

Ingham Neighbourhood Plan

2019 – 2036

Neighbourhood Profile

January 2020

Prepared by:

Ingham Neighbourhood Plan Steering Group

Supported by

OpenPlan Consultants Ltd.



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WorkingDraft

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1 Introduction

1.1.1 The Neighbourhood Profile methodology combines a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick local residents' feelings and experiences of a place, rather than just its physical assets. The Neighbourhood Profile methodology works to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character.

1.1.2 The Neighbourhood Profile methodology involves three key evidence gathering stages:

i. **Defining Character Areas**

Depending on the size of the Plan Area to be analysed, it may be necessary to establish different Character Areas within the wider Neighbourhood Plan Area. Such selection takes account of the characteristics of each Character Area such as Land Use, Development Periods, Physical Boundaries, Current or Historical Administrative Boundaries, etc.

ii. **Character Area Overview**

This is a Character Area-specific, map-based exercise, open to all residents willing to participate. The event entails a series of activities to understand the physical characteristics (Layout Types, Natural

Features, Open Spaces) the area's mechanics (Land Use, Services and Facilities, Landmarks), the assets of the Character Area, the road and transportation systems, and any additional features that are best captured through a map-based group exercise.

iii. **Character Area Walkabout**

A walkabout around the most representative streets of the Character Area. The walkabout aims to gather information regarding the character of development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.

1.1.3 This Report shows the information gathered during these three phases in a clear and comprehensive way. The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supporting document for the Neighbourhood Plan, which will refer back to it to detail design principles and recommendations. The document will be used by future developers and the Local Planning Authority when submitting or assessing planning applications to determine whether or not the design and character of the proposed

development protect and enhance the existing character of Ingham.

1.1.4 Due to its size and different character, the Working Group identified three Character Areas and organised a Neighbourhood Profile event for each area. These were held between XXX 2019 and XXX 2019. For each Character Area, a session was held dedicated to the Character Area Overview, followed by a Walkabout around the Character Area. A total of XX residents participated across the three Character Area events. The identified Character Areas can be seen in on the following page.

1.1.5 Each chapter summarises the results of these assessments. It presents the collected information using maps of the area, an area overview table, the assets and route maps, key features of the area, and main views and vistas. Pictures and photographs are provided to clarify the features described in each subsection. Fundamental design principles and recommendations are presented in Appendix 1 or each Character Area.

1.2 How to Use This Report.

1.2.1 This Report summarises the evidence necessary to develop a series of Neighbourhood Plan Policies. Policies and Justification Text should refer directly to this Report to demonstrate the collection of robust evidence and to illustrate the community importance of certain features and uses of the built environment.

1.2.2 The Report will also set design principles and recommendations that developers should incorporate into the design of their proposed developments. The Local Planning Authority should consider such principles and recommendations when assessing Planning Applications, and request modification to, or even refuse, applications where it is not demonstrated that such principles have been taken adequately into consideration. The principles and recommendations section will be set for each Character Area and will be referenced in relevant Neighbourhood Plan Policies.

1.2.3 This Report can be used above and beyond the scope of a Neighbourhood Plan. Ideas and proposals for the improvement of the area will be listed in the Report and can inform, for example, the Parish Council's Community Infrastructure Levy (C.I.L.) spending strategies, S106 agreements, funding applications, and community-led initiatives.

1.3 General overview of the Neighbourhood Area

Surrounding Landscape and Natural Feature of the whole area

1.3.1 The East Midlands Regional Landscape Character Assessment (2010) places the Neighbourhood within the “Unwooded Vale” Landscape Character Area, a large area that includes almost the whole of the flat areas enclosed on the west by the floodplain valley of the River Trent and edged on the east by the Lincoln Cliff, a straight and prominent limestone capped, scarp slope extending north-south across the centre of the Lincolnshire county. Geologically, the area is underlain by Triassic and Jurassic mudstones and clays. The action of glaciers and rivers eroded the mudstone and marlstone into a flat, low-lying land (between 50 and 100 m over mean sea level), leaving behind a widespread superficial stratum of deposit and alluvium. Some parts of the “Vale” alongside watercourses are currently allocated as ‘sand and gravel mineral safeguarding areas’ in the Lincolnshire Minerals and Waste Local Plan. The type of bedrock and superficial geological condition influences the soil of the Vale (and consequently of the Parish), which is generally loamy and moderately fertile, mostly classified as a Grade 3 Agricultural Area. The natural soil drainage varies from the naturally wet spring lines along the foot of the scarp, sited at the junction between the limestone and the underlying clay of the Till Vale, which provide irrigation to the agricultural fields. The village of Ingham is surrounded by arable lands and

agricultural fields, which contribute significantly to the rural character of the Parish.

1.3.2 From a landscape point of view, the Unwooded Vale described in the East Midlands Regional Landscape Character Assessment (2010) is characterised by expansive long distance and panoramic views, 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. However, the shift to monoculture cereal production and mechanisation of agriculture has affected areas once dedicated to mixed agriculture and pasture, with the result of hedgerow removal to accommodate large types of machinery.

1.3.3 Settlements in this landscape area are sparse, with dispersed farms and clusters of houses along linear roads. Small villages normally present a linear urban form around a spinal route or at the junction of two or more roads. Settlements are often surrounded by belts of trees integrating them into their landscape setting, often with a skyline punctuated solely by the church spire. The most historic core of the villages is often clustered around the main church, a general description that fits Ingham village and the rural areas of the Parish.

1.3.4 West Lindsey District Council's Landscape Character Appraisal Study (1999) presents a more in-depth analysis of parish. The study places the Neighbourhood Area within the "Cliff" Character Area A relatively small, but distinctive limestone scarp with a diverse landscape pattern; there is a transition from trees and woodlands edging a string of historic spring line villages at the foot of the slope to a mix of pastures and arable fields on the steeper slopes. The villages have a range of important historical and archaeological sites, and many are associated with wooded parkland landscapes.

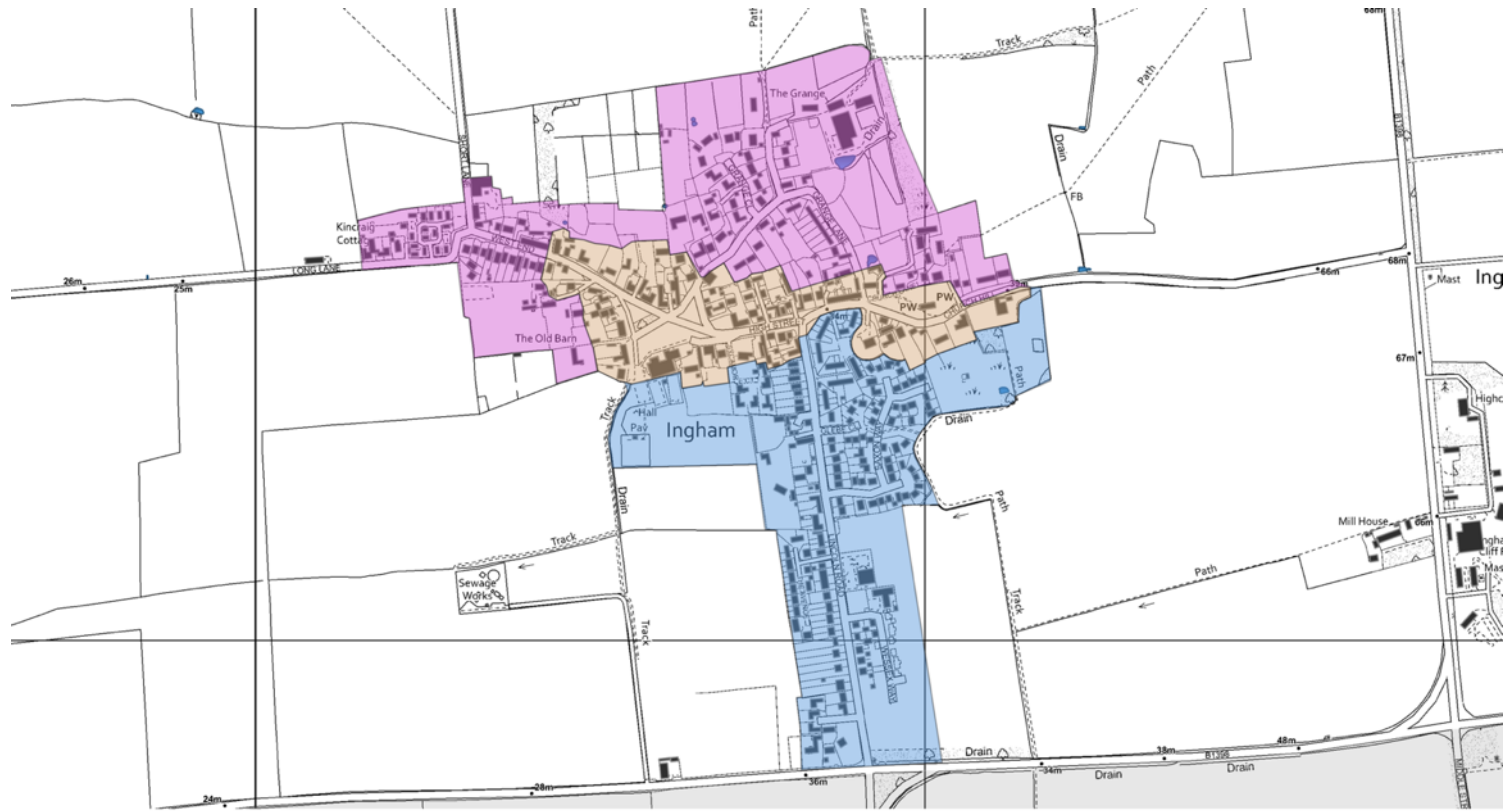
1.3.5 The villages are small and compact. Traditionally, Limestone has been the favoured building material, with brick detailing and pantile roofs. Boundary walls are generally also constructed from the local limestone. These villages seem quiet and secluded. They are generally accessed by steep minor lanes which descend the scarp from the ridge-top route of the B1398. There is little direct linkage by road between the villages at the lower level, except for where the B1398 dips down to the bottom of the scarp towards the south, linking villages such as Ingham, Cammeringham and Scampton.

1.3.6 Ingham village has grown larger than the others, with the introduction of newer brick houses, many of which are bungalows. Despite this, the centre has retained its integrity and identity, with buildings placed around an attractive village green.

1.3.7 The 1999 Appraisal study recommends a number of landscape objectives and principles that should be considered and, where appropriate, replicated in the Neighbourhood Plan. In particular:

- *There is relatively little scope for new development in these historic and sensitive villages; only small-scale development of individual sites and the conversion of existing buildings will be appropriate.*
- *The 'Cliff villages have a secluded landscape setting, surrounded by pasture and trees; new development should not encroach on the existing small pastures on the fringes of the village and should be associated with new tree planting designed to complement the existing diverse pattern of trees.*
- *Entrances to the villages are particularly vulnerable to change; there may be scope for development which can enhance the existing approach, but it should be carefully sited and designed to complement the existing buildings and form a clear entrance statement.*

1.3.8 The Neighbourhood Profile focuses mostly on the village of Ingham. As is apparent from Figure 1 below, three Character Areas have been identified, recognising different historical and socio-economic characteristics.

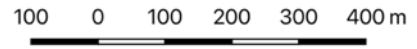


- Character Areas**
- Historic Core
 - Grange Lane, West End, Church Hill
 - Lincoln Road

Ingham Built-up Area

Ingham Neighbourhood Profile - Character Areas

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Figure 1: Character Areas in Ingham Neighbourhood Plan Area

1.4 Desk base assessment: Mapping and spatial analysis of Ingham

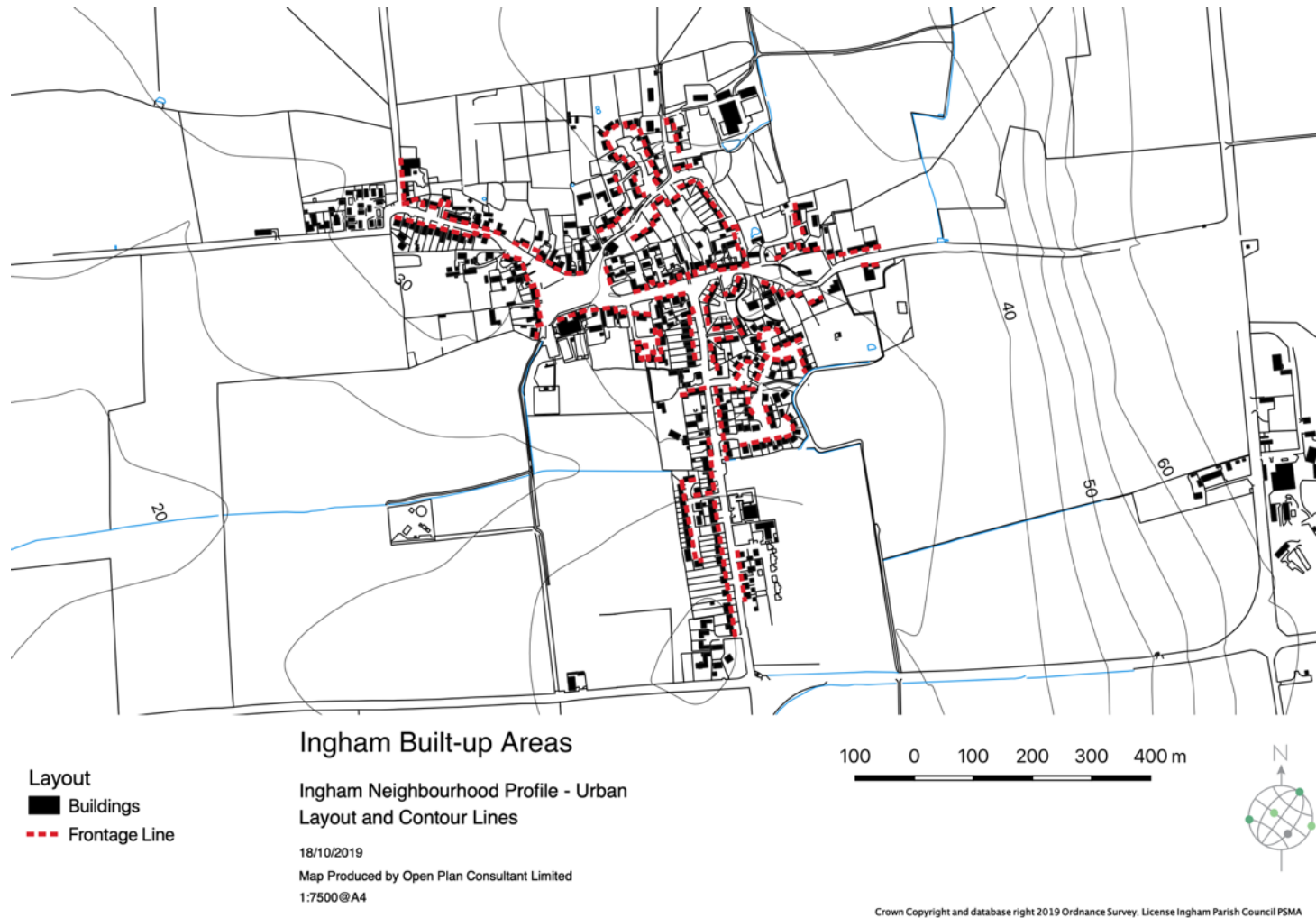
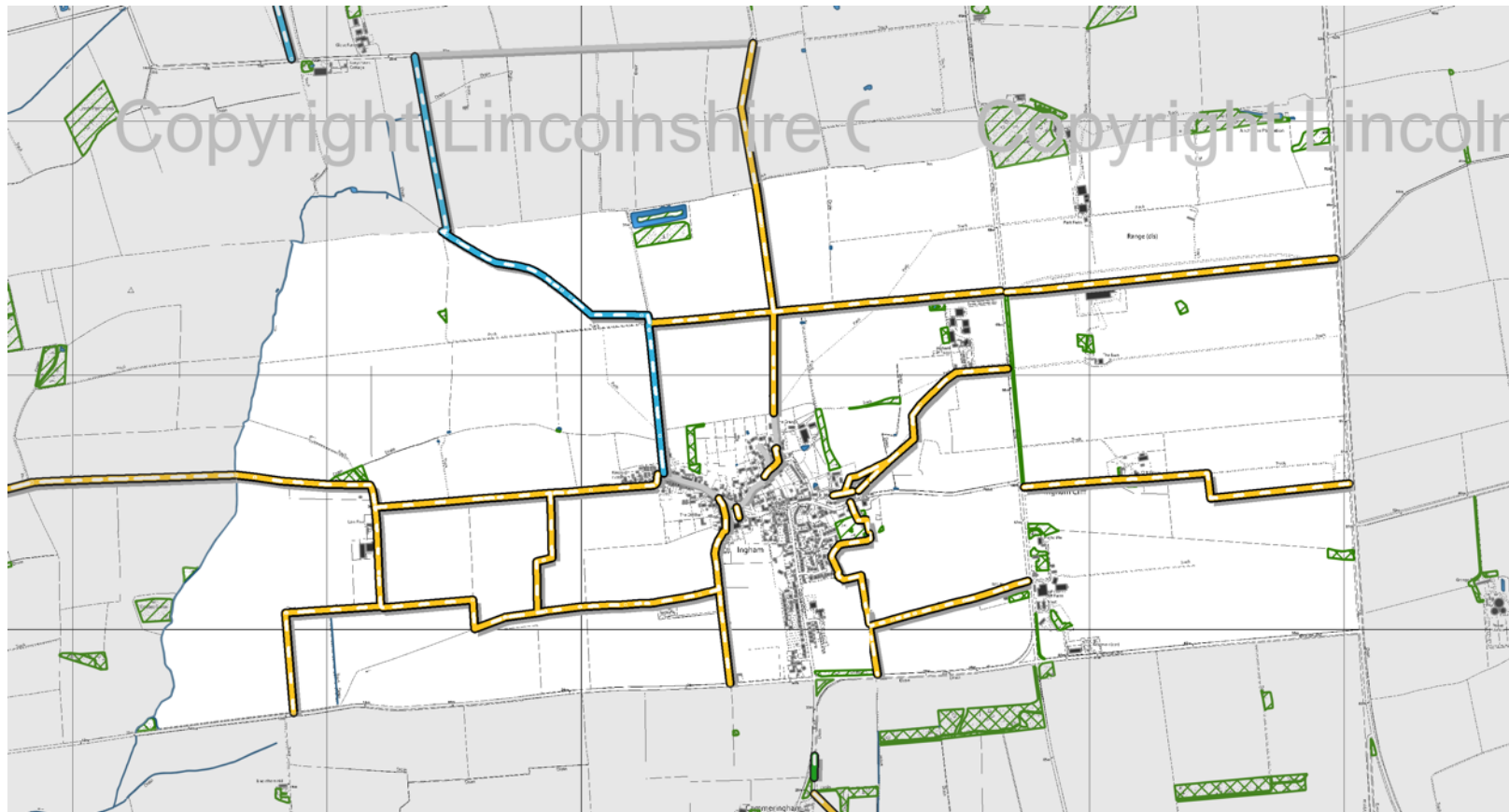


Figure 2: Urban Layout and Topography in Ingham Neighbourhood Plan Area



- | | |
|---------------------|--------------------|
| Land Use | Road System |
| Woodland | A Road |
| Woodland and Shrubs | B Road |
| Water | Minor Road |
| | PROW - Footpath |
| | PROW - Bridleway |

Ingham Parish

Ingham Neighbourhood Profile - Green and Blue Infrastructure and Public Right of Ways

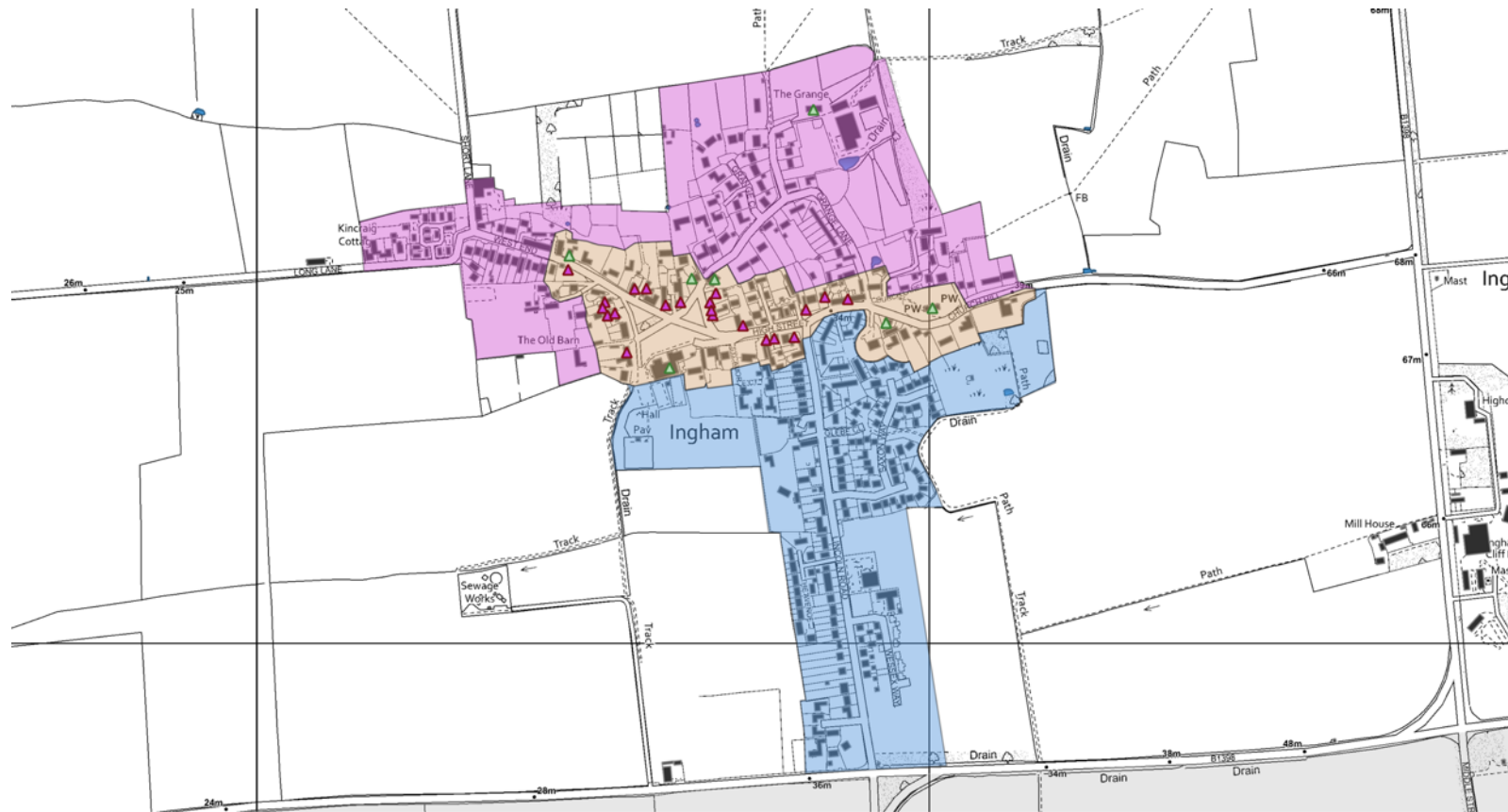
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Figure 3: Green and Blue infrastructure and Public Right of Ways in Ingham Neighbourhood Plan Area



- | Character Areas | Historic Assets |
|--|--|
| Historic Core | I |
| Grange Lane, West End, Church Hill | II |
| Lincoln Road | II* |
| | Important Buildings (Ingham Conservation Area Character Appraisal) |

Ingham Built-up Area

Ingham Neighbourhood Profile - Character Areas and Historic Assets

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Figure 4: Historic Assets in Ingham Neighbourhood Plan Area

2 Character Area 1: Historic Core

2.1 Overview Table of Character Area 1

Area	Conservation Area
Age	Up to 300 Years old
Land use	Mainly Housing and Village Green, but also including 2 Churches, 2 Pubs and a shop as well as the school.
Layout	Many of the houses are cottage style with no or limited gardens on to the street, limited parking with most of the homes in the conservation area causing congestion in the village centre.
Natural Features	Views of the Church and then on to the Escarpment
Open Spaces and Recreation	(2) The Village Green
Roads and Public Rights of Ways	(8) The junction of Church Hill and Grange Lane is a single-Track carriageway with a stop sign at the actual junction. Narrow roads through most of the conservation area.
Shops, Services and Employment Sites	(7) Village shop- general stores with limited post office services. 2 Pubs Inn on the Green (5) & Black Horse (6) School
Landmarks	(4) Church (3) Primary School (2) Village Green
Important Views	(1) From B1398 looking down Church Hill takes in both the old and the new with the church as the backdrop.

Figure 5: Overview Table Character Area 1

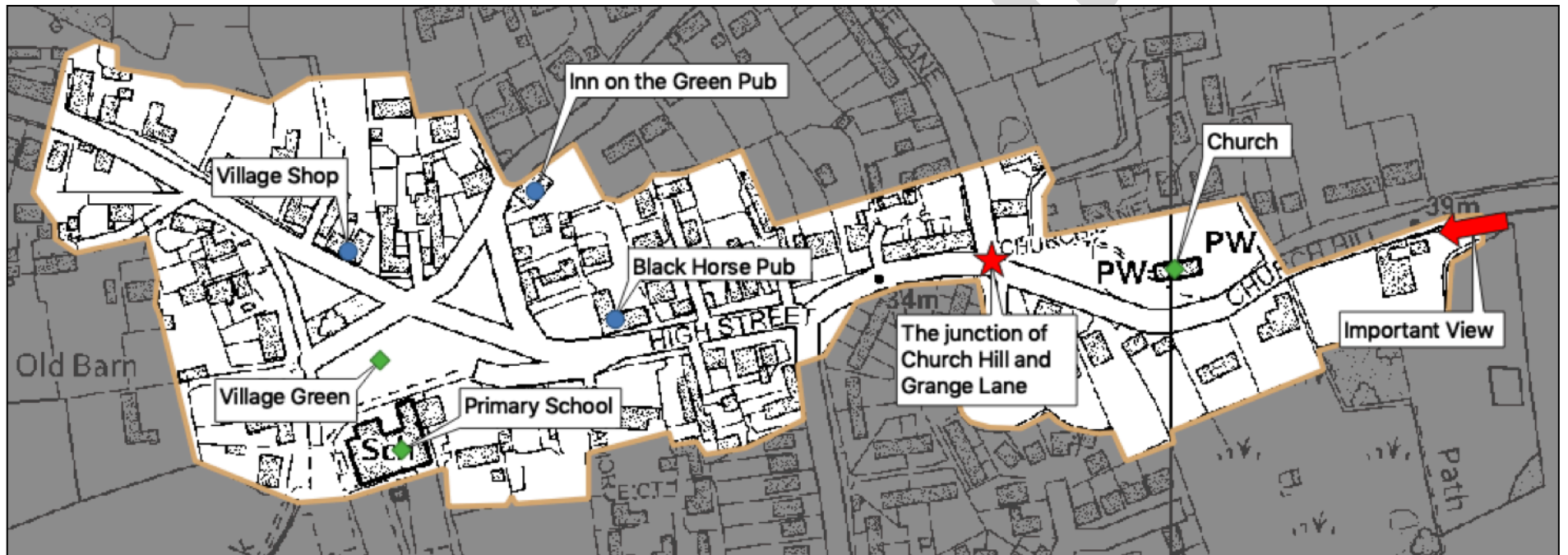


Figure 6: Annotated Maps of Character Area 1

2.2 Results of the Walkabout

Street/Area	Conservation Area
Roads and street scene, footpaths and cycling tracks	<p>All roads in Conservation Area are narrow, and some are single track, especially the end of Grange Lane/Church Hill, roads around the Green and roads towards West End.</p> <p>This causes congestion in the village around the Green, causing large vehicles to encroach on to the grass, causing erosion of the green and verges.</p> <p>Safety issues with children playing on the green and walking to & from school.</p>
Open Spaces – including Natural Features	
Buildings	<p>The old Methodist Chapel needs renovating since its closure as a chapel. This needs to be in keeping with the Conservation Area.</p> <p>The church is well maintained and presents a great view from a number of approaches.</p>
Landmarks	<p>The Green, the School and the Church</p>
Improvement Ideas	

2.3 Views of Character Area 1









3 Character Area 2: Lincoln Road

3.1 Overview Table of Character Area 2

Area	Lincoln Road
Age	19 th c (e.g. 14. field side), 20 th c, Post War up to 2019
Land use	15. Field/Farmland, Residential, Recreational, light industrial
Layout	<p>Ribbon development with several culs-de-sac leading off on both sides, predominantly post-war housing, including small 1980s(?) development, Saxon Way, leading off Lincoln Road.</p> <p>One block of flats for over 55's</p> <p>Mainly houses/bungalows with front and rear gardens and driveways</p>
Natural Features	<p>4. The Cliff Escarpment – a protected area</p> <p>12. Brook/Drain</p> <p>Trent Valley to the west and south</p>
Open Spaces and Recreation	<p>3. Paddock to the north of Saxon Way, south-west of Ingham House.</p> <p>7. Bowling Green, active bowls club.</p> <p>8. Playing Field, Play Park, very well used by the school, residents and visitors for sports and events such as Village Bonfire.</p> <p>9. Tennis Court</p> <p>10. Tree nursery near Sewerage works</p> <p>11. Public green areas with Bench</p> <p>Public landscaped areas within the Saxon Way development, relaxation and safe places for children to play.</p> <p>Small green with bench on the east side of Lincoln road near the Doctors surgery.</p>

<p>Roads and Public Rights of Ways</p>	<p>1. Road to Sewerage Works – as part of planning permission to be converted to a footpath to the village from the old scrap yard development.</p> <p>2. Permissive footpath through the trees at the south end of Lincoln Road. Other public paths marked in pink (see map) All public paths and lanes are extensively used by villagers and people from further afield for walking, dog walking, cycling and running. The village is often part of the route for organised cycle races or charity rides and walks. Vintage vehicle rides/drives also often make use of the quiet lanes and attractive village.</p> <p>13. Carpark</p>
<p>Shops, Services and Employment Sites</p>	<p>5. Doctors</p> <p>6. Garage</p> <p>Kennels & Gain Stores at the top of Cliff</p>
<p>Landmarks</p>	<p>16. trees outside 3 stow Lane, Triangle of trees at the crossroads at the south end of Lincoln Road (highways)?</p>
<p>Important Views</p>	<p>From the Village up to the Cliff Escarpment.</p> <p>Views from the village across open countryside to the west, east and south</p>

Figure 7: Overview Table Character Area 2

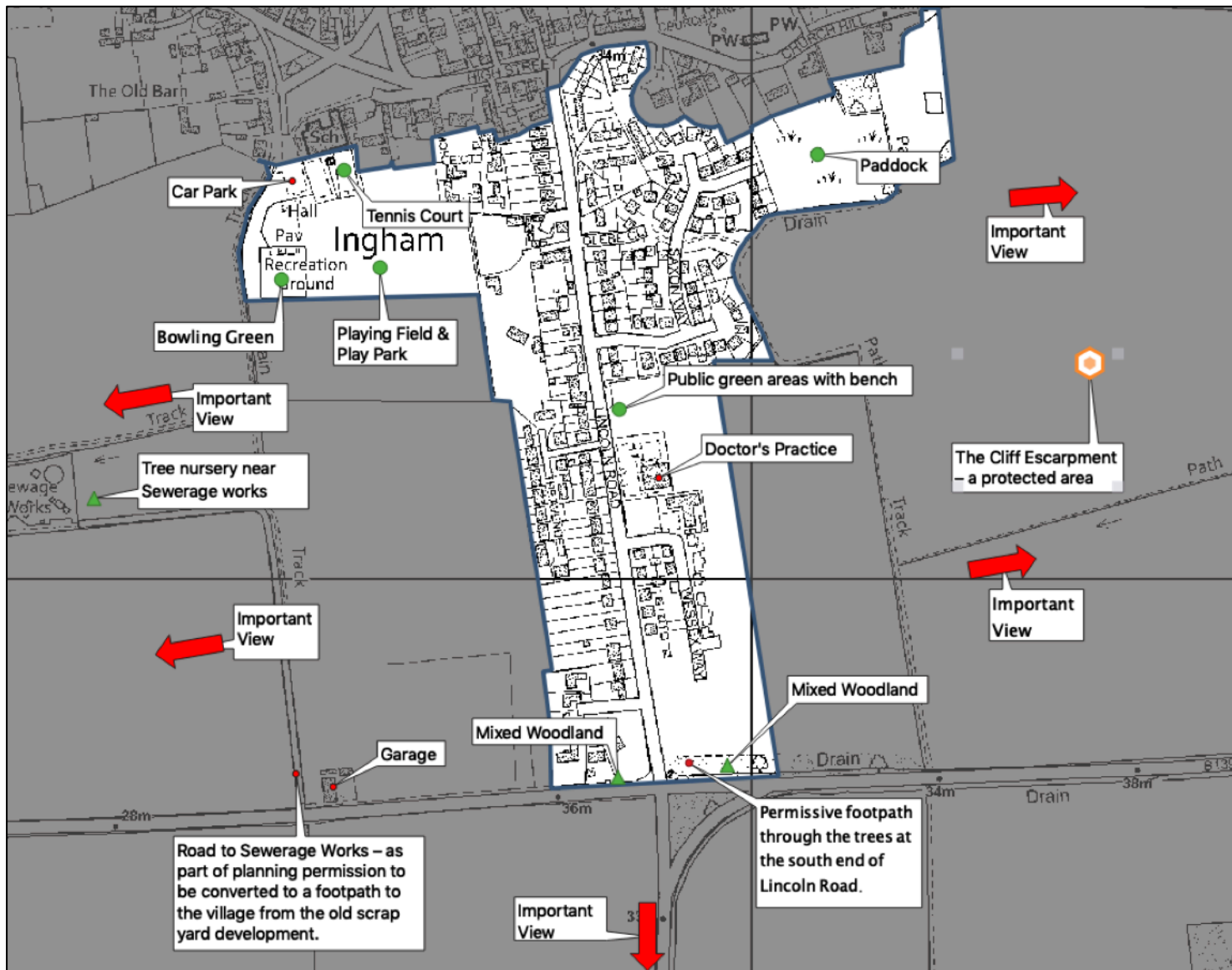


Figure 8: Annotated Maps of Character Area 2

3.2 Results of the Walkabout

Street/Area	Lincoln Road
Roads and street scene, footpaths and cycling tracks	2 Bus Stops, Footpaths on both sides of the road, Churchfield footpath through to Hales Gardens. Congestion at North End of Lincoln Road caused by on-street parking for houses without garages or drives. As well as vehicular traffic, residents use Lincoln Road to walk or cycle to the amenities in the centre of the village for recreation, hiking, dog walking, running.
Open Spaces – including Natural Features	<p>The Cliff Escarpment and small brook/drain originating in Wild Area/Paddock at the top of Saxon Way and crossing Lincoln Road, flowing towards the sewerage works. Grass verges and hedges (native & non-native) as well as trees on both sides of Lincoln Road, Stow Lane and B1398. The hawthorn hedgerow to the east side of Lincoln Road is very well established. It has mainly been retained until the recent development at the south end. The hedgerow to the north side of Stow Lane was planted when the site was vacated the RAF post WW2 and contained a variety of species of mature trees and shrubs. This stretch of road forms part of a popular walk around the perimeter of the village. Public green grass areas in Saxon Way are used for relaxing and as a safe place for children to play. There is also a small green area with a bench and view of the Cliff on Lincoln Road near Doctors Surgery.</p> <p>Public & Permissive footpaths at the wooded permissive path leading East from the Crossroads at the South end of Lincoln Road. Residents use all local hedgerows for collecting blackberries and sloes.</p>

Street/Area	Lincoln Road
Buildings	<p>A real mixture of housing: mainly post-war family homes, houses, bungalows, detached, semi-detached and terraced as well as a small complex of flats for over 55 living. Dating from Mid19th Century stone cottages up to new houses in the current year. Housing materials are mainly brick & tile, a few slate roofs, 1 or 2 stone cottages with stone boundary walls. This mixture of ages and materials gives streetscape interest and individuality.</p> <p>Outlying Farm buildings and small industrial units at the top of the Cliff.</p> <p>Doctors Surgery on Lincoln Road, Small Garage and vehicle repair centre on Stow Lane.</p>
Landmarks	<p>The Cliff: this feature is important not only as a beautiful area to look out upon but there are also frequently used footpaths up it, used at all times of the day including excellent views of the sunset to the west. Also sometimes informally used by the community for tobogganing in winter. Wildlife spotting and occasional ferreting.</p> <p>Entrance to the Village at the crossroads on the B1398, the Triangle with Trees makes an attractive and distinctive entrance to the village.</p>
Improvement Ideas	<p>More cycle paths especially connecting to neighbouring villages.</p> <p>Improve dangerous crossroads at the south end of Lincoln Road/B1398 junction.</p> <p>Protect the wildlife area/paddock at the top of Saxon Way.</p> <p>Protect the brook/drain, retain or replant field/garden hedgerows.</p>
Roads and street scene, footpaths and cycling tracks	<p>2 Bus Stops, footpaths on both sides of the road, Churchfield footpath through to Hales Gardens. Congestion at the north end of Lincoln Road caused by on-street parking for houses without garages or drives. As well as vehicular traffic, residents use Lincoln Road to walk or cycle to the amenities in the centre of the village for recreation, hiking, dog walking, running.</p>

3.3 Views of Character Area 2











4 Character Area 3: West End/Long Lane/Short Lane/Grange Lane/Church Hill

4.1 Overview Table of Character Area 3

Street/Area	West End/Long Lane/Short Lane/Grange Lane/Church Hill
Age	<p>West End/Short Lane ranging from 1800's to present day</p> <p>Grange lane predominantly 1960's but with a number of more modern properties within the last 20 years</p> <p>Church Hill is predominantly 1960's & 70's</p>
Land use	<p>West End – Housing, Caravan Park & agricultural</p> <p>Grange Lane Housing & Riding Stables</p> <p>Church Hill Housing leading to Agricultural land</p>
Layout	<p>West End Houses and bungalows with front gardens with off-street parking. Cottages with no front presence and on-street parking.</p> <p>Grange lane mainly houses with off-street parking, but a limited number of ex-council houses with on-street parking</p> <p>Church hill Houses and Bungalows with off-street parking and front gardens</p>
Natural Features	<p>West End – Open Countryside</p> <p>Grange Lane – View of paddocks and Escarpment</p> <p>Church Hill – View of Escarpment and Church</p>
Open Spaces and Recreation	<p>Paddocks and orchards</p>

<p>Roads and Public Rights of Ways</p>	<p>West End Very Narrow road with the on-street parking outside the cottages makes it a single-track road. This limits access to the west of the village.</p> <p>Grange Lane is a very narrow road with single track access in most areas.</p> <p>Church Hill, is very narrow around the church area but opens in normal width road with grass verges.</p>
<p>Shops, Services and Employment Sites</p>	<p>Short Lane – Small Holding</p> <p>Village Green – General Store/ Village Shop & Inn on the Green</p> <p>Grange Lane – Riding school & Stables</p>
<p>Landmarks</p>	<p>West End – Windmill</p> <p>Grange Lane – Paddocks, Pond & View of Escarpment</p> <p>Church Hill – View of Church, Escarpment & Ingham House</p>
<p>Important Views</p>	<p>Escarpment</p> <p>Open countryside</p> <p>Church</p> <p>Ingham House</p>

Figure 9: Overview Table Character Area 3

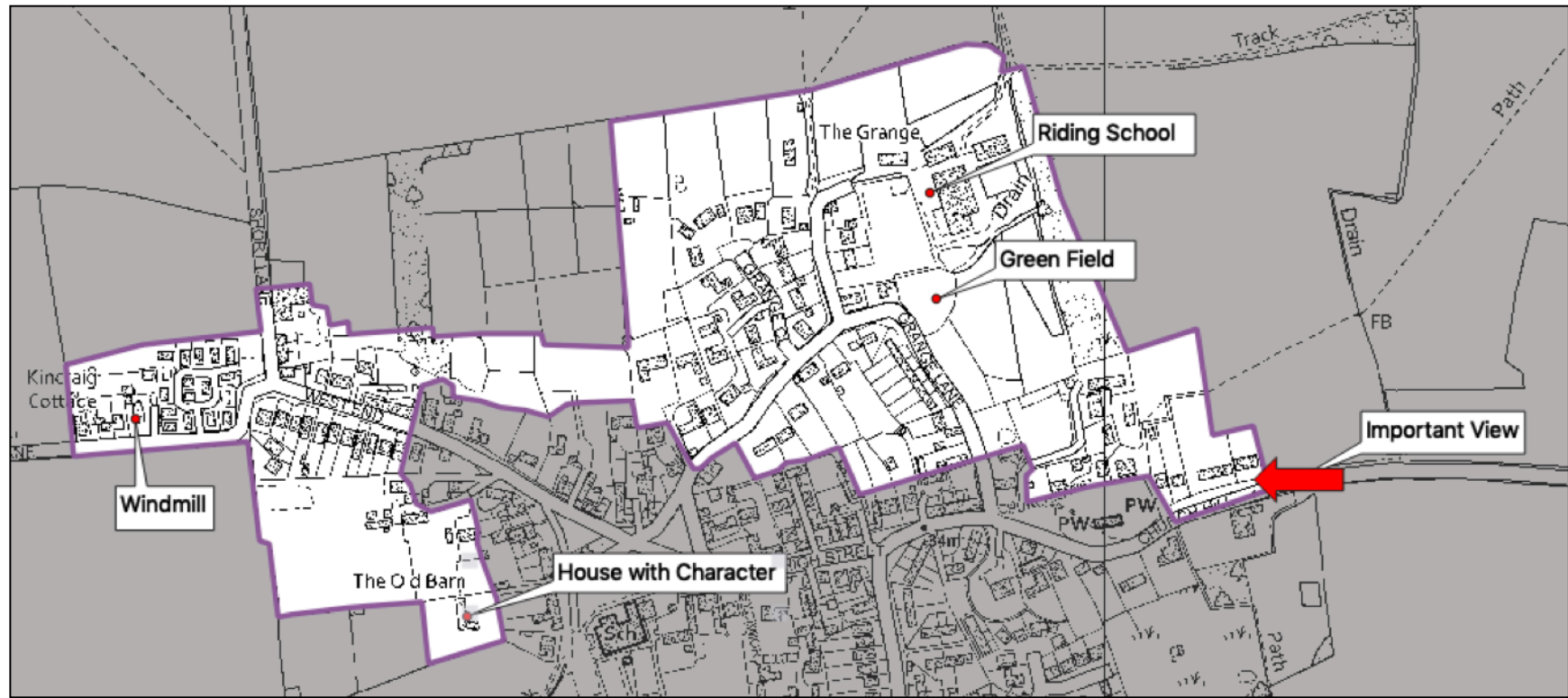


Figure 10: Annotated Map of Character Area 3

4.2 Results of the Walkabout

Street/Area	West End/Long Lane/Short Lane/Grange Lane/Church Hill
Roads and street scene, footpaths and cycling tracks	<p>Long Lane is a single-track road which is a no through route, it comes to an end at a farm.</p> <p>Short lane as its name suggests is quick and only leads to a Bridal Path & footpath</p> <p>West End is a very narrow road with most cottages having to use it for on-street parking</p> <p>Grange Lane is narrow, and lots of points are single track, all but the Council Houses have off-street parking. The exit on to Church Hill has a Stop sign and is very narrow at the ex-Methodist Chapel.</p> <p>Church Hill has a pinch point around the church</p>
Open Spaces – including Natural Features	<p>At the west of the village, the boundary is on to open countryside with both arable and livestock farming</p> <p>To the East of Grange lane are several paddocks from Grange Farm which accommodate the horses.</p> <p>To the easts of Church Hill is the escarpment of the Cliff which is mainly arable farming.</p>
Buildings	<p>West End has the Windmill along with a number of 19th-century cottages but also has a number of modern properties built within the last few years.</p> <p>Grange Lane is predominantly 1960's properties but with a 20-year-old development in Grange Close.</p> <p>Church Hill appears to have a similar age profile of 1960's/70's</p> <p>This area bounds on to the Conservation area in many locations</p>
Landmarks	<p>West end – Windmill</p> <p>Grange Lane – Escarpment</p> <p>Church Hill – Escarpment & Church</p>

Street/Area	West End/Long Lane/Short Lane/Grange Lane/Church Hill
Improvement Ideas	Preserve and maintain what we already have More access to cycle paths around the village and to neighbouring villages

Figure 11: Overview Table Character Area

Working Draft

4.3 Views of Character Area 3



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5 Appendix 1: Considerations for Development Proposals.

5.1 Character Area 1

Density, Form and Massing, Siting and Layout

- 5.1.1 Development proposals should promote the nucleated form of the settlement and present medium to low density in keeping with the character of Character Area 1
- 5.1.2 Development proposals in or adjacent to Character Area 1 should normally be detached or semi-detached; short terrace houses will be considered in specific areas. Majority of houses should be a maximum of two stories, although a limited number of bungalows would be in character depending on the location.
- 5.1.3 Building footprint should normally be I-plan, although a minority of gable-front houses (either T-plan house or L-plan) are present.
- 5.1.4 Roof style should, in general, be gabled with the ridge parallel to the road, although a minority of properties present ridges perpendicular to the road; gable-front houses should present hip and valley roof styles.
- 5.1.5 Detached and semi-detached properties should be located within the plot in such a way to be set back from the road and leave large front gardens and driveways: these requirements are less stringent for terraced houses.

Where present, the front driveway should be large enough to leave space for off-street parking.

- 5.1.6 Front enclosed or canopy porches will be supported, as well as front garages. Front garages should normally be an integral part of the property, as a front or side projected gabled extension.
- 5.1.7 Plots should be arranged around the existing or new array of streets, and connectivity by foot and bike between different streets should be promoted. Cycleways should be supported, as well as well-paved footways on both sides of the street and, where possible, separated from the carriageway through verges.

Material and detailing

- 5.1.8 Development proposals in Character Area 1 should use limestone or “soft midland” type of red brick as the predominant material. Rendering and painted bricks may be supported in specific situations. Appropriate forms of ornamental brickworks will be welcomed.
- 5.1.9 Development proposals in Character Area 1 should use blue/black slate or red pantile roof tiles as roof surfacing,

and generally red brick for the chimney. Windows should generally present muntin.

5.1.10 A combination of short walls (predominately made of bricks or stones) and hedgerows as boundary treatment between public space and private space will be supported.

5.1.11 Front gardens and driveways should be made of permeable surfacing materials.

Landscaping and streetscape

5.1.12 Development proposals in Character Area 1 should maintain existing open spaces and verges in the area, and if possible, contribute to the creation of additional ones. There should be a footway on at least one side of the road.

5.1.13 Development proposals in Character Area 1 should have no detrimental impact on existing mature trees and hedgerows and landscaping should incorporate the planting of new native or non-native trees such as ash, wild cherry, pedunculate oak, small-leaved lime that are characteristic of the parishes.

5.1.14 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame the development and promote a sense of enclosure (e.g. using hedgerows and native trees), without overly screening the development will be supported.

Element of sensitivity

5.1.15 Development proposals in close proximity to pre-1945 buildings should be sensibly designed to avoid a detrimental impact on the setting of such properties and replicate the vernacular design of such buildings.

5.1.16 Depending on the location, development proposals will need to demonstrate how they have retained/increased the availability of green spaces and how they preserve/promote the network of Public Rights of Way around and within the area.

5.1.17 Development proposals encroaching on fields presenting ridge and furrow and other historic earthworks should be avoided and will not be supported.

5.2 Character Area 2

Density, Form and Massing, Siting and Layout

- 5.2.1 Development proposals should present medium density in keeping with the character of Character Area 2.
- 5.2.2 Development proposals in or adjacent to Character Areas 2 should be predominantly composed of detached, semi-detached, or terrace houses, depending on their location within the Character Area. Majority of properties should be two-storey houses or bungalows, although a limited number of three-storey houses (two storeys plus habitable loft with dormer) would be in character depending on the location.
- 5.2.3 Building footprint should normally be I-plan, although a mix of gable-front houses (either T-plan house or L-plan) is present.
- 5.2.4 Roof style should, in general, be gabled with the ridge parallel to the road, although in certain areas the majority of property presents ridges perpendicular to the road. Gable-front houses should present hip and valley roof styles. Dormer will generally be supported.
- 5.2.5 Properties should be located within the plot in such a way to be set back from the road and leave medium sized front gardens and driveways long enough to accommodate off-

street parking. Where present, the front driveway should be deep enough to leave space for off-street parking.

- 5.2.6 Front enclosed or canopy porches will be supported, as well as garages. Garages should be an integral part of the property (as a front or side projected gabled extension). Depending on the location within the Character Area, separate garages within the curtilage of the property and even rows of garages outside of the curtilage may be supported.
- 5.2.7 Plots should be arranged around the existing or new array of streets and cul-de-sac, and connectivity by foot and bike between different streets should be promoted, creating public rights of ways in between plots. Cycle ways should be supported, as well as well-paved wheelchair accessible footways on both sides of the street and, where possible, separated from the carriageway through verges.

Material and detailing

- 5.2.8 Development proposals in Area2 should use red bricks as the predominant material. Yellow bricks, fawn bricks, rendering and painted bricks will be supported in specific situation. Coggings and other forms of ornamental brickworks would be welcomed.
- 5.2.9 Development proposals in Area 2 should use black or red roof tiles or slates as roof surfacing, and generally brick for the chimney. Bay windows will be supported.

5.2.10 A combination of short walls (mostly made of bricks or stones, with or without metal railing) and hedgerows as a boundary treatment between public space and private space will be supported. Certain parts of the Character Area present although open-plan layout.

5.2.11 Front gardens and driveways should be made of permeable surfacing materials.

Landscaping and streetscape

5.2.12 Development proposals in Area 2 should maintain existing open spaces and verges in the area, and if possible, contribute to the creation of additional ones. Pavement should be present on at least one side of the road.

5.2.13 Development proposals in Area 2 should have no detrimental impact on existing mature trees and hedgerows, and existing landscaping solutions that incorporate the planting of new native trees (cherries, Ashs, oaks, etc.) will be supported.

5.2.14 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame the development and promote a sense of enclosure (e.g. using hedgerows and native trees), without overly screening the development will be supported. In larger development proposals, the introduction of communal green areas (including recreational equipment's, benches, etc.) in a central location would be welcomed.

Element of sensitivity

5.2.15 Depending on the location, development proposals will need to demonstrate how they have retained/increased the availability of green spaces and how they preserve/promote the network of PROW around and within the area.

5.2.16 Development proposals will need to consider the proximity to key community services (school, nursery, etc.) and consider the impact the development and associated design will have on these facilities (e.g. access and traffic).

5.2.17 Development proposals will need to demonstrate how they have considered the impact on the views over the surrounding countryside identified in this Neighbourhood Profile.

Where possible, development proposals encroaching on fields presenting ridge and furrows and other historic earthworks should be avoided.

5.3 Character Area 3

Density, Form and Massing, Siting and Layout

- 5.3.1 Development proposals should promote the form of the settlement and present medium to low density in keeping with the character of Character Area 3.
- 5.3.2 Development proposals in or adjacent to Character Area 3 should be predominantly composed of detached, houses, with a minority of semi-detached and terraced houses, depending on the location within the Character Area. Majority of properties should be maximum two-storey houses or bungalow.
- 5.3.3 Building footprint should normally be I-plan, although a minority of gablefront houses (normally L-plan) is present and are both acceptable.
- 5.3.4 Roof style should, in general, be gabled or hipped with the ridge parallel to the road, although in certain areas some properties present ridges perpendicular to the road (e.g. The Close). Gablefront houses should present hip and valley roof styles. Dormers will generally be supported.
- 5.3.5 Large properties on the outskirts of the Character Area should be located within the plot in such a way to be set back from the road and leave medium-sized front gardens and driveways long enough to accommodate off-street parking for two cars. Infill developments in the more central locations could have limited or no setbacks, depending on

the surrounding properties. Where present, the front driveway should be deep enough to leave space for off-street parking for two cars.

- 5.3.6 Front enclosed or canopy porches may be supported, as well as garages. Depending on the location within the Character Area, separate garages within the curtilage of the property and even rows of garages outside of individual plot may be supported to reduce parking on-street and on verges.
- 5.3.7 Plots should be arranged around the existing or new array of streets and cul-de-sac, and connectivity by foot and bike between different streets should be promoted, creating public rights of ways in between plots. Cycleways should be supported. Well-paved, wheelchair accessible pavements on one or both sides of the street are expected, separated where possible from the carriageway by verges.

Material and detailing

- 5.3.8 Development proposals in Character Area 3 should use limestone or red bricks as the predominant material. Yellow bricks, fawn bricks, rendering and painted bricks may be supported in specific situations. Coggings and other forms of ornamental brickworks would be welcomed.
- 5.3.9 Development proposals in Character Area 3 should use roof tiles or slates as roof surfacing.

5.3.10 A combination of short walls (predominately made of bricks or stones) and hedgerows as a boundary treatment between public space and private space will be supported. Certain parts of the Character Area present an open plan layout.

5.3.11 Front gardens and driveways should be made of permeable surfacing materials, preferably gravel.

Landscaping and streetscape

5.3.12 Development proposals in Character Area 3 should maintain existing open spaces and verges in the area, and if possible, contribute to the creation of additional ones. Pavement should be present on at least one side of the road.

5.3.13 Development proposals in Character Area 3 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping. Solutions that incorporate the planting of new native trees (cherries, ash, oaks, etc.) will be welcomed.

5.3.14 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame the development and promote a sense of enclosure (e.g. using hedgerows and native trees), without overly screening the development could be supported. In larger development proposals, the introduction of communal green areas (including copses, meadows, flower beds),

blue areas (ponds, drains, dykes, etc.), and recreational areas (e.g. playgrounds) may be supported.

5.3.15 Signage and street furniture should be of a design style in keeping with the historic character of the area.

Element of sensitivity

5.3.16 Depending on the location, development proposals will need to demonstrate how they have retained/increased the availability of green spaces and how they preserve/promote the network of PROW (Public Right of Way) around and within the area.

5.3.17 Development proposals will need to avoid crowding to Listed Buildings and other landmarks or non-designated building of historic importance described in this Neighbourhood Profile.

5.3.18 Development proposals must avoid obstructing the impact on the views over the surrounding countryside, landmarks and listed buildings identified in this Neighbourhood Profile

5.3.19 Where possible, development over fields presenting ridge and furrows, other historic earthwork, and natural or semi-natural areas should be avoided.

5.3.20 Development proposals should adopt a holistic approach, including demonstration of the capacity of infrastructure such as drainage, road capacity, parking availability etc to accommodate the proposed development.



Ingham Neighbourhood Plan

2019 – 2036