby Parish Council website

<https://grasby.parish.lincolnshire.gov.uk/council-business/gsonp-steering-group>

PARTICIPANTS & CONTRIBUTORS

Steering Group

Chairman

Chris Mead

Members

Robert Bennett

Mark Palmer

Julie Turnbull

Janet Brown

Tim Phipps

Michael Downing

Steve Riley

Cllr Peter Morris, WLDC

Cllr Tom Smith, LCC



Consultants

Helen Metcalfe, Planning with People

Nev Brown, Senior Neighbourhood Planning Policy Officer, West Lindsey District Council

John-Michael Chidwick, AECOM



Main Contributors

Guy Bartlett

Clare Davies

Roy Harvey

Kate Knapton

Louise Mead

Ellie Brown

Phoebe Godfrey

Alex Hilton

Paul Knapton

David Mullineaux

Bruce Bushby

Nick Harrison

Evelyn Kirkby

Bethany Lauren

Dick Pike

Hannah Dale

Linda Hartley

Ron Kirkby

David Lyle

Clive Wilson

And to the many others who have commented, responded to our surveys, given their time or facilitated our regular or public meetings – thank you for your contributions.

Grasby and Searby cum Owmbly

Neighbourhood Plan

2025 - 2040

