

**CAYTHORPE and FRIESTON NEIGHBOURHOOD PLAN  
for 2023 to 2036  
May 2023**



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# INTRODUCTION

## Why write a Neighbourhood Plan?

Caythorpe and Frieston is a rural community that has grown over centuries. If this rural character is to be preserved, clear policies are needed about future development. A Neighbourhood Plan (NP) gives local people a stronger voice in decisions about plans for future development.

## Caythorpe and Frieston in the National Planning Policy Framework and Local Plans

A new government strategy for housing was announced in 2018. It aims to build 300,000 new homes each year, including more affordable housing.

Local authorities have been tasked with implementing this strategy within their area. The Local Plan (LP) for South Kesteven can be seen on the South Kesteven District Council (SKDC) website. (Go to [southkesteven.gov.uk](http://southkesteven.gov.uk), and search for Local Plan) It establishes how much housing, employment and retail development is required to meet the anticipated needs of the District until 2036, the end of the plan period. The LP also allocates suitable sites to meet these needs, and includes detailed criteria for deciding where and what type of development is to be allowed. Grantham as a sub-regional centre, Stamford, Bourne and the Deepings as Market Towns, and fifteen larger villages have been identified as areas of growth and will accommodate development within the period covered by the Local Plan.

The NP must conform to the LP for South Kesteven. Within this plan Caythorpe and Frieston is listed as a 'larger village', but no land has been allocated for more housing at present. This is because no land was put forward for possible development at the time of the production of the Local Plan (2011-2036). However, Policy SP2 of the adopted Local Plan states: *'In the Larger Villages, in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported'* by SKDC.

Policy SP3 of the adopted Local Plan states that infill development may also be permitted *'provided that:*  
*a. it is within a substantially built up frontage or re-development opportunity (previously developed land);*  
*b. it is within the main built up part of the settlement;*  
*c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;*  
*d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.'*

Policy SP4 of the adopted Local Plan provides context for new developments on the edge of settlements. It comments that proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant Local Plan policies, will be supported provided they meet a set of criteria, which includes demonstrating clear evidence of substantial community support and ensuring that it is compatible with existing settlement.

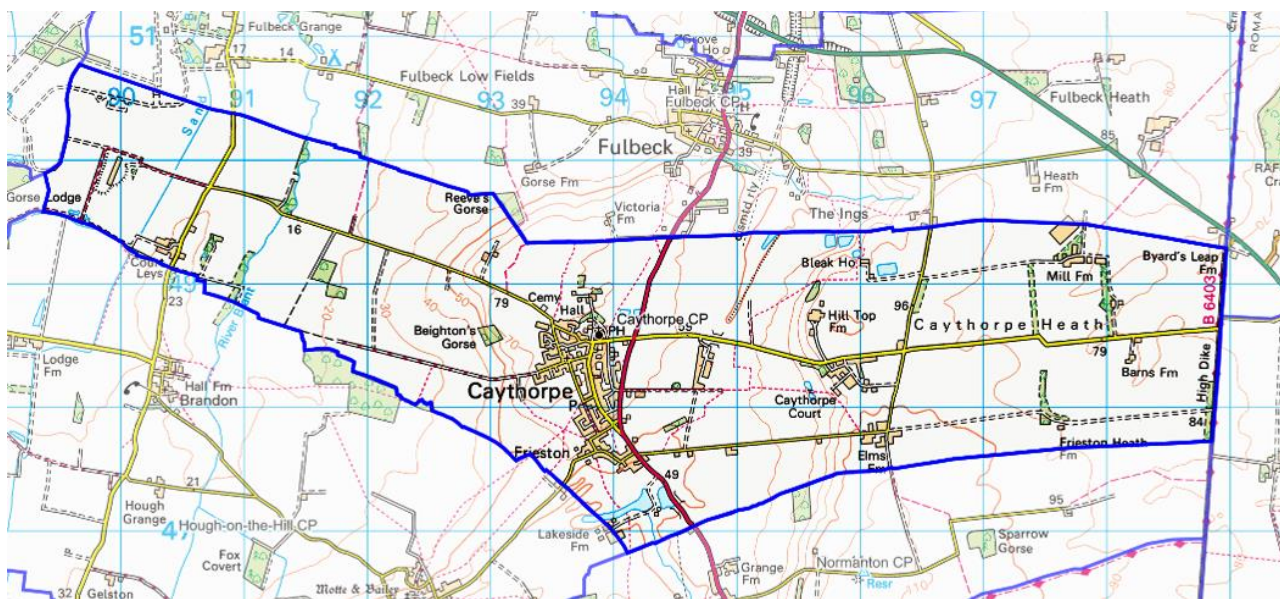
Although SKDC has no plans for development in the parish at the moment, *'Neighbourhood Plans can look to allocate additional sites for development within their designated area, however they cannot propose less development than that set out in this Local Plan. Neighbourhood Plans are required to meet the basic conditions as set out in legislation. One element of this is that a Neighbourhood Plan must be in general conformity with the strategic policies contained within the Local Plan.'*

The Caythorpe and Frieston NP has been drawn up with the LP in mind. The policy for the future includes some local criteria, such as the type and design of housing needed in the parish. SKDC is currently reviewing the LP, which may change their intentions for Caythorpe and Frieston, so it is important that we make our wishes known. Full details of the Strategic Policy Context are given in the (separate) Evidence Document.

## Neighbourhood designation

Caythorpe and Frieston Parish was designated as a 'Neighbourhood' in June 2020. Caythorpe and Frieston Parish Council is the qualifying body responsible for preparing the neighbourhood plan, which was put together by a working party of volunteers aided by a planning consultant. The Parish Council and residents were consulted throughout the process. The Neighbourhood Plan (NP) is focused mainly on matters that would need planning permission. These include house building, change of use of land or buildings, and developments that affect the environment.

## Parish/Designated Neighbourhood Boundary Map



**Key:** Parish/Neighbourhood boundary: ——— Adjacent parish boundaries: ———

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## CONSULTATION

In August 2020 there was a call for opinions on the future of the parish placed in the parish magazine, *News and Views*, and on village noticeboards. Responses identified the main issues concerning the future of the parish. There was then a delay due to the Covid-19 pandemic and lockdown.

In July 2021 a survey booklet, based on the responses to the original call for opinions, was delivered to every address in the parish with *News and Views* (N&V), and a web version went live. Extra copies of the survey and collection boxes were put in 4 easily accessible locations in Caythorpe: the Spar shop, the GP Surgery, the Red Lion PH and St Vincent's Church porch. Posters were put up around the villages and reminders were published in the July, August and September issues of N&V. The survey closed on Sept. 5<sup>th</sup>, and 278 responses were sent in. The results of the survey are summarised on page 12.

Also in July 2021 around 40 interested parties were notified of the NP. These included government bodies, landowners, and companies with HQ outside the parish. Four weeks were allowed for replies. 6 were received plus 4 automatic acknowledgements. 30 did not respond. Full details of the community and external consultation are included in the Consultation Statement and were submitted with the Neighbourhood Plan.

A 6 week public consultation period for the draft plan began on Jan 6<sup>th</sup> 2022, meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The NP was posted on the parish website, and advertised with posters, several Facebook entries and information in N&V. Hard copies were placed in the Church porch, open daily, and in the Village Hall porch on Tues, Thur and Sat throughout the period. A short response questionnaire was distributed to every address in the parish, with the option to complete it online. The leaflets could be returned to a box in the church porch, or the mail box at the village hall. An email address was set up for additional comments. An exhibition was set up in the village hall on Feb 6<sup>th</sup>, when the working group and planning consultant were be on hand to answer questions. By the end of the 6 week period, 140 responses had been received. (More details are given in the separate Consultation Statement.)

Alongside the community consultation, an email notification was sent to 42 organisations and individuals on 6th January 2022. There were 10 substantive responses, which included several objections to the proposed designation of some Local Green Spaces, acknowledgements and comprehensive comments from South Kesteven District Council. Full details of the comments and any changes to the plan as drafted, are given in the Consultation Statement.

The community and external consultation responses were considered by the NP working group on Friday 4<sup>th</sup> March 2022. Some changes were made, and the resultant Submission Version of the Neighbourhood Plan was approved by the Parish Council at a meeting on Wednesday 9<sup>th</sup> March 2022. It was sent to SKDC, with supporting documents on 18<sup>th</sup> March 2022. A formal consultation period of 6 weeks began on 14<sup>th</sup> September 2022 when the Plan was published on the SKDC website. The formal examination of the Plan by an independent examiner began on 31 October 2022. The examiner took into account the representations made during the preceding formal consultation period and National and Local planning guidelines, and recommended a number of alterations to the Plan, which have been incorporated into this Referendum Version.

# THE PARISH, ITS HISTORY AND PEOPLE

## POPULATION

There are about 600 homes in the parish, mostly in Caythorpe village, and the population is around 1,500. At the time of the 2011 census around 22% were under 18 years of age, 54% were between 18 and 64 years and 24% were aged 65 or more.

## HOUSING

### Housing developments

There have been 8 new housing developments of various sizes in Caythorpe and Frieston since the 1960s, which added 159 new homes. Around 26 new homes on infill sites have been granted planning permission since 2000 and applications were being considered for a further 7 in Jan 2021. For a map of the conservation area and housing developments, see Appendix 1.

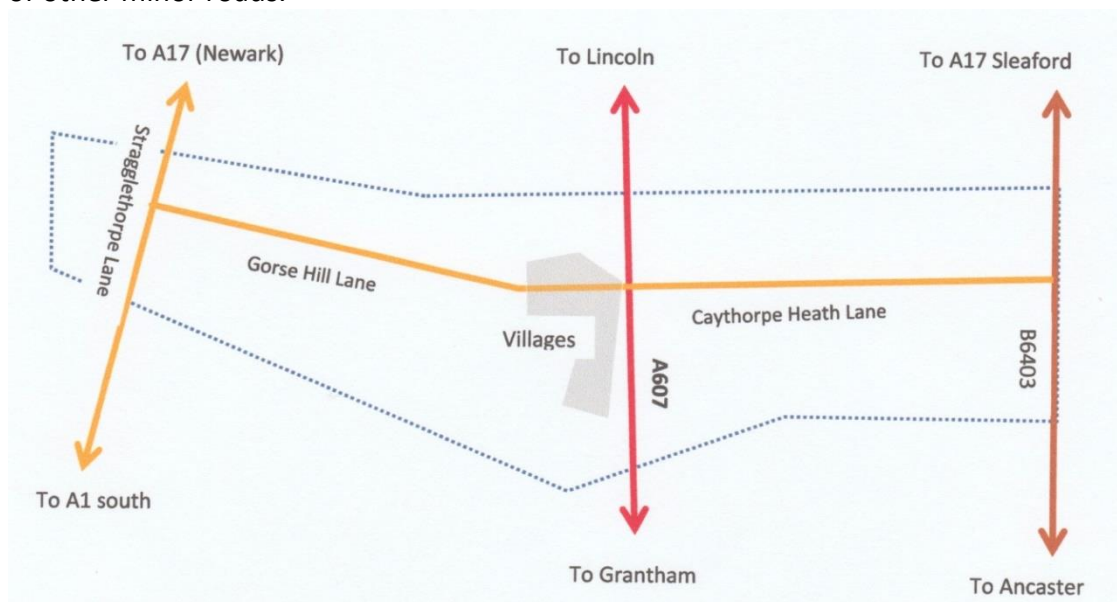
### The current housing stock

There are no official data on the current housing stock, but we estimate that around 1/3 are bungalows (compared to 11% nationally). The average number of bedrooms per home is around 3.4 (compared to 2.7 in England and Wales), and almost 1/3 of homes have 4 or more bedrooms. Most homes are owner-occupied. There are 62 homes let at affordable rents by SKDC and a housing association, of which 34 are bungalows. See Appendix 2 and Evidence Document (Section 2) for details.

## TRANSPORT

### Roads

The parish has 3 roads running north-south, and one narrow road running east west, as well as a number of other minor roads.



### Rail

The nearest rail links are in Grantham (9 miles), Sleaford (10 miles), Newark (12 miles) and Lincoln (17 miles).

### Footpaths and Cycle Routes

The A607 has a footpath/cycle path on one side to the north of Caythorpe, though adult cyclists mostly use the main carriageway. Caythorpe Heath Lane has a footpath between the PGL site and the villages. Most roads in Frieston and many in Caythorpe have a footpath on one side only, or none at all. Sensory pavement road crossings to aid the visually impaired require a footpath on both sides, so there are just

two sets, both on Caythorpe High Street. There is also a network of public footpaths and bridleways through the countryside. See Appendix 3.

### Public Transport

There is an hourly bus service between Grantham and Lincoln along the A607, which passes through Caythorpe High Street. Call Connect, an on-demand bus service, reaches other destinations, including Sleaford and Newark. It operates from 7am to 7pm and must be booked in advance. There is a taxi service based in Fulbeck.

### CAR PARKING

There are car parking spaces in a lay-by on Back Lane, serving Caythorpe School and also the Village Hall. There are no public car parks in the parish. Some homes in Caythorpe and the Sports and Social Club have no off-road parking. An extension to the GP surgery has reduced the car park there by 5 spaces, potentially increasing the number of patients' cars parked on the road. Parking on the road causes problems in several areas, particularly on High Street, Church Lane and the north end of Old Lincoln Road.

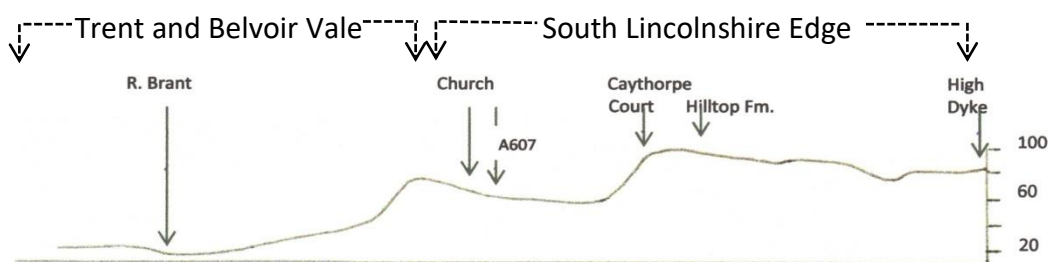
The Parish Council tries to ensure that new homes have enough off-road car parking, but as SKDC has no set rules around parking, this policy has not been supported. It is government policy that no new cars can use fossil fuels in less than a decade, with the expectation that most will be electric. Recharging will be a problem for residents who cannot park at home.

### CONNECTIVITY

Mobile phone signals are very variable in the area, so it is important that the phone box remains in Caythorpe village. Fibre optic broadband reaches boxes that serve the villages, but only wires reach the homes and businesses. Download speeds are poor in comparison to urban areas, and drop at peak times. There is no cable TV/Internet service in the villages.

### LANDSCAPE AND THE NATURAL ENVIRONMENT

The parish falls within 2 different landscape areas: the area from the High Dyke to the villages is part of the South Lincolnshire Edge, and land from the villages to the western parish boundary is part of the Trent and Belvoir Vale.



Contour diagram, meters above sea level, west-east through Caythorpe Church.

The parish outside of the villages is mostly open farmland. There are spectacular views out over the Vale of Belvoir/Trent flood plain towards Nottingham. From the high ground to the east, the villages are almost hidden by trees. See Appendix 3.

Details of the relevant Natural England National Character Areas and the South Kesteven Landscape Assessment are presented in the (separate) Evidence Document.

## Land Use

The parish covers around 1,720 hectares ( 4,250 acres), with good quality, fertile soil. Most of the land is used for arable farming, with grazing for sheep. There are three patches of woodland on the lower lying land to the west of the parish. There are areas of pasture where ridge-and-furrow cultivation, dating from medieval times, can be seen.



## Space for Nature

Some local farms are participating in agri-environment schemes. Some farms include areas of set aside land and some fields have wildlife buffer strips that benefit the local flora and fauna.

The High Dyke Site of Special Scientific Interest (SSSI) runs along the verge of the B6403 north of the junction with Caythorpe Heath Lane. The site is damaged by a footpath that runs through it, and by misuse by off-road vehicles. Nevertheless, a variety of perennial meadow flowers survive and attract many insects and other fauna.

Other sites that benefit wildlife include two fishing lakes outside Frieston, two large ponds in the grounds of Caythorpe Hall, village greens in both Caythorpe and Frieston and the playing field in Caythorpe, which is edged with mature trees. Large trees are a feature of the villages and 11 Tree Preservation Orders are in force, which protect a total of 74 trees. The Parish Council has a programme of tree planting on land with public access.

## HISTORIC ENVIRONMENT

The villages of Caythorpe and Frieston have grown up over many centuries; indeed artefacts dating from the stone age have been found in the parish. The area was occupied by Romans and Vikings, and signs of ridge-and-furrow cultivation from medieval times can be seen in a pasture west of Millfield Crescent. The present buildings range in age from 700 years to a few months. The centres of both villages include conservation areas. The Caythorpe conservation area, centred around the High Street and Church Lane, contains 22 listed buildings, and that of Frieston has a further 8. There is a total of 44 listed structures within the parish. Most are Grade II listed houses, but the churchyard cross, a grotto and an ice house are also included. See Appendix 4. Also noted in the Conservation Appraisal, (presented in the separate Evidence Document) are some significant views that enhance the character of the conservation areas.



St Vincent's Church, Grade 1, is the oldest building in the parish. It was



founded in 13th century and built from local limestone and ironstone, laid in decorative bands. Many other buildings and boundary walls are also built from local stone, but in places the softer, yellow ironstone is beginning to suffer from centuries of erosion.

### **War Memorials**

A cross and other memorials next to the churchyard commemorate villagers who have fought and died in both world wars and more recent conflicts. There are also memorials to bomber crews who died in crashes within the parish in WWII. Caythorpe was used to billet troops of the 1st Airborne Division's Signals Regiment prior to the battle of Arnhem, and the village retains links to the regiment. St Vincent's has been adopted as the regimental church of the now renamed 216 Parachute Signal Squadron. They have donated two fine stained glass windows which commemorate their service in WWII and later campaigns.

## **THE VILLAGE ENVIRONMENT**

### **Caythorpe village centre**

Caythorpe serves as a centre for both Caythorpe and Frieston and also as a local centre for the area. The facilities include a pre-school and primary school, Spar shop/post office, GP practice with dispensary, 2 public houses and a hairdresser. A fish and chip van visits weekly, and there are delivery services for fresh fish and meat. A full list of facilities is given in the Evidence Document.

The nearby villages of Fulbeck, Leadenham and Navenby also have shops and pubs used by parishioners, and there is a secondary school in Welbourn. Grantham, Newark, Sleaford and Lincoln have a wider choice of facilities.

### **Urban design**

Caythorpe and Frieston were once completely separate villages, and a map dated 1888 shows open fields between them. The conservation areas show where the older building are, and these precede any concept of urban design. From around the mid 20<sup>th</sup> century Caythorpe expanded substantially with a number of housing estates built around the edges. The villages have also extended piecemeal along Old Lincoln Road and Hough Road. They are now connected by housing along Frieston Road, but are otherwise still separate settlements.



Green spaces have been retained in both villages. See Appendices 5, 6 and 7. In Frieston two village greens have been preserved, and Caythorpe has a large playing field with a children's playground. Small areas of grass and trees occur at some road junctions, and St Vincent's churchyard provides a space for quiet contemplation. Caythorpe primary school has a playing field, not open to the public. The Diocese of Lincoln has a 1.5 acre Glebe Field in the Conservation Area.

The A607 bypass now forms the eastern edge of Caythorpe village. Recent applications to build in a garden adjacent to the A607 with access from this road have been refused because of safety concerns regarding traffic pulling onto this road, which is used by heavy vehicles as well as cars.

## **COMMUNITY INFRASTRUCTURE**

### **Utilities**

Water/sewerage is provided by Anglian Water. Most homes have either a soakaway for rainwater, or dispose of it through the sewer system. There are no separate drains for rainwater for most of the built-up area. The sewer system barely copes with demand, and foul water occasionally leaks from a manhole at the lower end of High Street.

Power and Fuel. Electricity supply is reliable, with few power cuts. The area has no mains gas supply. Most homes use oil or LPG for central heating/hot water/cooking. Some homes have wood burning stoves or open fireplaces, and a few have solar panels and/or air source heat pumps. Fuel deliveries are the source of much of the heavy traffic within the villages, and roads may be blocked while tankers pump fuel to storage tanks.

### **Medical**

Medical practice. A teaching practice has a surgery in Caythorpe and another in Ancaster. There is a dispensary at both locations. Caythorpe patients are sometimes seen at the Ancaster surgery.

Care services. A residential care home located on High Street provides residential and nursing care for 14 people. A home-care provider has recently opened an office on High Street.

### **Education/Child Care**

Caythorpe has a Sure Start children's centre, and a pre-school. There is no day nursery in the parish.

Caythorpe Primary School takes children from age 4 to 11. It serves a catchment area that includes Ancaster, nearby villages and traveller sites in Fulbeck and Stragglethorpe. The school is a vital part of village infrastructure.

Secondary school students go to the Sir William Robertson Academy in Welbourn and other schools, including grammar schools, in Sleaford and Grantham.

### **Religion**

St Vincent's C of E Parish Church shares clergy with other local parishes in the South Cliff Villages Group in the Diocese of Lincoln. Services are held regularly in rotation with the other churches in the group .

### **Burial Ground**

A burial ground run by the Parish Council is located on the edge of the village on Gorse Hill Lane.

### **Meeting Places and Leisure Facilities**

Caythorpe village has a playing field with a children's playground. There is a pavilion building, used by the Sports and Social Club, which contains changing facilities, a kitchen and a bar area. The club is in regular use by football and cricket teams and a weekly walking group. Running events are held several times each year and attract entrants from a wide area.

Caythorpe Village Hall has a large hall, a smaller meeting room, a kitchen and a garden area. A variety of activities are on offer.

Sherwood Centre is a meeting place owned by SKDC. It is near bungalows built for elderly people. The centre is mainly used for a monthly bingo session.

St Vincent's Church has recently installed a toilet and can host events with refreshments.

Allotments. The site is leased by CFPC and run by the Allotment Society. The allotments are well used and there is sometimes a waiting list for plots.

A travelling library visits Caythorpe Church and Frieston Green every 4 weeks.

A complete list of facilities is included in the Evidence Document.

## Village events

A number of events are held annually:-

- Horticultural Show
- Caythorpe Gala
- Arnhem memorial church parade and service
- Firework display
- Remembrance Day service at the war memorial cross
- Christmas Lunch in the Village Hall on Christmas Day

In addition there is a biennial Caythorpe Open Gardens event.

## BUSINESS AND EMPLOYMENT

Census data from 2011 indicate that around 67 % of the adult population is economically active, and 63% in employment. Nearby towns and the RAF bases at Cranwell, Waddington and Conningsby provide a wide range of employment opportunities.

Within the parish we identified 32 businesses and three education/child care providers. Eight of the businesses are sole traders, but the rest employ at least one other person. Tradespeople providing services for home and vehicle maintenance were the largest group (11), followed by leisure and hospitality (6). The largest employer is Mid UK Recycling. An estimated 342 workers were employed within the parish at the time of the survey, and additional seasonal workers join the workforce in the summer.

### Numbers of people working in Caythorpe and Frieston Parish

Type of Business/Organisation	Full time	Part time
Health and Social Care	8	35
Leisure and Hospitality	77	29
Retail	3	8
Hair and Beauty	5	0
Home and Vehicle Maintenance	16	3
Agriculture*	27	3
Education/child care	10	19
Industrial/Other	99	0
Total	245	97

\*Incomplete data

## **SURVEY RESULTS SUMMARY (from the July-Sept. 2021 Community Consultation).**

(Full details of the results are presented in the Evidence Document.)

### **HOUSING**

A majority of 92% of respondents would support extensions and upgrades to existing houses. Slightly less than half (45%) do not want any more housing built in the parish. The 55% who think more housing is needed favour 2 and 3 bedroomed homes at affordable prices. 75% did not believe that more bungalows are needed. Only 10 % think more large houses (4 or more bedrooms) are needed.

While 72% would support SKDC in improving or increasing the social housing on sites they already own, only 32% would support a new housing estate which included affordable rented homes.

There was wide agreement (86%) that any new housing should be carbon neutral. The problem of parking was also addressed: only 5% of respondents felt that new homes did not need off-road parking; 59% thought at least 2 parking spaces per home are needed.

### **TRANSPORT and PARKING**

The vast majority of respondents rely on cars for their transport needs. Around 20% use the bus at least some of the time but only 4.5% use it most often. Only 13% use buses to get to work. 38% go on foot for shopping, presumably to the Spar shop, but it seems cars are used for shopping further afield. 56% did not want any other bus routes, but the rest would like services to Sleaford, Newark or both. Call Connect and taxis are rarely used. Motorcycles are used mostly for leisure.

Although 76% of respondents agreed that parking is a problem in Caythorpe, less than half felt a public car park is needed. As mentioned in the Housing section, the provision of off-road parking for new homes was considered essential by 95%.

Charging Points for Electric cars. The majority of respondents (67%) favoured the installation of public charging points in Caythorpe.

### **DIGITAL CONNECTIVITY.**

Only 17% of respondents get good, reliable mobile phone reception, and 63% would support more masts. Similarly only around 10% rated their broadband service as excellent for both speed and reliability. The results show that connectivity is quite variable within the parish, and that most people cannot fully rely on these services.

### **LANDSCAPE and COUNTRYSIDE**

The rural character of the parish is important to almost all respondents. There is a desire to minimise any changes that would increase the built-up area or reduce the value of the land to nature and wildlife. Even small green spaces within the villages should be preserved. 66% are in favour of creating a nature reserve or similar facility close to the villages.

Respondents were critical of the maintenance of footpaths that allow access to the countryside, and some were critical of landowners for not keeping them clear. Several mentioned the difficulty that less agile people and large dogs have in getting over stiles.

## **Survey summary continued**

### **HISTORIC ENVIRONMENT**

Almost all respondents felt that the conservation areas were vital to the character of Caythorpe and Frieston, and three quarters said that the historic features should be preserved at all costs. There was recognition, however, that there would probably be a demand for infill building in or close to the conservation areas. This was acceptable to 2/3 of respondents, provided that it was compatible with existing buildings.

### **VILLAGE CENTRE and FACILITIES**

Caythorpe has a good selection of facilities and these are valued by the parishioners. Three stood out as important both to the parish as a whole and also to the individuals who responded: the GP surgery, the Spar shop and the Post Office within it. The most valued facility, however, was the primary school at 96%, even though only 20% of respondents felt it is important to them personally.

The village lacks a nursery for the youngest children. Of the 188 who answered the question, around 2/3 thought that one was necessary.

Regarding the Village Hall, most respondents would opt for a new village hall on a site large enough to include a car park. Second choice would be to maintain the current hall, but fewer than 1/4 favoured making alterations to make it carbon neutral.

Although 58% of respondents think there are not enough job opportunities in the parish, there seem to be enough in the surrounding area. About 1/3 would like to see more businesses, mostly retail, and mostly food. The biggest demand was for a cafe/coffee shop.

# VISION FOR THE FUTURE OF CAYTHORPE AND FRIESTON PARISH

The community and external consultations, together with the evidence collected has enabled an overall Vision and seven supporting Objectives to be agreed. These are presented below.

## VISION

We intend that Caythorpe and Frieston Parish will keep its open, rural character. Within this the villages of Caythorpe and Frieston will prosper to the benefit of residents of all ages. We will preserve the historic conservation areas and the many facilities we have. This will benefit both ourselves and other nearby villages.

## OBJECTIVES

**Objective 1** - To maintain the individual identities and character of both the villages of Caythorpe and Frieston.

**Objective 2** - To protect and enhance the conservation areas, other heritage features and the character of the villages.

**Objective 3** - To improve the balance of the housing stock by requiring a greater proportion of 2 and 3 bedroomed affordable new homes to buy or rent on infill sites and any small developments that may be built in the future. The intention is to provide a mix of housing that meets the needs of all sectors of the population.

**Objective 4** - To preserve the distinctive and varied parish landscape, from the high ground of the High Dyke to the low fields of the Trent and Belvoir Vale.

**Objective 5** - To preserve and enhance the natural environment for the benefit of both people and wildlife.

**Objective 6** - To reduce our carbon footprint by encouraging energy efficient buildings, charging points for electric vehicles, the use of public transport and tree planting. Routes for cyclists and pedestrians will be protected and enhanced.

**Objective 7** - To maintain and, where possible, improve local services and facilities to ensure a sustainable, viable and balanced community.

# POLICIES

## NEIGHBOURHOOD PLAN POLICIES (and Community Aspirations)

In the sections that follow, the formal Neighbourhood Plan policies are presented in **Bold Font** within text boxes. They are designed to deliver the Vision and Objectives. Once the Neighbourhood Plan has been 'made' by the District Council they will form part of the Development Plan and be used by the District Council to determine planning applications in the parish. Each policy is preceded by an explanation which refers to the following, as appropriate.

- the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG);
- strategic policies in the South Kesteven Local Plan;
- the findings from research and the evidence base; and
- the views of the local community and other interested parties from consultations.

The informal Community Aspirations section address the issues raised in consultation, which are related to, but cannot be addressed by, land use planning policies in a Neighbourhood Plan. To distinguish them, Community Aspirations are set out in a separate section and are presented *in italics*.

## HOUSING POLICIES

### **POLICY 1. Explanation**

In the adopted Local Plan, Caythorpe and Frieston is designated as a larger village. However, there is no specified requirement for new housing and no site allocations. This policy builds on the Local Plan (Para. 2.11 and Policies SP2 & SP3) which limits new development to infill sites (usually expected to be no more than 11 dwellings). It also sets criteria limiting development to locations within the main built up area. The approach to the location and scale of new housing is supported by the outcome of community consultation and evidence on landscape character. In addition it reflects the findings of the 2018 Local Plan Capacity Study & Sustainability Appraisal (Points of Compass Assessment), as described in the separate Evidence Document.

Although Caythorpe and Frieston is a single community, the two village cores are distinct, as evidenced by the separate Conservation Area boundaries. In addition, the open land alongside Lincoln Road (A607), between Frieston Road and Hough Road, and the large plots of houses off Hough Road create a spacious feeling and a distinct character.

The parish lies partly in the Southern Lincolnshire Edge area and partly in the Trent and Belvoir Vale, where landscape sensitivity to new development is rated medium-high. The villages are inconspicuous in the landscape when viewed either from the Vale or from the higher ground to the east. They lie in a slight depression in the land and contain many mature trees. As a result the church spire is the only indication that the villages exist when viewed from a distance.

The A607 carries a lot of traffic, including heavy goods vehicles, many going to businesses on Caythorpe Heath Lane. They are a hazard to people and vehicles crossing the A607, so any increase in crossing traffic is undesirable. In addition, the buffer zone between Mid UK Recycling and housing needs to be maintained, as noise and odour from the site can be a nuisance.

Whilst it is inevitable that development will create disturbance for fauna and flora, the concept of biodiversity net gain should be applied, even in small schemes involving just one or two dwellings. This is in accordance with the NPPF Paras 170(d), 174(b) and 175(d) and the Natural Environment Planning Practice Guidance (PPG). As a starting point, existing features, such as hedges, trees, ponds and watercourses, should be retained. Thereafter measures should be taken wherever practical to incorporate new habitats through the layout including gardens and landscaped areas.

**POLICY 1. Location and scale of new housing. (Relates to Objectives 1, 4 and 5.)**

Proposals for new housing development on infill sites of up to 11 dwellings will be supported where the requirements of the Local Plan Policies SP2 (Settlement Hierarchy) and SP3 (Infill Development) are met, and the following criteria can be satisfied:

- (A) The separate identities of Caythorpe and Frieston are not compromised.**
- (B) Any new development is continuous with the existing built-up area.**
- (C) Any new development does not result in any overall loss of biodiversity within or around the site concerned.**

**POLICY 2 Explanation**

This first part of this policy will reduce the high proportion of large houses and provide lower cost housing to enable young families to stay in Caythorpe. The knock-on effect of this should be to maintain the viability of the primary school.

Social housing in Caythorpe is provided by both SKDC and the Lincolnshire Rural Housing Association. We would support either organisation in any proposal to increase or improve affordable rented housing on the sites that they already own. We believe that it is important to keep the existing stock of social housing. It is acknowledged that other providers may undertake development of affordable housing for rent or for sale in the future and the same policies will apply.

Although an estimated 32% of the parish population is over 60 years of age, around 1/3 of the existing dwelling stock comprises bungalows. Based on this, design considerations, local character and a need for smaller, more affordable family houses, it is felt that older residents are already catered for.

**POLICY 2. Housing mix. (Relates to Objective 3.)**

- (A) Proposals for housing development that meet the requirements of Policy 1 should include at least 75% of 2- and 3-bedroom dwellings, and the resulting schemes and their layouts should respond positively to the character of the immediate locality.**
- (B) Proposals for affordable housing will be supported provided that:**
  - i. The design and density is appropriate to the immediate area**
  - ii. The property will remain available for those needing affordable homes in the future.**
- (C) Unless there is a need for a specific provision to meet disability or affordability needs, or to protect the residential amenity of nearby properties, the inclusion of bungalows in new housing schemes will not be supported.**



### **POLICY 3 Explanation**

This policy is intended to minimise impact of new building on the character of the villages, especially in and around the conservation areas, and also on the wider environment. South Kesteven does not have adopted parking standards, but the provision of adequate off-road parking is necessary in the villages to avoid adding to the congestion caused by cars parked in the streets.

Permeable driveways will reduce rainwater run-off into the sewer system; tree planting will reduce the carbon footprint of a development; dropped kerbs will aid people using mobility aids or pushing prams, and avoid the need to retro fit them later.

The details in the SKDC Caythorpe and Frieston Conservation Area (Appraisal and Amendment) Report (June 2009) apply in the use of this policy.

It is intended that this policy will be applied alongside Policy SP3 of the adopted Local Plan and draw upon the recently adopted (November 2021) Supplementary Planning Document – Design Guidelines for Rutland & South Kesteven. See: <http://www.southkesteven.gov.uk/index.aspx?articleid=15311>

#### **POLICY 3. Design criteria for new houses. (Relates to Objectives 1, 2 and 6.)**

**Development proposals for new houses should incorporate high quality and distinctive solutions which take account of their location in the neighbourhood area. In particular, development proposals should:**

- (A) Respond positively to the technology for the delivery of energy efficient buildings;**
- (B) Enhance the character of their surroundings, particularly if they are within or visible from the conservation areas;**
- (C) Respect the height of surrounding houses;**
- (D) Incorporate boundaries that are appropriate for their location;**
- (E) Have driveways of permeable material;**
- (F) Incorporate trees on the site where space permits; and**
- (G) Have two off-road parking spaces and incorporate a charging point for electric vehicles.**

### **POLICY 4 Explanation**

For many, extending their home is a preferable alternative to moving to a larger one, and many properties within the villages have already been extended. House extensions do not always need planning permission if they conform to the conditions of 'Permitted Development Rights', which limit the area and height of extensions. These rights do not apply in a conservation area. Policy 4 is intended to maintain the character of the villages, and to avoid low density housing areas becoming more crowded due to oversized extensions to properties.

It is intended that this policy will be applied alongside Policy SP3 of the adopted Local Plan and draw upon the recently adopted (November 2021) Supplementary Planning Document – Design Guidelines for Rutland & South Kesteven. See: <http://www.southkesteven.gov.uk/index.aspx?articleid=15311>

**POLICY 4. Extensions to existing buildings. (Relates to objectives 1 and 2.)**

**Residential conversions or extensions should be designed to respect the character of the existing building, nearby buildings and their setting. This will require particular attention to:**

- (A) The choice of materials for exterior walls and roofs;**
- (B) The size of the extension relative to the plot, and to the height of other nearby buildings;**
- (C) Layout within the plot;**
- (D) Parking, in accordance with requirements of Policy 3H;**
- (E) The relationship with adjoining and nearby properties in terms of the impact on the occupiers' amenity and the character of the area.**

**The incorporation of sustainable design features such as sustainable drainage, porous/permeable surfacing for drives and domestic-scale renewable energy into extensions will be supported where they are sensitively incorporated into the overall design.**

**HISTORICAL ENVIRONMENT POLICY**

**POLICY 5 Explanation**

The historical features of the parish are many, and reflect centuries of human occupation. They are important to the people of Caythorpe and Frieston Parish. Many are listed by Historic England. The older parts of both Caythorpe and Frieston are designated conservation areas. Buildings and structures within the conservation areas and individual listed structures enjoy considerable legal protection.

This policy emphasises the value placed upon all features of historic interest. Details of the Conservation Areas (including the appraisal carried out in 2009), Listed Buildings, Scheduled Monuments and Archaeological sites are given in the Evidence Document and summarized in Appendix 4. In addition to the formally Listed Buildings, the important views, important open spaces, enclosed approaches and positive buildings identified on the plans in the Appraisal (on p2 and p8) will be used in the application of this policy. The important views also apply to Policy 6 (Landscape and the Natural Environment).

This policy also overlaps with the Plan's approach towards important views and open spaces. In some cases, these elements of the Plan may include or relate to heritage assets.

For the Conservation Area Appraisal see

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3093&p=0>

**POLICY 5. The historical environment. (Relates to objectives 1 and 2.)**

**Development proposals affecting designated heritage assets or their setting should take account of Local Plan Policy EN6 and should preserve or enhance the asset in question and contribute to the quality and character of its setting. Proposals which sensitively promote and interpret heritage assets will be supported where they respond positively to the following local factors:**

**(A) The conservation areas are not substantially altered by new development;**

**(B) Any infill building within or visible from the conservation areas is compatible with the style and size of the surrounding buildings;**

**(C) Development proposals affecting listed buildings and buildings of historical significance outside the conservation areas (as detailed in Appendix 4 and the Evidence Document) should safeguard the integrity and the setting of the asset concerned. Proposed alterations should be sympathetic both to the building concerned and to its setting.**

**(D) Features of archaeological interest (including ridge-and-furrow cultivation) should not be damaged by future development projects or changes in land use.**

**LANDSCAPE AND NATURAL ENVIRONMENT POLICY**

**POLICY 6 Explanation.**

The landscape and natural environment are a vital part of the character of the parish, as recognised in Natural England and SKDC Landscape Character Assessments. Most of the commercial development in the Parish is located on farms or in individual locations (e.g. PGL and MidUK) and it is important that any new development of this type is sympathetic to the rural surroundings. SKDC published a Landscape Character Assessment in 2011, which included statements concerning the future development of the areas within which the parish lies. Development either of the South Cliff area or the Trent and Belvoir Vale would have a medium-high impact on the open rural character of the parish. In addition to upholding the aims of this assessment, we wish to ensure that green spaces in and close to the villages remain undeveloped.

Key Views in the villages are identified in the Conservation Area Appraisal. Wider countryside views have been identified by local surveys and as part of the landscape assessment for the Hough-on-the-Hill Neighbourhood Plan. They include views from the Cliff edge to the Vale of Belvoir, and from the high ground to the east (westwards). Details are given in Appendix 3 and in the Evidence Document. This policy will maintain the rural character of the parish, keep separate the villages of Caythorpe and Frieston, and preserve the wonderful views.

Part D of the policy comments that development proposals should incorporate any practicable measures which would benefit native flora and fauna. These include new woodland or hedgerow planting, more uncultivated field margins or land given up for a nature reserve.

The Environment Agency has expressed support for this policy.

**POLICY 6. Landscape and the natural environment. (Relates to Objectives 4, 5 & 6.)**

- (A) Developments should preserve the landscape by ensuring that the objectives of the SKDC Landscape Character Assessment are upheld.**
- (B) Development proposals should respond positively to the open farmland character of the parish. Proposals for new farm buildings, business units or tourism developments should be of a high standard of design and, where necessary, incorporate landscaping appropriate to its location.**
- (C) Development proposals should respect the key views identified within the conservation area and the wider parish landscape and should not detract from their significance. Proposals which would unacceptably impact on the identified key views will not be supported.**
- (D) As appropriate to their scale, nature and location development proposals should incorporate any practicable measures which would benefit native flora and fauna.**

**OPEN SPACES POLICIES**

**POLICY 7 Explanation.**

Open spaces and recreation facilities spaces may be protected in Neighbourhood Plans, in line with Paragraphs 92(c) and 97(a, b &c) of the NPPF. These spaces are well used and valued assets which support social and recreational activity and help to define the landscape and character of the area. This was shown in the responses to the community survey, and the open spaces add to the quality of life for local residents. Where development is proposed that affects playing fields and recreation areas, Sport England guidance should be followed and advice sought from that organisation, which is a statutory consultee.

In addition, the Parish Council will support proposals to enhance and improve the local open space and recreation facilities in the Parish as and when opportunities emerge. Each of them is listed and mapped in Appendix 5. More detail is given in the Evidence Document.

Although smaller, the incidental amenity open spaces in housing areas, dedicated when the houses were built, are also valued by the community. In addition to landscape value, they provide nature conservation habitats and help to address climate change issues. These open spaces are shown on the map in Appendix 6 and the Evidence Document.

**POLICY 7. Existing open spaces & recreation facilities. (Relates to objectives 1, 5 & 7.)**

**The Plan designates the following facilities as open spaces and recreational facilities, as detailed in Appendix 5:**

- **the burial ground**
- **the allotments,**
- **St Vincent's Church Yard.**
- **the playing field,**
- **the playing field at Caythorpe Primary School.**

**POLICY 7. Existing open spaces & recreation facilities (continued).**

**Development proposals which enhance or improve the identified open spaces and recreational facilities will be supported.**

**Development proposals which would reduce the quality or quantity of an identified open space or recreational facility will only be supported if the existing facility is replaced at an equivalent or better quality and quantity, and in a suitable and accessible location.**

**Enhancement proposals and the planting of additional trees in the smaller amenity green spaces (as shown in Appendix 6) will be supported.**

**POLICY 8 Explanation.**

It is important that open land in and close to the villages is identified and protected to maintain local character. Surveys by local people and research have identified spaces which are valued by the community, and where heritage and archaeology are inter-twined with landscape and character. The Local Green Spaces proposed add to the areas of open space (Policy 7) but take further account of the value to the character, heritage and/or biodiversity of the villages. The NPPF (Paras. 99 -101) provides for the designation of Local Green Spaces in Neighbourhood Plans subject to three criteria:

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

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community, holding a particular local significance, e.g. because of beauty, historic significance, recreational value, tranquillity or rich wildlife;*
- c) local in character and is not an extensive tract of land.”*

Each of the proposed LGS fulfils the criteria and a restrictive policy approach towards development is reasonable. Very special circumstances can be considered by the District Council on a case-by-case basis.

**POLICY 8. Identified local green spaces. (Relates to Objectives 4 and 5.)**

**The Neighbourhood Plan designates the following green spaces as Local Green Spaces:**

- LGS 1. Diocesan triangle of land by the allotments**
- LGS 2 The Glebe Field**
- LGS 3 The War Memorial and small green in Caythorpe**
- LGS 4 Pasture separating Caythorpe and Frieston, west of A607, south of Frieston Road**
- LGS 5 Frieston Green**
- LGS 6 Frieston Lower Green**
- LGS 7 Ridge-and-furrow field off Frieston Road, west of Millfield Crescent**

**Proposals for development on a Local Green Space will not be supported except in very special circumstances. The proposed Local Green Spaces are mapped (shown green) and described in detail in Appendix 7.**

## COMMUNITY FACILITIES AND SERVICES POLICIES

### **POLICY 9 Explanation.**

Caythorpe is defined as a Large Village in the SKDC Local Plan because of the varied facilities it offers, both to parishioners and residents of other nearby villages. This policy is intended to keep those facilities and improve them if possible. A full list of facilities can be found in the separate Evidence Document.

The public survey upon which this NP is based showed widespread support for all the facilities, but particularly the primary school, the Spar shop/Post office and the GP surgery. The sports and social facilities were also widely appreciated. In the past retail premises and a number of public houses have been converted into homes. As a result we are determined that what remains shall be kept.

To provide the social, recreational and cultural facilities and services the community needs the NPPF (Para. 84d) states that planning policies and decisions should enable: *“the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”* In criterion (A) explicit community support would include the views of the parish councils and users of the facility in question. Applicants may also wish to undertake consultation with the local community to demonstrate support for a proposal.

The Local Plan Policy SP6 also states that local facilities are important to the sustainability of villages and that proposals that would result in the loss of existing facilities will be resisted. This locally focused Neighbourhood Plan policy complements the protective approach of the Local Plan. This requires that applicants must demonstrate that consideration has been given to re-using premises for an alternative community business or facility and that effort has been made to try to secure such a re-use. The potential impact that closure may have on the area and its community must also be measured, with regard to public use and support for both the existing and proposed use.

### **POLICY 9. Village centre and community infrastructure. (Relates to objective 7.)**

**The Plan identifies the following important community facilities:**

- **Caythorpe Primary School**
- **Caythorpe convenience store (Spar) and Post Office**
- **The Waggon & Horses and the Red Lion public houses**
- **Caythorpe Surgery**
- **Caythorpe playing field and children’s playground**

**Development proposals which would improve and/or extend an important community facility will be supported where their design and layout are appropriate to their surroundings.**

**Development proposals for new community facilities will be supported where they are accessible to the community and their designs and layouts are appropriate to their surroundings.**

**Insofar as planning permission is required, proposals that would result in the loss of an important community facility will not be supported unless:**

**(A) alternative provision is made for equivalent or better facilities; or**

**(B) it can be demonstrated the service or facility is no longer economically viable; or**

**(C) it can be demonstrated that the facility concerned is no longer being used by the local community.**

### **POLICY 10 Explanation.**

Transport is the responsibility of the highway authority (Lincolnshire County Council), working with the District Council and a policy context is provided mainly in the Local Plan and Local Transport Plan. However, there are local issues which is it appropriate to address in this Neighbourhood Plan. In addition, it is hoped to support an increase in safer walking, cycling and (given the rural location) horse riding, which will help promote the health and well-being of the community. The Parish Council will work with the County and District Councils to ensure that the transport needs and traffic issues present in Caythorpe and Frieston, including traffic management, are addressed.

The presence of large farms in the Parish generates traffic from mainstream agricultural activity and from diversification, whereby former agricultural units are used for business purposes. The presence of a large waste recycling plant and an outdoor activity centre, just to the east of Caythorpe village also creates pressure on the lanes and small rural roads. In addition, most of the roads within the villages are narrow and lack footpaths on one or both sides and are unsuitable to accommodate extra traffic. Development proposals which would generate a significant amount of additional traffic and/or which would generate HGV traffic should be supported by a Transport Assessment or Statement.

Although the bus service is valued, particularly for shopping in Lincoln or Grantham, residents rely mainly on cars for transport. The transition to electric cars will be difficult for those with no off-road parking. Public charging points will help those residents who have no off-road parking (estimated 40+ homes) to switch to electric cars. Several possible sites are being considered.

### **POLICY 10. Transport. (Relates to objective 6.)**

**(A) Development proposals should avoid conflict between vehicles, pedestrians and cyclists and take into account the nature and rural character of the local highway network. Where other Neighbourhood Plan policies are met, development proposals that would increase local provision for pedestrians, cyclists and horse riders will be supported.**

**(B) The installation of public charging points for electric cars will be supported in appropriate locations provided that heritage, local character and residential amenity are respected.**

### **POLICY 11 Explanation.**

The NPPF states that opportunities to promote walking should be identified and pursued. It adds that planning policies should provide for high quality networks. Footpaths are important to residents and the quiet lanes (with grass verges) provide opportunities for walking, cycling and horse riding. The footpaths and bridleways are shown on the map in Appendix 3 and, in more detail, on the LCC definitive Rights of Way Map.

### **POLICY 11. Countryside access and rights of way. (Relates to Objectives 6 and 7.)**

**Development proposals (which meet other policy requirements) will be supported if they improve or extend the existing network of public footpaths and bridleways in the parish, especially where they allow greater access to services and facilities or to the surrounding open countryside.**

**Development that would result in the loss of existing footpaths and bridleways or detract from the attractiveness of these routes will not be supported.**

## CONNECTIVITY AND BUSINESS POLICIES

### **POLICY 12 Explanation**

Mobile phone signals are extremely variable within the parish, so it is risky to rely solely on a mobile phone at present. Broadband speeds are also poor. The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services. The NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Broadband access enables working from home, reducing travel, and is essential for education. It gives people, especially those who have access limitations, access to services and facilities that would not otherwise be available. In terms of service improvements, the community survey showed that people want better internet, broadband and mobile phone provision. There was also a strong feeling that the call box should be retained, providing a service in emergencies and for those residents who do not have access to mobile phones (see Community Aspirations).

#### **POLICY 12. Digital connectivity. (Relates to objective 7.)**

**Development proposals that will improve broadband speeds and mobile phone signals will be supported, where the equipment involved is sited sensitively and does not have an unacceptable impact on the environment of the neighbourhood area.**

### **POLICY 13 Explanation**

Over 30 businesses employing a total of more than 300 people are based in the parish. Working close to home benefits both employees, who have to spend little time commuting, and the environment, by reducing car use. Existing buildings, particularly on farms, have been converted for small businesses, and there is scope in the parish for a few more. While large industrial developments will not be welcomed, we will support proposals for small businesses to acquire premises in the parish, provided that their activities will not be detrimental to the environment or the quality of life of residents.

#### **POLICY 13. Business and employment. (Relates to objective 7.)**

**Proposals for the development of new business units, the expansion or diversification of existing small units and tourism related development will be supported, providing that:**

- (A) there would be no unacceptable impact resulting from increased traffic, including HGVs, on the rural road network, parking and servicing, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development.**
- (B) they are small scale and would not have an unacceptable impact on the character of the site and/or buildings, by virtue of scale or design, or on landscape, including Key Views.**

**Where planning permission is required, proposals for home-based working will be supported where there is no unacceptable impact on the residential amenity of neighbouring properties or on the character of the immediate area of the property concerned.**



## COMMUNITY ASPIRATIONS

Throughout the preparation of the Neighbourhood Plan some issues have been raised through consultation that do not specifically relate to land use or development. To meet the statutory requirement such issues cannot be considered through formal planning policies in a Neighbourhood Plan. This section outlines those other important aspirations which, although they are not formal planning policies, are linked to development. They are local aspirations and do not constitute or suggest agreement with South Kesteven District Council or other bodies to fund or act on them, but the Parish Council will consider ways of fulfilling them as part of the implementation of the Neighbourhood Plan.

### **CA 1 Roads and travel**

*The Parish Council will work with others to:*

- *Maintain and improve public transport.*
- *Promote Call Connect, which is little used by parishioners.*
- *Persuade SKDC and/or landowners to improve access to the countryside by maintaining and extending public rights of way and substituting gates for stiles.*
- *Decrease the number of potholes in the roads by encouraging residents to report them to Fix My Street.*

### **CA 2 Environment**

*The Parish Council will work with others to:*

- *Take steps to keep the parish litter free by employing a litter picker, litter picking by Mid UK Recycling near their site, and volunteers elsewhere.*
- *Promote the reporting of fly tipping to SKDC, by publicising the contact information.*
- *Ensure that the relevant authorities take steps to prevent damage to High Dyke SSSI.*
- *Prevent dog fouling in the countryside by means of education and information for dog owners and threats of prosecution as appropriate.*
- *Seek an opportunity to create a space for nature with public access close to the villages.*

### **CA 3 Community activity**

*The Parish Council will work with others to:*

- *Retain the BT public call box.*
- *Maintain the viability of community events, such as the Gala.*
- *Support the use of the playing field for sports and other outdoor activities that are so important for the health and wellbeing of participants.*
- *Promote leisure and social activities for residents of all ages.*
- *Ensure the streets and footpaths are kept free from litter, dog faeces and potholes.*
- *Promote and retain the businesses that already exist and serve the local area.*
- *Replace the Village Hall should the opportunity arise.*

## MONITORING, REVIEW AND IMPLEMENTATION

The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been adopted. The policies in this plan will be implemented by South Kesteven District Council as part of their development management process. The Parish Council will also be actively involved, using the Neighbourhood Plan to frame representations on planning applications and where appropriate, as part of the pre-application process.

This Plan provides a 'direction of travel' through its Vision, Objectives, Policies and Community Aspirations. Flexibility may be needed as new challenges and opportunities emerge and it is intended to review the plan periodically (e.g. every 5 years), in line with the Neighbourhood Planning Act (2017). Several strands of activity (see below) will be considered in periodic monitoring reports.

- (A) The statutory planning process, in particular, how the NP is used to determine local planning applications;
- (B) The state of public services and community assets, together with other measures to support local services for the vitality and viability of the parish;
- (C) The eventual adoption of the review of the South Kesteven Local Plan.

The views of the District Council, as the Local Planning Authority, will be sought on these matters. Monitoring reports might conclude that a partial or comprehensive review of the Neighbourhood Plan is necessary at any time and accordingly trigger that process. In any event, and as acknowledged, the Parish Council will need to return to the plan (or its replacement) after five years, or so.

In addition, the progress on achieving the Community Aspirations will be considered.

### **Funding mechanisms**

Where appropriate, financial contributions will be sought from developers through S106 Agreements. In addition, the Parish Council will seek to influence budget decisions by the District Council and the County Council, including on transport. The Parish Council will work with other agencies/organisations on funding bids to help to achieve Neighbourhood Plan aspirations, including the Lottery, UK Government and LEP programmes.

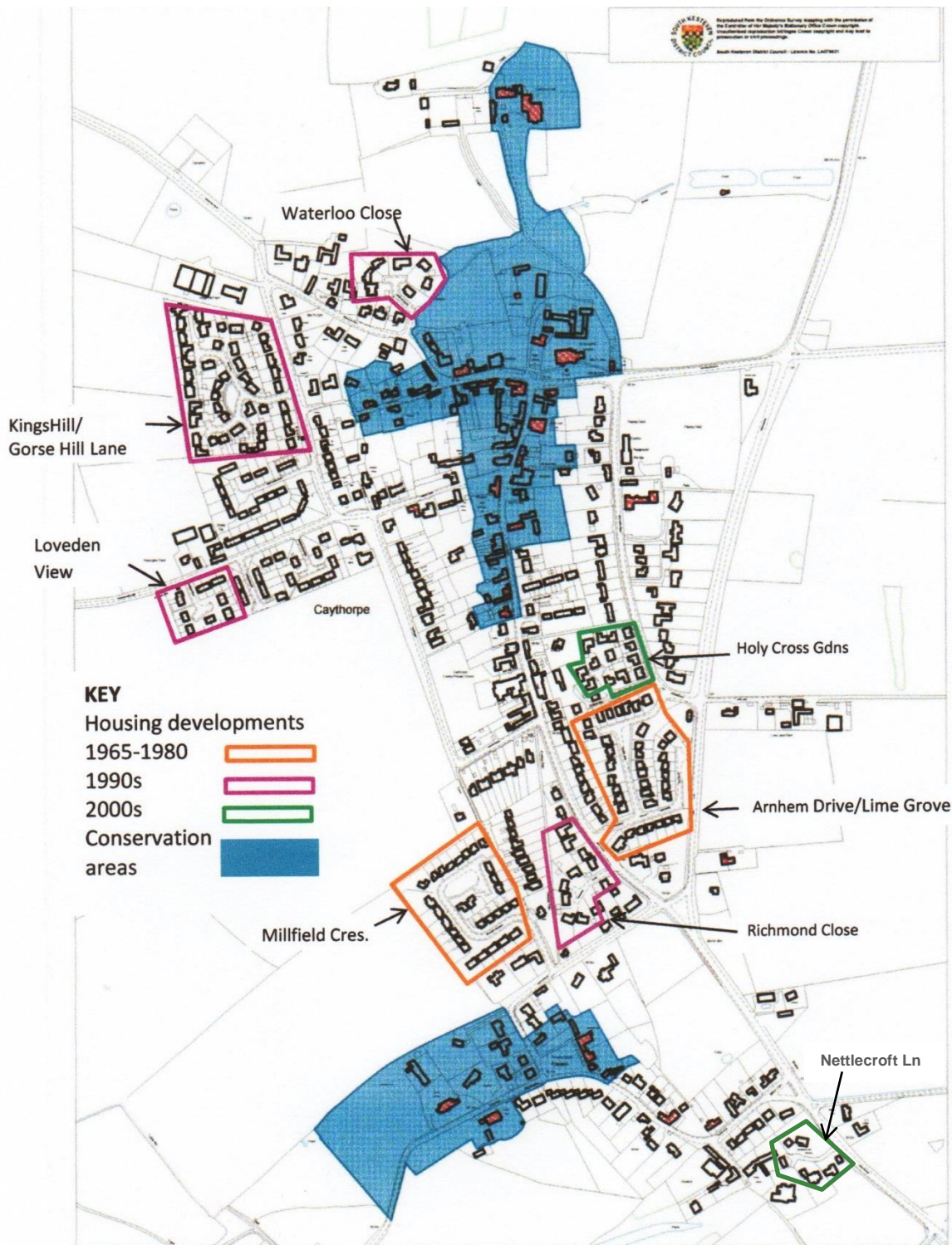
### **Local priority projects**


The projects below reflect local priorities. This should inform the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids.

- (A) A new village hall, should the opportunity arise.*
- (B) Countryside management, nature conservation and access to the countryside.*

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

# APPENDIX 1. Post 1960 developments and the conservation areas



Note: Listed buildings hatched in red 

## APPENDIX 2. Current Housing Stock

### Types of housing within the villages

Flats	2 (<1%)
Bungalows	186 (34%)
Houses, 2 or more floors	366 (66%)
Total	554

There is also a care home which can accommodate 14 residents.

### Accommodation

Bedrooms	2020*	% of homes
No bedrooms	1	0.2
1 bedroom	3	0.5
2 bedrooms	97	16.2
3 bedrooms	208	34.7
4 bedrooms	182	30.3
5 or more bedrooms	80	13.3
Not known	29	4.8
Total	600	100

\*Estimate based on 2011 Census data updated from SKDC planning portal for new builds and extensions which added bedrooms.

Of the 571 homes for which the number of bedrooms could be estimated, the average number of bedrooms is 3.4. (The average for England and Wales in the 2011 Census was 2.7.) Most homes are owner-occupied. There are no data on privately rented homes.

**Affordable rented homes** An affordable rent is defined as being 80% or less of the market rent for the area. The 62 homes let by a social housing organisations make up 12.5% of the homes in Caythorpe village, and are let at affordable rents. There are none in Frieston. (In England about 17% of all homes are in the social sector (ONS data 2018).)

**Council owned homes** There are 49 homes owned by SKDC in Caythorpe.

**Table 4. Homes owned by SKDC**

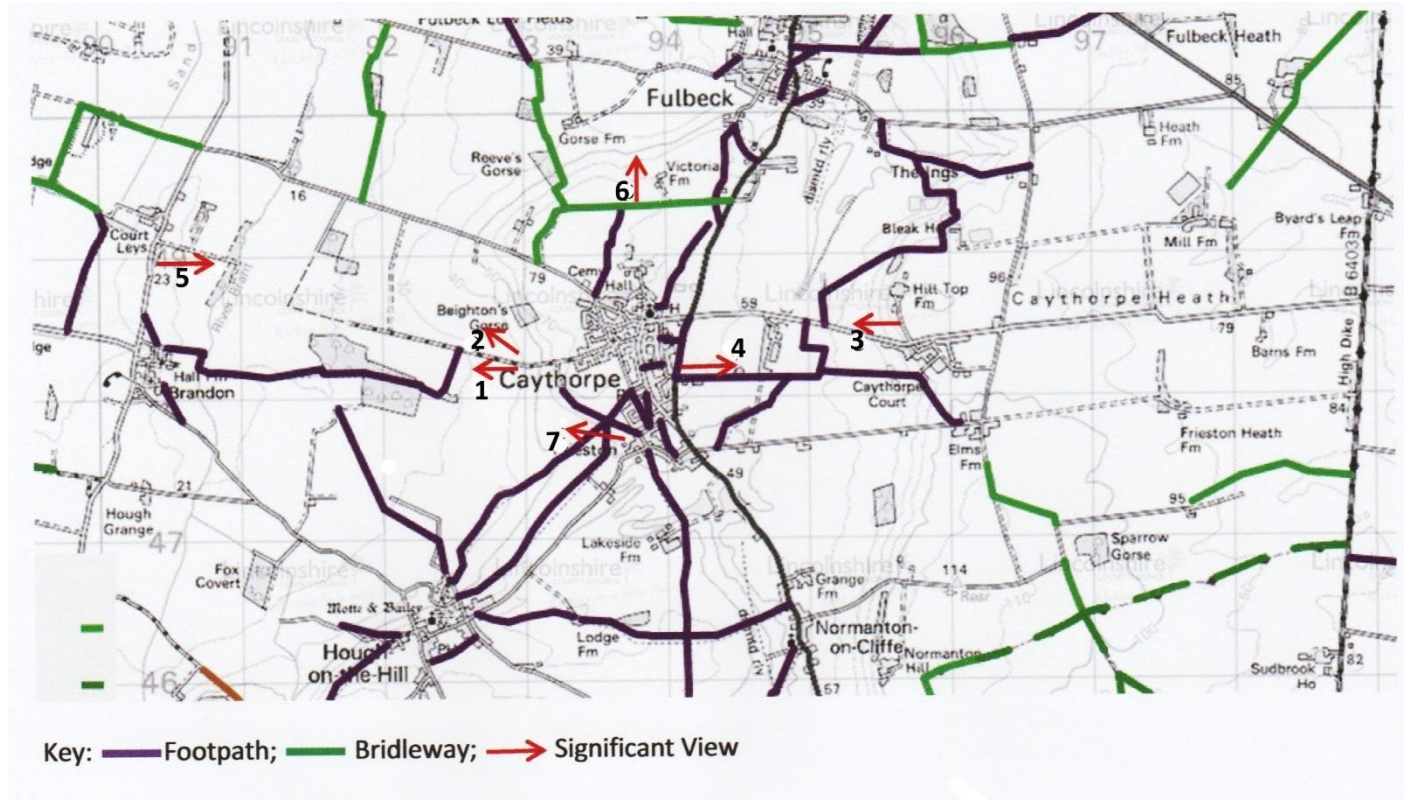
	To ta l	2 be d	3 be d	4 be d
Bungalows	34	21	13	
Houses	15	2	12	1
total	49	23	25	1

### Housing Association homes

The Lincolnshire Rural Housing Association owns 13 homes in Caythorpe. There are 9 three- bedroomed houses and 4 two-bedroomed bungalows.

### APPENDIX 3. Footpaths, bridleways and significant views

The South Lincolnshire Cliff escarpment lies just to the west of the villages. Any vantage point along this edge gives spectacular views over the Vale of Belvoir. Rising ground to the east affords an attractive view over the fields to the spire of Caythorpe Church, with most of the built-up area concealed by trees. The view from the villages towards the east is also attractive, with fields and groups of trees. From the western edge of the parish, the view eastwards is of fields and patches of woodland. The villages are hidden, except for the church spire on the horizon. The bridle path that marks the northern parish boundary gives extensive views towards the cliff villages of Fulbeck and Leadenham, and north towards Lincoln. The cathedral and castle are both visible on the skyline.



1. View from the Cliff, looking west



2. View from the Cliff, looking northwest



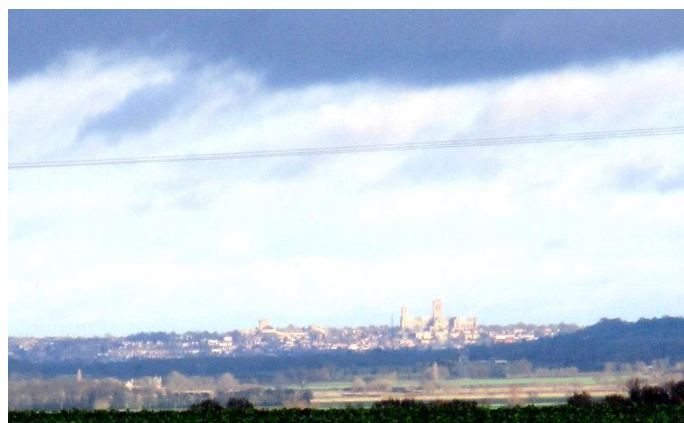
3. Looking west, towards Caythorpe, from Hill Top Farm



4. Looking east from the A607 towards PGL outdoor centre



5. Looking east from Court Leys, with Caythorpe Church spire on the skyline



6. Looking north from the parish's northern boundary. Lincoln cathedral and castle can be seen on the skyline, 23 km (14 miles) distant.



7. Looking approx. WNW from Frieston.

## **APPENDIX 4. Heritage assets.**

**Full details of the assets listed can be seen in the separate Evidence Document, page 11.**

### **LISTED STRUCTURES IN CAYTHORPE AND FRIESTON PARISH (Source: English Heritage.)**

CAYTHORPE COURT, House, Grade II; Park and Garden, Grade: II; Stables, Grade: II; Gate Lodge, Grade: II; Garden terrace, Grade: II; Gate and Flanking walls, Grade II. Caythorpe Heath Lane, Caythorpe.

BARNS FARM. Grade: II. Caythorpe Heath Lane, Caythorpe.

HOUSE AT KESTEVEN FARM INSTITUTE, Grade: II. Pottergate Road, Caythorpe.

BLEAK HOUSE, Grade: II. Pottergate Road, Caythorpe.

LINCOLN ROAD, Caythorpe Nos. 4 and 6. Both Grade: II.

CAYTHORPE HALL, Grade: II; Ice House, Grade II; Stable Block, Grade: II; Lodge and Gates, Grade II. Church Lane, Caythorpe.

PARISH CHURCH OF ST VINCENT, Grade: 1; Memorial Cross, Grade: II (also a scheduled monument). Church Lane, Caythorpe.

CHURCH LANE. Houses numbered 3, 7, 8, 9, 10 and 26, and Corner House Cottage, all Grade: II.

HOME FARM. House, Grade: II; Pigeoncote, Grade: II. Church Lane, Caythorpe.

TEMPLEWAY HOUSE, 17 Chapel Lane, Grade: II.

HIGH STREET Caythorpe. No. 58, Corner House (no. 77), Holly Cottage (No. 37), Pickworth House (No. 33), Middlefield House (No. 46), Waggon and Horses Public House, Red Lion Public House. All Grade II.

THE OLD HOUSE, Grade: II. Old Lincoln Road, Caythorpe.

HOUGH ROAD, Caythorpe, Nos. 24 and 25. Grade: II

FRIESTON HOUSE, Grade: II; Garden House at Frieston House, Grade: II; Grotto, Grade: II. Hough Road, Frieston.

FRIESTON HALL, Grade: II. Hough Road, Frieston.

CRAGGS COTTAGES, Grade: II. Hough Road, Frieston.

THE GREEN FRIESTON. The Old Place, Grade: II. Denver House, Grade: II. Trap House, Grade: II.

COURT LEYS FARM HOUSE, Grade: II, Stragglethorpe Lane Caythorpe.



### Other Heritage Assets

In addition to the listed structures there 3 designated historic landscapes: Frieston House park, Frieston Village Green and Caythorpe Village Green; 9 archaeological sites where various artefacts, some dating back to the Neolithic period, have been discovered; and an area of medieval ridge and furrow earthworks.

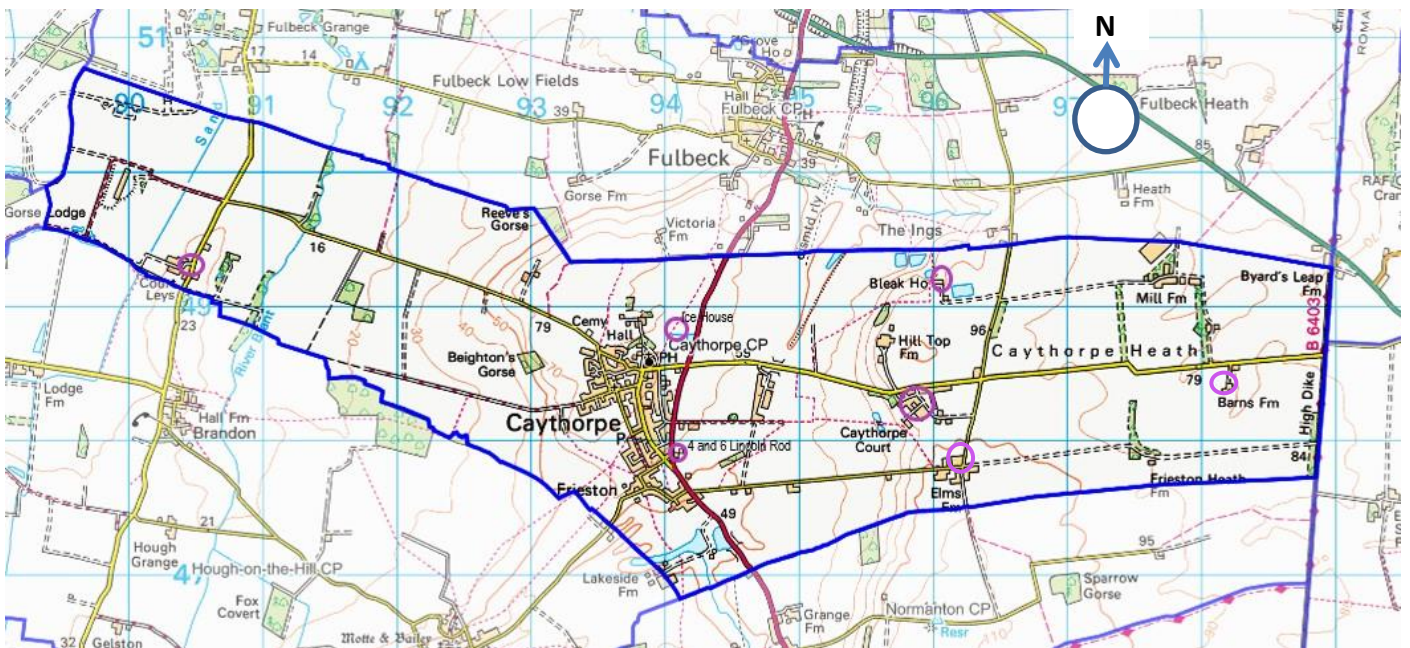
### Maps of Listed Structures in Caythorpe and Frieston Parish

#### A. Listed Structures within and around Caythorpe and Frieston



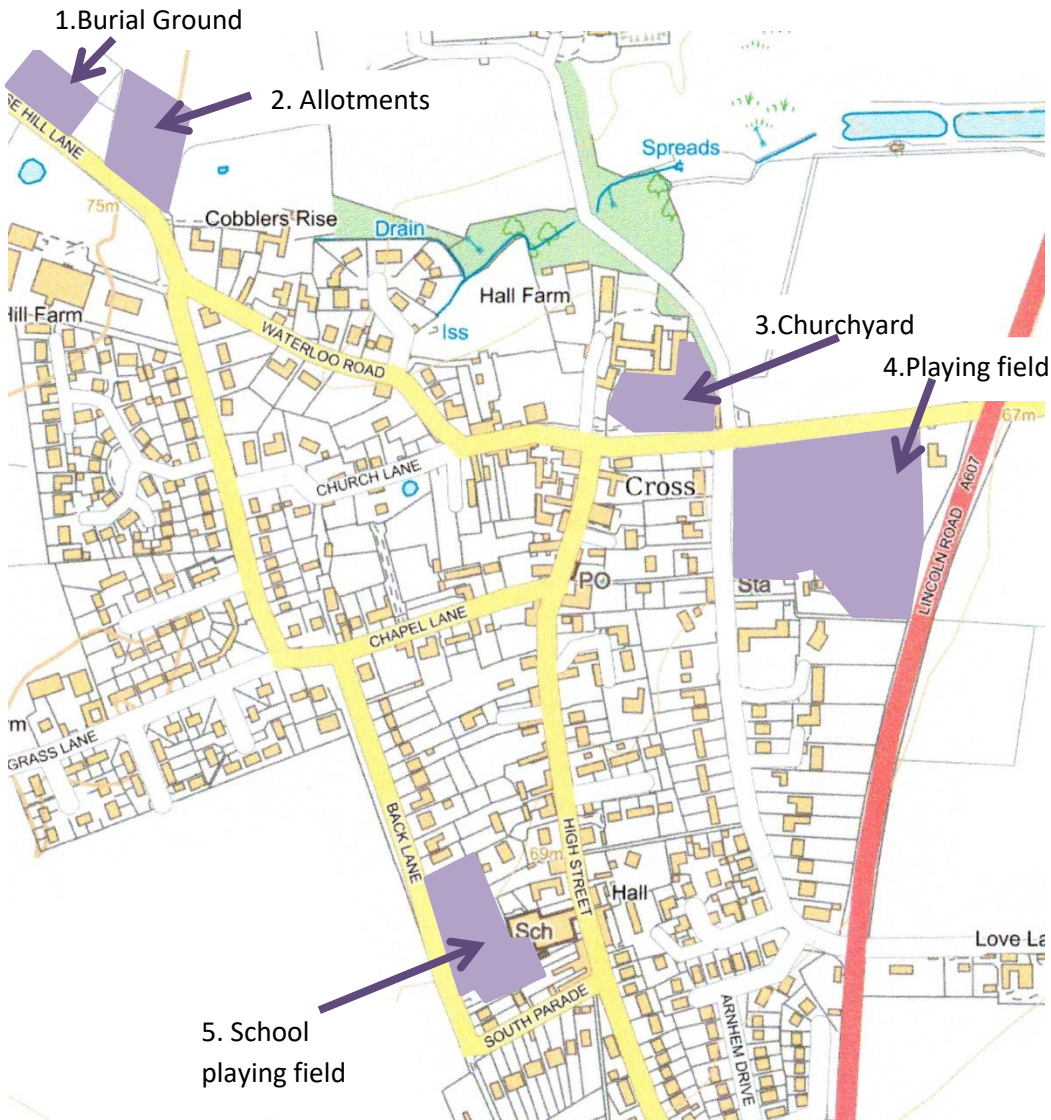
Key:  Conservation Area  Listed structure

#### B. Listed Structures in the wider parish.



Key:  Listed structure(s)

## APPENDIX 5. Existing green spaces.



1. Burial Ground  
 Size: 0.21 hectares  
 Location: North west of Caythorpe village.  
 Description: a non-denominational burial ground with areas for the interment of ashes as well as burial plots. Owned and run by CFPC.  
 Local in character. Not extensive.



## 2. Allotments

Size: 0.43 ha

Location. North west corner of Caythorpe village.

Description. Leased by CFPC from the Diocese of Lincoln, it contains 17 allotments which are fully subscribed most of the time. It is especially important to residents of the newer estates, which have small gardens, as it gives them an opportunity to grow their own food. Local in character. Not extensive.



## 3. St Vincent's Churchyard

Size: 0.45 ha

Location. Part of the northern boundary of the built-up area, alongside Church Lane.

Description. Green space surrounding the church. The southern part is occupied by well kept graves with an area of grass and trees behind. The graves are memorials to village residents, and part of village history. Local in character. Not extensive.



## 4. Playing field

Size: 1.83 ha

Location. At the north east corner of Caythorpe village.

Description. Open mown grass surrounded by mature trees. It contains a pavilion/social club and a play area for children. It accommodates a football pitch in winter and a cricket pitch in summer, used by sports clubs for all ages. Village events are also held there. Local in character. Not Extensive.



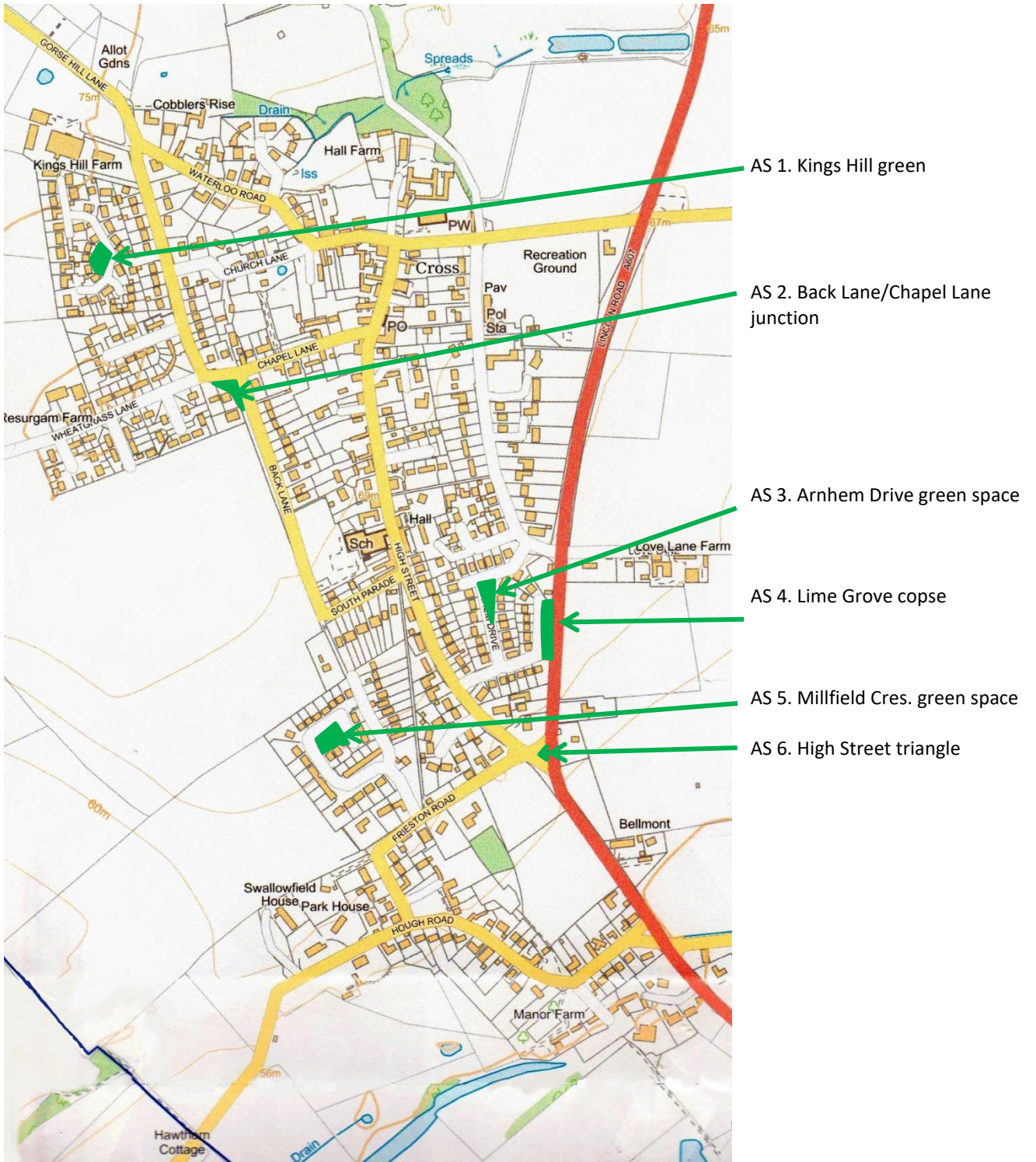
## 5. Caythorpe School playing field

Size: 0.60 ha

Location: Between the school buildings and Back Lane.

Description. Mostly laid to mown grass, with a belt of trees on the western side. It is used daily by the school children. It is not open to the public, but contributes to the open, rural character of the village. Local in character. Not Extensive.

# APPENDIX 6. Amenity open spaces





AS1. Kings Hill Green. Size: 0.05 ha.  
Location. Kings Hill  
Description. An area of grass with trees at the centre of the Kings Hill housing estate. It is an important feature that maintains a rural atmosphere within this built-up space.



AS 2. Back Lane/Chapel Lane junction. Size: 0.04 ha.  
Location. On the corner between these roads.  
Description. An area of grass with mature trees, with a bench. Several young trees have recently been planted.



AS 3. Arnhem Drive green space. Size 0.02 ha.  
Location. At the bend in Arnhem Drive.  
Description. An area of grass with a mature tree. This space contributes to the low-density housing character of Arnhem Drive.



AS 4. Lime Grove copse. Size: 0.05 ha.  
Location. At the eastern end of Lime Grove.  
Description. An area of trees and shrubs that separates this cul-de-sac from the A607. It offers shelter and nesting sites for birds and other wildlife. It is maintained by CFPC.

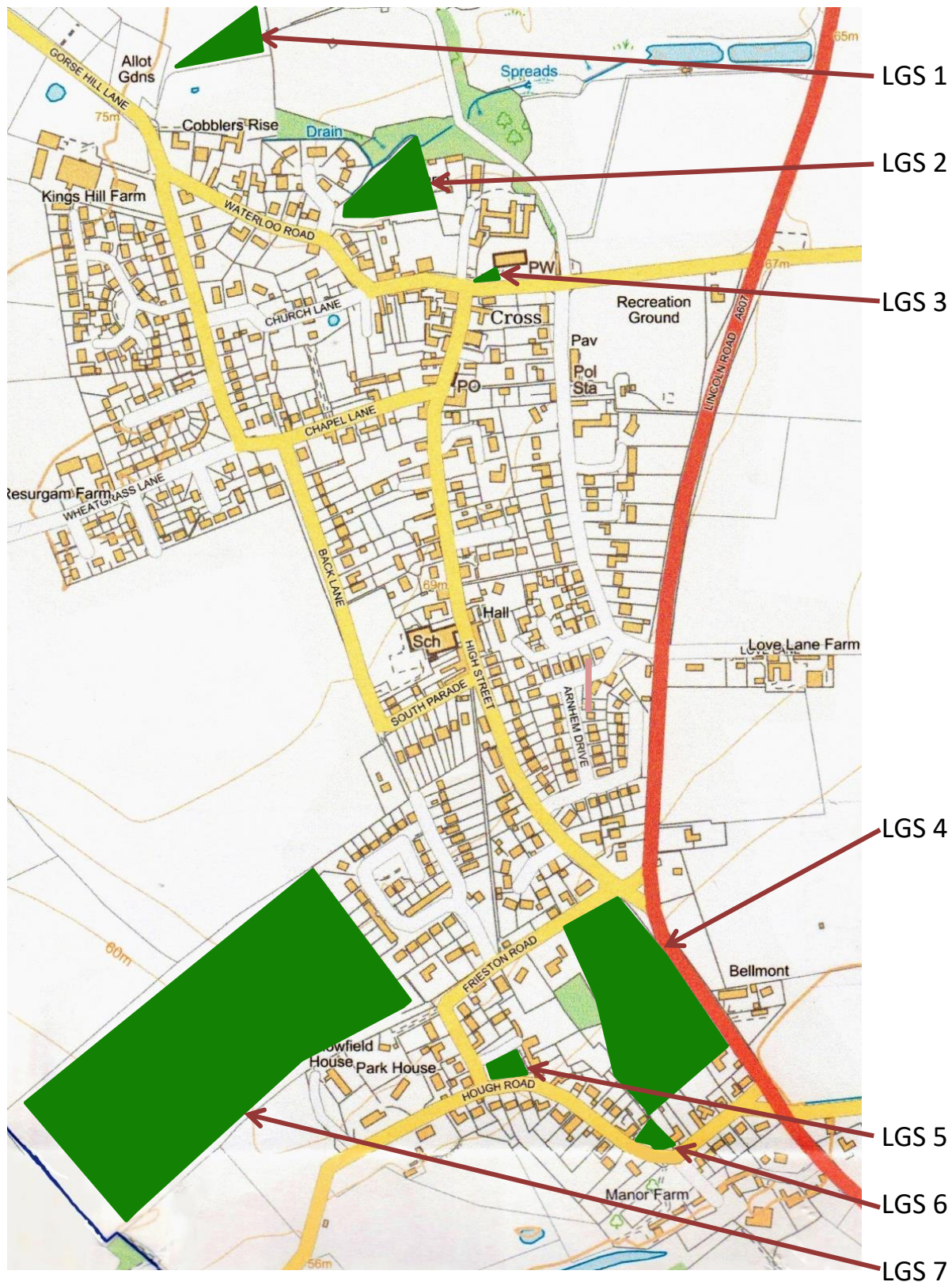


AS 5. Millfield Crescent green space. Size: 0.06 ha.  
Location. At the centre of the Millfield Cres. housing estate.  
An area of grass with trees that maintains a rural atmosphere within this built-up space.



AS 6. High Street triangle. Size: 0.01 ha.  
Location. South end of High Street.  
Description. An area of grass at the main entry point to Caythorpe village. A large sycamore tree stump acts as a nesting site for birds. A new walnut tree has been planted that will one day replace the sycamore.

## APPENDIX 7. Identified Local Green Spaces



LGS 1. Diocesan triangle of land by the allotments

LGS 2. The Glebe Field

LGS 3. The War Memorial and small green

LGS 4. Pasture separating Caythorpe and Frieston (Platt's Plot)

LGS 5. Frieston Green

LGS 6. Frieston Lower Green

LGS 7. Land behind Millfield Crescent with ridge and furrow cultivation



**LGS 1.** Diocesan triangle of land by the allotments.

Size: 0.85 ha.

Location. North east of Gorse Hill Lane.

Description. An area of unfenced, rough grassland with hedges on 2 sides and a footpath on the 3rd. It is accessed by the footpath from Gorse Hill Lane, and is frequently used by walkers. Although not directly adjacent to the built-up area, it lies beside the footpath by the allotments, a much used facility for the community and a part of Caythorpe village.

Local in character. Not extensive.



**LGS 2.** The Glebe Field: Size: 0.61 ha.

Location. East of Waterloo Close

Description. Grassland currently used as grazing for horses. It is surrounded by hedgerows and includes trees, and is a refuge for birds and other wildlife. It lies within the Caythorpe conservation area, includes important views and forms part of the historic environment around the church. (See page 10 of the Evidence Document for conservation area map, showing the important views.)

Local in character. Not extensive.



**LGS 3.** The War Memorial and small green. Size: 0.01 ha.

Location. Adjacent to the churchyard, within the conservation area.

Description. This site has a memorial cross and other memorials in a paved area at the rear, and is the site of the annual Act of Remembrance. The rest of the area is laid to lawn with 2 benches facing the conservation area of High Street. The cross is listed in the Heritage category.

Local in character. Not extensive.



**LGS 4.** Pasture between Caythorpe and Frieston. Size 2.04 ha.

Location. West of A607, south of Frieston Road.

Description. Formerly known as Platt's Plot, it is an area of grassland divided between 3 different landowners. The northernmost third (pictured) is left to nature, with long grass, bramble patches and trees, and cleared only occasionally. This is one of the few wild spaces around the villages. The remainder is used for grazing sheep. A footpath from Frieston Road, Caythorpe, to Frieston Lower Green runs along the western boundary, and the site can be seen from the roads on 2 other sides. It separates Caythorpe from Frieston and helps maintain the distinct character of these villages.

Local in character, not extensive.



**LGS 5.** Frieston Green: Size: 0.18 ha.

Location. Junction of Frieston Road and Hough Road.

Description. Within the Frieston Conservation Area, this village green acts as a setting for the surrounding old houses, several of which are listed buildings. Several fine trees are set within it.

Local in character. Not extensive



**LGS 6 .** Frieston Lower Green. Size: 0.08 ha.

Location. Hough Road, Frieston.

Description. A small green space with grass and mature trees. The Frieston notice board is located here.

Local in character. Not extensive.



**LGS 7 .** Land to the west of Millfield Crescent. Size: 8.22 ha.

Location. West of Millfield Crescent

Description. A pasture that lies beside the Frieston conservation area. Used for grazing sheep, the sloping western section clearly shows the linear ridges and furrows of medieval agricultural practice. This area is listed by LCC as part of our architectural heritage. The flatter eastern section lies directly behind Millfield Crescent. Several public footpaths cross the site and afford fine views across the Vale of Belvoir (see Appendix 3)

Local in character. Larger than the other LGSs, but important both for its amenity value, and historical significance.

See also the Consultation Statement for further details on reasons for designating these sites as Local Green Spaces.