Corringham Neighbourhood Plan 2021 to 2036

(Referendum Version October 2021)

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Foreword

This is the Referendum version of the Corringham Neighbourhood Plan. It is an important planning document which will shape the future of our community over the next decade and beyond.

Whether we like it or not our Parish will change over the next 20 or so years, linked to the Central Lincolnshire Local Plan and related planning and investment decisions made by West Lindsey District Council and Lincolnshire County Council. A couple of years ago, Corringham Parish Council made the decision to produce a Neighbourhood Plan to be proactive in being able to shape and influence future development.

From the outset, the Parish Council wished to ensure that the local community was engaged throughout the plan preparation process, with consultation on local issues, the selection of preferred sites for new housing, and most recently on a full Draft version of the Plan.

The Parish Council considered that the Neighbourhood Plan aspirations must be shared and owned by all if we are to be successful. The support of the local community will be tested when there is finally a local referendum to establish if the plan is used in the determination of planning applications in the future. It was also necessary to engage statutory bodies and agencies to seek their support for the policies and proposals of the Plan.

All people who live, work or have a business interest in the area were invited to comment on the Draft Plan. As described in the Consultation Statement, we read and studied all responses (from the public and external consultees) with interest. The Draft Plan was then revised to create a Submission Version which was formally submitted to West Lindsey District Council and an independent examination was held. The examination report acknowledged that good practice has been followed and recommended that, subject to certain minor amendments, the Neighbourhood Plan should proceed to a referendum.

This (Referendum) version of the plan includes those amendments. We now need your involvement and support on just one more occasion to get the Plan "Made" such that it has legal weight. The final part of the process is for West Lindsey District Council to organise a local referendum to allow you to vote on whether (or not) you agree that the Neighbourhood Plan should be used to influence the planning decisions. The Steering Group and Parish Council look forward to a good turnout at the referendum, which is to be held on Thursday 2nd December 2021.

Diane Semley (Chair of the Corringham Neighbourhood Plan Steering Group) October 2021

Acknowledgments

The Corringham Neighbourhood Plan was commissioned by the Parish Council and a Neighbourhood Plan Steering Group, made up of residents and Parish Councillors was set up. (The members of this group are Diane Semley, Jo Sims, Patricia Hardwick, Paul Howitt-Cowan, Sarah Blades with other input from Arran Watson & Chris Wrench). Clive Keble, our planning adviser attended the meetings.

Funding was obtained through Locality, with technical support from AECOM, under the Government Neighbourhood Plan support programme and work has been carried out at no direct cost to the Parish Council. Advice was provided by the Neighbourhood Planning Officer at West Lindsey District Council. The preparation of the Neighbourhood Plan has been supported with professional planning advice from Clive Keble Consulting. The Character Assessment was completed by Carroll Planning+Design.

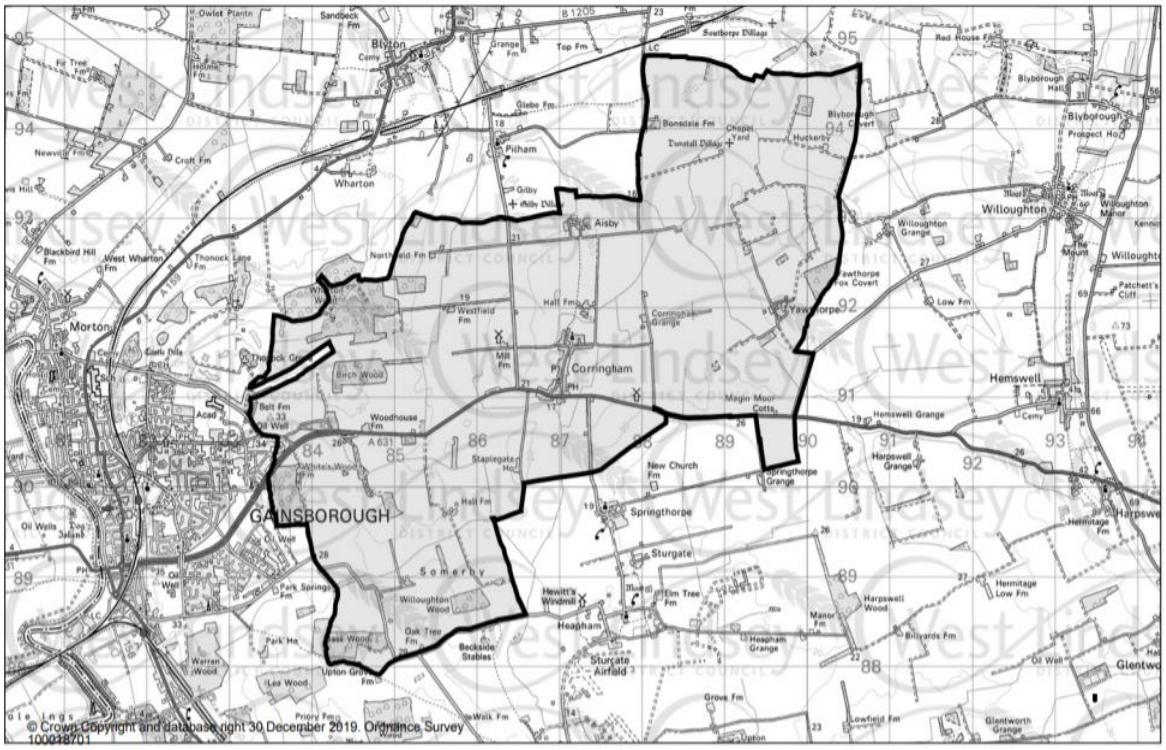
1 What is the Corringham Neighbourhood Development Plan?

1.1 This Neighbourhood Development Plan, (hereafter referred to as the Corringham Neighbourhood Plan or CNP) has been prepared by the local people of Corringham Parish.

1.2 The Localism Act 2011 provided powers for Parish Councils to prepare land use planning documents. The Corringham Neighbourhood Plan Area was designated by West Lindsey District Council (WLDC) in June 2016. However, to correct a drafting error, it was re-designated on 9th March 2020, following advertisement and consultation by WLDC. The designated area is shown on Fig.1. The Plan period is 2021 to 2036.

Corringham Parish Council is the qualifying body to prepare the Neighbourhood Plan.

Figure 1: Neighbourhood Plan Area



1.3 A Neighbourhood Plan is a relatively new type of planning document. Working with and on behalf of its parishioners, through a Neighbourhood Plan Steering Group (SG) the Parish Council has prepared this land use development plan which will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable, serving current and future residents. When the CNP has been 'Made' by WLDC, following further consultation, independent examination and a local referendum, the policies will be used in assessing planning applications in the Parish.

1.4 In addition to the main village of Corringham, the Parish (and Plan area) includes the hamlets of Aisby and Yawthorpe, which are set in open countryside. To the west, the Parish boundary adjoins that of Gainsborough Town Council. A tract of land in that area is included in the committed Gainsborough East Sustainable Urban Extension (SUE), but as a strategic planning matter this is not covered by policies in the Neighbourhood Plan, (see Ch. 3 – Policy Context).

The Next Steps

1.5 This is the Referendum Version of the Corringham Neighbourhood Plan. It was submitted to West Lindsey District Council (SKDC) in March 2021 and publicised for an 8 week period. An independent examiner was appointed to consider representations and to check that the Basic Conditions, including conformity with national and local planning policy, were met. There were a number of recommended changes by the examiner, but these did not affect the purpose and intent of the policies. The District Council was informed that, subject to amendment, the Plan could proceed to a referendum. This is, therefore, the Referendum Version which includes all the modifications suggested by the examiner.

1.6 A simple majority (over 50%) of people voting must support the plan if it is to be 'Made' by the District Council. It can then form part of the Development Plan for the area and become a major consideration when determining planning applications. The (Yes or No) question to be asked at the referendum is: "*Do you want West Lindsey District Council to use the Neighbourhood Plan for Corringham to help it decide planning applications in the Neighbourhood Area?*"

2 Corringham and its' surroundings

A brief history of Corringham and Aisby *(See also the separate Character Assessment Report)*

2.1 Corringham was established in Saxon times; 'ing' refers to a tribe/followers of and Corr is thought to refer to a person called 'Cora'. The University of Nottingham's Key to English Place Names gives Corringham's etymology as "Homestead of the family or followers of Cora" The settlement was recorded in the 1086 Domesday Book, as Coringeham (Corringham). The King, as Lord of the Manor at Kirton, was the chief landowner in the village at this time. Following this, in the 11/12th centuries the breaking up of the Great Manor of Kirton saw the land distributed across a number of families.

2.2 Originally the village (and wider parish) were subdivided into two separate entities, Corringham Magna (Great Corringham) and Corringham Parva (Little Corringham). The former taking in the church and surrounding properties including the Old Hall and the latter covering the southern extents of the village, with the boundary between the two denoted by a gate across Middle Street, which was then known as Barony Street. The separation was maintained until the early 1800s, when an extensive lawsuit deemed the two divisions of Corringham be united and one standard rate levied. During the pre-enclosure period Great and Little Corringham each worked their fields separately.

2.3 North of Corringham, a small settlement appears to have existed at Aisby since medieval times, with the hamlet first entering written records in the Domesday Book of 1086, where it is referred to as Asebi and Aseby, a place-name of Scandinavian origin, derived from the Old Norse personal name Asi and the Old Danish by, meaning a village or farmstead. The Domesday Survey confirms the land at Aisby was held by the King as sokeland of his manor of Kirton-in-Lindsey, indicating that Aisby was a small settlement perhaps centred on a single east-west street.

2.4 Details of Historic Environment Records, (Lincolnshire County Council) denoting all known sites of historic and archaeological interest for the settlements of Corringham and Aisby, can be found at Appendix 1 of the Character Study. Evolution of the settlements of Corringham and Aisby.

2.5 Maps (Figs. 47-50) in the Character Study illustrate how the village of Corringham has evolved and developed since the late 1800s to the present day. Looking back to 1885 a familiar village structure can be seen, with development arranged in a linear manner along the core road network of High Street, Middle Street, Mill Mere Road and East Lane. By this time the physical meeting of Great Corringham and Little Corringham was well underway, with built forms appearing along the previously undeveloped gap at Middle Street which once separated the two administrative areas.

2.6 At that time, Corringham had a diversity of land uses and facilities. The northern extents of the settlement hosted the key community and ecclesiastical landmarks of St Laurence's Church and the village primary school. The southern end of Corringham was home to the local smithy and the public houses of The White Swan and Beckett Arms, both of which stood along High Street.

2.7 Despite the passing of over half a century, by 1948 not much change had occurred, with the village appearing almost frozen in time. It was only by 1983 that noteworthy new development occurred. At the north-eastern corner of the village, semi-detached, local authority housing appeared along the south side of East Lane and on the undeveloped eastern edge of Middle Street detached houses were built. Looking forward to the present day, the Nicholas Way estate was developed, representing a move away from traditional development patterns.

Corringham Today

2.8 The 2011 Census recorded the population of Corringham as 523 residents comprising, 260 (49.7%) males and 263 (51.3%) females. The population structure includes fewer younger people and more older people than the average for both West Lindsey and Lincolnshire. Around 217 dwellings were recorded in the 2011 Census and recent monitoring figures collected for the Central Lincolnshire Local Plan (CLLP) record 163 dwellings in Corringham village itself. The majority of houses are owner occupied. New development has been limited to infill plots and a small estate of around 18 dwellings off East Lane/Nicholas Way. A further 9 dwellings are under construction (2020) on land adjoining this estate. In addition to isolated dwellings and farms, there are 6 dwellings in Yawthorpe and a further 16 dwellings in Aisby.

2.9 Corringham has several community facilities including the primary school, the village hall, the church and a public house/hotel and an outreach doctor's surgery. The village hall is well used and is host to many different groups/activities and a (part time) post office. In Gainsborough, there are doctor and dentist surgeries and a minor injuries unit at the Hospital. There are secondary schools and higher education colleges in the town.

2.10 Peacock and Binnington on High Street, a branch of a large agricultural machinery depot, is the main business in Corringham and there is the High Street Garage with a small convenience shop. In addition, the school, public house, farms and some small businesses provide jobs, but there are no large-scale employers in Corringham however there is a nearby industrial estate at Hemswell Cliff. The proximity of Gainsborough, and a little further away, Lincoln and Scunthorpe, provide employment opportunities across sectors and skill sets. The proportion of people in managerial and skilled occupations is higher than in the District and the County.

2.11 There is a close functional relationship between Corringham and Gainsborough. Corringham relies upon Gainsborough for higher level facilities and services, but they are two distinct communities. It is important that the Neighbourhood Plan recognises these links, but it must also protect and enhance the separate identities of the two communities, especially given the impact that the Gainsborough Northern SUE will have. Reflecting location and lack of larger scale facilities, the rate of car ownership in Corringham is higher than West Lindsey as a whole.

2.12 The physical form of Corringham is linear, running north/south from the old village core around the Church along Main Street to building either side of the A631, creating a "dumbbell" shape. Aside from the more exposed southern edge of the village, formed by the A631 and those buildings that line the route, the remainder of outer edges of the village benefit from a close relationship with attractive open countryside. Aisby is an isolated rural hamlet comprising a few houses and farms along a single horseshoe-shaped lane running north from Bonsall Lane, just under a mile north of Corringham. Yawthorpe is a small collection of six dwellings (four old farmhouses and two cottages) lying 1.5 miles to the east of Corringham

2.13 In summary, modern day Corringham is regarded by its residents as an attractive place to live. Despite the proximity of Gainsborough and a degree of inter-reliance between the two communities, both are proud of their distinct identity and character. The open countryside around Corringham and local landscape features are valued by local people.

3 The Policy Context

3.1 This section summarises the policy context for the Neighbourhood Plan, taking into account national guidance and other County, District and Neighbourhood Plans.

National

3.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Plans must meet the Basic Conditions, these may be summarised as:
- Having regard to national policies/advice in the National Planning Policy Framework (NPPF);
- Contributing to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the Development Plan (CLLP - see below);
- Meeting the relevant EU obligations.

3.3 The Government Guidance on Neighbourhood Planning (last updated in May 2019) explains the neighbourhood planning system introduced by the Localism Act, including key stages and considerations required. The CNP has been prepared in the context of this guidance and Paragraph 004 has determined the contents of it in terms of a focus on formal policies for the development and use of land. However, it is noted that wider community aspirations can also be included, provided that they are clearly identifiable, and it is made clear that they will not form part of the statutory development plan.

3.4 Paragraphs 29 and 30 of the 2019 National Planning Policy Framework (NPPF) confirm the relationship between NPs and the Strategic Policies of the Development Plan, as set out below:

"*Para. 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.*
Para. 30. "Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."
Para. 37 confirms that the Basic Conditions must be met: "*Neighbourhood Plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the Plan may proceed to referendum*."

Local

3.5 The Central Lincolnshire Local Plan (CLLP) is the Development Plan for the area. It covers the period 2012 to 2036 and was adopted in April 2017. It replaced the Local Plans of the City of Lincoln, West Lindsey and North Kesteven District Councils, (the Local Plan team comprises officers drawn from planning policy teams within City of Lincoln, North Kesteven District Council and WLDC). In the CLLP, the key policies on housing affecting Corringham are:
Policy LP2: The Spatial Strategy and Settlement Hierarchy and
Policy LP4: Housing Growth in Medium and Small Villages.
In Policy LP2 Corringham is designated as a "Small Village."

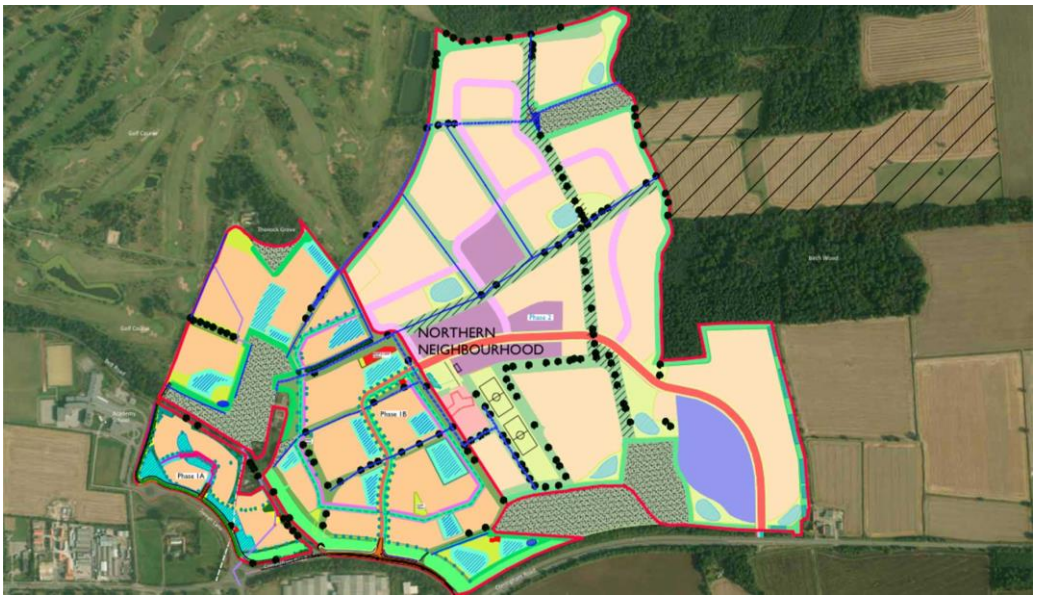
3.6 Policy LP4 indicates that such settlements should accommodate 15% additional new housing.

The growth requirement for Corringham is based on a calculation using 15% of the existing housing stock of 163 dwellings (recently revised). It is for a minimum of 24 new dwellings (gross) but the net figure to be taken account of in this Plan takes account of completions and commitments. The West Lindsey District Council (WLDC) Monitoring of Growth in Villages report (February 5th 2021) recorded 10 commitments (a single dwelling and a site of nine). **The current net dwelling requirement in the current CLLP is, therefore, 14 dwellings.**

3.7 Although about Gainsborough, the end of Para. 8.3.4 of the CLLP relates to Corringham: *"At the same time, there will be a need to protect the town's wider setting in the landscape"* and is reflected in Policy LP 38 (Clause E Gainsborough: setting & character): *"Protect and enhance the landscape character and setting of Gainsborough and the surrounding villages by ensuring key gateways are landscaped to enhance the setting of the town, minimise impact upon the open character of the countryside and to maintain the setting and integrity of surrounding villages."*

3.8 The CLLP includes policies for large scale development on the edge of Gainsborough in two Sustainable Urban Extensions (SUEs). The Northern SUE extends into Corringham which means that there will, in fact, be hundreds of new dwellings in the Parish. Paras. 8.4.1 to 8.4.7 and Policy LP 39 states: *" The Gainsborough Northern Neighbourhood SUE, as identified on the Policies Map, is allocated for approximately 2,500 dwellings, of which 750 dwellings are anticipated to come forward in the plan period to 2036. In addition to the generic requirements for SUEs in Policy LP28, development will be required to meet the following specific requirements:*
- Approximately 7ha of land for employment (B1/B2/B8 Use Classes). Employment premises provided must include start-up and small business premises, and an overall emphasis on B1 uses;
- Open Space and 'green corridors' integrating development with the surrounding countryside…;
- A new Local Centre of an appropriate scale, providing for retail, services and community uses..."

3.9 There is an approved masterplan and in Sept. 2020, outline planning permission was granted for 750 dwellings on land off the Highfields roundabout on Corringham Road. Without prejudice to comments that the Parish Council may submit on future applications, this NP accepts the principle of the development and does not have policies for the masterplan area. However, landscape, character and active travel policies in the NP do apply to land adjoining the SUE.



3.10 For other CLLP Policies, the NP takes account of guidance in Appendix 1 (on Neighbourhood Planning), including acknowledgement of Strategic Policies; LP5: Delivering Prosperity & Jobs,

LP7: A Sustainable Visitor Economy, LP9: Health & Wellbeing, LP11: Affordable Housing, LP12: Infrastructure to Support Growth, LP13: Accessibility & Transport, LP15: Community Facilities, LP16: Contaminated Land, LP18: Climate Change & Low Carbon, LP19: Renewable Energy, LP20: Green Infrastructure Network, LP21: Biodiversity & Geodiversity, LP22: Green Wedges, LP24: Creation of Open Space, Sports & Recreation Facilities, LP25: Historic Environment, LP55: Development in the Countryside and LP56: Gypsy and Traveller and Travelling Show-People.

Central Lincolnshire Local Plan Review

3.11 In response to the updated NPPF and amended Planning Practice Guidance the CLLP is being reviewed. Following public consultation in July 2019 and a Call for Sites, and also taking account the impact of COVID-19 and possible changes to the planning system in England, a second options and proposed site allocations consultation was intended in January/February 2021. However, following a Joint Planning Unit meeting in September a Draft Plan was considered in June 2021 for subsequent consultation. Submission and Examination is likely during 2022 and adoption could follow later that year.

3.12 In the earlier consultation it suggested that the revised CLLP could seek to allocate new housing sites of 10 or more dwellings (rather than 25, as in the current version) and that the Plan Period would be extended to run from 2018 to 2040 (the current plan period is to 2036). It is proposed that the existing 8 tiers of the settlement hierarchy will be retained but that further work is to be undertaken to better understand which villages should be in each category and what growth will be sustainable in each, taking into account the comments received and other evidence being developed. A September 2020 report from the CLLP joint Planning unit (JPU) confirms that Corringham will remain as a "Small village" (50 to 249 dwellings). Earlier in 2020, the JPU agreed that the existing dwelling figure for Corringham should be reduced from 222 to 163 dwellings. It is understood that the new CLLP will "*move away from the percentage approach for villages and instead takes a qualitative approach to the consideration of the suitability, or otherwise, of a village for site allocations and each site itself*." The Parish Council considers that the rigorous, evidence based, approach taken in the Neighbourhood Plan provides a sound basis for a reasonable number of new dwellings in Corringham, given the size and character of the village.

Gainsborough Neighbourhood Plan

3.13 Although not part of the strategic policy context, the (Made) Gainsborough Neighbourhood Plan needs to be considered. In particular, the Corringham NP will seek to complement wording in its Community Vision *"…All development within the Plan period will maximise the environmental assets in and around Gainsborough, particularly the River, access to the countryside and the parks and green spaces…" and* Community Objective 8 *"…To improve and extend routes that create green connections to local green spaces and provide access to the countryside…".*

Lincolnshire Minerals and Waste Local Plan

3.14 This comprises the Core Strategy & Development Management Policies (June 2016) and Site Locations (Dec. 2017) documents. LCC advise that the NP should have regard to policies that:

- Safeguard minerals and waste sites from incompatible development.
- Safeguard Mineral Resources to prevent unnecessary sterilisation by development; and
- Identify the locational criteria and allocations for future minerals and waste development.

It is confirmed that no site allocations or policies in this NP affect the sewage treatment site off Springthorpe Road or the sand and gravel safeguarding area (Core Strategy Policy M11).

4 Consultation Summary

4.1 The Steering Group (SG) wanted to ensure that the local community is engaged throughout the plan preparation process. The SG considered that the Plan's aspirations must be shared and owned by all if it is to be successful. Indeed, the support of the local community will be tested when there is finally a local referendum to determine if the plan is used in the determination of planning applications in the future. The need to engage statutory bodies and agencies and seek their support on the policies and proposals being put forward was also recognised. Finally, comments have been made local businesses, landowners and voluntary sector organisations.

4.2 This section is a summary of the extensive consultation that has been undertaken along with the outcomes which underpin the Neighbourhood Plan Vision, Objectives and Policies.

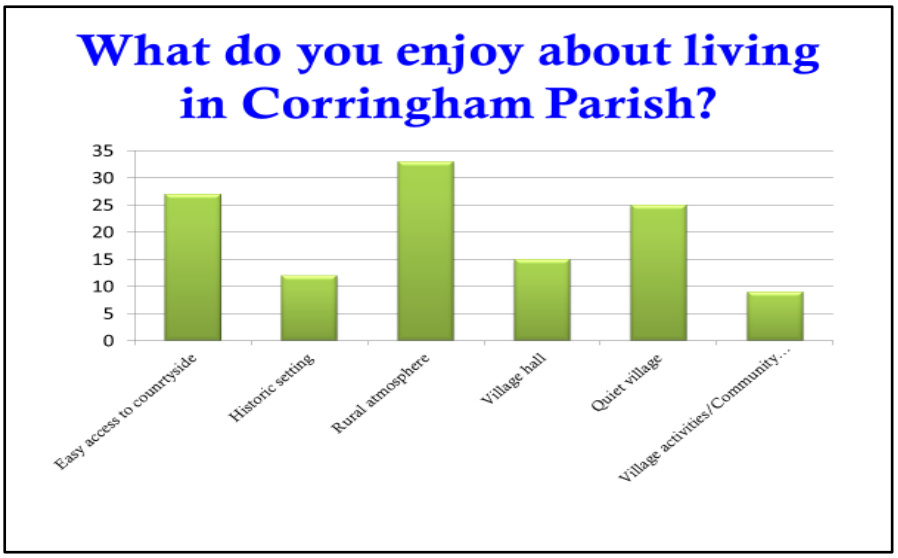
Figure 2: List of consultation events and methods

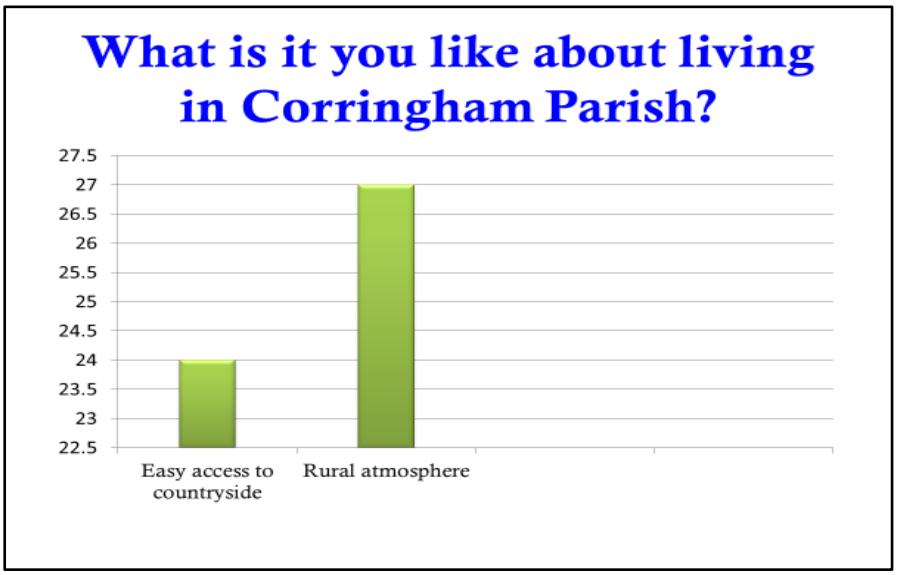
Timing	Event	Attendance/Responses
4th June 2016	Event in Village Hall – on likes/dislikes about Corringham	12
May/June 2016	West Lindsey DC (first) consultation on NP Designation	No comments (designation agreed in June 2016)
September to November 2016	Community Questionnaire Presentation evening	35 forms returned Around 20 attendees
27th March 2019 to 17th April 2019	Notification of NP preparation to (27) external consultees.	7
Friday 29th March 2019	Village Hall event/questionnaire on Draft Vision and Objectives	43 attendees 22 forms completed
January to March 2020	WLDC consultation on NP re-designation (to correct NP area)	No comment (re-designation agreed on March 9th 2020)
Friday 12th June to Friday 24th July 2020	External Consultees (20) invited to comment on AECOM Sites Assessment and proposed site selection methodology	14 comments submitted
Friday 18th and Saturday 19th September 2020	Preferred housing sites consultation. Public drop-in sessions/ questionnaire Landowner meetings (Friday 18th)	20 attendees 12 returns 4 landowner meetings (1 by telephone). 7 sites covered
Wed 18th Nov. 2020 to Frid. 8th Jan. 2021. (7 weeks and 3 days)	Draft Plan Consultation (Covid-19 restrictions led to the cancellation of planned exhibitions).	19 questionnaires returned 47 organisations consulted. 12 comments (9 substantive)
26th March 2021 to 21st May 2021	West Lindsey DC consultation on Submission Version (Regulation 15 and Regulation 16).	See WLDC website (*below)

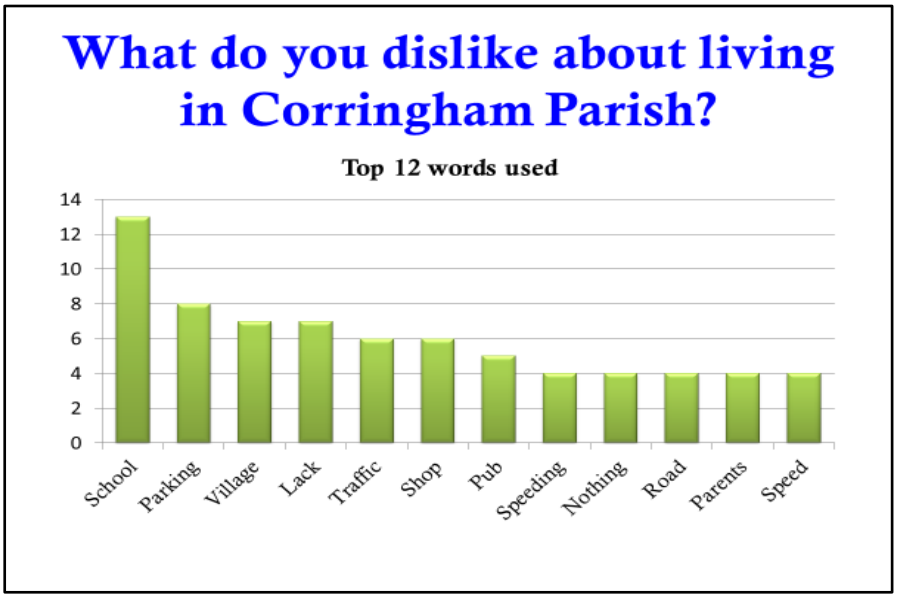
* Corringham Neighbourhood Plan | West Lindsey District Council (west-lindsey.gov.uk)

4.3 The following sections summarise the outcomes of the consultations.

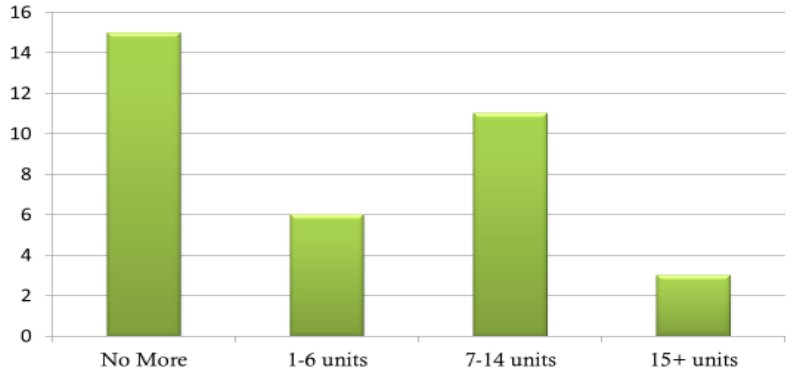
4.4 The **2016 community questionnaire** identified the following matters:



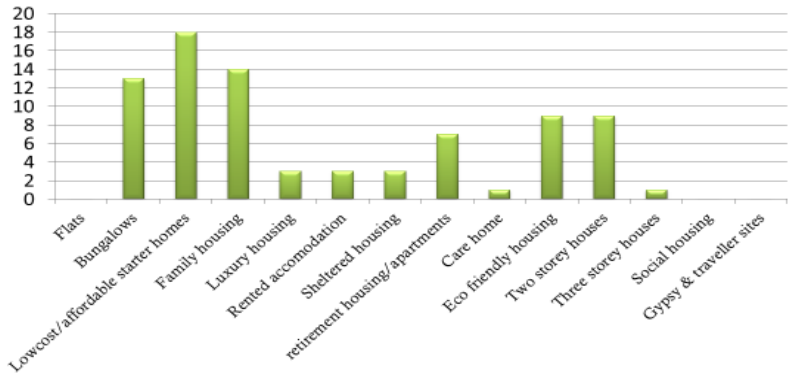




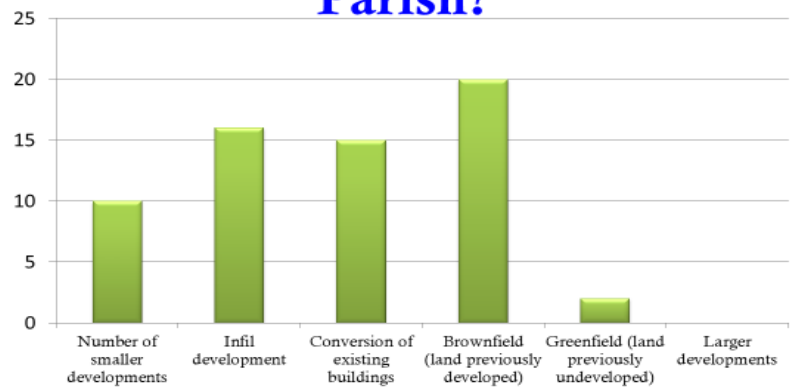
Would you be happy with more housing?



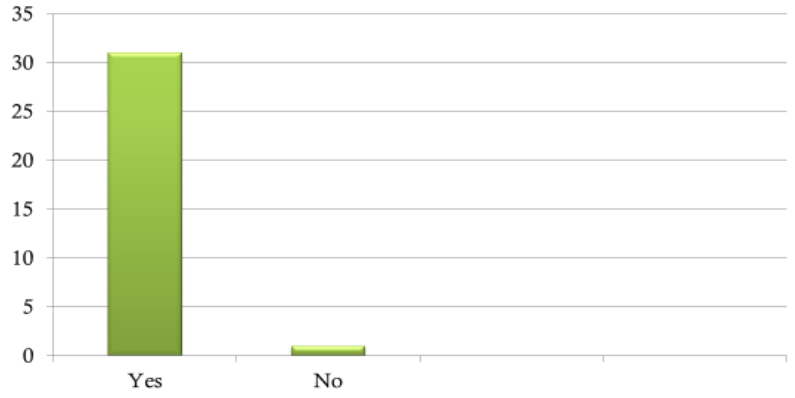
What type of housing do you feel is needed in The Parish?



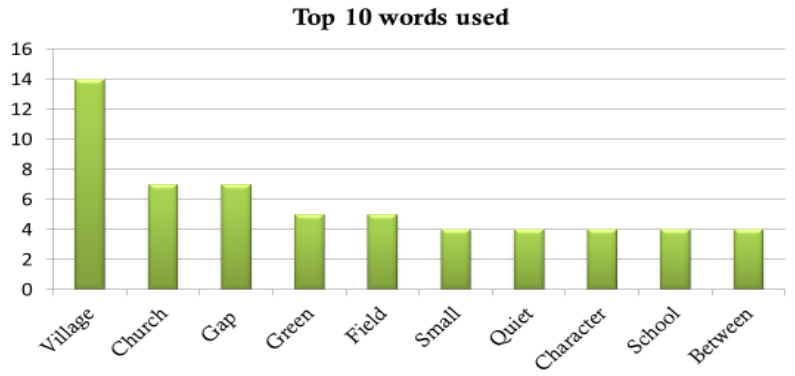
Where would you prefer to see future development within The Parish?



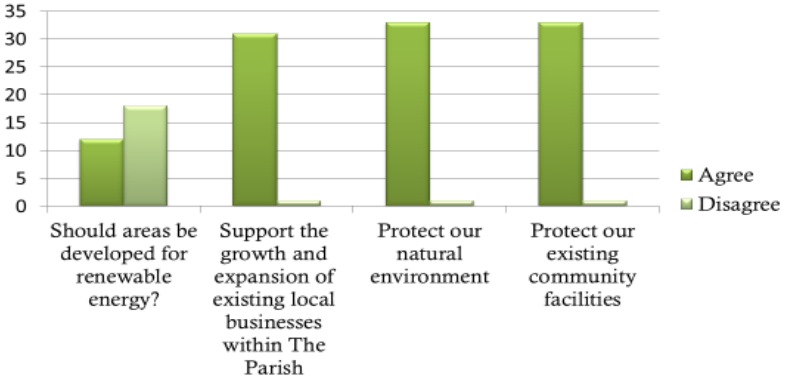
Do you think new development should respect the character, landscape and heritage of The Parish?



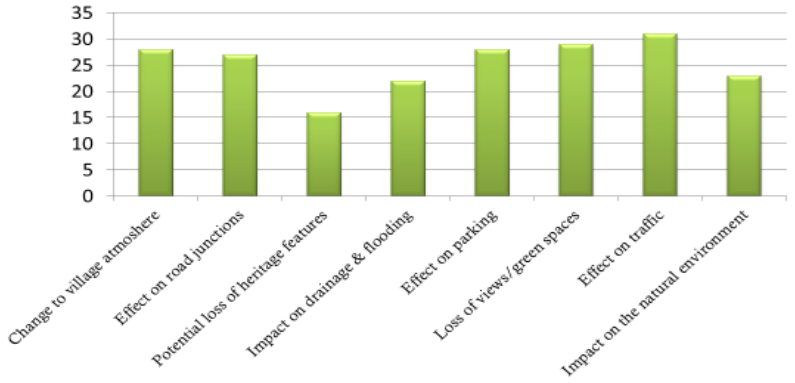
What local features are particularly important to you?



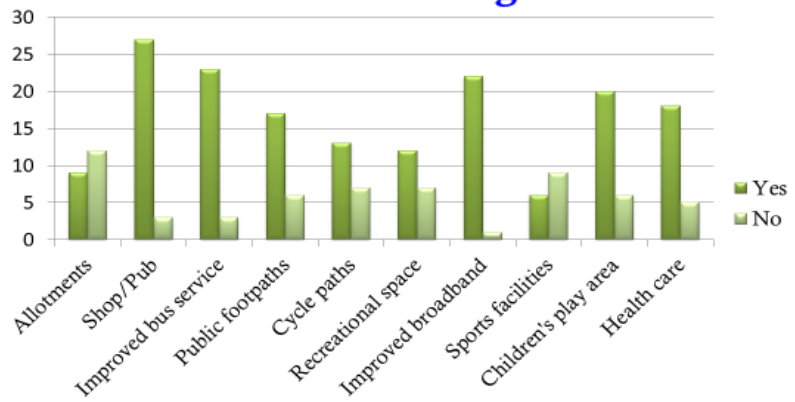
How much do you agree/disagree with the following statements?



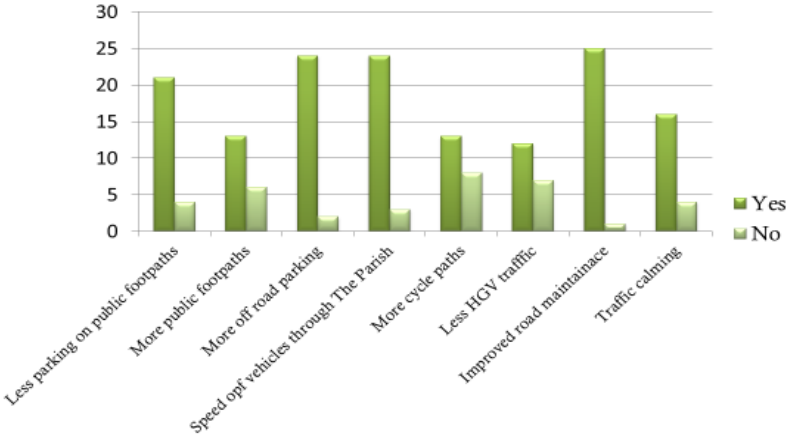
What would be your greatest concern(s) should further development take place in Corringham Parish?



Which of the following services and Amenities would you like to see more of in the village?



Do you think there are changes needed to the following transport issues?



External consultees (initial consultation)

4.5 The initial notification to external consultees was sent to organisations on March 27th 2019, with three weeks for comment (with extensions where referral to committees etc. was needed). Seven comments were received, and these are summarised below.

West Lindsey District Council. Several helpful suggestions on NP content and policies, including:
- Be short and concise, using evidence to support policies with a focus on planning matters;
- Ensure that the NP is compliant with the existing CLLP, cross referencing but not duplicating;
- Be clear about the housing requirement and specific in how it is to be met, with other details on the location and type of housing;
- Consider all of The Parish, not just The Village, and the relationship with Gainsborough;
- Use the Character Study and heritage information as a basis for locally distinctive policies;
- Consider how the Community Infrastructure Levy (CIL) from the North SUE, may be deployed.

Gainsborough Town Council. Interest in the NP because of areas of commonality, for example the Northern SUE planned for Gainsborough. Notification that the Gainsborough NP is due to go out to consultation, suggestion that continuing liaison would be useful to both parties.

Natural England. General comments on approaches to the natural environment in NPs.

Anglian Water. Suggest reviewing Anglian Water guidance relating to the preparation of NPs which provides further information to inform the preparation of plans in the company area.

Historic England. At this early stage, Historic England does not have any comments to make, however would like to be consulted on formal proposals.

Police. Standard response.

Savills (for Somerby & Thonock Estates). The Estate would very much welcome the opportunity to work with the Parish Council on the Neighbourhood Plan.

Vision & Objectives Community Consultation (questionnaire and a drop-in session)

4.6 The drop-in session at the Village Hall on Friday 29th March 2019 (2pm to 7pm) was attended by 43 people (including SG members and 3 children). The session was promoted through a newsletter, and a short questionnaire on a draft vision and set of objectives was available. 22 were completed on the day or handed in afterwards. The event also resulted in an extensive and helpful body of local knowledge in support of the Character Study. Based on these responses, which were almost wholly supportive, the Draft Vision and Objectives were approved for inclusion in the Draft Plan. A further important element of feedback received on the day was confirmation by four landowners that they want to be included in the Call for Sites.

External Consultation on AECOM Sites Assessment and proposed site selection methodology

4.7 Details are given in three reports (AECOM: Assessment of Proposed Development Sites, Consultation Outcomes and Methodology for Site Selection). Twenty organisations were consulted (12th June and 24th July 2020) as a precursor to confirming the methodology for site selection and identifying the preferred locations for new housing to meet the requirements set out in the CLLP. Responses were received from WLDC, LCC (Highways, Archaeology, Waste/Minerals & Countryside/Access), Environment Agency, Natural England, Historic England, Anglian Water, Severn Trent, National Grid and Sport England. There was no reason for substantive changes to be made to the proposed methodology and scoring system. However, the extent that matters such as access, drainage, heritage, public rights of way and relationship to the built-up area may determine whether a site is considered suitable for allocation resulted in the definition of additional specific criteria. References made by WLDC to the definition of what constitutes a brownfield or greenfield site were also reflected in scoring.

Community consultation and landowner meetings on the preferred sites for housing.

4.8 This consultation focused on meetings with each of the four landowners on Friday 18th September 2020, a community exhibition/drop-in session on the afternoon/early evening of the same day and a similar public session (10:00am to 2:00pm) on Sat. 19th Sept. The sessions were attended by 22 people, including SG members. A questionnaire was issued on the site scores, indicating preferred sites and those not favoured, with a deadline for return of Friday 2nd Oct.

4.9 12 questionnaires were returned, with 58% to 83% agreement with the selection conclusions and 17% to 41% gave no opinion, with **no specific disagreement**, as set out in the table below.

Site No.	Location	Status	Agree	Disagree	No opinion
CNP 1	North of Church Lane	Inappropriate	9 (75%)	0	3 (25%)
CNP 2	South of High Street	Inappropriate	7 (58%)	0	5 (41%)
CNP 3	North of High Street	Inappropriate	8 (67%)	0	4 (33%)
CNP 4	North of East lane	Preferred	10 (83%)	0	2 (17%)
CNP 5	E. of Poplar Lane	Preferred	9 (75%)	0	3 (25%)
CNP 6	Old Hall	Inappropriate	10 (83%)	0	2 (17%)
CNP 7	Corner Farm	Preferred	8 (67%)	0	3 (25%)

Other comments made by respondents, which are relevant to the Plan, are summarised below.

- The need to extend the 30 mph speed limit section on the High Street (A631).
- Sites would need careful consideration of vehicular access arrangements, including the Poplar Lane, one of the preferred locations.
- There is a need to avoid extending the village beyond the present built development limits and careful design is needed where preferred sites abut open countryside.
- Development should reflect the character of the local area.

4.10 Four meetings (one by telephone) were held with each of the four landowners for the seven sites that had been submitted with notes taken and the outcomes were as follows.

CNP1 - It was explained to the landowner that the site had a low score and was considered inappropriate mainly due to its size, but noting the other concerns of external bodies, including; safe access, footpath links, surface water flooding and archaeology. It was indicated that if a much smaller area had been put forward it might have scored higher, but that it would remain subject to considerations in the Character Assessment and on access. This was noted by the landowner, who (on a without prejudice basis) may not pursue the site at this time but reserves the right to do so in the future. No further comments have been received at this stage.

CNP6 - The landowner requested further explanation as to why the site was categorised as red and considered inappropriate. The scoring system was outlined, it was noted that several external bodies had concerns over the site, and it had been rejected in the original assessment by AECOM. It was explained that the classification is unlikely to change but that would not prevent the landowner from submitting written comments at this stage or in the future. No further comments have been received at this stage.

CNP7 – This landowner welcomed the proposed inclusion of the site, noting the high score which has been achieved. They accepted that care would need to be take over access, design, trees and the impact on adjoining properties, including the farmhouse which is to be retained. It

was noted that these factors may mean that the indicative provision of seven dwellings may not be fully achieved. No further comments have been received at this stage.

4.11 A telephone meeting was held with a planner from Savills (agents for Thonock & Somerby Estates (TSE), owners of sites **CNP2, CNP3, CNP4** and **CNP5**) which covered the following matters.
(1) The context to the consultation, (the July/Nov. 2019 Call for Sites, AECOM sites assessment and the selection methodology, including consultation with outside agencies.
(2) The intended programme for the completion of the NP.
(3) Savills noted that the NP was likely to provide for 14 dwellings, the minimum necessary to meet CLLP requirements, stating that TSE may comment that a more proactive approach should be taken, with additional provision to account for sites not coming forward in full.
(4) Savills support inclusion of **CNP5** (East of Poplar Lane) for 2 dwellings and **CNP4** (North of East Lane) for 7 dwellings. On **CNP4** (East of North lane), a possible reduction (9 to 7) dwellings based on the location next to open countryside and the nature of the adjoining housing, was noted.
(5) Noting the AECOM assessment TSE may comment that part of **CNP2** (South of High Street) and **CNP3** (North of High Street) should be allocated to increase numbers; which they consider necessary.

4.12 Savills subsequently submitted written comments, in which the main points made were:
- As a major landowner in the area, the Thonock & Somerby Estate (TSE) wish to work closely with the PC/SG to ensure that the village can grow sustainably, maximising links to Gainsborough, to support the viability of shops/services and maintain community vitality.
- The PC/SG is seeking to allocate 14 dwellings, a 15% increase on the existing village size based on WLDC Monitoring of Growth in Villages reports. Given the national push to increase the supply of housing and the availability of sites in Corringham, as evidenced by the sites assessed and identified as suitable for allocation, TSE would urge the PC/SG to be more ambitious. TSE recommends that the NP identifies sufficient land to deliver in excess of the minimum. There should be no 'ceiling' and the identified need of 14 dwellings should be considered a minimum.
- Site **CNP4** (North of East Lane) should be allocated for 9 rather than 7 dwellings to be consistent with the recently approved land to the south where 9 houses are currently under construction.
- Site **CNP2** (South of High Street), is relatively unconstrained. Up to 5 dwellings should be allocated.
- Site **CNP3** (North of High Street) is potentially suitable for partial allocation, with a small development adjacent to the existing built footprint, subject to mitigation of impact on the views into and out of the village and consultation with the Highways Authority. TSE would support an allocation either separately or as an extension to **CNP7** with altered boundaries.
- The identification **CNP5** (East of Poplar Lane) and **CNP4** (North of East Lane) as preferred sites is sound and based upon robust evidence. The allocations are supported. TSE will continue to work alongside the community to promote the sites for development at future stages of the plan.

4.13 The PC/SG understand the desire of a landowner to maximise development potential but does not accept the argument that the dwelling requirement needs to be exceeded through further allocations. Subject to high quality design and a focus on smaller units, there may be potential for development on allocated sites up to the level in the Call for Sites. In terms of **CNP2** (South of High Street) the A631 is a constraint on pedestrian access to village facilities and the impact on Peacock and Binnington is a real concern. For **CNP3** (North of High Street) an additional

allocation or links to **CNP7** would be an incursion into open countryside, with impacts on the views on entry into the village. This is not necessary or justified to meet the CLLP dwelling requirement. Finally, it is likely that one or two additional dwellings will emerge though infill.

4.14 The landowner notes, comments and questionnaire returns are in a separate Site Selection Outcomes report. Landowners were informed that they would have two further opportunities to comment i.e., the 6-week Draft Plan consultation and Submission/the Examination.

The Draft Plan (December 2020/January 2021)

External Consultees

4.15 An email notification was sent to 47 organisations and individuals on 18th November 2020 (see Appendix 1) with a deadline for comments of 5pm on Friday 8th January 2021. In accordance with the Regulations, taking account of the ongoing Covid-19 related constraints and noting the Christmas/New Year break, just over seven weeks (longer than the mandatory 6 weeks) was allowed for comment with extensions where needed to refer comments to committees etc.

4.16 Eleven comments were received of which nine were substantive. Thirty-six organisations and individuals did not respond. Amongst the non-respondents, Lincolnshire County Council and Historic England had offered substantive comment during earlier consultations which were reflected in the Draft Plan. In date order, substantive comments were received from: Severn Trent Water, Historic England*, Savills (for Thonock & Somerby Estates), Natural England*, Anglian Water, West Lindsey DC, Lincolnshire County Council (Archaeology), Avison Young* (for National Grid), and the Winter family (landowners). The responses are presented in full in the Consultation statement. (*The replies from these organisations were lengthy but constituted general guidance which had been acted upon earlier in the NP process). Gainsborough Town Council and Springthorpe Parish Meeting offered brief comments, expressing interest in the NP, but not concerning any specific matters.

4.17 The substantive comments are summarised below with a commentary on the changes made in response to them.

(i) The support from Savills for the proposed housing sites, acting for Thonock and Somerby Estates (the landowners of two sites), was welcomed. However, the contention that additional sites should be allocated as part of a planned over-provision is not supported by the Strategic Planning context. There is flexibility in terms of the numbers of dwellings that could be provided on the proposed sites at East Lane and at Corner Farm. There is also potential for other (single unit) infill development in at least two locations.

(ii) Severn Trent: further reference has been made to watercourses and sustainable drainage.

(iii) LCC Archaeology support the approach taken in the NP but suggested several points of clarification on the history of the Parish, which have been incorporated.

(iv) In response to WLDC offered comments the following amendments have been made.

- Various minor wording changes to policies, making them positive, to reflect the NPPF.
- Increased cross referencing between policies and the Character Assessment, including with reference to the development of proposed housing sites in Corringham and in Aisby (CNP 3 & 4).
- Confirmation that the farmhouse is to be retained alongside the Corner Farm housing site and that development should incorporate existing out buildings and trees (CNP3).

- Clarification of the roles of Important Open Spaces and private gardens which contribute to the character of an area by amendments to the Character Assessment and the Policy Document.
- Give examples of providing for wildlife in extensions, for example bat and bird boxes.
- Include key views and rural lanes on Proposals Maps, (CNP6 & CNP16).
- Include more details of Unlisted Buildings of Positive Character (CNP8).
- Confirm boundaries of Open Spaces (CNP10) and Local Green Spaces CNP11).
- Add reference table on the (NPPF) eligibility of proposed Local Green Spaces.
- Improvements to the Proposal Maps.

Community Consultation

4.18 19 completed questionnaires were returned, and full details are given in the Consultation Statement. In summary the outcomes were:
- Objectives 2 to 6 were supported by 95% of respondents and Objective 1 by 84%. In all cases, there was no disagreement recorded and only 1 or 2 submitted as neutral.
- The lowest level of support recorded for a Policy was for CNP3 (new housing sites) with 79% (3 neutral and 1 disagreeing). Policies CNP1 and CNP4 recorded 89% levels of agreement. All other policies record a 95% level of agreement, with only 1 neutral comment in each case.
- Community Aspirations (CA) 1 & 3 recorded 100% levels of agreement with CA3 at 95%.
The Steering Group concluded that high levels of support given to each of the elements of the Draft Plan meant that there was no need for any amendments to be made.

4.19 Some respondents included wider comments on the Draft Plan, which are again recorded in detail in the Consultation Statement. Several supported issues already covered in the document or related to non-planning matters, meaning that amendment was either not necessary or inappropriate. However, one concerned the need to reflect local character and retain a farmhouse and outbuildings within a proposed housing site. Although the Draft NP makes reference to these structures, it was agreed that the wording could be made more explicit.

4.20 Overall, the limited response in terms of numbers and the lack of responses from younger residents was disappointing. This this was not unexpected given the impact of Covid-19 restrictions and constraints on the consultation; although every effort had been made through extensive use of newsletters, flyers and social media. Overwhelmingly, the responses were positive and there were extensive consultations on community opinions/aspirations, draft Vision & Objectives and on the selection of preferred housing sites at earlier stages, which enjoyed higher levels of response. These exercises, coupled with external consultations indicate that, the now examined and completed, document reflects what the community wanted to see covered by their Neighbourhood Plan.

5 Evidence Summary

5.1 To complement consultation the SG were keen, reflecting good practice, to ensure that the NP was based on evidence that was sound, proportionate and relevant. This resulted in the collation of key pieces of evidence. These are available in full as Neighbourhood Plan Evidence Papers. They are listed below, followed by a summary of key points:

1 The Corringham Character Assessment
2 Census and Development Evidence
3 The Policy Context (see section 3 of this document).

Roads and Traffic are also considered but there is not a separate background paper. It is not in strict terms, evidence, but a cross reference is made to the extensive body of work concerning the assessment and selection of housing sites. A summary is given, but detail is provided in separate reports. The consultation summary (section 4) also covers housing site assessment and selection.

Character Assessment summary

5.2 In terms of landscape, the Character Assessment makes the following recommendations to protect and enhance the unique and locally distinct landscape setting of Corringham:

a) Corringham and Aisby benefit from soft, planted outer edges that almost entirely screen built forms in views toward the settlements. These well-managed rural settlement interfaces are sensitive to future change. Future edge-of-settlement development proposals should subtly integrate into the village landscape setting and avoid creating unsatisfactory, overly hard, edges. The retention of existing planting and vegetation is encouraged.

b) Gateways into Corringham village are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting, which is facilitated by the trees, hedgerows and grass verges that line the settlement approaches. Development proposals should be designed to maintain the rural appearance of these village approaches through sensitive siting and the retention of existing roadside planting and grass verges.

c) Outside the developed extent of Corringham village and the other hamlets, new development forms, such as agricultural buildings, should be carefully sited and designed so as to minimise their visual impact on the landscape setting. This is particularly crucial within the flat and open landscape of the Till Vale LCA, which characterises much of the eastern parts of the parish. New development should explore opportunities to utilise existing trees and hedgerows and/or introduce new planting as a means to integrate built forms into the landscape and to mitigate against any potential harmful impacts on the landscape character.

d) Corringham's landscape setting contains a distinct pattern of hawthorn hedgerows that bound the field network and subdivide the agricultural landscape. These hedgerows should be conserved, and where the opportunity is presented hedgerow boundaries should be restored and renewed.

e) Woodland blocks and tree belts characterise the western edge of Gainsborough, softening the town's outer edges and screening it in views from Corringham village. This should be conserved, and future development along Gainsborough's eastern edge, including the SUE, will need to maintain wooded external appearance of the town in views from the east.

f) Traditional farmsteads, of a vernacular character, and two historic windmills form distinct built features and landmarks; punctuating and enhancing views across Corringham's countryside. Such structures should be conserved and key views towards them retained.

g) Away from the A631, the majority of Corringham's rural road network displays a pleasingly rural

and informal appearance. Routes are narrow, edged by grass verges, ditches and hedgerows, and have minimal signage or road markings. Works that would erode this character, e.g. road markings, raised kerbs, loss of grass verges, and standardised road signage should be avoided.

h) The generally pedestrian-friendly character of the rural road network is a positive characteristic, which partially compensates for the Parish's lack of dedicated public rights of way. It is important to ensure that future development and/or road works maintain, and if possible, enhance the safe enjoyment of these rural routes for pedestrians, cyclists and horse riders.

i) St Laurence's Church features prominently in many views towards Corringham. Future development should seek to retain existing views towards this landmark building.

j) Despite its relatively proximity, Gainsborough has no visual presence in views looking west from Corringham due to the dense woodland blocks that wrap around the eastern edge of the town. In addition, the open rural landscape that lies between two settlements provides separation, helping to preserve the rural character and setting of both Corringham village as well as Aisby. Maintaining the wooded north-eastern edge close to Gainsborough and the openness of the landscape that lies beyond are key priorities for protecting Corringham's distinct rural setting. This intervening landscape could be used to host connections for walkers, cyclists and horse riders. Such links would preserve the openness of the landscape yet facilitate movement between Gainsborough and Corringham. The introduction of such car-free links is likely to be even more valuable once the urban extension to Gainsborough is complete, and there may be potential to identify routes during the detailed design and layout phases of this emerging development.

5.3 In terms of the built environment, the assessment identifies a number of distinct character areas. For Corringham, a total seven different character areas are identified. Aisby then forms a separate, stand-alone character area. A summary of each of the local character areas is set out below.

Character Area 1 (North West Corringham)

Key characteristics and features

• The Grade I Listed St Laurence's Church, is the northern centrepiece of the village and a key historic landmark, which benefits from a mature, partially wooded and spacious churchyard setting that is enclosed by stone walling and is fronted by a listed lychgate. Glimpses of the tower can be gained from several locations, but the best and most significant view is looking north from the junction of Mill Mere Road, East Lane and Middle Street. There are also key views out into open countryside, especially for the public footpath, running north from Church Lane.

• Linear development patterns enclose the historic road network, across which there are slight variations in building positioning, orientation, and spacing. At Mill Mere Road and along the

approach to St Laurence's Church, dwellings tend to sit towards the front of individual plots, with some positioned on the roadside, resulting in a narrow street profile with a well-defined edge.

• Individually designed houses, with a variety of architectural styles and finishes. Red brick, sometimes painted or rendered, is the most common elevation treatment. There are a mix of one and two-storey properties, though the latter are prevalent. Historic properties alongside post-war to modern day construction, with construction era differing from one dwelling to the next.

• Several well-preserved and attractive vernacular buildings, most of which are of red brick construction with clay pantile or natural slate roofing.

• Grass verges on Mill Mere Road create a handsome north-eastern gateway into village. Church Lane has a green and rustic village character, with an abundance of tree and hedgerow planting and garden lawns lying to the fronts of individual properties.

• Two negative features are identified. These are the removal of roadside planting and loss of garden lawns at Church Lane and the introduction of more exposed frontages dominated by hard-standing and some unsympathetic alterations to vernacular properties.

Character Area 2: Nicholas Way

Key characteristics and features

• Two self-contained, modern residential cul-de-sac developments linked by an attractive pedestrian link that cuts through a sheltered and heavily planted setting. There is no through traffic and the development has an inward-looking residential character. Tightly clustered houses informally arranged around a central, shared-surface access route with paved surfaces.

• Consistent building scales, a defined materials palette and a series of common architectural details and features create a generally cohesive character. Architecturally homogeneous, with limited references to local vernacular styles aside from the extensive use of red brick.

• Strong frontage along East Lane, giving a well-defined northern edge to this road.

• Grass verges, lawns, hedgerows and trees are important, providing interest to soften the townscape and help integrate recent development into the rural village-edge setting.

Character Area 3: East Lane (southern side)

Key characteristics and features

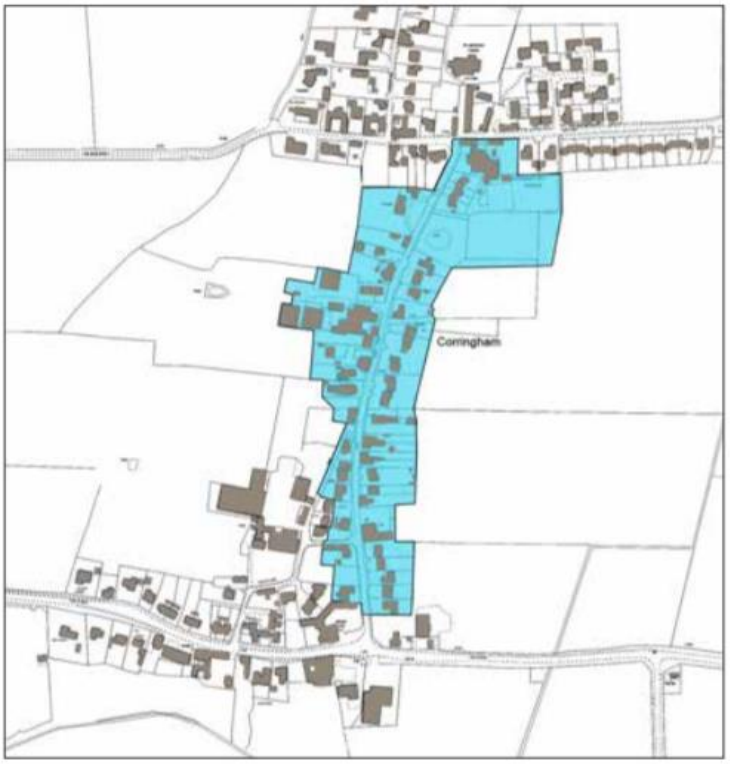
• Uniform, repetitive design and layouts form a distinct/appealing 1950's architectural grouping.

• Evenly spaced dwellings with a consistent building line gives a strong frontage on East Lane.

• Red and brown brick used throughout the character area.

• Lawns and hedges combine with wide grass verges to provide separation between dwellings and the road and add to the visual quality and attractiveness of the streetscape.

Character Area 4: Middle Street



Key characteristics and features

- This is Corringham's central spine linking the northern and southern ends of the village. It is a linear development pattern, with older development displaying variations in building positioning, orientation, and spacing. Rows of 1950s and 1960s housing are more regimented in their layout and arrangement. There is no single approach to building positioning.

- Throughout Character Area 4, spacing between buildings is generally minimal, resulting in an enclosed townscape character.

- Occasional breaks in the building line facilitate views to the adjoining countryside, providing an important visual connection with the surrounding landscape and helps to reinforce Middle Street's more rural characteristics. The key views through breaks in development include:
  - a framed view along Mill Mere Road from the corner of East Lane and Middle Street;
  - a wide, panoramic view from the village hall car park towards Hemswell and the Lincoln Cliff;
  - a narrow view looking east along the track to the immediate south of No.40 Middle Street; and
  - across open gardens/paddocks to the both immediate north and south of No.25 Middle Street.

- Varied architectural styles and eras, and differing building scales and forms makes for a visually discordant townscape. Older dwellings (18th and 19th century) tend to be more locally distinct, while the design of modern homes is usually reflective of the prevalent tastes of the construction era. There is a high proportion of 1950s and 1960s detached bungalows.

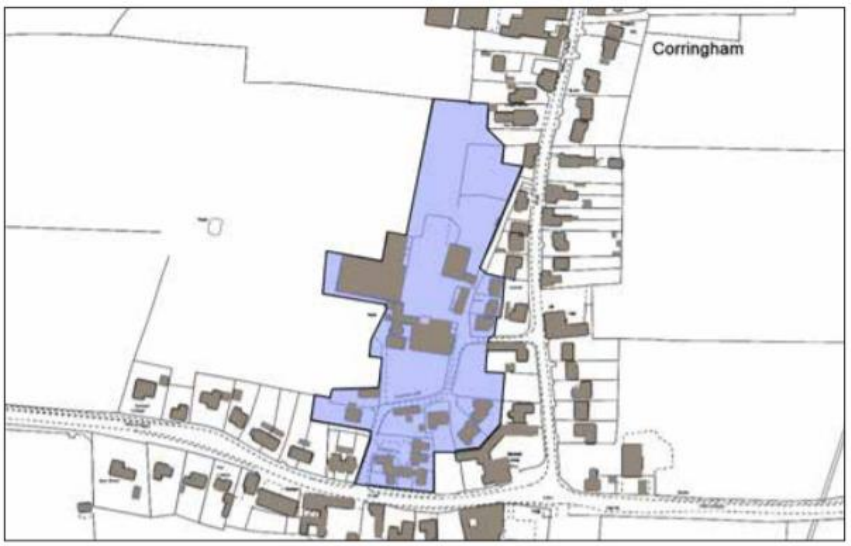
- Several well-preserved and attractive vernacular buildings, most of which are of red brick construction and with clay pantile or natural slate roofing.

- To the north St Laurence's Church comes into view, forming a landmark feature on the skyline.

- The area has the most significant green spaces; the village pond and playing fields. The former combines with the vicarage grounds, creating a green area at the northern end of Middle Street.

There are some negatives features, including fragmented/inconsistent boundaries and unsympathetic alterations to vernacular properties. South of the pond built forms and hard surfaces dominate, with less landscaping/greenery than is usually associated with a rural village.

Character Area 5: Poplar Lane



Key characteristics and features

- Secluded rural lane with a very traditional, informal character forming a narrow central route hemmed-in by grass verges and hedgerows and overhung by tree canopies.
- It has several irregularly distributed detached dwellings and a large farmstead, all of which are built from red brick. The landmark buildings include No.2 Poplar Lane and the farmhouse and associated outbuildings at Poplar Farm, all of which contribute to the rural character.
- Poplar Farm has a mature and attractive garden, enclosed by hedgerows that sit above gently sloping verges, behind which emerge the upper canopies of fruit trees.
- Quiet, informal pedestrian link from Middle Street to Poplar Lane, along which views can be gained of the village's western landscape setting.

Some negative features include: a loss of boundary hedges/grass verges to wide drives which erodes rural character. There is some recent development with a more urban appearance.

Character Area 6: High Street

Key characteristics and features

- This extends along High Street (A631), a main road accommodating steady flows of fast-moving traffic. It has a wide, formalised street profile, edged on either side by footpaths. It is the most diverse part of the village in terms of land-use, with the Beckett Arms, the garage/filling station, and an agricultural machinery specialist, plus multiple residences and farm buildings.
- It is enclosed by linear development, most of which is historic, but also host to a small proportion of more recent infill and ribbon development. Properties are typically detached or semi-detached, and the majority are two-storey. East of Poplar Lane development patterns and plots sizes are irregular, whilst the western end of High Street has a much greater degree of uniformity in terms of building positioning, spacing and plot sizes.
- Enclosed townscape with few views beyond the immediate roadside environment. Buildings and roadside vegetation combine to frame internal views along the road.
- Red brick features extensively across the traditional buildings, whereas roofs are usually finished in slate, though clay pantiles are also characteristic of the area and appear on many of the vernacular farm buildings. Roofs are generally pitched with brick chimney stacks along the ridge and at gable ends. There is a rich, distinctive character, with stretches of fine townscape.
- Corner Farm and The Beckett Arms act as gateway buildings. Corner Farm has several mature

trees that enhance this gateway, but The Beckett Arms is more urban with car parking.

- Grass verges, hedgerows and trees are crucial elements of the character of High Street, providing a soft and green edge to the road, which unifies the streetscape. Hedgerows and red brick walling represent the two most common forms of boundary treatment.

There are some negative features, including the functional appearance of commercial/business premises and some unsympathetic alterations to vernacular properties.

Character Area 7: Old Hall and Hall Farm

Key characteristics and features

- Old Hall, a Grade II listed building of medieval origins in a mature and wooded estate setting.
- Hall Farm, a large agricultural grouping and farmhouse fronted by Keeper's Cottage, a two-storey detached dwelling.
- Roadside tree and hedgerow planting, particularly tall and dense on the frontage of Old Hall.

Hall Farm's substantial modern shed structures stand exposed in several landscape views and are a negative feature which detracts from Corringham's otherwise soft, wooded northern edge.

Character Area 8: Aisby

Key characteristics and features

- Small rural hamlet with built forms limited to a scattering of farmsteads and dwellings, which are arranged loosely along the edges of an internal loop road. Buildings of various age, several dating from the early/mid 1800s, with fine examples of local vernacular architecture.
- Dwellings are generally two-storeys and detached and nestle within landscaped gardens featuring lawns with boundaries of hedgerows and tree planting.
- The narrow country lanes have grass verges and hedgerows, overhung by tree canopies.
- Undeveloped and open plots in and around the settlement are used for a variety of agricultural and equestrian uses, which adds further to the strong rural character of Aisby.

The negative features include a partially completed residential cul-de-sac which fails to replicate the character of the settlement, lacking landscaping, to create a suburban context.

5.4 The hamlet of **Yawthorpe,** with six dwellings, including older farmhouses with outbuildings and cottages, lies in open countryside. The larger, nineteenth century, farmhouse is an imposing brick structure, but the (large scale) functional farm buildings are modern. The other dwellings are also C19/C20 and are a mix of red brick and render. The rectangular field to the front of the farmhouse is important to its setting and the character of the hamlet.

Heritage key points

5.5 The Character Assessment (Appendix 1) includes details of the Heritage Environment records for Corringham Parish, detailing 31 sites. All are significant and need to be considered in planning decisions, but the medieval settlement records are of particular interest. Appendix 2, gives details of Listed Buildings, of which there are seven, see below:

- Church of St. Laurence (Grade I) and the Lychgate (Grade II)
- Old Hall, Aisby Lane (Grade II)
- Corringham Windmill, Harpswell Road (Grade II)
- No.1 High Street (Grade II)
- The Mill at Mill House Farm, Mill Lane (Grade II)
- Mill House Farmhouse, Stables and Barns, Mill Mere Lane (Grade II)

5.6 The "Unlisted Buildings of Positive Character" as described and illustrated in the Appendix and shown on the Proposals Maps are valued by local people. The Character Assessment also refers to these buildings and structures. The way in which the design, materials, history and setting of these contribute to the quality of the built environment justifies policy consideration in the Plan.

Views, Landscape, Green Infrastructure and Local Green Spaces

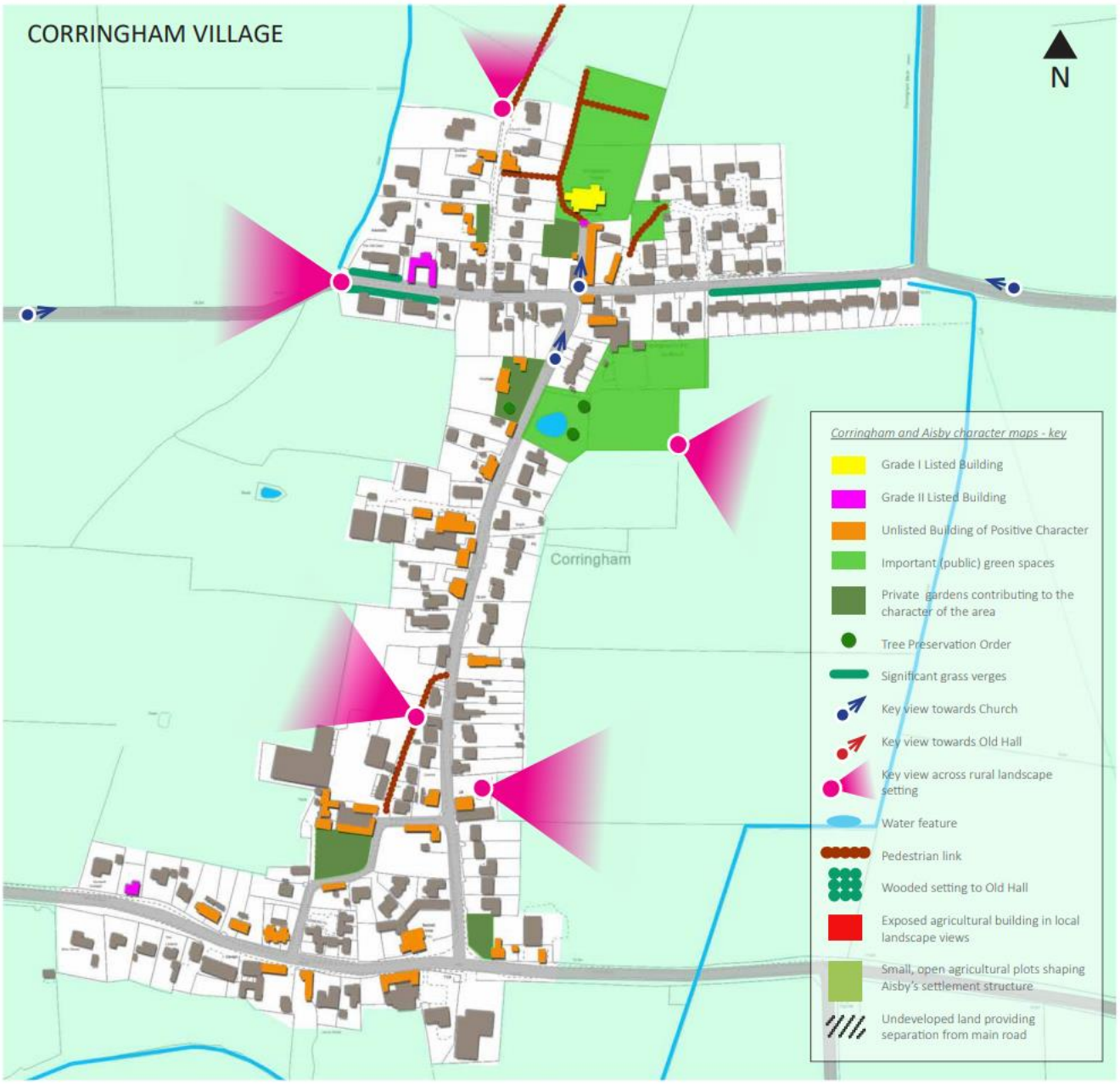
5.7 The identification of key views in the Character Assessment is consistent with the CLLP, which states: "5*.2.2 Key views within the landscape, and in to and out of settlements, are valued by the local community and define the local identity of a place…" Policy LP17: Landscape, Townscape and Views… To protect and enhance the intrinsic value of our landscape and townscape… All development proposals should take account of views into, out of and within development areas…"*

5.8 This applies to the need to consider the setting of Gainsborough and to recognise the importance of the open countryside between Corringham and the Northern SUE. In the CLLP, Policy LP 38 – (Protecting Gainsborough's Setting and Character) states *"… b. Protect important local views from both within and outside the town….. Protect and enhance the landscape character and setting of Gainsborough and the surrounding…..minimise impact upon the open character of the countryside and to maintain the setting and integrity of surrounding villages."* The principle of Green

Infrastructure as defined in the Gainsborough Open Space and Green Infrastructure Strategy (by LUC for WLDC, August 2019): *"…a strategic network of multifunctional green and blue spaces, and the connections between them…….capable of delivering a range of environmental, economic, health and quality of life benefits for local communities…"* also applies to the landscape relationship between Corringham and Gainsborough.

5.9 The Character Assessment highlights the landscape and functional importance of the limited open spaces in Corringham. The CLLP and GI Study acknowledge the potential for/value of Local Green Space designation and this may be applicable to the pond and playing field in Corringham.

5.10 The map below, taken from the Character Assessment, shows the key landscape and built environment elements that characterise Corringham village.



5.11 The following is a summary of the key points from the Character Assessment which could underpin policies in the Neighbourhood Plan.

(a) The majority of Corringham's buildings are arranged in a linear manner along the historic road network, where they came forward in an incremental, piecemeal manner over a prolonged time period. Recent developments represent departures from the traditional approach to development within the village. Where infill or replacement dwellings are proposed they should be designed to reflect the characteristics of the immediate area and neighbouring properties in terms of site layout, building spacing, orientation and positioning.

(b) Future development at Aisby should respect and respond to the historic development patterns and be focused along the edges of the internal loop road, with an emphasis on ensuring dwellings are well spaced and benefit from private garden plots. Development along the outer edges of Aisby, which would encroach upon open countryside, should be avoided.

(c) Owing to their low volumes of traffic, many of Corringham's rural lanes have an informal shared-surface status, which allows cars and pedestrians to safely coexist. This has the added benefit of conserving the rural character of these routes, removing the need for formal features such as kerbs, road surface markings, traffic signs, and traffic lights.

(d) Corringham possesses many valued and locally distinct views, several of which are focused on the landmark structures of St Laurence's Church and the village's outlying historic windmills. These welcome residents and also feature in views out across the attractive rural landscape.

(e) Although the church has stone walling, the boundary treatments which best represent the established character of Corringham are red brickwork walling and dense hedgerow planting.

(f) Trees and hedgerows play a significant role in shaping the character of Aisby and much of Corringham village. Proposals should seek to retain existing trees and hedges, and where possible, introduce new planting of similar species.

(g) The open countryside setting is important but there are several instances across Corringham where large-scale non-residential buildings have come forward, their designs primarily informed by function and practicality with limited regard to local character or visual impact.

(h) Historically, the majority of Corringham's dwellings were detached, two storey units, most with linear plan forms with pitched roofs (though hipped roofs are also present within the historic townscape). Facades often place a strong emphasis on proportion and symmetry. They often have a three-bay arrangement with centrally positioned entrance and chimneys emerging from either gable end. Chimney stacks are an important feature. Farms, often with courtyard layouts, are a feature and typically include both single (stables and outbuildings) and two-storey (barns and farmhouses) buildings.

(i) Slate roofs feature in many traditional residential properties, and on several non-residential landmark buildings such as the school, village hall and Beckett Arms. Clay pantiles are common on vernacular agricultural buildings. Most properties are topped with plain, uncomplicated pitched roofs, with chimneys, usually in red brick with clay pots, emerging from the gable ends. Corringham's historic building stock is overwhelmingly comprised of red brick, typically laid in stretcher bond or English bond patterns. Brick arches above windows and doorways are commonplace. Less common, but also locally distinct is the use of limestone walling, in some of Corringham's and Aisby's oldest structures.

Census and development - key points

5.12 It is considered that the census evidence and planning records, detailed in the separate paper, justify Neighbourhood Plan policies to address:

(1) Smaller houses, addressing the needs/aspirations of an ageing population, (higher than average population 65+), recent housing completions/commitments and the existing housing stock.

(2) Measures to protect and enhance local employment, including existing businesses, farm-based activity and working from home.

(3) Measures to protect and enable the development of the school and other community facilities.

(4) The need for a positive approach, to meet the CLLP (net) housing requirement of 14 new dwellings to be achieved and delivered in a way that reflects local needs and aspirations.

(5) Improved connectivity, especially for walking and cycling (for work, shopping, school and leisure), to reduce reliance on cars. This relates to access to services/facilities in Gainsborough, (including the SUE) and to Corringham students who attend school/college in Gainsborough.

(6) The need for a sensitive approach to design, reflecting local character, based on a recognition that small scale schemes, residential extensions, conversions and farm-based building comprise the majority of development activity/planning applications in the Parish.

Roads and traffic - key points

5.13 The A631 has a significant impact on Corringham. It influences the form of the village (Character Area 6) where it is known as High Street. Access is good to businesses, including Peacock & Binnington, Corringham Garage and the Beckett Arms, but it is a busy strategic route running west to east between Sheffield and Louth, linking several towns, including Rotherham, Maltby, Gainsborough and Market Rasen. It connects onto other roads to visitor destinations on the coast and in the Lincolnshire Wolds. It is therefore a busy route but, as far as Corringham is concerned, almost all traffic is non-local. Footways do not extend beyond the village and there are no dedicated crossing points. There is no provision for cyclists. Traffic census data for Gainsborough and Hemswell Cliff show increasing traffic (cars and commercial vehicles) levels over 10 years: https://roadtrafficstats.uk/traffic-statistics-lincolnshire-a631-gainsborough-38703#.X3SIvWhKg2x This has safety implications and anyone living south of the A631 has to cross it to access key facilities, (the village hall, school and church). This is relevant to selecting sites for new housing.

5.14 As noted above, pedestrians and cyclists are not well catered for and it is pertinent that there is a very limited public right of way network in Corringham, with only a footpath running north from Church Lane to Aisby and a short section of track from Poplar Lane to Middle Street. As noted in the Character Assessment, this means that the rural lanes are a focus for active travel.

5.15 A general policy context is provided by CCLP Policy LP13 and duplication should be avoided, but it lacks a local dimension which needs to be addressed in the Neighbourhood Plan through:
- Highlighting the need to protect and enhance rural routes for all users;
- Improved active travel links to Gainsborough.
– Encouraging LCC investment and using CIL, S106 etc. to improve footpath/cycle provision.

The assessment and selection of sites for new housing in the Neighbourhood Plan

5.16 This process involved: A Call for Sites (between July and November 2019), an independent Sites Assessment by AECOM (between November 2019 and March 2020), the development of a Site Selection Methodology including external consultation (between June and August 2020), and a consultation on Preferred Sites (including residents and landowners) in September 2020. Details of this work are given in four separate documents, but a summary of key points is given below to enable easy cross reference between the process and the NP policies on new housing sites.

Call for Sites

5.17 This exercise resulted in, following clarification with one landowner, the submission of 7 sites.

Ref.	Location	Area/Dwellings		Notes/comments	Use
CNP1	North of Church Lane	6.35	142 (estimated)	No recent or relevant planning history	Residential
CNP2	Land South of Corringham High Street	1	5	No recent or relevant planning history	Residential
CNP3	Land North of Corringham High Street	0.59	5	Ref: 136432 - Outline application for 2 dwellings. Withdrawn August 2017.	Residential
CNP4	Land to the north of East Lane	0.65	9	None on site, but land to the south has outline permission for 9 dwellings (Ref: 132781 / approved May 2017) with reserved matters application approved July 2019 (Ref: 139386).	Residential
CNP5	Land East of Poplar Lane	0.23	2 (plus 1 existing)	No recent or relevant planning history	Residential
CNP6	The Old Hall, East Lane	0.33	3	No recent or relevant planning history	Residential
CNP7	Corner Farm	0.3	7	No recent or relevant planning history	Residential

The locations are shown on the map below (Source AECOM Assessment report):

AECOM Site Assessment

5.18 The assessment was based on the Government's Planning Practice Guidance, including Housing 7 Economic Land Availability Assessment (July 2019), Neighbourhood Planning (May 2019) and the Locality Neighbourhood Planning Site Assessment Toolkit and included:

- Identification of sites for assessment.
- Gather information for site assessment.
- Site assessment.
- Consolidation of results.
- Indicative housing capacity.

The conclusions of the assessment are set out below.

"6.3 The site assessment has found that of the seven sites considered three sites are immediately suitable and available for housing and, if found to be viable for the proposed development, would be a recommended shortlist from which the Parish Council could select sites to allocate for housing in the Neighbourhood Plan. These sites are free from constraints or have constraints that can be resolved. These are:

*• **Site CNP4:** This greenfield site located towards the north of the village is adjacent to a current construction site and would act as a natural extension to this. Access has been planned for through this adjacent site. The site has no environmental constraints.*

*• **Site CNP5:** This site is a mixture of greenfield and previously developed land in the centre of the village. Access could pose a minor constraint although there are no environmental constraints.*

*• **Site CNP7:** This site is a mixture of greenfield and previously developed land to the south of the village; mitigation would need to be provided for the large Beech tree on the site. Other than this there are no constraints to the site.*

6.4 Of these three sites, CNP5 and CNP7 perform best against the sequential test set out in Policy LP4 of the CLLP since they are within the existing built-up area of the village.

6.5 A further three sites are potentially suitable and available (i.e. have not been ruled out entirely) but have constraints – some very significant – which mean they are less likely to be suitable for development. If these constraints could not be resolved or mitigated, they would not be appropriate for allocation. These are:

*• **Site CNP1:** The site is a large greenfield located to the north of the village and has significant environmental and physical constraints. Development on the whole site would have a significant impact on locally-important views and is likely to exceed the levels of growth expected in the village. Therefore, if the site is to be allocated, only a small section adjacent to the existing footprint of the village would be appropriate for development.*

*• **Site CNP2:** The site is a greenfield located south of the village and has some environmental and physical constraints as well as some impact on locally-important views. Therefore, development on part of the site adjacent to the existing footprint of the village is appropriate.*

*• **Site CNP3:** The site is greenfield, located south of the village and has environmental/physical constraints. Therefore part of the site adjacent to the existing village footprint is appropriate.*

*6.6 The remaining site (**CNP6**) is not suitable for residential development due to environmental and physical constraints. The site performs poorly against the sequential test set out in Local Plan policy LP4. It is therefore not appropriate for allocation in the plan."*

5.20 The Assessment then advises on the next steps that should be followed, as set out below.

"6.7 From the shortlist of suitable sites, the PC should engage with WLDC and the community to select sites for allocation in the NP to best meet the housing need and objectives of the NP.

6.8 Should Corringham Parish Council decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:

• The findings of this site assessment;
• An assessment of viability;
• Community consultation;
• Discussions with West Lindsey District Council;
• Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
• Any other evidence that becomes available, such as assessments of constraints, such as local transport or infrastructure capacity; and
• Other considerations such as the appropriate density of proposed sites to reflect local character."

Site Selection Methodology

5.21 The methodology outlines how local criteria have been identified to select the sites which will be included as allocations in the Neighbourhood Plan (NP). It develops and interprets the findings of the independent (AECOM) Sites Assessment, which is acknowledged as a comprehensive and sound evaluation of potential sites based on national guidance and established practice. Eighteen criteria were identified which reflect national guidance and suggestions put forward in the AECOM site assessment on matters that need to be considered by the NP Steering Group and Parish Council, e.g. community consultations and the Character Study. Weight was also placed on the July 2020 external consultation on the AECOM report. A points system was used to create an overall score for each site: (Red 0, Amber 3 and Green 6). The use of a Red, Amber and Green (traffic light) classification mirrored that used by AECOM in the Sites Assessment report. The maximum number of points that could be scored is 108 (18 x 6). A score of over 70 meant that a site was a preferred location, a score between 40 and 70 meant that a site (either in whole or in part) may be considered, but a score of less than 40 meant, that a site is not suitable. The views of external consultees (on the AECOM report) were given weight such that even where a site scored highly in other categories, a highways objection, for example, meant that it could not be selected.

5.22 The methodology also took into account other site or location specific factors that may affect the longer-term success of housing sites, e.g. pedestrian access from the site to village facilities (school, church, village hall and public house) and the relationship between new houses and businesses. The outcomes of scoring were subject of a community consultation and engagement with the landowners and developers concerned, which is summarised in Section 4 (above).

5.23 **ACIS site on Mill Mere Road.** ACIS is a Gainsborough based Housing Association which owns a site in Corringham, off Mill Mere Road, on which 4 bungalows stood until demolition in 2014 because of stability issues. The land had a planning permission in 2016 for 4 replacement bungalows, but this has recently lapsed. In the calculation of the housing requirement for Corringham, the four dwellings were included in the 163 dwellings total of the existing housing stock. WLDC has confirmed that the 4 dwellings are seen as replacements and should not contribute to the housing requirement. It is anticipated that ACIS, which has been engaged in the Neighbourhood Plan process, will submit a further application in due course. The Parish Council considers that the site should only be used for social or affordable housing as a direct replacement for those dwellings lost and it is not, therefore the subject of an allocation in this Neighbourhood Plan.

5.24 Furthermore, small or single plot infills are likely to emerge which will contribute to the overall dwelling requirement. In addition to those recorded in the WLDC Feb. 2021 monitoring report potential plots include; land north of Mill Mere Road/East Lane (subject to a planning application) and a plot on High Street next to, The Beckets PH with outline permission (now lapsed).

6 Neighbourhood Plan Vision and Objectives

6.1 Following on from the consultation and evidence gathering, the Corringham Neighbourhood Plan is underpinned by the following Vision and Objectives.

The Vision - Corringham Parish will be a small, attractive rural place to live, work in or to visit. New housing will have met the needs of local people, especially the elderly and young families. Its design and appearance will have respected local character.

The green gap separating Gainsborough and Corringham will have been preserved. Other open spaces and rights of way will have been improved to enable local residents to use them to the full.

Social and educational facilities and businesses will thrive, supporting community cohesion.

Objective 1 – To accommodate 24 (14 net) new homes in Corringham village on a variety of small sites, by reusing brownfield sites, converting buildings and limited greenfield development.

Objective 2 – To ensure that the mix of new housing meets local needs, in terms of size, cost and tenure.

Objective 3 - To ensure that the design and materials used in new housing and other developments respect local character and heritage.

Objective 4 – To enable local businesses to thrive in the Parish whilst still respecting the environment

Objective 5 – To protect and enhance open spaces, habitats and the valued wider landscapes in the Parish, including the gaps in the built development form of Corringham village, providing views out.

Objective 6 – To protect and enhance local community, social & educational facilities and promote access to them through sustainable transport and active travel.

6.2 In the Policy summary that follows, each of the Policies are cross referenced to the relevant objectives.

Summary of Neighbourhood Plan Policies (Links to Objectives in brackets)

Sustainable Development
CNP1: Sustainable development policy. (All Objectives)

Housing
CNP2: Sites for new housing in Corringham village (Objectives 1, 2, 3 and 5)
CNP3: Consideration of new houses in the hamlet of Aisby and in open countryside (Object. 3)
CNP4: Residential conversion and extensions. (Objective 3)

Local Character and Design
CNP5: Local character and the design of new development (Objectives 3 & 5)
CNP6: Key views. (Objective 5)

Heritage
CNP7: Designated heritage assets (Objective 3)
CNP8: Protecting and enhancing non-designated heritage assets (Objective 3)
CNP9: Protecting and enhancing archaeological sites

Open Space, Countryside and Biodiversity
CNP10: Existing open spaces and recreation facilities (Objective 5)
CNP11: Proposed Local Green Spaces. (Objective 5)
CNP12: Development in the countryside (Objective 5)
CNP13: Nature conservation and biodiversity (Objective 5)

Local Services, Facilities & Businesses
CNP14: Community buildings and facilities (Objective 6)

Employment
CNP15: Employment (Objective 4)

Transport and Active Travel
CNP16: Transport and active travel (Objective 6)

Neighbourhood Plan Community Aspirations

CNPCA1: Investment in community facilities
CNPCA2: Local history and heritage
CNPCA3: Countryside management/nature conservation
CNPCA4: Footpaths and connectivity

In the policy sections, the policy wording is followed by an explanation.

Formal planning policies are denoted as CNP, with shading and shown bold italics followed by the justification in plain font.

Community Aspirations are shown in italics followed by the justification, in plain font.

7 Sustainable Development Policy

CNP1: Sustainable Development Principles - All proposals for development should:

(i) Be appropriately located;
(ii) Be of an appropriate scale and demonstrate a high standard of design;
(iii) Have regard to their setting and the character of the local area;
(iv) Take account of the key landscape views identified in Policy CNP5;
(v) Not unacceptably affect the amenity of nearby residents;
(vi) Where appropriate, provide for sustainable transport modes, including walking and cycling;
(vii) Respect the local built, social, cultural, historic and natural heritage assets, and

Support will be given to proposals that seek to achieve (or preferably exceed) design and construction standards for sustainable development and minimise CO2 emissions, including domestic scale green energy solutions and provision for electric vehicles.

Justification

This policy provides a positive framework for decision making, as required in the National Planning Policy Framework. Development will only be encouraged where it can be shown that the scheme will help to achieve the Vision and Objectives outlined in Section 6. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents in Corringham Parish.

It is also intended that the policy encourage national efforts, based in part on local action, to address the very real threat of climate change to all communities hence the emphasis placed on sustainable buildings, green energy solutions and provision for less polluting forms of transport.

Whilst the Parish Council supports appropriate development in Corringham, it is important that it does not increase the risk of flooding and/or exacerbate existing drainage problems. This approach takes account of the requirements of national policy, advice from the Environment Agency and the provisions of Policy LP14 of the Central Lincolnshire Local Plan (2017).

In terms of achieving/exceeding sustainable construction standards, proposals will need to reflect the published standards that apply at any time during the Plan period, e.g., the NPPF, the emerging National Design Code, Building Regulations, together with good practice guidance issued by Government Agencies and construction sector groups.

8 Housing Policies

CNP2: Sites for new housing in Corringham village

The sites listed below and shown on the Proposal Map (Corringham inset) are allocated for housing development. Development proposals on the three sites will be supported where they meet the criteria associated with the various sites as follows:

A - Land north of East Lane (approximately 7 dwellings):
(i) the design/development form should be informed by the Character Assessment in general, the contents of its Section 5 and the specific recommendations for Character Area 2 and reflect/complement adjoining dwellings, with detached properties at low density and with single level or dormer style units adjoining existing dwellings;
(ii) the provision of open spaces along the eastern boundary, retaining the existing hedge/ditch and incorporating habitat creation and connectivity to maintain the rural character of the lane;
(iii) the provision of hedge and tree planting along the northern boundary to create an appropriate relationship with the open countryside beyond and increase habitat connectivity;
(iv) the incorporation of measures to manage the disposal of surface water and the existing risk of surface water flooding.

B - Land at Corner Farm (approximately 5 dwellings):
(i) the provision of a satisfactory vehicular access from either Middle Street or the A631;
(ii) the retention of the existing farmhouse and outbuildings taking account of their identification as a non-designated heritage asset;
(iii) the retention of the existing hawthorn hedge on Middle Street and two Copper Beech trees and their sensitive incorporation into the development;
(iv) the delivery of single level or dormer style dwellings to complement the existing bungalows to the north; and
(v) the design/development form should be informed by the Character Assessment in general, the contents of its Section 5 and the specific recommendations for Character Area 6.

C - Land off Poplar Lane (approximately 2 to 3 dwellings):
(i) the provision of a satisfactory access from Poplar Lane which retains the rural character of the lane through the retention of the existing brick boundary wall;
(ii) the retention of the existing house and the outbuilding/former butchers taking account of their identification as a non-designated heritage asset;
(iii) the sensitive development of two new dwellings in the grounds of the existing house;
(iv) the retention of the existing hawthorn hedge on Middle Street and the adjacent orchard trees and their sensitive incorporation into the development; and
(v) the design/development form should be informed by the Character Assessment in general, the contents of its Section 5 and the specific recommendations for Character Areas 4 and 5.

In addition, each site, should meet the following requirements:

(1) the provision of electric vehicle charging points for individual dwellings; and
(2) the size and layout of dwellings should make provision for home working where practicable.

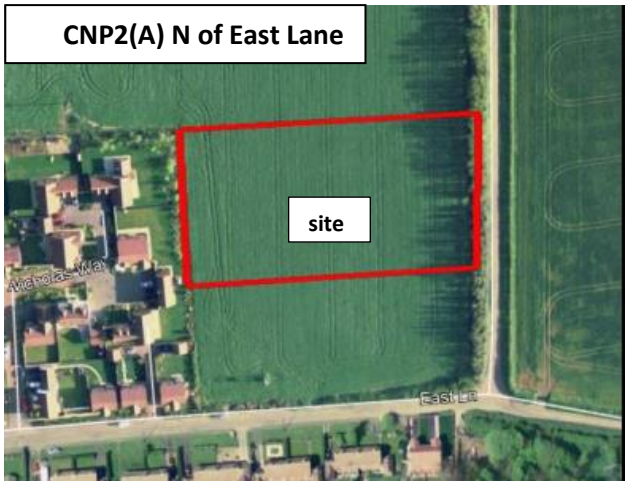
Justification

These sites scored highest in the Site Assessment/Selection and were supported by the local community in public consultation. Landowners have confirmed that they support the allocations in principle. External consultees, whilst noting the need for matters such as access, drainage and archaeology to be agreed with the appropriate agencies, raised no objections in principle to the

allocations. The detailed requirements for each site relate to the Character Assessment, consultee comments and community consultation outcomes. The approach reflects the NPPF (Ch. 12 – Achieving Well Designed Places) and adds local detail to the CLLP Policy LP2, in accommodating new development within "…the core shape and form.." and "…developed footprint…" of the village. The requirement for electric vehicle charging and provision for home working reflects the likely future trends in car use and the need for optimal conditions for working from home. Of the other 4 sites considered, one was rejected in the AECOM Assessment. A second scored low based on consultee comments/local criteria. Two other sites (N&S of High Street/A631, E of the village), scored higher, but are inappropriate because they extend into open countryside, and one could potentially compromise the operation of an important local business (Peacock & Binnington).

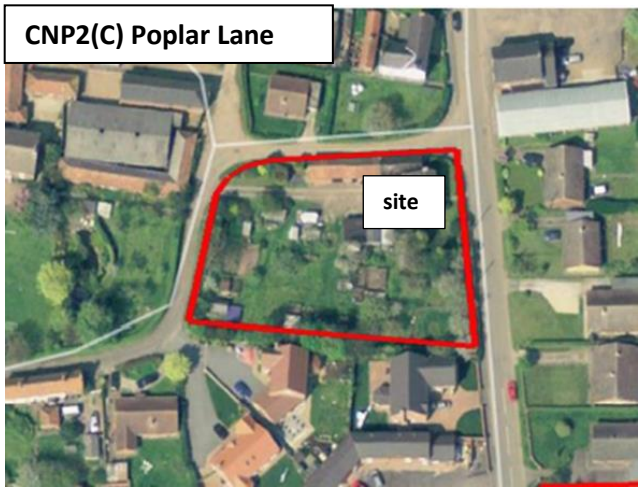
Diagrammatic maps of the three sites proposed for new housing in Corringham village

CNP2(A) N of East Lane



CNP2(B) Corner Farm

CNP2(C) Poplar Lane



CNP3: Consideration of new houses in the hamlet of Aisby and in open countryside

Development proposals for new residential development in Aisby will be supported where they are for single-dwelling infill developments and meet the following criteria:

(i) The materials used should reflect existing buildings and complement adjoining properties and with a particular emphasis on the use of; red brick, waterstone, clay pantiles and roofing slates in the main structure and means of enclosure.

(ii) The scale, mass and setting of existing buildings should be respected, with a focus on individual buildings in spacious plots and on the open areas within/around the settlement, as identified in the Character Assessment, shown on the Proposals Map, which should be retained.

(iii) The value of the identified non-designated heritage assets in Aisby should not be unacceptably affected by proposed development.

(iv) Access arrangements, the positioning of building within plots and means of enclosure should not unacceptably detract from the rural character of the lanes in Aisby. Grass verges and hedges should be retained.

Development in the countryside will be carefully controlled in accordance with national and local planning policies.

Justification

In Policy LP2 of the CLLP, a hamlet is defined as comprising at least 15 dwellings (April 2012) clearly clustered together to form a single developed footprint. Subject to criteria being met, the policy enables single dwelling infill developments to be supported in principle.

Aisby which has around 20 dwellings, is therefore a hamlet and there could be scope for a very limited number of individual dwellings to be built, provided that the strict criteria of CLLP Policy LP2 can be met. The purpose of this policy is not to duplicate LP2 but to add detail to the criteria, based on the detailed consideration of Aisby in the Character Assessment, including the need to respect the existing, horseshoe shaped, form of built development with open land at the core.

Any development proposals in Yawthorpe and the wider countryside will be assessed against the requirements of policies in the Central Lincolnshire Local Plan including Policies LP2(8) and LP55. Where development proposals accord with relevant Local Plan policies, their design and details will be very carefully-controlled. Some of the principles for development in Aisby may be appropriate for any such development.

CNP4: Residential conversion and extensions

Residential conversions or extensions should be designed to respect the character and setting of the existing building and nearby buildings. This will require particular attention to:
(i) The choice of materials.
(ii) The scale of development including roof heights.
(iii) Layout and siting within the plot.
(iv) Parking provision, which as a minimum should meet the standards of the County Council.
(v) The relationship with adjoining and nearby properties in terms of the impact on the amenity enjoyed by occupiers and the character of the area.

Sustainable design and nature conservation features (sustainable drainage, porous/permeable surfaces on drives, domestic scale renewable energy, bird/bat boxes, green roofs and native planting) will be encouraged where feasible, provided that they are incorporated into an overall design that complements the character of the area.

Residential conversions or extensions affecting listed buildings or non-designated heritage assets should also comply with Policies CNP7 and CNP8 respectively.

Justification

Residential extensions comprise the majority of planning applications in the area. Permitted Development rights enable a wide range of types and sizes of extensions to be built without the need for planning permission. However, depending on the type of existing dwelling involved, larger extensions or those at the front of a property require planning permission. The purpose of this policy is to ensure that, in addition to residential amenity and general design, local character is taken into account. It will encourage detailed design that is appropriate to the setting and character of Corringham whilst also enabling energy efficiency, water management and biodiversity features to be incorporated into detailed design.

9 Local Character and Design Policies

CNP5: Local character and the design of new development

(A) Development proposals should recognise and complement the local character of the areas identified and described in the Corringham Character Assessment. As appropriate to their scale and nature proposals should:
(i) respect existing plot boundaries, ratios, orientation, historic or traditional forms and the established grain of development within the character area;
(ii) respect the predominant materials used in the area which include red brick with red-clay pantiles and natural slate and the occasional use of the local Waterstone;
(iii) ensure that the height of new buildings is in keeping with neighbouring properties and not be over-bearing or dominant in the existing street-scene;
(iv) reflect the predominant boundary treatments in the immediate area consisting of brick or stone walls or hedges, often behind grass verges;
(v) deliver off-road parking provision, servicing and access arrangements in accordance with the most recently-published standards by Lincolnshire County Council;
(vi) retain the open character of prominent private gardens within any development; and
(vii) protect and retain watercourses as open features, with other sustainable drainage measures.

(B) Development proposals alongside or serviced from rural lanes (Pilham Lane, Mill Mere Road, the lanes to and around Aisby and Yawthorpe and Springthorpe Road) as shown on the Proposals Map should respect, and where practicable enhance, the rural appearance of the byways and their green verges/hedgerows. Development proposals which would have an unacceptable impact on the rural character and appearance of the identified rural byways will not be supported.

Justification

The NPPF confirms that good design is an integral part of successful development. It recognises that well-designed buildings and places improve the quality of people's lives. Accordingly, this Neighbourhood Plan has well evidenced policies on the quality of development that will be expected for the area. The Character Assessment identifies key characteristics in 8 Character Areas, which should be addressed and used to inform the design of new development. In addition, the character of those rural areas not detailed in the Character Assessment should also be taken into account.

Understanding local character and community aspirations is fundamental to achieving high quality sustainable design. The intention of this policy is that all new development must make a positive contribution to the character and appearance of the area. It remains important, however, to apply the criteria to development proposals on merit on a case-by-case basis, according to the proposal.

All new development in the Plan area should seek to promote local character and identity. This will help to protect and enhance what is already there for existing residents and future residents, supporting community and social cohesion. Some private gardens are identified in the Character Assessment and in the Local Plan. This does not prevent all development, but any proposals should retain the open character of the area.

Watercourses (including ditches) are a local feature, conveying water safely through the landscape and providing access to water for wildlife. Culverting or removal of watercourses can cause flooding issues and damage biodiversity. With SuDS, their retention contributes to sustainable development.

The inclusion of the rural lanes in this policy is important because of the positive function they have, both in contributing to landscape quality and providing opportunities for walking, cycling and riding, in the absence of an extensive rights of way network.

CNP6: Key views

The Plan identifies the following key views:

1 - North, from the top end of Middle Street towards the Church of St Laurence.
2 - South from the public footpath north of Church Lane towards the Church of St Laurence.
3 - East from the public footpath north of Church Lane towards Old Hall.
4 - East from Mill Mere Road into the village.
5 - West from East Lane into the village.
6 - North from Church Lane/public footpath into open countryside.
7 - West from Mill Mere Lane into open countryside.
8 - East from the pond/recreation ground into open countryside and across to the windmill.
9 - West into open countryside from the public footpath connecting Poplar Lane/Middle Street.
10 - East from the village hall into open countryside and across to the windmill.

The location, design and scale of new development should take account of any relevant key view and not compromise its integrity or significance.

In addition, development proposals should be sensitive to, and designed to maintain the rustic and rural appearance of village approaches to ensure that views of key landmarks on entry to the village in general, and in particular the windmills to the west and east and St Laurence Church, are not compromised.

Proposed developments which would have an unacceptable effect on a key view or an approach to Corringham will not be supported.

Justification

The Character Assessment noted the importance of these views within Corringham and out into the countryside (see para. 5.14, page 62) as part of the character and identity of the settlement. It also considered the importance of the views at the village entry points, especially of key landmarks, including the windmills and the church. Views were identified using desk based and field surveys, taking account of key public locations, including public footpaths, roads/lanes, and gathering places.

Several of the views are focused on the landmark structures of the Church of St Laurence and the outlying historic windmills, the latter of which welcome people as they enter the village and also feature in many of the best views out across the attractive and open rural landscape. The Character Assessments states that; "*Approaches from the surrounding rural landscapes are gradual and generally pleasing, displaying well-managed transition from countryside to village setting*". It is important that the views of these local landmarks are considered in any development proposals for substantial buildings, structures and earthworks in the open countryside across the Parish.

Along Middle Street, occasional breaks in the building line allow for glimpses of the open landscape setting to the East and West, offering an important visual connection between village and countryside. Future development along Middle Street should be designed to allow for the retention of these views to the surrounding landscape, and where possible, take opportunities to strengthen this visual connection.

In each case, development should seek to retain and enhance the key views identified and explore opportunities to create new, distinct views where the opportunity is presented.

10 Heritage Policies

CNP7: Designated heritage assets

Development proposals should protect, conserve and seek opportunities to enhance designated heritage assets (and their settings) in general and in terms of the significance of the building, materials, scale, setting and layout in particular. The Listed Buildings covered by this policy and shown on the Proposals Maps are:
1 - Church of St. Laurence (Grade I)
2 - The church lychgate (Grade II)
3 - Old Hall, Aisby Lane (Grade II)
4 - Corringham Windmill, Harpswell Road (Grade II)
5 - No.1 High Street (Grade II)
6 - The Mill at Mill House Farm, Mill Lane (Grade II)
7 - Mill House Farmhouse, Stables and Barns, Mill Mere Lane (Grade II)

Justification

The Listed Buildings make an important contribution to the quality of the built environment in Corringham. Heritage is understood and appreciated by local people. There is not a Conservation Area in Corringham, but the concentration of the above buildings and structures within a small area means that the relationship linking them and the spaces between them are important. The wider setting therefore needs to be taken into account. In addition, the identification of "Unlisted buildings of positive character" and "Important Green Space" (which are the subject of other Neighbourhood Plan policies), complements the established policy approach to protect and enhance designated heritage assets.

CNP8: Protecting and enhancing non-designated heritage assets

Proposals for change of use or other development affecting identified non-designated heritage assets will be required to demonstrate how they would contribute to its conservation, whilst preserving or enhancing its architectural or historic interest. Taking into account local styles, materials and details and the character, context and setting of the asset. The loss of, or substantial harm to a non-designated heritage asset will be resisted, unless exceptional circumstances are demonstrated. The buildings and structures concerned are shown on the Proposals Maps and detailed in Appendix.

Justification

The Character Study identified over 40 non-designated heritage assets (referred to therein as buildings of positive character) which are part of the character and identity of Corringham and Aisby. They merit consideration in planning decisions, in accordance with the guidance in paras. 127(c) and 130 of the NPPF and, the identification and protection of non-designated heritage is supported in the CLLP Policy LP25 which refers to both designated and non-designated assets.

The buildings and features identified, which may not be of sufficient architectural or historic merit to justify listing, are nevertheless an important part of the character of Corringham and have been highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are protected. Works to buildings or structures affecting non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest of the building and its setting. Historic England identify that such buildings play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment,

and locally the identification and protection of local assets is supported by the County Council. Photographs of the buildings and structures may be found in the Character Assessment.

CNP9: Protecting and enhancing archaeological sites

Development proposals affecting Scheduled Monuments, other archaeological sites and areas of archaeological potential and their settings should demonstrate that:

(i) They have taken into account the impact on above and below ground archaeological deposits.

(ii) They identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.

Justification

The NPPF (Para. 189) states "…*Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*". Details of the rich and important archaeology of the Neighbourhood Plan area can be found in the Lincolnshire County Council Historic Environment Record (HER)

Extracts from the HER giving details on 31 of the records for Corringham Village and Aisby are included in Character Assessment (Appendix 1). Overall, the HER contains 93 records for Corringham Parish, although some of these may straddle or be just outside the Parish/Plan Area. These include; medieval settlements at Dunstall (a Scheduled Monument) and in Aisby, Somerby, Great Corringham, Little Corringham and a possible Romano British industrial site. See the website: https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1006&index=16

The extent of archaeology is a key element of the historic environment and character of the Parish, and this policy will ensure that development takes proper account of archaeological considerations.

11 Open Space Policies

CNP10: Existing open spaces and recreation facilities

The open spaces and recreation facilities listed below and shown on the Proposal Maps will be protected from development which would unacceptably detract from their recreational use, landscape value and the views that are provided from them into open countryside:

(A) The school playing field.
(B) The Village Hall grounds.

Justification

Existing open spaces and recreation facilities spaces may be protected in line with the provisions of the NPPF (Para. 92(c) and 97(a, b & c). There is only limited provision in Corringham, and the existing facilities are well used and valued community assets which support social and recreational activity and help to define the landscape and character of the area, with views out into the countryside, adding to the quality of life for residents. In addition, the Parish Council will support proposals to enhance and improve the open space and recreation facilities in the Parish as and when opportunities emerge. If required, the development of flood resilience schemes within open spaces will be supported provided they do not adversely impact the primary function of the green space.

This policy concerns public and institutional open space. In the Local Plan two private gardens at Poplar Farm and south of St. Laurence Church are identified as important open spaces. In this Neighbourhood Plan, these spaces, along with several others, are covered in Policy CNP5 (Local character and the design of new development). Other important open spaces are covered by Policy CNP 11, below.

CNP11: Proposed Local Green Spaces (see Proposal Map – Corringham inset)

The Local Green Spaces listed below (and shown the Map on page 62 of the Character Assessment) will be protected from inappropriate development. Development proposals within the designated local green spaces will only be supported in very special circumstances:
LGS 1 Pond and picnic site (off Middle Street).
LGS 2 Recreation ground (to the rear the pond/picnic site, off Middle Street).

Justification

This policy reflects the Character Assessment which identifies both pieces of land as important green spaces. They make a contribution to the quality of life in Corringham in terms of landscape, nature conservation and recreation. They also provide key views to the west, across open countryside and to the windmill. It is important that open land within and adjoining Corringham is identified and protected to help to maintain local character. Other than an access strip, owned by LCC, the pond/picnic site is owned in trust by The Parish. The recreation ground is owned by Corringham Village and overseen by The Parish Council.

The NPPF (Paras. 99 -101) state that the designation of Local Green Spaces within Neighbourhood Plans: "*allows communities to identify and protect green areas of particular importance to them*." In accordance with other wording in those paragraphs, it is recognised that designating land as a Local Green Space should be consistent with the local planning of sustainable development and complement investment in homes, jobs and other essential services. In particular, it is considered that the two areas of land proposed to be designated as Local Green Spaces fulfil the requirements of Para 100 that:

"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, holding a particular local significance, e.g. because of beauty, historic significance, **recreational value** (inc. playing fields), **tranquillity or richness of wildlife**;*
*c) **local in character and is not an extensive** tract of land."*

Site	Proximity	Local Significance	Local	Not Extensive
LGS 1 Village pond and picnic site	Yes	Beauty, recreation, tranquillity and richness of wildlife	Yes	Yes
LGS 2 Recreation ground	Yes	Recreation, wildlife and historic significance related to form of village and its relationship with the open countryside.	Yes	Yes

LGS 1

LGS 2

Policy CNP11 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

CNP12: Development in the countryside

Development in the open countryside, related to agriculture, forestry, equine, recreation, tourism, utility infrastructure and other rural land uses, will be supported provided that it does not cause unacceptable harm to:
(i) Landscape character and quality.
(ii) Sites of ecological value, including roadside verges.
(iii) Heritage assets and other sites of archaeological interest.
(iv) The intrinsic character, beauty and tranquillity of the countryside.
(v) The rural quality and character of lanes, including verges.
(vi) The "Dark Skies" quality of the Parish.

Justification

The Local Plan Policy LP2 enables proposals for housing in the countryside, including exceptional circumstances, to be considered, but this policy address other forms of development. The community consultation showed that residents felt that rural attributes such as: peace and quiet, the quality of the surrounding landscape and biodiversity, should be protected from insensitive and inappropriate

development. This policy builds on the wider planning context provided by CLLP. Any proposal for development is expected to safeguard the landscape character, protect areas of wildlife interest and protect or enhance the historic environment of the surrounding open countryside.

It is recognised that farming leads to considerable investment in environmental improvements each year, including woodland improvement, conservation strips, hedgerow improvements. The local economic importance of agriculture is also acknowledged. Other policies require that care must be taken about the location and design of new agricultural buildings. There must be a focus on site-based factors, but off-site works and wider mitigation measures may create countryside management opportunities. Measures including possible rewilding of areas, or grassland reversion may also be ways of minimising and/or mitigating the impact of proposals.

Lincolnshire is rural and in parishes like Corringham, intrusive lighting of urban areas is not present. As noted by CPRE (What's special to you: Landscape Issues In Your Neighbourhood Plan) it is reasonable, based on the value that the community places on the rural setting of the village and the evidence provided in the Character Assessment, for a Neighbourhood Plan to seek to protect this quality.

In addition, it is recognised that essential utility infrastructure should be deemed acceptable in principle when located in the countryside subject to meeting other policy requirements.

CNP13: Nature conservation and biodiversity

Development proposals which impact on woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland should identify how features have been safeguarded and sensitively incorporated within the overall design. Where appropriate any loss of biodiversity should be minimised and mitigated by the creation of new habitats or the enhancement of existing places.

(i) Development proposals which would result in loss or unacceptable harm to woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland will not be supported.

(ii) Projects to enhance wildlife habitats and species based on the Lincolnshire Biodiversity Action Plan and the Natural Environment Strategy will be supported.

(iii) Insofar as planning permission is required, proposals for tree planting and hedgerow creation aimed at providing a network of wildlife corridors across the Parish will be supported.

Justification

The policy covers: woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland. It is set in a context provided by NPPF Paras. 170, 174 & 175); the Natural Environment & Rural Communities Act 2006 (Secs. 40 & 41) and complements CLLP Policy LP21. The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy. Plans should be proactive to mitigate and adapt to climate change, taking into account long-term implications for flood risk, water supply, biodiversity and landscapes.

This reflects the emerging Environment Bill (March 2020), which proposes that development should lead to a net gain in biodiversity. Where it is practical, proposals should seek opportunities to enhance habitat connectivity. Trees woodlands and hedgerows are an important part of the local landscape and contribute greatly to its conservation value. All must be considered and wherever possible retained as part of development proposals. The Hedgerows Regulations (1997) protect most hedgerows from removal, but the Parish also has many mature trees, the protection of which is important.

12 Community Buildings and Facilities Policy

CNP14: Community buildings and facilities (see Proposals Maps - Corringham Inset).

The Plan identifies the following community facilities:
(A) The Village Hall.
(B) The Becketts Public House.
(C) Church of St. Laurence.
(D) Corringham C of E Primary School.

Community facilities in Corringham Parish will be protected and the loss of such will not be supported unless:

(i) alternative provision (with explicit community support) of equivalent or better quality will be provided and made available prior to the commencement of development; or
(ii) it is evident that there is no reasonable prospect of the facility being retained or resurrected; or
(iii) it is evident that the service or facility is no longer economically viable*; or
(iv) there is little evidence of local use of that service or facility.
(*Applicants will be expected to demonstrate, to the satisfaction of the Local Planning Authority, that all reasonable efforts have been made to sell and let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.

Insofar as planning permission is required, proposals for the enhancement, improvement and extension of the identified community facilities, will be supported, subject to the compliance with other Neighbourhood Plan policies.

Justification

Corringham has an appropriate range of local community and other facilities to serve the local needs of the community and whilst higher level facilities and services are available in nearby Gainsborough, these local facilities play a vital role in supporting the Parish's sense of identity. The Parish Council recognises the importance of these facilities and therefore seeks to protect them from inappropriate changes of use. It is recognised that in some circumstances, replacement of facilities may provide benefits to the community, but this will need to be demonstrated before the Parish Council will support proposals for redevelopment or alternative uses.

Where the loss of a facility, e.g. a public house, is promoted by the owner/developer on market grounds, the Parish Council will consider requesting designation of the building as Asset of Community Value by WLDC.

13 Employment Policy

CNP15: Employment

(A) Proposals for the development of new small business units, the expansion or diversification of existing small units and tourism related development should be permitted, providing that:
(i) it can be demonstrated that there will be no significant unacceptable impact from increased traffic, noise, smell, lighting, vibration or other emissions or activities from proposed developments.
(ii) it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the local landscape including Key Views.
(iii) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated).
(iv) Traffic generated by proposals, including deliveries by HGVs and larger farm vehicles, will not unacceptably detract from the visual and nature conservation value of the rural lanes identified in Policy CNP5.

(B) Home working, where there is a need for planning permission for buildings or activities, will be supported provided that there is no unacceptable impact on the residential amenity of neighbouring properties or on the character of the local area.

(C) The Plan identifies (1) Peacock & Binnington and (2) High Street Garage on High Street as important employment sites, (see Proposals Map – Corringham Inset).

Development proposals on sites adjoining either of the important employment sites should be designed and arranged within the application site to ensure that the viability or operational effectiveness of the important employment site concerned is not unacceptably harmed by the new use and/or its activities.

Justification

Local employment is an important element of overall sustainability. The Neighbourhood Plan needs to accommodate appropriate proposals for business development. The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate wealth and employment opportunities for local people. This is a trend which the Parish Council would like to continue as part of the maintenance of Corringham as a vibrant and balanced community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

The second part of the policy recognises the economic environment and social benefits of home working, which also contributes to the overall sustainability of communities. However, it is also recognised that home working should not lead to the erosion of the character of an area or create an unacceptable impact upon residential amenity.

The third element recognises the importance of existing local business to the economy and to the viability of the village as a location where people can live and work. The agricultural merchant, Peacock and Binnington, exemplifies this and it is reasonable to consider, for example, if new housing and adjoining land is compatible with the long-term success of the business, including potential expansion. The garage, which sells fuel, undertakes repairs and has a small convenience shop is also important. This approach is in accordance with the CLLP Policy LP 26 (Design and Amenity) which requires development proposals to be considered in terms of compatibility with neighbouring land uses.

14 Transport and Active Travel policy

CNP 16: Transport and Active Travel

Proposed developments that would generate additional traffic movement which would contribute towards evidenced traffic hazards should be supported by relevant measures to maintain highway safety and avoid vehicular/pedestrian conflict. Where necessary, proposals should be supported by a transport statement or assessment which sets out details of the transport issues relating to the development, including appropriate mitigation measures.

Development proposals which cannot be satisfactorily or safely accommodated within the local highway network, or where the impacts cannot be appropriately mitigated, will not be supported.

Development proposals should protect existing Public Rights of Way and the network of rural lanes and where appropriate incorporate them into their design and layouts.

Justification

It is acknowledged that transport is the responsibility of the highway authority (Lincolnshire County Council) working with West Lindsey District Council and that the policy context is provided mainly in the Central Lincolnshire Local Plan and the Local Transport Plan. However, there are local issues which is it correct to address in this Neighbourhood Plan and externally focused elements of this policy highlight the need for a partnership approach.

In particular, the A631 has a significant impact on Corringham it is a busy strategic road and as far as Corringham is concerned, almost all traffic is non-local. Footways do not extend beyond the village, there are no dedicated crossing points and there is no provision for cyclists. This has safety implications and anyone living south of the road must cross it to access key facilities, (the village hall, school and church). This was relevant to selecting sites for new housing and should be a consideration for any development proposals.

It has been noted that pedestrians and cyclists are not well catered for, and it is pertinent that there is a very limited public right of way network in Corringham, with only a footpath running north from Church Lane to Aisby and a short section of track from Poplar Lane to Middle Street. As noted in the Character Assessment, this means that the rural lanes are a focus for active travel. Both, therefore, require protection. The intention of this policy is to ensure that the quality of the rural lanes is not eroded and to protect, maintain and enhance public rights of way, to support an increase in their usage, which will help promote the social health and well-being of the community.

15 Community Aspirations

15.1 In this section, other important aspirations which, although they are not formal planning policies, are linked to the quality of life in Corringham, are set out to demonstrate how the Neighbourhood Plan can meets the needs of local people. They are local aspirations and do not constitute or suggest the agreement with West Lindsey District Council or other bodies to fund or act on them. However, the Parish Council will consider ways of fulfilling these aspirations in an ongoing manner as part of the implementation of the Neighbourhood Plan, including the use of CIL and other funding**.**

CNPCA1: Investment in community facilities

The Parish Council will work with others, where possible drawing on development related and other funding, to maintain and improve the village hall, village pond and playing field. It will also encourage the maintenance/improvement of other local facilities including the church and school.

Justification

Good quality community facilities and open spaces are of great value to the social well-being of the community. In addition, their usage can help to support the local community and enable sustainable health related activities, without people having to travel further afield.

CNPCA2: Local history and heritage

The Parish Council will work with the District and County Councils to interpret, enhance and increase the appreciation of the identified Character Areas, Heritage Assets (designated and non-designated) and the social history of Corringham.

Justification

It was noted in the Character Study that Corringham has distinct character areas, each with their own history and that the heritage assets contribute to the character of the Parish and are much appreciated by residents. Of equal importance the value of views and open spaces has been established, and in particular the way in which they combine to give Corringham a unique sense of identity. Using the Neighbourhood Plan process and evidence base, this Community Aspiration is intended to add value to the formal policies to protect these assets, drawing on local community interest and seeking funding for activities from various sources, including the Heritage Lottery Fund.

CNPCA3: Countryside management/nature conservation

The Parish Council will encourage the protection/enhancement of the local landscape, through:

(a) Working with the Lincolnshire Wildlife Trust, County and District Councils and landowners to increase landscape and habitat connectivity. In particular there will be a focus on the rural lanes, possibly drawing upon good practice elsewhere in the county from the "Life on the Verge" project.
(b) Taking opportunities to add to the local conservation records from other studies and possible community-based species and habitats surveys as part of implementing the Neighbourhood Plan;
(c) Supporting projects which enable the management of the landscape and enable and/or improve access to the countryside for walkers, cyclists and horse riders.

Justification

In the community survey, the benefits of access to adjoining countryside emerged as one of the main things that people like about living in Corringham. This is a proactive partnership-based approach, and it is intended to use the consultation on the draft Neighbourhood Plan to secure engagement from the bodies listed. The policy will complement others in the plan aimed at protecting and enhancing the quality of rural lanes, footpaths, cycle routes and Local Green Spaces. It is recognised, however, that more detailed surveys of these locations will be needed.

CNPCA4: Footpaths and connectivity

The Parish Council will seek support from the District and County Councils to:

- *create circular roadside footpaths linking Middle Street, the A631/High Street (existing footway), Pilham Lane/Blyton Road and Mill Mere Road and linking Corringham and Aisby; and*
- *extend and improve routes to enhance pedestrian and cycle connectivity to and from Gainsborough and into surrounding countryside.*

Justification

Community consultation showed the value that residents place on local accessibility to the local facilities and the countryside, but also identified concerns over safety for pedestrians. The specified route will provide a safer connection between key village facilities the school, church, pub, bust stops, village hall and open spaces and to the (limited) links to the open country provided by the rural lanes and public footpaths.

16 Implementation, Monitoring and Review of the Neighbourhood Plan

16.1 The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council. The policies will be implemented by West Lindsey District Council through the development management process. Corringham Parish Council will also be actively involved, for example, in using the Neighbourhood Plan to frame representations on planning applications and enquiries.

16.2 The Plan provides a 'direction of travel' through a Vision, Objectives, Policies and Community Aspirations. Flexibility will be needed as new challenges and opportunities arise and the plan may be modified accordingly. It is intended to review the plan periodically (e.g., every five years) in line with the Neighbourhood Planning Act (2017), based on several strands of activity, comprising:

a) Progress on meeting the CLLP housing requirement ensuring that good design is achieved and that the types of houses built are appropriate to the location and local aspirations; and
b) The statutory planning process (planning permission and refusals) which, with the Neighbourhood Plan as a material consideration will direct developer interest in the Parish; and
c) Investment in and management of public services, and community assets, together with other measures to support local services for the vitality and viability of the Parish.
It is expected that the District Council and the County Council will support the monitoring of the Neighbourhood Plan by providing dedicated data for the plan area.

16.3 In accordance with the regulations, the Neighbourhood Plan has been prepared to be in General Conformity with the adopted (2017) Central Lincolnshire Local Plan. The Parish Council will give particular attention to the ongoing review of the Central Lincolnshire Local Plan. Its eventual adoption will be a key element in the assessment of the need or otherwise for a potential review of the neighbourhood plan. In this context, the Parish Council will assess the need for a 'made' neighbourhood plan to be reviewed within six months of the adoption of the review of the Local Plan.

16.4 However, at the time of writing (October 2021), this statement does not confer Corringham Parish Council's agreement to, or support for, the additional housing allocation in Corringham as proposed in the June 2021 Consultation Draft of the Central Lincolnshire Local Plan review.

Funding Mechanisms

16.5 It is unlikely that limited development in the village will lead to large contributions from S106 Agreements or the CIL. However, the large-scale North Gainsborough SUE, in the Neighbourhood Plan Area, will generate significant CIL funding. Under current arrangements, a Parish Council with a "Made" Neighbourhood Plan in place can receive 25% of the CIL generated by development, and Corringham may benefit from substantial funding for use on local projects.

16.6 In addition, the Parish Council will seek to influence budget decisions by the District County Councils, including transport. The Parish Council will also work with organisations on funding bids (e.g., the Lottery, Government funds and LEP programmes) to fulfil Neighbourhood Plan policies and aspirations.

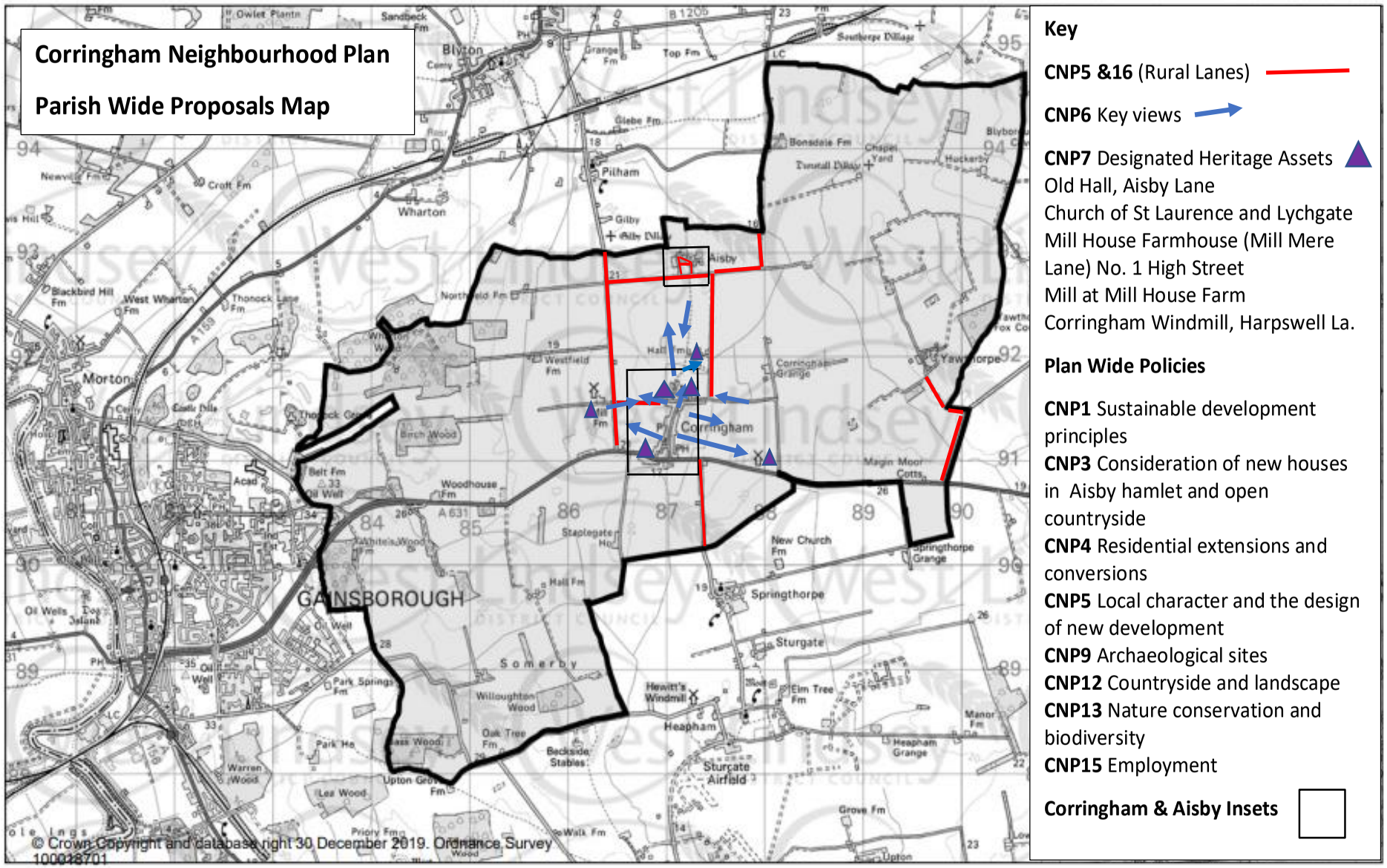
Local Priority Projects

16.7 The list of infrastructure projects below reflects the local priorities which will inform the spending of the Neighbourhood Plan portion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids. For example:

- Investment to maintain and improve the village hall.
- Road safety/active travel, including; the A631, links to Gainsborough, rural lanes and footpaths.
- Local heritage and landscape.
- Improvements to the pond and picnic area

The Parish Council will regularly review progress on the projects and adjust priorities accordingly.

16.8 Consideration will also be given to projects from other plans, strategies and projects prepared by the Parish Council or other partners which relate to local aspirations.


Corringham Neighbourhood Plan
Parish Wide Proposals Map
Key
CNP5 &16 (Rural Lanes)
CNP6 Key views
CNP7 Designated Heritage Assets
Old Hall, Aisby Lane
Church of St Laurence and Lychgate
Mill House Farmhouse (Mill Mere Lane) No. 1 High Street
Mill at Mill House Farm
Corringham Windmill, Harpswell La.
Plan Wide Policies
CNP1 Sustainable development principles
CNP3 Consideration of new houses in Aisby hamlet and open countryside
CNP4 Residential extensions and conversions
CNP5 Local character and the design of new development
CNP9 Archaeological sites
CNP12 Countryside and landscape
CNP13 Nature conservation and biodiversity
CNP15 Employment
Corringham & Aisby Insets
N
GAINSBOROUGH
Corringham
Aisby
Pilham
Wharton
Morton
Springthorpe
Sturgate
Heapham
Somerby
Blyton
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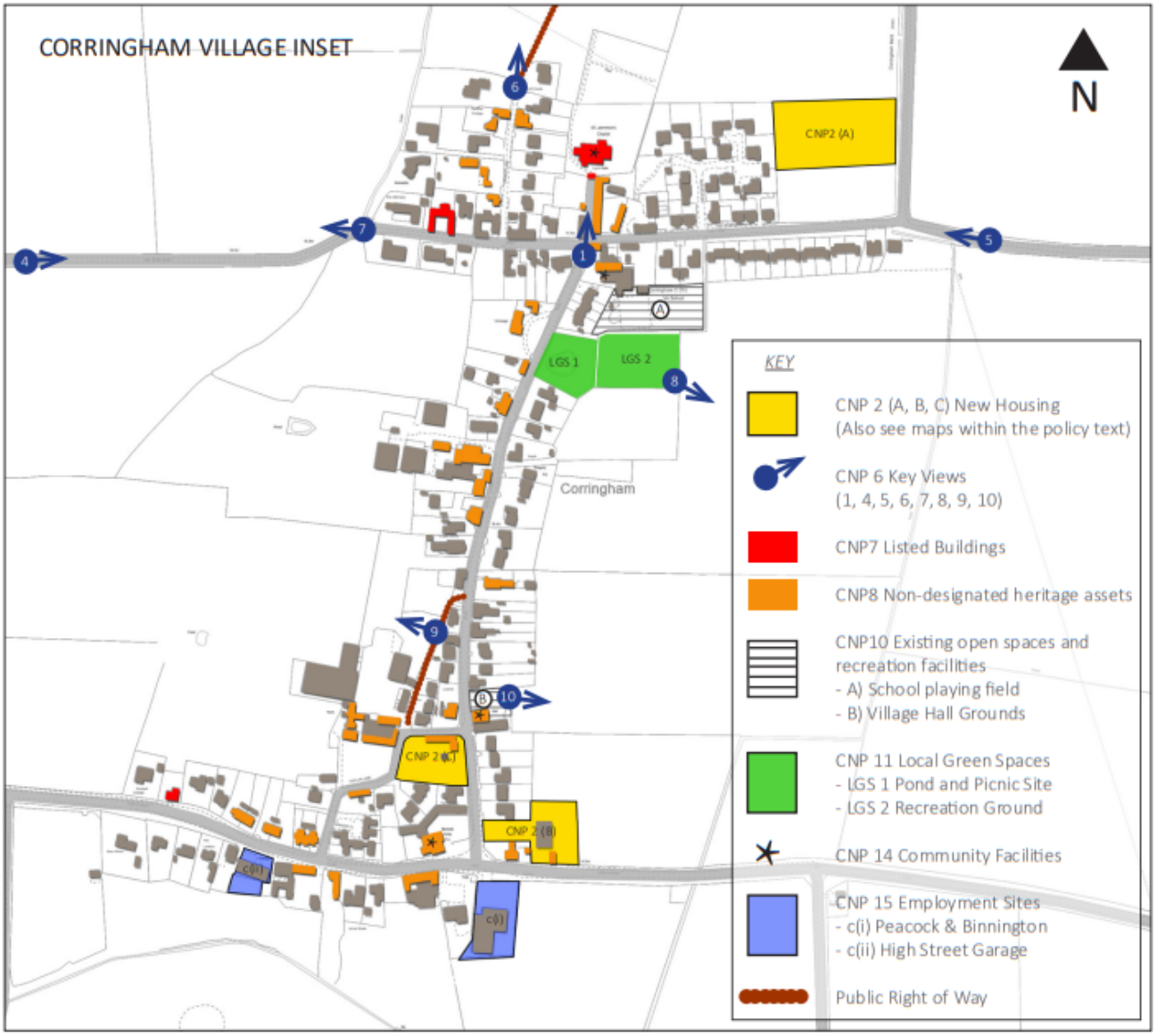
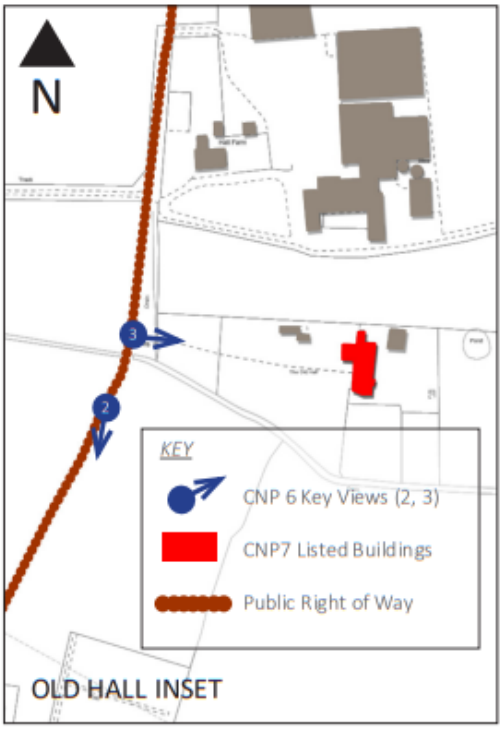
Proposals map (Corringham, Aisby and Old Hall insets)





Appendix: Non Designated Heritage Assets

This schedule (table and photographs) is intended to enable easy reference to check the applicability of Policy CNP8 (Protecting and enhancing non designated heritage assets). In doing so it provides the location, a simple description and photograph of each of the buildings covered by the policy. The location is also shown on the Character Assessment (CA) summary maps, reproduced on p28 of this document and on the Proposal Maps (insets) on page 57.

The Character Assessment document should be referred to for full details of the non-designated heritage assets, especially for an explanation of how they sit in the context of the settlement and character sub-areas. The CA Figure Numbers in the second column allow cross reference to the original photographs (and others) and to descriptive material. (NB in the study they are referred to as unlisted buildings of positive character).

Table

Building and location	**Photo. No.** **CA Fig. No.**	**Summary Description**
Corringham Village		
Corner Farm and outbuildings	1 Figs. 244, 251 & 254	C19 farmhouse of red brick and blue slates. Barns around the yard have pantile roofs
The Beckett Arms	2 Figs. 245 & 252	C19, extended and altered, originally a farmhouse of red brick under a complex blue slate roof
16 High Street	3 Figs. 247 & 248	Possible C18 farmstead. Farmhouse originally red brick, now rendered, slate roof with chimneys.
Outbuildings to 16 High Street	4 Fig. 247	See above, outbuildings of red brick with pantile roof
12 High Street	5 Fig. 249	C19 farmhouse of red brick and blue slate roof.
Former Thonock & Somerby Estate workshop	6 Fig. 249	C19 Red brick with pantile roof. Original fenestration and timber door
Cottages West of Poplar Lane	7 Figs. 240 - 242	C19 cottages of red brick and slate roofs. With others create a unified group of vernacular dwellings.
Ditto	8 Fig. 241	See above
Ditto	9 Figs. 256 & 257	As above, but these are slightly larger. Featuring form gables, arched windows and detailed chimneys.
Former Vicarage	10 Figs. 169 & 197	C19 landmark in large plot. Red brick and slate, gables/eaves, chimneys and openings with detailing.
Mill House (farmhouse and outbuildings)	11 Figs. 93 - 95	C18 Farmhouse is painted limestone with brick dressing, outbuildings are brick, all with pantile roofs.
No. 3 Church Lane	12 Figs. 96 & 97	C18 Farmhouse of painted brick/stone. Brick and rendered outbuildings in courtyard. All with pantiles.
No. 8 Church Lane	13 Figs. 98 & 99	C17/earlier single storey cottage in L shape form, of limestone and red brick with pantiles.
Swallow Cottage	14 Fig. 101	C19 traditional farmstead of red brick and slate roof with paired chimneys. Brick outbuilding with pantiles.
Church View	15 Fig. 100	C20 (1929) detached house of brick with hipped slate roof and chimney stacks. Symmetrical 3-bay façade.
Church Farm	16 Fig. 103	C18/19 farmstead, brick now rendered with blue clay tile roof. Two chimneys and arch details over windows.

Church Farm (outbuilding)	17 Fig. 104	C18/19 Small brick and pantile outbuilding with original opening and timber door.
Converted outbuilding, part of Church Farm	18 Figs. 132 & 134	C18/19 barn conversion of brick and pantile, in original farmyard. Rear faces Nicolas Way affordable housing
No. 9/11 Middle Street	19 Fig. 177	C19 farmhouse (converted), painted brick with blue slate roof and a pair of brick chimneys.
Village Hall	20 Fig. 179	C19 converted Wesleyan chapel with recent extension. Distinct ecclesiastical form of brick and slate roof.
Old Village School	21 Fig. 165	Early C19 red brick and slate building with tall chimneys and single storey buildings to pavement edge
Corringham C of E Primary School	22 Fig. 166 & 167	C19 (1867) red/blue brick, slate roof. Gables with coping stones, black brick courses, stone lintels, brick door and window arches, and a datestone
Corner of East Lane/Mill Mere Road	23 Figs. 76	C19 cottage, rendered, pantiles, L shaped form and original openings. Provides context for views of church.
7 Middle Street	24 Figs. 178 & 211	C19 old farmhouse with outbuilding, (former butchers) both red brick with slate roof. Sits in large plot.
26/28 Middle Street	25 Fig. 176	C19 old farmstead, now two cottages. Red brick and pantiles with chimneys and original openings.
27 Middle Street	26 Fig. 168	C19 former shop/P.O. Rendered/painted with slate roof and new windows, but original form is retained.
39/41 Middle Street	27 Fig. 170	C19 pair of cottages of brick and slate hipped roof with broad chimney stacks
43 Middle Street	28 Figs. 171 & 181	C19 cottages, now a dwelling of red brick with pantile roof. Limited openings creating a strong brick frontage.
2 East Lane (adjoining school)	29 No Figs. in CA	C19 cottage (formerly two) painted brick, pantile hip roof and original openings. Brick/pantile outbuilding.
Red House Farm	30 Figs. 173 - 175	C19 farmhouse, four square 3 bay of brick and slate. Outbuildings of brick with slate and pantiles.
Poplar Farm, Poplar lane	31 Figs. 217 to 224	C19 farmhouse with large garden, brick, with pantiles and “Model” outbuildings/farmyard onto Poplar lane
2 Poplar Lane	32 Figs. 225 & 226	C19 red brick (part painted), pantile roof with three chimneys and original openings, on narrow lane.
Aisby		
Moscar Farmhouse	33 Fig. 296	C19 smaller red brick farmhouse with some alterations to roof and windows, of red brick with two chimneys.
Aisby House	34 Fig. 295	C19, a grander farmhouse, symmetrical arrangement with blue slate roof, set in larger grounds
Middlefield farmhouse	35 Fig. 297	C19 red brick farmhouse with symmetrical openings, pantile roof and chimneys, enclosed with brick walls.
Moscar Farm outbuildings	36 Figs. 299 - 303	C19 farm buildings and yard of functional design, but with details. Red brick with pantile roofs
Thonock & Somerby Estates cattle box	37 Fig. 304	C19 cattle shed of ‘waterstone’, a soft limestone, with red brick and pantiles
Other		
Woodhouse Farm (West of Corringham on A631)	38 Fig. 25	Substantial C19 brick “T” shaped farmhouse with pantile roof, outbuildings and boundary walls.

Photos follow overleaf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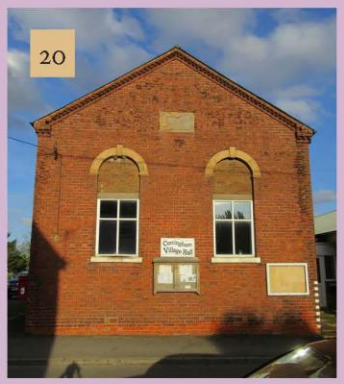
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AISBY

WOODHOUSE FARM (ALONG A631)