

Ingham Neighbourhood Plan



Community Consultation Draft (Regulation 14 Consultation)

February 2024

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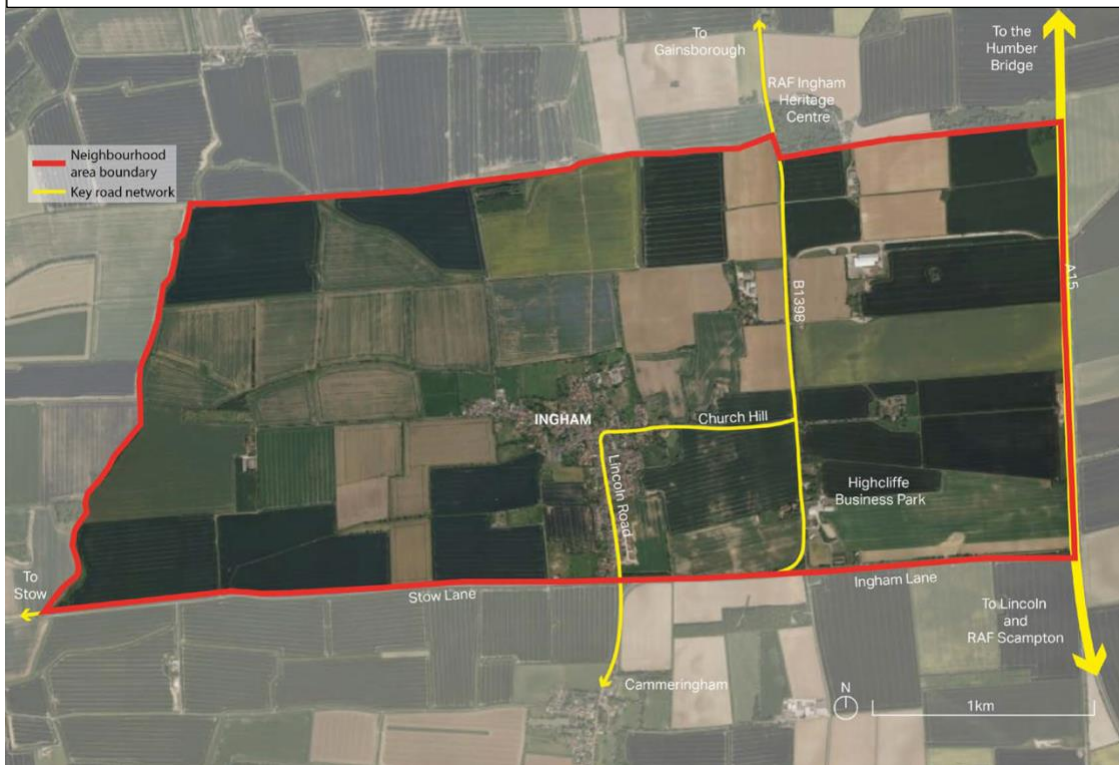
1. INTRODUCTION

1.1 This Neighbourhood Plan has been prepared by and for residents of the parish of Ingham.

1.2 As shown on the map and annotated satellite image below, the area covered by the Neighbourhood Plan is the whole of Ingham Parish - both the village and the surrounding countryside. Referred to as the “Neighbourhood Area”, this was formally designated by West Lindsey District Council (the Local Planning Authority) on 8th February 2017.



Figure 1: Ingham Designated Neighbourhood Area



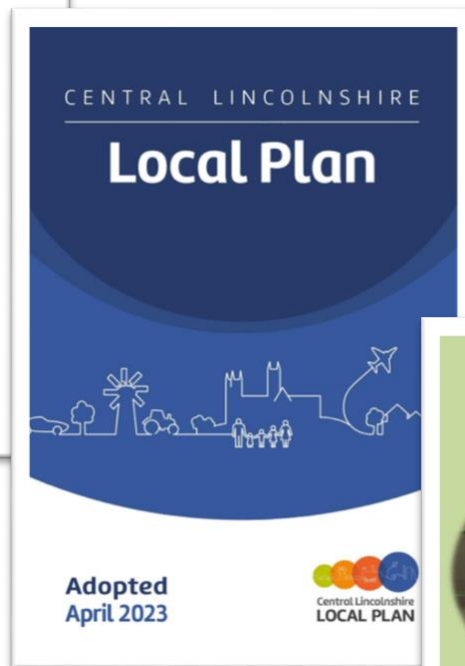
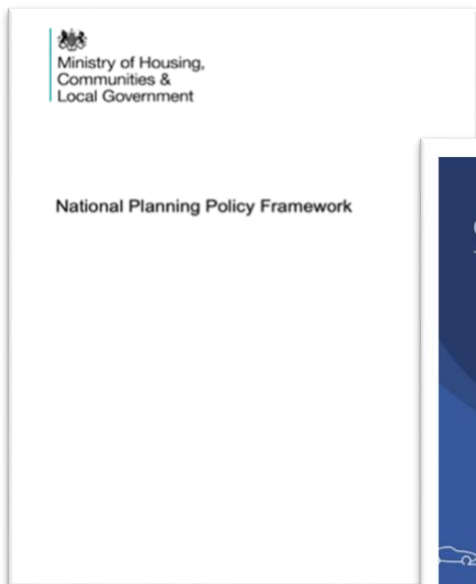
What is a Neighbourhood Plan?

- 1.3 Introduced by the Localism Act 2011 to enable local communities to have more significant influence over changes and developments in their villages and neighbourhoods, neighbourhood plans are important components of the planning system.
- 1.4 Importantly, a neighbourhood plan is prepared by the local community, the people who know and cherish their particular area, rather than the Local Planning Authority, which has to maintain a wider, district-wide perspective. A neighbourhood plan needs the support of the community on whose behalf it has been prepared and cannot be adopted unless a majority of residents voting in a local referendum has approved it.
- 1.5 A neighbourhood plan is a powerful tool that can be used to ensure that the community gets the right types of development, in the right places. As part of what is termed the Development Plan for the area it covers, the policies in the neighbourhood plan, together with those in the local plan, are the primary consideration when the Local Planning Authority makes decisions on planning applications¹. In effect, this means that planning applications should be decided in accordance with the policies in the Development Plan (the neighbourhood plan and the local plan together) unless there are other “material” (significant and relevant) considerations that warrant a different decision.
- 1.6 There are certain limitations on the matters which a neighbourhood plan can influence. The policies themselves must relate only to land-use planning, so they cannot, for example, cover matters such as traffic management, litter, anti-social behaviour or the management of open spaces or community buildings. However, provided they are relevant to the overall strategy or approach being taken forward in the neighbourhood plan, matters like those can be referred to in the plan’s “evidence base” and explanatory text, and can be included as Community Aspirations, which can help both to guide decisions and to provide a basis for seeking support and funding as opportunities arise.

¹ Under [section 70\(2\) of the Town and Country Planning Act 1990](#) and [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#), to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (these provisions also apply to appeals).

1.7 Because it carries so much weight when planning applications are being considered and decided, a neighbourhood plan must be in general conformity with the strategic policies of the adopted local plan and with national planning policy as set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance. The neighbourhood plan must also be:

- evidence-based;
- supported by the community; and
- consistent with principles of Sustainable Development.



Preparing the Neighbourhood Plan

- 1.8 This Community Consultation Draft of the Ingham Neighbourhood Plan is the result of work carried out over the past few years by a steering group made up of local residents. The proposed Ingham Neighbourhood Plan period is from 2023 to 2040 – the same period that is covered by the Central Lincolnshire Local Plan. It is intended that the plan will be reviewed and, where necessary, updated regularly, starting about 5 years after it is first made.
- 1.9 The Neighbourhood Plan Working Group has sought to engage the wider community (residents and businesses) in the plan-making process, the draft plan’s direction and contents being informed and influenced by information, comments and suggestions gathered:
- in response to a Household Questionnaire published and analysed in 2019; and
 - at several community engagement and participation events, including:
 - a Community Visioning Event held in September 2019;
 - a Community Walkabout and Mapping Event held in November 2019;
 - Site Options Assessment Meetings held in October 2021 and April 2022; and
 - a Character Areas Appraisal Walkabout held in November 2022.

The Consultation Process

- 1.10 Having prepared this draft version of the Ingham Neighbourhood Plan, based on their understanding of what the community needs and hopes for, the steering group would now like to know what other members of the community think about the approach and policies being proposed.
- 1.11 The regulations that govern the preparation and making of Neighbourhood Plans require a period of at least six weeks to be allowed at this community consultation stage (referred to as the “Regulation 14” stage) for people to consider the draft plan and submit any comments they may have on its contents. Comments are invited from all parish residents, businesses and other organisations / groups in the Neighbourhood Area. A number of other authorities, agencies and organisations whose views on the Neighbourhood Plan are either legally required or are expected to be relevant are also being invited to comment at this stage.
- 1.12 At the end of this community consultation period, all the comments that have been received will be considered and addressed by the steering group. This may then lead to some amendments being made to the draft Neighbourhood Plan. A list of comments received, the steering group’s response to each comment, and any corresponding changes made to the draft plan, will be made available in a Consultation Statement.
- 1.13 The Steering Group will then finalise the Draft Neighbourhood Plan, which will be submitted to West Lindsey District Council for formal consideration and, hopefully, approval. The District Council will carry out further consultation at this stage – referred to as the “Regulation 16” consultation - publishing the Neighbourhood Plan and seeking the views of the community and statutory consultees, once again for a period of six weeks.
- 1.14 An Independent Examiner will then be appointed to review the Final Plan. The Examiner will verify that the procedural requirements have been complied with, particularly in respect of consultation and consideration of the views of the community, and that the “basic conditions” that apply to all neighbourhood plans have been met. The Examiner will issue a report to the District Council and the Parish Council with a recommendation, either that the plan proceeds to the referendum stage as it is, or that further amendments are required.

1.15 Once the Examiner has made recommendations for the Plan and these have been addressed, West Lindsey District Council will organise a referendum of the electorate of the Parish. This means that the community as a whole will decide whether the Neighbourhood Plan comes into force as part of the area Development Plan. If the Neighbourhood Plan is supported by a simple majority of the people voting (there is no quorum) the District Council will proceed to formally “make” (adopt) the Plan, and its policies, alongside those of the Local Plan, will become primary considerations when planning applications are being decided.



2. ABOUT THE NEIGHBOURHOOD AREA AND ITS COMMUNITY

Evidence Base

- 2.1 Every neighbourhood plan must be based on evidence: information and data about the place, the community and the topic(s) that each policy addresses. Paragraph 31 of the NPPF (2023) states that: *“the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals”*.
- 2.2 This section of the Neighbourhood Plan for Ingham outlines and makes reference to information that has been taken in to account when formulating this Plan’s Vision, Objectives and Policies. There are also some other documents that form part of the evidence base, providing more detailed information on particular topics, including:
- Household Questionnaire Analysis, August 2019 (Community Lincs);
 - Ingham Housing Needs Assessment, July 2020 (AECOM);
 - Ingham Site Options and Assessment, August 2020 and March 2021 (AECOM);
 - Ingham Neighbourhood Plan Green Infrastructure Report & Local Green Space Assessment, August 2020 (OpenPlan);
 - Ingham Design Codes and Guidance, September 2023 (AECOM);
 - 2021 Census of England and Wales (Office for National Statistics).

Overview of the Neighbourhood Area

- 2.3 Ingham village is situated approximately 13 miles south-east of Gainsborough and 9 miles north of Lincoln. The parish is in West Lindsey District and the County of Lincolnshire.
- 2.4 Ingham is the only village in the parish, with an estimated population of about 980 at the time of the 2021 Census. The parish also includes an outlying hamlet running along Middle Road at the top of the Lincolnshire Cliff, about 1 kilometre east of the village, consisting of a few houses and farms, a pub (The Windmill – currently closed) and a small business/employment area, Highcliffe Business Park. Most of the Neighbourhood Area is open farmland.

Some Key Facts & Figures

- 2.5 At the time of the 2021 Census, 980 residents lived in the Neighbourhood Area in a total of 430 households. 68.6% of residents live in single family households and 27.4% are in single person households.
- 2.6 The proportion of residents under the age of 50 is below the national average and the proportion over 50 is higher. This is broadly similar to West Lindsey District as a whole.
- 2.7 The Housing Needs Assessment carried out in 2020 showed that most of Ingham’s residents own their own homes, and there is a relatively low number of social and private rented homes in the neighbourhood area.
- 2.8 Of the parish’s residents who were 16 years of age or above at the time of the 2021 Census, 58.7% were economically active (higher than the equivalent for West Lindsey as a whole, which was 53.3%), including 1.6% who were unemployed (lower than the West Lindsey equivalent of 2.6%).
- 2.9 Many of the those who are in employment commute to work. 34.8% of employed people aged 16 years and over travel between 10kms and 30kms to work, with only 12.4% travelling less than 10kms.

Comparative figures for West Lindsey are 23.5% (10kms to 30kms) and 26.9% (less than 10kms), and for England, 14.4% (10kms to 30kms) and 35.4% (less than 10kms). Lincoln is the largest employment centre, with a smaller number of people travelling to Gainsborough.

Our Built Heritage

A brief history of Ingham

- 2.10 The village of Ingham is thought to have been founded in the Anglo Saxon era, around 500AD, although there is also evidence of an earlier Roman hill-top villa here. This is one of several ‘springline’ villages founded at points where springs rise from underneath the scarp slope of the Lincoln Cliff. Ingham was listed as “Ingeham” in the Domesday Book of 1086.
- 2.11 The village’s oldest existing buildings are mostly houses, inns and farmsteads built in the 18th and 19th Centuries. The Church of All Saints (a notable landmark) was built in the 18th Century. These buildings are linked by Ingham’s most historic streets including High Street, Church Hill and West End, and the village greens.

Our Heritage Assets

- 2.12 The areas surrounding the village greens and the Church of All Saints form the Ingham Conservation Area. The Ingham Conservation Area Appraisal (last updated in 1988) notes that *“the most remarkable, and prominent, survivals from this early village are the two Village Greens. For many people the village green is considered to be an essential attribute of the English rural scene. Although they are not too common in Lincolnshire, Ingham can boast that its larger Green is one of the most impressive....The smaller Green is dominated by the Church, and below it, by the Churchyard wall, was once a small pond, now filled in and grassed over. Adjacent to the larger Green is the primary school, and following this English tradition, much more recently the Village Hall has been built alongside the school...As far as the buildings go, the older buildings are around the Greens, the oldest being the Parish Church of All Saints”*.
- 2.13 7 Listed Buildings have been identified within the Neighbourhood Area. These are listed Table 1 below and their locations are identified on Map1: Heritage Assets.

Table 1: Table of Designated Heritage Assets

Map Ref	Designated Heritage Assets
i	Applegarth House
ii	School
iii	33 The Green
iv	The Inn on the Green
v	2-10 Jubilee Terrace
vi	All Saints Church
vii	Grange Farmhouse

Map 1: Heritage Assets



Ingham Conservation Area

2.14 Much of Ingham’s village core has been designated a Conservation Area and the extent of this is shown on Map 1: Heritage Assets.

2.15 The original Conservation Area designation was made in 1969, and a Conservation Area Appraisal was adopted in 1988. More recently, the character of the village’s historic core has also been described in the Ingham Design Codes and Guidance, September 2023.

Non-designated Heritage Assets

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated>

2.16 Not all of the heritage assets that are of local interest and value are formally designated. The value and significance of non-designated heritage assets should also be considered carefully when development is contemplated and proposed, and they should be given due protection from inappropriate development, as explained in paragraph 209 of the NPPF:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

2.17 The Table below lists buildings and structures which have been assessed and identified as Non-Designated Heritage Assets within the Neighbourhood Area. The list includes two additions being proposed through the Neighbourhood Plan the Windmill and the Former Methodist Chapel. Again, Map 1:Heritage Assets identifies the locations of the Non-Designated Heritage Assets.

Table 2: Table of Non-Designated Heritage Assets

Non-Designated Heritage Assets			
Map Ref		Map Ref	
1	Ivy House	14	5 West End
2	Ravenhurst Cottage	15	Holly House
3	9 The Green	16	The Black Horse Inn
4	12 The Green	17	Ye Olde Bakehouse
5	14/15 The Green	18	1 High Street
6	17 The Green	19	2 High Street
7	18 The Green	20	6 High Street
8	25 The Green	21	7 High Street
9	30 The Green	22	2 Church Lane
10	36 The Green	23	The Vicarage
11	36 The Green	24	Ingham House
12	37 The Green	25	<i>Windmill</i>
13	38 The Green	26	<i>Former Methodist Chapel</i>

Our Natural Environment



Biodiversity

- 2.18 The Living England Habitat Map shows that most of the neighbourhood area's land is arable, with some areas of grassland, mainly around the village, and very small areas of broadleaved mix woodland. The pre-war land survey (Dudley Stamp maps) shows that grassland used to cover a wider area of the parish, about half of it.
- 2.19 The watercourses in the Parish have been heavily modified by straightening and converted into field drains for the most part, and two small watercourses have been culverted through the village. As a result, the aquatic habitat, which is key for biodiversity, has been reduced over a long period of time.
- 2.20 There are no nature reserves within the neighbourhood area.
- 2.21 There are some new mechanisms that can help developers, farmers and land managers to increase biodiversity. The Local Nature Recovery Strategy (LNRP) for Greater Lincolnshire is in preparation. This will provide direction and opportunities for creating new habitats linking to the existing patchwork of grassland,

hedges, trees and aquatic ecosystems. If newly created habitat can join with others in neighbouring land this helps create new landscape-scale wildlife corridors. These corridors provide amenity and help to promote well-being and healthy lifestyles for villagers and visitors alike.

Landscape

- 2.22 The Lincoln Cliff is a straight and prominent limestone capped, scarp slope extending north-south across the centre of the county of Lincolnshire. It runs through the neighbourhood area and sits to the east of Ingham village, from which there are several key views of the escarpment. As shown on Map 2A Green Infrastructure: Definitive Public Footpaths and Bridleways, several Public Rights of Way extend up the Lincoln Cliff which is also informally used by the local community for tobogganing in the winter.
- 2.23 The topography undulates within the village of Ingham meaning that several landmark buildings, such as the Church of All Saints and the School and attached School House sit on elevated positions. The changes in topography are particularly apparent on the village green. Lincoln Road runs north-south on a gentle slope. Grange Lane and Church Hill also slope and several houses sit atop steep driveways as a result.
- 2.24 The East Midlands Regional Landscape Character Assessment (2010) splits the neighbourhood area between the “Unwooded Vale” landscape character area which covers the area to the west of the Lincoln Cliff (including Ingham) and the “Limestone Scarps and Dip slopes” landscape character area which covers the area to the east of the Lincoln Cliff.
- 2.25 Key characteristics of the “Unwooded Vale” landscape character area include: extensive, low-lying rural landscapes underlain by Triassic and Jurassic mudstones and clays; expansive long distance and panoramic views; complex drainage patterns of watercourses; limited woodland cover; and, regular patterns of medium sized fields enclosed by low hedgerows.
- 2.26 Key characteristics of the “Limestone Scarps and Dip-slopes” landscape character area include: limestone escarpment and dip-slope with strong north-south alignment; diverse patterns of land use and regular spring line settlements along scarp, limestone villages retaining strong historic character; the A15 (Ermine Street), forming a significant feature of the landscape; and, evidence of declining landscape condition across intensively farmed areas. The neighbourhood area is characterised by expansive long distance and panoramic views from the Lincoln Cliff escarpment (an Area of Great Landscape Value), facilitated by a limited woodland cover that makes shelterbelts and hedgerow trees quite prominent. The flatness and fertility of the vale promote the presence of medium-sized fields enclosed by low and generally well-maintained hedgerows and ditches in low-lying areas.
- 2.27 Within Ingham village, several notable buildings are given particular prominence due to their elevated positions. Examples include the Grade II Listed Church of All Saints which sits on a hill in the east of the village, and the Grade II Listed School and attached School House (now Ingham Primary School) which sits on a hill overlooking the village green in the west of the village.

Green Infrastructure

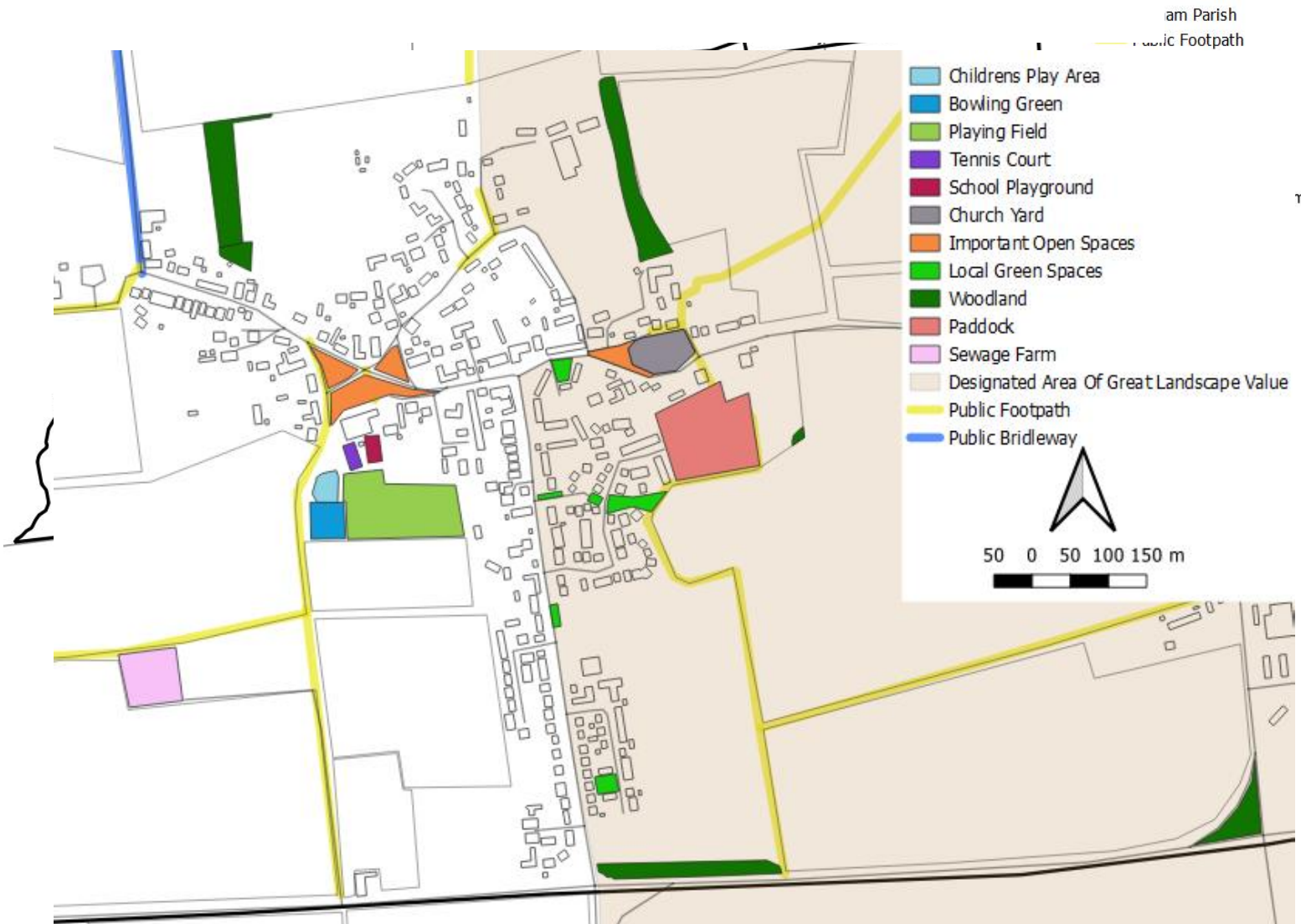
- 2.28 The NPPF defines Green Infrastructure as “a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. At Paragraph 96, the NPPF states that “planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: ...enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of

safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

2.29 Maps 2A and 2B show important components of Ingham’s Green Infrastructure.

Map 2A: Green Infrastructure - Definitive Public Footpaths and Bridleways

Map 2B: Green Infrastructure and Protected Open Spaces in and adjacent to Ingham village



Village Open Spaces

2.30 The village is surrounded by open fields, with a few pockets of woodland, and the network of Public Rights of Way provides quite good access to this largely agricultural environment. The various green spaces within the village complement that broader open environment, providing readily accessible open spaces and recreational facilities close to people’s homes. Those open spaces and facilities are particularly valued by the community and contribute substantially to residents’ enjoyment of the place they share and, probably, their physical and mental well-being.

2.31 Map 2B: Green Infrastructure and Protected Open Spaces in and adjacent to Ingham village, shows the main open spaces and recreational areas in and immediately around the village.

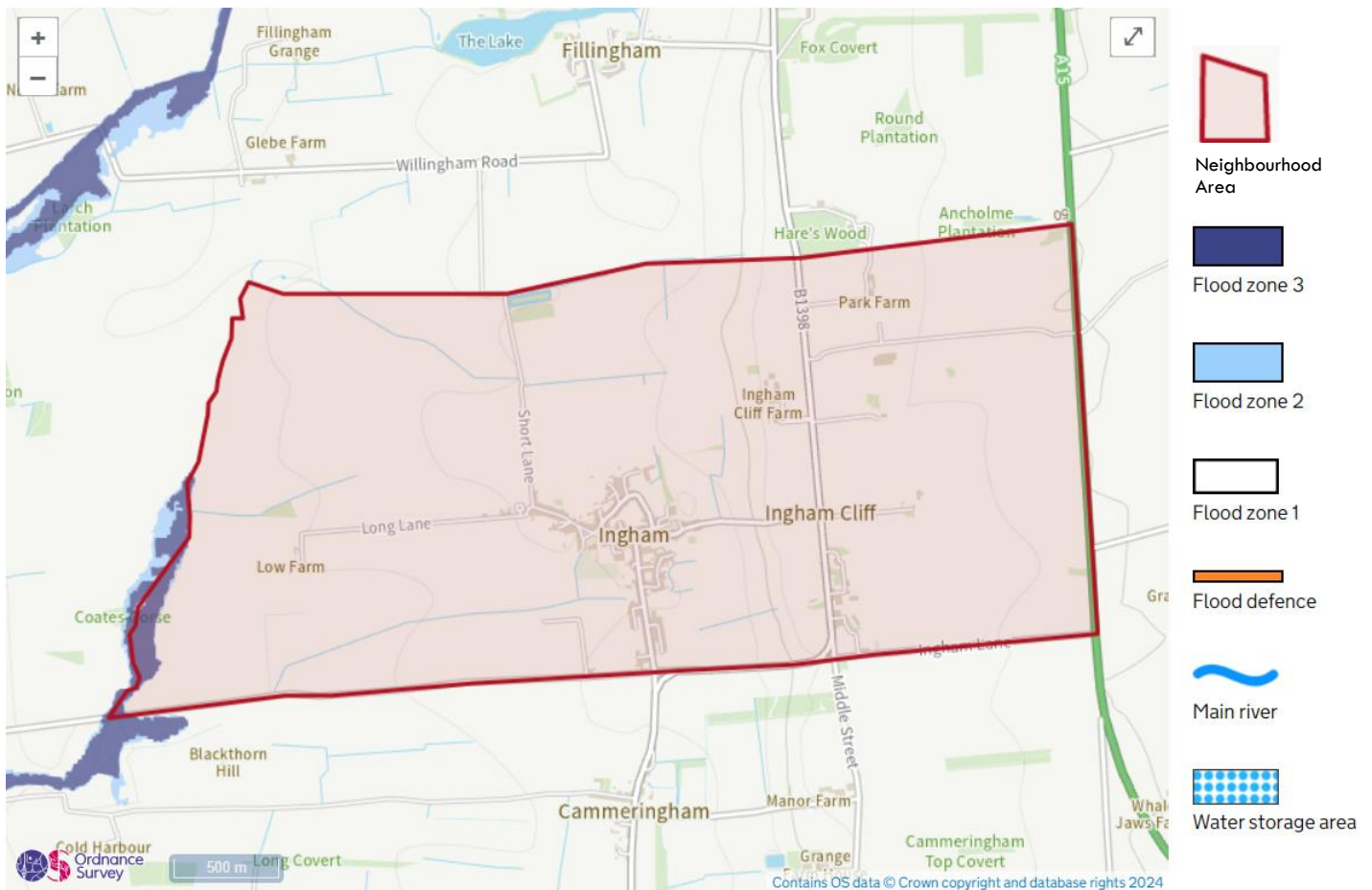
Water and Flood Risk

2.32 Only a small area of low-lying rural land in the southwest of the neighbourhood area falls within Flood Zone 2 and Flood Zone 3. The east of the neighbourhood area is at low risk due to its position atop the Lincoln Cliff.

2.33 The village of Ingham does not fall within a flood risk zone. However, surface water and pluvial flooding has been reported in areas such as Grange Lane when sewers are overwhelmed in a rainfall event. Many of the houses on Grange Lane are built on elevated positions which provides some protection against this.

2.34 There are small dykes separating some of the built-up areas from the surrounding fields (for example, alongside Saxon Way) which give additional protection from flooding.

Map 3: Flood Risk Zones



Access, Communication and Transport

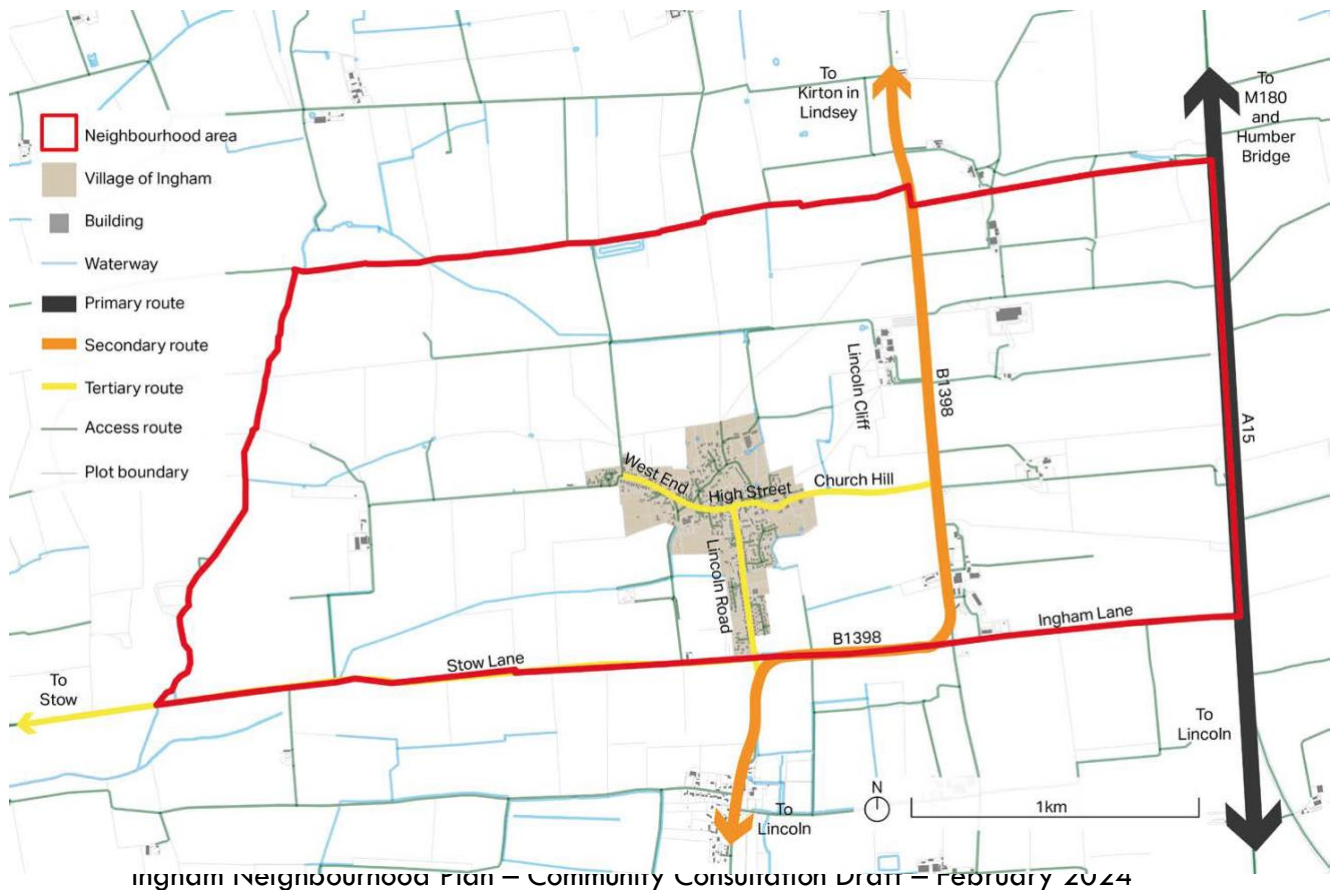
Active Travel

- 2.35 Most of the main roads include pedestrian footpaths, at times separated by grass verges. Some roads, including parts of Grange Lane and Church Hill, do not have pedestrian footpaths due to the narrow rural nature of the streets.
- 2.36 There are numerous Public Rights of Way leading from the village into the surrounding countryside. These are well-used by ramblers and dog-walkers.
- 2.37 There is a notable lack of designated cycling facilities in both the village and the surrounding country roads.

Public Transport

- 2.38 Although Ingham is served by bus services most days, they are not frequent and they finish quite early. Currently there are two scheduled bus services calling at stops in Ingham: Service 103 between Scunthorpe and Lincoln; and Service 354 between Gainsborough and Lincoln. Both provide a bus each way approximately every 2 hours, Monday to Saturday for Service 103, and Monday to Friday for Service 354, the earliest bus out around 7.30am and the latest back being around 6.30pm. On-request services are also provided Monday to Saturday by Callconnect.

Map 4: Route Network



Private & Commercial Vehicles

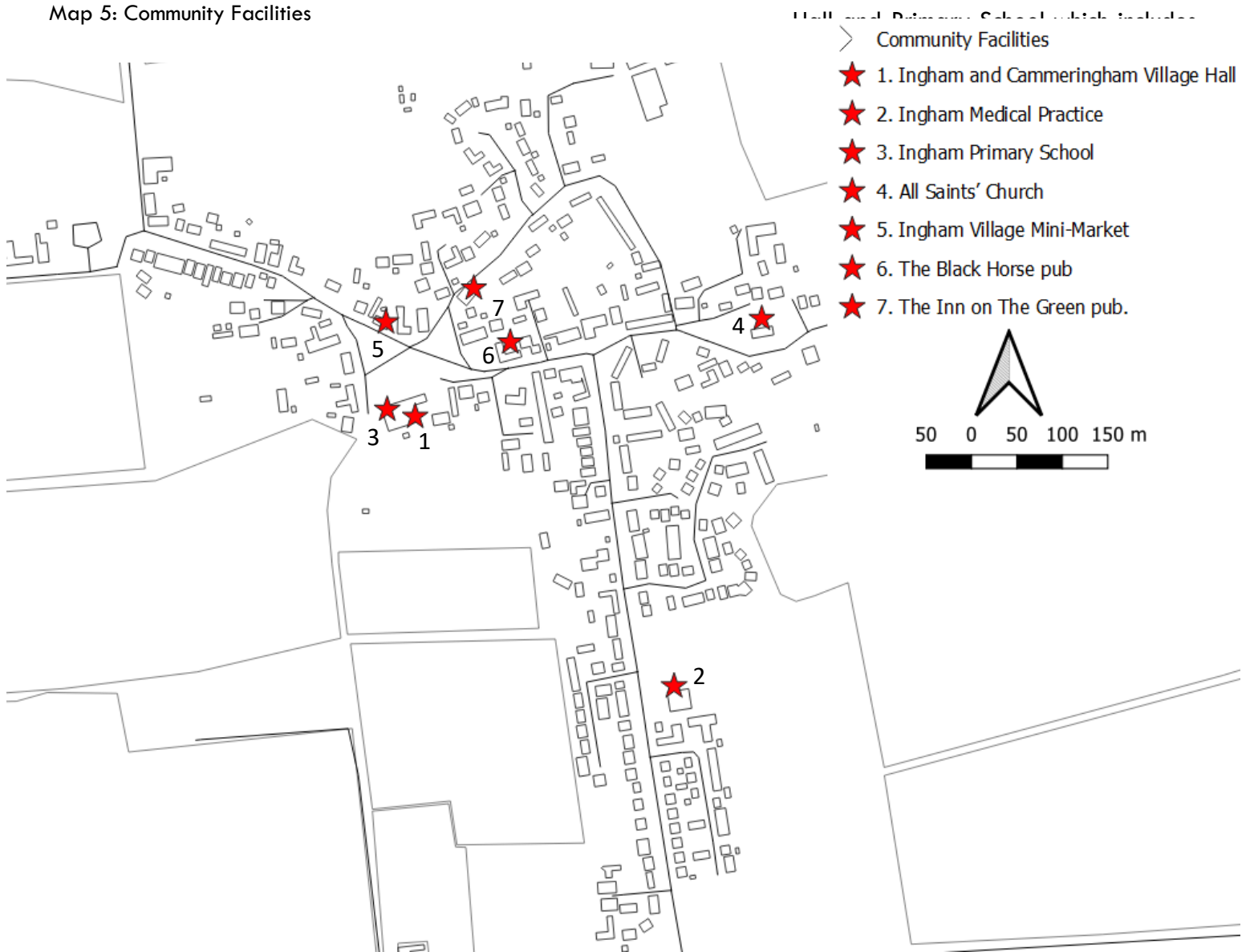
- 2.39 Ingham sits approximately 1.5 miles to the west of the A15 which is the main route between Lincoln and the industrial towns of North Lincolnshire.
- 2.40 There are two main entry points to the village. Lincoln Road enters the south via the B1398. This is the most direct entry point from the A15 and is therefore the village's busiest road for traffic. The second main entry point is Church Hill to the east. The other roads leading out of the village are Long Lane and Short Lane. These are access-only rural lanes used mainly for agricultural purposes but are also popular with walkers.
- 2.41 Together, West End, High Street and Church Hill form the key east to west route and are the most widely used roads for pedestrians due them connecting the village's main amenities.
- 2.42 Several roads cross over and around the village green. Some of these are access-only due to elevated positions on slopes atop grass verges.
- 2.43 West End and Grange Lane are, in places, narrow due either to on-street parking or imposing boundaries. Church Hill is narrow around the Church of All Saints but widens at the sections lined by grass verges.

Community Facilities and Assets

2.44 Ingham's community facilities include:

- the Village Hall (shared with neighbouring Cammeringham),
- Ingham Medical Practice,
- Ingham Primary School (including a pre-school),
- Ingham Village Mini-market,
- two pubs – The Black Horse and The Inn on the Green, and
- All Saints Church.

Map 5: Community Facilities



Businesses and Employment

- 2.48 There are several business premises in Ingham village, including (as at November 2023) a shop and two active pubs. Other places of employment in the village include the medical practice, the primary school and a pre-school nursery. As at November 2023, there were about 10 businesses of varying types and sizes operating from Highcliffe Business Park. There are also several farms in the parish.
- 2.49 It is known that a number of smaller businesses are operated from people's homes, and it is thought that this type of working is increasing.

Housing and Housing Needs

- 2.50 In summary, the data show that there were 430 households in Ingham parish.
- 2.51 The Housing Needs Assessment undertaken to inform this Neighbourhood Plan has found that most of Ingham's residents own their own homes, a characteristic that is especially apparent when compared to its wider geographies. There is a relatively low amount of both social and private rent in the neighbourhood area. The rate of shared ownership in Ingham, West Lindsey and England is similarly low. However, the most significant aspect of the tenure profile remains the high percentage of owned homes in the NA, indicating that people in the neighbourhood area prefer to own rather than rent.
- 2.52 Taking into consideration recognised affordability thresholds, the Housing Needs Assessment found that the income required to buy an average market home for sale is higher than what is expected to be available to those on median and lower quartile household incomes. Additionally, it found that the inability of those on lower quartile earnings to afford average market rents, affordable rent and social rent suggests that these tenures are largely inaccessible and provide inadequate options to low income households unless additional subsidy is provided.
- 2.53 The HNA determined the quantity of affordable housing required in the NA, both for rent and sale. The calculations suggested that 6.27 units of affordable rented housing will be needed per year in Ingham during the plan period, and there will be potential demand for 1.3 affordable home ownership dwellings per year. In total, over the plan period 2020-2040, this equates to 125 units of affordable rented housing and 26 affordable home ownership dwellings. The relationship between these two estimates in percentage terms is roughly 82% rented and 18% ownership.
- 2.54 Ingham and West Lindsey share a similar housing stock split, with much greater levels of detached housing in comparison to national levels. The community survey showed support for more bungalows, and the data do show a slight shortfall in bungalows in comparison to West Lindsey. In terms of age structure, Ingham has a greater proportion of 45-64 year olds (32%) in comparison to West Lindsey (30%) and England (25%). Whilst, in general there is a good balance of demographics, the higher proportion of 45- 64-year olds will require different housing needs through the plan period, this may involve downsizing to more accessible housing types. The increase in older age groups, those 65+, has already been experienced at a dramatic rate, and this does provide further weight to the village's preference for bungalows and the need to address the shortfall in smaller households required for downsizing.

- 2.55 The community survey showed some desire to see more affordable housing, particularly for young people. It is interesting to note that the 25 – 44 age category is the only category that did not experience significant growth between the census years. This age group would best represent first time buyers and young people seeking to access the property ladder through affordable means, delivering smaller households could be an alternative approach to non-official affordable dwellings which could encourage and support young people to purchase in Ingham. Given the conservation restrictions in the Main Central Character Area, it may be more suitable for policy to direct such housing to the Lincoln Road Character area.
- 2.56 Finally, whilst there are differences in the results between the two approaches to life stage modelling, the main point to stress is that both models emphasise growth in smaller household sizes rather than households made up of 4 or more bedrooms, this suggests that benefits from delivering non-official affordable housing types (i.e. smaller in size) which also may be more suited to increasing the proportion of bungalows in the housing stock.

3. COMMUNITY SURVEY

3.1 A Parish Survey was carried out in DATE, Examples of matters identified by some as issues or problems needing to be addressed are outlined below.

The Community

- 3.2 Responders enjoy what would probably be defined as important qualities of rural life; a safe environment, easy access to the surrounding countryside, green spaces and a friendly atmosphere.
- 3.3 Support for improved retail facilities, in particular a large village store, is countered with concerns over the impact of any future development of the parish. In particular comments from responders throughout the survey make reference to concerns over the loss of “village” character and existing problems related to traffic, parking and the speed of vehicles.
- 3.4 Responders see improvements to bus services as an important service, generally this related to greater frequency of buses to key destinations.
- 3.5 Improved provision of activities for young people was seen as important by 45% of all responders. A number of responders commented that the current play facilities are dated and require modernisation. The development of a community woodland / nature reserve also received favourable support.

Housing

- 3.6 Whilst 46% of responders do not support any more development than has been granted permission for, a mix of views and opinions have been recorded. It can be argued that a significant minority would support some additional small scale development which could help to sustain services or, due to demand see, an increase in provision.
- 3.7 If further development should take place support is mostly for this to be within the existing building line, with affordable / starter homes and bungalows the favoured types of properties.
- 3.8 Numerous comments were recorded from responders regarding the negative impact of any future development. In addition to the common thread of the impact of increase traffic throughout the survey, 80% of responders chose the potential loss of views and green spaces to be of concern.
- 3.9 The impact on current drainage, village atmosphere, the environment and the capacity of the school and GP practice were concerns recorded by over 50 % of all responders.

Businesses

- 3.10 Development of retail type business received the most support amongst responders to the question which dovetails with responders comments regarding access to an improved food store. The consensus amongst responders was only to support small scale business development that would have minimal impact on the parish infrastructure and character.
- 3.11 It should be noted that a number of responders would not support any further business development, with comments relating to no perceived need recorded.

Energy

3.12 Commercial energy in the form of solar panels on buildings was supported by 70% of responders to the question; just fewer than 50% of responders would also support solar panel fields. Other than ground source heat pumps (42%), responders did not record significant support for the other options of commercial energy listed in the questionnaire.

4. HIGHER TIER PLANNING POLICY CONTEXT

The Planning Policy Hierarchy

4.1 This section provides a brief summary of the main higher-tier policies with which this Neighbourhood Plan must be consistent.

National Planning Policy Framework (NPPF)

4.2 In setting out the Government’s planning policies for England, and how these should be applied, the NPPF sets a framework within which locally-prepared plans can be produced. The plans that, collectively, guide development in a particular area are referred to as the “development plan”. Once they have been formally adopted or made, local plans and neighbourhood plans are both part of the operative development plan for the area to which they apply.

4.3 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration when planning applications are being decided. At paragraph 30, the NPPF states that:

“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”.

4.4 Paragraph 11 of the NPPF stipulates that plans and decisions should apply a presumption in favour of sustainable development, explaining that:

“For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects; 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...”.

4.5 Neighbourhood plans are required to meet certain ‘basic conditions’. These are tested through an independent examination before the neighbourhood plan may proceed to referendum. The basic conditions are set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). This states that the plan must:

- Have regard to national policies and advice, such as the National Planning Policy Framework;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies in the development plan for the area;
- Be compatible with European obligations and human rights requirements.

Central Lincolnshire Local Plan

4.6 The Central Lincolnshire Local Plan sets out strategic planning policy for the districts of West Lindsey, the City of Lincoln and North Kesteven. The current Local Plan was adopted in April 2023.

- 4.7 The Local Plan’s strategic policies cover a wide range of topics and issues that are relevant to the Central Lincolnshire area as a whole, including Ingham. The policies in this Neighborhood Plan complement and supplement the Local Plan’s strategic policies; they do not duplicate or replace them, but add greater detail regarding matters that are of particular relevance to Ingham and its community.
- 4.8 The type and scale of development to be provided for in Central Lincolnshire’s numerous settlements is set out, at a strategic level, in Local Plan Policy S1: The Spatial Strategy and Settlement Hierarchy. For the purposes of that policy, Ingham is identified as one of the “Medium Villages”, defined as “those with between 250 and 749 dwellings at 1 April 2018. Well-connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant”.
- 4.9 The housing requirement for Central Lincolnshire is 1,102 dwellings per year, and 24,244 dwellings over the plan period of 2018-2040. Local Plan Policy S2: Growth Levels and Distribution, seeks to concentrate most of that development in three main urban areas – the Lincoln Policy Area (64%), and Gainsborough and Sleaford (each 12%). That leaves a further 12% to be developed “Elsewhere”, “primarily located at the market towns and in well-connected villages and villages with a good range of services present”. Ingham is just outside the Lincoln Policy Area and, as a Medium Village, is considered to be “well-connected or well served”. Although there is no specified quota for Ingham, the village will be expected to take some of the 12% of total housing growth allocated to “Elsewhere” in Central Lincolnshire.

5. OUR FUTURE

Key Issues

- 5.1 Through the survey and discussion with residents, the following local issues have been identified as ones that should be addressed, either directly through the Neighbourhood Plan or through associated actions and lobbying:
- Community
 - Retaining Ingham’s core qualities as a rural community: a safe environment, easy access to the surrounding countryside, green spaces and a friendly atmosphere.
 - Supporting improved retail facilities and services, such as enhanced village shop provision, without over-development and loss of Ingham’s “village” character.
 - Improving bus services - particularly, greater frequency of buses to key destinations.
 - Improving the provision of activities for young people and enhanced recreational facilities , including development of the tennis court area.
 - Green space
 - Retaining valued views and green spaces.
 - Developing a community woodland / nature reserve.

- Housing
 - Supporting some additional small-scale housing development, especially affordable / starter homes and bungalows, which could help to sustain - or increase - services and community facilities, such as the school, medical practice and shops, but ensuring that the village atmosphere and environmental quality are not diminished.
- Traffic
 - Reducing the impact of traffic through and in the village.
 - Improved car park surfacing.
- Businesses
 - Supporting small-scale business development that would have minimal impact on the parish infrastructure and character.
 - Supporting appropriate development at Highcliffe Business Park.
- Energy
 - Supporting unobtrusive, renewable energy generation such as solar panels on buildings and ground source heat pumps, but not larger-scale wind and solar “farms”.

Wider Issues

5.2 As with all development plans, there is also a need to take due account of wider issues that require local responses. These include:

- Climate Change mitigation and adaptation;
- Moving to a “zero-carbon” economy;
- Minimising waste;
- Enabling appropriate generation of energy from renewable sources locally;
- Adapting to technological change, especially in relation to home-work relationships, shopping and service access and digital communication;
- Protecting and improving our environment.

Vision

In twenty years, we want people to like Ingham as much as we do now. It will be a welcoming and inclusive place for a diverse community of families and individuals, with a strong community spirit, built upon communication and cooperation among residents. This will be made possible by a thriving and sustainable range of community and educational services and facilities, as well as community groups and associations.

The village will have progressed, harmonising well-designed, appropriately scaled and reasonably priced residential development with open recreational spaces and the celebration of the village's historic heritage assets and rural character.

Transport will be safer, more efficient and more sustainable.

Local small businesses will thrive off the back of improved telecommunications and transport infrastructure, promoting jobs of the future alongside more traditional activities.

Ingham will remain immersed in its rural surroundings, with people benefiting from enhanced opportunities to access the countryside and enjoy the tranquil rural landscape. Wildlife sites and ecological corridors within the Parish will be nurtured and protected.

The village will be a pleasant, safe and resilient place to live, with the community actively engaged in ongoing adaptations to achieve sustainability for future generations.

Objectives

The Neighbourhood Plan's objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies.

1. Community spirit and social cohesion

Promote community spirit and social cohesion, creating an interconnected community where residents are active in leading and participating in community activities.

2. Traffic and parking issues

Address current traffic and parking issues, by promoting more sustainable means of transportation, including walking, cycling and use of buses.

3. Celebration of the history and character of Ingham

Celebrate the history and distinctive character of the village, conserving and enhancing its built heritage and ensuring that new developments contribute positively to its character, appearance.

4. Appropriate scale of residential development

Enable residential development of appropriate scale, form and type in appropriate locations within the village boundary.

5. Appropriate types of residential development

Enable development of a range of houses that responds to the needs of a diverse population, ensuring appropriate accommodation is available for households of different ages and incomes.

6. Employment opportunities

Provide for employment opportunities in the Parish, including small businesses, working from home opportunities, as well as more traditional activities such as agriculture.

7. Community facilities

Promote the development and long-term sustainability of community-oriented commercial activities and community facilities.

8. Footpaths and green spaces

Preserve and maintain the existing network of footpaths and green open spaces, ensuring adequate access for all and equipped spaces for users of different ages.

9. Protection of our rural setting and countryside

Protect our rural parish's countryside, including particular views over the landscape, both during the day and at night.

10. Preservation of green features

Preserve existing green features and plan for the future greening of the village.

11. Protection of ecological corridors

Protect ecological corridors and wildlife sites in the Parish, achieving harmony between human socio-economic development and natural environment quality.

12. Broadband and mobile connectivity

Promote broadband and mobile phone connectivity and improved access to utilities for existing and new development.

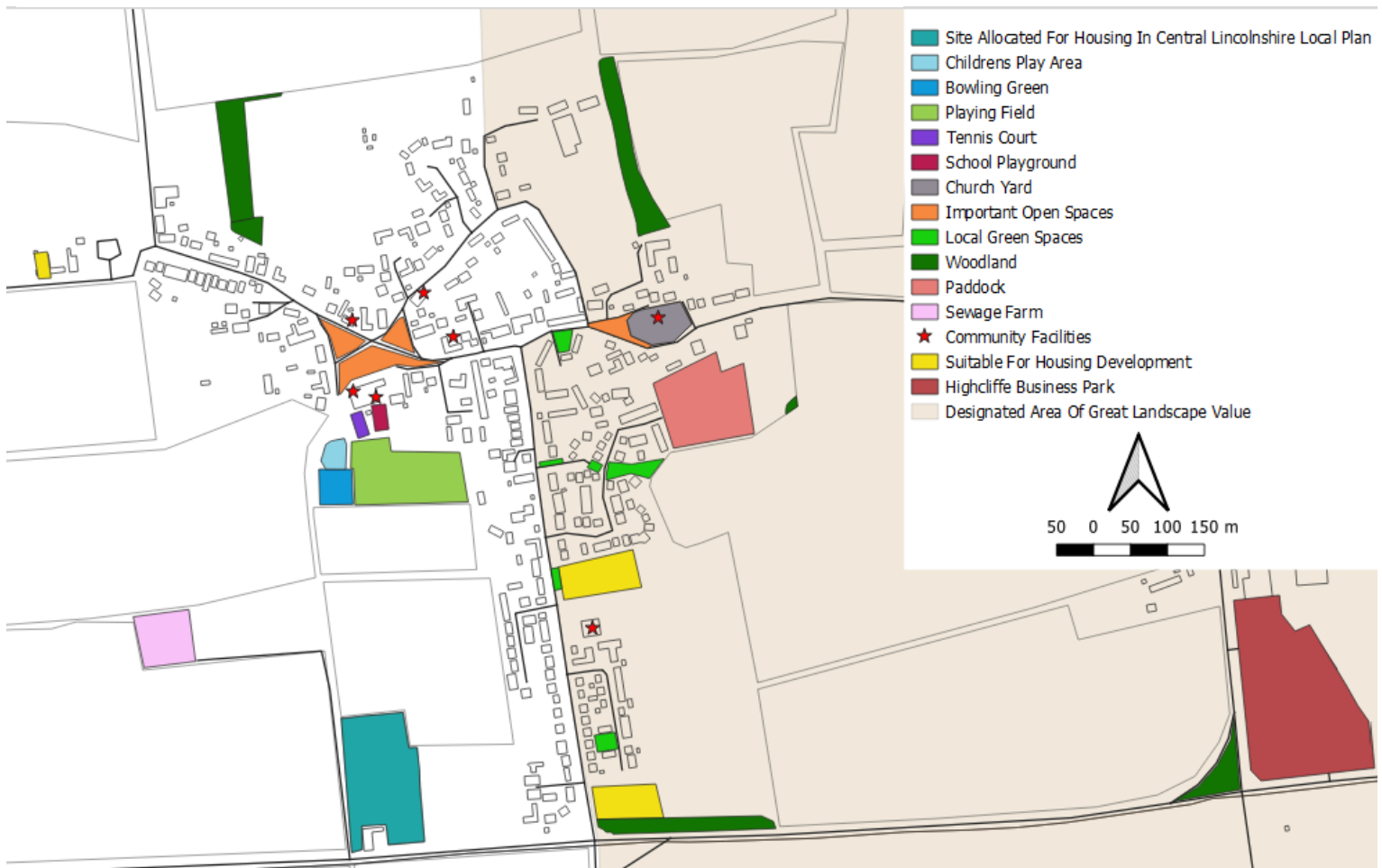
13. Flood resilience

Improve resiliency to flooding and climate change, ensuring the safety of people and properties.

6. POLICIES

- 6.1 This section of the Neighbourhood Plan sets out the policies that will be applied when development proposals that require permission, approval or consent under Planning legislation are being considered and decided.
- 6.2 The policies should be read in conjunction with the Policy Map below, on which features and sites referred to in the policies are identified.

Map 6: Policy Map



Policy 1: Sustainable Development

Policy Outline

6.3 The policy aims to provide for the development of houses, services, local employment opportunities and infrastructure, all of a scale and type that can support Ingham's vitality and viability without overwhelming the existing community. It aims to do so in ways that protect the environment, conserve finite resources and support the community and individual well-being; for example, by providing for close spatial relationships and energy-efficient travel between people's homes and the places where they work, obtain and service, learn and enjoy leisure time provision.

Explanation / Justification

6.4 Policy 1 has regard to the National Planning Policy Framework (NPPF) by outlining support for developments that align with the three sustainable development objectives of economic, social, and environmental sustainability. The policy also has regard to the presumption of sustainable development and sets out visions for the future that are informed by local perspectives. Additionally, the policy aims to minimize waste and conserve and enhance the natural environment by supporting a minimum 10% net biodiversity gain whenever development occurs.

6.5 This alignment with the NPPF is further supported by the policy's consistency with strategic policies of the Central Lincolnshire Local Plan, especially:

- Policy S4: Housing Development in or Adjacent to Villages;
- Policy S47: Accessibility and Transport;
- Policy S53: Design and Amenity; and,
- Policy S54: Health and Wellbeing

Policy 1: Sustainable Development

1. Development that supports Ingham's sustainability by contributing to the following outcomes will be supported:

- a. a healthy, safe, attractive and distinctive environment that supports the physical, social and economic well-being of the local community, now and in the future;**
- b. many people living in Ingham being able to access employment, education and other services and facilities that they require frequently through active travel or local public transport;**
- c. net elimination of carbon emissions resulting from local uses of energy for domestic, business, transport and other requirements;**
- d. a net increase of at least 10% in biodiversity within the Neighbourhood Plan Area;**
- e. minimised use of non-renewable resources in construction and building-maintenance;**
- f. minimised waste.**

To those ends, the following types of development will be supported:

- i. Housing that meets the local community's needs and is developed in accordance with the relevant policies of this Neighbourhood Plan and the Central Lincolnshire Local Plan;**
- ii. Business development that:**
 - a) in the villages, provides for local enterprise and employment and is of a type and scale consistent with a largely residential village environment;**
 - b) at Highcliffe Business Park is used for purposes within Use Classes E(g), and B8;**
 - c) in the open countryside, is required for purposes of agriculture, horticulture, ecology or countryside recreation,**
provided that in all cases, the development is located and operated so that residents and/or users of nearby premises do not experience significant loss of amenities due to noise, odour, fumes or other pollutants.
- iii. Services and Facilities that enable people living in Ingham to meet more of their day-to day needs locally;**
- iv. Infrastructure that meets the community's needs for access and communications, energy, health and sanitation, education, culture, leisure and recreation.**

Policy 2: Delivering Good Design

Policy Outline

- 6.6 This policy seeks to ensure that new developments are well-designed, fitting in with the characteristic of the village through functionality, character and appearance.
- 6.7 The policy expects the principles set out in the Ingham Design Codes and Guidance – which supplements this Neighbourhood Plan - to be taken fully into account when new buildings and other structures are being designed and developed.
- 6.8 All residential, business and other developments should:
- be accessible to all users, regardless of age, gender, mobility and physical and mental abilities;
 - maximise energy and resource efficiency;
 - mitigate and be resilient to impacts of climate change and minimise the emissions that contribute towards it.

Explanation / Justification

- 6.9 A strong desire for new buildings and other development to be of high quality and designed in ways that complement the village's distinctive characteristics has emerged throughout the community consultation process. This led to commissioning of the Design Codes and Guidance, which should be considered carefully when any development is being planned and designed.
- 6.10 By requiring new development to reflect the character of Ingham, by setting out general criteria on form and scale, visual interest, boundary treatments and sympathetic design of parking and storage, and by requiring contextual analysis and compliance with the Design Codes and Guidance, the policy has regard to the core planning principles in the NPPF. In particular, it has regard to provisions in the NPPF requiring good design, specifically paragraph 124 (great importance is attached to good design), as well as paragraph 125 (Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development).

Policy 2: Delivering Good Design

- 1. Development in the Ingham Neighbourhood Plan Area should respond to local character, be attractive and functional, and meet the design aspirations of the local community, and, to those ends, the Ingham Design Codes and Guidance should be taken fully into consideration in the design of all developments within the Neighbourhood Plan Area.**

- 2. When any development proposal is required to be accompanied by a Design and Access Statement, that statement should, to the extent appropriate to the type and scale of development proposed, include explanation of the ways in which the principles and guidance set out in the Design Codes and Guidance have influenced the design, particularly with regard to the following matters:**
 - **location,**
 - **connectivity,**
 - **siting,**
 - **building design and appearance (including building heights & roof forms,**
 - **materials and detailing,**
 - **energy and resource efficiency in design, construction and use,**
 - **sustainability and efficacy of waste management processes,**
 - **provision of outdoor space,**
 - **provision for parking vehicles and bicycles,**
 - **landscaping, and**
 - **boundary treatments.**

- 3. Development proposals that are consistent with the Ingham Design Codes and Guidance will be supported.**

- 4. Development proposals that are not consistent with the Ingham Design Codes and Guidance will not be supported unless it is demonstrated that the outcomes and quality of development which that document seeks to achieve will be delivered in alternative forms.**

Policy 3: Housing

Policy Outline

- 6.11 This policy identifies sites within Ingham suitable for the development of new housing to meet the community's housing needs. The sites were selected to extend the village in a well-connected form, facilitating walking and cycling between homes and local, services, community and recreational facilities and employment.
- 6.12 Developers will be required to make reasonable contributions towards the provision of affordable housing, infrastructure and community services and facilities.

Explanation / Justification

- 6.13 The Central Lincolnshire Local does not require any specific number of new homes to be developed within “medium villages” such as Ingham, so there is no strategic need to provide for additional housing here. This does not, however, mean that no proposals for new housing will be put forward or that all proposals that do come forward should be refused planning permission. Indeed, some limited additions to the local housing stock may fill housing needs that are currently not catered for limited growth in villages of this type, “to support their role and function”. The Local Plan provides for this in Policy S4.
- 6.14 To direct any additional housing development that may come forward to the most appropriate sites, and to influence the types of housing provided, so that local requirements may be met, two detailed studies have been carried out to inform provision of land for additional housing through this Neighbourhood Plan: a Housing Needs Assessment and a Sites Options and Assessment Report.
- 6.15 Key findings and recommendations from the Housing Needs Assessment include the following:
- 1) There were 396 households in Ingham.
 - 2) Ingham and West Lindsey share a similar housing stock split, with much greater levels of detached housing in comparison to national levels.
 - 3) Engagement with the village community has shown a preference to deliver bungalows. The data suggests a slight shortfall in bungalows in comparison to West Lindsey: in Ingham bungalows account for 16.9% of the housing stock, whilst in West Lindsey as a whole they represent 22.6% it may, therefore, be considered that policy is needed to address this through any new developments, in particular through 2- and 3-bedroom bungalows, where the shortfall between Ingham and West Lindsey is most prominent.
 - 4) In terms of age structure, Ingham has a greater proportion of 45-64 year olds (32%) in comparison to West Lindsey (30%) and England (25%). Whilst, in general there is a good balance of demographics, the higher proportion of 45 to 64-year olds will require different housing needs through the plan period, this may involve downsizing to more accessible housing types. When viewing Ingham's changing age structure, Table 5-6 demonstrates that the increase in older age groups, those 65+, has already been experienced at a dramatic rate, whilst table 5-8 highlights the influence this has on household composition and the impact this could have on housing need over the plan period. This does provide further weight to the village's preference for bungalows and the need to address the shortfall in smaller households required for downsizing.
 - 5) Community consultation has identified an objective to deliver more affordable housing and in particular housing that is affordable for young people. The 25 – 44 age category is the only category that did not experience significant growth between the census years. This age group would

best represent first time buyers and young people seeking to access the property ladder through affordable means, delivering smaller households could be an alternative approach to non-official affordable dwellings which could encourage and support young people to purchase in Ingham.

6.16 Consultation with the community identified the following preferences for future housing development in the Parish:

- 1) no large-scale housing development, especially bordering the village curtilage;
- 2) support for small-scale, high-quality infill development of individual houses, as well as adaptation of existing housing stock, to support local young families and older people looking to downsize;

6.17 The policy outlines the priorities for housing developments based on local needs, in accordance with paragraphs 62 and 78 of the National Planning Policy Framework (NPPF). It supports the redevelopment of brownfield land and infill sites, as outlined in paragraphs 119 and 120c of the NPPF.

Policy 3: Housing Development

1. Development providing housing to meet the needs of the local community will be supported, provided such development is consistent with the priorities and requirements relating to site location and type, that follow:

a. Priorities for additional housing provision are:

- i. 2 and 3-bedroom bungalows;**
- ii. small and medium-sized homes to meet the requirements of young couples and families;**
- iii. affordable housing suitable to meet identified local needs.**

b. Site Location

In addition to The Old Scrapyard, Stow Lane (approximately 1.8 Ha. in area) which is allocated for development in the Central Lincolnshire Local Plan, housing development will be supported on the following sites, identified on Map X:

- i. land east of Lincoln Road, north of Ingham Medical Practice (approximately 0.5 Ha. in area);**
- ii. land east of Lincoln Road, south of Wessex Way (and accessed from Wessex Way).**
- iii. the “Builders Yard”, Long Lane (approximately 0.07 Ha. in area);**

Additionally, individual houses and small groups may be developed on suitable infill sites within otherwise developed frontages within the Developed Footprint of Ingham¹.

2. Proposals for residential development that are not consistent with the priorities, site location and type requirements, and provisos above, will not be supported unless such development is consistent with other Development Plan policies.

1. The term “Developed Footprint” has the same meaning as it does in the Central Lincolnshire Local Plan, where it is defined as the continuous built form of the settlement and excludes:
 - individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;
 - gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;
 - agricultural buildings and associated land on the edge of the settlement; and
 - outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Policy 4: Development Providing or Supporting Local Employment

Policy Outline

- 6.18 This policy allocates land at Highcliffe Business Park, Ingham Cliff for economic development to provide further local employment opportunities in the Parish. There are already several businesses operating successfully from Highcliffe
- 6.19 Further development of this site, within the defined area (which was developed as part of RAF Ingham – later RAF Cammeringham – during the Second World War) will provide increased opportunities for people to minimise travel-to-work distances and to choose to walk, cycle or use local public transport between their homes and local places of work. In this context, Highcliffe Business Park is considered to be a sustainable location for further employment in this rural area.

Explanation / Justification

- 6.20 The neighbourhood area includes a small business park at Highcliffe Farm. There are also small businesses providing employment and services within the village.
- 6.21 The policy aims to create a thriving economic environment that reduces barriers for businesses of appropriate types and scale, and encourages investment in both businesses and community services in the area, in accordance with paragraphs 81 and 85 of the NPPF. It also supports tourism and accommodation in the open countryside, as long as it does not harm the natural environment, in line with policy 84c of the NPPF.
- 6.22 Additionally, the policy aligns with Policy X of the Local Plan, which states that...

Policy 4: Development Providing or Supporting Local Employment

- 1. Within Ingham village, development of the following types will be supported:**
 - a. development to support the viability of existing commercial, business, service and local community uses, within Use Classes E1 and F2;**
 - b. development providing additional businesses and facilities within those same Use Classes, provided that, in all cases:**
 - (i) the development/use is of a type and scale appropriate to serving the needs of the local community; and**
 - (ii) the location will be conveniently accessible to most residents of Ingham by foot or bicycle; and**
 - c. provision of accommodation and infrastructure to enable home working, provided that, in all cases, the development is compliant with the requirements of section 3 of this policy.**

- 2. At the Highcliffe Business Park, development for the purposes of uses within Use Classes E(g) and B2 will be supported. To create a more sustainable relationship between this area and the village, proposals to provide safe, convenient and attractive connections for pedestrians and cyclists will be sought and supported.**

- 3. Notwithstanding the provisions of sections 1 and 2 of this policy, development will NOT be supported if, as a result of noise, vibration, odour, fumes, smoke, traffic, loss of privacy, or general disturbance, it would detract from the amenities that nearby residents may reasonably expect to enjoy.**

Policy 5: Community Facilities

Policy Outline

- 6.23 This policy supports the maintenance and improvement of existing community facilities alongside the provision of new ones.
- 6.24 The benefit of community facilities derives from their capacity to meet local residents' needs and thus to promote a cohesive and sustainable community. Some of the community facilities identified are also businesses, offering employment opportunities whilst providing a community service.

Explanation / Justification

- 6.25 The policy aims to protect community facilities unless the particular facility is no longer required by the community, is unfit for purpose or will be adequately replaced.
- 6.26 The policy is in accordance with the NPPF as it seeks to prevent reduction of community facilities unless they are no longer viable. While the NPPF does not specifically define what constitutes community facilities, examples include: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.
- 6.27 The policy is also supported by Local Plan Policy S50: Community Facilities, which states that: "All development proposals should recognise that community facilities such as, but not limited to, leisure facilities, libraries, public houses, places of worship and community halls, or any registered asset of community value, or a community facility identified in a neighbourhood plan, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development".
- 6.28 This policy approach is supported by the local community, members of which have expressed concern about the potential loss of community facilities in Ingham and the need to retain and enhance the community facility infrastructure in the village.

Policy 5: Community Facilities

1. The facilities listed below are considered to be of particular value to the community:

- i. Ingham and Cammeringham Village Hall**
- ii. Ingham Medical Practice**
- iii. Ingham Primary School**
- iv. All Saints' Church**
- v. Ingham Village Mini-Market**
- vi. The Black Horse pub**
- vii. The Inn on The Green pub.**

2. Proposals to redevelop, or change the use of, any of the identified facilities will only be supported where one of the following conditions is met:

- a. the current use is demonstrably no longer viable and the building/site is not suitable for a use as a different community facility; or**
- b. the service provided by the facility is met by alternative provision that exists within reasonable proximity (what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area); or**
- c. the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable location.**

*** In relation to criterion a) this would require demonstration to the Local Planning Authority that the property has been marketed for its existing use(s) or another community use, at a realistic price for, at least, a twelve-month period.**

Policy 6: Built Heritage

Policy Outline

6.29 This policy seeks to supplement and complement Local Plan policy and legislative requirements relating to the conservation and protection of the historic environment, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. In doing so, the policy focuses on those elements of the built heritage that are of particular local significance and for which the neighbourhood plan can provide require additional policy direction and protection.

Explanation / Justification

6.30 Ingham has a long history, significant aspects of which are still evident in surviving street pattern, open spaces, buildings and other structures. These features inherited from previous generations are important to many members of the village's current community – and some of them have much wider historic and architectural value too.

6.31 Central Lincolnshire Local Plan's Policy 57, The Historic Environment, seeks to protect the historic environment, providing clear policy direction for developments affecting listed buildings, conservation areas, conservation area and listed buildings when development is being carried out.

6.32 At national level, chapter 16 of the NPPF sets out policies for conserving the historic environment. Paragraph 209 of the NPPF requires that “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

6.33 Policy 6 of this Neighbourhood Plan focuses on protecting 'non-designated heritage assets', locally valued heritage assets that do not have statutory protection. These are identified on Map 1: Heritage Assets.

Policy 7: Important Views

Policy Outline

6.34 This policy aims to protect important views within both the village and surrounding area. In doing so the character of the village itself is maintained and a sense of community spirit is created. Alongside this within surrounding areas, the protection of these views helps to enhance and protect the historic and natural environment of the Parish.

Explanation / Justification

Policy 6: Conserving Our Historic Environment

In determining proposals for development that will affect any buildings and structures identified in this Neighbourhood Plan as locally important Non-Designated Heritage Assets, a balanced judgement must be made, weighing any loss or dilution of heritage value against any economic and social benefits. Developments that would result in the loss or unsympathetic alteration of such buildings and structures, or their settings, will not be supported.

6.35 Views and vistas which contribute most significantly to Inghams' distinctive character and sense of place are identified on Map 6: Significant Views. These have been identified through a process of professional landscape evaluation and community consultation. The views are all from publicly accessible places.

Map 7: Significant Views



Policy 7: Important Views

Development proposals that would interrupt, obscure or otherwise detract significantly from views and vistas identified on Map 7 will not be supported.

Any development that has the potential to impact on those views and vistas will be expected to respond positively to them and to respect them in terms of location, siting, scale, form and massing.

Policy 8: Green Infrastructure, Local Green Spaces and Biodiversity

Policy Outline

- 6.36 This policy aims to protect, enhance and extend the extent of Ingham's green infrastructure. By protecting the natural environment and improving biodiversity it will have beneficial social effects in terms of promoting healthy lifestyles and recreational opportunities.
- 6.37 The policy as a whole also promotes recreational activities, creating an additional opportunity for outdoor activity such as walking and cycling (with benefits in terms of residents' mental and physical well-being), and reducing carbon emissions.

Explanation / Justification

- 6.38 The Community Survey showed that people in Ingham attach much value to the natural environment and green space within and around their village.
- 6.39 This policy aims to protect and enhance the parish's natural features and environment: the green spaces, watercourses, woodlands and hedgerows, ecology and biodiversity. These interlinked systems and features constitute the Green Infrastructure, as defined in the NPPF.
- 6.40 The policy requires all new development to contribute to a net biodiversity gain (soon due to become a legal requirement) aligning with NPPF paragraph 180d, which supports development that conserves and enhances biodiversity.
- 6.41 The policy also complements and supplements Policies S59 and S60 of the Central Lincolnshire Local which prioritize the protection and enhancement of green infrastructure, spaces, and biodiversity and require developments to contribute to these goals and contribute to the development of new green infrastructure where appropriate.

Policy 9: Renewable Energy

Policy Outline

- 6.42 This policy aims to protect support:

Policy 7: Green Infrastructure, Local Green Spaces and Biodiversity

- 1. Development that will protect and/or enhance the Neighbourhood Area's Green Infrastructure will be supported and encouraged. Development that would disrupt or otherwise harm that Green Infrastructure will be resisted.**
- 2. Development that would involve the loss of any Local Green Space, as and identified on Map 2B, or would reduce its value as a Local Green Space, will not be supported.**
- 3. Development that would lead to a reduction in biodiversity within the Neighbourhood Area will not be supported, and all development should contribute to a net gain in biodiversity locally, at a level that, at a minimum, accords with current legislative and policy requirements.**

- a) provision for generating energy from renewable sources as an integral component of new developments.
- b) community-scale provision for generating energy from renewable sources, provided this is compatible with food productivity, biodiversity, landscape and amenity considerations.

Explanation / Justification

6.43 The policy complements CLLP Policy S14: Renewable Energy, which states that:

“The Central Lincolnshire Joint Strategic Planning Committee is committed to supporting the transition to a net zero carbon future and will seek to maximise appropriately located renewable energy generated in Central Lincolnshire (such energy likely being wind and solar based). Proposals for renewable energy schemes, including ancillary development, will be supported where the direct, indirect, individual and cumulative impacts...are, or will be made, acceptable”.

Policy 9: Renewable Energy

- 1. Support will be given to the integration of plant for the generation of energy from renewable sources within residential, business and other buildings, provided such plant does not detract from the quality of the landscape or village-scape within which the building is located.**
- 2. Development for the generation of energy from renewable sources will not be supported where it involves:**
 - **loss of high quality agricultural land;**
 - **loss of natural habitats;**
 - **loss of, or intrusion into, identified important views;**
 - **significant intrusion into the landscape of the rural parts of the parish;**
 - **reduction of the outlook and residential amenities that residents in any nearby dwellings may reasonably expect to enjoy.**

7. COMMUNITY ASPIRATIONS

- 7.1 Whilst, legally, the Neighbourhood Plan's policies can only address matters that can be managed through the statutory planning system (mainly, developments that require planning permission or other related consents and approvals) the process of formulating this Neighbourhood Plan – its vision, objectives and policies – has inevitably, and helpfully, drawn attention to other things that matter to the local community: things people value; changes and improvements they would like to see. These are matters that can be included in the Neighbourhood Plan document, even though they are not formally part of the Plan, to provide context and to demonstrate how they can contribute to achievement of the Plan's vision and objectives. This may help to realise those aspirations as opportunities arise – for example, as benefits from developments, through the Community Infrastructure Levy (CIL) system, or through bids for funding from various sources
- 7.2 A list of these Community Aspirations is yet to be finalised but will be included in the document when submitted. In responding to this Community Consultation Draft of the Neighbourhood Plan, people are invited to suggest other matters that they would like to see included as Community Aspirations. Further consultation will be carried out before the list is finalised.