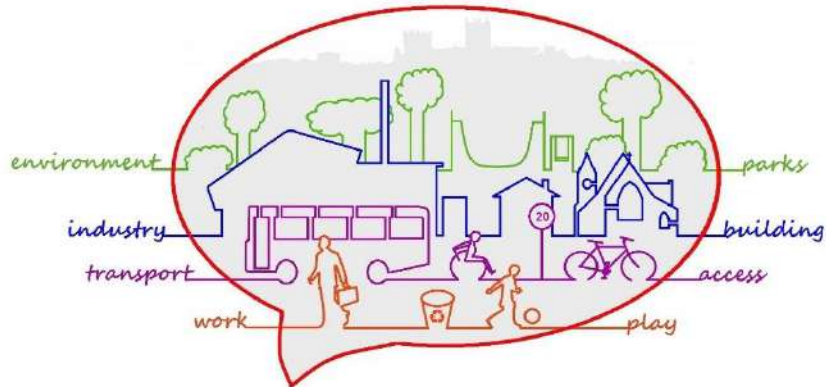


# Hykeham Neighbourhood Plan



*'Have your say, have it your way'.*

# **HYKEHAM NEIGHBOURHOOD PLAN**

2016-2036

Submission Plan November 2017

North Hykeham Town Council and South Hykeham Parish Council

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# 1 Introduction and Background

## 1.1 Welcome to the Hykeham Neighbourhood Plan

1.1.1 The Hykeham Neighbourhood Plan has been prepared jointly by North Hykeham Town Council and South Hykeham Parish Council. The Plan has brought together two communities to create a shared vision and approach to the future development of the area. It seeks to raise the standards and quality of new development, aiming to create new homes, businesses and facilities that people can be proud of and are a positive legacy to future generations.

## 1.2 Definition of a Neighbourhood Plan

1.2.1 The National Planning Policy Framework sets out the broad parameters within which a Neighbourhood Plan should be prepared. It notes that there are a number of key elements that should be at the heart of Neighbourhood Plan making:

- Neighbourhood Plans give communities direct power to develop a shared vision of the neighbourhood and deliver the sustainable development they need.
- Neighbourhood Plans can shape and direct sustainable development within their area.
- The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider area.
- Neighbourhood Plans should be in general conformity with the strategic policies of the Local Development Plan and plan positively to support them. They should not promote less development than is set out in the Local Plan and should not undermine its strategic policies.

1.2.2 A Neighbourhood Plan must be in 'general conformity' with the policies of the Local Plan and can only be prepared by a Town or Parish Council (or an appropriately constituted Neighbourhood Forum, where neither a Town nor Parish Council exist).

1.2.3 The Neighbourhood Plan should be read as a whole, and all relevant policies should be applied to development proposals that come forward within the area throughout the plan period.

## 1.3 Regulations

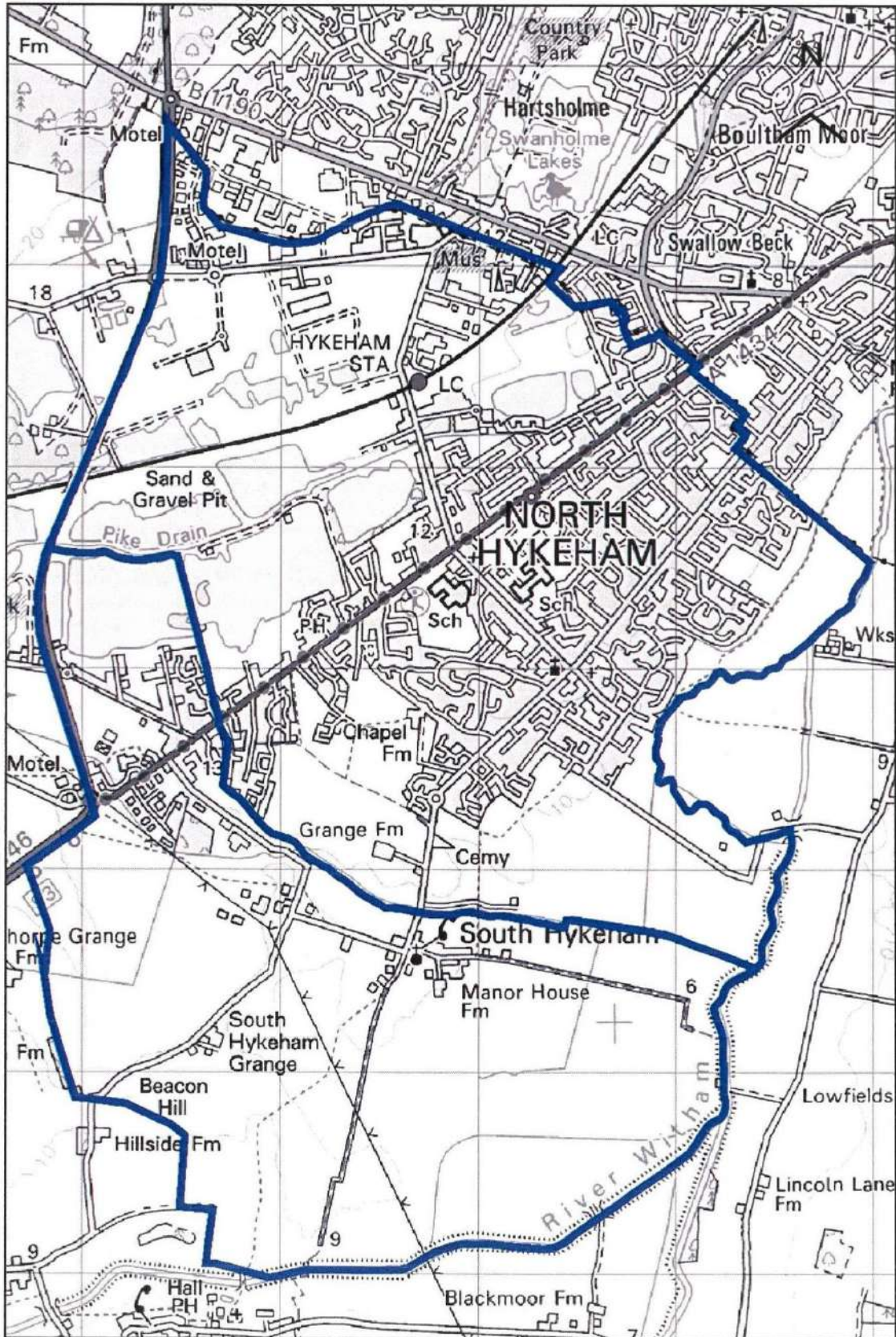
1.3.1 The procedure for the making of a Neighbourhood Plan is set out within the Neighbourhood Planning (General) Regulations 2012 as amended.

1.3.2 The Regulations have informed the preparation of policies for the Hykeham Neighbourhood Plan, in particular:

- Ensuring that the Neighbourhood Plan contributes to the achievement of sustainable development (which is defined below).
- Ensuring that the Neighbourhood Plan is in general conformity with the strategic policies of the Central Lincolnshire Local Plan, 2012-2036

## 1.4 Neighbourhood Plan Area

1.4.1 North Hykeham Town Council and South Hykeham Parish Council submitted a joint application to undertake a Neighbourhood Plan which was approved by North Kesteven District Council on 18 September 2013. A map of the Neighbourhood Plan area is provided on the next page.



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 Date 10 March 2017

## 1.5 Sustainable Development

1.5.1 A definition of sustainable development is provided within the National Planning Policy Framework (2012). It notes there are three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles; The Neighbourhood Plan applies a local framework to achieving sustainable development in Hykeham consistent with the NPPF.

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

1.5.2 The National Planning Policy Framework also makes reference to the broad principles of Sustainable Development as set out by other bodies in recent years:

- The United Nations General Assembly defines sustainable development as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: *'living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly'*.



## 1.6 The Development Plan

- 1.6.1 The Central Lincolnshire Local Plan (CLLP) covers the administrative areas of City of Lincoln, North Kesteven and West Lindsey. The CLLP covers the period 2012 -2036 and was adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) on 24 April 2017.

## 1.7 Context for the Neighbourhood Plan

- 1.7.1 The Neighbourhood Plan brings together the two neighbouring communities of North and South Hykeham. Both Hykeham areas are within the local authority district of North Kesteven, and development is determined in accordance with the CLLP.
- 1.7.2 South Hykeham Parish includes Fossey Ward and the Village Ward. Fossey Ward is mainly made up of industry and new developments focused around Newark Road. South Hykeham's Village Ward dates back to 1086, where it is mentioned in the Domesday Book, and remains rural.
- 1.7.3 North Hykeham town is made up of five Wards, Mill Ward - by far the largest - has seen vast development, which has created smaller communities within the larger town. Memorial Ward includes conservation areas with protected natural habitat as well as older developments and large businesses. Forum Ward is adjacent to the City of Lincoln and includes 1960s-1980s developments and its own shopping precinct that is very much self-sufficient. Moor Ward contains two large secondary schools, an arts theatre and sports facilities and is a vibrant area of the town. Witham Ward forms the edge of the boundary and has a mix of development and open spaces.
- 1.7.4 The characters of North and South Hykeham are quite different, although both are popular areas for large scale employment. The Gateway Business Park in South Hykeham has attracted small, medium and large businesses and close by there are also many car dealership businesses. In North Hykeham the development of Teal Park and Lindum Business Park has attracted a wide range and diverse set of business from large International Companies such as Siemens, to small International Companies such as Rock Star and local businesses.
- 1.7.5 Access to both areas is now much improved and since the duelling of the A46, this has meant the area is much more attractive to residents and businesses as travel and communications are now more in line with other major towns and cities. There is though a sense of 'small' and 'rural' associated with both areas. Access to the ring road around the city is within five to ten minutes from most points in the area depending on the time as peak times and school opening and closing are much busier.
- 1.7.6 There has been significant growth in both parishes, and the Central Lincolnshire Local Plan proposes further development, including an urban extension within South Hykeham.
- 1.7.7 The Neighbourhood Plan has presented an opportunity for the two communities to work together to identify local priorities and prepare policies to guide and include future development within Hykeham.

## 1.8 The Neighbourhood Plan Team

- 1.8.1 The Neighbourhood Plan has been driven forward by a committee, which meets on a monthly basis. The committee has had strong leadership over the Neighbourhood Plan preparation period, with good representation from both areas and all sectors of the community. The committee has met regularly as a whole and has also been supported by Working Groups, professional advisors and the Town and Parish Council Clerks. Included on the committee are members of the community, the education sector, the business sector and councillors from both parishes.
- 1.8.2 The North Hykeham Neighbourhood Plan Steering Group includes councillors from both parishes involved in the plan, a teacher, a youth leader, a volunteer in sports co-ordination, members of charitable organisations and general members of the public from across the community. There is a diverse membership representing the historic part of the town and the new recently developed part. Most members have been on the steering group since its initial meeting held on 19th December 2013.

## 1.9 Background to the Area

### Evidence Base

- 1.9.1 A wealth of information in relation to the Neighbourhood Plan area is included within the supporting documents to the Central Lincolnshire Local Plan. In addition, there are a number of documents that have been commissioned directly by the Town and Parish Council about the local area. All information to support the Neighbourhood Plan is available to view online at [hykehamneighbourhoodplanning.org](http://hykehamneighbourhoodplanning.org) and in hard copy at the Town and Parish Council offices.
- 1.9.2 In 2011, a Scoping Study for the Hykeham area was undertaken on behalf of North Kesteven District Council working in partnership with North Hykeham Town Council and South Hykeham Parish Council. The purpose of the study, undertaken by a team led by Genecon, was to assess the impact of continued development and growth of North and South Hykeham and assess the capacity and potential for future growth. The study brought together desk-based analysis and analysis of key policy documents with wide ranging discussions with stakeholders, including public sector partners, councillors, businesses, community organisations and residents. The Scoping Study, provided the starting point in the identification of issues within the local area and provides important background to the Neighbourhood Plan. The Genecon Report is a key supporting document to the Neighbourhood Plan, and an essential part of the evidence base.
- 1.9.3 As part of the Neighbourhood Plan process, further consultation was undertaken in 2014 and 2015, building on the themes, issues and opportunities identified through the Genecon work.
- 1.9.4 In 2015, the Town and Parish Council appointed Aecom to undertake detailed work on the traffic and transportation issues within North and South Hykeham. This work looked at the



highways infrastructure, issues and opportunities, as well as the use and potential of alternative modes of transport.

- 1.9.5 A Character Appraisal of South Hykeham village was undertaken by members of the Steering Group who examined distinctive local features, buildings and materials. This research led to the preparation of design guidance for the South Hykeham village area.

## Historical Background

- 1.9.6 North Hykeham gained its town status in 1974 and though the origins of the old village, “North Hyckham” can be traced back to the Angles, it is the old Roman Road, Fosse Way, upon which the A1434 Newark Road is directly built which reverberates even now in the names of roads and landmarks within the town. The town currently consists of five electoral wards, Mill, Moor, Witham, Forum and Memorial and two county ward divisions, Hykeham Forum and Skellingthorpe and Hykeham South, and falls within the Sleaford and Hykeham Parliamentary constituency.
- 1.9.7 North Hykeham began its economic prosperity during the inter war years when the Malleable Ironworks relocated to a site adjacent to the Hykeham railway station. This brought with it skilled workers and local employment, accelerating an increase in population, accompanied by rapid growth in housing stock and infrastructure. The foundry changed ownership several times until the cessation of production in 2006. Since then new employers have ventured into the town and though the old Malleable site has since been redeveloped as housing, across the railway line is the evidence of industrial growth and the new Energy from Waste Facility. Larger retail outlets that have arrived in the town and stayed the course include the Forum Shopping Centre built in the early 60s, at the same time as the Fosse housing estate, along with Asda Supermarket in 1970 (at that time a state of the art concept to include all merchandising under one roof). They have now been joined by many of the other multinational chains and some independent outlets catering to the ever-expanding populace in the town. Since, North Hykeham has been twinned with Denzlingen in the Black Forest region of South West Germany.
- 1.9.8 South Hykeham lies 5 miles south by west of Lincoln and is split into two very distinctive areas, the older part of the village being rural in character and centred round the parish church of St Michael and All Angels and the village primary school with a small amount of housing and substantial areas of farmland. The newer part of the village stretches along the A1434 continuously from its boundary with North Hykeham and has an urban bias of housing and newer flourishing businesses. The village consists of two Parish Wards, Fosseway and Village, and like North Hykeham is within the North Kesteven District.

## Socio Economic Profile

- 1.9.9 Census data from 2011 reveals that the total resident population of North Hykeham was 13,884 in 2011 and 835 in South Hykeham in the same period, which provides a total population for the Neighbourhood Plan area of 14,719.
- 1.9.10 In terms of the number of dwellings, there were a total of 6,577 in 2011, comprising 6,205 in North Hykeham and 372 in South Hykeham.

- 1.9.11 The average household size within Hykeham is 2.24 persons.
- 1.9.12 The population of Hykeham grew by 19.8% (2,780 people) between 1981 and 2011. This is marginally less than the population growth of North Kesteven as a whole over the same period, which grew by 26%.
- 1.9.13 Sub-national population projections for 2011 (ONS) estimate that North Kesteven will see its population grow by a further 25,000 to 129,800 in 2033.
- 1.9.14 Growth of Hykeham has been influenced by the growth of employment and education opportunities Lincoln, which has led to a demand for new housing development and associated facilities in the Hykeham area, which has been less physically constrained than other areas in and around the city to support this growth.
- 1.9.15 Over the past 30 years the age profile has changed, with a high proportion of people at retirement age (24.7% compared to English average of 19.3%). This is an increase of 13% since 1981. The number of younger people aged 16-29 and 30-44 has declined since 1981 and is below the average for England in 2011.

## Growth

- 1.9.16 Growth in North Hykeham over the last 30 to 40 years has been led by the private sector, attracted by the relatively unconstrained land supply and the proximity of the city of Lincoln as a growing, enterprising city. North Hykeham has benefited from the lack of space and also modern operating environments in the city centre (lack of flexible office space, car parking) with developers investing in sites and attracting relocations of professional businesses from the city.

## Employment

- 1.9.17 The Genecon Report notes that for a settlement of its size, Hykeham punches above its weight in terms of employment space provision. This stems from its industrial and minerals heritage which has provided a supply of sites; its good road connections; and, the difficulty that neighbouring Lincoln has in accommodating its growth. However, much of this development has been ad hoc, not looking much beyond site boundaries, and in some cases with relatively poor design and no contribution to any shared facilities.
- 1.9.18 The research undertaken by Genecon with local businesses within the LN6 business area specifically, identified that companies have located in North Hykeham for more space, easy access, car parking and retention of a Lincoln address. There was however concern that North Hykeham is beginning to suffer from similar issues to those in Lincoln city, particularly in relation to traffic congestion, and problems of development taking place in an uncoordinated way.
- 1.9.19 Further research with businesses located within the Neighbourhood Plan area was undertaken at an event held on 7 October 2014. At the event 21 business surveys were completed and confirmed many of the views expressed by businesses within the earlier Genecon work.

- 1.9.20 The vast majority of businesses surveyed were based in Hykeham either for historic reasons, or because of its proximity to Lincoln and Hykeham as a client base – either because they feel they can serve the local area well from their location or because the key partner in their supply chain was based in Lincoln or Hykeham.
- 1.9.21 While existing transport links (bypass, A46, A1) and proximity to other towns and cities were seen as a positive characteristic of Hykeham, there was a desire to see road improvements and easing of traffic congestion, in particular through completion of the bypass. Businesses were keen to see improvements in public transport links, supporting sustainable travel both for business activities and for staff travelling to and from work.

## Housing

- 1.9.22 Housing supply in Hykeham was considered in detail within the Genecon Report, which noted that it is characterised by relatively low density post-war development, with a high proportion of bungalow accommodation. More recent schemes on brownfield sites have been of higher density family unit supply. The difference in densities between the established supply and more recent schemes was considered to be quite striking.
- 1.9.23 Community consultation undertaken to support the Neighbourhood Plan identified specific issues in relation to housing and growth which include concerns about future development as a result of the area growing too rapidly or being poorly planned. The consultation highlighted the priority of many local people to better manage new development.
- 1.9.24 Significant additional growth within the Neighbourhood Plan area is planned within the Central Lincolnshire Local Plan which proposes a Sustainable Urban Extension (SUE) at Grange Farm, which extends across both North and South Hykeham Parishes. This SUE would provide 2,000 new homes (1,600 within the Local Plan period) and 5 hectares of mixed use employment land at Boundary Lane Enterprise Park.

## Services and Facilities

- 1.9.25 There are a range of retail opportunities within the Hykeham area. The Forum Centre has approximately 30 retail units including a bank, a chemist, restaurants, estate agents and a post office, but strikingly has no vacant units.
- 1.9.26 There are retail hubs within Hykeham including the Asda food store on Newark Road, Tesco Local within The Forum and Co-Op within the Manor Farm estate. In addition, a new Lidl store has been constructed on Newark Road. These retail hubs mean that local residents do not have to travel out of the area to food stores in neighbouring Lincoln (although there are also strong links to the Sainsbury's on Tritton Road). Elsewhere in Hykeham there are historic pockets of retail space at Hykeham Green and Newark Road crossroads.
- 1.9.27 The area is served by five primary schools and two Secondary Schools (North Kesteven School and Sir Robert Pattinson Academy).
- 1.9.28 There are two GP surgeries and two dental practices within the Neighbourhood Plan area.
- 1.9.29 The area is well served by sports and recreational facilities, including the One NK Leisure Centre, which includes swimming facilities, gym, 3G football pitch and sports hall. In addition, there are a number of sports pitches in other locations across the area, as well as children's play areas for all ages, including the North Hykeham Skate Park on Fen Lane. However, consultation identified that there are some minority sports that are not currently catered for.
- 1.9.30 In terms of the arts, the Terry O'Toole Theatre is located on the same site as the One NK Leisure Centre.

## Transport and Movement

- 1.9.31 The issues of transport and movement were considered in detail within the Genecon Report as well as within the more recent Hykeham Transport Study (Aecom, 2016). This work identified that there is pressure on the highway network. North Hykeham in particular, has grown around the expanding road network, and new housing has emerged along routes into the city of Lincoln rather than centring on Hykeham itself. As a consequence, North Hykeham is an area that is disjointed, with the focus on vehicle movement, rather than place-making or pedestrian movements. This has led to a place with no centre, and which could benefit from improved public transport.
- 1.9.32 There was a common view expressed during the consultations (both to support the Genecon work and specifically in relation to the Neighbourhood Plan) that North Hykeham suffers from considerable traffic congestion, particularly at peak times around key junctions along Newark Road, Moor Lane, Chapel Lane, Meadow Lane and on Station Road when the railway level-crossing is closed, and that Long Lane running through South Hykeham village is also being used as a 'rat run'.
- 1.9.33 These vehicle movements are seen to be as a consequence of Lincolnshire being a rural area with a large proportion of its population living in the countryside. This through traffic is using Newark Road and travelling through the heart of North Hykeham's residential areas (along

Moor Lane, Chapel Lane and Meadow Lane) in order to travel into Lincoln and its suburbs for employment, retail and leisure, or as part of a circuitous route in order to reach the A607 Grantham Road which provides access to RAF Waddington, Bracebridge Heath and the south side of Lincoln. The number of traffic movements is also believed to be influenced by irregular and inadequate local public transport facilities to surrounding rural areas resulting in a high degree of dependency on private car use.

## 2 Local Priorities

### 2.1 Engagement and Consultation

2.1.1 Community engagement and consultation in relation to the Hykeham Neighbourhood Plan has been ongoing since 2013. In 2014, a programme that engaged local people extended throughout the year, with members of the Neighbourhood Plan committee attending local events and hosting a stand at venues across the Neighbourhood Plan area. Questionnaires were distributed and collected at these events. This was followed up with the questionnaire being issued to all households in the area. Of around 7,000 households surveyed, 382 responses were received.

2.1.2 A summary of the issues, improvements and priorities identified through the engagement and consultation process, as set out in Section 2.2 below, informed the preparation and policies of the Hykeham Neighbourhood Plan.



## 2.2 Summary of Consultation

| ISSUES                                                                                                                                                                                                                                                                                                                                                         | IMPROVEMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PRIORITIES                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Transport</b>                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>– Highway safety</li> <li>– Congestion</li> <li>– Capacity of road network</li> <li>– Impact of development on infrastructure of Hykeham</li> <li>– Poor transport links</li> <li>– Parking problems</li> <li>– Drainage</li> <li>– Condition of roads/paths/cycleways</li> </ul>                                       | <ul style="list-style-type: none"> <li>– Traffic volumes and safety</li> <li>– Road and path maintenance</li> <li>– Public transport</li> <li>– Cycle paths</li> <li>– Asda and The Forum</li> <li>– Drainage</li> </ul>                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>– Road/path maintenance</li> <li>– Additional cycle lanes</li> <li>– Parking management</li> <li>– Potential for a bypass/relief road</li> </ul>                                                                                                                                                                                        |
| <b>Housing and growth</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>– Concerns about future and planned development</li> <li>– Overcrowded</li> <li>– Expanding too rapidly</li> <li>– Poorly planned development</li> </ul>                                                                                                                                                                | <ul style="list-style-type: none"> <li>– Managed approach to new development</li> <li>– No new building</li> <li>– Limit housing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>– Manage the scope and scale of developments</li> <li>– Limit the level of development</li> <li>– Stop building</li> <li>– More affordable housing</li> <li>– More housing</li> </ul>                                                                                                                                                   |
| <b>Local Character</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>– Antisocial behaviour</li> <li>– No town centre/‘hub’</li> <li>– Public realm maintenance</li> <li>– Community cohesion/identity</li> <li>– Impact of landfill site</li> </ul>                                                                                                                                         | <ul style="list-style-type: none"> <li>– The Forum and ASDA were regarded as key areas</li> <li>– Preservation and improvement of green spaces</li> <li>– Renovation of existing facilities</li> <li>– Enhance community cohesion</li> </ul>                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>– Desire to maintain/improve the feeling of safety</li> <li>– Maintain the public realm</li> <li>– Keep streets clean, tidy and litter free</li> <li>– Street decorations, such as planters</li> <li>– Creation of a ‘centre’</li> <li>– Creation of community cohesion</li> <li>– Preserving existing character</li> </ul>             |
| <b>Local Services</b>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>– Lack of amenities</li> <li>– Need for more GP surgeries</li> <li>– Need for greater school capacity</li> <li>– New facilities, such as restaurants and facilities for young people</li> <li>– Greater range of wheelchair friendly/suitable for the disabled amenities</li> <li>– Better broadband service</li> </ul> | <ul style="list-style-type: none"> <li>– Increasing and improving amenities</li> <li>– Increase police presence</li> <li>– Cafes, restaurants, pubs</li> <li>– Sport facilities</li> <li>– Additional retail stores</li> <li>– Renovation of existing facilities</li> <li>– Increased community facilities</li> <li>– Increased/wider variety of community events and clubs</li> <li>– Increased and improved medical facilities, especially GP surgeries</li> <li>– Creation and improvement of youth clubs</li> <li>– Park for young children</li> </ul> | <ul style="list-style-type: none"> <li>– Provision of health services, such as GP surgeries and dentists</li> <li>– Facilities for young people</li> <li>– Community venue</li> <li>– Schools</li> <li>– Shopping</li> <li>– Library</li> <li>– Sport facilities</li> <li>– Improved/increased facilities</li> <li>– Active police presence</li> <li>– Job creation</li> </ul> |

## 3 Vision and Objectives

3.1.1 The vision for the Neighbourhood Plan was prepared by the Committee in response to the priorities identified through research and consultation.

### 3.2 Vision

*Hykeham will improve its qualities and enhance its reputation as a desirable location – a safe, green, sustainable and friendly place in which to live and work, seeking the highest standards in the developments taking place within its boundaries.*

### 3.3 Objectives

**Growth:** Managed and sustainable development with proportional growth will safeguard Hykeham’s characteristics as a desirable place to live and work. Growth presents an opportunity for future developments of the highest standard of design, both in terms of quality and environmental sustainability.

**Transport and Infrastructure:** New and improved infrastructure will be provided in Hykeham, further improving the quality of life for residents by providing realistic and attractive opportunities for use of sustainable transport to get everyone to ‘where they want to be’.

**Community and Facilities:** Hykeham will grow as a place with a distinct, strong and enviable social and physical identity; along with the facilities necessary to support its growing population, providing an improved range of services and amenities aimed at serving the whole Hykeham community.

## 4 Policies

### 4.1 Introduction

- 4.1.1 The policies of the Hykeham Neighbourhood Plan seek to deliver the Vision and Objectives which are set out within the previous chapter. The specific policies that follow will be used in the determination of planning applications coming forward within the Hykeham area.
- 4.1.2 The Neighbourhood Plan should be read as a whole, and all relevant policies should be applied to development proposals.

### 4.2 Growth

- 4.2.1 Consultation feedback identified a clear priority for future development in Hykeham, particularly North Hykeham, to be better managed. The twentieth century has seen a great number of new housing estates built within the North Hykeham area. As a result, much modern development within the Neighbourhood Plan area is characterised by homogenous suburban estate layouts and materials.
- 4.2.2 The Neighbourhood Plan aims to ensure that all new development within Hykeham learns from the experiences of the past and creates places to live and work that are attractive, functional and of a high standard of design. Looking to the future, the Neighbourhood Plan also seeks to encourage new developments that are of the highest environmental standards, incorporating design concepts and technologies that minimise impact on the planet.
- 4.2.3 Growth is at the heart of the vision for the Hykeham Neighbourhood Plan, which recognises that managed and sustainable development is important to maintain and enhance Hykeham as a desirable place to live and work. The vision also identifies that growth presents an opportunity to create new developments which encompass the highest standards for Hykeham in terms of quality and environmental sustainability.
- 4.2.4 The contribution that any growth within the Neighbourhood Plan area can make to the community, economy and environment of North Kesteven and Central Lincolnshire is recognised within local planning policy. North Hykeham and South Hykeham Fosseway are identified as part of the Lincoln Urban Area within the Central Lincolnshire Local Plan. The Neighbourhood Plan seeks to encourage this approach to growth, where it can be demonstrated that it would not have a detrimental impact on the area's infrastructure and where its design is of the highest standard.
- 4.2.5 The majority of recent housing applications within Hykeham, particularly North Hykeham, have been for smaller schemes comprising three units or fewer. In terms of numbers however, one or two larger permissions account for a significant proportion of new housing. However, whilst smaller schemes may individually have a modest impact on growth and infrastructure, cumulatively their impacts can be significant. The Neighbourhood Plan therefore has an

important role to play in ensuring high standards of design and sustainability in all new development.

### **POLICY HNP1 – DESIGN OF NEW DEVELOPMENT**

**Development proposals which comply with policy in the development plan and demonstrate high standards of design and sustainable construction techniques will be supported. Poorly designed proposals, proposals that are unsuitable for the site, or proposals that will result in unacceptable impact without adequate mitigation will be refused. Where required, Design and Access Statements should clearly demonstrate how the proposal meets and has regard to the Neighbourhood Plan Design Criteria set out in Appendix 1 of this Plan.**

- 4.2.6 South Hykeham Village has been the subject of a Character Appraisal and specific design criteria relating to the village are included in Appendix 1 Hykeham Neighbourhood Plan Design Criteria. Historic England have noted in relation to the site that it forms a key part of the wider setting of the Grade II\* listed church of St Michael and All Angels, and the site is recognised in the CLLP as an 'Important Open Space' (Local Green Space Policy). South Hykeham Green Space Designation is attached at Appendix 2.

## POLICY HNP2 – SOUTH HYKEHAM LOCAL GREEN SPACE

The area identified on figure 1 is allocated as Local Green Space where development is ruled out other than in very special circumstances."

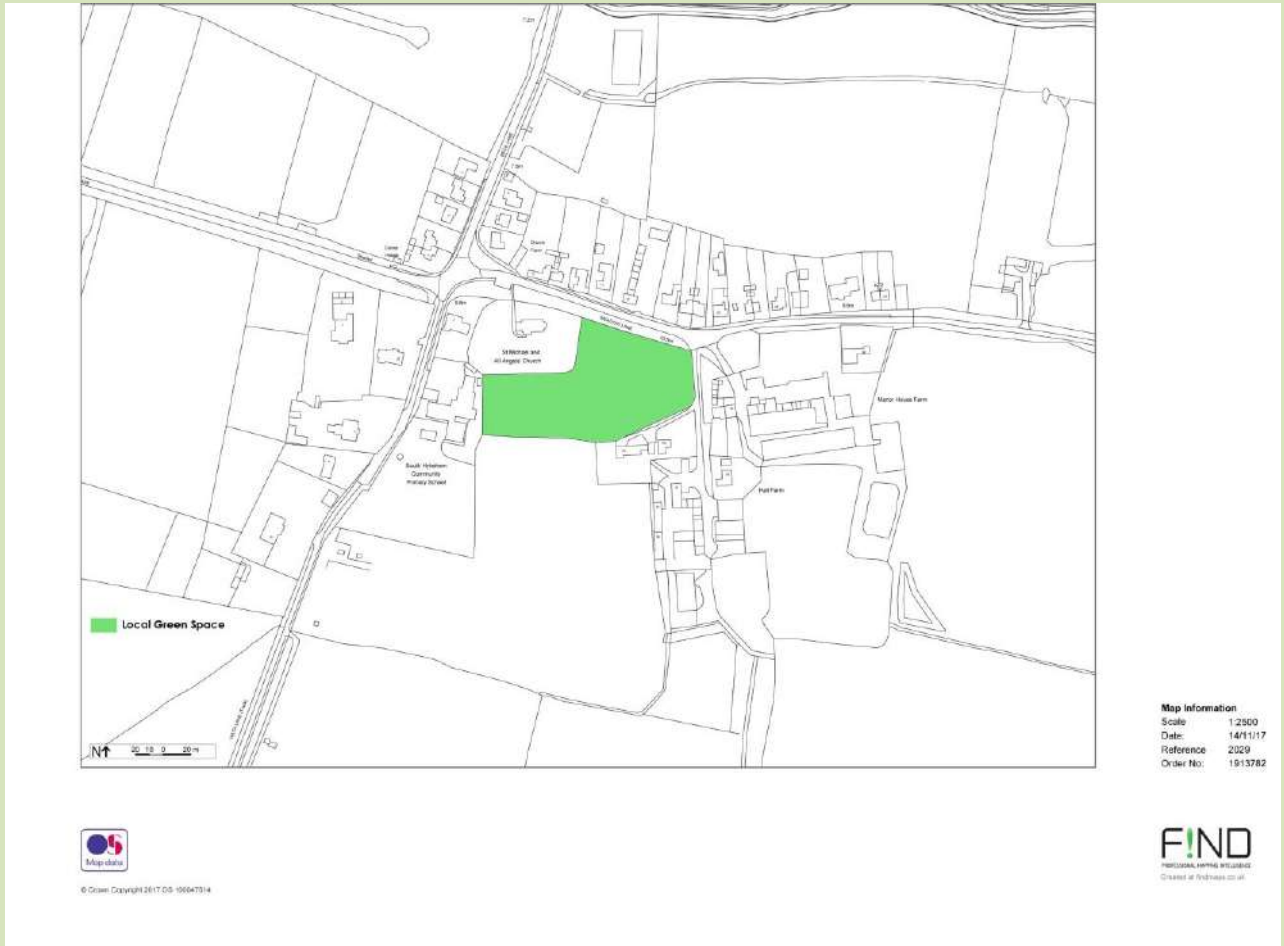


Figure 1 South Hykeham Local Green Space

## Other Policies for Growth

### **POLICY HNP3: EMPLOYMENT**

Development which enables the creation of new jobs and helps existing businesses to remain in the area will be supported where:

- It can be demonstrated that the residual cumulative impacts of the development on the road network are not severe.
- Where possible its scale respects that of surrounding properties and land uses.
- It includes measures to encourage employees to travel to work on foot, by bicycle, or through other sustainable forms of transport, wherever possible and relevant.
- If appropriate opportunities exist, it makes use of renewable technologies to a proportionate degree to reduce its impact on the environment.

### **POLICY HNP4: RENEWABLES**

Development proposals are encouraged to make use of renewable technologies to reduce their impact on the environment wherever possible. In particular the following technologies will be encouraged, and schemes which comply with policy in the Development Plan and include or enable the following technologies will be supported:

- Heat energy from the Energy from Waste plant
- Solar panels/photovoltaic technologies
- Charging stations for electric vehicles
- Rainwater harvesting

In addition, developments which seek to explore and incorporate new environmental technologies will be supported when these are sympathetic to the context of the site.



## 4.3 Transport and Infrastructure

- 4.3.1 Public consultation overwhelmingly identified issues with the transport infrastructure of the area as the main priority for the future of Hykeham. Issues of congestion, traffic and perceptions about road safety were frequently identified in the consultation questionnaire. As a result of these concerns, further work was undertaken to support the Neighbourhood Plan.
- 4.3.2 The Hykeham Transport Study (2016), considers the local transport issues within Hykeham in detail. It identifies the key junctions within the Neighbourhood Plan area along with a number of key interventions to improve the functionality of Hykeham.
- 4.3.3 Whilst many transport issues relate to the highway network and volumes of traffic, the Hykeham Transport Study highlights that, at the present time, the use of alternative modes of transport is limited.
- 4.3.4 Hykeham Station is considered to represent the greatest opportunity to improve accessibility in the local area as a result of the ongoing investments taking place. Many residential areas are within cycling distance of the station and therefore developments should examine the potential to improve connections to Hykeham Station.
- 4.3.5 The Transport Study identifies a number of further interventions that would improve connectivity within the Neighbourhood Plan area, which include:
- Improvements to existing cycleways.
  - Development of new cycleways.
  - Improvements to existing pedestrian crossings on major roads and implementation of new pedestrian crossings.
  - Support and extension of the existing transport initiatives within Hykeham.
- 4.3.6 There is significant pressure on the roads of Hykeham and therefore new development should include specific measures to enhance the use of existing, new and improved facilities for cycling and walking both by users of the development and by the wider community.
- 4.3.7 The Plan recognises that Local Plan policy LP13 sets out the design and access or parking requirements for all development and specifies the level of assessment appropriate to major development.

## **POLICY HNP5: TRANSPORT PLANS**

**Development proposals with significant traffic impact should be accompanied by recent and relevant evidence which demonstrates that impacts on local highways can be effectively mitigated. Provision made to encourage travel on foot, cycle and public transport, will be supported.**

**Development proposals likely to generate extra car parking will be required to show that the car parking predicted to be generated can be accommodated on-site and will not cause or exacerbate existing parking problems on the public highways.**

- 4.3.8 The Plan seeks to support an increase in sustainable transport and encourage walking and cycling within Hykeham and further afield.

## **POLICY HNP6: PEDESTRIANS AND CYCLISTS**

**Development proposals should aim to enhance cycling and walking networks where appropriate and viable. Consideration of routes through and around the site and access to the site for cyclists and pedestrians should be considered from the outset of designing a scheme and demonstrated within the Design and Access Statement. Proposals that would significantly restrict future opportunities for enhancing cycle and pedestrian networks will not be supported.**

**Development will be supported which takes the opportunity to complete gaps in the existing cycle and walking network, especially those that will encourage more localised walking and cycling journeys.**

**Where relevant and proportional, proposals should also provide facilities for walking and cycling which are appropriately linked and integrated into the wider transport network. Proposals are also encouraged to consider the provision of infrastructure connected with schemes such as Lincoln's 'Bikeability' Scheme, to encourage people to walk or cycle more.**

## 4.4 Community Facilities

- 4.4.1 Public consultation identified a number of priorities to meet the needs of residents of Hykeham. These included improvements to community and recreational facilities, particularly for younger residents.
- 4.4.2 Detailed research into open space has been undertaken by North Kesteven District Council and the Central Lincolnshire Joint Planning Unit. The different types and amount of open space that should be included with new developments are suggested within the Central Lincolnshire Local Plan.
- 4.4.3 The Central Lincolnshire Open Space Audit and Provision Standard Assessment April 2016 considered the provision of the different types of open space in settlements across the Central Lincolnshire area. This Assessment makes reference to an earlier piece of research, the Central Lincolnshire Playing Pitch Needs assessment 2013. In relation to need, a number of specific priorities for the provision of recreational spaces within Hykeham are identified within these evidence documents:
- Cricket provision
  - Rugby provision
  - Football ground provision.
- 4.4.4 Research has identified concerns about burial capacity within Hykeham and current forecasts suggest that within 30 years, there will be a shortage of plots. North Hykeham Town Council, in particular, are keen to ensure that new development maximises opportunities to look for new sites.

### **POLICY HNP7: OPEN SPACE AND RECREATION**

**Development proposals for new dwellings will be required to contribute to the provision of new open space and/or the improvement of existing open spaces in accordance with the Open Space Provision Standards in the Central Lincolnshire Local Plan. Where relevant, using the findings of the Central Lincolnshire Open Space Audit and Provision Standard Assessment (2016), or subsequent replacement document, applicants should seek to prioritise specific deficiencies in the Hykeham area wherever possible.**

### **POLICY HNP8: CEMETERY PROVISION**

**Proposals for the expansion of existing cemetery facilities or the provision of new burial sites will be supported and encouraged where this would be compatible with neighbouring land uses and the wider policies of the Development Plan.**

## 4.5 Local Infrastructure for Growth

- 4.5.1 Local priorities for infrastructure, including community infrastructure in North and South Hykeham have been identified by the Town and Parish Council in the 'Local Priorities for Development List' document which accompanies the Neighbourhood Plan. This list will be updated annually by the North and South Hykeham Joint Planning Committee.

### **POLICY HNP9: INFRASTRUCTURE PROVISION AND COMMUNITY INFRASTRUCTURE LEVY**

**The neighbourhood portion of Community Infrastructure Levy income collected within Hykeham, will be targeted at locally identified priorities as set out within the Local Priorities for Development List which accompanies the Neighbourhood Plan.**

## 5. Delivery Strategy

### 5.1 Development Management

- 5.1.1 The Neighbourhood Plan will be used by North Kesteven District Council in the determination of planning applications within the Neighbourhood Plan area.
- 5.1.2 North Hykeham Town Council and South Hykeham Parish Council, who have worked jointly to prepare the Neighbourhood Plan, will continue this relationship formally and a Joint Planning Committee will be held to consider applications within the designated area. The committee will use the policies of the Neighbourhood Plan as the basis for their observations and recommendations on planning applications. This will aim to ensure consistency in the application of the Neighbourhood Plan.
- 5.1.3 The policies of the Neighbourhood Plan relate to new development that may take place in the future, therefore, it is a crucial reference document to be used when new schemes are proposed.
- 5.1.4 The success of the Neighbourhood Plan will become apparent through the quality of new development that takes place within Hykeham. Following the adoption of the Neighbourhood Plan, an annual review of planning permissions will be undertaken by the Joint Planning Committee to examine the effectiveness of the Neighbourhood Plan policies.

## 6 Matters Beyond the Scope of the Neighbourhood Plan

- 6.1.1 Consultation also identified a number of wider issues that are important to the future of Hykeham, but that are beyond the remit of the planning authority. These matters include:

### Public Realm

- 6.1.2 Issues of the maintenance of public spaces, including parks and other types of communal area forming the public realm were raised by many through consultation, with some places identified as 'tired' and 'shabby'.
- 6.1.3 **Suggested actions:** Town and Parish Councils to initiate discussions with the relevant public bodies, their maintenance departments and relevant private management companies, to ensure that these areas are highlighted and actions for their improvement agreed.

### Infrastructure

- 6.1.4 Concerns were raised about the implications of development on the infrastructure of Hykeham. This included education, healthcare, and policing, in particular.
- 6.1.5 **Suggested actions:** Whilst it is for the planning system to ensure that developments coming forward can demonstrate that their impact on the various types of infrastructure can be accommodated or mitigated, the Town and Parish Councils could also take a proactive role and enter into discussions with local schools, surgeries and other contacts to identify where there are existing shortages and opportunities to work more closely together to bring about improvements. In this way, an understanding of the situation in the Hykeham area could be developed, rather than the piecemeal picture that emerges on a case by case basis through the planning application process.

### Car Parking

- 6.1.6 Another main concern raised through consultation related to problems caused by car parking and the implications for the road network.
- 6.1.7 **Suggested actions:** Whilst the Neighbourhood Plan contains policy approaches to new development to ensure that it does not worsen the situation, this will not solve the existing problems within Hykeham. Therefore, it is suggested that discussions take place with Lincolnshire County Council and North Kesteven District Council to ensure that parking controls that are already in place are enforced.



# Appendix 1

## Hykeham Neighbourhood Plan Design Criteria

The following design criteria have been prepared to support the Hykeham Neighbourhood Plan. The criteria have been informed by the principles of Building for Life<sup>1</sup>, although they have been reviewed and amended by the Neighbourhood Plan Working Group.

Criteria applicable to development in all areas within the Plan boundary.

### 1. Connections

- Where appropriate to do so identification of existing connections around and near to the site.
- Proposals should integrate into their surroundings by reinforcing existing connections and creating new ones where possible.
- Consideration of how the proposals respect and are compatible with existing buildings and land uses around the development site.

### 2. Facilities and services

- If relevant, the development should provide (or be it close to) community facilities, such as shops, schools, workplaces, parks, play areas or cafes. Smaller schemes should consider how to enable or improve access to these facilities and services.

### 3. Public transport

- Consideration of existing public transport provision to serve the site.
- Proposals should incorporate opportunities to access public transport.

### 4. Meeting local housing requirements (for housing developments only)

- Proposals should provide a mix of housing types and tenures that provide for local needs and requirements with reference to the relevant policies of the Central Lincolnshire Local Plan.

### 5. Character

- Set out a clear approach to matters of layout, scale, appearance and uses within a development in order to create a place with a cohesive and distinctive character.
- Proposals should demonstrate how they make a positive contribution to local character.

### 6. Working with the site and its context

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<sup>1</sup> Based on 'Building for Life 12': Published in 2012 by the Building for Life Partnership (Cabe at the Design Council, Design for Homes and the Home Builders Federation) with the assistance of Nottingham Trent University.

- Demonstrate how the proposals maximise the opportunities for sustainability and ensure that impacts on the environment are as few as possible.
- Consideration of the incorporation of renewable technologies into proposals to maximise their sustainability.
- Demonstrate how the scheme intends to take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates.

#### 7. Car and cycle parking

- Ensure that car and cycle parking provision is sufficient to meet the demands of the development and designed to ensure that it does not dominate the street. Parking provision should accord with the Development Plan LP13.

#### 8. External storage and amenity space

- Ensure that external storage space for bins and recycling are incorporated into the scheme in a sensitive way.

For development classified in the Development Plan or by national policy as ‘Major Development’<sup>2</sup>, the following additional criteria should be addressed:

#### 9. Creating well defined streets and spaces

- Proposals should provide an explanation of the approach to defining streets, spaces and landscaped areas. They should also explain any design approaches incorporated to make it easy to find your way around.

#### 10. Streets for all

- Proposals should explain measures that seek to encourage low vehicle speeds and, where relevant, design considerations for allowing streets to function as social spaces.

#### 11. Public and private spaces

- Explanation of measures that are proposed to ensure that public and private spaces are clearly defined and attractive, well managed and safe.

For development in South Hykeham Village<sup>3</sup> the following additional criteria, derived from the South Hykeham Village Character Appraisal, apply.

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<sup>2</sup> As defined within article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015;

Residential development for 10 or more houses; Residential development on a site of 0.5 ha or more; Development of buildings of 1000 square metres or more floorspace; Development on sites with an area of 1 hectare or more

<sup>3</sup> Village area defined in the South Hykeham Village Character Appraisal 2015.

- New development within South Hykeham village should directly reflect and respond to the character of the village as illustrated within the Character Appraisal.
- South Hykeham old village is unique in character and style. It has distinctive building materials principally Lincoln Red brick and slate or clay pantile roofs. Boundary treatments to the road frontages are mainly low brick wall and/or hedging, with larger boundaries and those to open space being characterised by traditional post and rail fencing. Footpath arrangements reflect the village's heritage and the surrounding land uses. Without precluding contemporary design, new development should respect this local pallet of materials and the built form within the village.
- Green spaces, grass verges and green borders around the outside of the village form part of its character and amenity. New development should reflect this character in landscape and streetscape treatments.
- The green space around the Grade II\* Listed St Michael and All Angels Church is important to the character of the Village. It is recognised in the CLLP as an 'Important Open Space' (Local Green Space Policy), and Historic England have noted in relation to the site that it forms a key part of the wider setting of the listed building. Development will not be supported where it has any detrimental impact on the setting of the listed building or impacts on the unbroken verges and hedgerow on Meadow Lane. This is consistent with the NPPF which states that local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. On that basis development deemed to be "inappropriate" in a Local Green Space should not be approved except in very special circumstances and substantial weight should be given to any harm to a Local Green Spaces. It is important to note that "very special circumstances" will not exist unless the potential harm to a Local Green Space and any other harm is clearly outweighed by other considerations.
- South Hykeham is part of an active farming community with access to fields from the village via two bridle paths – Meadow Lane and Water Lane. Green footpaths and dyke sides are used by the community for recreation and exercise. Where possible and proportionate new development should provide or contribute to additional green footways.
- South Hykeham has a strong rural character. Dykes around the village and fields nearby are used as part of the flood scheme for surrounding areas, North Hykeham and Lincoln. New development should include sustainable drainage solutions and incorporate green design initiatives aimed at reducing carbon emissions.

# Appendix 2

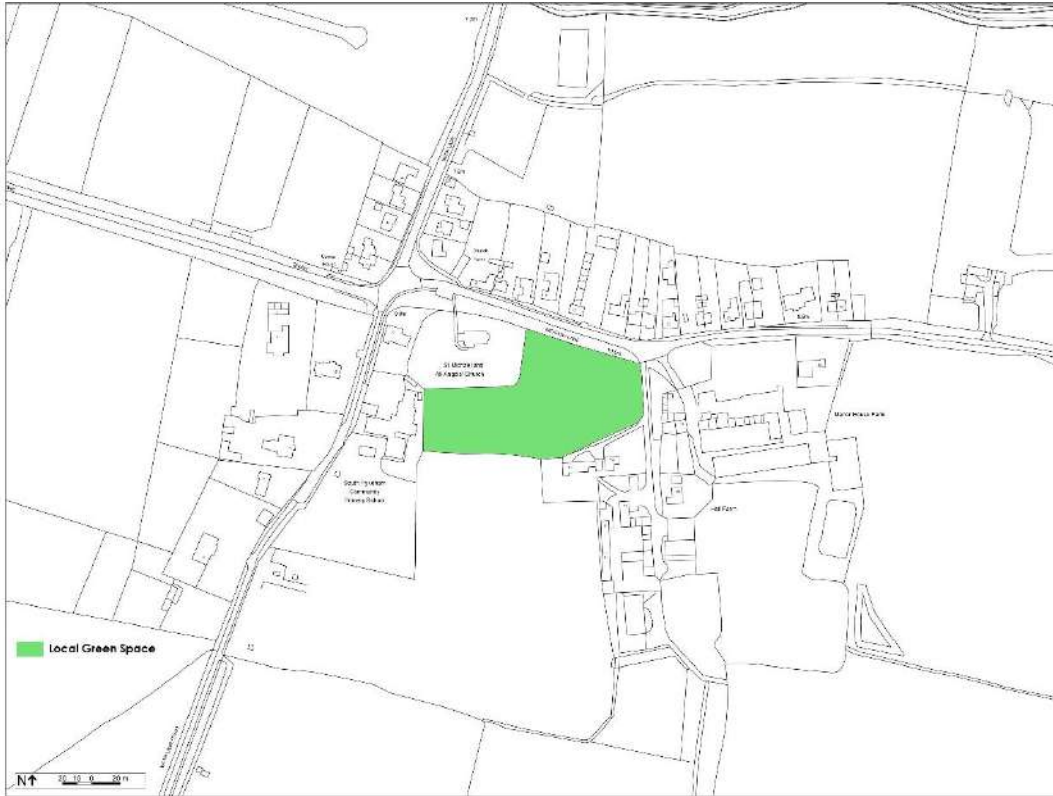
## South Hykeham Local Green Space Designation

The criteria for the designation of Local Green Space is set out in paragraph 77 of the National Planning Policy Framework. A justification of the designation of the area at the centre of South Hykeham village as Local Green Space is provided below:

| Assessment Criteria                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The green space is in reasonably close proximity to the community it serves.</p>                                                                                                                                                                                 | <p>The area of land is located within the centre of South Hykeham village. It is at the heart of the village with development surrounding. It has clearly a clearly defined boundary. The green space is within walking distance for residents within the village of South Hykeham.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>The green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.</p> | <p>The green space holds a particular local significance because of its position in the heart of the village as well as its relationship to nearby historic buildings. The adopted Local Plan (NKDC Local Plan, 2007) identifies the site as a Visual Amenity Area, and planning policy LW3 states that ‘permission will only be granted for proposals that adversely affect the visual amenity area if there is a need for the development that clearly overrides the amenity of the area’.</p> <p>Historic England made the following comments about the significance of the site in relation to a recently refused application on part of the land:</p> <p><i>“The site is an open field that forms a key part of the setting of the Grade II* listed church of St Michael and All Angels. The site’s undeveloped and open nature provides a soft rural edge to the south of the church, and an appropriate context within which to appreciate and experience its significance as a rural parish church.</i></p> <p><i>The introduction of any built form within this field, coupled with the increase in movement, activity and noise, will compromise its current state of openness and will therefore fundamentally change its character such, that the church’s existing quiet rural backdrop would be essentially lost.”</i></p> <p>Given the historic significance of the site, it is considered very unlikely the significance of the green space would ever change or reduce. Therefore, designation as Local Green Space would preserve and protect the site for its historic significance and relevance to the character of South Hykeham village.</p> |

The green area concerned is local in character and is not an extensive tract of

The green space is clearly defined and contained within the centre of the village.



Map Information  
Scale: 1:2500  
Date: 14/11/17  
Reference: 2029  
Order No: 1813782



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