

Grasby and Searby cum Owmbby

Neighbourhood Plan

2025 - 2040

ANNEXES



Pre-submission Consultation Draft

May 2025

REVISION HISTORY

Quality Information

Text by	Layout by	Checked by	Approved by
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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



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OUR PLAN

The body of the Plan is 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>

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ANNEXES

ANNEX A - Common Abbreviations

A list of abbreviations/phrases used within the Neighbourhood Plan with their meanings:

Abbreviation	Meaning
AECOM	AECOM Infrastructure & Environment UK Limited is a multinational consultancy who provide technical support packages for neighbourhood planning
ALGAO	The Association of Local Government Archaeological Officers
CLLP	Central Lincolnshire Local Plan (adopted 2023)
EMRLCA	East Midlands Regional Landscape Character Assessment (2010)
FHS	Future Homes Standard
GLNP	Greater Lincolnshire Nature Partnership
GSONP	Grasby and Searby cum Owmbly Neighbourhood Plan
HNA	Housing Needs Assessment (AECOM 2024)
HRF	Housing Requirement Figure
IHBC	The Institute of Historic Building Conservation
LCC	Lincolnshire County Council
NPSG	Neighbourhood Plan Steering Group
NPPF	National Planning Policy Framework
PHI	Priority Habitat Inventory
SEA	Strategic Environmental Assessment
SGW	Significant Green Wedges
The Design Guide	Grasby and Searby cum Owmbly Design Codes and Guidance (AECOM 2024)
WLDC	West Lindsey District Council

ANNEX B - Community Aspirations

This separate annex contains a number of community aspirations. Some take the form of projects which will be pursued by the Parish Councils, others take the form of actions where the Council(s) will seek to work alongside other organisations and landowners, whilst some are expressions of the local community's vision and ambitions for the future of the Plan Area.

All of the community aspirations have resulted from work carried out during the production of the Plan but are not subject to planning policies. This annex therefore does not form part of the statutory development plan but nevertheless is an important element for the community in achieving the Vision set out in the GSONP.

	Aspiration	Settlement	Demands & Needs	Proposed Actions
1	Secure the future of the Searby recreational area.	Searby	To secure the long-term future of the Searby recreational area for the benefit of the local residents.	<ul style="list-style-type: none"> • Determine the best way to ensure the area remains a recreational area for the long-term. • Work to secure this outcome • Support the management and maintenance of the area
2	Provide children's play opportunities within Searby.	Searby	Provide for play, and other appropriate activities, within the Searby recreational area that make best use of the area.	<ul style="list-style-type: none"> • Determine the needs • Determine a plan of improvement & maintenance • Estimate costs • Identify funding • Assist with implementation
3	Provide a children's play area within Grasby.	Grasby	Identify a site within Grasby suitable for a children's play area and provide equipment	<ul style="list-style-type: none"> • Identify a site • Determine the needs • Design the provision & maintenance • Estimate costs • Identify funding • Assist with implementation
4	Provide a recreational area/playing field within/near to Grasby.	Grasby	Identify an accessible site within Grasby suitable for playing football or other similar games including parking, services etc	<ul style="list-style-type: none"> • Identify a site • Determine the needs • Design the provision & maintenance • Estimate costs • Identify funding • Assist with implementation

ANNEX B – Community Aspirations

	Aspiration	Settlement	Demands & Needs	Proposed Actions
5	Provide public car parking within Grasby for visitors	Grasby	To reduce the level of on-street parking and provide for users of the primary school, church, Viking Way, Village Hall & any future recreational provision.	<ul style="list-style-type: none"> • Review existing parking provision • Identify needs • Identify opportunities • Encourage highway authority/developers to identify possible solutions • Support solutions as they arise
6	Erect interpretation boards along the Viking Way.	All	To display information about the area through which the Viking Way passes that is interesting to both visitors and residents.	<ul style="list-style-type: none"> • Create designs • Identify locations • Estimate costs • Seek funding • Work with highways authority/land owners to erect & maintain
7	Improve signage within the villages	All	To manage & maintain accurate, appropriate & quality signage within the parishes.	<ul style="list-style-type: none"> • Create inventory • Identify improvements • Create maintenance plan • Approve erection & removal of signs
8	Provide additional facilities along the Viking Way	All	Seek to secure additional facilities, seating/litter bins etc, in appropriate locations along the Viking Way and provide opportunities to pause and relax.	<ul style="list-style-type: none"> • Identify locations • Approve appropriate items • Work with others to secure provision, erection & maintenance
9	Create a village gateway on Station Road	Grasby	To mark the entrance to the village that identify boundaries, reinforce the sense of place and provide a visual clue to slow entering traffic	<ul style="list-style-type: none"> • Work with the community to design gateway and identify funding • Support approvals • Work with others to secure provision, erection & maintenance
10	Improve the energy efficiency of the existing housing stock	All	To share information, advice & experience about schemes that seek to improve the energy efficiency of existing homes	<ul style="list-style-type: none"> • Encourage residents to improve existing homes • Require developers to include measures within new homes • Share information and best practice where available

ANNEX B – Community Aspirations

	Aspiration	Settlement	Demands & Needs	Proposed Actions
11	Support local tourist activities & facilities to improve their use	All	Provide easily accessible information about activities and facilities within the parishes eg walking guides.	<ul style="list-style-type: none"> • Support and encourage the work of local authorities to promote local tourism • Identify a selection of local walking routes • Work with Visit Lincolnshire to promote tourism within the parishes
12	Improve public transport link to Brigg & Caistor	All	There is currently no regular link to out two nearest towns where there are links to other transport networks. A private car is a necessity if you live within the parishes.	<ul style="list-style-type: none"> • Lobby authorities, at all levels, to make suitable provision
13	Provide for the changing needs of the users of Grasby Village Hall	Grasby	Continue to ensure the hall provides a public venue serving its local rural community.	<ul style="list-style-type: none"> • Evaluate needs, such as offering higher-end catering for events via rebuilding and extending the kitchen, rebuilding the stage and back-rooms to enhance storage and meeting spaces, and extending the front for improved entryway and toilets • Ensure all improvements maximise accessibility so the hall is useable by all people • Engage the community in identifying needs using sustainable solutions for long-term benefits • Grasby Parish Council will support the Village Hall Committee to secure these improvements
14	Support the modernise of Grasby Village Hall	Grasby	Redress the aged-work and lower environmental standards from when the hall was built in the 1960's with the last major works in the early 2000's.	<ul style="list-style-type: none"> • Evaluate changes and extensions to address issues including the uninsulated flat roof, insulation and windows, aged kitchen and toilets, oil boiler, inadequate storage, electrics, and poor acoustics. • Evaluate environmental solutions including solar panels, batteries, geothermal, living roofs, green walls, water efficiency, and using sustainable and energy-efficient materials. • Adapt the outside space and appearance to attract users, meet users' needs, and promote healthier lifestyles. • Grasby Parish Council will support the Village Hall Committee to secure these improvements

ANNEX B – Community Aspirations

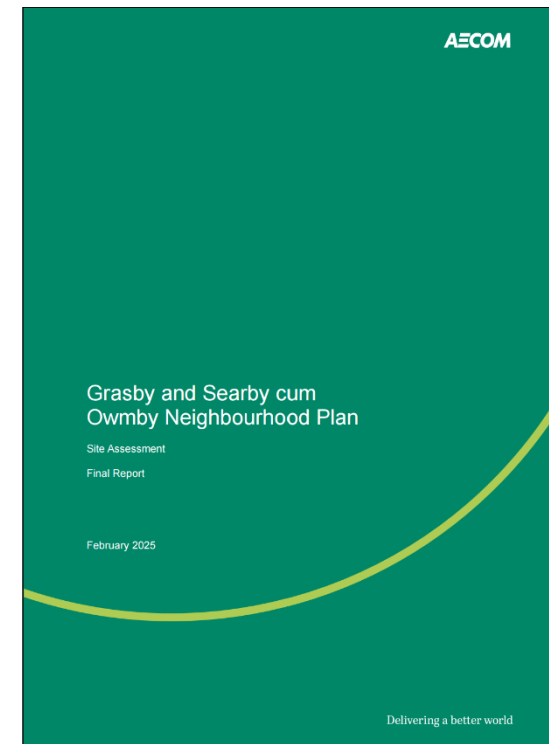
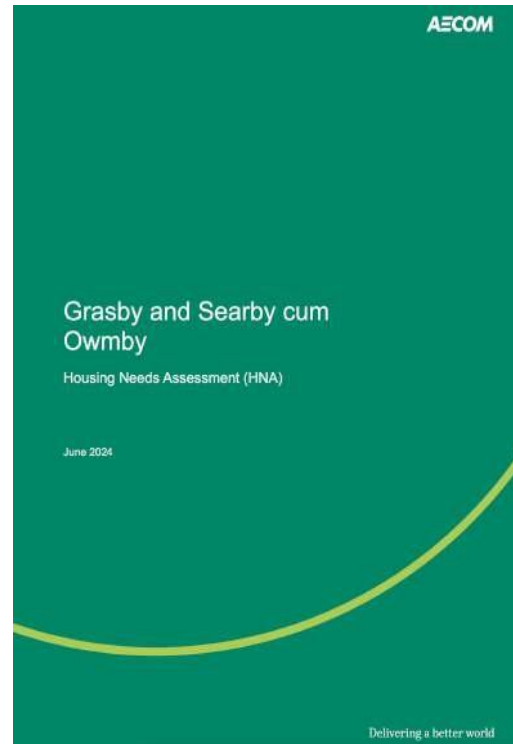
	Aspiration	Settlement	Demands & Needs	Proposed Actions
15	Support actions that improve health, well-being & community spirit	All	Publicise new activities within the parishes that encourage health, well-being & community spirit.	<ul style="list-style-type: none"> Publicise activities via Parish Council website
16	Seek to extend the National Landscape and/or the AGLV designation to include the escarpment and the high Wolds landscape areas of both parishes	All	To recognise the landscape quality and character that equals that of areas already designated and to help to protect and promote the area.	<ul style="list-style-type: none"> Work with relevant authorities to advocate for, and support, this aspiration
17	Seek to retain, support and expand facilities that provide local services.	Grasby	Particularly the primary school, the pub and, if possible, a shop so that residents can access such services locally.	<ul style="list-style-type: none"> Seek to add the pub as an Asset of Community Value Work with the primary school to resolve issues and support its activities Be supportive of local retail proposals
18	Encourage small business development	All	Be supportive of economic growth within the parishes. Assist small business start-ups and growing the existing businesses in the area to increase local employment by making the parishes an attractive place to live and work.	<ul style="list-style-type: none"> Collate and disseminate information on small business funding support schemes through the Parish Council website and community engagement platforms. Prioritise building developments that provide affordable and well-equipped spaces for new or existing businesses. Actively pursue improvements to the parishes infrastructure such as providing ultra-fast internet, better transport links and maintaining attractive public spaces.

ANNEX C - AECOM Reports

These reports provide the evidence base to support the policies in the GSONP:

- Design Code and Guidance
- Housing Needs Assessment (HNA)
- Site Assessment

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



ANNEX D - Local Green Spaces

List of sites designated as Local Green Spaces in the Neighbourhood Plan.

Ref	Description	Assessment Score	Existing Protections
LGS1	Searby Play Area	1434	
LGS2	Grasby Cemetery	1229	Commonwealth War Grave
LGS3	Grasby Green	819	
LGS4	Grasby Churchyard	2458	Listed Building
LGS5	Searby Churchyard	2611	Listed Building
LGS6	Clixby Churchyard	870	Listed Building
LGS7	Clixby Lane East	806	
LGS8	Sledging Field	749	
LGS9	Owmbly/Searby Woodland	461	Tree Preservation Order
LGS10	Rachael's Wood	605	
LGS11	Grasby Village Hall	998	Tree Preservation Order
LGS12	Clixby Lane Tree Line	1037	

A detailed assessment of the criteria considered when designating each site is also shown. These criteria are used to calculate an assessment score. The higher the score the more important/valuable the green space. Details of each site appear below.

Designation Factors

The criteria for designating Local Green Spaces is set out in the National Planning Policy Framework as:

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) 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), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

		Significance:										Additional:	
Ref	Description	Beauty		History		Recreation		Tranquillity		Wildlife		Visibility	
LGS1	Searby Play Area	Within the area	3	Within the settlement	2	Occasional	2	Medium	3	High	4	Not easily seen	2
LGS2	Grasby Cemetery	Within the settlement	2	Within the area	3	Persistent	4	High	4	Medium	3	Easily seen	3
LGS3	Grasby Green	Within the settlement	2	To nearby residents	1	Rare	1	Low	2	Low	2	Prominent	4
LGS4	Grasby Churchyard	Outside the area	4	Outside the area	4	Regular	3	Medium	3	Low	2	Prominent	4
LGS5	Searby Churchyard	Outside the area	4	Within the area	3	Regular	3	High	4	Medium	3	Easily seen	3
LGS6	Clixby Churchyard	Outside the area	4	Outside the area	4	Rare	1	High	4	High	4	Hidden	1
LGS7	Clixby Lane East	Within the settlement	2	To nearby residents	1	Persistent	4	High	4	Medium	3	Not easily seen	2
LGS8	Sledging Field	Within the area	3	Within the area	3	Rare	1	High	4	Low	2	Easily seen	3
LGS9	Owmby/Searby Woodland	Within the area	3	Within the area	3	Persistent	4	High	4	High	4	Prominent	4
LGS10	Rachael's Wood	Within the settlement	2	Within the settlement	2	Occasional	2	High	4	High	4	Not easily seen	2
LGS11	Grasby Village Hall	Within the settlement	2	Within the area	3	Persistent	4	Low	2	Low	2	Prominent	4
LGS12	Clixby Lane Tree Line	By nearby residents	1	To nearby residents	1	Persistent	4	Medium	3	Medium	3	Easily seen	3
Available choices:		Recognised outside the area	4	Important outside the area	4	Persistent	4	High	4	High	4	Prominent	4
		Recognised within the area	3	Important within the area	3	Regular	3	Medium	3	Medium	3	Easily seen	3
		Recognised within the settlement	2	Important within the settlement	2	Occasional	2	Low	2	Low	2	Not easily seen	2
		Recognised by nearby residents	1	Important to nearby residents	1	Rare	1	Poor	1	Poor	1	Hidden	1

ANNEX D – Local Green Spaces

An additional criterion of 'Visibility' has been added to those in the NPPF to provide greater differentiation between sites.

Ref	Description	Factors:								Assessment Score	Rank
		Durable		Proximity		Character		NotExtensive			
LGS1	Searby Play Area	100+ yrs	4	Within settlement	4	High	4	<0.25 ha	4	1434	3
LGS2	Grasby Cemetery	100+ yrs	4	Within settlement	4	Low	2	<0.25 ha	4	1229	4
LGS3	Grasby Green	100+ yrs	4	Within settlement	4	Low	2	<0.25 ha	4	819	8
LGS4	Grasby Churchyard	100+ yrs	4	Within settlement	4	Medium	3	<0.25 ha	4	2458	2
LGS5	Searby Churchyard	100+ yrs	4	Within settlement	4	High	4	<0.25 ha	4	2611	1
LGS6	Clixby Churchyard	100+ yrs	4	Within settlement	4	High	4	<0.25 ha	4	870	7
LGS7	Clixby Lane East	50-100 yrs	3	Within settlement	4	Medium	3	<0.25 ha	4	806	9
LGS8	Sledging Field	100+ yrs	4	Near to settlement	2	Medium	3	<0.25 ha	4	749	10
LGS9	Owmby/Searby Woodland	100+ yrs	4	Near to settlement	2	High	4	> 1 ha	1	461	12
LGS10	Rachael's Wood	100+ yrs	4	Adjacent to settlement	3	Medium	3	0.25 - 0.5 ha	3	605	11
LGS11	Grasby Village Hall	50-100 yrs	3	Within settlement	4	Low	2	<0.25 ha	4	998	6
LGS12	Clixby Lane Tree Line	50-100 yrs	3	Within settlement	4	Medium	3	<0.25 ha	4	1037	5
Available choices:		100+ yrs	4	Within settlement	4	High	4	<0.25 ha	4		
		50-100 yrs	3	Adjacent to settlement	3	Medium	3	0.25 - 0.5 ha	3		
		15-50 yrs	2	Near to settlement	2	Low	2	0.5 - 1 ha	2		
		<15 yrs	1	Away from settlements	1	Poor	1	> 1 ha	1		

The points total for each site is calculated from the points assigned to each criterion as follows:

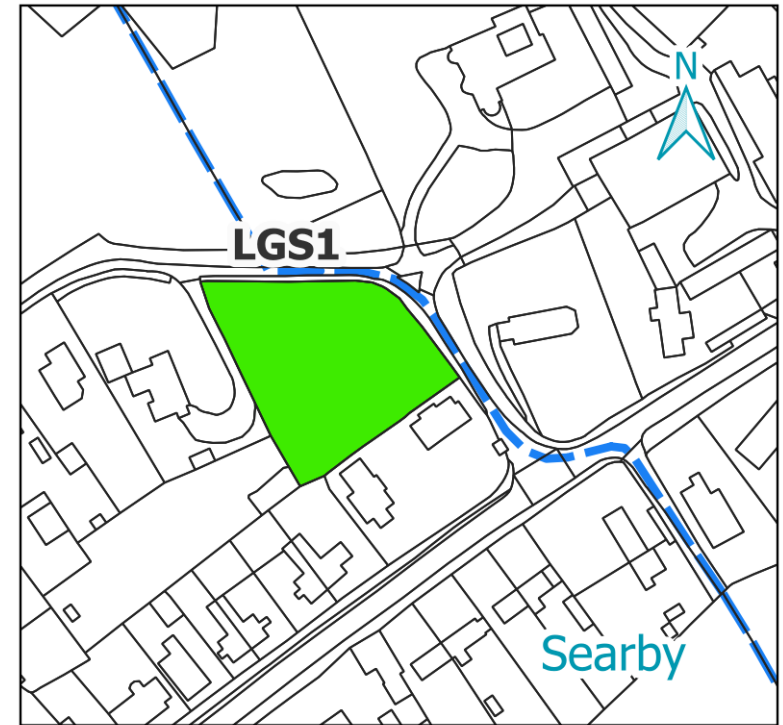
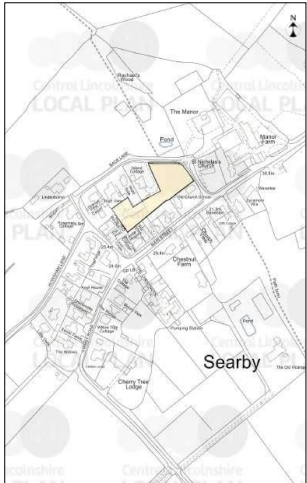
$$\text{Total} = ((\text{Beauty} + \text{History} + \text{Recreation} + \text{Tranquillity} + \text{Wildlife}) / 5) \times \text{Visibility} \times \text{Durable} \times \text{Proximity} \times \text{Character} \times \text{NotExtensive}$$

Sites with a points total below 250 would normally be excluded from designation.

LGS 1 Recreation area adjacent to former school, Searby.

Description The site is the north-eastern portion of an area defined as an important open space in the CLLP (see map below)

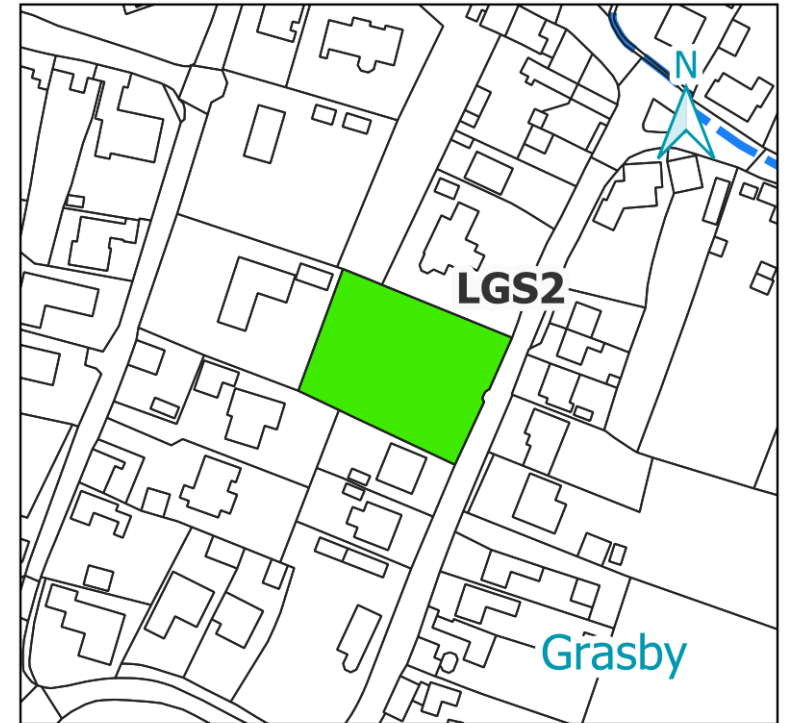
Criteria The site is demonstrably special to the community as it is the only play area in the Plan area. The equipment requires repair and the Parish Councils are working with the landowner to find ways of restoring this provision. It remains a pleasant green space within the setting of St Nicholas Church, the Old School, Island Cottage and The Manor House.



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Ownership	Withheld
Maintenance	Owner

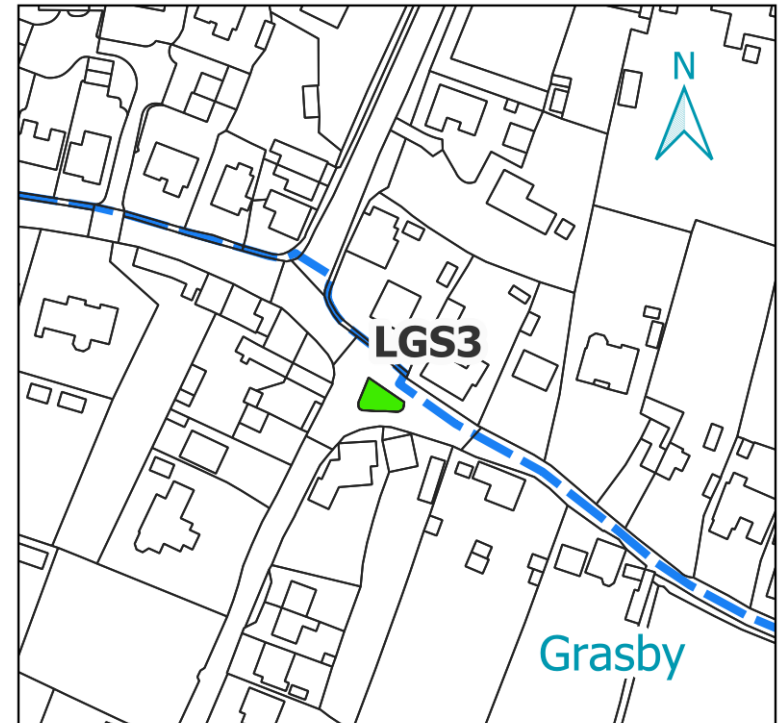
LGS 2	Cemetery, Grasby
Description	The site lies in the middle of Grasby village between Church Hill and Front Street with public pedestrian access from Front Street.
Criteria	The site is demonstrably special to the community as the village cemetery containing graves including Commonwealth War Graves, memorials, public seating and mature trees. It is a tranquil space in the middle of village containing memorials to past residents and the historical information described on them.



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Ownership	Incumbent Vicar/Rector of Grasby
Maintenance	Grasby Parochial Church Council

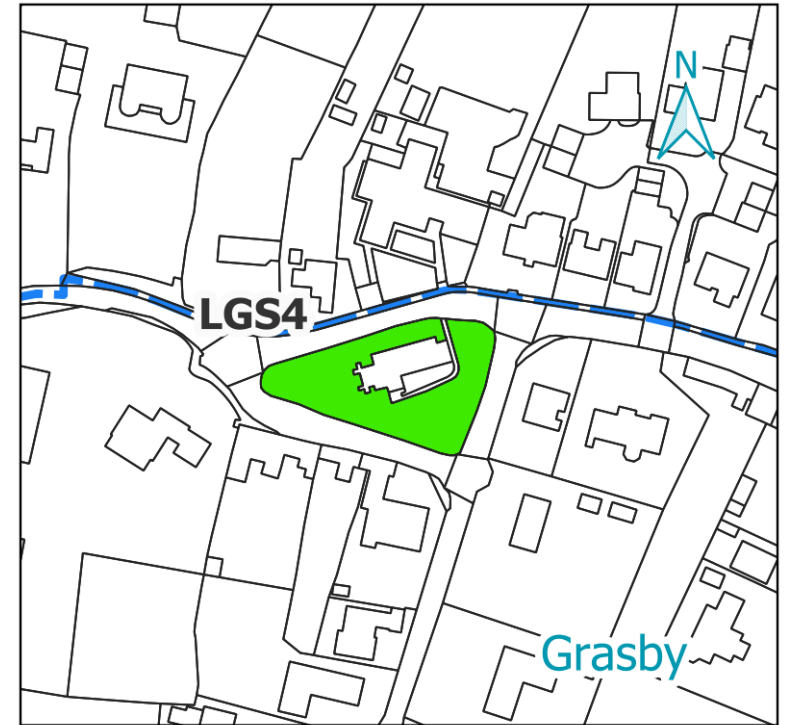
LGS 3	Grasby Green
Description	Small triangular grassed area at the intersection of Clixby Lane and Front Street, Grasby.
Criteria	Surrounded by houses it contains a mature Swedish Whitebeam under planted with daffodil bulbs and used occasionally during village events. The Viking Way passes along the northern boundary. Potential location for seating and/or interpretation board. It reinforces the historic street pattern, makes an important contribution to the street scene and is the centre of a notable space within the village. It is a grassed area that contrasts with the paved urban feel of the surrounding roads where historic properties are hard to the back of the pavements.



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Ownership	LCC Hiighways?
Maintenance	Adjoining residents

LGS 4	Grasby Churchyard
Description	Grassed cemetery with wildflower areas on the banks together with headstones, monuments and a First World War memorial bench surrounding the Grade II listed All Saints Church, Grasby.
Criteria	The churchyard has been redundant as a burial ground for many years. It lies higher than the streets below and has splendid views to the south, east and west. Lincoln Cathedral, more than 25 miles away, can be seen in the distance on a clear day. It lies in the historic core of the village and is an extremely important green space. The Viking Way passes alongside the Churchyard to the north. It is also overlooked by historic cottages to the back of the pavement on the south side and the primary school on the north side. The benches provide seating for quiet contemplation and to enjoy the views.



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Ownership	Incumbent Vicar/Rector of Grasby
Maintenance	Grasby Parochial Church Council

LGS 5	Searby Churchyard
Description	Grassed cemetery with mature trees containing headstones and tombs surrounding the Grade II St Nicholas Church, Searby.
Criteria	Possibly on the site of a medieval foundation. It lies in the central core of the village and is an important green space with mature trees providing habitat for wildlife and a setting for the church. There is also a bench for quiet contemplation. The Viking Way passes alongside the churchyard.

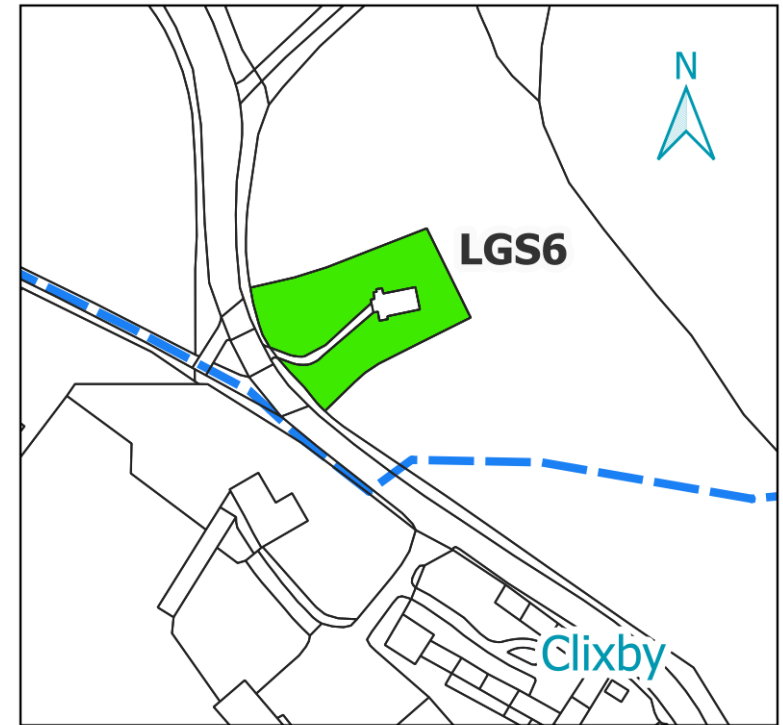


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Ownership	Incumbent Vicar
Maintenance	Searby Parochial Church Council



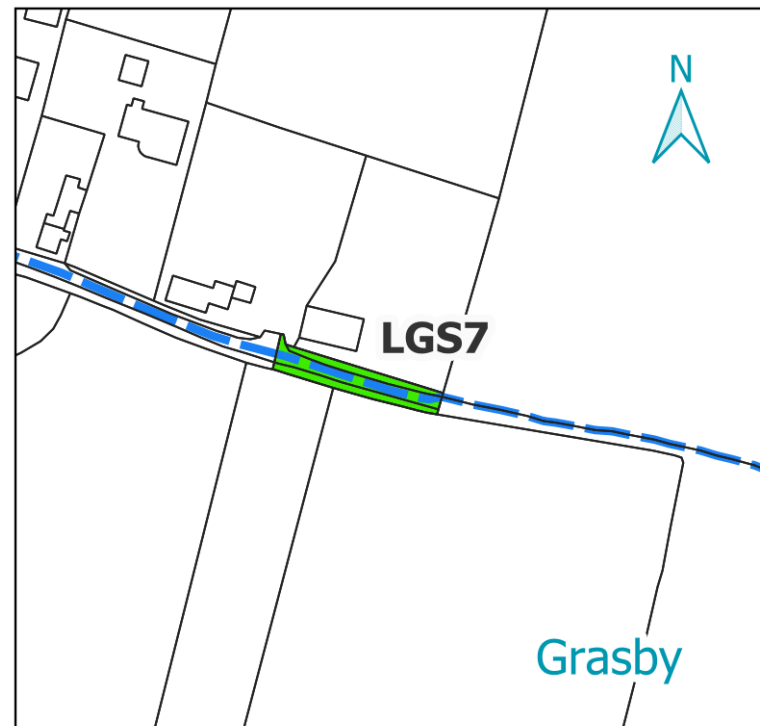
LGS 6	Clixby Churchyard
Description	Grassed churchyard surrounding the Grade II* listed C13 and C14 church of All Hallows, Clixby.
Criteria	Originally the nave of a much larger church surrounded by a Medieval Village that subsequently succumbed to the Black Death. The churchyard includes headstones and memorials, together with mature trees and is covered with snowdrops and aconites in the early spring. The church is redundant but very tranquil and is open frequently to visitors. The Viking Way passes alongside. This is an important green space surrounding an historically important building.



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Ownership	The Churches Conservation Trust
Maintenance	The Churches Conservation Trust

LGS 7	Clixby Lane East
Description	A short section of grass track between the end of Clixby Lane and the open field to the east. It is enclosed by tree planting on both sides
Criteria	It has a distinct character of its own due to the tree planting which frames views over the field to the east and along Clixby Lane towards the village. It is part of The Viking Way and provides a transition from open countryside into the village.

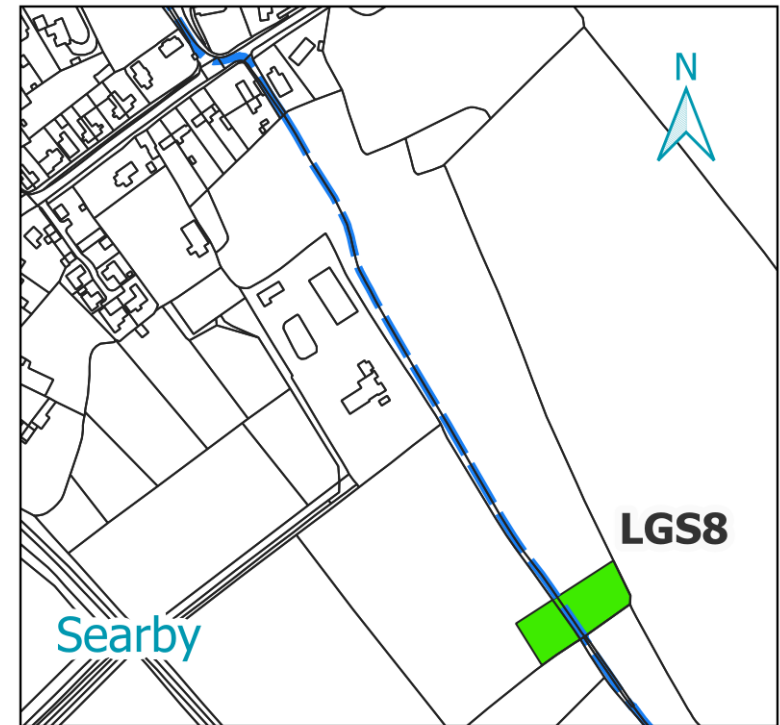


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Ownership	Adjoining owners
Maintenance	Adjoining owners



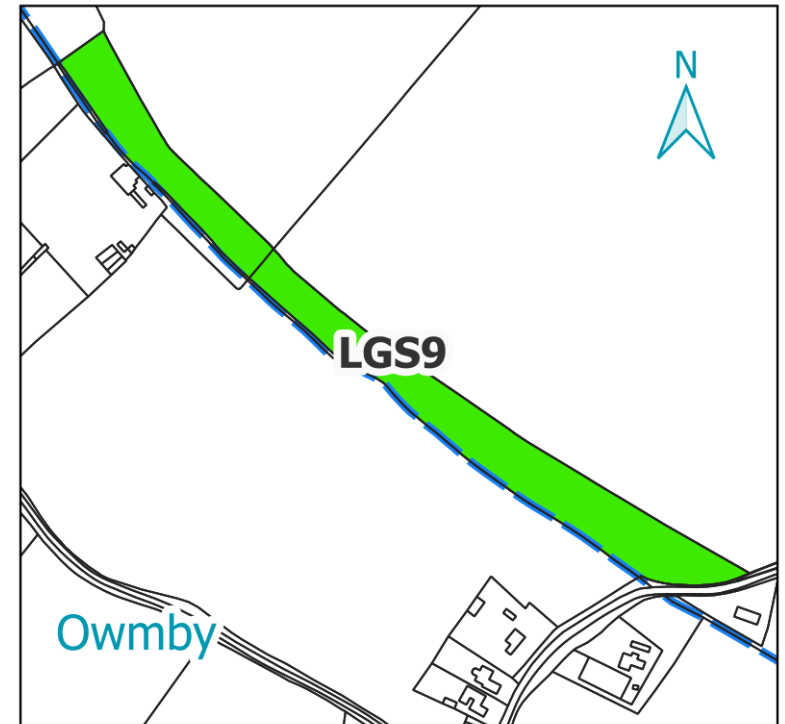
LGS 8	Sledging Field
Description	Part of a permanent pasture field situated at the north-western edge of the woodland strip that runs on the scarp between Owmbly and Searby.
Criteria	Access is via the Viking Way. The field slopes quite steeply from north to south and is traditionally used by the children (and adults!) of the communities after snowfall. This is an important recreational space, if used only sporadically due to the increasing rarity of suitable snowy conditions. There are long views over the low countryside to the southwest.



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Ownership	Mrs Plaskitt
Maintenance	Tenant farmer

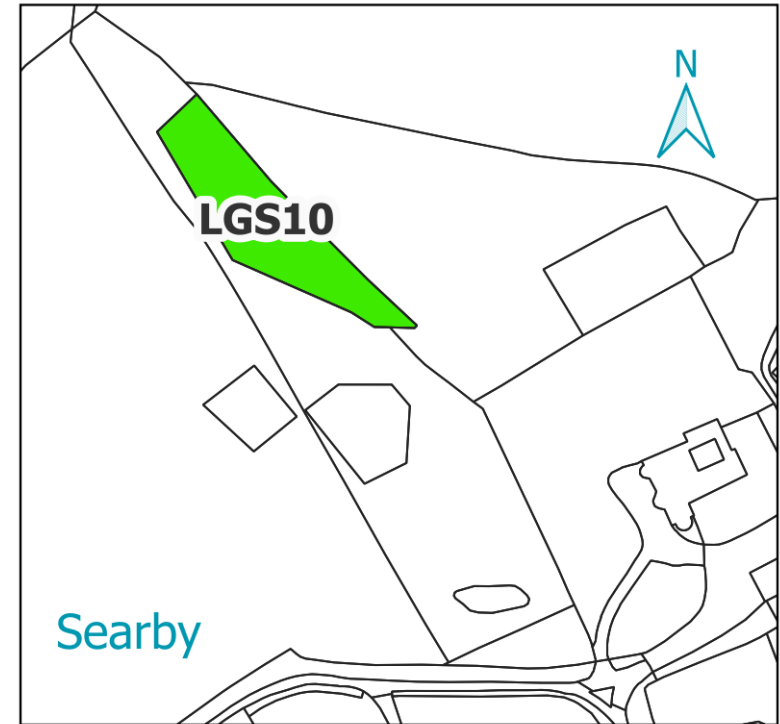
LGS 9	Owmbly/Searby Woodland
Description	Mature deciduous woodland running on the escarpment between Owmbly and Searby.
Criteria	Home to many native species of broadleaved tree and an important wildlife habitat. The Viking Way makes its way along the southern edge of the woodland, giving elevated views over the low land lying to the south which are enjoyed by everyone who walks this route.



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Ownership	Godfrey and Wright families
Maintenance	Owners

LGS 10	Rachael's Wood
Description	An area of woodland planted in 2007 to commemorate Rachael Everett to the north-east of The Manor House, Searby
Criteria	It is highly visible, and accessible, from the Viking Way. It reinforces the existing tree planting north of The Manor House, Searby and enhances the character of the western side of Searby village and this part of the Viking Way.

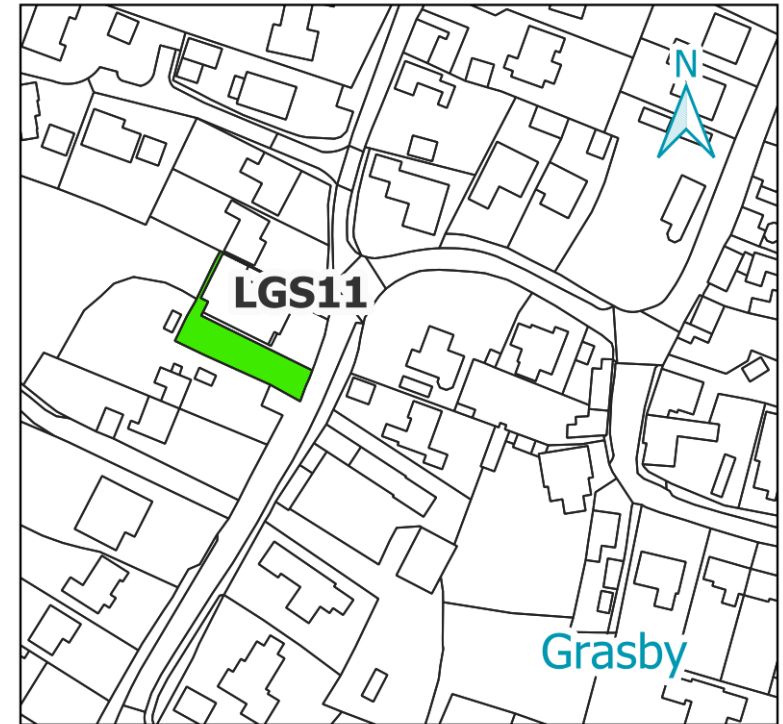


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Ownership	Godfrey Family
Maintenance	Owner and Everett Family



LGS 11	Grasby Village Hall
Description	Grassed area next to Grasby Village Hall used for outdoor events connected with the Village Hall or other village activities.
Criteria	Used for village events, overlooked from the Village Hall & easily visible from the main road. Often used when events are on in the Village Hall. It is the only amenity space suitable to accommodate a significant event in the village. It contains a mature, but unfortunately rather sick oak tree, which was planted to celebrate King George V's Silver Jubilee in 1935. One resident has grown saplings from the acorns. it is hoped that one of these saplings can be planted if the current must be felled for safety reasons. It is protected by a Tree Preservation Order.

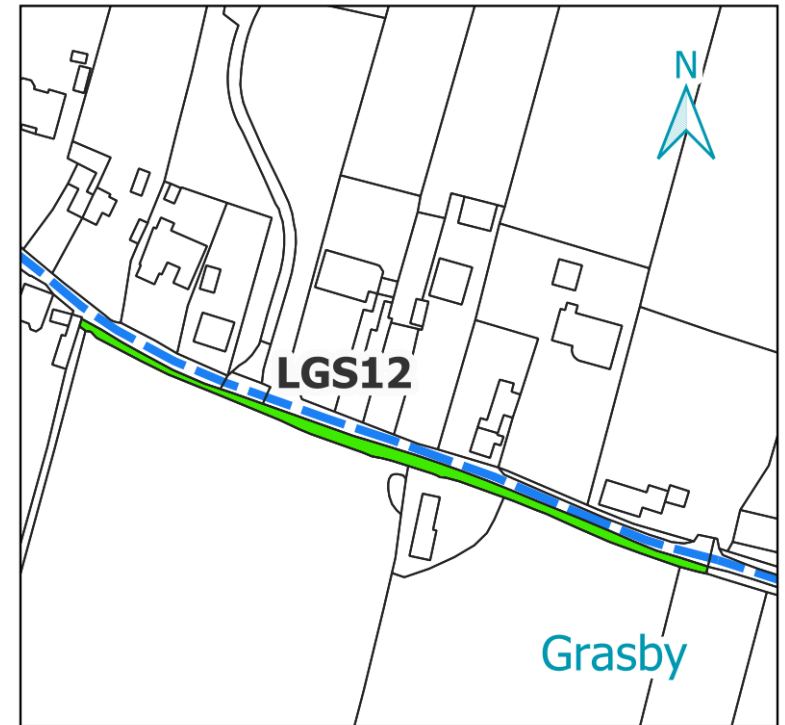


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Ownership	Grasby Village Hall Committee
Maintenance	Grasby Village Hall Committee

LGS 12	Clixby Lane Tree Line
Description	Grass verge on the southern side of Clixby Lane including tree planting & boundary hedgerow.
Criteria	Field maple trees planted to commemorate QEII's Silver Jubilee in 1977



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Ownership	LCC Highways
Maintenance	LCC Highways and adjoining owners

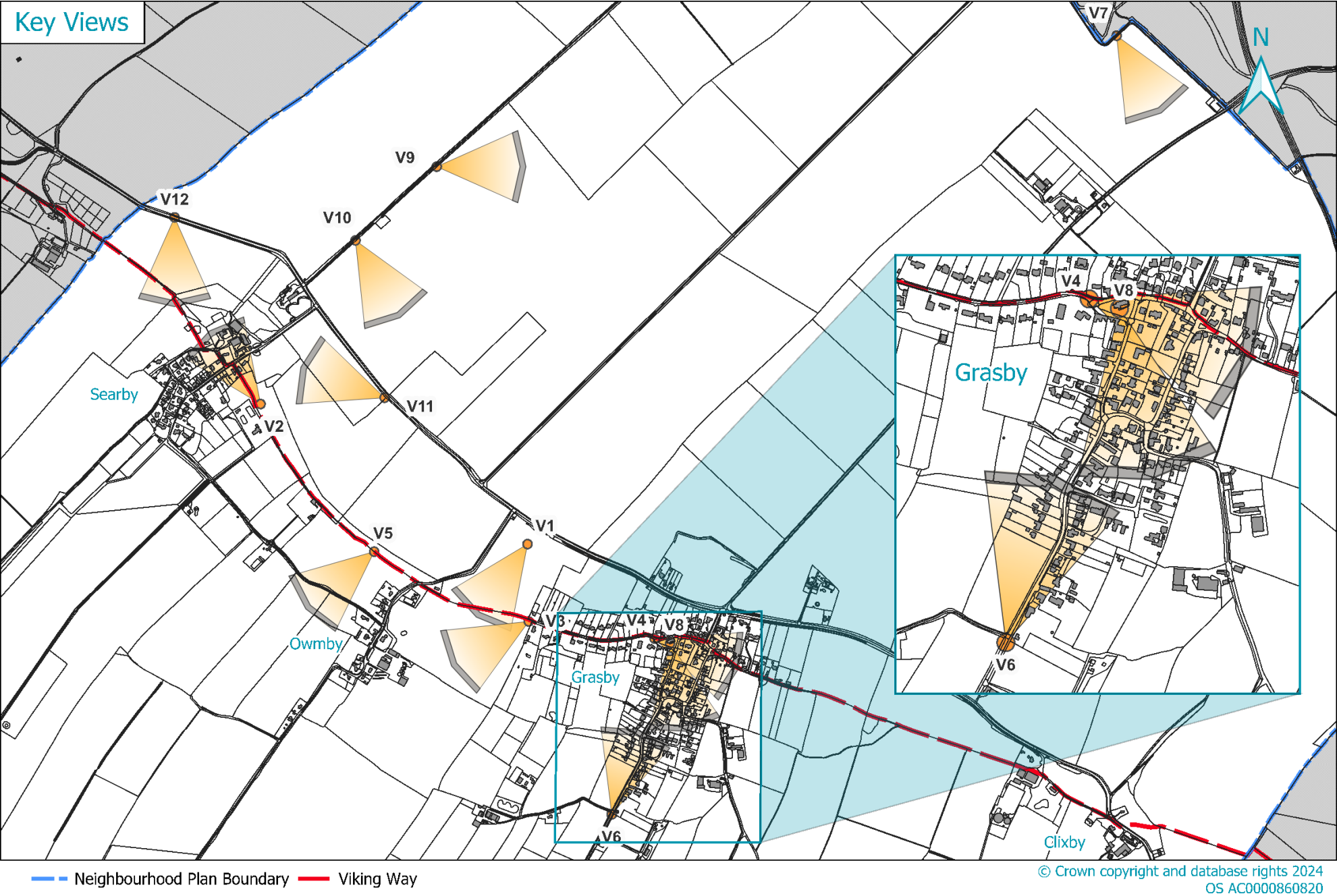
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Photo will be added

ANNEX E – Key Views

List of key views identified in the Neighbourhood Plan.

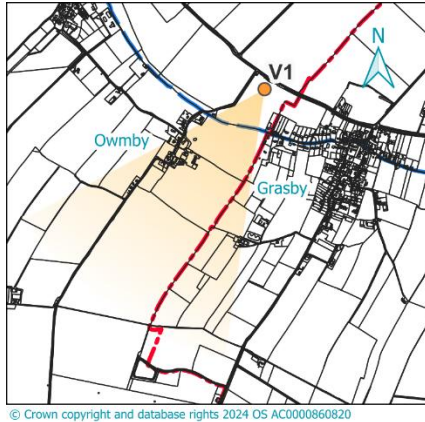
Ref	Description	Reason to protect
V1	Picnic bench on permissive path between Owmbly & Grasby	Arguably one of the best views in the area. The bench is located on the permissive path between Searby & Grasby in an elevated, open position providing a panoramic view south-west over the farmland between the two villages.
V2	Viking Way towards Searby	A very pleasant rural view of Searby village looking west down the Viking Way towards the church of St Nicholas over the grazing land that often contains sheep or cattle
V3	Memorial bench end of Vicarage Lane	Popular seat located at the end of Vicarage Lane where users of The Viking Way heading East leave the village and can see the wide view over the Vale of Axholme to the south-west.
V4	Grasby Church tower	The clearest possible view of Grasby Church tower available from The Viking Way.
V5	From Viking Way over parkland nr Owmbly	The views from this elevated section of The Viking Way between Owmbly & Searby over ridge and furrow grazing land containing magnificent mature trees is rare and particularly attractive.
V6	Entrance to Grasby from the South	Grasby village situated on the chalk escarpment is clearly visible in increasing detail as it is approached on Station Road from the south. On entering the village, the church is particularly notable in this view.
V7	From National Cycle Route 1 over Wolds towards Caistor	Users of the National Cycle Route can see this expansive view over the arable farmland of the Wolds towards Caistor and 128ft (39m) tall Pelham's Pillar
V8	From Grasby church doorway	The 180° view from the church entrance porch gives an unparalleled view over Lincolnshire. On a clear day Lincoln Cathedral can be seen on the horizon 22.5 miles (34km) away.
V9	E from Searby Wold Lane towards Area of Great Landscape Value	An expansive view from this single-track road/bridleway on the top of the Wolds looking east over the rolling arable fields and hedges towards the woodland of the Brockelsby Estate. No buildings or dwellings can be seen.
V10	SE from Searby Wold Lane down escarpment towards Grasby	Another wide view looking south-east from the top of the Wolds over the Lincolnshire plain showing the difference in elevation.
V11	From A1084 west over Searby	The view west over Searby shows the village, barely visible, nestled in the folds of the Wolds escarpment surrounded by trees.
V12	From A1084 south-east over Searby	The view over Searby village as you enter the GSONP area with the Lincolnshire plain beyond.



ANNEX E – Key Views

V1

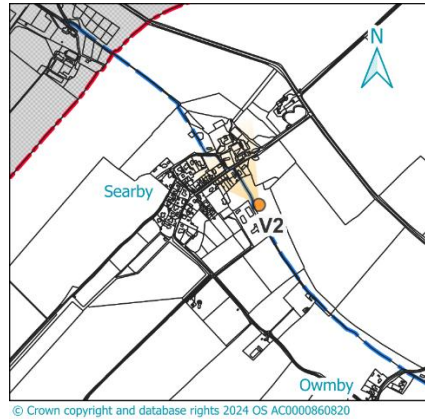
Picnic bench on permissive path between Owmbly & Grasby



Aug'24

V2

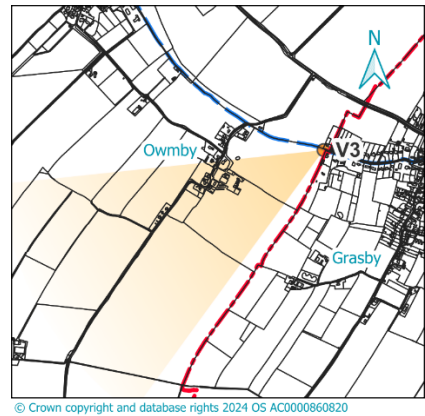
Viking Way towards Searby



Apr'25

V3

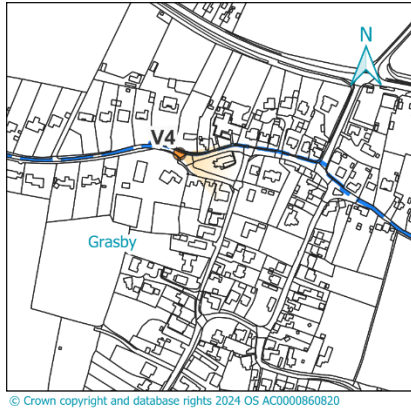
Memorial bench end of Vicarage Lane



Sep'24

V4

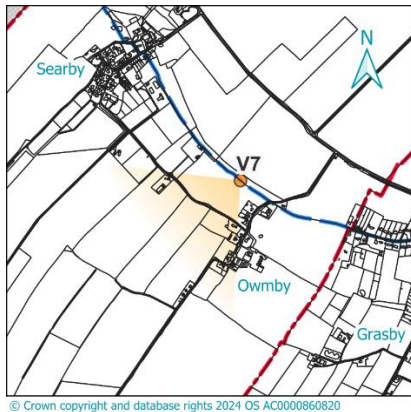
Grasby Church tower



Oct '23

V5

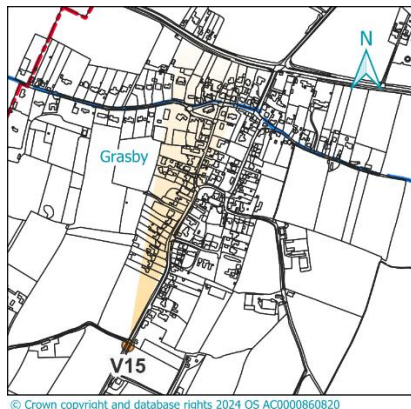
From Viking Way
over parkland nr
Owmby



Jun'23

V6

Entrance to Grasby
from the South

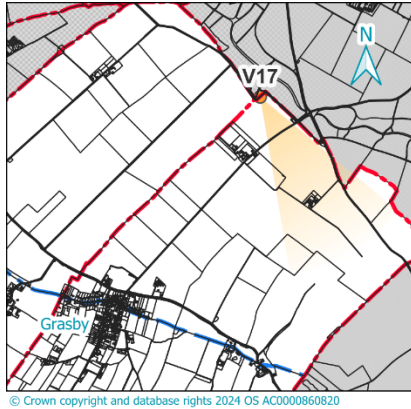


Sep'24

ANNEX E – Key Views

V7

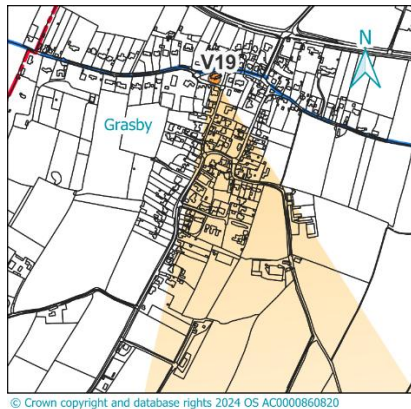
From National Cycle Route over Wolds towards Caistor



Jun'24

V8

From Grasby churchyard overlooking Church Side



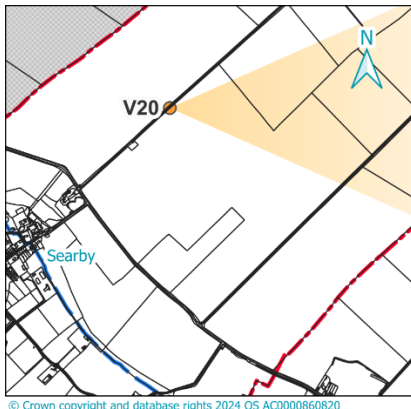
Lincoln Cathedral



Sep'24

V9

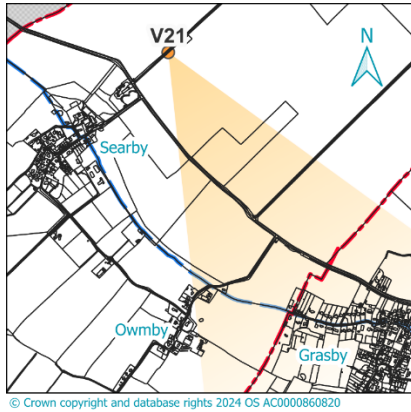
Looking NE from Searby Wold Lane over the Wolds



Oct '24

V10

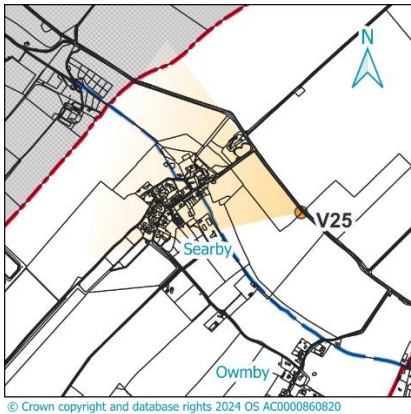
SE from Searby Wold Lane down escarpment towards Grasby



Oct '24

V11

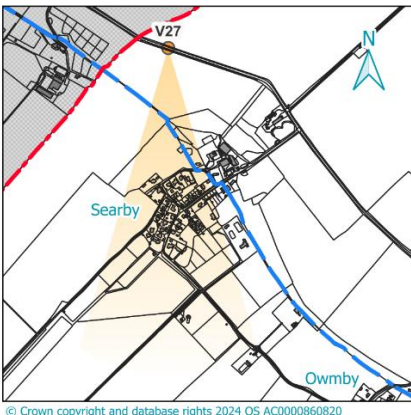
From A1084 west over Searby



Oct '24

V12

From A1084 south-east over Searby



Dec'24

ANNEX F – Local Flora & Fauna

The residents of the parishes value highly the local countryside, it's proximity and ease of access via the rights of way network. They equally value the local flora and fauna with many residents keenly observing and taking pleasure from seeing the wildlife and flowers both within the villages and the wider landscape. Many also take steps to encourage, protect and enhance the wildlife by bird feeding, planting trees and hedges, creating ponds and managing gardens and farmland sympathetically. However, it is often said by those who have lived here all their lives, that the wildlife seen now is less diverse and abundant than 50 years ago. This loss diminishes the experience of living here and reduces the resilience of the environment to the future changes that will inevitably come. Only if everyone plays a part in improving the environment we live in can this loss be stopped and hopefully reversed. There are many residents who have the skills and interest to help, others are making serious changes to try and make this happen. We can all do something, however small, to make things better. If you don't know which changes you can make, then contact the Parish Council and we will try and help.

A lot of work has been in the past by many individuals to document the flora and fauna within the parishes. Here are some of the sources we identified whilst writing the Neighbourhood Plan:

- Low Farm Flora & Fauna surveys 2022, 2023 & 2024 – Hannah Dale
- Birds of Grasby: Resident, Summer, Winter & Rare Visitors – Linda & Roy Harvey
- The Postcode Plants Database, native flora in the DN38 postal district (Barnetby)

Below are lists of species verified from official surveys carried out on Low Farm in Searby parish between 2022 & 2024. These are not exhaustive lists; there may be other species in the area that are not recorded in this location e.g. smooth newts or great crested newts, and smaller plants are not included. These lists provide a baseline from which we can improve both the diversity and abundance of species over time¹.



Fox cub - Vulpes vulpes

Picture by Hannah Dale
©Wrendale Designs

¹ Data kindly provided by Hannah Dale.

Species Lists

Birds:

Barn Owl



Black-headed Gull

Blackbird

Blackcap

Blue Tit

Brambling

Bullfinch

Canada Goose

Carrion Crow

Chaffinch

Chiffchaff

Coal Tit



Collared Dove

Common Buzzard

Common Gull

Common Snipe

Cormorant

Corn Bunting

Curlew

Dunnock

Fieldfare

Garden Warbler

Goldcrest

Golden Plover

Goldfinch

Grasshopper Warbler

Great Spotted Woodpecker

Great Tit

Green Woodpecker



Greenfinch

Greenshank

Grey Heron

Grey Partridge

Grey Wagtail

Greylag Goose

Hen Harrier

Hobby

House Martin

House Sparrow

Jack Snipe

Jackdaw

Jackdaw

Jay

Kestrel

Kingfisher



Lapwing

Lesser Black-backed Gull

Lesser Redpoll

Lesser Whitethroat

Linnet

Little Egret

Little Grebe

Little Owl

Little Ringed Plover

Long-tailed Tit

Magpie

Mallard

Marsh Harrier

Meadow Pipit

Merlin

Mistle Thrush



Moorhen

Mute Swan

Oystercatcher

Peregrine

Pheasant

Pied Wagtail

Pink-footed Goose

Quail

Raven

Red Kite

Redshank

Redwing

Reed Bunting



Reed Warbler

Ring Ouzel

Ringed Plover

Robin

Rook

Sand Martin

Sedge Warbler

Shelduck

Short-eared Owl

Siskin

Skylark



Song Thrush

Sparrowhawk

Starling

Stock Dove

Stonechat

Swift

Tawny Owl

Teal

Tree Sparrow

Treecreeper

Tufted Duck

Waxwing



Whinchat

Whitethroat

Whooper Swan

Willow Warbler

Woodcock

Wood Pigeon







Wren

Yellow Wagtail

Yellowhammer



ANNEX F – Local Flora & Fauna

Trees & Shrubs:		Mammals:	Butterflies:	Bats:	Moths:
Ash	Hawthorn	Badger	Brimstone	Common Pipistrelle	Chimney Sweeper Moth
Aspen		Bank Vole	Brown Argus	Soprano Pipistrelle	Cinnabar Moth
Beech		Brown Rat	Comma	Noctule	Common Yellow Conch
Bird Cherry		Common Shrew	Common Blue	Brown long-eared bat	Dark Strawberry Tortrix
Black Poplar		Common Vole	Dingy Skipper	Daubenton's bat	Dusky Sallow
Blackthorn	Hazel	Eurasian Beaver	Essex Skipper	Natterer's bat	
Buckthorn	Holly	Fox	Gatekeeper	Nathusius pipistrelle	
Common Alder	Hornbeam	Grey Squirrel	Green-veined White		
Crabapple	Lime	Hare	Holly Blue	Odonata:	
Crack willow	Scots Pine	Harvest Mouse	Large Skipper	Azure Damselfly	Garde Grass-Veneer
Dogwood	Sessile oak	Hedgehog	Large White	Banded Demoiselle	Longhorn Moth
Elder	Silver Birch		Meadow Brown	Black Darter	Mother Shipton
English Oak	Spindle		Orange Tip	Black-tailed Skimmer	Six-spot Burnet Moth
		Muntjac		Blue-tailed Damselfly	Snout
Field Maple	White Willow	Otter	Painted Lady	Broad-bodied Chaser	Spindle Ermine
Goat willow	Wild cherry	Polecat	Peacock	Brown Hawker	Strawberry Tortrix
Grey willow	Wych Elm	Rabbit	Purple Hairstreak	Common Blue Damselfly	Yellow Shell
Guelder rose		Roe Deer	Red Admiral	Common Darter	
		Short-tailed Field Vole	Ringlet	Emperor Dragonfly	Reptiles & amphibians:
		Stoat	Small Copper	Four-spotted Chaser	Common lizard
		Water Shrew	Small Heath	Large Red Damselfly	Common frog
		Weasel	Small Skipper	Lesser Emperor	Common toad
		Wood Mouse	Small Tortoiseshell	Migrant Hawker	Grass snake
			Small White	Red-eyed Damselfly	Slow worm
			Speckled Wood	Ruddy Darter	
				Small Red-eyed Damselfly	
				Western Willow Emerald	

List taken from Low Farm Flora & Fauna surveys 2022, 2023 & 2024

Photos on this page kindly provided by Chris Mead

Improving Biodiversity

There are many ways in which you can help contribute to improving the local biodiversity. Here are some ways you could make a difference:

In your garden:

Plant Native Species	Choose plants that are native to your area, as they provide the best support for local wildlife, especially for hedges.
Create Habitats	Build birdhouses, bat boxes, and insect hotels to provide shelter for various species.
Provide Water Sources	Install birdbaths, ponds, or water features to attract wildlife.
Reduce Lawn Space	Replace some lawn areas with wildflower meadows or native shrubs to increase plant diversity.
Avoid Chemicals	Use natural pest control methods and avoid pesticides and herbicides.

In the countryside:

Restore Woodlands	Plant native trees and manage existing woodlands to create diverse habitats.
Create Corridors	Establish wildlife corridors to connect fragmented habitats and allow species to move freely.
Support Sustainable Farming	Encourage practices that promote biodiversity, such as crop rotation and agroforestry.
Protect Waterways	Restore and maintain rivers, streams, and wetlands to support aquatic life.
Engage in Conservation Projects	Participate in local conservation efforts and support organizations working to protect biodiversity.

For more detailed advice check out these resources:

- Woodland Trust: Increase Biodiversity in Your Garden²
- Ways To Rewild Your Garden & Support Biodiversity³
- Countryside Stewardship – Woodland Improvement⁴
- National Highways and The Wildlife Trusts: Biodiversity Boost⁵
- Government pledges to boost Britain's access to nature⁶



Common Salsify (Goat's-beard)
Tragopogon dubius



Crimson Clover
Trifolium incarnatum

² <https://www.woodlandtrust.org.uk/blog/2023/04/increase-garden-biodiversity/?form=MG0AV3>

³ <https://www.mindbodygreen.com/articles/how-to-rewild-your-home-garden-47402a?form=MG0AV3>

⁴ <https://www.gov.uk/countryside-stewardship-grants/woodland-improvement-wd2?form=MG0AV3>

⁵ <https://www.wildlifetrusts.org/news/national-highways-and-wildlife-trusts-announce-biodiversity-boost-across-england?form=MG0AV3>

⁶ <https://www.gov.uk/government/news/government-pledges-to-boost-britains-access-to-nature-ahead-of-cop28?form=MG0AV3>

Hedge Planting

Hedges are important features in the Neighbourhood Plan area. They are recognised in The Design Guide as an important part of the character of the settlements where they form garden boundaries and features that provide privacy, screening and add greenery to the built environment. In the countryside they are often the most common and visible feature in the landscape where they function to separate fields, protect soils from wind erosion, provide a stock proof boundary and form a vital habitat for birds, wildlife and native plants. Hedges are often a refuge for native plants and allow animals to move between gardens and other habitats like woodland, ponds and grasslands.

The number of species within a hedgerow can indicate its age. The more species, the older the hedge and the more valuable it is to wildlife. Hedge management impacts the value to wildlife and how effective it is in screening, protecting soils or enclose stock. Hedges should not be cut during the bird nesting season (March to September). In the countryside, and on settlement boundaries, they should be wider at the base than at the top, but within and between gardens they can be maintained in a variety of shapes and forms.

If you are considering planting a hedge, then choosing the right species is important. Native species are better they have more interest through the seasons, attract more wildlife, are long-lived and can be traditionally managed. In the countryside native multi-species hedges should always be used. Village boundary hedges using native species maintain a connection to the countryside, both for wildlife and visually, and serve to merge development into the local landscape. Within gardens a wide variety of ornamental and exotic species can be used.



Hawthorn

Here are some of the more widely used hedging species along with their advantages and disadvantages:

Name	Latin Name	Notes
Yew	<i>Taxus baccata</i>	✓ Native, evergreen, the King of hedges, grows surprisingly quickly, good on chalk soils, can be precisely trimmed
Hawthorn	<i>Crataegus monogyna</i>	✓ Native, deciduous, traditional hedging plant, quick growing, spiny, spring flowers, autumn fruits, good for wildlife,
Blackthorn	<i>Prunus spinosa</i>	✓ Native, deciduous, locally common, very spiny, quick growing, suckers, lots of white Spring flowers, autumn fruits
Beech	<i>Fagus sylvatica</i>	✓ Native, deciduous, good on chalk soils, can be precisely trimmed, retains the dead leaves over winter
Hornbeam	<i>Carpinus betulus</i>	✓ Native, deciduous, similar to beech, but has a leaf with more defined veins, tough, provides winter cover for wildlife
Guelder Rose	<i>Viburnum opulus</i>	✓ Native, deciduous, good on chalk soils, large white Spring flowers, good for insects and wildlife, great autumn colour
Box	<i>Buxus sempervirens</i>	✓ Native, evergreen, can be precisely trimmed but can suffer from box blight, often used for low hedges
Dog Rose	<i>Rosa canina</i>	✓ Native, deciduous, thorny, fast growing, white/pink roses in the summer, rose hips in winter, good for wildlife
Privet	<i>Ligustrum ovalifolium</i>	✓ Native, evergreen, can be precisely trimmed, tolerates pollution, regrows from hard pruning
Holly	<i>Ilex aquifolium</i>	✓ Native, evergreen, glossy dark green leaves, traditional winter berries, good for birds
Cherry Laurel	<i>Prunus lusitanica</i>	✗ Non-native, evergreen, large-leaved, poor for wildlife, vigorous, can exceed 15'x15', leaves brown on cut edges
Leylandii	<i>Cupressus x leylandii</i>	✗ Non-native, evergreen, v fast growing, poor for wildlife, dries out soils, casts dense shade, can exceed 30'
More information:	Hedging species https://www.woodlandtrust.org.uk/blog/2023/05/best-hedge-plants/ A History of Hedgerows https://ptes.org/hedgerow/a-history-of-hedgerows/ Planting and Maintaining a Hedge https://www.woodlandtrust.org.uk/plant-trees/managing-trees-and-woods/hedge-planting-and-maintenance/ How to Date a Hedgerow https://www.cprecheshire.org.uk/stories/how-to-date-a-hedgerow/ Hedgerow protection https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management	

ANNEX G - Non-Designated Heritage Assets

Criteria

Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (Historic England, 2021)

4.35 Historic England's Advice Note for Local Heritage Listing provides criteria for the inclusion of non-designated buildings on Local Heritage Lists, as:

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any Other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a subset of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Notable Non-Designated Heritage Assets

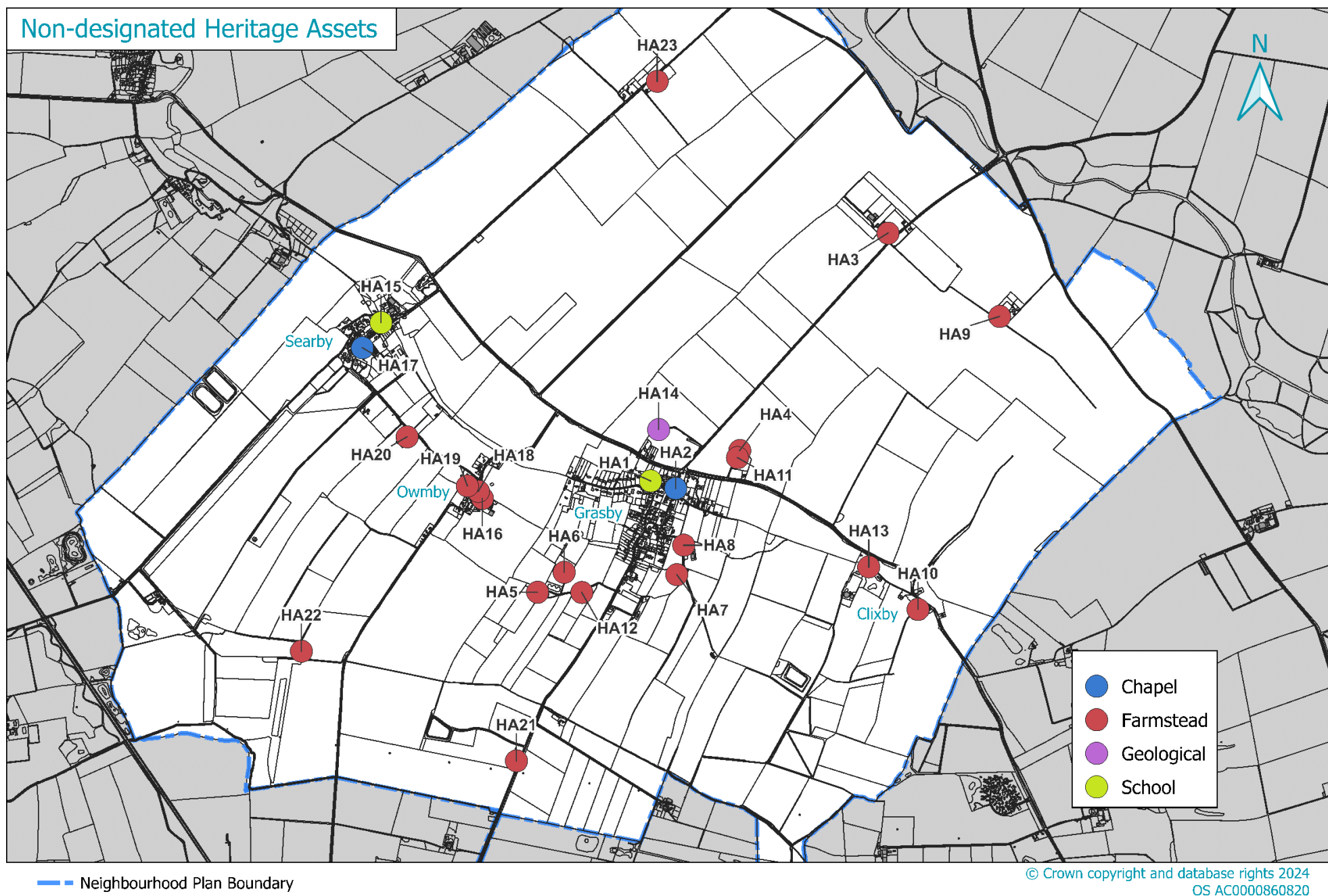
List of notable Non-Designated Heritage Assets within the parishes of Grasby and Searby cum Owmbly.⁷

Grasby		
HA1	Grasby Primary School, Grasby. TA087049	Late Victorian of 1887 & 1907.
HA2	Former Primitive Methodist Chapel, Main Street, Grasby. TA088049	Date stone 1893. Converted to residential.
HA3	Grasby Top Farm, Grasby. TA100063	Farmstead, surveyed in 2019 to inform on proposed domestic conversion of
HA4	Windmill, Mill Farm, Grasby	One of the few post mill fragments to survive. The 2-storey roundhouse remains.
HA5	Pond Farm, Grasby. TA081043	Partially existing C19 farmstead. Regular courtyard with L-plan range plus detached buildings. House detached from main complex.
HA6	Willow Farm, Grasby. TA 082044	Farmstead. Farmhouse is the only surviving structure.
HA7	Grasby House Farm. TA089044	Farmstead. Partially existing C19 farmstead. Loose courtyard with detached house, significant loss traditional buildings.
HA8	Bentley House, Grasby. TA089046	Farmstead. Partially existing C19 farmstead. Partial loss of farmbuildings. House detached.
HA9	Clixby Top Farm, Clixby. TA107058	Farmstead. Partially existing C19 farmstead. Regular courtyard of E-plan with detached house.
HA11	Mill Farm, Grasby. TA092051	Farmstead. C19, the farmhouse is the only surviving structure.
HA12	The Longclose, Grasby. TA083043	Farmstead. C19 part of one building remaining, modern house.
HA14	Limestone Quarry, Grasby. TA088051	Limestone (chalk?) quarry as indicated on OS maps.
Clixby		
HA10	Church Farm, Clixby. TA102042	Farmstead. Partially existing C19 farmstead. Regular courtyard of U-plan.
HA13	Clixby Manor Farm, Clixby. TA099044	Farmstead. Redeveloped C19 farmstead. Regular courtyard of U-plan.

⁷ Information taken from the Heritage Gateway, managed by Historic England in partnership with ALGAO and IHBC. <http://www.heritagegateway.org.uk/>

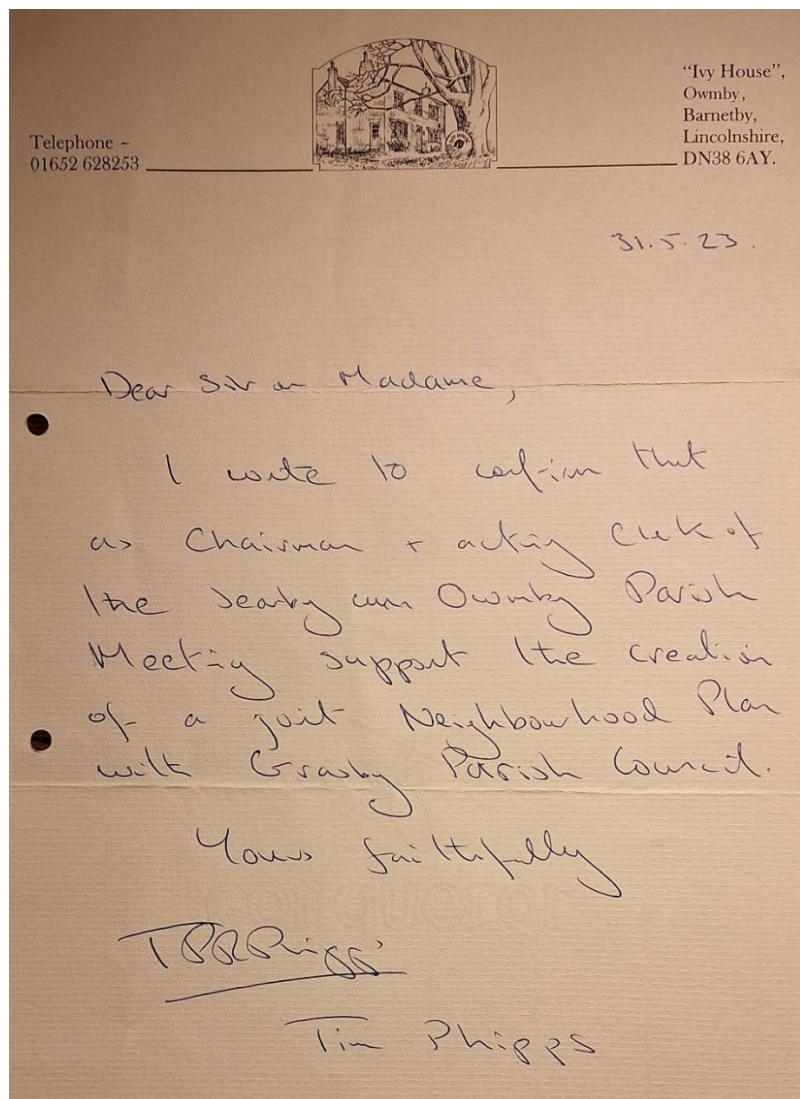
Searby		
HA15	Former Schoolhouse, Searby. TA072058	Former school building converted to residential use. Built in 1855 on site of the 'Old Vicarage House'.
HA17	Former Wesleyan Methodist Chapel, Owmbly Road, Searby. TA071056	The later former Methodist Chapel in Searby built in 1909, red brick & slate roof with stained glass windows to street front. Date stone and low level plaques (eroded). Used as outbuilding/stable.
HA20	Bull House Farm, Searby. TA073052	Partially existing C19 farmstead. Dispersed with multiple yards. Partial loss of buildings, isolated location.
HA21	Beech House, Searby. TA079033	Partially existing C19 farmstead. Regular courtyard L-plan. Partial loss of buildings, isolated location.
HA23	Searby Top Farm, Searby. TA087072	Farmstead. Building survey undertaken March 2012. Partially existing C19 farmstead, part converted to residential use. Modern farmhouse detached from the farmstead.

Owmbly		
HA16	Threshing Barn & Cart Shed, Owmbly. TA077048	Farmstead. C19 former threshing barn and cart shed now in use as holiday/short term accommodation. Historic building recording 2017.
HA18	Manor Farm, Owmbly. TA077048	Existing C19 farmstead. Regular courtyard with linked working buildings to all 4 sides of the yard. Farmhouse detached from the main working complex.
HA19	Hillside Farm, Owmbly. TA077050	C19 farmstead. Significant loss of traditional buildings.
HA22	Owmbly Vale, Owmbly. TA067040	Redeveloped



ANNEX H – Key Documents

Parish Collaboration Agreement



Neighbourhood Area Designation



Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Telephone 01427 676676
Web www.west-lindsey.gov.uk

Your contact for this matter is:
Nev Brown
nev.brown@west-lindsey.gov.uk

14/09/2023

Grasby and Searby cum Owmby
Neighbourhood Plan

Dear Mr Bennett and Mr Phipps

GRASBY AND SEARBY CUM OWMBY NEIGHBOURHOOD PLAN AREA APPROVAL Neighbourhood Planning Regulations 2012

West Lindsey District Council has approved the joint area application from **Grasby Parish Council and Searby cum Owmby Parish Meeting** to re-designate the Grasby Neighbourhood Plan Area to include Searby cum Owmby parish for the purposes of producing a joint Grasby and Searby cum Owmby neighbourhood development plan.

The application for the neighbourhood area has been subject to statutory consultation which closed on 25 August 2023. No representations were made.

In accordance with the above regulations, Grasby and Searby cum Owmby Neighbourhood Plan Area is approved from 14 September 2023 and has been signed under delegated powers.

Yours sincerely

Ian Knowles
Chief Executive

ANNEX I – Terms of Reference

Grasby & Searby cum Owmbly Parishes - Joint Neighbourhood Development Plan

Steering Group Terms of Reference

1. Purpose

- a. The main purpose of the Grasby & Searby cum Owmbly Steering Group (GSOSG) is to oversee the preparation of the Joint Neighbourhood Development Plan for Grasby & Searby cum Owmbly parishes and take it to independent examination, a successful community referendum and final adoption by West Lindsey District Council to become planning policy.
- b. The Steering Group will engage the local communities to ensure the plan is truly representative of the views and ambitions of Grasby & Searby cum Owmbly residents. The Group will maximise support for the approach taken in the Neighbourhood Plan by ensuring high levels of community engagement throughout the plan making process.

2. Principles

- a. That the Steering Group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal considerations to opinions and ideas from all members of the community.
- b. All decisions made shall be fully evidenced and supported through consultation with the local community.

3. Roles and Responsibilities.

To achieve this, the steering Group will carry out the following:

- Be accountable for steering and providing strategic management of Grasby & Searby cum Owmbly Joint Neighbourhood Plan;
- Produce and monitor and update a project timetable;
- Produce a consultation and engagement strategy, showing how the public will be involved throughout the process;
- Report back to Grasby Parish Council and Searby cum Owmbly Parish Meeting for endorsement of decisions on a regular basis;
- To undertake evidence gathering and analysis to support the plan preparation process;
- Actively support and promote the preparation of the Joint Neighbourhood Development Plan (NDP) throughout the duration of the project;
- Identify sources of funding;
- Liaise with relevant authorities and organisations to make the plan as effective as possible;
- Gather data from a wide range of sources to ensure that the conclusions reached are fully evidenced and that the aspirations and issues of all residents are understood;
- Consult as widely and as thoroughly as possible to ensure that the draft and final NDP is representative of the views of the residents.
- Agree, subject to ratification by Grasby Parish Council and Searby cum Owmbly Parish Meeting, a final version of the NDP for submission to the local planning authority.

4. Membership

- a. Membership of the Steering Group will be made up of volunteers from the Grasby and Searby cum Owmbly parishes and may include Grasby Parish councillors.
- b. Membership of the Steering Group will be open for at least 5 years from approval of the Neighbourhood Plan Area by the local planning authority.

5. Decision Making

- a. The Steering Group has full delegated authority from Grasby Parish Council and Searby cum Owmbly Parish Meeting to deliver its plan functions up to and including the publication of the Consultation Draft Plan. The Group will report back regularly on its progress. Grasby Parish Council and Searby cum Owmbly Parish Meeting will approve the Submission Draft Neighbourhood Development Plan prior to publication and independent examination.
- b. The plan making process remains the responsibility of Grasby Parish Council as the qualifying body. All publications, consultation and community engagement exercises will be undertaken by or on behalf of the Parish Council with appropriate recognition of the Parish Council's position given in all communications associated with the project.

6. Meetings

- a. Steering Group meetings will take place on a regular basis or at least monthly.
- b. Where possible the meetings will be held in Grasby Village Hall. The dates of future meetings will be made publicly available via Grasby Parish website.
- c. The Steering Group will elect a Chair, Treasurer and Secretary from its membership to remain in those positions until the project is completed. If these positions should become vacant, the Group will elect a replacement.
- d. The Secretary shall keep a record of meetings and circulate notes to Steering Group members and the Parish Council in a timely manner. Minutes shall be made publicly available on the Grasby Parish website.
- e. Decisions made by the Steering Group should normally be by consensus at steering group meetings. Where a vote is required, each member shall have one vote. A minimum of 50% of members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion. The Chairman will have the casting vote.

7. Working Groups

- a. The Steering Group may establish working groups, made up of members of the community and key stakeholders to aid them in any neighbourhood plan related work.
- b. Each working group should have a lead person from the Steering Group.
- c. Members of the community will be encouraged to participate in the process at all stages.

8. Finance

ANNEX I – Terms of Reference

- a. All grants and funding will be applied for, and held, by Grasby Parish Council, who will ring fence the funds for Neighbourhood Development Plan work.
- b. The Steering Group will notify Grasby Parish council, advising them of any planned expenditure before it is incurred.
- c. Steering Group members and volunteers from working groups may claim back any previously agreed expenditure incurred during any Neighbourhood Plan related work.

9. Conduct

- a. It is expected that all Steering Group members abide by the principles and practice of the Parish Council Code of Conduct including declarations of interest.
- b. The Steering Group is accountable to the community for ensuring that that the Plan reflects their collective expectations.
- c. The Steering Group will achieve this through applying the following principles
 - Be clear and open when their individual roles and interests are in conflict
 - Treat everyone with dignity, courtesy and respect
 - Actively promote equality of access and opportunity.

10. Changes to the Terms of Reference

This constitution may be amended with the support of a majority of the current membership and with approval of Grasby Parish Council.

11. Dissolution

- a. The Steering Group will be dissolved once its objectives have been attained and/or when a majority of its members and the Parish Council, consider its services are no longer required.
- b. The Steering Group will then dispose of any remaining funds held in accordance with any condition imposed by the grant funders and in the best interests of Grasby and Searby cum Owmbly parishes.

ANNEX J – CLLP Policies S1, S4 & S5



Policies taken from the Central Lincolnshire Local Plan. The full document is available at <https://www.n-kesteven.gov.uk/central-lincolnshire>

- S1 The Spatial Strategy and Settlement Hierarchy
- S4 Housing Development in or Adjacent to Villages
- S5 Development in the Countryside

Policy S1:

The Spatial Strategy and Settlement Hierarchy

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

Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land and enabling a larger number of people to access jobs, services and facilities locally.

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

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

The hierarchy is as follows:

1. Lincoln Urban Area

To significantly strengthen the role of Lincoln, both regionally and within Central Lincolnshire, and to meet Lincoln's growth objectives and regeneration

needs, the Lincoln urban area (defined as the current built up area of Lincoln, which includes the City of Lincoln, North Hykeham, South Hykeham Fosseway, Waddington Low Fields and any other developed land adjoining these areas) and the sites allocated in this Local Plan on the edge of the Lincoln urban area will be the principal focus for development in Central Lincolnshire, including housing, retail, leisure, cultural, office and other employment development. In addition to sites being allocated in the Local Plan or a neighbourhood plan, development proposals in accordance with Policy S3 and other relevant development plan policies will be viewed positively.

2. Main Towns

To maintain and enhance their roles as main towns, and to meet the objectives for regeneration, Sleaford and Gainsborough will, primarily via sites allocated in this Local Plan and any applicable neighbourhood plan, be the focus for substantial housing development supported by appropriate levels of employment growth, retail growth and wider service provision. In addition to sites being allocated in the Local Plan or a neighbourhood plan, development proposals in accordance with Policy S3 and other relevant development plan policies will be viewed positively.

3. Market Towns

To maintain and enhance their roles as market towns, Caistor and Market Rasen will be the focus for significant, but proportionate, growth in housing,

employment, retail and wider service provision. This growth will primarily be through sites allocated in this Local Plan and any applicable neighbourhood plan. In addition to sites being allocated in the Local Plan or a neighbourhood plan, development proposals in accordance with Policy S3 and other relevant development plan policies will be viewed positively.

4. Large Villages

Large villages are defined as those with 750 or more dwellings at 1 April 2018. To maintain and enhance their role as large villages which provide housing, employment, retail, and key services and facilities for the local area, the following settlements will be a focus for accommodating an appropriate level of growth via sites allocated in this plan. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.

Bardney	Heighington	Scotter
Billinghay	Keelby	Skellingthorpe
Bracebridge Heath	Metheringham	Waddington
Branston	Navenby	Washingborough
Cherry Willingham	Nettleham	Welton
Dunholme	Ruskington	Witham St Hughes
Heckington	Saxilby	

5. Medium Villages

Medium villages are defined as those with between 250 and 749 dwellings at 1 April 2018. Well-connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.

Bassingham	Greylees	Nocton
Blyton	Harmston	North Kelsey
Brant Broughton	Hawthorn Avenue	Potterhanworth
Brookenby	Helpringham	Reepham
Burton Waters	Hemswell Cliff	Scampton (RAF)
Cranwell RAF	Ingham	Scothern
Cranwell Village	Lea	Sturton By Stow
Digby	Leasingham	Sudbrooke
Dunston	Marton	Tealby
Eagle	Middle Rasen	Waddingham
Fiskerton	Morton	Welbourn
Great Hale	Nettleton	Wellingore

6. Small Villages

Small villages are defined as those with between 50 and 249 dwellings at 1 April 2018. Well-connected or well served small villages may receive some limited growth, primarily through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to

non-residential development in this plan as relevant.

Anwick	Hemswell	Scotton
Ashby de la Launde	Holton le Moor	Scredington
Aubourn	Kexby	Searby
Aunsby	Kirkby Green	Silk Willoughby
Beckingham	Kirkby La Thorpe	Snitterby
Bigby	Knaith Park	South Kelsey
Bishop Norton	Langworth	South Kyme
Boothby Graffoe	Laughterton	South Rauceby
Branston Booths	Laughton	Southrey
Burton	Leadenham	Spridlington
Canwick	Lissington	Springthorpe
Carlton Le Moorland	Little Hale	Stow
Chapel Hill	Martin	Swallow
Claxby	New Toft	Swarby
Coleby	Newton On Trent	Swaton
Corringham	Normanby By Spital	Swinderby
Doddington	North Carlton	Tattershall Bridge
Dorrington	North Greetwell	Thorpe on the Hill
East Ferry	North Kyme	Threekingham
East Stockwith	North Owersby	Timberland
Ewerby	North Scarle	Torksey
Faldingworth	Norton Disney	Upton
Fenton	Osbourneby	Walcott
Fillingham	Osgodby	Walesby
Glentham	Owmbly By Spital	Wickenby
Glentworth	Rothwell	Willingham by
Stow		
Grasby	Rowston	Willoughton
Great Limber	Scampton village	Wilsford
Hackthorn	Scopwick	

7. Hamlets

For the purposes of this Local Plan, a hamlet is defined as a settlement not listed elsewhere in this policy and with dwellings clearly clustered together to form a single developed footprint*. Such a hamlet must have a dwelling base of at least 15 units (as at 1 April 2018). Within the developed footprint* of such hamlets, development will be limited to single dwelling infill developments or development allocated through a neighbourhood plan.

8. Countryside

Unless allowed by:

a) policy in any of the levels 1-7 above; or
b) any other policy in the Local Plan (such as Policies S4, S5, S34, or S43) or a relevant policy in a neighbourhood plan, development will be regarded as being in the countryside and as such restricted to:

- that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;
- delivery of infrastructure;
- renewable energy generation; and
- minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.

* The definition of “developed footprint” as used throughout this policy is provided in the Glossary.

Policy S4:**Housing Development in or Adjacent to Villages**

1. Large, Medium and Small Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on unallocated sites in appropriate locations* within the developed footprint** of the village that are typically:
 - up to 10 dwellings in Large Villages and Medium Villages; and
 - up to 5 dwellings in Small Villages.
 Proposals on unallocated sites not meeting these criteria will not generally be supported unless there are clear material planning considerations that indicate otherwise.
2. Residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village will only be supported where it would:
 - a) preserve or enhance the settlement's character and appearance;
 - b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and
 - c) be consistent with other policies in the development plan.

3. Proposals for residential development on unallocated land immediately adjacent to the developed footprint will only be supported where this is:
 - a) a First Homes exception site in accordance with the NPPF and provided it is outside of the Lincolnshire Wolds Area of Outstanding Natural Beauty and not within a location that is subject of a Designated Rural Area as defined in Annex 2 of the NPPF; or
 - b) exclusively for a rural affordable housing exception site.

Any proposals for First Homes exceptions sites or rural affordable housing exception sites will also be subject to the requirements of Policy S22. The consideration of proportionality of a proposal for a First Home exceptions site will be considered on a site basis informed by consideration of the impact on landscape, village character and the historic environment, topography, overall built footprint, visual impact, and intensity of use of the site. Evidence supporting the planning application will need to robustly examine and illustrate why the proposal is proportionate in size to the existing settlement. Whilst not a cap, it is unlikely that a proposal that would result in an increase in the overall area of the developed footprint of the village, or an increase in dwelling numbers, of more than 5% would be considered proportionate, and potentially considerably less (especially if any exception sites have already been provided or planned for at that settlement).

* The definition of “appropriate locations” as used throughout this policy is provided in the Glossary.

** The definition of “developed footprint” as used throughout this policy is provided in the Glossary.

Policy S5:

Development in the Countryside

Part A: Re-use and conversion of non-residential buildings for residential use in the countryside

Where a change of use proposal to residential use requires permission, and where the proposal is outside the developed footprint of a settlement listed in the Settlement Hierarchy or the developed footprint of a hamlet, then the proposal will be supported provided that the following criteria are met:

- a) Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, or that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes; and
- b) The building is capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features; and
- c) The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting.

Part B: Replacement of a dwelling in the countryside

The replacement of an existing dwelling outside the developed footprint of a settlement will be supported provided that:

- a) The residential use of the original dwelling has not been abandoned;
- b) The original dwelling is not of any architectural or historic merit and it is not valuable to the character of the settlement or wider landscape;

- c) The original dwelling is a permanent structure, not a temporary or mobile structure;
- d) The replacement dwelling is of a similar size and scale to the original dwelling;
- e) It is located on the footprint of the original dwelling unless an alternative position within the existing residential curtilage would provide notable benefits and have no adverse impact on the wider setting; and
- f) It satisfies the requirements of Policy S11: Embodied Carbon.

Part C: Mobile homes within the countryside

Applications for temporary and mobile homes will be considered in the same way as applications for permanent dwellings. The exception to this is cases when a temporary or mobile home is needed during the construction of a permanent dwelling on site or on a nearby site: in such cases more flexibility will be applied. Permission granted in such instances will be subject to time restrictions.

Part D: New dwellings in the countryside

Applications for new dwellings will only be acceptable where they are essential to the effective operation of existing rural operations listed in tier 8 of Policy S1. Applications should be accompanied by evidence of:

- a) Details of the rural operation that will be supported by the dwelling;
- b) The need for the dwelling;
- c) The number of workers (full and part time) that will occupy the dwelling;
- d) The length of time the enterprise the dwelling will support has been established;
- e) The commercial viability of the associated rural enterprise through the submission of business accounts or a detailed business plan;

- f) The availability of other suitable accommodation on site or in the area; and
- g) Details of how the proposed size of the dwelling relates to the needs of the enterprise.

Any such development will be subject to a restrictive occupancy condition.

Part E: Non-residential development in the countryside

Proposals for non-residential development will be supported provided that:

- a) The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;
- b) The location of the enterprise is suitable in terms of accessibility;
- c) The location of the enterprise would not result in conflict with neighbouring uses; and
- d) The development is of a size and scale commensurate with the proposed use and with the rural character of the location.

Part F: Agricultural diversification

Proposals involving farm-based diversification to non-agricultural activities or operations will be permitted, provided that the proposal will support farm enterprises and providing that the development is:

- a) In an appropriate location for the proposed use;
- b) Of a scale appropriate to its location; and
- c) Of a scale appropriate to the business need.

Part G: Agricultural, forestry, horticultural or other rural land-based development

Proposals which will help farms modernise and/or adapt to funding changes or climate change will be supported in principle and any such proposals will be considered against relevant design, landscape and natural environment policies in this plan. Where permission is required, development proposals for buildings required for agriculture or other rural land-based development purposes will be supported where:

- a) It is demonstrated that there is a functional need for the building which cannot be met by an existing, or recently disposed of, building;
- b) the building is of a scale that is proportionate to the proposed functional need;
- c) the building is designed specifically to meet the functional need identified;
- d) the site is well related to existing buildings in terms of both physical and functional location, design and does not introduce isolated structures away from existing buildings; and
- e) significant earthworks are not required, and there will be no harm to natural drainage and will not result in pollution of soils, water or air.

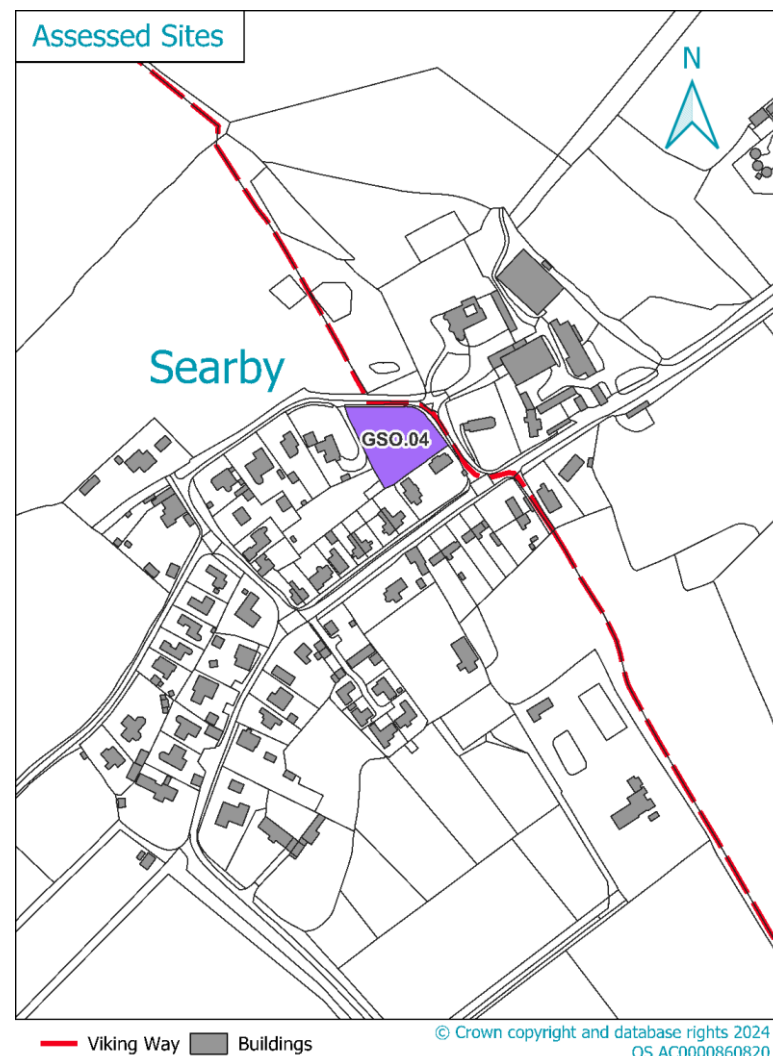
ANNEX K – Assessed Sites

The Neighbourhood Plan Steering Group carried out a Call for Sites exercise in 2024 to see if there was land available for future housing. This was done between 8th April 2024 and 15th May 2024 when landowners were asked to put forward sites for consideration. The sites that came forward are detailed below. Their suitability for development was then appraised by the outside consultants AECOM. The Neighbourhood Plan Steering Group then used this assessment, the Housing Needs report and local knowledge to decide which sites should be included in this Plan. Information on the process followed and the decisions reached are also included in this Annex.

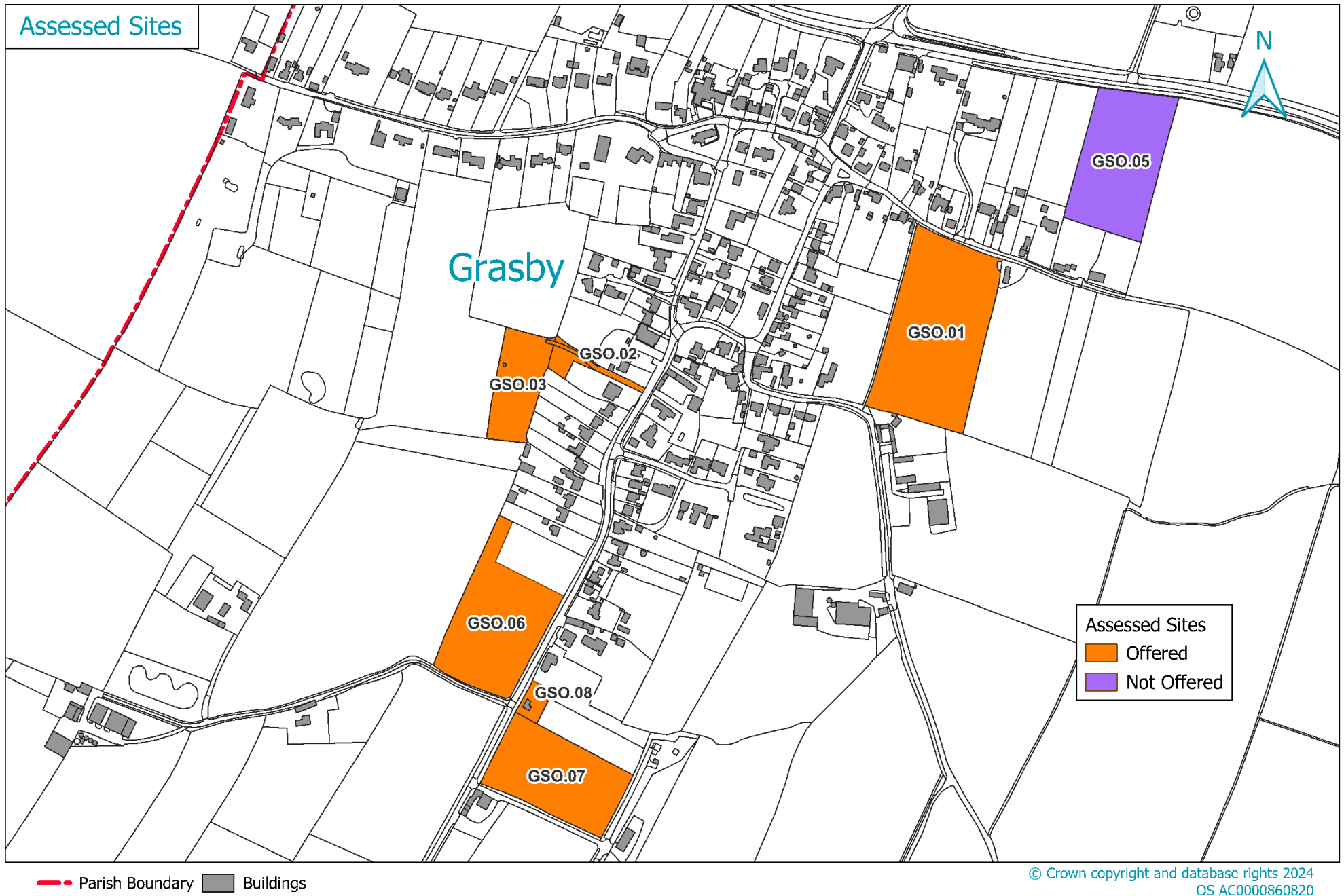
Ref	Description	Offered
GSO01	Field between Clixby Lane and Bentley Lane	Yes
GSO02	Land behind 8 Station Road	Yes
GSO03	Land behind 8-18 Station Road	Yes
GSO04	Land off Back Lane between Old School House and Island Cottage Owner seeks community use	No
GSO05	Land behind 23 Clixby Lane Owner requested no housing, not assessed	No
GSO06	Land off Station Road	Yes
GSO07	Land South of Willow Pond	Yes
GSO08	Land behind Willow Pond	Yes

Documents are available at:

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



ANNEX K – Assessed Sites



Housing Site Allocations - Process and Decision

Introduction

This document sets out the process followed to find sites within the Neighbourhood Plan area that are suitable to meet future housing demand. It includes details of the information gathered during this process and the factors taken into consideration to determine the most suitable sites.

Background

A Neighbourhood Plan is a land use document. Land use refers to the human use of land, including various economic and cultural activities eg agricultural, commercial, recreational, residential, and transport.

A Neighbourhood Plan provides the most local level of land use planning. Other levels are Local Plans and National Plans. It aims to encapsulates the needs and wishes of the community within the Plan area. It allows the community the opportunity to influence the type, location and character of future development. The duration of the Plan will be up to 2040. It should be reviewed every 5 years.

As a land use document, it will primarily be concerned with how the use of land within the plan area will change in the future and needs to balance the competing demands for housing, nature, agriculture, business use, tourism etc. It can also include community aspirations to enhance facilities, land use or character that the community considers valuable.

Once a Neighbourhood Plan exists planning applications that conflict with the Plan permission should not usually be granted planning permission provided the Neighbourhood Plan is up-to-date AND it contains policies and allocations to meet its identified housing requirements.

In order to understand the needs and aspirations of the community the following information has been gathered:

- A Housing Needs Survey has been created to understand the needs for housing over the next 15 years
- A Design Guide as been created to identify the important characteristics of the area and set out how new development can improve that character
- A resident's survey has been carried out to understand what is important and valued by residents along with what facilities they believe are missing
- A Call for Sites has been made to all landowners to understand what land is available for future development
- A Site Assessment of development sites has been carried out by external consultants to understand if the available development land is suitable for allocation in the Neighbourhood Plan
- A list of Community Aspirations has been created from the survey results and discussions with individuals and groups in the Plan area

Development Sites

Development sites can only be allocated in the Neighbourhood Plan if they are:

- available,
- suitable and
- achievable.

The Call for Sites exercise in 2024 asked all local landowners for details of land they would like to be considered for allocation in the Neighbourhood Plan. 8 sites came forward, 7 in Grasby & 1 in Searby

2 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 6 sites, all in Grasby, were then assessed for their suitability for development by the external consultants.

The site assessment exercise ruled out none of the sites and concluded that all could be suitable for development if the issues identified can be resolved or constraints mitigated. These issues and constraints are set out below along with the opportunities each site could offer subject to discussions with the landowners.

Housing Demand

Over the past 20 years or so the development pattern in Grasby has been for approximately one dwelling to be added each year.

The current government wishes to see more house building and is increasing the house building targets for local authorities. It is also changing the local government structure in our area making moving decision making further away from local residents. The pressure for additional housing land is expected to increase generally. Demand for more building within the Neighbourhood Plan area is also expected to continue if not increase.

The existing targets for new housing within Grasby, set in the local plan, have been met, but this is a minimum number of dwellings. It is implausible that there will be no requirement for further housing in the future.

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.

If sites are not identified then development decisions on planning applications will be taken by the planning authority as they arise without consideration of the local needs and wishes set out in the Neighbourhood Plan.

It is therefore considered necessary to identify suitable future housing sites within the Neighbourhood Plan. Using the recent development trend in Grasby it is considered reasonable that future housing requirements, up to 2040, will be for between 10-15 dwellings.

The Plan cannot require housing to be built, this will be a decision for individual landowners and their development partners, but it is hoped they will work within the framework of the Neighbourhood Plan.

Housing Requirements

The total minimum capacity for the 6 assessed sites is 30 dwellings. Including all the sites in the Plan would greatly exceed the anticipated needs of the village up to 2040. It is therefore necessary to determine which of the sites can best meet these needs and aspirations.

Housing need in Grasby is for smaller (2 and 3 bedroom) properties, affordable properties and retirement properties suitable for down-sizing. The Housing Needs Assessment sets these requirements out in much greater detail. The Design Guide provides information on the style, arrangement and landscaping new developments should consider.

The Steering Group have reviewed all the information gathered, especially the restrictions applicable to each site, and have reached a decision on which sites will best meet the needs of Grasby. These are set out in Table 1 below along with aspirations/opportunities which, if realised, would enhance the character and setting of the village and meet community needs. The Steering Group and/or the Parish Council would welcome discussions with any landowner that would help achieve these aspirations.

Conclusion

New housing within the Neighbourhood Plan area will continue to be in demand between now and 2040. This demand will be modest but should be planned for by including housing allocation sites within the Neighbourhood Plan.

The housing allocations have been identified by carefully considering each location along with the needs and aspirations of the community, however the capacity of the available sites exceeds the planned needs so not all sites have been allocated.

Site allocations give residents some certainty over what will be built and where. Planning for new development also provides the opportunity to take positive action to protect and enhance the village and to realise the aspirations for new facilities that the community values. The Neighbourhood Plan will set these out in detail.

Development of these sites should be done in consultation with all interested parties: landowners, developers, the Parish Council, residents and neighbours to achieve a good sustainable solution for all. The Neighbourhood Plan Group and the Parish Council would welcome further discussions about any of the sites with any interested party.

Table 1 - Housing Allocation Sites

Site	Description	Include (Y/N)	Reasons for inclusion/exclusion	Aspirations/Opportunities
GSO.01	Field between Clixby Lane & Bentley Lane	Y	<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 - Highway access issues need to be resolved 	<ul style="list-style-type: none"> • Community open space • Play area • Public car parking • Improved biodiversity (trees/shrubs/pond)
GSO.02	Behind 8 Station Road	N	<ul style="list-style-type: none"> - Legal restriction prevents use for housing or business use - Impact on setting & structure of listed building 	
GSO.03	Behind 8-18 Station Road	N	<ul style="list-style-type: none"> - Legal restriction prevents use for housing or business use - Outside village boundary - Impact on setting & structure of listed building + Potential to support wildlife - Highway access issues need to be resolved 	<ul style="list-style-type: none"> • Improved biodiversity (trees/shrubs/pond) • Allotments
GSO.06	Off Station Road	Y	<ul style="list-style-type: none"> + Site already included in Central Lincolnshire HEELA 2020 + Part of field containing the site already has planning permission for housing + Potential for high quality design to add character to village entrance - Services - routes/wayleaves 	<ul style="list-style-type: none"> • Protect important view towards Grasby church • Maintain boundary hedgerows • Village gateway feature
GSO.07	South of Willow Pond	N	<ul style="list-style-type: none"> - Outside village boundary - Extension of ribbon development down Station Rd into the open countryside - Capacity not needed to meet expected housing demand - Services - routes/wayleaves - Viability affected by infrastructure costs + Potential for recreational use 	<ul style="list-style-type: none"> • Sports field • Play area • Car parking
GSO.08	Willow Pond	Y	<ul style="list-style-type: none"> + 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

ANNEX L – Housing Affordability

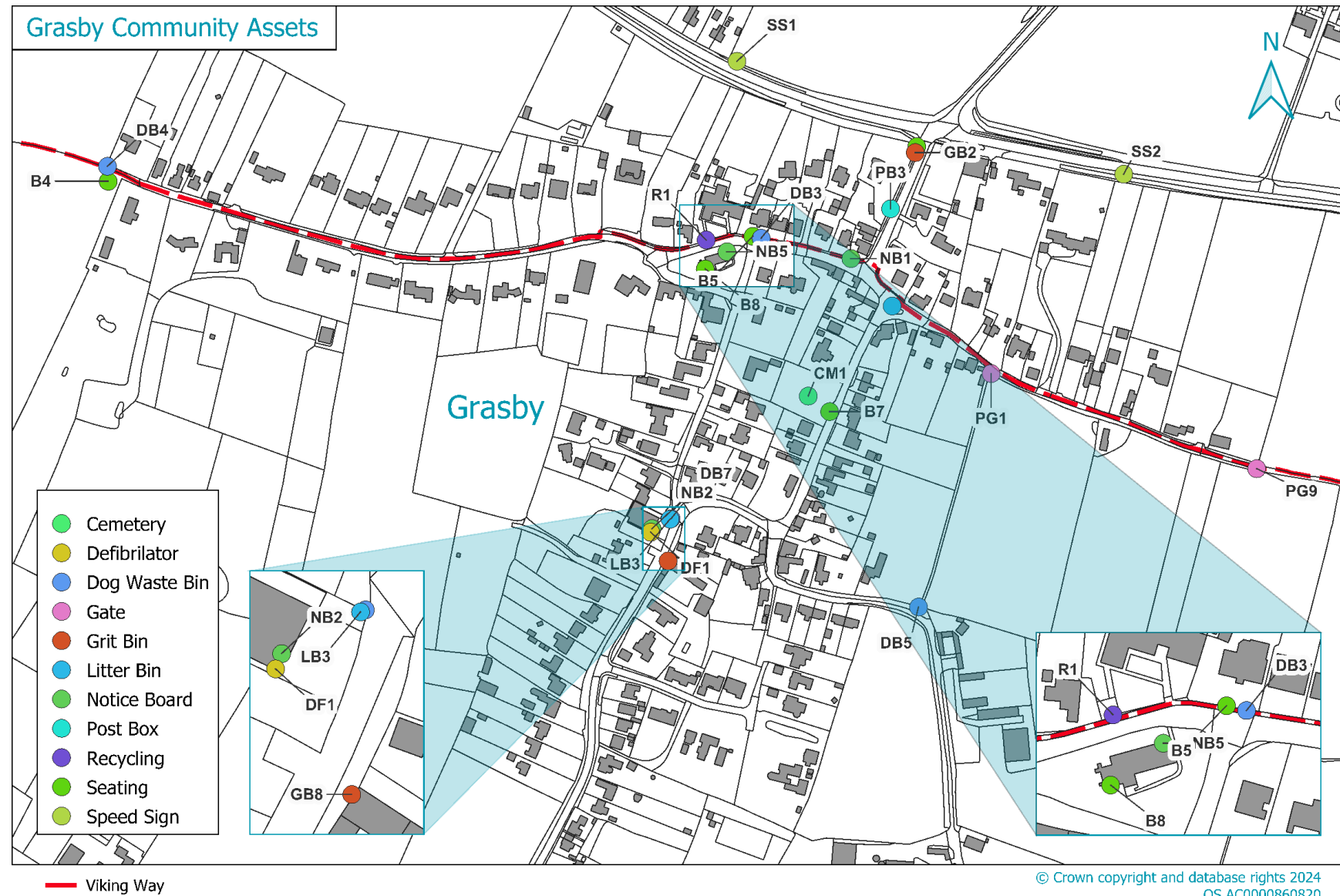
Table 4-4: Affordability thresholds in Grasby and Searby cum Owmbly (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £40,100	Affordable on LQ earnings? £17,722	Affordable on LQ earnings (2 earners)? £35,444
Market Housing						
Median House Price	£315,450	-	£90,129	No	No	No
Estimated NA New Build Entry-Level House Price	£267,722	-	£76,492	No	No	No
LQ/Entry-level House Price	£237,299	-	£67,800	No	No	No
New Build Median House Price	£198,000	-	£56,571	No	No	No
3+ Bed Market Rent	-	£15,300	£51,000	No	No	No
1-2 Bed (Entry-level) Market Rent	-	£7,740	£25,800	Yes	No	Yes
Affordable Home Ownership						
First Homes (-30%)	£187,406	-	£53,544	No	No	No
First Homes (-40%)	£160,633	-	£45,895	No	No	No
First Homes (-50%)	£133,861	-	£38,246	Yes	No	No
Shared Ownership (50%)	£133,861	£3,718	£50,641	No	No	No
Shared Ownership (25%)	£66,931	£5,578	£37,715	Yes	No	No
Shared Ownership (10%)	£26,772	£6,693	£29,959	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£4,928	£16,409	Yes	Yes	Yes
Social Rent	-	£4,168	£13,881	Yes	Yes	Yes

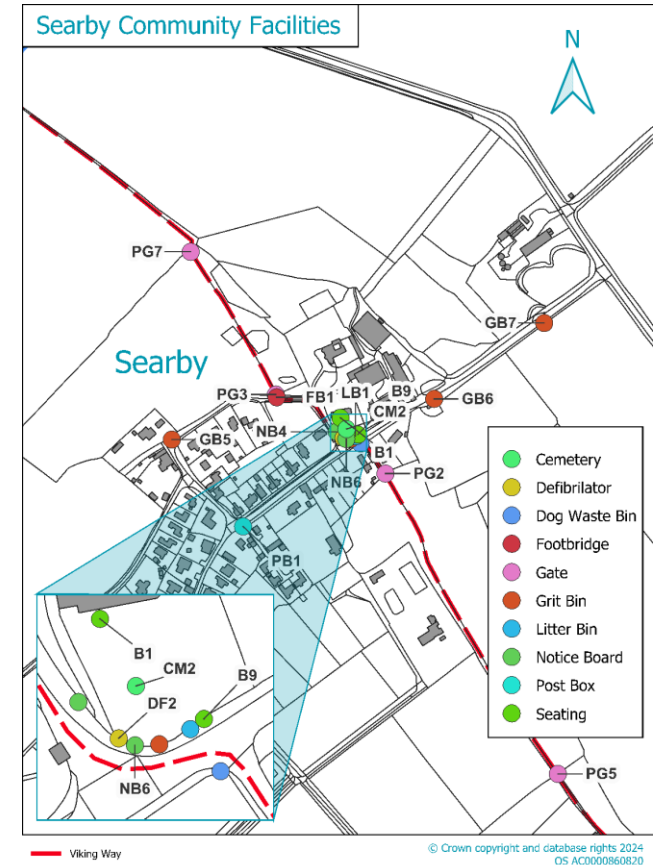
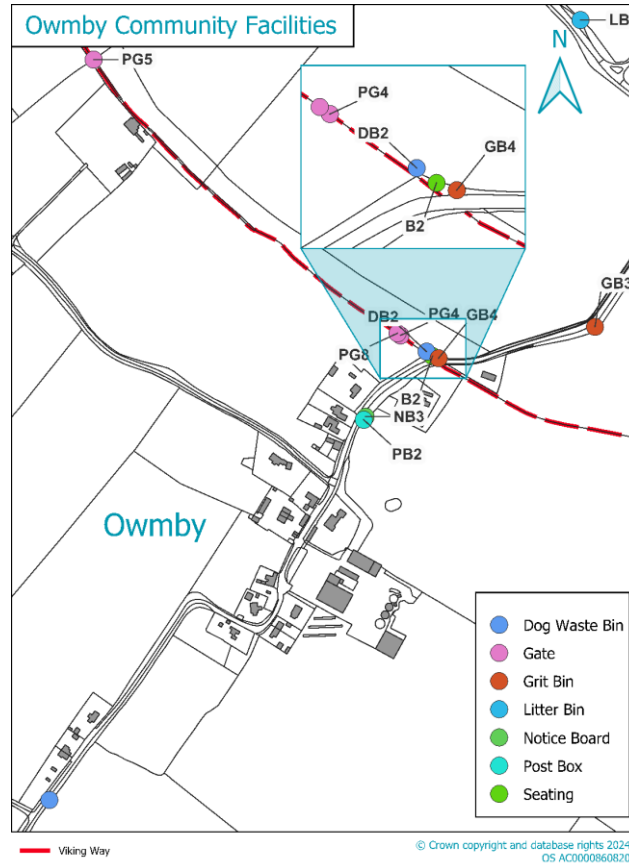
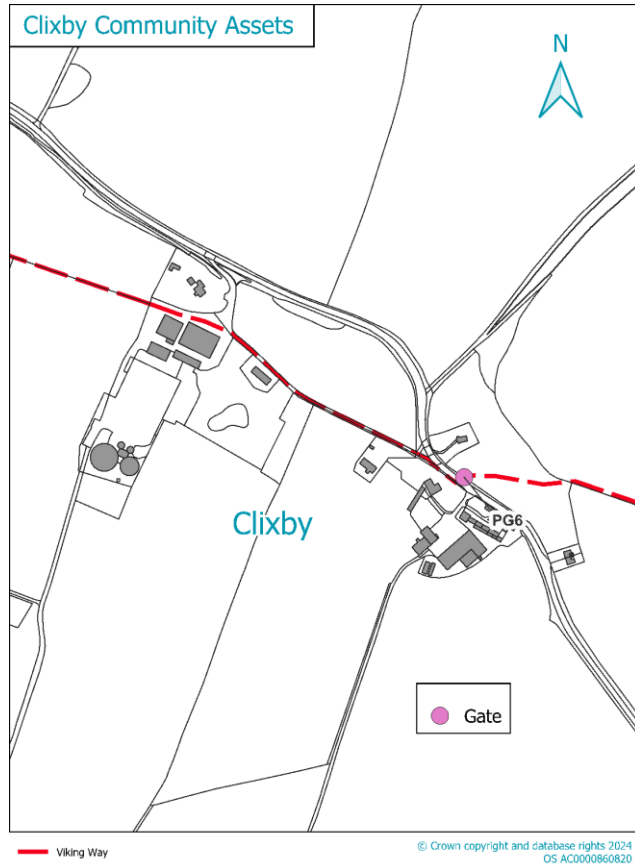
Source: AECOM Calculations

ANNEX M – Community Assets

Maps that identify the location of assets which, although often taken for granted, are an important part of the places we live.



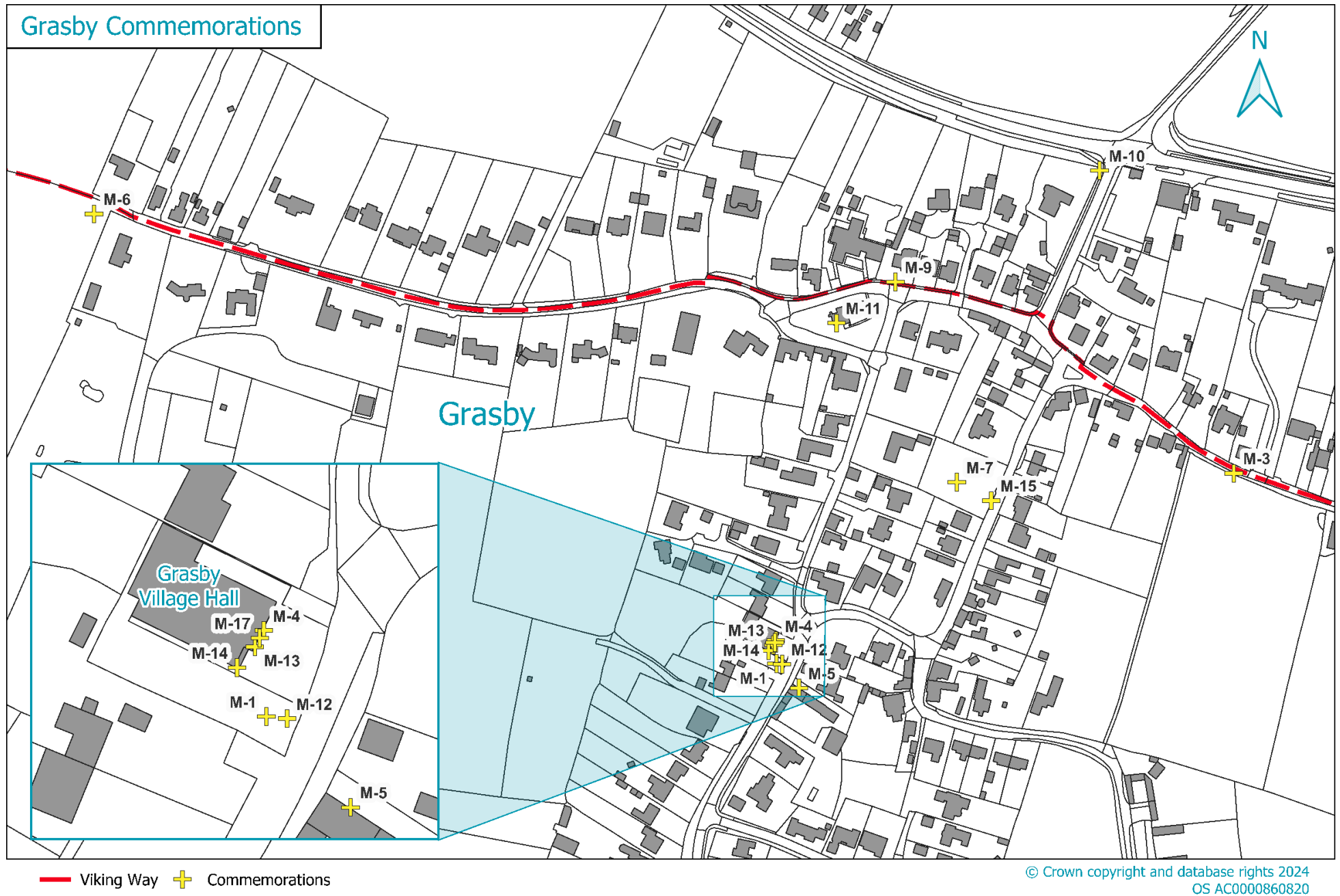
ANNEX K – Assessed Sites



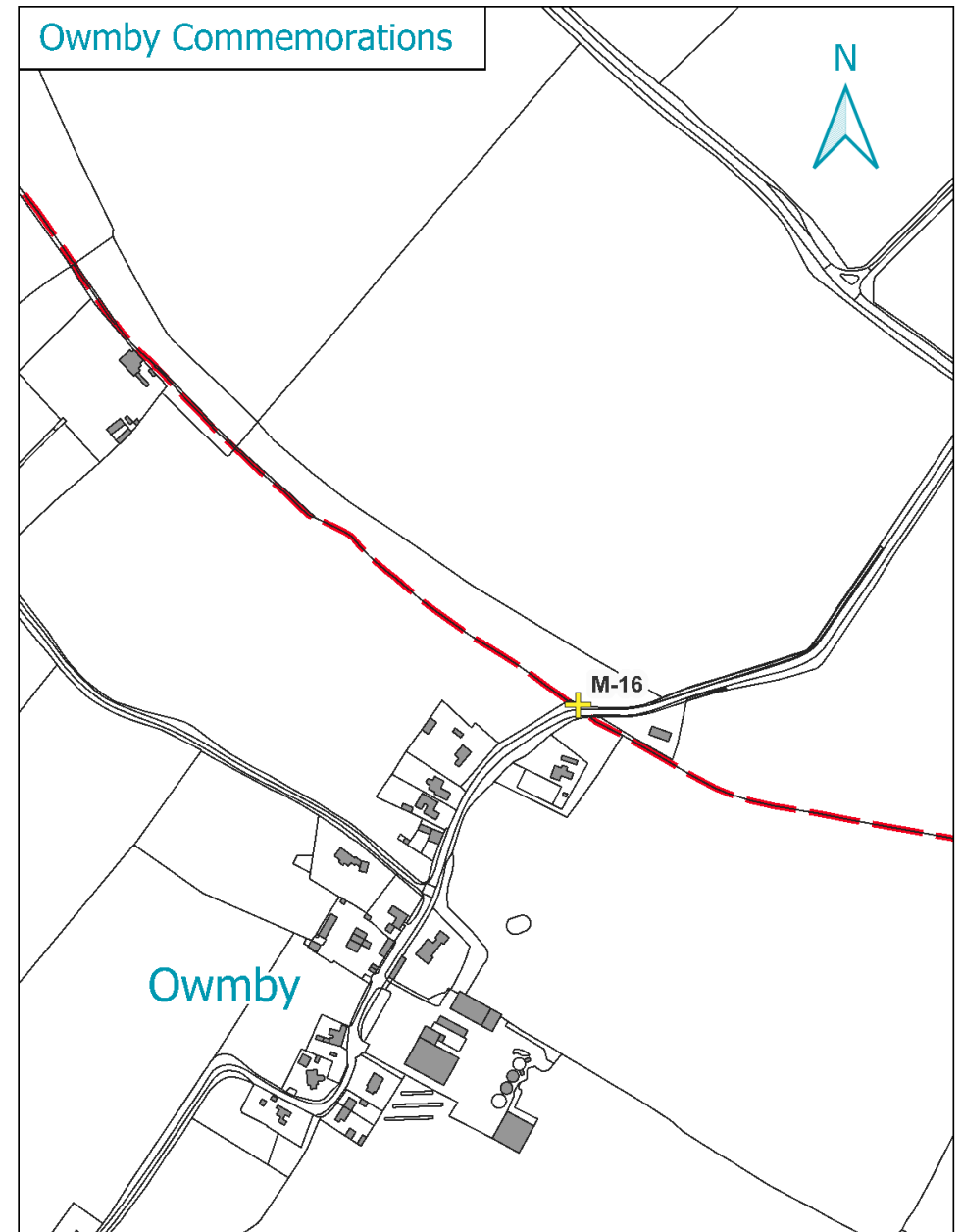
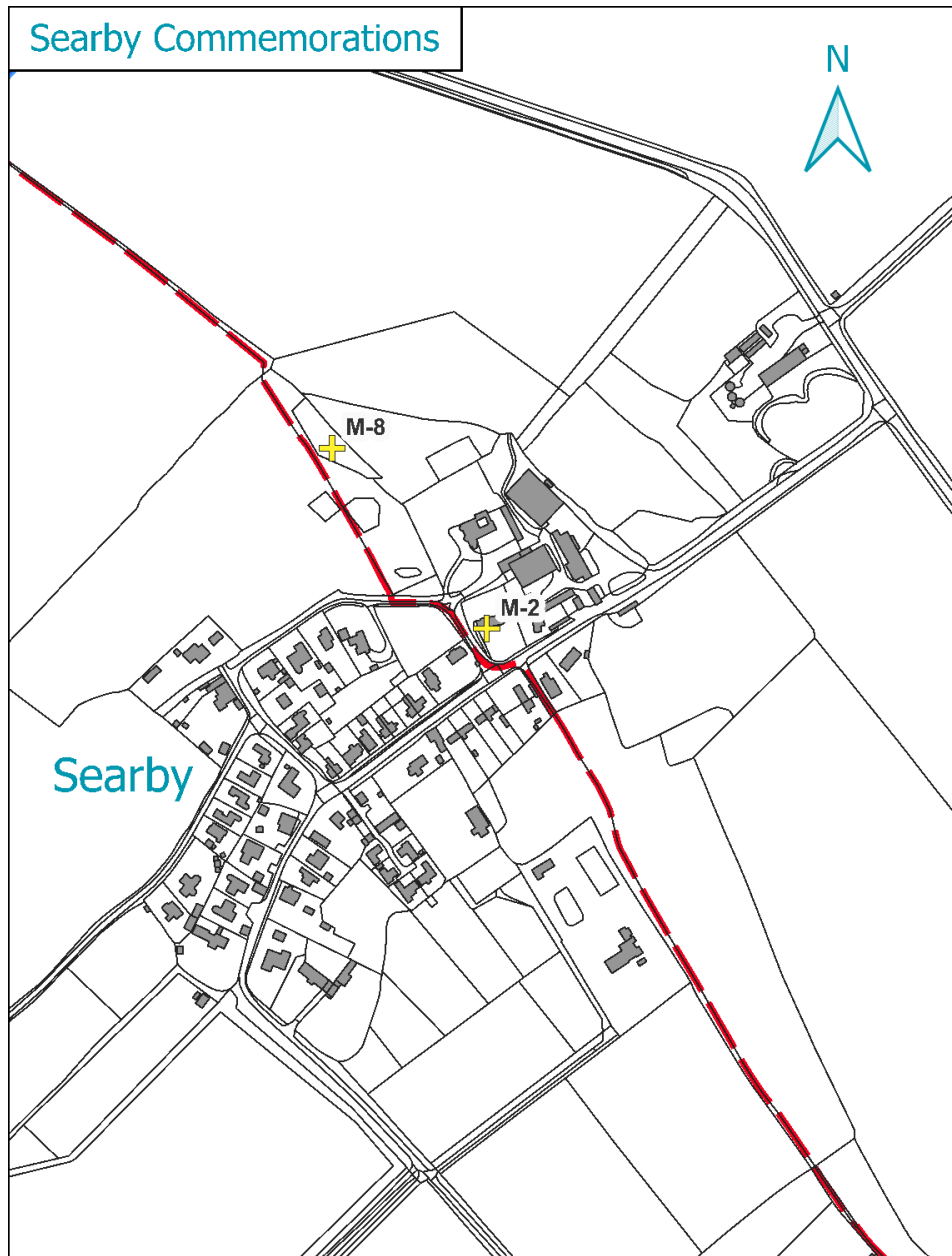
ANNEX N – Community Commemorations

There are many commemorations within the Neighbourhood Plan area. These are part of local history and contribute to the sense of community. They are also very important to individuals, families or groups that have a close personal connection to the people or events remembered. The maps below identify the location of these commemorations, they do not include commemorations within the churches, churchyards or cemeteries.

Ref	Description	Notes
M-1	Oak tree outside Village Hall, Grasby	Planted for King George V's Silver Jubilee Covered by a Tree Preservation Order
M-2	Memorial bench outside Searby Church	In loving memory of Lewis Strange. Councillor, farmer and friend to many. 1943-2020
M-3	Trees on S side of Clixby Lane, Grasby	Planted for Queen Elizabeth II's Silver Jubilee 1977
M-4	Stone plaque on wall of Village Hall, Grasby	Presented to the people of Grasby by the people of St-Rémy July 1986
M-5	Twin town name board on barn opposite the Village Hall, Grasby	From twin town Saint- Rémy-de-Sillé, nr Le Mans , France
M-6	Memorial bench at end of Vicarage Lane	In loving memory of Stan Lubner 12 Dec 1943 - 7 Apr 2022
M-7	Commonwealth Graves - memorial	To Arthur, Harry & Ted Westcott who died during WWI
M-8	Memorial woodland near Searby	In memory of Rachael Frances Everett
M-9	Jubilee bench at top of Church Hill Grasby	Queen Elizabeth II's Silver Jubilee 1952-1977
M-10	Bench at top of Main Street Grasby	In memory of Gerald (Gerry) Holmes 1940-1997 From his friends and customers of the Cross Keys
M-11	Memorial bench outside Grasby Church	To those from Grasby who fell in WWI
M-12	Stone milepost nr tree outside the Village Hall, Grasby	Showing distance to Grasby's twin village Saint- Rémy-de-Sillé, 491 miles
M-13	Yellow French post box on wall of the Village Hall, Grasby	From twin town Saint- Rémy-de-Sillé
M-14	Defibrillator at Grasby Village Hall	In memory of Bob Marris May 1953 - Aug 2015
M-15	Bench within Grasby Cemetery	In living memory of Alec Brown 1950-2016
M-16	Bench on Viking Way at junction with Owmbly Hill, Owmbly	Queen Elizabeth II's Silver Jubilee 1952-1977
M-17	Plaque on wall outside Grasby Village Hall	In memory of Peter Stott 1923-1993



ANNEX N – Community Commemorations



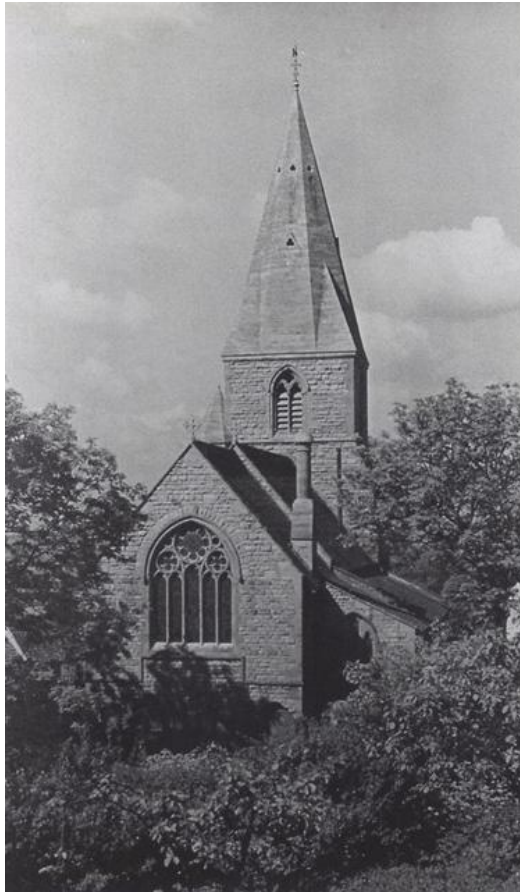
— Viking Way + Commemorations

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ANNEX O – Historical Photographs

During the creation of the Neighbourhood Plan much historical information was gathered from residents, both current and past, which has been invaluable in helping understand how the villages and the community have changed over time. This information will be added to the Grasby Parish Council website, <https://grasby.pariah.lincolnshire.gov.uk/> Here is a small selection of the images obtained.

Grasby



Owmby



Searby



ANNEX P – Further Information

List of links to further documents and websites relevant to the Neighbourhood Plan.

Title	Link
<u>Central Lincolnshire Local Plan 2023</u>	https://www.n-kesteven.gov.uk/central-lincolnshire
<u>Planning Policy Library Archive</u>	https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/planning-policy-library-archive
<u>Energy Efficient Design Guide</u>	https://www.n-kesteven.gov.uk/sites/default/files/2023-04/Central%20Lincs%20Energy%20Efficiency%20Design%20Guide%20-%20Final%202023.pdf
<u>Energy Efficient Design Guide Checklist</u>	https://www.n-kesteven.gov.uk/sites/default/files/2023-04/Energy%20Efficiency%20Checklist%20-%20Residential.xlsx
<u>West Lindsey Landscape Character Assessment Part 2</u>	https://www.west-lindsey.gov.uk/planning-building-control/planning/planning-policy/evidence-base-monitoring/landscape-character-assessment#:~:text=Landscape%20Character%20Assessment.%20This%20technical%20document%20makes%20an%20assessment%20of
<u>Greater Lincolnshire Nature Partnership</u>	https://glnp.org.uk/
<u>Historic Environment Record</u>	www.heritagegateway.org.uk
<u>Lincolnshire Heritage Explorer</u>	https://heritage-explorer.lincolnshire.gov.uk/
<u>Central Lincolnshire</u>	https://www.n-kesteven.gov.uk/sites/default/files/2023-03/HOU003%20HELAA%202020%20Report%20with%20Appendix%20A%20%26%20B%20FINAL.pdf
<u>Housing and Economic Land Availability Assessment</u>	
<u>HELAA Report 2020 Appendix E - West Lindsey Sites</u>	https://www.n-kesteven.gov.uk/sites/default/files/2023-03/HO004C%20HELAA%20Appendix%20E%20WL.pdf
<u>The Viking Way</u>	https://www.visitlincolnshire.com/things-to-do/viking-way/
<u>Clean Growth Strategy</u>	https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary
<u>The Institute of Historic Building Conservation</u>	https://www.ihbc.org.uk/
<u>The Association of Local Government Archaeological Officers</u>	https://algao.org.uk/

Note: links were correct at the time of publication.

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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

