



# **Colsterworth & District** **Neighbourhood Plan**

**It's YOUR community, have YOUR say**



**Neighbourhood Development Plan 2016 - 2026**



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# **Colsterworth Neighbourhood Development Plan**

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**2016 - 2026**

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**Colsterworth and District  
Parish Council**

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## Foreword

Colsterworth and District Neighbourhood Development Plan is an important planning document which will shape the future of our community. It is relevant to all parishioners and those who value our unique heritage and sense of community.

South Kesteven District Council is required by the government to meet the assessed housing need and build more new homes. Colsterworth and District Parish will have to take its share of this requirement.

By preparing a Neighbourhood Development Plan the Parish Council is taking the opportunity to influence the type, scale and design of any development which can take place within the Parish.

It affords an opportunity to protect and enhance natural features that are most valued: the rural aspect of the Parish with its wide open views and important green spaces; the quiet meandering River Witham and the wildlife it supports; the contrast of the busy, yet convenient, A1 corridor; together with our unique historical heritage - as it was here the world changed forever when Isaac Newton worked on his ground-breaking scientific discoveries at his family home of Woolsthorpe Manor in the years 1665-1666.

This Neighbourhood Development Plan has been prepared, with a considerable amount of hard work by a Steering Group with working groups, in consultation with the residents, landowners, businesses, community organisations, and young people of Colsterworth, Woolsthorpe, Gunby, Stainby, North Witham and Lobthorpe – the settlements which comprise our combined Parish.

The Parish Council would like to thank all those who have contributed in any way to this Plan.

Photographs by courtesy of Gerry Wright and Colin Russell  
Maps prepared by Emma Scorrer and Derrick Hamilton-Hinds.

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# 1. Introduction

## What is a Neighbourhood Development Plan?

- 1.1 Communities now have powers to shape development through neighbourhood planning, which is a new right introduced through the Localism Act 2011.
- 1.2 A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within the plan will be used in the determination of planning applications.
- 1.3 Alongside the adopted Local Plan, the Neighbourhood Development Plan will therefore be used by the local planning authority in decision-making.
- 1.4 While the legal term for this plan is 'Colsterworth and District Neighbourhood Development Plan', it is also referred to in this document as 'the Neighbourhood Plan' or 'this Plan'.

## Colsterworth and District Parish

- 1.5 The Colsterworth and District Parish is located in south-west Lincolnshire, approximately 7 miles (11 km) south of Grantham and 12 miles (19 km) north-west of Stamford. The parish is divided by the A1 trunk road which runs north-south less than half a mile east of the villages of Colsterworth and North Witham.
- 1.6 Since 2007 Colsterworth and District Parish Council has been a combined council. It was created through two amalgamations, first between Colsterworth PC with Gunby and Stainby PC in 1965, and 42 years later with North Witham PC in 2007. The three original civil parishes remain separate, including for official purposes such as census data analysis.
- 1.7 In the census of 2011 Colsterworth and District had a total resident population of 1,992. The main settlement is Colsterworth and its close neighbour, Woolsthorpe. These two settlements have a combined population of 1,713 residents. In contrast, the 2011 Census showed that Gunby and Stainby had 136 residents, whilst 143 people were living in North Witham and Lobthorpe.
- 1.8 Colsterworth and District Parish is in the administrative area of South Kesteven District Council which, amongst other things, serves as the local planning authority. Services such as education and transport are provided by Lincolnshire County Council, which also supports joint strategic planning with the District Councils as well as minerals and waste planning matters.

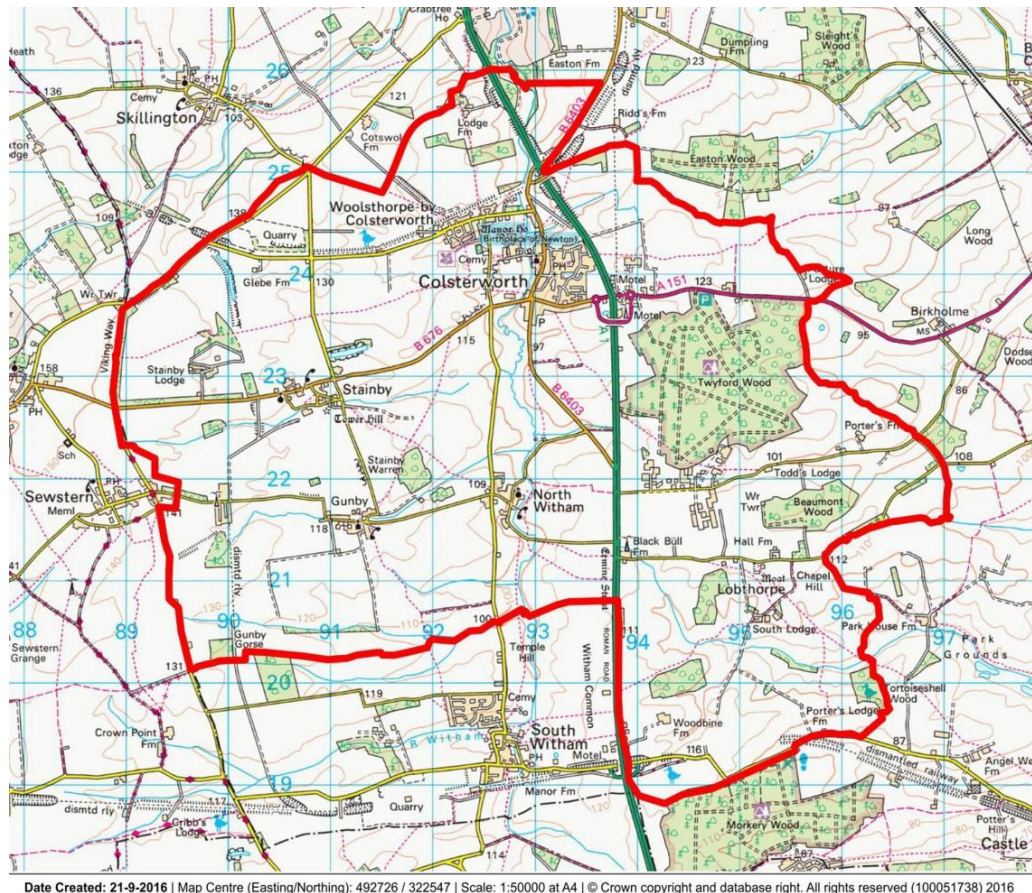
## Background to the Neighbourhood Plan

- 1.9 As the appropriate Qualifying Body, Colsterworth and District Parish Council applied to South Kesteven District Council to designate a Neighbourhood Area on 17 November 2012.
- 1.10 The District Council subsequently publicised the application for a six week period and invited any representations. The District Council formally approved the Neighbourhood Area for Colsterworth on 8 February 2013.



- 1.11 The boundary of the Colsterworth Neighbourhood Area corresponds to the Colsterworth and District Parish boundary. This is indicated on Diagram 1.

**Diagram 1 – The Neighbourhood Area**



## The Plan Period

- 1.12 The Neighbourhood Plan will cover the period 2011 to 2026.
- 1.13 This corresponds to the plan period for the adopted Core Strategy prepared by South Kesteven District Council. It thereby allows consistency in the evidence base and the proposed housing requirement.
- 1.14 However, the Neighbourhood Plan is aware that the District Council is preparing a new Local Plan which will cover the whole District for the period up to 2036. The new plan will:
- bring together the relevant policies of the adopted Core Strategy and Site Allocation and Policies DPD;
  - update and include new policies arising from the National Planning Policy Framework (NPPF) and national Planning Practice Guidance; and
  - provide new development requirements for the plan period, in particular providing for the objectively assessed housing needs of the District.

## 2. National and Local Planning Context

### The Basic Conditions

- 2.1 There are five basic conditions that are relevant to a neighbourhood plan. These are:
- it has regard to national policies and advice contained in guidance issued by the Secretary of State;
  - the neighbourhood plan contributes to the achievement of sustainable development;
  - the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area;
  - the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
  - the prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with. For example, the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

### National Planning Policies

- 2.2 The Colsterworth and District Neighbourhood Plan must be developed with regard to national policy, especially the National Planning Policy Framework.
- 2.3 The Framework states that neighbourhood plans should support the strategic development needs of the wider area set out in the adopted local plan. They should not promote less development or undermine its strategic policies. It adds that neighbourhood plans should plan positively to shape and direct development that is outside the strategic elements of the local plan.
- 2.4 The Colsterworth and District Neighbourhood Plan must also be mindful of Planning Practice Guidance, which was published by the Government in 2014. The Guidance explains how national policy should be applied.

### The Development Plan

- 2.5 The Colsterworth and District Neighbourhood Plan must also be in general conformity with the strategic planning policies of the planning authority for the area.
- 2.6 The South Kesteven Development Plan includes the following documents:
- Core Strategy (2006 - 2026) - adopted July 2010
  - Site Allocation and Policies Development Plan Document (DPD) - adopted April 2014
  - Saved policies in the South Kesteven Local Plan 1995 (these now only relate to Grantham).
- 2.7 See more at: <http://www.southkesteven.gov.uk/index.aspx?articleid=8159>
- 2.8 The new Local Plan will eventually replace the Core Strategy, Site Allocation and Policies DPD and any remaining saved policies from the 1995 Local Plan. However, it is not envisaged that it will be adopted until late 2017/early 2018.
- 2.9 See more at: <http://www.southkesteven.gov.uk/index.aspx?articleid=8498>



- 2.10 The Colsterworth and District Neighbourhood Development Plan must therefore conform to the strategic policies in the documents that comprise the current Development Plan. Whilst not a basic condition, the plan has also to be mindful of the emerging Local Plan, especially the up-to-date evidence base that supports its preparation.

### **Sustainable Development**

- 2.11 The National Planning Policy Framework sets out the Government's approach to sustainable development, which essentially is about enabling development to cater for the needs of current generations, but ensuring that development doesn't mean worse lives for future generations. All neighbourhood plans must therefore be aware of the economic, social and environmental consequences of its policies and proposals and achieve a positive outcome for each.

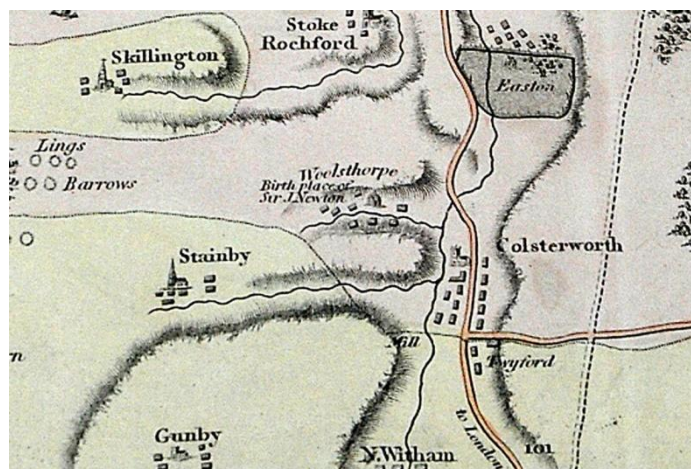
### **EU Obligations**

- 2.12 A number of EU obligations may be relevant to the Colsterworth and District Neighbourhood Development Plan. However, the District Council screened the draft plan and concluded the policies and proposals did not give rise to significant environmental effects and neither a Strategic Environmental Assessment nor a Habitats Regulations Assessment was required.

## 3. The Neighbourhood Area

### History

- 3.1 The undulating limestone scenery of the area contains evidence of over twenty centuries of human habitation, especially in the upper valley of the meandering River Witham and along the Roman route of Ermine Street which linked London, Lincoln and York. The valley and this historic route both run north-south. They are less than a mile apart and to this day they bisect this part of the Kesteven Uplands. Metal working, arable and pastoral farming, wood-working, pottery-making, providing services for travellers, and quarrying are activities with which the Romans, Anglo-Saxon settlers, medieval and later villagers – including Isaac Newton – would have been familiar.
- 3.2 This area is renowned as the birthplace of Sir Isaac Newton. In 1665-66 Isaac Newton was studying at Trinity College, Cambridge when he had to return to his family home at Woolsthorpe Manor to avoid the Plague. Here he continued his work on gravity, his three laws of motion, and splitting white light. He later called this period his 'Year of Wonders' because of the fundamentally important scientific work he did here then. Because of his achievements Woolsthorpe Manor is an acknowledged international visitor attraction.
- 3.3 The earliest finds in the Lincolnshire Historic Environment Record include the site of a neolithic building with a quern (hand-mill) and hearth near Stainby, prehistoric flints east of Lobthorpe, and an Iron Age metal working site in the forest that is now Twyford Wood. An Iron Age bronze bucket mount shaped as a bull's head was found on the site of the deserted medieval village of Twyford. There is more substantial evidence of Roman settlement, including a Roman villa and small farmstead on the west bank of the Witham, and a Roman pottery kiln found west of Colsterworth.
- 3.4 All the present day settlements were named in the Domesday Book in 1086 and are either of Scandinavian origins – Gunby, Stainby, Lobthorpe and Woolsthorpe – or Anglo-Saxon roots as in North Witham, Twyford and Colsterworth. Colsterworth means "the valley of the charcoal burners" which indicates that ironstone was being quarried and smelted locally in Saxon times.
- 3.5 It has been said that "Colsterworth remains as it has been at least since the 17th century, the centre of an always-changing population." (Baird, 1980)



The map extract above, from 'The History of the Town and Soke of Grantham', Turnor, 1806, shows that the position of Colsterworth on the Great York Road, later the Great North Road, became important as soon as the turnpike road was completed in 1752. It was appointed a post town, and by the mid-19th century the coaching trade was at its peak. There were many inns - ten at one time - and a great variety of small shops and trades which made the villages of Colsterworth and Woolsthorpe, with Twyford, largely self-sufficient. These villages had a combined population of 1,345 in 1856, the peak of prosperity from the turnpike traffic. By the census of 1881 this had fallen to 986 following the completion of the direct railway line from London to Grantham in 1855 and the loss of business dependent on stage coach traffic.

- 3.6 The Great North Road was re-designated as the A1 trunk road in 1921 and upgrading of the route included a by-pass to the east of Colsterworth which was completed in 1926. The old coaching inns have been converted into houses or business properties, such as The George House and The Old Sun Pottery, or demolished completely. Only the White Lion, standing opposite the parish Church of St John the Baptist, remains as the one local public house available in Colsterworth and District. Many of the other small businesses had closed by the late 1960s.
- 3.7 Exploratory drilling from 1916 led to extensive quarrying for ironstone from 1921 to 1973 in fields north and west of Woolsthorpe, leading to an influx of workers in Colsterworth, Woolsthorpe and Stainby. After the quarries closed the industrial landscape was restored mainly to pasture. The associated railway lines, iron ore depot, and workshops were removed, making way for a sports field, a playground, a new village hall, a nature trail, a car park at Woolsthorpe Manor, and recently the large Newton Grange housing development.

## Buildings

- 3.8 The historical development of the area clearly influenced the nature of its buildings. As part of the preparation of the Neighbourhood Plan the Parish Council commissioned a study to assess and define the character and quality of the local buildings within the two larger settlements of Colsterworth and Woolsthorpe. The report entitled 'Review of the Built Environment of Colsterworth and Woolsthorpe by Colsterworth' is attached as Appendix 2.
- 3.9 The six settlements in the parish of Colsterworth and District contain a variety of architectural styles, reflecting available materials and sources of prosperity. This applies to the traditional buildings of a rural agricultural economy which are found throughout the villages. Many pre-1900 houses are of limestone, most in coursed rubble and some with traces of iron showing local quarrying. Some are squared and some partly dressed. Some houses have larger quoins. External doorways and windows have visible lintels of stone or timber. Some have stone arches. While a few houses, including Woolsthorpe Manor, are roofed in Collyweston slate, the majority of properties were built with red handmade clay pantiles used on roofs of 40 to 50 degrees pitch. Styles of dormer windows include Cat Sled and Gabled, both using red pantiles. In the nineteenth century there was a brick-making kiln in Colsterworth (where Newton Grange now stands) which may have supplied bricks for the late Victorian terrace houses, built mainly in Flemish bond and roofed with red handmade pantiles. From the 1920s and 1930s brick homes were built during the years of industrial prosperity based on open cast iron ore mining (for example, Bourne Road Estate) and during the late 20<sup>th</sup> century period of social mobility and affluence.
- 3.10 The village of Colsterworth has witnessed a significant amount of house building over the last two centuries, radiating from the Church of Saint John the Baptist. The earliest dwellings from the 17<sup>th</sup> and 18<sup>th</sup> century, some Grade 11 Listed, are mainly in the immediate vicinity of the High Street and connecting side roads, indicating the significance of the High Street when it was part of the Old Great North Road. During the 1970s an estate of detached houses, Woodlands, was

built on the site of the demolished Colsterworth House. Much of the remaining farm land between Colsterworth and the A1 was developed into the Colster Way housing estate during the 1980s. Between 2009 and 2012, an estate of 3-5 bedroomed houses of varied design, Newton Grange, was built on land previously used for iron ore distribution. The village now has a wide range of property types, including flats, terraced and semi-detached houses, bungalows, new town houses, and larger detached executive properties.

- 3.11 Woolsthorpe is a hamlet, separated from Colsterworth by the River Witham, and historically centred upon Woolsthorpe Manor, which is Grade 1 Listed. It is set within a Conservation Area which reflects its historical importance and the setting of the mixture of buildings that surround the Manor and an ancient Chapel of Ease. The variety of building styles from agricultural limestone coursed rubble cottages through to red brick houses indicates the changing fortunes of the hamlet, which increased in size substantially in the 20<sup>th</sup> Century. Semi-detached council houses, predominantly on the north side of Woolsthorpe Road, were built to accommodate workers in the iron ore industry and their families. There are several substantial modern dwellings on infill sites west and north of Woolsthorpe Manor. The most recent housing developments, both owner-occupied and affordable-rented, have been cul-de-sacs off Woolsthorpe Road.
- 3.12 The smaller settlements of North Witham, Stainby and Gunby retain their farming traditions, each with at least one working farm. Now they are predominately residential villages with contrasting layouts.
- 3.13 North Witham is the most compact village. It is on a pronounced slope between Post Lane and the River Witham. Evidence of a long history of farming comes from the extensive early 13<sup>th</sup> century remains of a Knights Templar Preceptory, including agricultural buildings and a watermill, immediately over the parish border south of the village and from several nearby fields of ridge and furrow. The original Manor House (Grade II) may be medieval. It was extended in the early 18<sup>th</sup> century using coursed squared limestone rubble, ashlar quoins and dressings and concrete tiles for roofing. The Old Rectory (Grade II), where Isaac Newton visited as a child, is 17<sup>th</sup> century, built using the same materials as the extended Manor House but with a pantile roof. Both buildings were altered in the 19<sup>th</sup> century. The same traditional materials were used in smaller properties such as the row of early 18<sup>th</sup> century cottages at the bottom of Rectory Lane, one of which is Grade II listed. Brick was used mainly in the 20<sup>th</sup> century to provide homes for farm and other workers, including the distinctive terrace at the top of Rectory Lane. In the 1950s the village expanded at the top of the hill along the east side of Post Lane. The cul-de-sac of semi-detached houses and bungalows overlooking the Witham Valley is more recent, as are the several detached homes built at the bottom of the village. They are set well back from the river, which flows adjacent to Water Lane and is liable to overflow.
- 3.14 The contrast in Stainby between the housing which fronts the busy B676 road and the peaceful rural nature of the rest of the village is marked. It has an open nucleated layout with paddocks between clusters of housing giving good views of the 19<sup>th</sup> century parish Church of St Peter (Grade II). There are several substantial houses in the village. The most prominent is the Old Rectory (Grade II) beside the church. Built in the 18<sup>th</sup> century of coursed limestone rubble with ashlar quoins and dressings, ashlar front, and a slate roof with stone coped gables, it was extensively altered in 1804 and 1888. A picturesque stream flows through the bottom of the village and above it two former farms built with traditional materials have been converted into substantial family homes, alongside improved limestone rubble cottages. Stainby Farm itself has a 19<sup>th</sup> century farmhouse adjacent to the B676. The remaining houses were built of brick mainly in the 20<sup>th</sup> century. Semi-detached brick houses and later bungalows were built along the main road and on Middle Street. One pair of houses is dated 1958. There is some late 20<sup>th</sup> century infill but the village retains its sense of space thanks to the paddocks and the relatively steep

gradients which allow views south and east out of the village.

- 3.15 Gunby is a small linear community in a tranquil setting alongside a brook which flows east to the River Witham. It has two working farms, Mill Farm and Glebe Farm. While mainly arable, sheep graze on pastures at the east end of the village. For its size, Gunby has a notable variety of housing. These include 18<sup>th</sup> century converted cottages in coursed limestone rubble with slate roofs; semi-detached brick houses, one pair dated 1891; bungalows, dating from 1930s semi-detached to modern dwellings; plus former estate properties and a converted pub. Larger properties include an 18<sup>th</sup> century house in traditional style, a substantial 19<sup>th</sup> century house which overlooks a large pasture, an extended executive house, and a modern property with extensive equestrian facilities. Equestrian activities and cycling are both popular in this part of the parish with its network of quiet roads and broad verges.
- 3.16 Lobthorpe is a hamlet consisting of a collection of farms with buildings arranged in a functional and informal manner in open countryside. Hall Farm, a Non-Designated Heritage Asset, is a Georgian Manor House with an adjacent chapel and the remains of a moat. The Old Black Bull (Grade II), formerly a coaching inn, dates from about 1731 with late 18<sup>th</sup> century alterations. It was built of red brick with ashlar quoins and dressings, with coursed limestone rubble to the rear. It has mansard slate roofs with raised stone coped gables. It is immediately adjacent to the modern A1.
- 3.17 The Review of the Built Environment concluded that future developments should maintain and enhance the valued architectural heritage and rural setting of the villages. The aspects which need consideration if development is to be natural and sensitive to its surroundings include the type, scale, density, layout and appearance of buildings.
- 3.18 North Witham, Stainby, Gunby, and Colsterworth each have the focal point of a traditional Anglican church building in varying styles. The Churches of St John the Baptist in Colsterworth and St Mary in North Witham both date from at least Norman times and are Grade I Listed. There is also a Methodist Chapel in Colsterworth, built in 1835. The Methodist Reform Chapel in Colsterworth was built in 1858 in Italianate design, of dressed stone with red brick dressings and a square tower. Of striking appearance, it is now a private house.

## Population

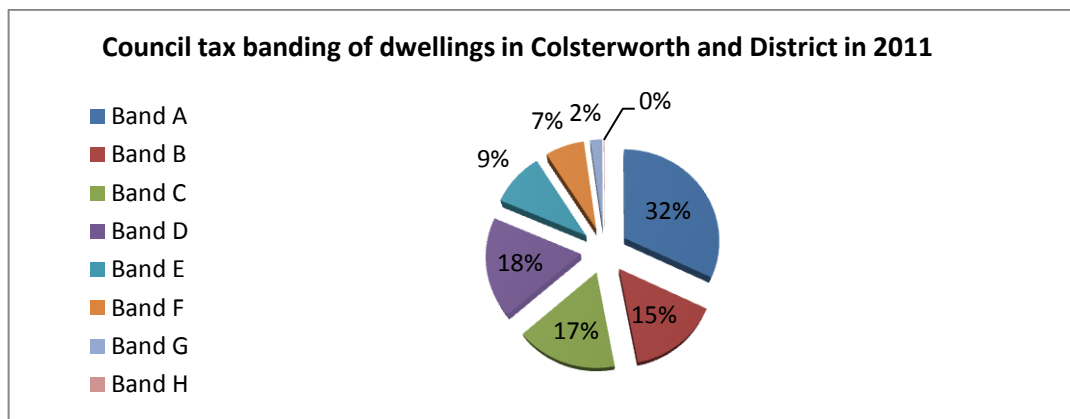
- 3.19 The total population of Colsterworth and District in the 2011 Census was 1,992. Of this total, 1,713 (86%) people lived in the neighbouring villages of Colsterworth and Woolsthorpe. The other four settlements, Gunby, Stainby, and North Witham plus the hamlet of Lobthorpe, had a combined population of 279. The population profile of the parish is broadly similar in age and gender to that of South Kesteven District and the East Midlands region. Between the censuses of 2001 and 2011 the total population of Colsterworth and District Parish increased by 206, mainly due to the Newton Grange housing development in Colsterworth.
- 3.20 The survey of households in the Parish done in 2014 in preparation for this Neighbourhood Plan suggests that as well as long established residents (with over 28% of the 475 adults who responded having lived in the parish for over 25 years) there has been a recent influx of new parishioners. 34% of respondents had lived in the parish for less than 6 years. While 32% of recent arrivals were aged 31 to 45, 30% were aged 61 and older, suggesting that Colsterworth and District is attractive as a place to bring up children and for retirement.
- 3.21 The Population Trends report for Lincolnshire (2013) estimates that between 2012 and 2037 the population of South Kesteven will increase by 17%. This trend is expected to be most marked in



the older age groups. The number of people aged between 65 and 74 years old is likely to rise by 48%, and the over-75 age group is projected to increase by 127% during this 25 year period.

## Housing

- 3.22 The total number of dwellings registered for Council tax in Colsterworth and District Parish in 2011 was 905. Some were unoccupied. The percentage of dwellings in each Council Tax band was:



- 3.23 Of the 862 households in the Parish recorded in the 2011 census, 64% were owner occupiers, (with 32% owning their home outright). 20% of households were renting from either South Kesteven District Council or from a housing association. 13% of households rented privately, while only nine households, 1% of the total, had shared housing arrangements.

## Housing need

- 3.24 The survey of households done for this Plan in September 2014 sought indications of possible housing need in the Parish over the next five years. Respondents were asked whether they, or a member of their immediate family, had any specific housing requirements in terms of type, size and tenure of property. From the 106 responses (12% of all households in the Parish) the main pattern of demand was for 2-bed single-story dwellings for older people and 2 or 3 bed houses (not flats) for parents with primary-age children. 2 bed bungalows were indicated by 26 households. Of these, half would need to be low-cost rentals. 28 households anticipated needing a 2 or 3 bed house. Of these, 17 properties would be bought or rented on the open market and 11 would have to be 'affordable'. Almost all responses were from residents of Colsterworth and Woolsthorpe. 47 households (5% of all households) indicated they expected to move house but could not specify the type of property they would need.
- 3.25 The District Council's Housing Register provided another indication of the need for low-cost housing. 28 households, all with a local connection, were on the list in January 2016. They included 11 already living in this parish, 11 living elsewhere in South Kesteven District, and 6 in other counties. Four families with children were listed. The largest category on the register were the 11 households with at least one person over 60 who were all wanting a one/two bed bungalow.
- 3.26 The providers of Social Housing in the Parish are South Kesteven District Council, Nottingham Community Housing Association (NCHA), and the Muir Group Housing Association. The District Council's Housing team nominates tenants (who should have a local connection with the Parish)

for their own and for NCHA vacancies. Muir Group has its own 'points-based' waiting list

- 3.27 As part of the work on the emerging local plan, the District Council are assessing housing need across the entire District.

## Employment

- 3.28 The pattern of occupations for this Neighbourhood Area in the 2011 Census was similar to that of South Kesteven District in that there is an even spread of managerial, professional, skilled trades, elementary occupations, and associated professional and technical workers, each with 12-14% of the workforce. Catering, leisure and other service work, administrative jobs, machine operatives, plus sales and customer relations employees, account for the remainder.
- 3.29 A large majority of parishioners commute to work in Grantham or further afield. In 2011 over 73% of those in employment drove to work, 10% worked from home, about 9% were passengers in private or public transport, and about 6% walked or cycled to work. In 2014, of the 274 employed adults who responded to this plan's survey of households, 18% worked in Colsterworth and District Parish, 21% in Grantham, 46% commuted to diverse destinations, including London, and 15% worked from home. This commuter outflow from the Parish is offset by the inflow of employees to the variety of small and medium size businesses which are well established on the two industrial estates in the parish and along the A1 corridor.

## Business

- 3.30 There are two industrial estates. Honey Pot Lane Industrial Estate, adjacent to the A1, includes specialist vehicle and trailer suppliers, a crane company, timber merchants, agricultural services, an internal fittings company and 18 light industrial units. Sewstern Industrial Estate, west of Gunby, has 12 units for specialist light engineering and construction firms, employing about 50 in total. There is a neighbouring sawmill. There is no large scale employer within the parish, but a frozen vegetable processing factory, and a large country house hotel and conference centre are both about two miles north of Colsterworth and Woolsthorpe.
- 3.31 The tradition of local trades continues. Self-employed people living in the parish include those skilled in building trades, house maintenance, garage services, personal care and domestic services. There is still widespread arable farming, also sheep rearing and pig, poultry and honey production, albeit with few employees nowadays. Other employment opportunities in the parish are mainly in the hospitality and transport sectors, mostly close to the A1. Within the parish there are three garage and service areas near the junction of the A1 and A151, plus two road-side fast-food restaurants, one with adjacent travel lodge.
- 3.32 Valued sources of employment in Colsterworth and Woolsthorpe are the National Trust at Woolsthorpe Manor, the Co-op store, the post office, the primary school and three pre-school centres, the medical practice, the White Lion pub and restaurant, and two social care services.
- 3.33 A comparatively high proportion of employed parishioners work from home (over 10% in 2011) and the arrival of high speed broadband provided further opportunities in this sector. Installation of sufficient high speed broadband to meet demand in the current digital black-spots in Newton Grange (Colsterworth), Stainby and North Witham is an urgent priority.

## Transport and Infrastructure

- 3.34 The A1 dual carriage-way at Colsterworth was redeveloped in 2008 to address road safety and traffic congestion. The Colsterworth roundabout at the junction with the A151 was replaced by a flyover and an additional road bridge was built over the A1 for local traffic using the B6403. Between 2010 and 2015 the average weekday traffic northbound on the A1 between these two bridges has increased by 20% to 25,600 vehicles per day. The average southbound volume of traffic has increased by 16% to 25,500 vehicles per day. (Highways England provisional data, 2015)
- 3.35 The villages of Colsterworth, Woolsthorpe, Stainby, Gunby and North Witham are served by the bus route between Grantham and South Witham, currently with six buses in each direction daily except on Sundays. However, the 2011 census recorded that bus services were used by only 2.1% of the parish's employed adults to get to work. Therefore the bus service is likely to be most relevant to those who do not depend on a car such as school children and students, people on a low income and pensioners.

## Local Services and Community Facilities

- 3.36 In Colsterworth there is a nursery, a pre-school, and a child-minding service for young children as well as a Church of England primary school, which also provides for children from neighbouring villages. Some children travel out of the parish to nearby primary schools. Secondary education is available at Charles Read Academy in Corby Glen and at several schools in Grantham. School buses are provided from all parts of the parish (apart from Lobthorpe) to Corby Glen and to Grantham.
- 3.37 The primary school was built by Lincolnshire County Council in 1973 on a large plot owned by the Diocese of Lincoln. Traffic congestion at the only school entrance in Back Lane is a concern. The official capacity of Colsterworth's Primary school is 175 pupils, assuming seven classes of 25. There were 154 children on roll in 2015-16 and six classrooms available. During 2015-16 facilities have been improved to accommodate up to 175 pupils more comfortably. The school roll is expected to be over 160 in 2016-17 and by 2020 it is projected to be 200, with the completion of 48 new dwellings at Bridge End in Colsterworth expected by 2021.
- 3.38 An increased demand for school places is anticipated by 2037 given the projected population growth of 17% in South Kesteven, with the 0-15 age group remaining at 18% of the district's population. (Population Trends Lincolnshire, 2013) Lincolnshire County Council has advised that Colsterworth School "*could potentially be expanded to be a 210 place school. This increase . . . could potentially be linked with a housing development of up to 102 new homes in Colsterworth\*. Any more than that would be very challenging to accommodate as the local school infrastructure would not be able to cope.*" (Emailed response from the LCC Admissions and Education Provision team, Nov. 2015.) \*These would be in addition to the development of 48 dwellings already approved for Bridge End, Colsterworth.
- 3.39 Other community facilities in the village include a GP-run medical practice, a post office cum newsagent which also sells locally produced bread and meat, a mobile library and a small supermarket. There is a pub with restaurant in Colsterworth, a coffee shop at Woolsthorpe Manor, and a Chinese restaurant and two fast food restaurants beside the A1. The three service areas near the southern flyover of the A1 have convenience shops attached to the garage forecourts. The adjacent overnight lorry park has a popular transport café. One of the first ironstone quarry sites to be re-instated is held in trust by Colsterworth Sports and Social Club. On it there is the Sports and Social Club building for members and a sports field. The Sir Isaac Newton Memorial Hall is used as the Colsterworth and Woolsthorpe village hall and there is a

village hall in North Witham.

## Natural environment

- 3.40 On Natural England's maps of the landscapes of England, Colsterworth and District Parish is in 'the Kesteven Uplands' character area (between the 'Trent and Belvoir Vale' and 'The Fens' character areas.) Each Landscape Character Area has its own group of landscape features which reflect the long and complex interactions of geology, climate, soils, erosion, the impact of plants, animals and human activity throughout history in that part of the country. The modern landscape of Colsterworth and District parish has many characteristics typical of the countryside between Grantham and Stamford and Bourne – and it also has various individual aspects related to its particular location and history. Therefore a local Landscape Character Assessment was commissioned for this Neighbourhood Plan to pin-point what makes our landscape distinctive and cherished, and to inform the policies on the natural and historic environment in this Plan. This is attached as Appendix 3.
- 3.41 The typical features of the Kesteven Uplands found throughout this neighbourhood area include:
- a mainly agricultural landscape, interspersed with woodland, including examples of ancient woodland, on gently undulating slopes which offer distant views
  - fields enclosed mainly by hedgerows, with some prominent hedgerow trees
  - soils, derived from limestone, which are of varying quality depending on the composition of the glacial till deposited late in the Ice Age
  - a dispersed pattern of small to medium sized villages built traditionally of limestone with pantile roofs in the northern part of the area.
- 3.42 The parish is divided by the upper valley of the River Witham that now flows over a gently sloping valley floor and which, over millennia, has formed an unusually intricate pattern of meanders between North Witham and Colsterworth. The valley's slopes are pronounced and Colsterworth grew on the steeper east slope above a flood plain.
- 3.43 In the north east of the parish the southern tip of the Lincolnshire Edge limestone escarpment ends and merges with much gentler gradients where the High Dyke road approaches the Witham Valley from the north. It was on this geological feature that the foundations of the busy main road which now bisects the parish were first laid. Ermine Street, the Roman road, followed an uninterrupted straight route northwards through what is now this Neighbourhood Area and continued directly north towards Lincoln on the higher slopes of the High Dyke just beyond the north-east boundary of this parish. This route and the later ones which led down from Ermine Street towards the river Witham are the basis for today's main roads, including the former Great North Road, now re-designated as the A1, and the east-west Bourne to Melton Mowbray link.
- 3.44 Geology has also directly influenced the shape of the land, especially in the north-west of the parish where ironstone was quarried on an industrial scale for over sixty years in the mid-20<sup>th</sup> Century. The quarries themselves, largely reinstated with overburden, are now undulating sheep pastures, and the associated railway embankments are valued for their wildlife and footpaths.
- 3.45 To the east of the A1 the much flatter land of what is now Twyford Wood was transformed into RAF North Witham, which opened in 1943 and was decommissioned in late 1945. Post-war, the Forestry Commission replanted the established mixed woodlands among the old wartime runways. These attract visitors and parishioners for their historical interest and walking opportunities amid varied wild life, including two butterfly reserves.
- 3.46 The historically wide verges of former drove roads (such as that between Gunby and North Witham) are distinctive features of this parish and important for wildlife. They are 10 of the 12

Local Wildlife sites in the parish identified in a data search of the Lincolnshire Environmental records done for this Plan in 2015.

- 3.47 Local Wildlife Sites (LWSs), along with Sites of Special Scientific Interest (SSSIs) are the most important places for wildlife at a local level. The remaining LWSs are the Woolsthorpe Line, now designated as a Nature Trail, and the Colsterworth Grassland, as the water meadows on both sides of the Witham south of the B676 are named. There are two SSSIs, Tortoiseshell Wood and the adjacent Porter's Lodge Meadow, both in the southeast of the parish and both nationally important for their flora. They have been designated as among the best examples in the UK of ancient replanted woodland and lowland meadow respectively. Along with many of the verges, these SSSIs are managed by Lincolnshire Wildlife Trust. There are nine other sites in the parish which have been given the status of Sites of Nature Conservation Interest. They have been recognised as valuable locally but not yet assessed against the criteria for LWS status.

### **Further Information**

- 3.48 Background information on the combined parish was compiled from the 2011 Census results from the three constituent civil parishes. This information is provided in Appendix 1.
- 3.49 Designated and Non-Designated Heritage Assets are listed in Appendices 4 and 5 respectively.
- 3.50 The remaining sources of information used in this Plan are listed in Appendix 7.



## 4. Community Engagement

### Initial Consultation

- 4.1 As part of the preparation of the draft plan, various consultation activities were undertaken. These included:
- Initial information, questions and discussion at the Annual Parish Meeting (April 2014)  
Identifying the issues and concerns with organisations, land owners and public services operating in the parish (April – May 2014)
  - Stall at Colsterworth C of E Primary School Fete to raise awareness (May 2014)
  - Open Day in Colsterworth Village Hall with parishioners asked to show their support or opposition to the issues already suggested and/or to nominate others (June 2014)
  - Consultation with statutory and other bodies to confirm key issues (July 2014)
  - Consultation with local primary schoolchildren (July 2014)
  - Household questionnaire (September 2014)
  - Discussions at youth club and questionnaire with local teenagers (October 2014)
  - Public meeting to “Plan the Plan” (November 2014)
  - Display at the Colsterworth Summer Fete to invite suggestions for favourite views and places (July 2015)
  - Public meeting for residents of North Witham, Gunby, Stainby and Lobthorpe (October 2015).



Open Day in Colsterworth Village Hall, June 2014.

## Pre-Submission Consultation

- 4.2 The Neighbourhood Planning (General) Regulations 2012 require that before the neighbourhood plan is submitted to the local planning authority the qualifying body must publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area. The qualifying body must also consult any organisation whose interests may be affected by the proposals in the neighbourhood plan. This includes consultation with the local planning authority.
- 4.3 The pre-submission consultation on the draft plan took place between 1 June and 22 July 2016. Various initiatives and activities were undertaken during this period to meet the statutory requirements. These included:
- a public notice announcing the publication of the draft neighbourhood plan and the opportunity to comment was placed in the Grantham Journal
  - posters were displayed on all Parish Council notice boards
  - a leaflet was distributed to every household in the neighbourhood area
  - a series of open meetings was organised where members of the local community were invited to drop in and discuss the contents of the plan
  - a copy of the plan could be inspected on the Neighbourhood Plan website along with various background documents. There was a link to this from the Parish Council website.
  - hard copies of the plan were also available for inspection at several buildings in the neighbourhood area
  - a notice announcing the publication of the draft neighbourhood plan on the website was either emailed or posted to the relevant statutory bodies, local authorities, businesses and landowners. They were invited to comment.
- 4.4 35 responses were received by the deadline for comments. The draft plan was then revised in the light of the comments received.

## Consultation Statement

- 4.5 Further details are provided in the Consultation Statement which accompanies this plan. As required by the Regulations the Consultation Statement specifies:
- details of who was consulted on the proposed neighbourhood plan (including any of the consultation bodies)
  - an explanation of how they were consulted
  - a summary of the main issues and concerns raised through consultation
  - a description of how these issues were considered, and where relevant, addressed in the neighbourhood plan proposal.

## 5. Key Issues

- 5.1 The key issues to emerge from the initial evidence gathering and community engagement can be summarised as:
- The quality of the surrounding landscape, local views and village atmosphere are all highly valued by the local community.
  - The need to protect the area's heritage and distinctive appearance through compliance with planning and design criteria.
  - The need to protect the adjoining open countryside from further encroachment.
  - There is support for small infill and cul-de-sac housing development but not for larger residential estates.
  - The need to support the development of the rural economy.
  - The lack of capacity of the local infrastructure, notably education.
  - The need to retain and protect local services and community facilities and to sustain a sense of community for all.

## 6. Vision and Objectives

### Vision

6.1 The vision is:

**A flourishing, diverse community in an economically sustainable rural environment, that conserves its natural and historic heritage and quality of life.**

### Objectives

6.2 To deliver this vision the plan has the following objectives:

- To meet the housing needs for the local community as identified with the District Council.
- To conserve and enhance the natural environment.
- To conserve heritage assets.
- To respect the built environment.
- To retain and improve local services and community facilities for all.
- To support the growth and diversification of the rural economy, including tourism.
- To promote safe and suitable access for all, through good traffic management.

6.3 In addition, there is one over-arching objective:

- To contribute to the achievement of sustainable development.

## 7. Policies and Proposals

- 7.1 The following policies are designed to deliver the vision and objectives outlined in the previous section.

### To meet the identified housing need

#### Current Local Planning Policies

- 7.2 Colsterworth and Woolsthorpe are designated as a paired Local Service Centre in the Core Strategy. As described in paragraph 3.2.4 *“Local Service Centres are those settlements that offer a range of localised services and facilities and which act as a focal point for rural communities and their surrounding hinterland. Some limited development in these villages will prevent local services from becoming unviable and help to create more mixed and balanced communities”*.
- 7.3 The assessment process used to identify Local Service Centres (LSC) also *“takes account of those services and facilities considered to be essential or desirable to meet the daily needs of communities, as well as the public transport links with the main urban areas which offer a wider choice of employment and services.”* Proximity of a village *“to one of the major transport corridors of the District”* is another important factor in deciding LSC status.
- 7.4 Paragraph 3.2.6 states *“Development is being directed towards the Local Service Centres to enable them to remain sustainable communities. That sustainability could be undermined if those essential services and facilities are lost, resulting in unsustainable travel patterns. Such losses will not be supported unless alternative facilities exist (or can be provided) to meet local needs at an equally accessible location, or all options for continued use have been fully explored and it can be demonstrated that continuation would be economically unviable. There will, therefore, be a presumption against change of use from retail and service premises in these centres.”*
- 7.5 Policy SP1 in the Core Strategy states: *“..... In the settlements identified as Local Service Centres, preference will be given to brownfield sites within the built-up part of settlements (which do not compromise the nature and character of the village) and sites allocated in the Site Specific Allocations and Policies DPD.”*
- “.....In all other villages and the countryside development will be restricted. Proposals will only be considered acceptable if they are sites for:*
- A. *affordable housing (rural exception or allocated site); or*
  - B. *agriculture, forestry or equine development; or*
  - C. *rural diversification projects; or*
  - D. *local services & facilities; or replacement buildings (on a like for like basis); or*
  - E. *conversions of buildings provided that the existing building(s):*
    - *contribute to the character and appearance of the local area by virtue of their historic, traditional or vernacular form; and*
    - *are in sound structural condition; and*
    - *are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.”*
    - *“.....Detailed site allocations and development proposals for each of the . . . . 16 Local Service Centres will be included within a separate Development Plan Document (DPD).”*



- 7.6 Policy LSC1 in the Site Allocation and Policies Development Plan Document 2014 includes housing allocation at Bridge End Road, Colsterworth (LSC1b) for 48 dwellings, 16 of which must be 'affordable'. Planning permission was granted conditionally on 10<sup>th</sup> November 2015 and will expire after 3 years. This development will complete the housing allocation in this parish.
- 7.7 Policy SAPH1 in the same Site Allocation and Policies DPD adds that: *"Other than those sites which are allocated, new green field sites on the edges of the towns and villages will not be considered acceptable for housing development. Planning permission will only be granted for small infill (sites of 10 or fewer houses) and redevelopment sites provided that the development:*
- 1) *can be satisfactorily accommodated by:*
    - *the existing local highway network;*
    - *the waste water treatment and sewerage network and;*
    - *the local education and health provision.*
  - 2) *will not have a detrimental impact upon the quality of life of adjacent residents and properties.*
  - 3) *will not compromise the nature and character of the settlement.*
  - 4) *is in accordance with the criteria of Policies EN1,EN2,and EN4 of the Core Strategy."*

#### The emerging Local Plan to 2036

- 7.8 In July 2016 the District Council commenced the second stage of consultation on the new Local Plan. The focus of this consultation was on 'sites and settlements'.

The consultation document set out the findings of the evidence base relating to the total level of housing and employment land required across the District to 2036. A suggested settlement hierarchy for the new Local Plan was outlined:

- Grantham
- Market Towns (Stamford, Bourne, The Deepings (Market Deeping and Deeping St James)
- Larger Local Service Centres (Barrowby, Corby Glen and Long Bennington)
- Local Service Centres (which included Colsterworth and Woolsthorpe by Colsterworth).

The suggested level of new housing that should be permitted at Local Services Centres amounted to around 7% of the overall growth in the District. This would result in an outstanding requirement of between 493 and 602 dwellings up to 2036 spread over the Local Service Centres.

- 7.9 The new Local Plan would need to make allocations to ensure the majority of this need is provided for. The consultation sought views on the suitability of various sites submitted to SKDC for possible allocation in the new Local Plan through the Call for Sites in 2015/2016. This included several potential sites for residential and employment development adjacent to Colsterworth. More detailed site assessments and a Sustainability Appraisal will take place on those sites which were previously assessed as being less constrained to development. The results of this additional assessment work will inform consultation on the draft Local Plan, which is programmed to take place between March 2017 and April 2018.

#### Housing Land Availability

- 7.10 South Kesteven District Council's 2015 Strategic Housing Land Availability Assessment report identified only the aforementioned allocation in Colsterworth as being available for development. (Other sites in Colsterworth were identified as being available but not achievable in the SHLAA for 2015). None of the other settlements in the parish had potential housing sites nominated.

## Five Year Housing Land Supply

- 7.11 South Kesteven District Council publishes an annual report on housing land supply. It identified 5.8 years supply of identifiable and deliverable land for housing as at 1st April 2015. In the Colsterworth and Woolsthorpe LSC the report stated that construction had begun on three separate small sites with planning permission for a total of 10 dwellings. A further five small sites each with planning permission for a single dwelling on which work had not started were listed, along with the large site off Bridge End Road. No other sites in the parish are listed.

## Housing Developments in Colsterworth and District Parish

- 7.12 From the start of the plan period (April 2011) to spring 2016 a number of dwellings have either been granted planning permission or are awaiting a decision. This is summarised in the table below:

\* FULL + AC = Full planning permission approved conditionally

Reference	Planning Applications granted	Type and Status	Decision Date	Number of dwellings
	<b>New Dwellings</b>			
S15/3425	Erection of new dwelling	FULL + AC*	8/2/2016	1
S15/2859	Amendments to new dwellings and access road.	FULL + AC	22/12/2015	2
S13/2729	Conversion of barn to dwelling	FULL + AC	21/11/2013	1
S13/1931	Erection of 48 dwellings, garages and associated infrastructure	FMD + AC	10/11/2015	48
S13/1870	Conversion of barn to dwelling	FULL + pending consideration	10/09/2013	1
S12/2991	Conversion of existing dwelling into 2 dwellings	FULL + pending consideration	28/12/2012	2
S12/0722	Erection of dwelling	FULL unconditional	31/05/2012	1
S12/0708	Conversion and extension of outbuilding to form new dwelling.	FULL + AC	07/09/2012	1
S12/0108	Erection of detached dwelling and garage to rear of existing dwelling	FULL + AC	16/05/2012	1
S11/0203	Four bedroomed detached house and garage to be built to the rear of existing dwelling.	FULL + AC	07/04/2011	1
S10/2297	Erection of three dwellings.	OUTLINE + AC	29/06/2011	3
	<b>Replacement dwellings</b>			
S15/3015	Retention and alterations to existing dwelling, including to roof	FULL + AC	7/1/2016	1
S13/1447	Demolition and rebuild semi-detached bungalow.	FULL + AC	29/10/2013	1
S13/1447	Demolition and rebuild semi-detached bungalow.	FULL + AC	29/10/2013	1
	<b>Planning applications refused</b>			
S15/2222	Outline permission for demolition of existing dwelling and erection of 6 semi-detached dwellings and associated parking	Outline permission refused	29/09/2015	
S15/0077	Erection of 2 storey dwelling and	Full permission	16/09/2015	

	detached garage.	refused - Appeal dismissed		
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### Views of the local community on residential development

- 7.13 Engagement throughout the preparation of the plan indicated a strong desire by the local community to maintain Colsterworth and Woolsthorpe as distinct rural villages, and to preserve the easily accessible, open rolling landscape of the parish. Similarly there was clear agreement that any new housing should complement the form and characteristic buildings of the village, especially in the Conservation Area, and not detract from valued green spaces and views.
- 7.14 Whilst local residents have accepted new development within the Local Service Centre in the past, there was concern that the parish needed a period of consolidation to permit services and infrastructure to meet the current demand before overloading them further.
- 7.15 The Neighbourhood Plan Survey of households asked what sizes of new housing development parishioners would support. 26% of the 235 responses favoured growth through infilling and 21% chose cul-de-sacs of up to 20 houses. There was only 10% support for another estate of up to 50 houses. However, about 30% of households wanted no further house building after the planned development of 48 homes due for completion by 2020. But a majority recognised some scope for limited, small-scale housing development on brownfield sites or as infill.
- 7.16 Responses from Gunby and North Witham suggested that there could be limited infill housing in those villages to meet local need. This view was endorsed at the public meeting held in North Witham. Some affordable housing would also be supported and priority should be for local young and local elderly people.

### Approach adopted in the Neighbourhood Development Plan

- 7.17 The Neighbourhood Plan has made no further allocations of land for residential development within the Neighbourhood Area for the following reasons:
- a site has already been allocated in the Site Allocations and Policies DPD to meet the housing requirement in the Local Service Centre;
  - the District Council has identified a 5 year supply of housing land;
  - the parish has already experienced an increase of 1.7% additional dwellings since April 2011 with planning permission granted for a further 48 to be built by 2021. (i.e. the allocation in the DPD). By 2021 the number of dwellings in the parish is likely to have increased by a minimum of 6.9%, mostly within Colsterworth village;
  - the local community have strong concerns about more residential development that could reduce the 'rural feel' of the village;
  - the Neighbourhood Plan is not required to make allocations.

The District Council may allocate sites for Development for the Plan Period 2011 to 2036 through the emerging Local Plan.

- 7.18 Infill development within the built-up areas will be supported provided that it meets certain criteria specified in Policy 1. This includes being of a design and scale that are appropriate to its particular setting and the character of the village. It should thereby be in accordance with the recommendations in the 'Review of the Built Environment of Colsterworth and Woolsthorpe'. Regard should also be had to 'Buildings for Life 12' when assessing all proposals for residential development. This is a government-endorsed industry standard for well-designed homes and

neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live. Aside from design-related issues, the toolkit asks whether a proposed development has a mix of housing types and tenures that suit local requirements. See <http://www.builtforlifehomes.org>.

- 7.19 Throughout the Neighbourhood Area it is important that infill development or any extension to existing property matches or complements the local characteristics in regard to scale, colour, and building and roofing materials. Any such infill should not be allowed to impinge on the setting of its surrounding areas or to intrude visually on them. Potential new infill development should address specific issues relating to the historic environment and its surroundings.
- 7.20 The setting of Woolsthorpe Manor and other listed buildings should be conserved and enhanced. It should ensure that new development is integrated with existing buildings so as not to lose local distinctiveness and a sense of place. Every effort should be made to avoid erosion of the character of the Woolsthorpe Conservation Area by preserving the vernacular architecture and its features as specified in the recommendations in the 'Review of the Built Environment of Colsterworth and Woolsthorpe'. The opportunity for new development should be used to enhance the local characteristics. Off-the-shelf design may not be appropriate.

#### **Policy 1 – Residential Development**

**Residential development in Colsterworth and Woolsthorpe will be supported providing that:**

- a) it is acceptable infill of up to 10 dwellings that are located within the existing confines of the built-up area;**
- b) it is appropriate to its surroundings;**
- c) it is in keeping with the Review of the Built Environment of Colsterworth and Woolsthorpe with regards to scale, layout and materials to retain local distinctiveness and create a sense of place;**
- d) there is no adverse impact to the Woolsthorpe Conservation Area and the setting of Woolsthorpe Manor; and**
- e) it encourages the use of the existing network of public footpaths to enable access to services and facilities.**

**Residential development in North Witham, Stainby and Gunby will be supported providing that:**

- 1) it is acceptable infill that is located within the existing confines of the built-up area;**
- 2) it is on a small scale of up to 3 dwellings in an otherwise built up frontage;**
- 3) it is appropriate to its surroundings;**
- 4) it does not affect open land which is of particular significance to the form and character of the settlement; and**
- 5) it is designed with regards to scale, layout and materials to retain local distinctiveness and create a sense of place.**

**In these settlements infill development on brownfield sites may be particularly suitable.**

The following will be classified as inside the existing confines of the built-up area:

- A. Buildings and curtilages which are contained and visually separate from the open countryside that are clearly part of a network of buildings that form the settlement.
- B. Areas of land with planning permission for built development.
- C. Allocations for built development in the local plan or neighbourhood development plan.

The following will be regarded as being outside the existing confines of the built-up area:

- D. Gardens which are visually open and relate to the open countryside.
- E. Individual dwellings, a group of dwellings, or agricultural buildings, that are detached or peripheral to the settlement.
- F. Any area of employment or leisure use, including public open space, that is detached or peripheral to the settlement
- G. Land which would otherwise be outside the confines, even if it is between the edge of the settlement and a major road.

## Affordable Housing

- 7.21 Policy H1 in the Core Strategy states that housing growth in the more sustainable villages identified as Local Service Centres will be at modest levels to enable them to continue to function as sustainable local centres. Elsewhere in the rural areas new housing development is restricted to affordable, local-need housing, agricultural/forestry workers' accommodation and conversions in accordance with Policy SP1.
- 7.22 The approved development of the site off Bridge End Road in Colsterworth (Site LSC1b in the Site Allocations DPD) includes a 35% Section 106 designation that 16 of the 48 planned dwellings must be affordable homes.
- 7.23 A general assessment of local housing need was included in the household survey questionnaire, which had a response rate of 12%. This indicated there was a need for some affordable homes within the area. Similarly in January 2016, the SKDC Housing Register listed 28 households wanting social rented accommodation in Colsterworth and District. They included 11 households with at least one person over 60 wanting a one or two-bedroomed bungalow.
- 7.24 The approach thereby adopted is to support the building of some affordable housing to meet local need within the Local Service Centre and the smaller villages in this parish subject to the criteria listed in Policy 1, or it is housing located on a rural exception site as described in Policy 2.

### **Policy 2 – Affordable Housing on Rural Exception Sites**

**Proposals for affordable housing outside the existing confines of a built-up area will be supported if it is:**

- a) for a small number of properties;**
- b) located on a rural exception site that immediately adjoins the built-up area of Colsterworth, Woolsthorpe, Gunby, Stainby, North Witham or Lobthorpe;**
- c) justified by evidence of need through a local housing needs survey of the Parish; and**
- d) prioritised for those with a local connection as prescribed in the allocations policies of social housing providers such as South Kesteven District Council and housing associations.**

## To preserve the separation between Colsterworth and Woolsthorpe.

- 7.25 Although the Core Strategy pairs Colsterworth and Woolsthorpe to form a Local Service Centre, they are two distinct settlements. Despite their proximity they each have a different form and character. There exists a 'green corridor' of open space which separates them. Concern that the settlements could eventually coalesce if development is unchecked was expressed repeatedly from the outset of the community consultations.



- 7.26 Several Local Service Centres consist of two “paired” villages. This is in recognition of the relationship existing between the two. The close proximity of the settlements enables residents of each to benefit from the services and facilities without relying on a car. There is no intention that the two settlements should be physically linked by development. This is pertinent to Colsterworth and Woolsthorpe.
- 7.27 Subsequently, 79% of respondents to this plan’s survey of households agreed that the separate character and identity of Colsterworth and Woolsthorpe should be maintained.
- 7.28 The current green corridor between the settlements needs to be protected from further development that would narrow this valued open gap. Such proposals will not be permitted so as to preserve the identity and integrity of the two settlements and their setting in the landscape.

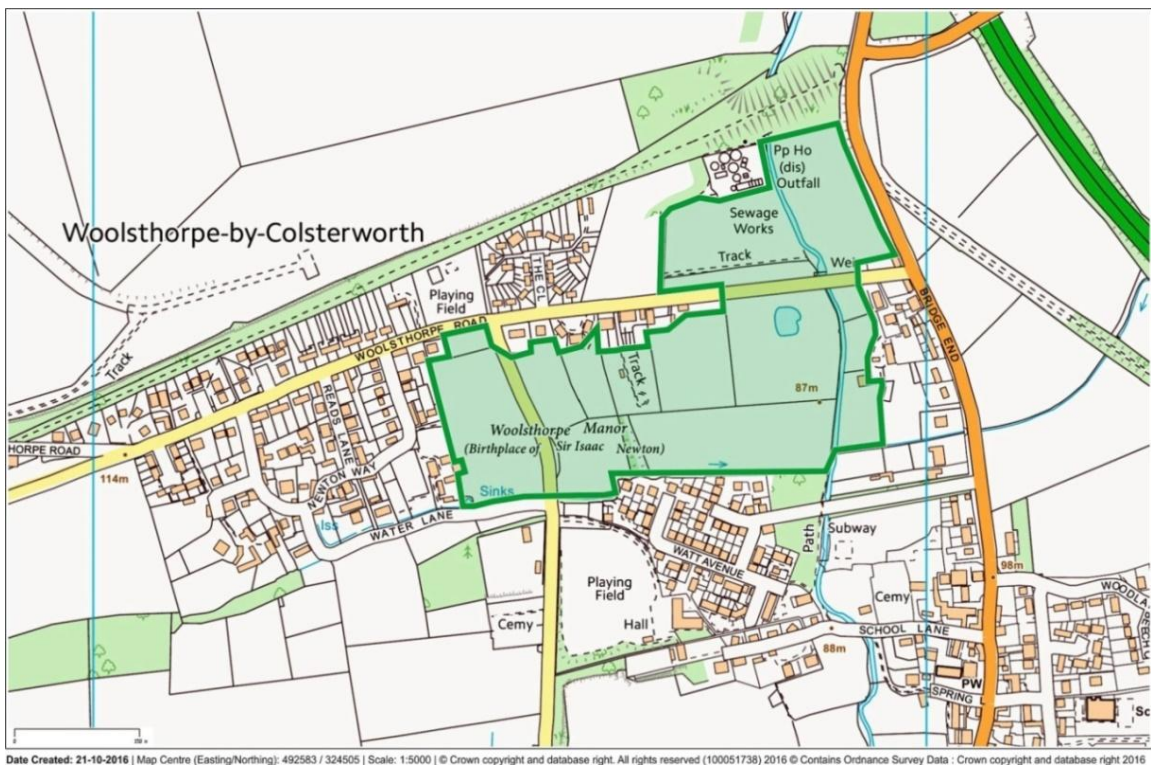
**Policy 3 – To preserve the separation between the distinct settlements of Colsterworth and Woolsthorpe.**

**An Area of Separation will be maintained to protect the ‘green corridor’ between Colsterworth and Woolsthorpe and prevent coalescence.**

**Proposals for development will not be permitted in the Area of Separation if it would:**

- a) narrow this important open gap;
- b) reduce the separate identities of the two villages; or
- c) have an adverse impact on their landscape setting.

**The boundary of the Area of Separation is shown on Proposal Map 1.**



Proposal Map 1: Area of Separation between Woolsthorpe and Colsterworth

## To conserve and enhance the natural environment

### Surrounding Countryside

- 7.29 The Neighbourhood Area is a rural parish comprising the paired villages of Colsterworth and Woolsthorpe, the small villages of Gunby, North Witham and Stainby, all surrounded by open countryside.
- 7.30 Policy EN1 in SKDC's Core Strategy addresses the need to protect and enhance the character of the District. It states that:  
*"South Kesteven's Landscape Character Areas are identified on the map. Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.*  
*All development proposals and site allocations will be assessed in relation to:*
1. *statutory, national and local designations of landscape features, including natural and historic assets*
  2. *local distinctiveness and sense of place*
  3. *historic character, patterns and attributes of the landscape*
  4. *the layout and scale of buildings and designed spaces*
  5. *the quality and character of the built fabric and their settings*
  6. *the condition of the landscape*
  7. *biodiversity and ecological networks within the landscape*
  8. *public access to and community value of the landscape*
  9. *remoteness and tranquillity*
  10. *visual intrusion*
  11. *noise and light pollution*
  12. *Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council*
  13. *impact on controlled waters*
  14. *protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas.)"*
- 7.31 As part of the preparation of the Neighbourhood Development Plan a character assessment was commissioned to evaluate the nature and quality of the landscape in the parish.  
The assessment concluded:
- The parish is a predominantly agricultural landscape interspersed with five smaller woods, including one woodland Site of Special Scientific Interest (SSSI), and a large area of mixed ancient and semi-natural woodland in the east. The other SSSI is meadow land.
  - The area is bisected by two significant features that run from South to North. First, the upper course of the River Witham follows a meandering, tortuous route which has cut a pronounced valley through farm land, grazing meadows, and the village of Colsterworth. Second, and equally influential since Roman times, is the A1 dual carriageway, formerly the Great North Road and originally Ermine Street.
  - The undulating landscape with its arable and pasture land divided and interrupted by historic hedgerows and stands of trees gives a wide and changing vista that is given vibrancy through the seasons with the change in natural leaf cover and the growth and harvest of crops.
  - The largely stone built settlements, churches and farmsteads sympathetically and attractively punctuate this natural environment.

- The skies are huge and uninterrupted and often give way to spectacular sunsets in the west where the landscape drops away in height after reaching the western boundary of the parish, adjacent to the ancient drove road 'The Drift' now adopted as part of the Viking Way.
- Exploration of this landscape is enabled by a significant and well maintained network of footpaths and publically accessible sites in addition to the lanes and minor roads of the area.

7.32 The community consultation consistently revealed the wish to see the attractive appearance and quality of the surrounding rolling landscape conserved. 97% of respondents to the household survey agreed that it was important to protect the open countryside, views and the setting of the villages from insensitive and inappropriate development and to maintain clear access to the network of rural and village footpaths

7.33 The following policy builds on the wider planning context provided by Core Strategy and applies it at the neighbourhood plan level to protect the surrounding open countryside and its landscape quality.

#### **Policy 4 – Open Countryside**

**The remainder of the Neighbourhood Area outside the built-up areas is regarded as open countryside where development will be restricted.**

**Proposals for development in the open countryside will only be supported :**

- a) where it contributes to rural diversification and there is an essential requirement for a rural location;
- b) where it would involve the suitable reuse or extension of an existing building, and that any increase in size would be subordinate to the original building(s) in terms of floor space or massing;
- c) for outdoor sport or recreation where the rural character and openness of the landscape would be maintained;
- d) for a new isolated dwelling where there are special circumstances as specified in paragraph 55 of the National Planning Policy Framework, such as the need for a rural worker to be close to their place of work;
- e) for affordable housing as 'exception sites' that are located adjacent to an existing built-up area; or
- f) for agriculture, forestry or equine purposes.

**Development will be supported where it preserves and enhances :**

- 1) landscape character and quality including individual features of value;
- 2) sites of ecological value;
- 3) listed buildings, Scheduled Monuments and other sites of archaeological interest including ridge and furrow;
- 4) the intrinsic character, beauty and tranquillity of the countryside; and
- 5) the character and appearance of the area in terms of its historic and vernacular built form.

**Proposals for development should have regard to the Colsterworth and District Landscape Character Assessment.**

Important views and vistas.

- 7.34 A strong message to emerge from the local community engagement was the need to retain the ‘feel’ of a rural village community. Views of the surrounding countryside help facilitate this, reminding the community of the rural landscape beyond. A variety of views was nominated during the local consultation process. Overall 90% of respondents to the household survey supported the preservation of views.
- 7.35 The topography of this area is characterised by:
- Gently rolling and undulating scenery, on a bed rock of limestone from the Jurassic period, now overlain with glacial till deposits, including sands and gravels carried by meltwater, which are typically found in the composition of the local soils.
  - The landscape has been dissected by the tightly meandering course of the upper River Witham and its tributary streams which flow over an older layer of mudstone. The ground rises consistently away from the valley floor, steeply to the east and more gently to the west. Most of the Witham’s tributaries flow from the west and have formed attractive side valleys such as Gunby Dale.
  - It is a relatively unified landscape, with wide views of medium-scale agricultural land, enclosed mostly by hedgerows, with hedgerow trees, and with a significant proportion of historic woodland.
  - Settlement is dispersed and normally nucleated with picturesque villages built of local coarse rubble limestone or brick with pantile roofs, which are mostly adjacent to the Witham and its tributaries.
- 7.36 The position of the settlements and the nature of the topography mean that there are locally valued views over the surrounding landscape. It is the nature and qualities of these views across open countryside that reinforces the rural feel of the villages and adds to its charm and character. This is particularly important when retaining views of and from significant buildings and features, notably Woolsthorpe Manor and the churches in Colsterworth, North Witham and Stainby.
- 7.37 The following views are regarded as important and warrant protection:

No.	View	Justification for inclusion as an important view
1.	<p>The sheep meadow straddling the River Witham, looking north-west from the High Street, Colsterworth at SK929238 (opposite 55 High Street).</p> <p>(See Proposal Map 2)</p>	<p>The view is over the river and undulating pasture land as seen from a well-used public road and pavement. The road is the historic main artery through Colsterworth village, linking the post office, church, co-op store and pub.</p> <p>Consistent feedback during consultation processes indicated that the community values the “rural feel” of the village. The view, with sheep still regularly grazing on the meadow, certainly enhances that “rural feel”. Local people do not have to leave the village to enjoy this charming view and it is easily accessible to all, whether walking, cycling or driving through the village. The low wall means the view can be enjoyed by wheelchair and mobility scooter users.</p> <p>The view was most frequently highlighted as “special” during the local consultation processes.</p>
2	<p>From Old Post Lane at SK926243 looking east-</p>	<p>The view was considered as “special” in local consultation processes, especially by those who value walking along Old Post</p>



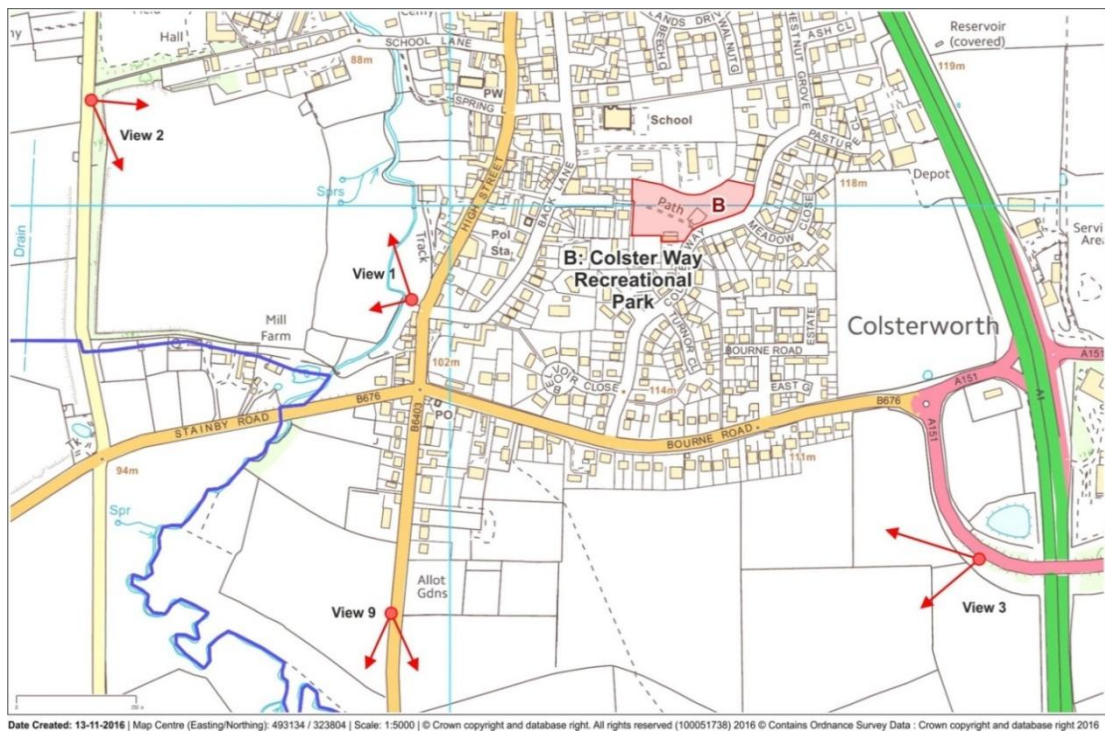
<p>south-east over sheep meadow.</p> <p>(See Proposal Map 2)</p>	<p>Lane. It looks towards the southern half of Colsterworth with its harmonious roof-scape. The foreground shows the wide swathe of reinstated grassland where ironstone was quarried until about 1970.</p>
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View 1: The sheep meadow from the High Street, Colsterworth.



View 2: From Old Post Lane, east-south-east towards Colsterworth.



Proposal map 2

<p>3. Towards Stainby village and church spire, looking west-south-west over undulating countryside from the Colsterworth Services flyover (over the A1) at SK937237.</p>	<p>The Colsterworth Landscape Character Assessment (Appendix 3) states, “The undulating landscape with its arable and pasture land divided and interrupted by historic hedgerows and stands of trees gives a fantastic wide and changing vista that is given vibrancy through the seasons with the change in natural leaf cover and the growth and harvest of crops. The largely stone built villages, settlements, churches and farmsteads</p>
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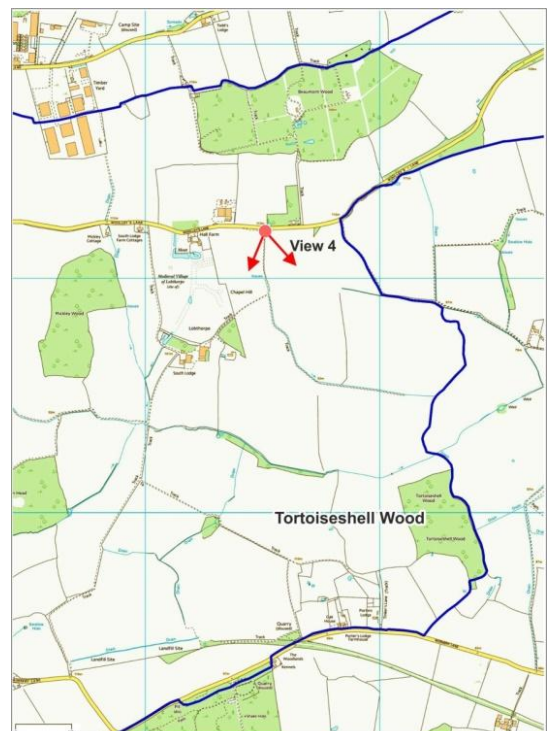
	(See Proposal Map 2)	<p>sympathetically and attractively punctuate this natural environment. The skies are huge and uninterrupted and often give way to spectacular sunsets in the west where the landscape drops away in height after reaching the extent of Gunby &amp; Stainby Parish.”</p> <p>This view, in particular, fits into the description above and from the high public point on the flyover it is a wonderful welcome to the Parish, especially for travellers from the A1 and A151. The view was described as “special” in local consultations.</p>
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View 3: Towards Stainby from Colsterworth Services flyover.



View 4: Towards Tortoiseshell Wood from Wooley’s Lane, Lobthorpe



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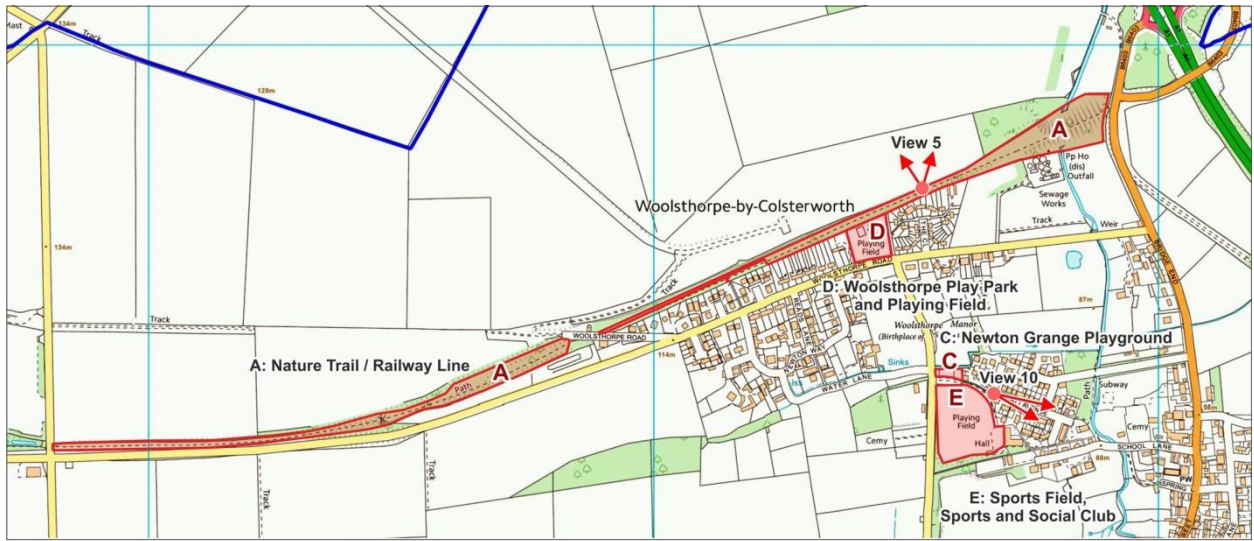
Proposal Map 3



<p>4.</p>	<p>View towards Tortoiseshell Wood, looking south-south-east from reference SK955212 on Wooley’s Lane, Lobthorpe.</p> <p>(See Proposal Map 3)</p>	<p>The Colsterworth Landscape Character Assessment (Appendix 3) describes Tortoiseshell Wood as “extraordinary” and a Site of Special Scientific Interest. This view is over a typically gently undulating landscape cut by streams flowing eastwards, including the Glen Brook. The land between Lobthorpe and Tortoiseshell Wood is agricultural, punctuated by trees and substantial hedgerows. It is open countryside and offers a particularly rural view from the public road running through the hamlet of Lobthorpe and adjoining public footpaths.</p> <p>The view was considered to be “special” in local consultations. Parishioners from the smaller villages within the Parish had expressed their love of the “nothingness” around them, which is captured in this scene.</p>
<p>5.</p>	<p>View from the bench seat on the Nature Trail (Old Railway Line) in Woolsthorpe at SK925247, looking north-north-west</p> <p>(See Proposal Map 4)</p>	<p>The Colsterworth Landscape Character Assessment states, “The ironstone railway workings are havens for wildlife and recreational activity.” The restitution of the land which was quarried was so ably and sympathetically done that unless observers know about the recent industrial history of the area it would be impossible to infer from the modern landscape what it had looked like up to the 1970s. The nature trail along the Old Railway Line is a recently created community amenity which is well used by local people. The view from the bench is one of the few “windows” out over the adjoining countryside and is a tranquil setting.</p> <p>The view was frequently considered to be “special” in local consultations.</p>



View 5: From the Nature Trail looking north

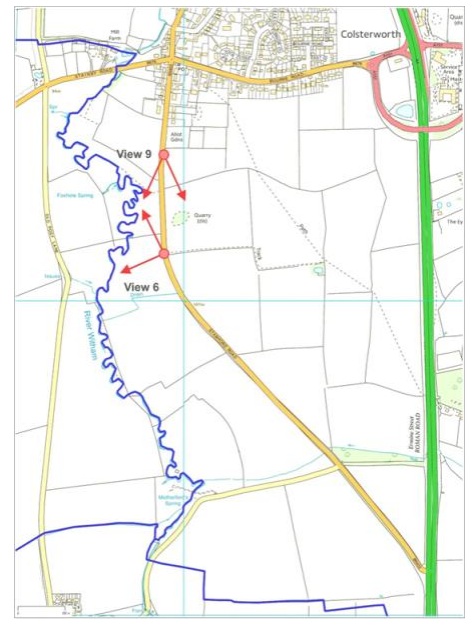


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Proposal map 4



View 6: Meanders of the River Witham from public footpath.



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Proposal Map 5

<p>6.</p>	<p>View over the meanders in the River Witham from the public footpath by the stile on Stamford Road at SK929232 looking north-west  (See Proposal Map 5)</p>	<p>The Colsterworth Landscape Character Assessment states: “A dominant and influential part of the local topography has been the evolution of the Witham valley running from south to north within the centre of the parish.” The beauty of the river valley with its distinctive meanders and surrounding open countryside is caught from the public road and from the adjoining footpath to North Witham which crosses the site of the medieval village of Twyford. The stile on Stamford Road is at a turning point for those Colsterworth residents who regularly walk away from the village for exercise. A bench at this point would be would an asset, especially for less mobile walkers.</p> <p>The view was considered to be “special” in local consultations.</p>
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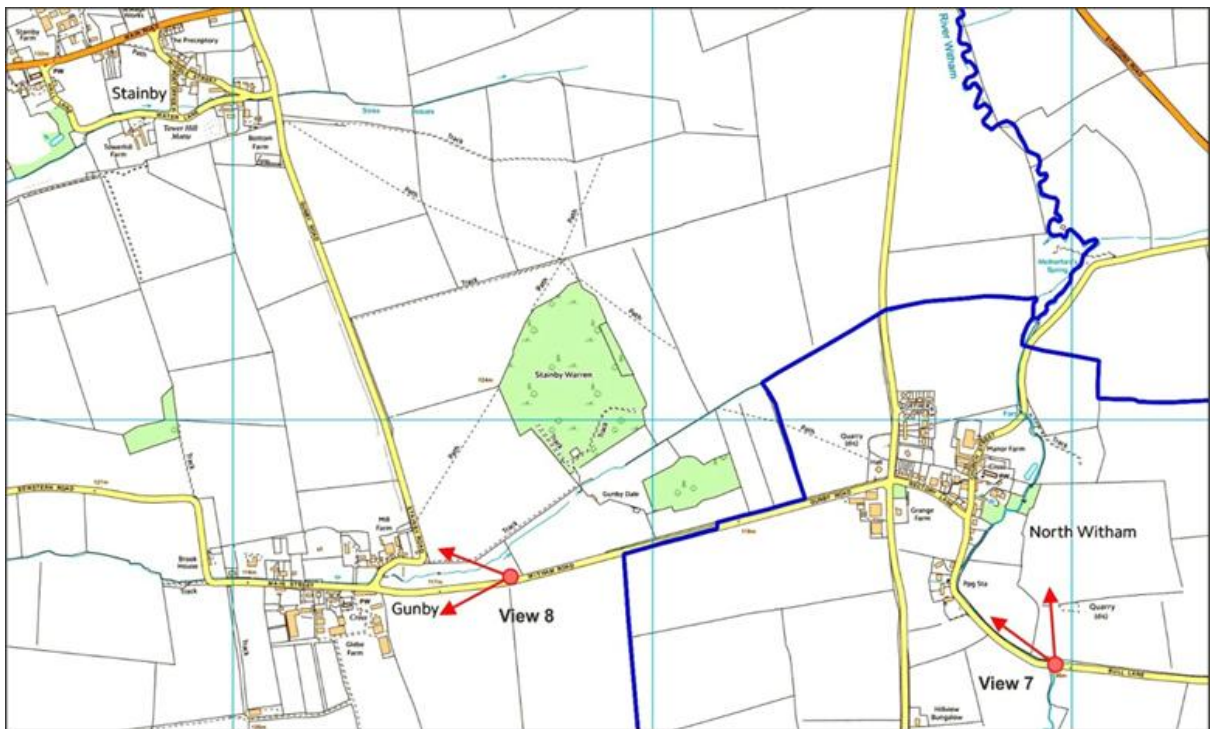




View 7: From Bull Lane towards North Witham



View 8: The entry into Gunby from North Witham



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Proposal map 6

7.	<p>From Bull Lane, North Witham, the view looking north-north-west at SK929214 towards the village.</p> <p>(See Proposal Map 6)</p>	<p>From a public road, the view is of open countryside with mature hedgerows (green belt) adjacent to the lower part of North Witham. Distant trees and buildings, including the church, show the slopes on which the village sits above the River Witham. As with the view described in 8 below, it portrays the “rural feel” and village architecture valued by local people.</p> <p>The view was considered to be “special” by North Witham residents in the local consultation.</p>
8.	<p>The view on the entry into Gunby from North Witham at SK912165, looking north-west over the brook.</p>	<p>The Colsterworth Landscape Character Assessment (Appendix 3), whilst describing the beautiful and undulating countryside within the Parish, also states, “The largely stone built villages, settlements, churches and farmsteads sympathetically and</p>

	(See Proposal Map 6)	<p>attractively punctuate this natural environment.” This is a perfect description of the entry to Gunby village along a former drove road with wide verges, which are characteristic of the minor roads in this parish.</p> <p>The view was considered to be “special”, especially by people from Gunby and North Witham in local consultations.</p>
9.	<p>From Stamford Road at SK929236 looking south towards North Witham church.</p> <p>(See Proposal Map 5 on page 35)</p>	<p>For about 200 yards south from the southern edge of Colsterworth, this is a classic English rural view with strong historic links to the old coaching route on the former Great North Road. It looks through an arch of trees along what is now Stamford Road and over the field which covers the deserted medieval village of Twyford, towards North Witham Church spire. It is on the early medieval route to North Witham which continues to be a popular walk.</p> <p>This was the second most popular view mentioned by residents of Colsterworth in local consultations.</p>



View 9: From Stamford Road south to North Witham Church.



View 10: Colsterworth Church from Watt Avenue.

10	<p>The tower of the parish Church of St John the Baptist, Colsterworth from Watt Avenue, Newton Grange at SK 926243.</p> <p>(See Proposal Map 4 on Page 35)</p>	<p>The tower, with its clock chimes, bells and customary flag of St George, is the most prominent building in Colsterworth. This view provides a visual link between the new Newton Grange development and the old centre of Colsterworth. It was considered to be a “special” view by residents of Newton Grange and by users of the new pedestrian route between Woolsthorpe and Colsterworth during consultations.</p>
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7.38 While the prime purpose of this policy is to protect the rural feel and character of the parish, it is important to recognise the value of views of significant historical buildings as part of their setting, most notably, Woolsthorpe Manor. This issue is dealt with under Policy 7.

7.39 Preserving the open rural views and landscape of the parish was ranked first among suggestions for protecting the environment in the survey of households. The following policy thereby aims to

protect views into, out of, within, and between Colsterworth, Woolsthorpe, the smaller villages, and south and east of Lobthorpe from development that would have a harmful impact on them. This policy demonstrates how neighbourhood plans can encapsulate the aspirations of a local community in a way that is difficult in a Local Plan covering a wider area. The views and vistas are important to the unique character of the villages and its rural feel, and it is appropriate for the Neighbourhood Development Plan to seek to protect them in order to maintain local distinctiveness.

#### **Policy 5 – Important Views and Vistas**

**Developments will only be supported where there are no adverse impacts on important views or vistas.**

**The following are designated as important views:**

- 1) The sheep meadow straddling the River Witham, looking north-west from the High Street, Colsterworth at SK929238 (opposite 55 High Street);**
- 2) From Old Post Lane at SK926243 looking east-south-east over sheep meadow towards the southern half of Colsterworth with its harmonious roof-scape;**
- 3) Towards Stainby village and church spire looking west-south-west over undulating countryside from the Colsterworth Services flyover (over the A1) at SK937237;**
- 4) Towards Tortoiseshell Wood, looking south-south-east from reference SK955212 on Wooley's Lane, Lobthorpe;**
- 5) View from the bench seat on the Nature Trail (Old Railway Line) in Woolsthorpe at SK925247, looking north-north-west;**
- 6) View over the meanders in the River Witham from the public footpath stile on Stamford Road at SK929232 looking north-west;**
- 7) From Bull Lane, North Witham, view looking north-north-west at SK929214 towards the Grade 1 listed church;**
- 8) The view on the entry into Gunby from North Witham at SK912165 looking north-west**
- 9) From Stamford Road at SK932228 looking south towards North Witham church; and**
- 10) The tower of the parish Church of St John the Baptist, Colsterworth from Watt Avenue, Newton Grange at SK926243.**

**The location and direction of these important views is indicated on Proposal Maps 2-6.**

#### Trees and Hedgerows

- 7.40 Trees are an integral part of the natural environment. They provide visual amenity, create habitats for wildlife, and improve air quality.
- 7.41 The National Planning Policy Framework states in paragraph 118 that, "*Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees unless the need for development in that location clearly outweighs the loss.*"
- 7.42 The Hedgerows Regulations 1997 protect most countryside hedgerows from being removed (including being uprooted or otherwise destroyed). If anyone wants to remove a hedgerow (or part of a hedgerow) they need to apply to the District Council in writing before they do so. The District Council can issue a hedgerow retention notice if it is considered 'important' and must be kept, or give permission to remove the hedgerow. An important hedgerow must be at least 30 years old and meet certain criteria. For example, it marks a pre-1850 parish boundary,



incorporates a Scheduled Monument or an archaeological feature, is an integral part of a field system pre-dating the Enclosure Acts, or contains protected species listed in the Wildlife and Countryside Act 1981.

- 7.43 The following policy prevents development that would result in loss of or damage to significant trees, hedgerows and woodlands where possible. Such features are a vital element in the character of the parish. However, unless trees are subject to Tree Preservation Orders or are in Conservation Areas their removal and pruning are not subject to planning control. Even where trees are subject to planning control it is unusual for policies to preclude their removal and more normal to require the provision of replacement trees. However, these features should be retained wherever possible because of their contribution to the historic and natural environment.
- 7.44 To counteract the threat of imported tree diseases to the Forestry Commission woods, Tortoiseshell Wood SSSI, and other woods in the parish, native-grown trees suited to regeneration on calcareous soils (see [http://www.forestry.gov.uk/pdf/LRU\\_BPG08.pdf/](http://www.forestry.gov.uk/pdf/LRU_BPG08.pdf/)) such as poplar, rowan, field maple, hawthorn and willow, should be chosen.

#### **Policy 6 – Trees and Hedgerows**

**Mature trees, woodland and important hedgerows should be protected wherever possible.**

**Development that will result in the loss or damage to locally valued trees and woodlands which are otherwise unprotected will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of damage to the landscape is agreed.**

### **To conserve heritage assets**

- 7.45 Although Colsterworth has undergone some extensive development in recent decades, it and the other settlements in the parish contain many historic buildings and features, especially Woolsthorpe Manor and the associated Conservation Area. The historic environment is something that the local community value very highly.
- 7.46 The SKDC Core Strategy states in paragraph 4.1.6 that: *“South Kesteven has a rich heritage of buildings, archaeological remains and countryside. It boasts an attractive and varied landscape. The historic fabric of the towns, villages and individual buildings, archaeological features, historic parks and gardens, as well as their settings and the wider landscape all need to be recognised, understood and conserved. This high quality natural and built environment could suffer if the needs of development are met without taking steps to safeguard these finite resources.”*
- 7.47 In relation to heritage conservation, Policy EN1 states that, *“All development proposals and site allocations will be assessed in relation to:*
- *statutory, national and local designations of landscape features, including natural and historic assets;*
  - *the historic character and patterns and attributes of the landscape;*
  - *the layout and scale of buildings and designed spaces;*
  - *the quality and character of the built fabric and their settings; and*
  - *Conservation Area Appraisals and Village Design Statements where these have been adopted by the Council.”*
- (See Appendix 6: The Woolsthorpe Conservation Area designation document.)



- 7.48 The historic environment is one of the neighbourhood area’s most valued assets. To inform this Plan, the buildings, structures, and archaeological remains that are an important aspect of the area's past have been listed using the Historic Environment Record (HER) maintained by Lincolnshire County Council. This record includes both ‘Designated Heritage Assets’: Listed buildings and Scheduled Monuments and ‘Non- Designated Heritage Assets’: buildings, monuments and features which make a positive contribution, including visible and buried archaeology. The assets in this Neighbourhood Area are listed under the relevant civil parish in Appendices 4 and 5.
- 7.49 Proposals to sustain and enhance the area's understanding of heritage assets for tourism and historic interest as part of cultural and education initiatives will be supported. This might include heritage trails and more interpretation. A current example is a plan to reorder the Church of St John the Baptist in Colsterworth, which is supported by the Diocese of Lincoln and Historic England. The intention is to restore the Newton family chapel and establish a heritage learning centre focused on faith and science in Sir Isaac Newton’s life and work. There will be new facilities, including toilets and a kitchenette, providing a much needed place in the centre of the village for use by the local community for a variety of social and artistic events and activities. However, such proposals still need to demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting.

**Policy 7 – Heritage Assets**

**Development will be supported providing that:**

- a) it preserves or enhances designated heritage assets and their settings including listed buildings and Historic Parkland, the Woolsthorpe Conservation Area, scheduled monuments and other designated and non-designated heritage assets above and below ground;**
- b) its impact and contribution to local distinctiveness, character and sense of place is acceptable;**
- c) it has regard to the Colsterworth and District Landscape Character Assessment and the Review of the Built Environment of Colsterworth and Woolsthorpe; and**
- d) It does not harm the setting of Woolsthorpe Manor or any significant views to or from the property.**

**Proposals that sensitively promote and interpret heritage assets will be supported.**

**Policy 8 – Conservation Area**

**Development within the Woolsthorpe Conservation Area, including proposals that involve the alteration or extension of a building within or adjacent to the boundary, will generally be supported providing that:**

- a) the form, design, scale and materials respect the host building and the Conservation Area;**
- b) the siting respects any important open spaces and significant trees;**
- c) it does not impact adversely on the character, openness or amenity of any open space that makes a significant contribution to the essential character and appearance of the Conservation Area; and**
- d) historic features, such as stone boundary walls, are preserved or enhanced.**

## Environmental quality

- 7.50 Paragraph 109 of the National Planning Policy Framework states that the quality of the natural and local environment can be enhanced by planning systems “*preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.*”
- 7.51 While the air quality associated with traffic movements on the A1 and local industrial activity is subject to compliance with EU directives and/or national objectives for pollutants, the increased volume of through traffic on the A1 between 2010 and 2015 (detailed in paragraph 3.34) and the concentration of diesel emissions from heavy goods vehicles which routinely fill the overnight truck stop at the junction of the A151 and the A1 flyover are a concern in this parish, especially in adverse meteorological conditions. Measures should be taken to mitigate the impact of air pollutants from proposed new developments in this parish.
- 7.52 Policy EN1 in SKDC’s Core Strategy states that, “*All development proposals and site allocations will be assessed in relation to . . . noise and light pollution.*” Noise pollution from traffic on the A1 has a pervasive impact on life in Colsterworth, Woolsthorpe, North Witham and Lobthorpe. Any new development within hearing distance of the A1 should follow effective design principles to mitigate the impact of persistent traffic noise.
- 7.53 The combination of dark skies and rural tranquillity is appreciated by residents in the open countryside and smaller settlements away from the A1 corridor. The need to preserve dark skies is particularly significant for Woolsthorpe Manor, birthplace of Isaac Newton, where a popular range of activities associated with astronomy is expected to develop further. This programme adds to the historical and educational significance of the property by highlighting Newton's fundamental contribution to science which he carried out at Woolsthorpe in 1665-66.
- 7.54 The local community have expressed concern about flooding from the River Witham. The Environment Agency has identified that the Upper Witham is at High Risk of flooding along much of its course within this parish. Flood Warnings and Flood Alerts will be issued by the agency to those in properties within the areas of flood risk detailed on the Agency’s online Interactive maps at <http://maps.environment-agency.gov.uk>.
- 7.55 SKDC's Strategic Flood Risk Assessment is the primary source of flood risk information when considering whether particular areas may be appropriate for development. Future developments are to be steered to areas with the lowest probability of flooding and any development in an area at risk of flooding has to be safe for its lifetime, taking account of the impact of climate change.
- 7.56 The following policy therefore encourages optimal minimisation of air, noise and light pollution and seeks to minimise flood risk.

### **Policy 9 – Environmental quality**

**Where appropriate, proposals for development will be supported where they incorporate design features that minimise:**

- a. the emission of air pollutants;**
- b. noise to protect the tranquillity of the area;**
- c. light pollution to retain the dark skies;**
- d. the generation of waste, and maximise opportunities for reuse and recycling;**

- e. flood risk, and encourage efficient water and waste management systems, including sustainable drainage systems (SuDS), and
- f. the fragmentation of habitats, and create green infrastructure networks that improve bio-diversity.

## To retain and improve local services and community facilities

- 7.57 Policy SP2 in the SKDC Core Strategy states that in Local Service Centres: *“Support will be given to proposals and activities that protect, retain or enhance existing community assets, or that lead to the provision of additional assets that improve community well-being. Proposals involving the loss of community facilities, including land in community use, will not be supported. There will be a presumption against the change of use of existing retail, service and employment premises.”*
- 7.58 It adds that ‘land in community use’ includes facilities such as community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments.
- 7.59 Policy SAP1: ‘Retention of Community Services and Facilities’ in the Site Allocations DPD adds that:  
*“Applications for the change of use of community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that either:*
- *there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building; or*
  - *the existing use is no longer viable(supported by documentary evidence); and*
  - *there is no realistic prospect of the premises being re-used for alternative business or community facility use.*
- The proposal must also demonstrate that consideration has been given to:*
- *the re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such use; and*
  - *the potential impact closure may have on the village and its community, with regard to public use and support for both the existing and proposed use.”*
- 7.60 The following policy builds on this national and local planning guidance.

### **Policy 10 – Local Services and Community Facilities**

**The expansion of existing and new local services or community facilities will be supported providing that it does not have significant harmful impacts on the amenities of residents or on other neighbouring uses.**

**The loss of a local service or community facility will only be permitted if it can be demonstrated that:**

- a) **an assessment has been undertaken which has clearly shown it to be surplus to requirements or no longer viable; and**
- b) **the loss would be replaced by equivalent or better provision in terms of quantity and quality, and in a suitable location to meet the need; or**
- c) **the development will bring about a community benefit, the needs for which clearly outweigh the loss.**

## Colsterworth Village Hub

- 7.61 The growth of Colsterworth along the slopes of the Witham Valley and the route of the original Great North Road, plus the tendency of any flat land by the river to flood, and the impact of the ironstone quarries in Woolsthorpe, have resulted in a sizeable community which does not have a traditional centre. Most of the parish's services and facilities are spread out, mainly in Colsterworth, and opportunities for social interaction through chance meetings and informal gatherings are fewer than desirable for all age groups.
- 7.62 The facilities which currently provide some form of social interaction include:
- The Sports and Social Club and the Village Hall on Old Post Lane at the western edge of the village;
  - The Co-op store, pub and St John the Baptist Church in the narrowest part of the High Street;
  - The post office on Bourne Road at the south end of Colsterworth;
  - The primary school and medical practice on Back Lane are near the Methodist Church which offers fortnightly 'Open Door' drop-in gatherings with refreshments and also houses the pre-school nursery class;
  - The bowls club and Little Legs Nursery are at the southern end of Colster Way, close to Colster Green.
- 7.63 However, there is no central "drop-in" place to encourage and enable the social interaction which is important for facilitating community development, and supporting health and well-being. In both the community consultation survey of households and the survey of teenagers' opinions there was about two-thirds support for 'a community building with a café and 'flexible use' meeting space.'
- 7.64 There may be a number of opportunities in the future to create a cluster of small scale services and facilities which may develop organically into a more natural centre of village activity. The changes envisaged include the Newton Project at St John the Baptist Church and the proposed move of the Co-op Store to Bridge End which would release the current building for other uses and presents an opportunity to extend services within the village.
- 7.65 Any new development proposal which helps to create a central "social hub" or "drop-in" facility within Colsterworth will be encouraged to support social interaction.

### **Policy 11 – Colsterworth Village Hub.**

**Development will be encouraged if it contributes to the formation of a hub of small-scale local services and community facilities in Colsterworth that:**

- **meets local need;**
- **supports the viability of services and amenities; and**
- **enables greater social interaction and well-being.**

## **Local Green Spaces**

- 7.66 The National Planning Policy Framework introduces in paragraph 76 the concept of Local Green Spaces. Through neighbourhood plans, local communities are invited to identify for special protection green areas of particular importance to them. By designating land as Local Green Space new development is ruled out other than in very special circumstances. In addition, Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of

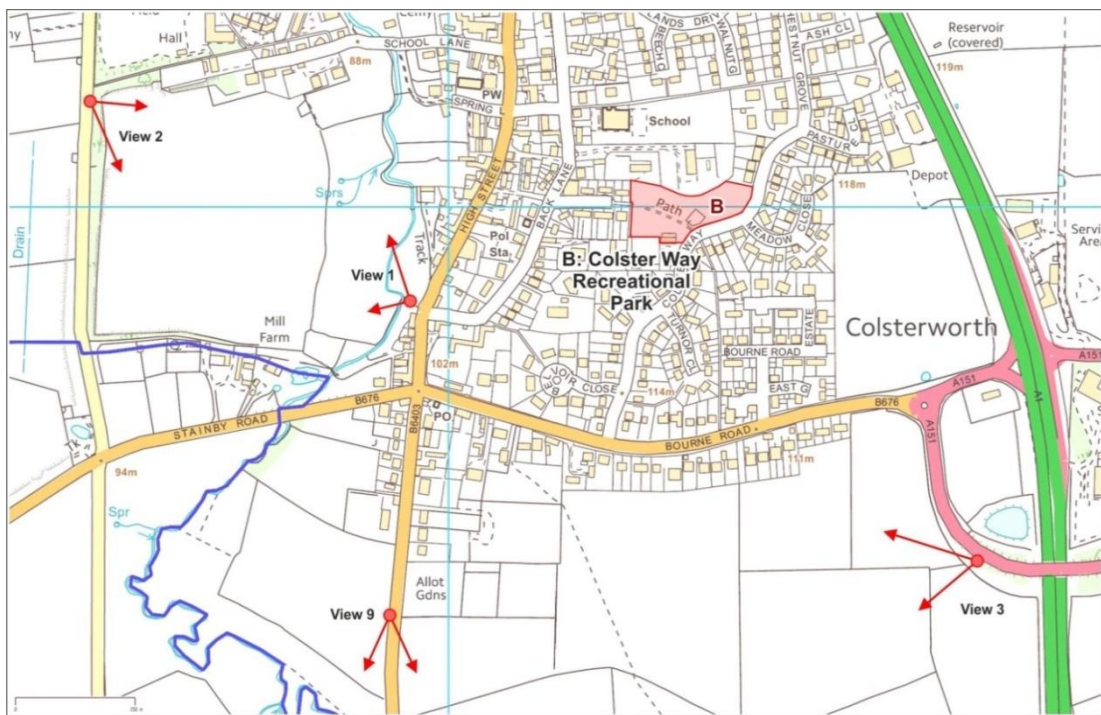
enduring beyond the end of the plan period. The Framework points out that the designation will not be appropriate for most open spaces. Any such designation must be close to the community it serves and not be an extensive tract of land. It should hold a special local significance to the local community in terms of, for example, its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

7.67 Consultation through the survey of households ranked the protection of green spaces as the second most important environmental conservation issue. For the teenagers surveyed it was the fourth most important issue in this category.

7.68 An assessment of the parish indicates the following sites satisfy these criteria:

No.	Name	Justification for inclusion as a Local Green Space
A.	Nature Trail/Old Railway Line, Woolsthorpe by Colsterworth  (See Proposal Map 4 on page 46)	This green space satisfies the NPPF criteria in that <ul style="list-style-type: none"> <li>● it is <b>in close proximity to the community it serves</b>, being located on the northern boundary of the paired villages of Colsterworth and Woolsthorpe by Colsterworth, with good footpath access from both communities;</li> <li>● it <b>holds a particular local significance</b> having a historic connection to the industrial past of both villages; it is a haven for wildlife and it is well utilised by walkers and nature lovers. It has been cited as “important to the quality of village life” during local consultations;</li> <li>● it is <b>local in character</b>, being a former railway line which served the local quarries up to 1970’s and, being a narrow, enclosed strip of banking, it is <b>not an extensive tract of land</b>.</li> </ul>
B.	Colster Way Recreational Park (fenced and unfenced sections).  (See Proposal Map 2 on page 46)	This green space satisfies the NPPF criteria in that <ul style="list-style-type: none"> <li>● it is <b>in close proximity to the community it serves</b>, being in the centre of a medium sized housing development within Colsterworth village and easily accessible from all parts of the village;</li> <li>● it <b>holds a particular local significance</b> as an open space for local events, the fenced area being safe for children’s play. The play park is regularly used by smaller children and the adjacent green offers an area for older children to play soft ball games;</li> <li>● it is <b>local in character</b>, originally being part of the grounds of a large house and having several mature trees, <b>and</b>, therefore, is <b>not an extensive tract of land</b>. Play areas were cited as “very important” in local consultations.</li> </ul>
C.	Children’s playground Newton Grange Estate Colsterworth.  (See Proposal Map 4)	This green space satisfies the NPPF criteria in that <ul style="list-style-type: none"> <li>● it is <b>in close proximity to the community it serves</b>, being located on the edge of a new development and accessible from both the villages of Colsterworth and Woolsthorpe by Colsterworth;</li> <li>● it <b>holds a particular local significance</b> as it is well used by local children and includes modern play equipment (including equipment for older children);</li> <li>● it is <b>not an extensive tract of land</b> but is a small enclosed play park. Play areas were cited as “very important” in local consultations.</li> </ul>

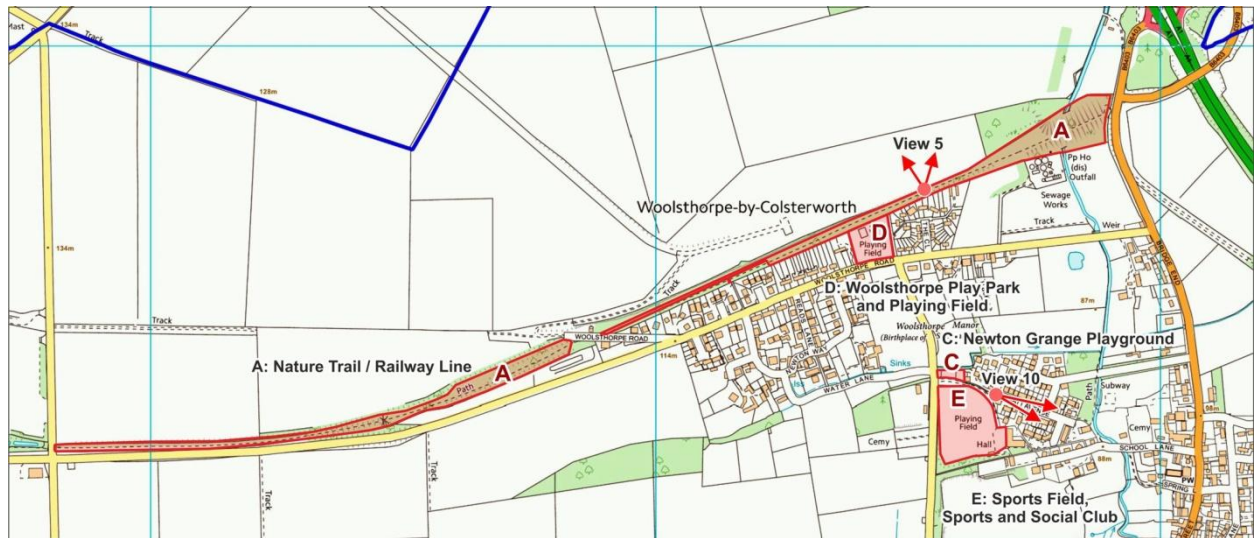
D.	<p>Woolsthorpe play park and playing field, Woolsthorpe by Colsterworth.</p> <p>(See Proposal Map 4)</p>	<p>This green space satisfies the NPPF criteria in that</p> <ul style="list-style-type: none"> <li>● it is <b>in close proximity to the community it serves</b>, being located within the village of Woolsthorpe by Colsterworth; it also provides a convenient access point to the middle of the Ironstone Railway Nature trail for most people living in Woolsthorpe.</li> <li>● it <b>holds a particular local significance</b> as it is well used by local children of all ages. It offers an area for playing ball games and includes newly installed play equipment for teenagers; the field is also the last remaining suitable location for the annual visit of the travelling fair.</li> <li>● it is <b>not an extensive tract of land</b> being an enclosed playing field and play park.</li> </ul> <p>Play areas were cited as “very important” in local consultations.</p>
E.	<p>Sports Field, Colsterworth Sports and Social Club, Colsterworth</p> <p>(See Proposal Map 4)</p>	<p>This green space satisfies the NPPF criteria in that</p> <ul style="list-style-type: none"> <li>● it is located on the boundary of the village of Colsterworth and within walking distance of the village of Woolsthorpe by Colsterworth, so is <b>in close proximity to the community it serves</b>;</li> <li>● it <b>holds a particular local significance</b> as the sports field contains the only football and cricket pitch in the whole Parish and is well used by the local football and cricket teams. It also provides an open space for community events;</li> <li>● it is <b>local in character</b>, being a former works sports facility <b>and it is not an extensive tract of land</b>.</li> </ul> <p>Sport facilities were cited as “very important” in local consultations.</p>



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Proposal map 2





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Proposal Map 4

7.69 These areas are thereby designated as Local Green Space and protected accordingly.

**Policy 12 - Local Green Space and Other Open Space**

The following areas are designated as Local Green Space:

- a) Nature Trail/Railway Line
- b) Colster Way Green and Play Park
- c) Play Park, Newton Grange
- d) Woolsthorpe Play Park and Playing Field
- e) Sports Field, Sports and Social Club, Colsterworth

The boundaries of the Local Green Spaces are shown on Proposal Maps 2 and 4.

The development of Local Green Spaces will not be permitted other than in very special circumstances where the benefits of the development clearly outweigh any harm.

Development on other areas of open space will be resisted unless it can be demonstrated that:

1. it would support the existing function by improving overall quality or accessibility;
2. a replacement facility of equal or better quality is provided in a suitable location;
3. the proposal will bring about community benefits that outweigh the loss of the facility; or
4. the open space is surplus to requirements or is little used.

**To support the growth and diversification of the rural economy, including tourism**

7.70 Policy E1 in the South Kesteven Core Strategy states that: "... ... Within the rural areas new employment development that meets a local need will generally be supported within local service centres, providing that the proposals will not have an adverse impact on the character and setting of the village, or negatively impact on neighbouring land uses through visual, noise, traffic, or pollution impacts.

*Outside Local Service Centres, rural diversification proposals will be supported where it can be demonstrated that it is necessary to meet the needs of farming, forestry, recreation, tourism or other enterprises and has an essential requirement for a rural location. Such proposals would need to demonstrate that they will help to support or regenerate a sustainable rural economy.”*

7.71 Policy E1 also includes a specific allocation for approximately 10 hectares suitable for B2: General Industry and B8: Storage and Distribution use at Colsterworth A1 junction. Under the Site Allocation and Policies DPD 2014 this site, immediately south-east of the A1 fly-over was designated a Local Service Centre Existing Employment Site, deemed suitable for “storage and distribution uses which require access to the national road network.” The site is currently used in part by a well-established overnight truck stop with road haulage services, while the remainder has been prepared for use as a vehicle storage facility.

7.72 Policy SAP3 in the Site Allocations DPD deals with ‘Supporting Local Business in Local Service Centres’. It states that: *“Within, or on the edge of, Local Service Centres proposals for the expansion of existing employment development and opportunities for new employment-generating development will be supported provided that the proposal meets all of the following criteria:*

*That the proposal:*

- *is of an appropriate scale and use for a village location*
- *provides local employment opportunities which make a positive contribution to supporting the rural economy*
- *will not have an adverse impact on the character and setting of the village*
- *will not negatively impact on existing neighbouring land uses through noise, traffic, light and pollution impacts*
- *avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings*
- *will have limited visual impact on the character of the village and surrounding landscape*
- *can be safely accessed by motor vehicles, pedestrian and cyclists.*

*Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.”*

7.73 There is a variety of businesses within the Local Service Centre of Colsterworth and Woolsthorpe. These help meet local needs and provide some employment opportunities. In accordance with the policies in the local plans, future business growth in the area is thereby encouraged and supported in this general location, providing it is small scale and in keeping with the character of the settlements.

7.74 The District Council’s second stage consultation on the emerging Local Plan estimated the total level of employment land required across the District to 2036. The emerging Local Plan will therefore need to make further allocations to ensure the identified need is provided for. The consultation sought views on the suitability of various sites identified for possible development through the Call for Sites in 2015/2016. This included several potential sites for employment purposes in and around Colsterworth. More detailed site-based appraisals will take place on those sites assessed as being less constrained to development and the results of this additional assessment work will inform consultation on the draft Local Plan, which is programmed to take place between March 2017 and April 2018

7.75 Outside the Local Service Centre the main land use is farming, with the possibility of change of use of redundant farm buildings into a variety of workshops or offices suitable for rural

enterprises. There are two industrial estates. The larger, Honey Pot Lane Industrial Estate, is south-east of Colsterworth and has direct access to the southbound carriageway of the A1. Along the A1 corridor there are various services for motorists and HGV traffic.

- 7.76 In the community consultation 52% of respondents to the plan's survey of households wanted more employment opportunities in this neighbourhood, particularly for young people to learn trades and service skills, and jobs in retail, hairdressing and social care, including part-time work for those with caring responsibilities. 92% of respondents to the same survey agreed that the parish would benefit from some new business accommodation. More shops and services, such as a café, were endorsed in 31% of responses, followed by 24% in favour of a business centre for small or start-up firms, and 21% support for workshop units.
- 7.77 In terms of tourism, Woolsthorpe Manor, the birthplace and family home of Sir Isaac Newton, is the greatest asset within the parish. In this ordinary seventeenth century farmhouse scientific understanding changed forever when Isaac Newton worked on his fundamental discoveries during the plague years of 1665 -1666. The site is owned by the National Trust and annually welcomes 46,000 visitors from around the world. They come to see the Manor House and the famous apple tree which inspired Newton to formulate his Law of Gravitation.
- 7.78 The biennial 'Gravity Fields Festival' to celebrate science is now well established in Grantham and district. Venues include Woolsthorpe Manor and Colsterworth Church. However, there is potential to develop tourism in other parts of the area which would bring financial benefits to the local economy. Proposals that encourage visitors to stay and see other attractions (for example, Easton Walled Gardens and Twyford Woods) will be supported provided there is no harmful impact on the local environment.

### **Policy 13 – The Rural Economy and Tourism**

**Within and immediately adjoining the Local Service Centre, proposals for employment development will be supported providing that:**

- 1) they meet the criteria listed in Policy SAP3 in the South Kesteven Site Allocations DPD; and**
- 2) the development is in accordance with the Review of the Built Environment of Colsterworth and Woolsthorpe.**

**Outside the Local Service Centre, proposals for employment will be supported providing that:**

- a) it meets the criteria listed in Policy E1 of the South Kesteven Core Strategy; and**
- b) the development is in accordance with the Colsterworth and District Landscape Character Assessment.**

**Proposals for development related to recreation and tourism will be supported to maximise visitor spend and thereby support the local economy, provided appropriate infrastructure is included as part of the scheme.**

**Proposals for development that improve the gateways to the villages will be supported in order to encourage tourism. This includes schemes that enhance their landscape setting or provide better signage to features of interest.**

**A proposal for employment development that is located on a junction of the A1 will be supported providing it protects the adjoining villages by ensuring that:**

- i) there is adequate landscaping to screen the settlements from adverse noise and visual intrusion;**
- ii) any light and air pollution is adequately mitigated;**

**iii) it does not lead to traffic congestion or adversely affect traffic flows in the settlements;  
iv) it does not cause parking problems for adjoining residential and non-residential uses.**

### Communications Infrastructure

- 7.79 Paragraph 42, of the National Planning Policy Framework makes clear that, “*Advanced, high quality communications infrastructure is essential for sustainable economic growth*”. It adds that the development of high speed broadband technology and other communications networks play a vital role in enhancing the provision of local community facilities and services.
- 7.80 Access to superfast broadband is now an essential requirement for most companies. Without such provision it is difficult to prosper and expand.
- 7.81 Superfast broadband access enables people to work from home and thus reduces the need to travel. Many businesses based in the parish are run from people’s homes. They include services such as accountancy, consultancy, and IT. It is therefore important that these businesses are not hindered by slower than average broadband speeds.
- 7.82 Superfast broadband enables people in the village, especially if disabled, to access services and facilities that would not otherwise be available. It also underpins modern educational methods.

### Policy 14 – Communications Infrastructure

**Proposals for development that improve electronic communications such as superfast broadband and the mobile phone network will be supported providing any adverse impact on the environment can be adequately mitigated.**

## **To promote safe and suitable access**

### Traffic management

- 7.83 Transport is essential for most rural residents to gain access to the services and facilities they need, as well as education and employment opportunities. However, a lot of the traffic growth in recent years has been on routes in rural areas. The increased congestion on some routes can have a detrimental impact on villages where traffic uses unsuitable routes. For instance, in Colsterworth and Stainby heavy good vehicles and speeding traffic on the B676 are a concern. Furthermore traditional management, such as signing and bollards, may detract from the over-all character of a village and different approaches for restricting traffic will be required.
- 7.84 The National Planning Policy Framework, paragraph 29, states that, “Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel.” Further, paragraph 34 adds, “Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.”
- 7.85 The South Kesteven Core Strategy states in paragraph 3.3.1 that, “It is important that new development is located where a range of transport modes can access it. Locations which offer alternatives to the use of the private car should be encouraged. . . . All new development

proposals should show how the impact of travelling to and from it has been considered, and should demonstrate that measures have been made to minimise that impact.”

- 7.86 Policy SP3 of the South Kesteven Core Strategy on Sustainable Integrated Transport states that, “The Council will . . . encourage the creation of a sustainable, modern transport network across the district by:
- promoting the location of development in areas which are particularly accessible by public transport, cycling and walking, whilst recognising that development which is necessary in rural areas may only be accessible by the motorcar;
  - promoting a balanced mix of land uses and patterns of development which reduces the need to travel by car;
  - promoting and assisting journeys by public transport, cycling, mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible;
  - securing transport statements and travel plans where appropriate and requiring the preparation of transport assessments for all developments that are likely to have significant transport implications to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport; . . . and,
  - supporting the retention and enhancement of service provision in local service centres.

*Where appropriate developer contributions will be sought towards the provision of necessary transport improvements.”*

- 7.87 In the initial community engagement for the neighbourhood plan residents were keen to see measures to promote safe roads and clear footpaths and to discourage through traffic. In the subsequent household survey increased ‘traffic and parking problems’ was decisively the main concern if more housing were to be built in Colsterworth. Traffic congestion and limited parking space are persistent issues on the narrow part of the High Street in Colsterworth. Speeding by through traffic is a concern for residents in North Witham and Stainby. Actions (such as a cycle path from the A1 flyover to Twyford Wood) that would make the Parish a more attractive and accessible place for pedestrians and cyclists were also favoured, especially on routes with heavy through traffic.
- 7.88 The neighbourhood plan thereby seeks to create a safe and attractive transport system that takes account of the mainly residential character of the area. This includes any measures to improve car parking and the need to maintain adequate access for public transport and emergency vehicles.

#### **Policy 15 – Traffic management**

**Where appropriate, proposals for development will be supported where they incorporate traffic management measures that:**

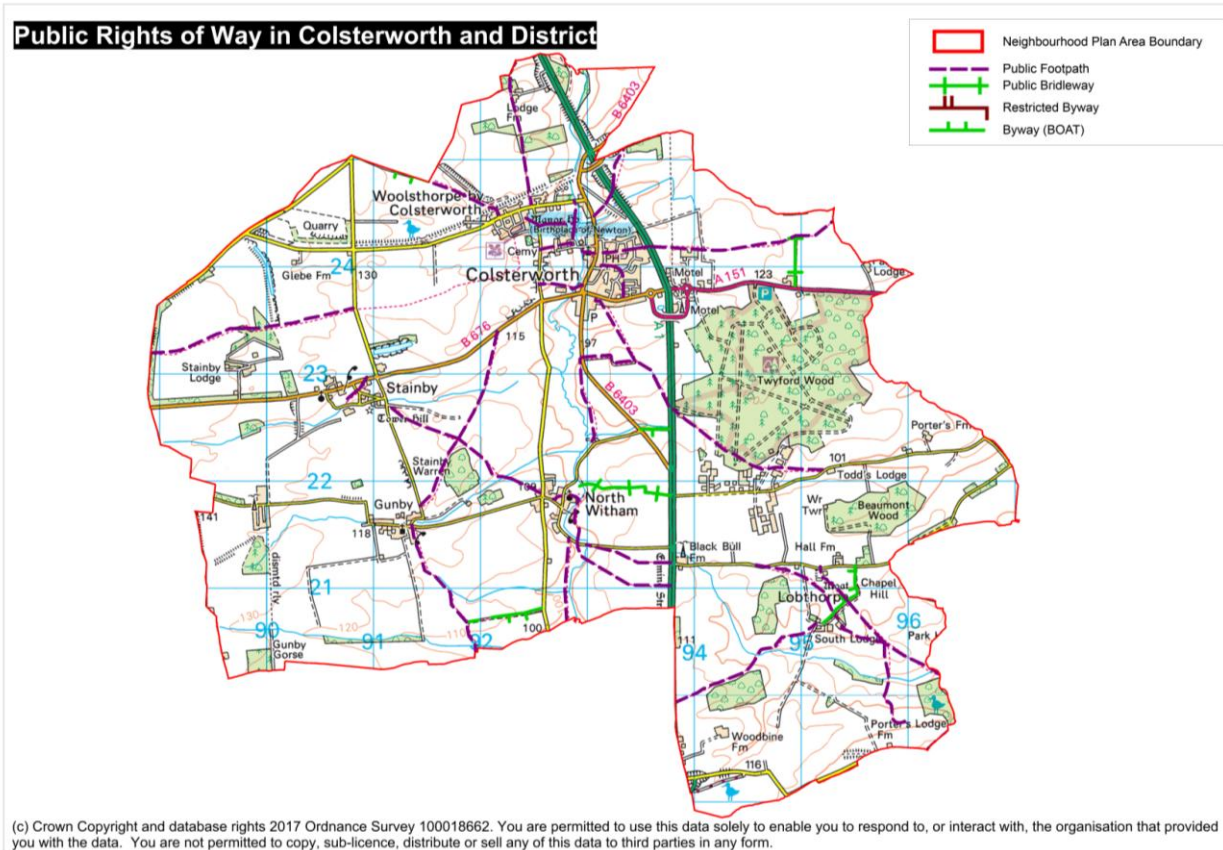
- a) improve road safety;**
- b) reduce traffic speed;**
- c) enable or help traffic calming;**
- d) provide sufficient off road parking;**
- e) encourage better access to and increased use of public transport;**
- f) improve links for walking and cycling within the built-up area and to the surrounding open countryside;**
- g) ensure vehicular traffic keeps to appropriate routes; and**
- h) encourage safer routes to school.**



Public Rights of Way and village walkways.

- 7.89 The network of footpaths in and around the villages is also valued by the local community. The community consultation revealed that there was 97% agreement on the importance of maintaining clear access to the network of rural and village footpaths. Indeed, ‘footpaths’ were fourth in the list of current facilities most valued by respondents to the household survey. These range from the extensive routes across open countryside, to the intricate connections within the villages. The Rights of Way Circular (1/09), published by DEFRA, states in paragraph 1.5 that: *“In many areas, rights of way help to boost tourism and contribute to rural economies. They can also provide a convenient means of travelling, particularly for short journeys, in both rural and urban areas. They are important in the daily lives of many people who use them for fresh air and exercise on bicycle, on foot, on horseback or in a horse-drawn vehicle, to walk the dog, to improve their fitness, or to visit local shops and other facilities. Local authorities should regard public rights of way as an integral part of the complex of recreational and transport facilities within their area.”*
- 7.90 Therefore, and given the strong support from the community for footpaths (7.32), the continued use of Rights Of Way (byways, bridleways and footpaths) will be supported, to safeguard what is an essential amenity for free recreation and mobility, including the use of “Kissing Gates” to enable disabled access to the Rights of Way network, and to ensure that such infrastructure is properly authorised and maintained in a safe working condition.

**Policy 16 – Public Rights of Way and village walkways.**  
Proposals for development will be supported if it protects and enhances the existing network of public rights of way and village walkways.





## 8. Monitoring and Review

- 8.1 The Parish Council will monitor and, if appropriate, undertake a review of the Neighbourhood Plan.
- 8.2 An annual monitoring report will therefore be prepared and considered by the Parish Council. This will cover:
- the effectiveness of the policies in the neighbourhood plan when assessing and determining planning applications
  - any changes in national planning policy that could supersede the policies in the neighbourhood plan
  - the latest statistical information such as meeting the rural housing requirement across the District, the changing needs of an ageing population, or the need for more affordable homes within the villages.
  - the implications of the emerging local plan being prepared by South Kesteven District Council
  - any changing circumstances within the village.
- 8.3 As the local planning authority, the views of the District Council will be sought on these matters.
- 8.4 The annual monitoring report could thereby conclude that a partial or comprehensive review of the neighbourhood plan is necessary and trigger the process accordingly.

## 9. Aspirational Projects

- 9.1 In the course of preparing the neighbourhood plan a number of issues were raised by the local community that did not specifically relate to development and the use of land. As a consequence they cannot be included in the neighbourhood plan. Nevertheless, it was felt the suggestions held an importance which should be captured and not lost.
- 9.2 Similarly, there were comments that have come forward that do relate to development and the use of land, but require much further work to establish whether they are suitable, deliverable and viable proposals.
- 9.3 These suggestions have prompted the Parish Council to take immediate action, where this has been possible, and where immediate action has not been viable, an “Aspirations List” has been created for future consideration.

- 9.4 The actions already taken or in progress are:

### Traffic Management

- 9.5 The Parish Council has:
- consulted with the Highways Agency which has agreed that a 40 mile per hour speed limit will be introduced through North Witham;
  - prompted the installation of visually activated speed signs along Bourne Road, Colsterworth;
  - encouraged the plans put forward by the Co-op to move to a new location with designated parking.
- 9.6 The Parish Council continue to monitor traffic concerns around the Parish and on the A1.

### Community facilities

- 9.7 The Parish Council has:
- made improvements to the play parks, installing multi-sport facilities (Woolsthorpe Road Playing Field) and small football goals (Colster Way Recreational Park) for the use of older children and teenagers;
  - sought grant monies to add more play and exercise facilities at Colster Way Recreational Park for all age groups, including adults, and to upgrade the infant play equipment;
  - supported the work undertaken by volunteers to maintain the Old Railway Line nature trail and have installed bench seats along the trail, a new entrance has been added, an existing entrance has been widened to improve access, over 200 bulbs planted and notice boards erected;
  - placed a bench seat, litter bin and handrails to the river walk between Spring Lane and School Lane and a second bench seat further along the river footpath;
  - actively worked with Lincolnshire Footpaths and will continue to do so, with the aim of protecting and improving existing public footpaths.
- 9.8 An initiative to extend the cycle path to Twyford Wood has been explored but is currently on hold due to financial constraints at local authority level.

## Rural Economy and Tourism

- 9.9 The Parish Council has recognised the importance of tourism to the local economy and have erected attractive village signs to the entrances of Colsterworth and Woolsthorpe by Colsterworth to promote the unique connection with Sir Isaac Newton.

## Environmental

- 9.10 The household survey showed a desire for the waste tip on the boundary of our Parish to be contained. The Parish Council currently monitor and will continue to do so. The current understanding is that there are no plans to extend the waste tip. The Parish Council will work with the neighbouring Parish Council and the County Council towards achieving this aim.
- 9.11 The following are suggestions which have been listed for future consideration. The Parish Council will pursue them as opportunities arise to do so.
- 9.12 The “Aspiration List” is:
- *Pursue additional traffic management initiatives to reduce speeding and through traffic , except for speed bumps which were not popular;*
  - *Seek improved access to community facilities for people with mobility problems;*
  - *To review the changing needs of an ageing population and consider how the parish may need to adapt accordingly, including the provision of specialist housing accommodation for the elderly and the delivery of services and facilities;*
  - *Encourage a centrally located cafe with “flexible use” meeting space and in the longer term, an improved Village Hall/Community Centre;*
  - *Include a safe meeting place for teenagers in the above scheme;*
  - *Continue to improve and maintain attractive and safe gateways to/from the Parish;*
  - *Place additional bench seats at points where special views can be admired;*
  - *Create a new accessible village pond in Colsterworth/Woolsthorpe;*
  - *Create facilities for a wider range of sports;*
  - *Create new nature trails and, in particular, explore the possibility of making more recreational use of the former A1 slip road at Bridge End, Colsterworth;*
  - *Encourage more tree screening along the A1;*
  - *Encourage a wider range of health services within the Parish;*
  - *Extend the cycle path to Twyford Wood and introduce new cycle ways;*
  - *Further consider the suggestions contained in the LCA report, in respect of developing tourism within the Parish;*
  - *Continue to monitor the public transport service to and from the Parish, and take advantage of any opportunities to improve services; take opportunities to improve the Call Connect Service, including links with Stamford;*
  - *Continue to monitor the waste tip and work with the neighbouring Parish Council towards negating any impacts on the nearby communities;*
  - *Take opportunities to develop a list of significant local buildings or monuments (such as the milestone on Stamford Road) and consider applying for “Locally Listed” status, which means that its conservation as a heritage asset is an objective of the NPPF(2) and a material consideration when determining the outcome of a planning application.*
- 9.13 Whilst forming actions and aspirations for the Parish Council going forward it should be noted that these supplementary proposals do not form part of the statutory Neighbourhood Development Plan.

## Neighbourhood Parish Statistics from Census 2011

Please note that the Office of National Statistics (ONS) lists separately each of the parishes which now constitute the combined parish of Colsterworth and District.

The information below has therefore been compiled from the results for Colsterworth including Woolsthorpe, Gunby and Stainby, and North Witham including Lobthorpe.

Table 1: **Basic population data: Usual number of residents and their gender.**

Usual Resident Population	Colsterworth + Woolsthorpe		North Witham + Lobthorpe		Gunby + Stainby		Parish Total		South Kesteven	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
In 2011	1,713 206 more than in 2001		143 13 fewer than in 2001		136 7 fewer than in 2001		1,992 186 more than in 2001		133,788 8,996 more than in 2001	
(In 2001)	(1,507)		(156)		(143)		(1,806)		(124,792)	
<b>Gender</b>	<b>Male</b>	<b>Female</b>	<b>Male</b>	<b>Female</b>	<b>Male</b>	<b>Female</b>	<b>Male</b>	<b>Female</b>	<b>Male</b>	<b>Female</b>
Number	876	837	75	68	66	70	1017	975	64,656	69,132
%	51.1%	48.9%	52.4%	47.6%	48.5%	51.7%	51.1%	48.9%	48.4%	51.7%

Source: ONS Census 2011. Neighbourhood Statistics for each constituent parish of Colsterworth and District.  
Last updated: 30 January 2013.

Table 2: **Age structure:** The last two columns show that the age profile of this parish is similar to that of South Kesteven district.

Age groups	Description	Colsterworth + Woolsthorpe %		North Witham + Lobthorpe %		Gunby + Stainby %		Combined total in Colsterworth and District Parish		South Kesteven
		Count	% of total	Count	% of total	Count	% of total	Count	% of total	% only
Age 0-4	Pre-school age	108	6.3	9	6.3	8	5.9	125	6.3	5.6
Age 5-9	Primary school age	86	5.0	6	4.2	5	3.7	97	4.9	5.4
Age 10-14	Middle school age	112	6.5	4	2.8	10	7.4	126	6.3	6.2
Age 15-17	Upper secondary	70	4.1	2	1.4	7	5.1	79	4.0	3.9
Age 18-19	Late teens	31	1.8	1	0.7	4	2.9	36	1.8	2.1

Age 20-24	Early 20s	64	3.7	5	3.5	1	0.7	70	3.5	4.7
Age 25-29	Later 20s	64	3.7	4	2.8	3	2.2	71	3.6	5.1
Age 30-44	30s to mid-40s	296	17.3	29	20.3	25	18.4	350	17.6	19.2
Age 45-59	Mid 40s to late 50s	401	23.4	35	24.5	34	25.0	470	23.6	21.6
Age 60-64	Pre-retirement age	126	7.4	12	8.4	12	8.8	150	7.5	7.2
Age 65-74	Post retirement age	206	12.0	24	16.8	20	14.7	250	12.6	10.3
Age 75-84	Mid 70s to mid-80s	109	6.4	12	8.4	5	3.7	126	6.3	6.1
Age 85-89	Later 80s	24	1.4	0	0.0	2	1.5	26	1.3	1.8
Age 90 +	Age 90 and over	16	0.9	0	0.0	0	0.0	16	0.8	0.9
	<b>Total population</b>	<b>1713</b>	<b>100.0 %</b>	<b>143</b>	<b>100.0 %</b>	<b>136</b>	<b>100.0 %</b>	<b>1992</b>	<b>100.0 %</b>	<b>100.1%</b>

Source: ONS Census 2011. Neighbourhood Statistics for each constituent parish of Colsterworth and District.  
Last updated 30 January 2013.

Table 3: **Occupation of residents aged 16-74 in employment**

	<b>Colsterworth + Woolsthorpe</b>	<b>North Witham + Lobthorpe</b>	<b>Gunby + Stainby</b>	<b>Parish Total / %</b>	<b>South Kesteven % only</b>
1. Managers/ Directors/ Senior officials	128	7	9	144 / 14.9%	12.3%
2. Professional occupations	115	8	10	133 / 13.8%	15.2%
3. Associate professionals and technical occupations	95	14	7	116 / 12.0%	12.1%
4. Administrative and secretarial occupations	83	5	8	96 / 9.9%	10.8%
5. Skilled trades occupations	109	11	12	132 / 13.6%	12.6%
6. Catering, Leisure and other service occupations	65	7	4	76 / 7.9%	9.5%
7. Sales and Customer Service occupations	59	2	4	65 / 6.7%	8.1%
8. Process, Plant, and Machine operatives	67	7	5	79 / 8.2%	8.4%
9. Elementary Occupations.	103	15	5	123 / 12.6%	10.9%
<b>No of residents aged 16-74 in employment</b>	<b>824</b>	<b>76</b>	<b>64</b>	<b>964</b>	<b>66,532</b>

Source: ONS Census 2011. Last updated: 30 January 2013.



Table 4: Household Size

	Colsterworth + Woolsthorpe	North Witham + Lobthorpe	Gunby + Stainby	Parish Total / %	South Kesteven, Total / % only
Households with 1 person	184	24	14	222 / 25.8%	15,599 / 27.2%
Households with 2 people	311	34	24	369 / 42.8%	22,439 / 39.1%
Households with 3 people	97	6	9	112 / 13.0%	9,030 / 15.7%
Households with 4 people	95	7	8	110 / 12.8%	7,425 / 12.9%
Households with 5 people	36	1	3	40 / 4.6%	2,100 / 3.7%
Households with 6 people	7	0	0	7 / 0.8%	590 / 1.0%
Households with 7 people	2	0	0	2 / 0.2%	118 / 0.2%
Households with 8 or more.	0	0	0	0 / 0.0 %	43 / <0.1%
<b>Total no. of Households</b>	<b>732</b>	<b>72</b>	<b>58</b>	<b>862</b>	<b>57,344</b>

Source: ONS Census 2011. Last updated: 30 January 2013.

Table 5: Number of households - by type of tenure

	Colsterworth + Woolsthorpe	North Witham + Lobthorpe	Gunby + Stainby	Parish Total / %	South Kesteven, % only
Number of properties owned outright.	237	26	20	283 / 32.8%	33.6%
No. owned with mortgage or loan.	240	21	10	271 / 31.4%	35.8%
No. in Shared Ownership (part owned, part rented.)	7	2	0	9 / 1.0%	0.9%
No. Social Rented from a Council.	91	9	6	106 / 12.3%	10.4%
No. Social Rented from another provider.	67	1	1	69 / 8.0%	3.1%
No. Private Rented from landlord or letting agency.	77	9	17	103 / 11.9%	13.3%
No. Private rented – other	8	2	0	10 / 1.2%	1.3%
Number living rent free.	5	2	4	11 / 1.3%	1.6%
<b>Total of all households.</b>	<b>732</b>	<b>72</b>	<b>58</b>	<b>862</b>	<b>57,344</b>

Source: ONS Census 2011. Last updated: 30 January 2013.

Table 6: **Number of Dwellings by Council Tax Band.**

	<b>Colsterworth + Woolsthorpe</b>	<b>N. Witham + Lobthorpe</b>	<b>Gunby + Stainby</b>	<b>Parish Total / %</b>	<b>S. Kesteven, % only</b>
No. of dwellings in Council Tax Band <b>A</b>	238 / 31.2%	39 / 47.0%	13 / 22.1%	290 / 32%	30.4%
No. of dwellings in Council Tax Band <b>B</b>	117 / 15.3%	8 / 9.6%	11 / 18.6%	136 / 15%	22.5%
No. of dwellings in Council Tax Band <b>C</b>	138 / 18.1%	8 / 9.6%	5 / 8.5%	151 / 16.7%	17.7%
No. of dwellings in Council Tax Band <b>D</b>	142 / 18.6%	11 / 13.3%	7 / 11.9%	160 / 17.7%	14.4%
No. of dwellings in Council Tax Band <b>E</b>	73 / 9.6%	9 / 10.8%	4 / 6.8%	86 / 9.5%	8.7%
No. of dwellings in Council Tax Band <b>F</b>	46 / 6.0%	5 / 6.0%	11 / 18.6%	62 / 6.9%	4.3%
No. of dwellings in Council Tax Band <b>G</b>	9 / 1.2%	3 / 3.6%	7 / 11.9%	19 / 2.1%	1.7%
No. of dwellings in Council Tax Band <b>H</b>	0	0	1 / 1.7%	1 / 0.1%	0.2%
<b>Total dwellings liable for Council tax</b>	<b>763</b>	<b>83</b>	<b>59</b>	<b>905</b>	<b>59,624</b>

Source: ONS Census 2011. Last updated: 30 January 2013

Table 7: **General Health** - from the Census 2011 dataset on 'Health and the provision of unpaid care'.

<b>Description of general health</b>	<b>Colsterworth + Woolsthorpe</b>	<b>North Witham + Lobthorpe %</b>	<b>Gunby + Stainby %</b>	<b>Parish average %</b>	<b>South Kesteven, %</b>
Very good health	46.2%	40.6%	51.5%	46.1%	46.8%
Good health	34.6%	38.5%	33.1%	35.4%	35.1%
Fair health	14.9%	11.9%	8.8%	11.9%	13.3%
Bad health	3.4%	6.3%	5.1%	4.9%	3.7%
Very bad health	0.9%	2.8%	1.5%	1.7%	1.0%
<b>Total no. of usual residents</b>	<b>1713</b>	<b>143</b>	<b>136</b>	<b>1992</b>	<b>133,788</b>

Table 8: **Provision of unpaid care** \*No. of people providing unpaid care to family or friends in 2011

<b>No. of hours of unpaid care given / week.</b>	<b>Colsterworth + Woolsthorpe*</b>	<b>North Witham + Lobthorpe*</b>	<b>Gunby + Stainby*</b>	<b>Parish Total and average %*</b>	<b>South Kesteven, % *</b>
None	1535	124	117	1776 / 89.1%	89.7%
1 to 19 hours	113	12	12	137 / 6.9%	6.9%
20 49 hours	23	3	1	27 / 1.4%	1.2 %
50 + hours	42	4	6	52 / 2.6%	2.2%
<b>Total no. of usual residents</b>	<b>1713</b>	<b>143</b>	<b>136</b>	<b>1992 / 100%</b>	<b>100%</b>

Source: Office of National Statistics. Last updated: 30 January 2013.

Table 9: **Car or Van availability**

	<b>Colsterworth + Woolsthorpe</b>	<b>North Witham + Lobthorpe</b>	<b>Gunby + Stainby</b>	<b>Parish Total / %</b>	<b>South Kesteven % only</b>
No cars or vans in household.	79 / 10.7%	6 / 8.3%	2 / 3.4%	87 / 10.1%	16.7%
1 car or van in household.	279 / 38.1%	37 / 51.4%	22 / 37.9%	338 / 39.2%	42.5%
2 cars or vans in household.	281 / 38.4%	18 / 25.0%	26 / 44.8%	325 / 37.7 %	31.7%
3 cars or vans in household.	69 / 9.4%	7 / 9.7%	4 / 6.9%	80 / 9.3%	6.8%
4 or more cars or vans in household.	24 / 3.3%	4 / 5.6%	4 / 6.9%	32 / 3.7%	2.3%
Total cars and vans in area.	1154	112	103	1369	78,387
<b>Number of households.</b>	<b>732</b>	<b>72</b>	<b>58</b>	<b>862</b>	<b>57,344</b>

Source: Office of National Statistics. Last updated: 30 January 2013.

Table 10: **Method of travel to work by employed adults.**

	<b>Colsterworth + Woolsthorpe</b>	<b>North Witham + Lobthorpe</b>	<b>Gunby + Stainby</b>	<b>Parish Total / %</b>	<b>South Kesteven Total / %</b>
All residents aged 16-74	1231	111	104	1446	97,319
Not in employment (including retired)	407	35	40	482 / 33.3%	30,787 / 31.6%
Driving a car or van	622	47	43	712 / 73.9%	44,709 / 67.2%
Work at or from home	72	15	9	96 / 10%	4313 / 6.5%
Passenger in car or van	39	5	3	47 / 4.9%	3681 / 5.5%
On foot	38	5	3	46 / 4.8%	8033 / 12.1%
Bus / minibus / coach	18	1	1	20 / 2.1%	1399 / 2.1%
Bicycle	13	3	1	17 / 1.8%	1932 / 2.9%
Train	13	0	2	15 / 1.6%	1313 / 2.0%
Other : taxi, tram, motorbike, metro.	0	0	0	0	78 / 0.1%
<b>Adults in employment.</b>	<b>824</b>	<b>76</b>	<b>64</b>	<b>964 / 66.7%</b>	<b>66,532 / 68.4%</b>

Source: Office of National Statistics. Last updated: 30 January 2013

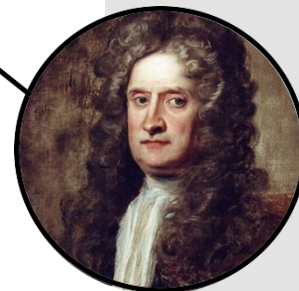


**RossThain**  
Architects

## Review of the Built Environment of Colsterworth and Woolsthorpe by Colsterworth

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## 1.0 Introduction

Colsterworth and Woolsthorpe (the “village”) have witnessed a significant amount of house building over the last two centuries. This is due largely to the proximity of the A1 and that the village lends itself to development to a certain level. This guide focuses attention on good design and appearance to ensure that future development is consistent with the better aspects of the village and does not repeat some of the less attractive elements.

## 2.1 Location & Availability of Land

The earliest dwellings are predominantly located in the immediate vicinity of High St and the connecting side roads, recognizing its significance as part of the Old Great North Road. Newer properties have subsequently infilled the spaces between the older properties to increase the housing density in the centre of the village. There have also been a number of large scale developments to the periphery, which have significantly increased the size of the village.

### Recommendations:

- Small scale development, whether commercial developments by builders or individual ‘self-builders’, should be encouraged at suitable locations in the village to provide an opportunity for the construction of unique high quality houses of a size/type which might otherwise not be offered by developers. Such construction offers the potential for a natural and sensitive expansion of the village.



Reads Lane



Bourne Road / Stamford Road

- Large scale developments can appear monotonous in appearance and detract from the rural setting. Care should be taken therefore to ensure that there is variation in form and material to ensure interest and enterprise.
- Development should not appear contrived or try to appear as though houses that are constructed simultaneously originate from different periods. On medium scale developments, there would be a preference for harmonious designs featuring high quality materials and detailing.



### 3.1 Type

The village features a range of property types, catering for a wide variety of social backgrounds and a considerable range in incomes. Examples range from the flats opposite the Co-op, through to the large detached executive properties on Bourne Rd. The Newton Grange development has provided opportunities for middle income families to move into the village. Whilst the high number of single storey dwellings are occupied by a range of parishioners, there are a number which are dedicated to the older generations.

#### Recommendations:

- Developers should include a wide variety of house sizes within developments and balance the provision so as to suit the local demographic.



Newton Court



Newton Grange

- A significant proportion of the village are on lower incomes and as such there should be suitable provision of both affordable housing and also smaller market housing to meet anticipated ongoing demand. It is essential that such housing is of equally high quality so as not to stand out from its larger counterparts.

## 4.1 Massing

Many properties within the village are detached, including within the large developments (historic and recent). Semidetached construction became prevalent through the 1900s, in particular the council house constructions on Woolsthorpe Road and Bourne Road Estate, although there are a few examples which pre-date the 20<sup>th</sup> century. A number of terraced properties date from the 19<sup>th</sup> century, particularly at the main crossroads on Bourne Rd.

Recommendations:

- Given the correct elevational treatment, scale and detail (i.e. by using designs sympathetic to the older terraces); a terraced approach can offer an architectural solution which is both compatible with the rural setting and local vernacular, whilst offering an efficient use of land and the opportunity for higher housing densities without the cluttered appearance of high density developments such as Bourne Rd Estate.
- Semi-detached properties offer a valuable compromise between the more expensive detached properties and the potentially less desirable terraced property. Consideration should also be given to designs which visually appear to be single detached properties.
- The use of detached properties of various sizes is very much in keeping with the village tradition and should be encouraged.
- The flats on High St appear incongruous with the rural character of the village and the construction of apartments should be avoided, unless designed to appear as the traditional housing types mentioned above.



Bourne Road detached



High Street flats

## 5.1 Layout

By contrast to the through roads in the village, where infill has resulted in a natural evolution of the street scene, the 20<sup>th</sup>/21<sup>st</sup> century developments are typically more ordered and considered, although the success of the layout varies between developments.

### Recommendations:

- Whilst it is recognized that national planning policy and economic drivers may mandate minimum housing densities, developers should be mindful of the rural setting and avoid excessively populated schemes (such as the entrance to Bourne Road Estate) which sit uncomfortably in a rural location.
- The substitution of fewer larger dwellings for a greater number of smaller properties (for which there is considerable precedent) on larger developments, may offset the financial implications of a lower density. This should not be at the cost of providing a range of house types.



Woodlands

Bourne Road Estate

An example of good residential planning compared with a similar but undesirable approach.

- Lessons should be taken from the Woodlands development, where properties are set back from the highway to create the appearance of space from the public perspective and improving the sense of privacy for the occupants. This is replicated (although in a more space efficient manner) at Newton Grange
- The feeling of space is further enhanced, by the separation of the footpath from the property boundary, allowing the inclusion of valuable green space and tree planting to soften the street scene - again, missing from the entrance to Bourne Road estate).
- Infill should be controlled to avoid the village become regularly shaped, thus maintaining the interest of an uneven periphery.

## 6.1 Scale

The majority of houses in the village, particularly the older properties, are two storey, although there is also a high proportion of single storey properties. This is most notable on the Woodlands/Colster Way developments, as well as the newer sympathetic properties on High Street. The use of single storey construction can be used as a means of reducing the impact of development in a rural setting. This is used to very good effect on Colster Way, where single storey properties are sited adjacent to the main through roads, with the two storey properties positioned to the edges of the development and adjacent cul-de-sacs, reducing the visual impact. Whilst there are a number of older properties which feature an attic room to increase accommodation, there is very little three storey development within the village. Save for a couple of older properties in the centre of the village on High St and the imposing Georgian house on Back Lane, the majority of the three storey development can be found in the Newton Grange development, where the impact of its height is mitigated by its position at the lower part of the village.

### Recommendations:

- Development should be either single or two storey.
- Developers must take into account the elevation of the site and the impact that development will have upon the village skyline – in particular from Woolsthorpe, Stamford Road and when approaching from Melton on the B676.
- Notwithstanding that single storey development is less efficient in terms of land use, developers should still attempt to include this housing type to reflect both the demographic of an increasingly aging population within the village and also to continue the existing mix of single storey properties.
- Where a high proportion of single storey house types is not viable, then the developer should consider the substitution of one and a half storey properties to provide a higher housing density whilst maintain the spirit of the lower ridge height.
- The use of three storey construction types should be very limited and only utilized at the centre of large development sites at lower elevations within the village to avoid excessive impact on the village skyline.



Colster Way



Bridge End



Newton Grange



## 7.1 Appearance

The village contains an eclectic mix of architectural styles, both traditional and contemporary. Some properties constructed in recent times offer a positive contribution to the village ambiance, yet there are several examples from the mid-1900s through to the present day which arguably do not. This is typically as a result of unambitious simple designs which have not aged well and/or the use of cheaper facing materials. In some instances, the choice of style or material is inappropriate for the location and context.

### Recommendations:

- Where a traditional appearance is proposed, the preference materials should match the original vernacular of the village – e.g. red pantile roofs with coursed limestone rubble walling and/or red stock brick facades. The use of blue slate, buff brick, timber boarding and render could also be considered, but possibly only as part of a larger scale development of buildings to add interest and variety.
- Monotonous ridge heights should be avoided to reflect the High Street where the differing roof angles and partly exposed gables add curiosity.
- Traditional approaches to house design should extend to the detail of the construction. Details should include (for example) eaves oversailing courses as opposed to soffit and fascias and differing varieties of dormer windows, some cat sled, some gabled.



Red pantile roof and Cat Sled Dormer window



Gabled dormers and red brick oversailing courses with coursed limestone rubble walling .

- On larger development sites, a mix of materials may be considered to provide architectural variety, this should be in proportion to the scale of development and not make the result appear contrived.
- In addition to traditional styles, contemporary designs should also be considered, although these must be of a very high quality that will stand the test of time.
- Fenestration should be traditional with timber windows having flush fitting casements and UPVC avoided in prominent locations.
- Chimneys should be included to reflect the appearance of the majority of traditional properties in the village. In the interests of sustainability and to achieve a low carbon footprint, the developer should give consideration for these to be working rather than a cosmetic addition, providing the possibility for either Bio-mass boilers and/or wood burning stoves.



**Landscape Character Assessment**



**Colsterworth & District**

**Parish Council**

**Colsterworth, Woolsthorpe, Gunby,  
Stainby, North Witham & Lobthorpe**



**Landscape Character Assessment**

## Contents

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2. Colsterworth and District's position within existing Character Areas
3. Colsterworth & District Assessment
  - Introduction & Overview
  - Geology & Topography
  - Biodiversity, Flora & Fauna
  - Historical Evolution
4. Recommendations

### 1. Introduction and context

This Landscape Character Assessment has been produced by Luke Skerritt on behalf of the combined parishes of Colsterworth & District which incorporate the settlements of Colsterworth, Woolsthorpe, Gunby, Stainby, North Witham and Lobthorpe. This study is intended to provide supporting information for the Neighbourhood Plan.

The development of the report has been informed by Natural England's best practice guidelines and consultative work within the local community undertaken by the Neighbourhood Plan Steering Group.

*Front Cover Images:-*

*View from between Gunby & North Witham across Stainby Warren and fields.*

*Small Blue Butterfly within the district grasslands*

## 2. Colsterworth and District within existing Character Areas

### Existing Character Assessments

It is of importance to understand, and place, the character of the area of the combined parishes within the context of higher level regional and district scale character statements and assessments.

### National Landscape Character Area 75: The Kesteven Uplands

The combined parishes sit firmly within the area defined by Natural England's National Character Area (NCA) profile of the 'Kesteven Uplands'. The parishes share much commonality in the description of the landscape character of this wider area.

Natural England identifies 159 character areas nationally and describes them as...

*'.....areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.*

*NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.'*

The Kesteven Uplands boundaries extend from just below Grantham in the North to Stamford in the South and extend from Bourne in the East to Buckminster in the West. The NCA is summarised as follows.....

*The Kesteven Uplands National Character Area (NCA) is a gently rolling, mixed farming landscape dissected by the rivers Witham and the East and West Glen. The area lies at the junction of Lincolnshire, Cambridgeshire, Northamptonshire, Leicestershire and Rutland. However, the majority falls within the historic Kesteven district of Lincolnshire which extends south to the impressive stone town of Stamford. This is a deeply rural landscape which has only a very small urban area.*

*This area is geologically varied with a wide range of soil types, from limestone through to heavy clays. The area's well-drained calcareous loam soils support the cultivation of cereals, oilseeds and root crops. Wide road verges with herbs and wild flowers characterise the area, and individual hedgerow trees provide important woodland character. The origin of the word 'Kesteven' comes partly from the Celtic word 'coed' meaning woods, and much scattered woodland survives throughout the area with some important semi-natural and ancient woodlands.*

*There are several designated Sites of Special Scientific Interest, along with a number of disused limestone, ironstone and sand extraction sites which comprise geological exposures alongside calcareous grassland.*

*The area has an abundant mix of heritage features, from prehistoric settlement sites, the Roman route known as Ermine Street – which continues on to Lincoln – to medieval deserted settlements, monastic sites (for example, Vaudey Abbey and the Templar Preceptory at South Witham) and very fine stone-built houses and associated estates....*

Of particular relevance are the obvious parallels the combined parishes share with the overarching 'Landscape Attributes' of the Kesteven Uplands and these can be used to inform the specific attributes identified locally. All with the exception of historic parklands typify Colsterworth and the combined parishes.

- Free draining loamy soils on limestone plateau giving rise to productive cropping managed from large farmsteads.
- The field pattern is large to medium sized rectilinear fields. The boundaries are well-managed hedgerows or occasional drystone walls.
- The area is well wooded character, with areas of mixed, deciduous and some coniferous woodland.
- Fragmented limestone grassland often associated with wide verges of straight roads, often former drovers routes.
- Open, rolling agricultural landscape with views.
- Dispersed settlement patterns and buildings constructed from local building stone.
- Clear, fast-flowing watercourses.
- Evidence of historic environment including Roman influence through roads, tracks, and medieval settlement, also evidence of abandoned villages.

### **Regional Scale Character Area**

The East Midlands Regional Landscape Character Assessment was published in 2010 on behalf of the East Midlands Landscape Partnership. At this regional scale the site falls within the Character Type - 'Lowland Vales' and within Character Area 4a 'Unwooded Vales' The key characteristics are described as follows.....

- Extensive, low lying rural landscape underlain by Triassic and Jurassic mudstones and clays and widespread superficial deposits
- Expansive long distance and panoramic views from higher ground at the margin of the vales gives a sense of visual containment
- Low hills and ridges gain visual prominence in an otherwise gently undulating landscape
- Complex drainage patterns of watercourses that flow within shallow undulations often flanked by pasture and riparian habitats
- Limited woodland cover, shelter belts and hedgerow trees gain greater visual significance and habitat value as a result
- Productive arable and pastoral farmland, with evidence of increasing reversion to arable cropping in recent times

- Regular pattern of medium sized fields enclosed by low and generally well maintained hedgerows and ditches in low lying areas, large modern fieldscapes evident in areas of arable reversion
- Sparsely settled with small villages and dispersed farms linked by quiet rural lanes.

### **District Landscape Character Assessment**

The South Kesteven Landscape Character Assessment was prepared by FPRC on behalf of the District Council in 2007. It forms part of current planning policy and is specifically referred to within the Core Strategy environment policies. The assessment, building on the national character assessment, divides the district into six character areas. Colsterworth and District is located, as in the NCA area, within the Kesteven Uplands. The key characteristics for this area are described as...

- A relatively unified, simple, medium-scale agricultural landscape, with a high proportion of historic woodland.
- Undulating landform based around the valleys of the Rivers Witham and East and West Glen and the Welland to the south.
- Picturesque villages built of local limestone, with collyweston slate roofs to the south, and pantiles to the north.
- High concentration of houses and parks, with areas of farmland under estate management.
- A dispersed, nucleated settlement pattern, mostly following the river valleys. Enclosed mostly by hedgerows, with hedgerow trees.
- Modern human influences include airfields and the A1, Great North Road.

Within this document the landscape management objectives for this area are described as...

- Protect and improve field boundary condition.
- Protect existing hedgerow trees.
- Plant new hedgerow trees.
- Maintain important grassland areas.
- Protect important and distinctive woodland cover.
- Protect historic parkland.
- Protect field trees, particularly in parkland and in large arable fields.
- Maintain traditional village forms.
- Use of limestone for new construction in the villages and countryside.
- Use of newplanting to minimise the visual impact of major roads and industrial buildings.
- Pay special attention to sensitive spaces around the edge of historic towns such as Stamford and the villages.
- Maintain open areas that extend into the towns and villages

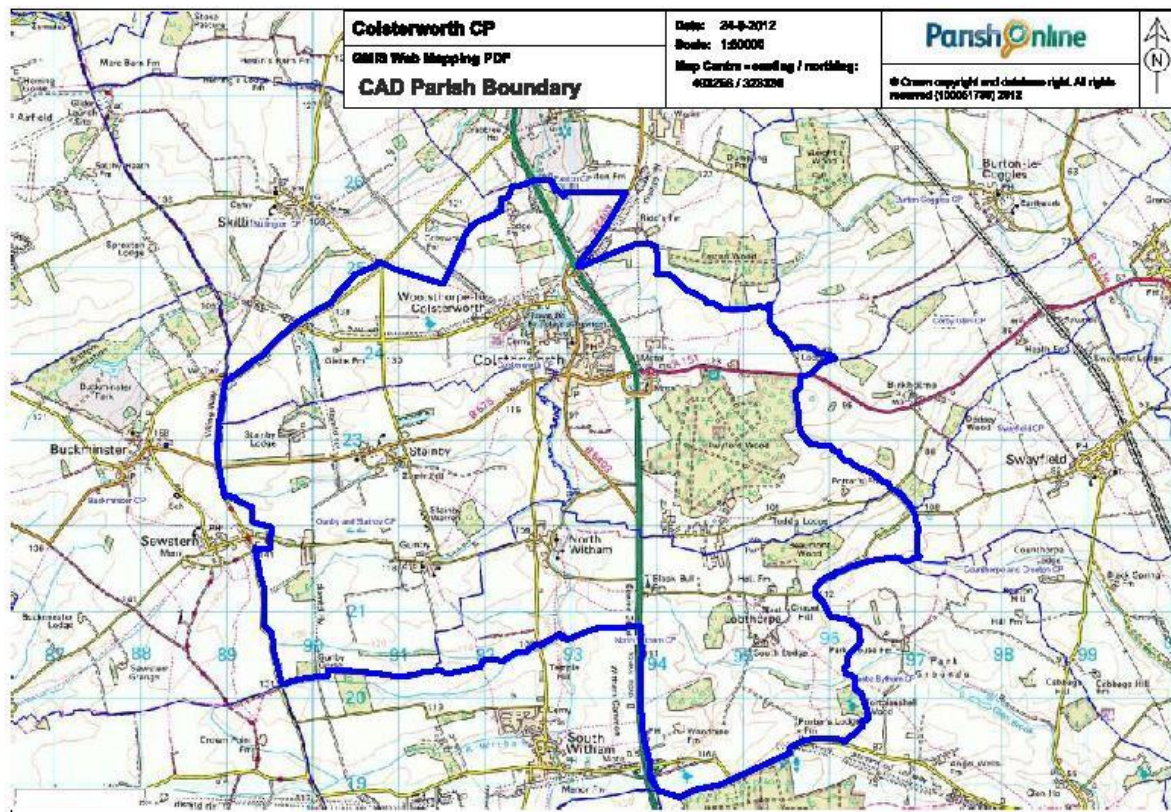


## Lincolnshire Historic Landscape Character Area 7

Lincolnshire County Council published the 'Lincolnshire Historic Landscape Project' in 2010. The study, based on best practice methodology provided by English Heritage, seeks to define the existing landscape in terms of its historic development and influences. The combined parishes fall within the wider Regional Character Area 7 known as The Southern Cliff.

This echoes many of the Landscape attributes made within the NCA and other documentation but more generically, at a higher level and less distinctly than in that document due to the increased area it relates to. It is important in the hierarchy of policy and assessment to recognise the influence of this document and is specifically referenced in the appendices along with all documents encapsulated above.

### Map of Colsterworth and District Administrative Parish Boundaries



### 3. Colsterworth and District Assessment

#### Introduction & Overview

This section seeks to describe the overarching character of the landscape of the whole district, and its evolution, to enable the accurate description and definition of defined character areas within it.

The combined parish is a predominantly agricultural landscape with Colsterworth and Woolsthorpe, the largest two settlements, at the heart of an assemblage of rural villages comprising North Witham to the South, Gunby and Stainby in the West and Lobthorpe in the East.

The area is bisected by 2 significant features that run from South to North. The first of these is the Upper River Witham which makes its way on a hugely meandering, tortuous route through farm land, grazing meadows and the village of Colsterworth before leaving towards Lincoln and ultimately the Wash of the North Sea in Boston. The second is the ancient route of Ermine Street and the Great North Road which enter the district 100 miles from London and continue towards York and Edinburgh respectively to the North.

#### Satellite overview of the district





## Colsterworth, Woolsthorpe and Twyford



This is the largest of the populated areas within the study area and has been continuously settled at least since the early medieval period. All three settlements are recorded in the Domesday Book at which time Twyford, deserted in the late medieval, was the largest site. Colsterworth became the main village and dominant neighbour to the outlying settlement of Woolsthorpe.

Colsterworth is centred around its historic heart with a fine Norman Church ‘St John the Baptist’ and a high street where many fine limestone buildings, including many former inns survive. The village has grown around this and has later surrounding developments of houses and estates. It has recreational facilities of parks, sports ground, a local pub ‘The White Lion’ and a sports and social club. It is also served with a local shop, post office, doctors’ surgery and school, these amenities being used by most villages in the district.

Woolsthorpe has a similar historic centre with later surrounding developments and shares Colsterworth’s amenities. Woolsthorpe is also of significance for being the location of the birthplace of Isaac Newton. The fine manor house in which he was born survives and is a nationally and internationally important visitor attraction owned and managed by the National Trust.

The combined population is approximately 1700 (Census 2011).

## Gunby and Stainby



Gunby and Stainby are villages to the West of the river Witham and both were recorded in the Domesday Book with Gunby being much smaller relatively to Stainby. Stainby is still the

larger of the two villages which have some attractive limestone buildings in their centres. Both have churches, St Nicholas in Gunby and St Peter's in Stainby both rebuilt in the 1860s by Richard Coad. In the south east of Stainby are the earthwork remains of a 12<sup>th</sup> Century ringwork castle.

Both villages are pleasantly positioned within the gently rolling and rising countryside but have no amenities within the settlements themselves relying on Colsterworth and other locations for these services.

The combined population is approximately 140 (Census 2011).

### **North Witham and Lobthorpe**



North Witham is a village located in the south of the district and named after the river that it sits on. Lobthorpe is to the east of the Witham and the Great North Road (A1) and is a small hamlet. Both again are well established settlements and recorded in the Domesday Book.

Lobthorpe sits in rolling countryside in the east and is a group of individual settlements and has no particular centre. North Witham mostly nestles in the Witham valley and has some fine limestone houses and a small Norman church, St Mary, at its heart with limited later surrounding developments.

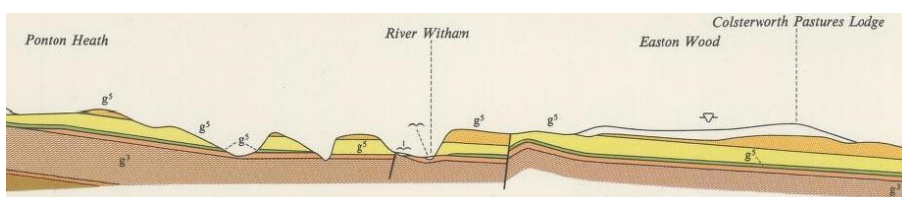
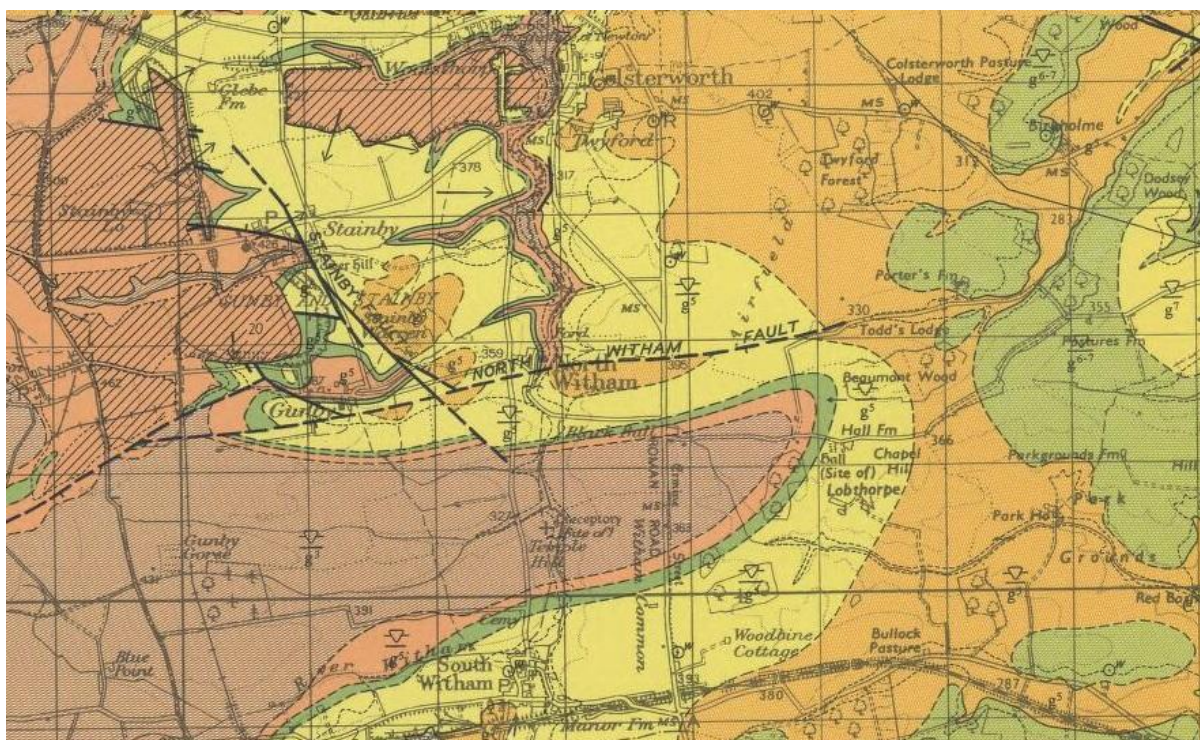
The combined population is approximately 140 (Census 2011).



## Geology

### Bedrock Geology

The bedrock Geology of the combined parishes was deposited wholly within the Jurassic period when the area was dominated by tropical shallow sea environments. The Upper Lincolnshire Limestone is the highest member of the group which sits above the Lower Lincolnshire Limestone both laid down in shallow carbonate seas 168 to 172 million years ago and which are often rich in corals and shelly faunas. Beneath these can be found the Northampton Ironstone series an ooidal ironstone, previously an important mineral resource which influenced periods of development within the parishes. This is comprised mainly of siliclastic sediments and deposited as ferruginous muds, silts, sands and gravels. Mostly absent but with occasional outcrops, mainly around Gunby, can be found the Grantham formation which is largely similar to the Northamptonshire Ironstone but typified by the presence of abundant plant debris, the type section was described in Colsterworth Number 2 mine 1 mile WSW of Colsterworth church. Both these members date between 172 to 176 million years ago and sit on and above the Whitby Mudstone Formation. This unit is the lowest that outcrops in the area and forms the base of the river Witham and many of the streams, issues and minor water courses, it is a siliclastic mudstone, silt and sand series dating between 176 million and 183 million years old.





## Superficial Geology

The area is dominated by Ice Age till deposits which sit above the bedrock. They date to 2 million years ago in the Mid Pleistocene and were formed from glaciers scouring the landscape and depositing moraines of till with outwash sand and gravel deposits from meltwaters. These typify the composition of the local soils so exploited by the local arable farming industry. The hatched areas on the map previous page show the extent of mine workings where overburden has been reapplied,

## Regionally Important Geological and Geomorphological Sites (RIGSs)

It is of note that within the area that 1 significant site is designated within the area. No. 3298 Colsterworth No 2 Quarry Extension: Easting 491164 Northing 323235

## Topography, position and surrounds



*Rolling agricultural land between Tortoiseshell Wood and Lobthorpe in the South of the district.*

The area sits at the point where the escarpment of the Lincolnshire edge terminates and gives way to a more subtle and varied landscape.

The topography is characterised by a gently rolling and undulating landscape typical of the Jurassic which runs from the Yorkshire coast through Lincolnshire, Northamptonshire and the Cotswolds and meets the coast again in Dorset.

A dominant and influential part of the local topography has been the evolution of the Witham valley running from south to north within the centre of the parishes. The river rises just before entering North Witham Parish and is of low energy with a massively meandering course through the arable and much older pasture landscapes it follows to Colsterworth. Ground rises consistently away from this valley steeply to the east and more gently to the west, which has the majority of the streams and issues which join the river.

Equally influential in the aspect of the parishes is the A1, Great North Road originally Ermine Street which also bisects the area. This major historic road from London to Lincoln ran

through the heart of Colsterworth along Stamford Road and the High Street before joining the Lincoln Edge along the High Dyke.

The social history of the area has its influence in aspects of the topography too. The Ironstone, which was commercially extracted through the 20<sup>th</sup> century in the west of our area has left a legacy of railway lines and cuttings, occasional open quarries as well as a reconstructed field landscape of reapplied overburden subsequent to quarry workings ceasing. The railway workings are havens for wildlife and recreational activity and without being informed of the history of mineworking it would be impossible to infer from the landscape that it occurred so able and sympathetic was the cessation of works.

The undulating landscape with its arable and pasture land divided and interrupted by historic hedgerows and stands of trees gives a fantastic wide and changing vista that is given vibrancy through the seasons with the change in natural leaf cover and the growth and harvest of crops. The largely stone built villages, settlements, churches and farmsteads sympathetically and attractively punctuate this natural environment. The skies are huge and uninterrupted and often give way to spectacular sunsets in the West where the landscape drops away in height after reaching the extent of Gunby & Stainby Parish adjacent to the ancient drove road 'The Drift' now adopted as part of the Viking Way.

Exploration of this landscape is enabled by a significant and well maintained network of footpaths and publically accessible sites in addition to the lanes and minor roads of the area. The extraordinary Tortoiseshell Wood and meadows (Sites of Special Scientific Interest), Twyford Wood (RAF North Witham WWII) and the Woolsthorpe railway line are fine examples of proactively managed environments within the parishes where residents and visitors are encouraged to engage with their environment.

### **Biodiversity Flora and Fauna**

Colsterworth and the combined parishes contain a wealth and diversity of habitats and a richness of biodiversity. The entire area offers the opportunity to engage, enjoy and explore these environments through the well-developed local footpaths, trails and minor roads as well as those sites specifically managed and made accessible such as Twyford Wood and Tortoiseshell Wood and Meadows.

The area is recognised as having a rich natural environment and contains a large number of designated sites, statutory and non-statutory, recognised by the Greater Lincolnshire Nature Partnership (GLNP). An overview of designated areas, their meaning and context is given and followed by a narrative 'note' on habitats and biodiversity within the district.

### **Non Statutory sites - Local Wildlife Sites (LWSs)**

LWSs, along with biological Sites of Special Scientific Interest (SSSIs), are the most important places for wildlife at a local level. Sites are selected by the Nature Partnership, based on recommendations made by its expert working group known as the LWS Panel and then submitted for inclusion within local authority planning policy. Identifying these sites helps local authorities meet their obligations under legislation and government guidance, including reporting on the number of sites in positive management.

The combined parishes contain 14 LWSs incorporating verges and sites such as the Woolsthorpe Line and Colsterworth grasslands amongst them.



*Colsterworth Grasslands to the South of the village bordering the Witham*

### **Sites of Nature Conservation Interest (SNCl)s**

The LWSs status supersedes that of Sites of Nature Conservation Importance (SNCl)s, which were identified on the basis of local knowledge and were selected without consideration of any formal criteria. In Greater Lincolnshire, the GLNP aims to assess all existing SNCl)s using the criteria outlined in LWS guidelines. To avoid confusion, until sites have been assessed against the LWS criteria they retain their SNCl) status.

9 such sites can be found in the area, which are in addition to the LWSs above.

### **Lincolnshire Wildlife Trust Reserves (LWT)**

The Lincolnshire Trust for Nature Conservation, formed in 1948, (and now known as the Lincolnshire Wildlife Trust) is a charity dedicated to safeguarding the countryside and wildlife of the historic county.

The district has 3 such sites in its southern extreme; Porter's Lodge Meadows, Tortoiseshell Wood and the South Witham verges.

### **Roadside Nature Reserves (RNRs)**

A scheme for the protection and management of roadside verges was set up in 1960 by the Lincolnshire Wildlife Trust and sites were originally termed "Protected Roadside Verges" (PRVs). Run in cooperation with Lincolnshire County Council, the Highways Division provides financial and advisory support with management carried out by the Lincolnshire Wildlife Trust. There are 65 Roadside Nature Reserves, which total a distance of over 80 kilometres (50 miles).



Colsterworth and District has 4 such designated reserves, Lobthorpe verges, Morkery Wood verges, Colsterworth Bank and Woolsthorpe which total 12.3 kilometres.

## **Statutory sites**

### **Sites of Special Scientific Interest (SSSIs)**

SSSIs are part of the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations, and are currently designated under the Wildlife and Countryside Act 1981 (as amended in the Countryside Rights of Way Act 2000).

Colsterworth and District contains 2 of these incredibly important and designated SSSIs Porter's Lodge Meadows and Tortoiseshell Wood within its boundaries.



*Porter's Lodge Meadows and Tortoiseshell Wood*

### **Habitat, national designations within the district Ancient Woodland Sites**

The Ancient Woodland Inventory (AWI), maintained by Natural England, is a provisional list of woodland sites over 2ha in size that have had continuous woodland cover since at least 1600AD. This includes ancient semi-natural woodland (ASNW) and ancient replanted woodland (ARW - also known as plantation on ancient woodland sites or PAWS).

The district contains 95.02 hectares of Ancient and Semi Natural Woodland and additionally 134.42 hectares of Ancient Replanted Woodland.

### **Priority Habitats**

Priority habitats are those identified as being the most threatened and requiring conservation action in the UK.

The district has 3 of these priority habitats throughout its area, Lowland calcareous grassland (2.3 hectares), Lowland meadows (9.27 hectares) and Lowland mixed deciduous woodland (1.62 hectares)

### **The Upper River Witham**

Whilst not formally designated, the Upper River Witham, which bisects the area, is of national significance for its population of native White Clawed Crayfish. The GLNP describe it in its Biodiversity Action Plan (BAP) as 'The only remaining Lincolnshire population of native crayfish occurs in a 27km stretch of the upper Witham and adjoining tributaries. This population is potentially of national significance due to its size'. 'Crayfish are found in clean, calcareous streams, rivers and lakes and are not often recorded unless searched for'.

The white-clawed crayfish is a priority species in the UK BAP. It is protected under schedule 5 of the Wildlife and Countryside Act in respect of taking it from the wild.



*View across the Upper Witham Valley and pasture land between North Witham and Colsterworth*

### **Historical evolution of settlements in the area**

The combined parishes cover a wide area either side of the river Witham and Ermine Street, the villages and settlements range in size and shape but all show a wealth and breadth of



historical influence that evidences their development and that of their surrounds.

Place names help to some extent in identifying origins Colsterworth, Twyford and North Witham share Anglo Saxon roots whilst Gunby, Stainby, Lobthorpe and Woolsthorpe share Scandinavian roots and a reminder that the area was part of the Danelaw with nearby Stamford a significant Viking administrative centre. Colsterworth has a particularly interesting placename, meaning 'Valley of the Charcoal Burners' which denotes its early and, paradoxically, recent associations with its Ironstone resource.

There is, however, plenty of evidence, predominantly with archaeological excavations and finds recorded with the Lincolnshire Historic Environment Record of earlier settlement and occupation and equally later finds which enable the evolution of the settlements to be uncovered. A generic timeline with selected examples helps understand occupation of the Area

### **Neolithic**

Evidence for the presence of Stone Age occupancy is very limited across the parishes and largely confined to flint scatters and the site of a Neolithic building with a quern and hearth in the Parish of Gunby and Stainby. (HER338833)

### **Iron Age**

Again evidence of occupation is poor for this period However, an Iron Age bucket mount, made of bronze and in the form of a Belgic, bull-head was found in Twyford. (HER338800)

### **Roman**

The area has an abundant resource of evidence for its occupation in this era. First and foremost is the presence of Ermine Street, still a major artery of the country running through its heart. It is known that south of Lincoln and specifically that south of Grantham was a settlement area for retired legionnaires who often set up small farmsteads.

Colsterworth is the site of Roman occupancy and a permanent settlement (HER33896) with animal and horse burials, jewellery and pottery. A Roman furnace or pottery kiln was also found half a mile from the settlement with well worked wrought iron finds indicating exploitation of the ironstone in that period. It was recorded in the 1940s that another settlement (HER33891) existed where Twyford wood now is.

In Gunby and Stainby a Roman Villa was discovered in the 1800s with a mosaic pavement of rude design and a bath (HER33881). Additionally roman remains were found in Gunby & Stainby in replacement mains laying in the 1990s.

Lobthorpe has evidence of a Roman Farmstead (HER39210) and other occasional findspots exist.

## Anglo Saxon & Early Medieval

Some evidence of occupancy and activity can be seen in the Anglo Saxon, finds including a sword and loom weights (HER34804,HER39412).

The medieval has progressively more evidence and find spots are widespread over the parishes with all villages having some level of occupation in place during this period and saw the construction of Colsterworth, North Witham and Stainby churches. Of more significant interest in the Medieval is the existence of now long deserted villages. These exist in Lobthorpe, North Witham and the larger village of Twyford which were all recorded in Domesday of 1086. Twyford was at that point more significant and valuable than Colsterworth and Woolsthorpe combined, the outline of the village is still clearly evident in the historic pasture land that adjoins the river Witham between North Witham and Colsterworth. Also of interest from this period is the Tower Ring Motte Castle mound to the south of Stainby. (HER33698,36720,34211,30074)

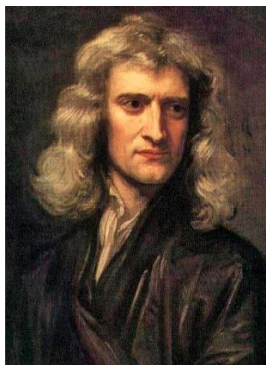


*The abandoned medieval village of Twyford between the River Witham and Stamford Road (The old Great North Road)*

## Medieval to Tudor & Enclosures

Medieval ridge and furrow agricultural activity along with pasture grazing surrounded the settlements of the combined parishes. Twyford, Lobthorpe and North Witham were deserted or realigned whilst the other settlements grew, in particular that of Colsterworth. During the Tudor period and into the period of the Enclosures Acts, redefining the rural layout to that we see today, the grander buildings, and more humble vernacular ones that enrich the villages were built.

## Sir Isaac Newton



The national and international fame of the Parish is as the birthplace of Sir Isaac Newton.

The world famous scientist was born into this rural farming landscape on January 4<sup>th</sup> 1643, or Christmas day 1642 in the old calendar, in Woolsthorpe by Colsterworth. His family were yeomen farmers, not members of the gentry, and owned two small farms in Woolsthorpe. Newton's father died before he was born.

He was raised in the village and attended the Grammar school in Grantham before being accepted into Cambridge university as a 'sizar' or servant to gentlemen scholars, which enabled him to follow his own studies.

In 1665 he returned to the manor in Woolsthorpe as the plague had closed Cambridge University and he spent 20 months pursuing his experiments, predominantly in mathematics and optics including investigating the composition of light.

This led to his world changing works concerning motion and the discovery of the law of gravity.

He was an incredibly influential and famous man of his time. He was Lucasian Professor of Mathematics at Cambridge, an MP for Cambridge University, President of the Royal Society for 23 years and Master of the Mint. During this time he continued to visit his birthplace and supervised the farms from a distance.

The manor in which he was born, raised and conducted some of his world changing experiments in optics still survives, and is a National Trust property. It is the greatest attractor of visitors to the combined parish and can easily be considered the areas 'Unique Selling Point' (USP).

## Georgian to 20<sup>th</sup> Century

Colsterworth's growth and building, particularly, along the high street was prompted by expansion in usage of the Great North Road and a large number of Inns and Coaching Houses served this trade. This coupled with agriculture, which was the main activity of all settlements in the area, was the dominant employment. Many of the stone houses date to the Georgian Period and an era where agriculture was undergoing a revolution.

## 20<sup>th</sup> Century

The drive for Iron made the Northamptonshire Ironstone a valuable commodity in the middle of that century and became the predominant employer in the area. Much of the land to the West of the river Witham was exploited for its iron ore deposits which were open cast and transported via railways to Scunthorpe for smelting. Most of the land has been reclaimed and the abandoned railways now are used for recreation and for wildlife management.

### World War II and Twyford Wood (RAF North Witham)



Twyford Wood is situated in the north east of the area, it is a large recreational amenity owned and managed by the Forestry Commission. It is accessible and popular with families and dog walkers using the large concrete former runways which cut through the plantings of mainly oak, conifers and beech.

RAF North Witham was built in the 1940s for use by both the RAF and the USAAF during the Second World War. It was predominantly used as a transport airfield but was also, significantly where 20 Pathfinders took off from, helping initiate the airborne support of the invasion on D-Day.

The runways, though broken up in places are largely intact and a valuable amenity and recreational resource for those in the district. The woodland is a home to an array of wildlife and the site open and airy as a result of the runway network.

### Recent Community Consultation

The Neighbourhood Development Plan Steering Group has consulted with the local community through a series of open events, questionnaires and surveys.

97% of respondents to the Household Survey agreed it was important to protect the open countryside, views and the setting of the villages from insensitive and inappropriate development. A strong message to emerge from this local engagement was the need to retain the “feel” of living in rural village communities. Several views and vistas around the Parish were identified as “special” and greatly valued. The ease of access to the countryside and the network of footpaths around the Parish

were cited as “important” and there was a desire to protect historically important sites. The community were asked to consider the impact of future development. Particular concerns were the “impact on the rural environment”, the “change to the villages’ appearance” and “the loss of views and vistas”.

### **Recommendations:**

The following proposals are recommended to the Parish Council:

#### **1. Building in Open Countryside**

**1.1** Any development allowed in open countryside should take account of the local landscape characteristics of the Kesteven Uplands and the associated ‘Landscape management objectives’ for this area, as well as complying with South Kesteven District Council’s Policy EN1 in the Core Strategy of the South Kesteven Local Development Framework.

#### **2. Access to the countryside**

**2.1** Continue to work with landowners and other bodies to protect, maintain and develop the footpath, trail and cycle/bridleway network around the Parish;

**2.2** Continue to work with landowners and other bodies to retain public access to natural sites around the Parish;

#### **3. Village Environment**

**3.1** Act to preserve the setting within the landscape of the 6 villages and hamlets and ensure new development:

3.1a. is of suitable scale;

3.1b. sits sympathetically with the rural environment; and

3.1c. does not detrimentally encroach into the surrounding countryside;

#### **4. The Landscape and Natural Environment**

**4.1** Protect ancient hedgerows around the Parish and preserve the natural environment;

**4.2** Work with the landowners, river authorities and wildlife trusts to preserve the ancient woodlands , river valley and nature reserves within the Parish;

**4.3** Protect the much valued local views and vistas around the Parish;

**4.4** Encourage the planting of native-grown trees and hedgerows suited to regeneration on calcareous soils\* such as poplar, rowan, field maple hawthorn and willow;

\*refer to [http://www.forestry.gov.uk/pdf/LRU\\_BPG08.pdf](http://www.forestry.gov.uk/pdf/LRU_BPG08.pdf)

**4.5** Sensitively utilise the natural environment to support the local economy (see below);

#### **5. Heritage (refers to Policies 3,4,7 and 8)**

**5.1** Work with the National Trust, Local Authorities, landowners and other bodies to preserve local heritage sites;

**5.2** Act to avoid the erosion of the character of the Woolsthorpe Conservation Area;

**5.3** Sensitively utilise our local heritage to support the local economy(see below):

Further to 4.5 and 5.3 above, the Parish Council may wish to consider the following additional suggestions intended to support projects to develop local tourism:

Development should not be to the detriment of the presentation of, or reduce the opportunities to engage with and appreciate the historical, natural, recreational and wider offer of the local landscape.



Therefore it would be useful to better present the opportunities for residents and visitors, invest in maintenance and enhancement of the assets that are found within the district and have a strategy to move plans forward to develop these areas.

1. Development of a Destination Management Plan

Development of a plan or strategy that identifies assets that ideally could be promoted, enhanced or created. The plan should be conscious of the USP of a nationally and internationally important visitor attraction, Woolsthorpe Manor, within its boundaries and contain an element of attracting visitors to engage with the surrounding area.

2. Development of specific projects that could receive external funding from Heritage Lottery Fund, Arts Council England, Aviation Heritage Lincolnshire or similar.

- Historical interpretation and signage at key locations such as Twyford Wood, historical or natural highlight areas within the villages, to give a cohesive feel to the area.
- Development of information technology solutions that incorporate interpretation with GPS.
- Development of trails through the well developed local footpath routes that encourage movement from one destination to the next.
- Development of initiatives that engage the community to participate and feel ownership in their landscape character such as community archaeological activity, potentially working with organisations such as the Heritage Trust of Lincolnshire to work on the abandoned medieval village of Twyford.

Author

Luke Skerritt: BSc(Hons) PGDip(Dist)

May 2016

**Designated Heritage Assets : Listed Buildings, Monuments and Park and Scheduled assets****Civil Parish: Colsterworth**

<b>Listed buildings</b>		
<b>Name</b>	<b>Grade of listing</b>	<b>Details</b>
Woolsthorpe Manor House, Woolsthorpe	Grade 1	Manor House, Wash House, Wall, Floor, Dovecote. Early C17 with early C18 alterations and addition
Church of St John the Baptist, Colsterworth	Grade 1	Parish Church. C11, mid and late C12, C13, 1305, C14, C15, 1809, 1876.
Chapel Cottage, Newton Way, Woolsthorpe	Grade 11*	Formerly Chapel of Ease, now small cottage built out of nave. C12, with C18, C19 and C20 alterations.
No 10 Bourne Road, Colsterworth	Grade 11	House. Early C18, altered C19 and C20.
39 and 41 High Street, Colsterworth	Grade 11	Formerly house, now pair of houses. C17, substantially altered early C19 and C20.
Acacia Cottage, 43 High Street, Colsterworth	Grade 11	House. C17, with C18 and C20 alterations and addition.
53 High Street, Colsterworth	Grade 11	Cottage. Early C18, altered early C20.
Home Farm, 57 High Street, Colsterworth	Grade 11	Farmhouse, formerly also an inn. 1650, 1778, with C19 and C20 alterations.
Garden Wall to Home Farm, Colsterworth	Grade 11	Curved wall to front garden, about 10'0" high. Included for group value only. C18.
49 High Street, Colsterworth	Grade 11	House. 1703, raised and re-fronted 1756 with minor C19 alterations.
Old Rectory, 14 High Street, Colsterworth	Grade 11	Former rectory, now house. Late C18 altered C19 and C20.
16 High Street, Colsterworth	Grade 11	House. 1802 altered late C19 and C20.
Former Reading Room and Library, High Street, C'worth.	Grade 11	Reading Room and Library, now redundant. Built 1830.
Thirtle, 48 High Street, Colsterworth.	Grade 11	Former public house, now house. 1789 with minor C19 and C20 alterations.
4 Spring Lane, Colsterworth.	Grade 11	Cottage, formerly schoolmaster's house. Early C18, altered c.1824 when converted to schoolmaster's accommodation, with C19 and C20 alterations.
Manor House, School Lane, Colsterworth	Grade 11	House. Mid C17 with C19 addition and alteration and minor C20 alterations.
Mount Pleasant, 18 Back Lane, Colsterworth.	Grade 11	House. Late C18, altered C19, C20
Barn at Woolsthorpe Manor.	Grade 11	Barn. C17 with C19 alteration.
Cart shed and Stables, 47 Newton Way, Woolsthorpe	Grade 11	Cart shed and stables, now garage. Late C17 with C19 alterations. Included for group value only.
Stables at Woolsthorpe Manor	Grade 11	Stables. Mid C19. Included for group value only.

<b>Name</b>	<b>Grade of listing</b>	<b>Details</b>
Cart shed at Woolsthorpe Manor.	Grade 11	Cart shed, altered in part to storage with pigeoncote. C18, altered C19, C20.
Animal Shelter, Woolsthorpe Manor	Grade 11	Animal shelter. C19. Included for group value only.
Stables and Wagon Hovel, Woolsthorpe Manor.	Grade 11	Stables and waggon hovel. C19.
Barn and Stables, 51 Newton Way, Woolsthorpe	Grade 11	Barn and stables. C18 with C19 alterations and additions. Included for group value only.
26 Newton Way, Woolsthorpe	Grade 11	House. Late C17 with C19 and C20 alterations.
47 Newton Way, Woolsthorpe	Grade 11	Cottage. C17 with C19 additions and alterations
51 Newton Way, Woolsthorpe	Grade 11	Farmhouse. Early C18 with C19 and C20 alterations.
Manor Cottages, 53 Woolsthorpe Road.	Grade 11	Cottage. c.1700 with C19 and C20 alterations.
<b>Listed monuments</b>		
Milestone, 10 yards east of junction with A1, Bourne Road, Colsterworth.	Grade 11	Milestone. Early C19. Cast iron and limestone back
Milestone, 20 yards west of Colsterworth Pasture Lodge, on Bourne Road.	Grade 11	Milestone. Early C19.
War Memorial, High Street, Colsterworth.	Grade 11	War memorial. 1919. Ashlar. In the form of a medieval cross with crucifixion. Included for group value only.
2 chest tombs at south east end of church of St John the Baptist, Colsterworth.	Grade 11	Pair of chest tombs. Late C18.
Chest tomb at east end of Church of St John the Baptist, Colsterworth.	Grade 11	Chest tomb. 1720.
Bridge over River Witham, Woolsthorpe Road, Colsterworth.	Grade 11	Bridge over river. Late C18.
Gate piers, gateway and railings on east side of Churchyard, High Street, Colsterworth.	Grade 11	Gate piers, gate and railings. Early C19.
<b>Listed Historic Park and Garden</b>		
Easton Park, Easton, by Colsterworth	Grade 11	A C19 landscape park surrounding the remains of mid C19 formal terrace gardens.
<b>Conservation Area</b>		
Woolsthorpe by C'terworth Conservation Area		Authorising Authority: SKDC. See Designation Document, 11 September 1977. Under review 2015.

## Civil Parish: North Witham

<b>Listed buildings and monuments</b>		
<b>Name</b>	<b>Grade of listing</b>	<b>Details</b>
Church of St Mary, North Witham	Grade 1	Parish church. Late C11, C13, C14, C15, restored 1887.
Cross in churchyard of the Church of St Mary.	Grade 11	Cross shaft. C14. Octagonal shaft runs to square via stop chamfers.
Gravestone, 5 paces south of tower in churchyard of church of St Mary.	Grade 11	Gravestone. 1681. Small moulded stone with scrolled top to William the Son of Robert, d.1681.
Gravestone, 5 paces south of tower in churchyard of Church of St Mary.	Grade 11	Gravestone. Early C18. Inscribed "Here lies the Body of Anne, wife of Richard Mason, who departed this life the 15th Day of December in the 35 year of her age".
2, Rectory Lane, North Witham	Grade 11	House. Early C18, altered early C19.
Manor House, Church Lane, North Witham	Grade 11	House. Possibly medieval hall, floored in late C16, extended early C18, altered early C19.
Pigeoncote at Manor House, North Witham	Grade 11	Pigeoncote. C18, altered C19 and largely rebuilt C20. Included for group value only.
Old Rectory, Rectory Lane, North Witham.	Grade 11	Former rectory, now house. c.1700, altered early C19 and C20.
Porters Lodge Farmhouse and Yard, Morkery Lane, North Witham.	Grade 11	Farmhouse and farmyard. Late C18.
The Old Black Bull, Lobthorpe Lane, North Witham	Grade 11	Former coaching inn, now house. c.1731 with late C18 alterations and c.1800 extension.
<b>Scheduled heritage assets</b>		
Remains of Knights Templar Preceptory, watermill and fishponds. Between Old Post Lane and the River Witham, on the southern border of the parish between North and South Witham.	Scheduled	Extensive archaeological excavation of over half of the monument, carried out between 1965 and 1967, demonstrated that the Preceptory began as a simple hall with outbuildings, developing in the earlier 13th century into a regularly laid-out farmstead complex with two halls, a chapel, kitchens and agricultural and industrial buildings, including a water-mill; further expansion and re-building took place in the later 13th century.
Churchyard Cross, St Mary's churchyard.	Scheduled	The churchyard cross at North Witham is a good example of the quadrangular base and octagonal shaft of a medieval standing cross.

**Civil Parish: Gunby and Stainby**

<b>Listed buildings and monuments</b>		
<b>Name</b>	<b>Grade of listing</b>	<b>Details</b>
Church of St Peter, Hall Lane, Stainby.	Grade 11	Parish church. 1865, by R. Coad, partly re-using some C14 material in the north aisle. Fine set of carved woodwork fittings including reredos, altar table, panelling to chancel, organ case, choir stalls, screen, pulpit, tower screen and tall Gothic font cover, all by Rev. W. E. Thorold, c.1880.
Church of St Nicholas, Main Street, Gunby	Grade 11	Parish church. C15, 1869 by R. Coad. All fittings, including font, are C19 with Gothic woodwork including tower and chancel screens, font cover and reredos by Rev. W. E. Thorold, c.1880.
Churchyard Cross at south side of the Church of St Nicholas, Gunby.	Grade 11	Churchyard cross. C14
The Old Rectory, Hall Lane, Stainby.	Grade 11	Former rectory, now house. C18. Extensively altered in 1804 to plans prepared by William Lumby in 1789, and refronted in 1888.
Barn at Glebe Farm	Grade 11	Barn and stables, formerly partly used as a Sunday School. Early C18 with C19 alterations and addition. Included for group value only.
<b>Scheduled heritage assets</b>		
Churchyard cross, St Nicholas' churchyard, Gunby.	Scheduled Also listed Grade 11	A standing stone cross located in the churchyard of St Nicholas' Church approximately 3m south of the nave. The cross is medieval in date and is constructed of limestone.
Tower Hill Motte Castle, Stainby.	Scheduled	The motte takes the form of a sub-circular mound surrounded by a ditch. The motte stands up to 3m in height with a flat top approximately 20m in diameter. Low earthworks on the top of the motte are thought to indicate the location of buried building remains.



**Non Designated Heritage Assets: Buildings, Monuments and Archaeological Finds**

Extracts from Lincolnshire County Council's Monument List Report for this Neighbourhood Area.

**Civil Parish: Colsterworth**

HER ref	Site name	Monument type / Details
	<b>Buildings</b>	
36469	Manor Farm, High Street, Colsterworth.	Combination Barn and stable, cart shed, workshop, storehouse, granary, animal shed.
39283	Former Methodist Reform Chapel, Colsterworth.	House, Methodist Reform Chapel.
33909	Former Alms houses, Colsterworth.	House, alms house.
39282	Wesleyan Methodist Chapel, Back Lane, Colsterworth.	Wesleyan Methodist Chapel
37325	Clive Underwood Antiques, Colsterworth	House, Shop, Terrace.
	<b>Monuments</b>	
34211	Former settlement of Twyford.	Deserted settlement, ridge and furrow, settlement, road, building platform, enclosure. At SK 9305 2280
33894	Roman Pottery kiln.	Pottery kiln. SW of Woolsthorpe at SK 9260 2417
33904	Ridge and furrow, east of Colsterworth and the A1.	Ridge and furrow, field system. Centred at SK 9381 2400.
33903	Cropmarks, to the east of Colsterworth and the A1.	Site. Centred at SK 9372 2415.
33901	Anglo-Saxon cross fragments, St John the Baptist Church, Colsterworth.	Cross.
39410	Iron Age enclosures, Woodlands Drive, Colsterworth.	Post hole, enclosure.
33897	Alleged Priory, Colsterworth.	Priory, Religious House. At SK 9289 2408.
33896	Romano British Occupation site, Colsterworth.	Farmstead, settlement, cemetery, artefact scatter, ½ mile SW of Woolsthorpe.
33893	Medieval moated building, Twyford wood.	Deserted settlement
33889	Medieval enclosure, Twyford Wood.	Enclosure
33890	Iron age settlement and metal-working site, Twyford Wood.	Metal working site, hut circle, settlement, enclosure.
33891	Romano British settlement site, Twyford Wood.	Settlement, enclosure.
36576	Part of ridge and furrow earthworks. E of Colsterworth.	Ridge and furrow. Centred at SK 9556 2404. Large site that crosses parish boundary by Pasture Lodge.
36924	Earthwork medieval moated site, Colsterworth	Ridge and furrow, moat. Due south of the junction of Old Post Lane and Stainby Road.
37157	Colsterworth House Park, Colsterworth.	Site of Park.

35488	Ridge and furrow earthworks north of Twyford Wood.	Ridge and furrow.
39222	Undated features, Woodlands Drive, Colsterworth	Limestone quarry, ditch, enclosure, pit.
39248	The settlement of Woolsthorpe by Colsterworth	Settlement. Centred at SK 9229 2436
35469	Possible wall, Twyford Wood	Wall, artefact scatter.
34309	Beaumont Wood, south of Honey Pot Lane.	Wood.
34789	Late Bronze Age Pottery	Artefact scatter. Centred at SK9197 2372
35468	Moated enclosure, Twyford Wood.	Structure, moat, enclosure, linear feature.
35470	Quarry, Twyford Wood	Quarry
35471	RAF North Witham, Twyford Woods	Airfield, Bomb Store
35482	Settlement of Colsterworth.	Ridge and furrow, field system, settlement. Centred at SK 9309 2419
39409	Bronze Age pit, Woodlands Drive, Colsterworth.	Pit.
35487	Ridge and Furrow earthworks adjacent to Twyford Forest.	Ridge and furrow.
34308	Twyford Forest	Wood, ditch, bank (earthwork)
35467	Moated site, Twyford Wood	Moat, enclosure.
	<b>Find Spots</b>	
39412	Possible Anglo-Saxon loom weight, Woodlands Drive	
39411	Redeposited Roman sherds, Woodlands Drive	
33902	Mesolithic macehead, Colsterworth.	At SK 9315 2402
34804	Anglo-Saxon sword, Colsterworth.	At SK 9310 2400
33880	Iron Age Bucket mount, at site of medieval Twyford village .	At SK 9300 2300
39413	Post-medieval jetton, Woodlands Drive, Colsterworth.	Jetton are coin-like tokens.

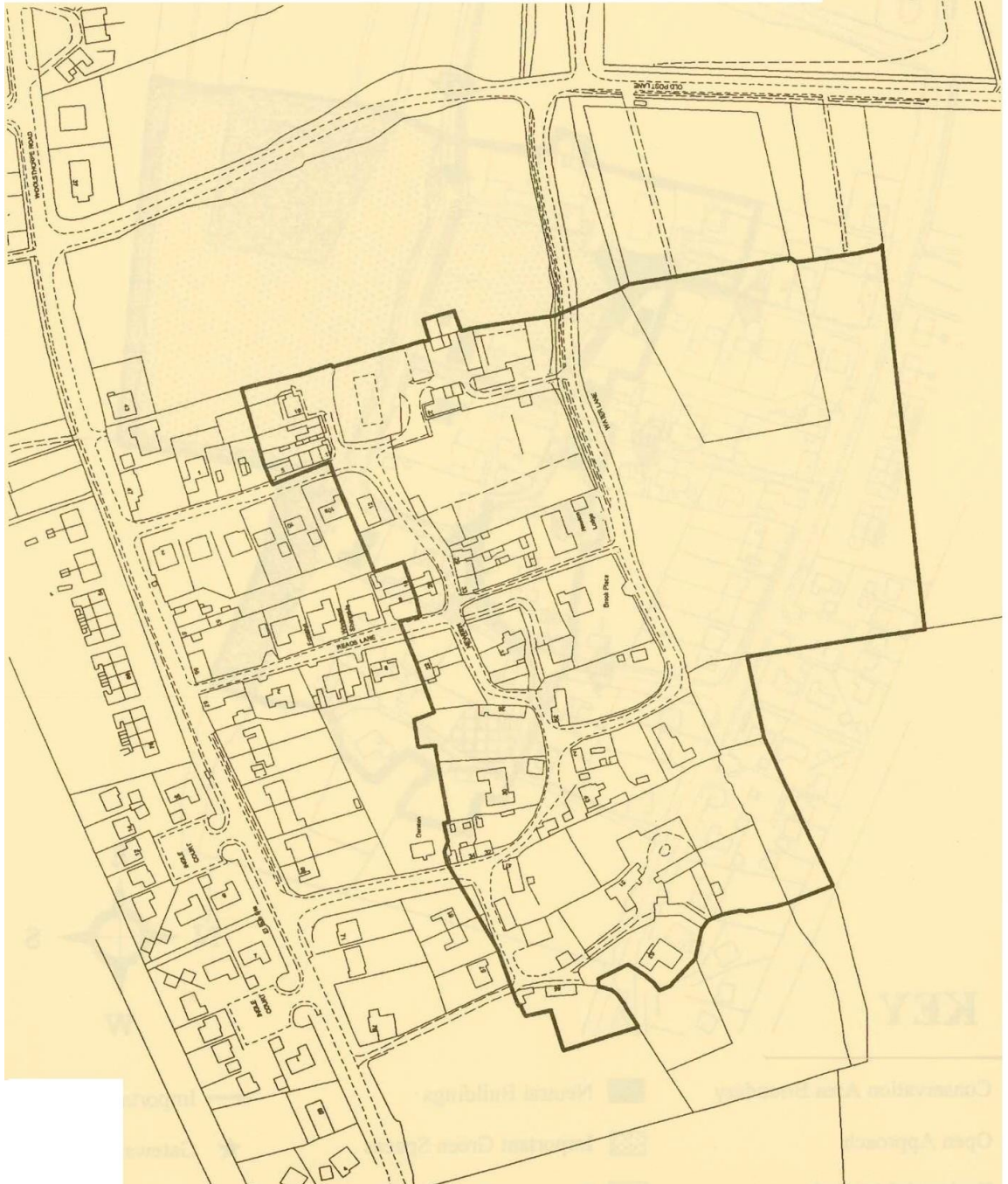
**Civil Parish: North Witham**

HER ref	Site name	Monument type / Details
	<b>Monuments</b>	
34267	Tortoiseshell Wood.	Ancient woodland, SSSI. At SK 9630 1990
34302	Mill Wood	Wood. Centred at SK 9413 2025
34303	Battlebourn Head	Wood. Centred at SK 9430 2010
30582	Ponds, Lobthorpe Hall	Fishpond. Centred at SK 9516 2112
33698	Lobthorpe Hall, Wooley's Lane, Lobthorpe.	Garden, chapel, Manor House, moat. Centred at SK 9516 2112
33699	Site of a chapel, Lobthorpe Hall.	Chapel. Centred at SK 9532 2094.
34305	Mickley Wood	Wood. Centred at SK 9470 2080.
33700	Medieval settlement of Lobthorpe.	Deserted settlement, settlement. Centred at SK951 208.
36719	Probably late Medieval earthwork ridge and furrow, North Witham	Ridge and furrow. Centred at SK 93237 21881
36720	Probably late Medieval settlement, North Witham,	Ridge and furrow,, settlement, hollow way, building platform, enclosure. Centred at SK 92748 21627
36721	Probably late Medieval ridge and furrow, North Witham	Ridge and furrow. Centred at SK 92783 21345
35484	Ridge and furrow earthworks, south of Black Bull Farm.	Ridge and furrow. Centred at SK 9399 2109 (just east of A1)
39209	Possible iron smelting site, Chapel Hill, Lobthorpe.	Iron working site. Centred at SK 95308 20937.
39210	Possible Roman farmstead site, Lobthorpe.	Farmstead. Centred at SK 9532 2094.
34794	Possible earthwork ridge and furrow, North Witham.	Ridge and furrow. Centred at SK 9231 2163
34795	Updated cropmarks, North Witham.	Ring ditch, enclosure. Centred at SK 9232 2163
34950	Pillbox, North Witham Road.	Pillbox. Centred at SK 92585 20833
36159	Ridge and furrow, off Morkery Lane, North Witham.	Ridge and furrow. Centred at SK 9583 1964
35477	Medieval earthwork ridge and furrow, south of Woodbine Farm.	Ridge and furrow. Centred at SK 9405 1938
35485	Ridge and furrow earthworks to the west of Black Bull Farm	Ridge and furrow. Centred at SK 9358 2119
35486	Ridge and furrow earthworks to the north of Black Bull Farm	Ridge and furrow. Centred at SK 9388 2154
	<b>Find Spots</b>	
33697	Loomweight found at Manor House Farm	At SK 9274 2193
39211	Prehistoric flint, Chapel Hill, Lobthorpe.	At SK 9531 2094

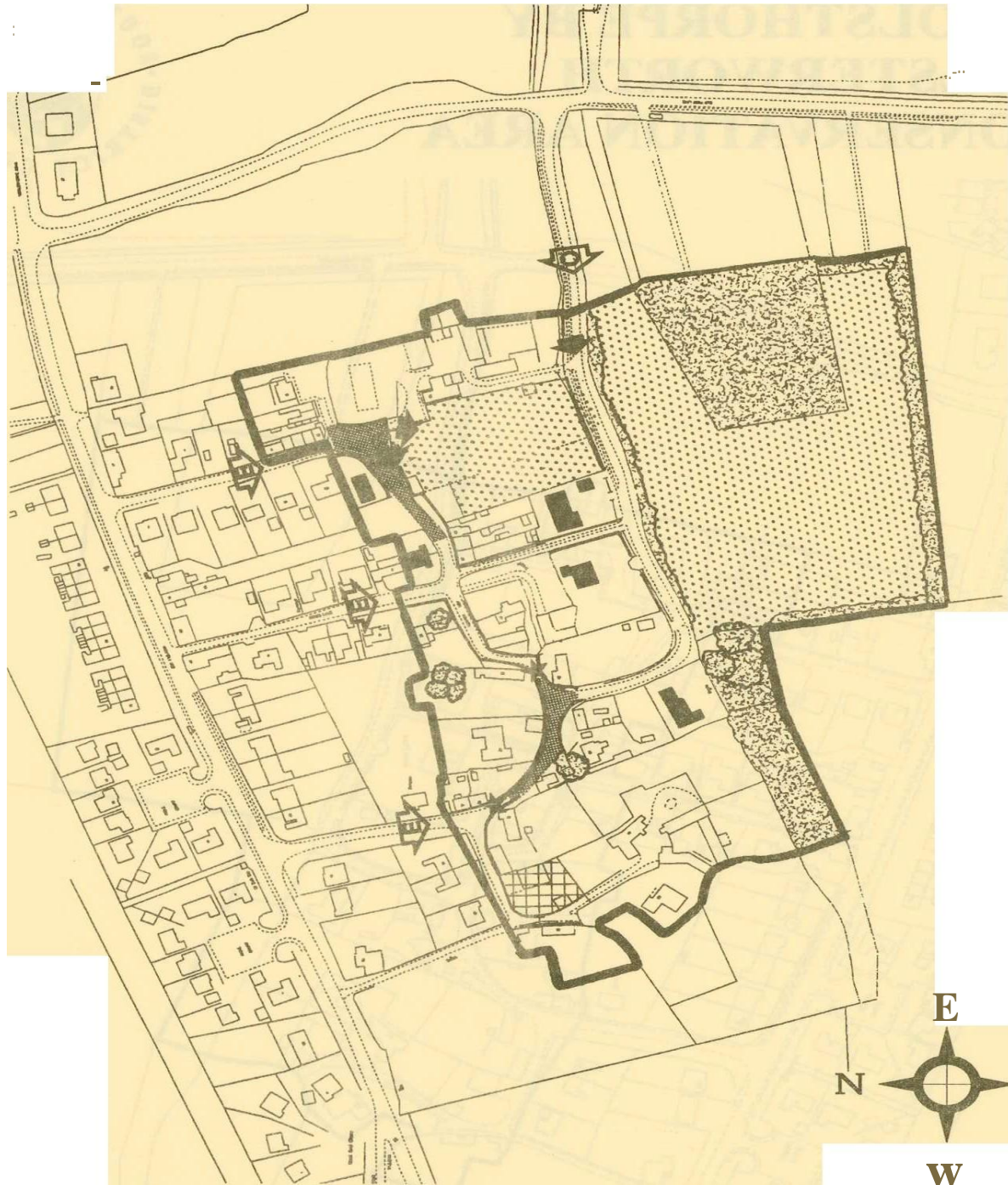
**Civil parish: Gunby and Stainby**

<b>HER ref</b>	<b>Site name</b>	<b>Monument type / Details</b>
	<b>Monuments</b>	
33883	Possible site of prehistoric building.	Hut, artefact scatter, hearth. Centred at SK 903 231. NW of Stainby.
33881	Stainby Roman Villa. NW of Motherford's Spring.	Farmstead, villa, mosaic, artefact scatter. Centred at SK 927 225.
33887	Remains of Anglo-Saxon cross.	Cross. Found at Stainby Rectory, SK 9048 2278.
33882	Possible Round Barrow.	Round Barrow. Centred at SK 9264 2236. East of Stainby Warren.
34788	Enclosure and linear feature.	Enclosure, linear feature. Centred at SK 9123 2035. South of Gunby, near parish boundary
34789	Linear features.	Linear feature. Centred at SK 9022 2183. West of Gunby, near Sewstern Road.
35039	Romano-British remains, Old Post Lane.	Ditch. Centred at SK 9259 2273. Close to Old Post Lane, ½ mile south of junction with Stainby Road.
36575	Medieval earthworks.	Croft, field boundary, toft, enclosure, mound. Centred at SK 9071 2274, west of Tower Farm.
	<b>Find Spots</b>	
34786	Prehistoric flints	At SK 9080 2250, south by Tower Hill Farm
34787	Medieval pottery	At SK 9080 2250, south by Tower Hill farm












# WOOLSTHORPE BY COLSTERWORTH CONSERVATION AREA







**KEY:**

- |                                                                                     |                            |                                                                                     |                             |                                                                                       |                      |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|----------------------|
|  | Conservation area boundary |  | Neutral Buildings           |  | Important Enclosures |
|  | Open approach              |  | Important Green Spaces      |  | Gateway Feature      |
|  | Enclosed Approach          |  | Important Trees/Tree Groups |    | Important Vistas     |
|  | Townscape Space            |                                                                                     |                             |                                                                                       |                      |
|  | Negative Area              |                                                                                     |                             |                                                                                       |                      |

## CHARACTER APPRAISAL

Woolsthorpe-by-Colsterworth is a settlement half a mile west of the A1, 7 miles south of Grantham and 13 miles north of Stamford. As the name implies, it is closely associated with the adjacent, and much larger, village of Colsterworth on the eastern side of the River Witham. The historical core is located on the northern slope of a small valley and, despite the growth of modern development further to the north and the inevitable infill development, still retains its essential traditional character. The village has historical significance as the birthplace of Sir Isaac Newton at Woolsthorpe Manor in 1642.

### **The Conservation Area Boundary**

The Conservation Area is principally based around two roads which run east-west through the valley. Water Lane runs mainly along the valley base and Newton Way is situated further up the northern face.

The northern boundary of the Conservation Area largely defines the line between the old and new developments in an east-west direction and includes properties forming the enclosure along Newton Way. The eastern edge is defined by the boundary of Woolsthorpe Manor, to the north of Water Lane, beyond which it extends up the southern slope of the valley to include a small woodland and open field. The continuation of trees and hedges along the horizon defines the southern boundary and the western boundary, as far as the valley bottom, beyond which the limits follow the boundaries of the existing properties.

### **Spatial Character and Townscape Quality**

The historic core of the Conservation Area is only effectively approached from the north and east. There are three roads into the Conservation Area from the north, each of which follows a closed street pattern passing through the more recent development. Arrival at the older part of the village is clearly defined by the sudden change in building materials and styles. By contrast, the eastern approach to the Conservation Area along Water Lane has open views. The vista is deflected at the end as the road leads up into the core of the older part of the village.

The predominant features of the Conservation Area are largely concentrated around the Water Lane and Newton Way junction, extending in an east-west direction along the latter. At the western end of the Conservation Area, the layout is mainly informal with buildings being set within their own grounds. By contrast, the rest of Newton Way, whilst still maintaining its informal nature, is significantly more enclosed. It comprises three distinct spaces which combine to form a continuous route through the older part of the village. The gateways within the area are formed by the coursed limestone rubble properties, creating identifiable gateways to the open space at the Newton Way/Water Lane junction.

Beyond the gateway to the east, Newton Way becomes more narrow, the arrangement of the buildings deflecting the view along this meandering linear area. Beyond the Read Lane intersection, the aspect becomes wider once again, opening into another distinct space with open views to the Manor House and across the valley. Following the base of the valley, Water Lane is fronted by modern buildings juxtaposing the open countryside which lies on the south facing slope of the valley.

Within the Conservation Area the highways, in most instances, are enclosed through the use of walls, buildings, hedgerows or a combination of both. The continuity of the street pattern becomes disrupted where the boundary features are removed or missing.

### **Quality and Character of Buildings**

Woolsthorpe by Colsterworth has 12 listed buildings within the Conservation Area boundary. With the notable exception of the Woolsthorpe Manor House, in this mainly residential area, most of the traditional buildings are small in scale and constructed of coursed limestone rubble with steeply pitched, pantile roofs and gables. They are generally two storey, traditionally with two or three casement windows and often having first floor dormers positioned on the eaves.

In contrast, the more recent developments are of mixed style and form, comprising both single and two storey properties, often being constructed from a variety of red and buff bricks and generally larger in scale than the original dwellings.

### **Natural Elements**

The trees and hedgerows within the Conservation Area contribute to its character, softening skylines, screening and in certain instances, defining the streetscape. Seasonal variations in tree cover affect the enclosures within the area, particularly at the western end of Water Lane.

The green verges to the north and south of the Woolsthorpe Manor and the grounds associated with the curtilage to the west, create the setting for the listed building, distancing it from the rest of the properties

within the Conservation Area, which, by contrast, are more closely grouped. The combination of field and woodland on the valley slope complete the enclosure of the settlement on its southern side.

### **Neutral Buildings and Sites/Negative Areas**

There are a number of buildings which, although not necessarily reflecting or contributing to the historic character of the area, are nevertheless an established part of the local scene, and do not detract from its appearance. In terms of their effect on the Conservation Area therefore, such buildings may be considered to be neutral. These have been identified on the accompanying plan. They mostly occupy infill sites many of which are screened by either the surrounding properties, hedgerows or walls.

At the western end of Newton Way is a small yet prominent open area occupied by a small storage building and farm machinery. The appearance and materials of the buildings, together with the open nature and use of the site contrast with character of this part of the village.

### **Opportunities and Constraints**

- ◆ Any new development, including extensions should be carried out in natural materials appropriate to its location.
- ◆ Any new developments should have regard to the scale, sitting and detailing of surrounding existing development.
- ◆ Existing highway boundary features (walls and hedgerows) should be retained and reinstated where possible.
- ◆ New boundary features in traditional form or materials should be provided along the highway frontages.
- ◆ Important individual trees and groups of trees should be retained.
- ◆ Land at the western end of Newton Way would benefit from attention, possibly including a new building of suitable design and materials and appropriate boundary treatment.
- ◆ The boundary to the commercial site fronting the south side of Newton Way would benefit from improvements to screen walling and planting.
- ◆

The effects of designation include the following;

1. Subject to certain exemptions, the prior approval of the Local Planning Authority is required for the demolition of buildings within the Conservation Area.
2. Subject to certain exemptions, six weeks prior notice must be given to the Council of any proposals to top, lop, fell or uproot any trees within the Conservation Area. The willful damage or destruction of such trees may also result in an offence having been committed.
3. Certain forms of development, which, by virtue of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 could otherwise have been undertaken without planning permission, cannot be undertaken without formal approval from the Local Planning Authority.
4. Applications for planning permission for development which would affect the character or appearance of the Conservation Area will be advertised.
5. In considering proposals for development within the Conservation Area, the Local Planning Authority will have regard to the desirability of preserving or enhancing its character or appearance.

*For further help and advice contact:*

Land Use Planning Services  
Council Offices, St Peter's Hill, Grantham, Lincolnshire, NG31 6PZ

Telephone: 01476 406080

## **Sources of evidence used to prepare Colsterworth and District's Neighbourhood Plan.**

### **NEIGHBOURHOOD PLANNING BACKGROUND INFORMATION**

1. Locality: Neighbourhood Planning Roadmap and Worksheets. 2013
2. The Neighbourhood Planning General Regulations in Statutory Instrument 2012 No. 637. Town and Country Planning, England.

### **NATIONAL PLANNING DOCUMENTS**

3. National Planning Policy Framework (NPPF), 2012. See [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
4. Planning Practice Guidance. 2014 See <http://planningguidance.communities.gov.uk/>
5. The Localism Act 2011. See <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

### **LOCAL PLANNING DOCUMENTS**

6. Local Development Framework for South Kesteven (Core Strategy) adopted July 2010. <http://www.southkesteven.gov.uk/index.aspx?articleid=8159>
7. Sustainability Assessment and Strategic Environment Assessment (SA/SEA) for SKDC's Core Strategy. 2010. <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=13830&p=0>
8. Local Plan for South Kesteven: Site allocation on Policies Development Plan Document. Adopted April 2014. <http://www.southkesteven.gov.uk/index.aspx?articleid=8159>
9. South Kesteven Wind Energy. Supplementary Planning Document (SPD). Adopted 2013. <http://www.southkesteven.gov.uk/index.aspx?articleid=8391>
10. Adopted Site allocation and policies DPD - Amendments to Policies Map, 2014. See page 11 for housing and employment allocations in Colsterworth. See <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=11350&p=0>
11. SKDC report on South Kesteven Strategic Housing Land Availability Assessment (SHLAA), 2015 Update. <http://www.southkesteven.gov.uk/index.aspx?articleid=8491>



12. SKDC report on Five Year Housing Land Supply Assessment 2015-2020, April 2015  
<http://www.southkesteven.gov.uk/index.aspx?articleid=8492>

## THE NEIGHBOURHOOD AREA

13. Census 2011 from Office of National Statistics (ONS) compiled by combining data from the three parishes now jointly administered as Colsterworth and District Parish. Start at <https://www.ons.gov.uk/census/2011census/2011censusdata>
14. Parish Plan 2011–2021 plus consultation documents Parts 1 and 2.  
See parish website at <http://parishes.lincolnshire.gov.uk/ColsterworthandDistrict/>.
15. Flood risk – maps and basic plan for emergencies and flooding. See Environment Agency’s interactive map of Flood Warning and Flood Alert areas. Also local details at [http://parishes.lincolnshire.gov.uk/Files/Parish/418/Flood\\_Map\\_EA\\_Colsterworth\\_copyright.pdf](http://parishes.lincolnshire.gov.uk/Files/Parish/418/Flood_Map_EA_Colsterworth_copyright.pdf) and [http://parishes.lincolnshire.gov.uk/Files/Parish/418/Flood\\_Map\\_EA\\_N\\_Witham\\_copyright.pdf](http://parishes.lincolnshire.gov.uk/Files/Parish/418/Flood_Map_EA_N_Witham_copyright.pdf)
16. Route 28 bus map and timetable 2014.  
[http://parishes.lincolnshire.gov.uk/Files/Parish/418/2014\\_bus\\_timetable.pdf](http://parishes.lincolnshire.gov.uk/Files/Parish/418/2014_bus_timetable.pdf)
17. Colsterworth & Twyford village history, Kenneth Baird, 1980. Out of print. Available at <http://parishes.lincolnshire.gov.uk/Files/Parish/418/historybaird2.pdf>

## HOUSING DEVELOPMENT

18. Census data 2011: Resident population; Household Size, Household by tenure. ONS.
19. NPPF: Section 6 – Delivering a choice of high quality homes; Section 7 – Requiring good design.
20. SKDC’s Local Plan Core Strategy, July 2010. Vision and Spatial objectives; Spatial Strategy; Section H1-Sustainable Homes; Section H3-Affordable Housing.
21. SKDC’s Local Plan Site Allocation and Development Policies Adopted 2014. SAP H1- Other Housing Development. Section 4.4-Local Service Centres; Section 5.2- Rural Affordable Housing.
22. Memo on current council and housing association properties in this Neighbourhood Plan’s area. Supplied by SKDC Planning Policy team. May 2015.
23. Review and recommendations on the Built Environment of Colsterworth and Woolsthorpe, by Ross Thain Architects, Stamford, 2014. Commissioned by Colsterworth and District Parish Council. See Appendix 4.



24. Strategic Housing Market Assessment for the Peterborough Housing Market Area (which includes South Kesteven) August 2014.  
<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=14072&p=0>
25. South Kesteven: Affordable Housing in Rural Communities – A Guide for Parish Councils. SKDC, 2012. Leaflet provided by Colsterworth and District Parish Council.
26. SKDC’s Housing Register for Colsterworth and District parish, by types of property required. Information as at 18 January 2016 provided for this Plan by SKDC Housing.

**PROTECTION OF NATURAL AND HISTORIC ENVIRONMENTS  
(including landscape and historic character assessments.)**

27. Natural Character Area Profile: no 75, Kesteven Uplands (NE560) Sept 2014. Published by Natural England. See <http://publications.naturalengland.org.uk/publication/6625542723862528?category=587130>
28. The Historic Character of the County of Lincolnshire: The Historic Landscape Character Zones, (zone SCL2, The Kesteven Parklands, within the Southern Cliff Character Area), J. Lord and A. MacIntosh with A. Partington, 2011, Historic England and Lincolnshire County Council. See <http://www.lincolnshire.gov.uk/residents/environment-and-planning/conservation/archaeology/lincolnshire-historic-landscape-characterisation-project/>
29. Guidance on ‘Landscape and Seascape Character Assessments’. Published by Natural England and DRFRA, October 2014. See [www.gov.uk/landscape-and-seascape-character-assessments](http://www.gov.uk/landscape-and-seascape-character-assessments).
30. Woolsthorpe by Colsterworth Conservation Area designation document, SKDC. Designated 11 September 1997, under review 2017.  
<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=1204&p=0>. See Appendix 6.
31. SKDC South Kesteven Landscape Character Assessment, January 2007.  
<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=2117&p=0>
32. Lincolnshire Environmental Records Centre data search report of statutory sites, non-statutory sites, and habitats in Colsterworth and District Parish, provided for this Plan on 4 June 2015. Contact details at <http://www.glnp.org.uk/partnership/lerc/>
33. Environment Agency interactive maps of ‘Rivers at high risk of flooding’ and areas where ‘Flood Warning’ and/or ‘Flood Alert’ notices are issued to households at risk. See <http://maps.environmentagency.gov.uk/wiyby/wiybyController?lang=e&topic=fwa&layer=default&ep=map&layerGroups=default&scale=8&x=491937&y=322265>

34. Forest Research: Best Practice Guidance for Land Regeneration Note 8, 'Native and Non-native trees - Why and how to choose', A. Moffat, 2014. See [http://www.forestry.gov.uk/pdf/LRU\\_BPG08.pdf/](http://www.forestry.gov.uk/pdf/LRU_BPG08.pdf/)
35. Colsterworth and District Landscape Character Assessment, by Luke Skerritt, 2016. Written for Colsterworth and District Parish Council to inform this Neighbourhood Plan. See Appendix 3.

#### **IMPROVING LOCAL FACILITIES and COMMUNITY HEALTH and WELL-BEING.**

36. Census data 2001 and 2011 on Age profile. ONS
37. Census data 2011 on General Health, Long-term health, Health and Provision of Unpaid Care. ONS.
38. Population Trends Lincolnshire 2013, Lincolnshire Research Observatory, 2014. <http://www.research-lincs.org.uk/UI/Documents/population-trends-in-lincolnshire-2013.pdf>
39. Clinical Commissioning Group Profile, South West Lincolnshire CCG [www.research-lincs.org.uk/UI/Documents/ccg\\_Profile\\_South\\_West\\_Lincolnshire.pdf](http://www.research-lincs.org.uk/UI/Documents/ccg_Profile_South_West_Lincolnshire.pdf)
40. Lincolnshire Health and Care Review: Update Bulletin including information on the introduction of Neighbourhood teams, October 2014. <http://www.lincolnshire.gov.uk/lincolnshire-health-and-care/neighbourhood-teams>
41. SKDC's Local Plan Site Allocations Policy DPD, April 2014. Section 5.7 Open Space - including policy SAP 10 on Open Space Provision. <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=14107&p=0>
42. Health Profile for South Kesteven, 2015. Public Health England, June 2015 <http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=South%20Kesteven%20O&SPEAR=>
43. Rights of Way Circular (1/09) Guidance for Local Authorities, Version 2, DEFRA, October 2009. See [www.gov.uk/government/publications/rights-of-way-circular-1-09](http://www.gov.uk/government/publications/rights-of-way-circular-1-09)

#### **SUPPORTING THE RURAL ECONOMY, including traffic and transport issues.**

44. Census data 2011 on Occupations, Car and Van availability, ONS.
45. NPPF sections 3 and 4.
46. SKDC's Local Plan Core Strategy July 2010. Section 6 – Economic prosperity. Amended Employment Site allocation map, 2014;

47. SKDC's Local Plan Site Allocations Policy DPD, April 2014. Policy 5 – Supporting the Rural Economy, including reference to existing employment sites in Local services Centres on p60-63.
48. Kesteven Local Action Group's Update on the LEADER funded Rural Development Programme 2014-2020, March 2015. See <https://www.nkesteven.gov.uk/resources/assets/attachment/full/0/4313.pdf>
49. 4<sup>th</sup> Lincolnshire Local Transport Plan for 2013/14 to 2022/23. April 2013. See Section 11 on 'Improving accessibility', including and information on the Rural Gain Grant. Download report from <http://www.lincolnshire.gov.uk/transport-and-roads/strategy-policy-and-licences/local-transport-plan/4th-lincolnshire-local-transport-plan/102070.article>
50. Where do we commute to and from? ONS 2011. Interactive maps at <http://www.neighbourhood.statistics.gov.uk/HTMLDocs/dvc193/index.html#sty=true&flow=flow1&period=0&fix=E07000141&view=360,120,320,320&tr=0,0&sc=1>
51. South Kesteven Employment Land Capacity Study, Final Report, March 2010. SKDC See 'Rural areas', p129-132, plus Appendix 2 for Key data, and site assessment criteria and assessments for Honeypot Lane Industrial Estate and the sites on the junction of A151. <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3922&p=0>
52. Visitor Statistics for Woolsthorpe Manor from 1/3/2014 to 28/5/2015. Made available to this Plan by National Trust Property Returns System: East Midlands Region. November 2015.
53. Extracts from the draft POPE 5 year report on 'Before and After Opening Traffic Volumes (Average Weekday Traffic) on the A1 near the junctions with the A151 and the B6403 following the building of flyovers at those junctions.' Communication provided by the authors of this report at the request of Colsterworth and District Parish Council in order to inform this Plan. December 2015.

18<sup>th</sup> May 2016.