



Hemswell Cliff Neighbourhood Plan

2021 – 2036

Referendum Version

Hemswell Cliff Parish Council



October 2023



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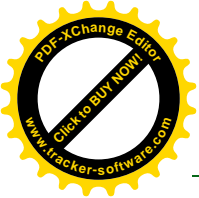
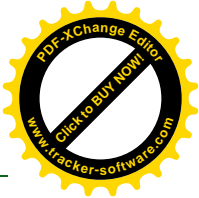
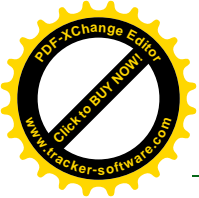


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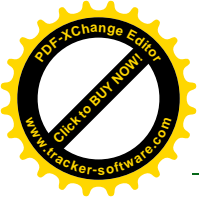
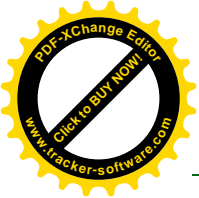


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Foreword

Neighbourhood Plans (introduced by the Localism Act 2011) provide an opportunity for residents and businesses to influence the way their area develops. Hemswell Cliff Parish Council has appointed a Neighbourhood Plan Committee to work with the community and develop a Plan for Hemswell Cliff. This is the final Plan, which seeks to provide positively for changes and developments that can enhance the economic, social and environmental well-being of Hemswell Cliff's residents and businesses.

Thanks must go to the Neighbourhood Plan Committee for the time and effort they have given to developing the Plan during what has been a challenging period, guided and supported by OpenPlan and also by AECOM. Thanks also go to West Lindsey District Council, for its support and help in the production of the Plan. Thanks are also due to the residents and businesses who have supported the process and actively participated in consultation events and surveys to express their concerns, interests and aspirations and their desire to influence the future of their community.

Funding towards the production of this Plan has been received from the former Ministry of Housing, Communities and Local Government through "My Community", a support scheme administered by Locality (Locality is a national network supporting local community organisations through the delivery of technical support and funding for the preparation of neighbourhood plans).



1 Introduction to Neighbourhood Plans

1.1 What is a Neighbourhood Plan?

- 1.1.1 A Neighbourhood Plan sets a vision for the future of a particular Plan Area (a neighbourhood, a parish, a village or town) and sets out how that vision will be realised through planning and development. The document must reflect the views of the residents and businesses of the Plan Area.
- 1.1.2 A Neighbourhood Plan is a statutory planning policy document and, once it has been made (i.e. brought into force by the Local Planning Authority), it will be used, together with the Local Plan by:
- planning officers and elected members of the local authority in assessing planning applications;
 - applicants as they prepare planning applications for submission to the local authority;
 - the parish council when responding to consultations on planning applications in the neighbourhood;
 - residents, businesses and stakeholders in a wider capacity.
- 1.1.3 Plans and their use are subject to legislation and regulation, including:
- the Town and Country Planning Act 1990¹;
 - the Planning and Compulsory Purchase Act 2004²;
 - the Localism Act 2011³
 - the Neighbourhood Planning (General) Regulations 2012⁴;
 - Directive 2001/42/EC on Strategic Environmental Assessment⁵.
- 1.1.4 As well as being in general conformity with national planning policies and guidance and with local strategic policies, every Neighbourhood Plan must also satisfy specified “Basic Conditions” before it can be approved and then taken into account when planning applications are being considered. It must be shown that this Neighbourhood Plan for Hemswell Cliff:
- contributes to the achievement of sustainable development;
 - is in conformity with the National Planning Policy Framework;
 - is in conformity with the adopted Local Plan and, as far as possible, with any emerging review of the Central Lincolnshire Local Plan;

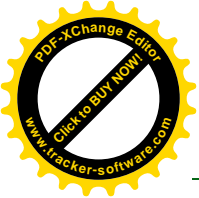
¹ Town and Country Planning Act 1990: www.legislation.gov.uk/ukpga/1990/8/contents

² Planning and Compulsory Purchase Act 2004: www.legislation.gov.uk/ukpga/2004/5/contents

³ Localism Act 2011: www.legislation.gov.uk/ukpga/2011/20/contents

⁴ Neighbourhood Planning (General) Regulations: www.legislation.gov.uk/uksi/2012/637/contents/made

⁵ Strategic Environmental Assessment: www.ec.europa.eu/environment/eia/sea-legalcontext.htm



- takes due account of the Hemswell Cliff Food Enterprise Zone Local Development Order 2017;
- is in conformity with EU obligation and the European Convention on Human Rights.

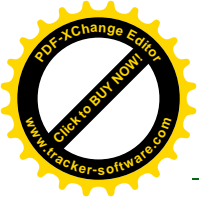
The Parish Council and the Neighbourhood Plan Committee have worked collaboratively with West Lindsey District Council to ensure that this plan meets these basic conditions.

- 1.1.5 This Neighbourhood Plan does not address minerals and waste matters: such policy is determined by Lincolnshire County Council as the minerals and waste authority. Neighbourhood Plans have no jurisdiction over minerals and waste policy and, therefore, can have no direct influence over planning applications for minerals extraction.
- 1.1.6 The Neighbourhood Plan does not directly address highway and road management matters, specifically transport network and traffic management: such policy is determined by Lincolnshire County Council as the highway authority. Neighbourhood Plans have no jurisdiction over transport network and traffic management and therefore can have no direct influence over proposals for new or enhanced roads.

1.2 Why does Hemswell Cliff need a Neighbourhood Plan?

- 1.2.1 Hemswell Cliff Neighbourhood Plan sets out a vision for the local area up to 2036. Significant industrial and commercial development has taken place over the past twenty years in Hemswell Cliff, and the Central Lincolnshire Local Plan provides for further substantial industrial and allied development in the Food Enterprise Zone (see next paragraph for more details). The Local Plan also makes a substantial allocation for housing development on the south side of the main road. Neither of those proposals have yet been developed on the ground (as at February 2021), but they are provided for in the Local Plan and are being treated as commitments for the purposes of the Neighbourhood Plan. The Neighbourhood Plan will provide for other changes and developments that are considered beneficial by the community - enabling the views and opinions of the local residents, and those who work in Hemswell Cliff to be considered and reflected in decisions about future developments that may affect them.
- 1.2.2 In 2017, West Lindsey District Council designated part of Hemswell Cliff as a Food Enterprise Zone (FEZ)⁶, by making a Local Development Order (LDO). The FEZ is intended to attract investment, and to encourage closer ties

⁶ Hemswell Cliff Local Development Order 2017H (LDO) and Food Enterprise Zone (FEZ): <https://www.west-lindsey.gov.uk/my-business/growth-and-regeneration/hemswell-cliff-local-development-order-ldo-and-food-enterprise-zone-fez/>



between food and farming businesses to boost the domestic food and farming sectors in central Lincolnshire. Before preparing the LDO, West Lindsey District Council commissioned a Masterplan⁷ for the local area, to provide a wider spatial and socio-economic context for the FEZ. The Masterplan provides an initial step towards ensuring that requirements and impacts arising from proposed new industrial, business and residential development are identified and planned for, so that opportunities for wider social, economic and environmental improvements may be realised. The Masterplan was approved by West Lindsey District Council, primarily for the purposes of the FEZ and associated LDO. Subsequently, that same Masterplan has been given careful consideration in the context of this Neighbourhood Plan and the development principles embedded in it have been supported and endorsed as one of the main foundations on which the Neighbourhood Plan has been built. The Neighbourhood Plan, therefore, takes the Masterplan as a starting point for its own provisions for sustainable development and extension of the village, adapting and refining it to reflect the community's aspirations and intentions for the future.

- 1.2.3 Hemswell Cliff Parish Council is committed to planning for changes to create a place that supports a thriving community, with residents and businesses living, working and flourishing together. Having produced the Neighbourhood Plan, the Parish Council will work with the community, the District and County Councils and other stakeholders, to promote and monitor its implementation, and keep it regularly under review. The neighbourhood area is shown in Figure 1. The Plan period is 2021 to 2036.

⁷ Hemswell Cliff Masterplan: <https://www.west-lindsey.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=33667>

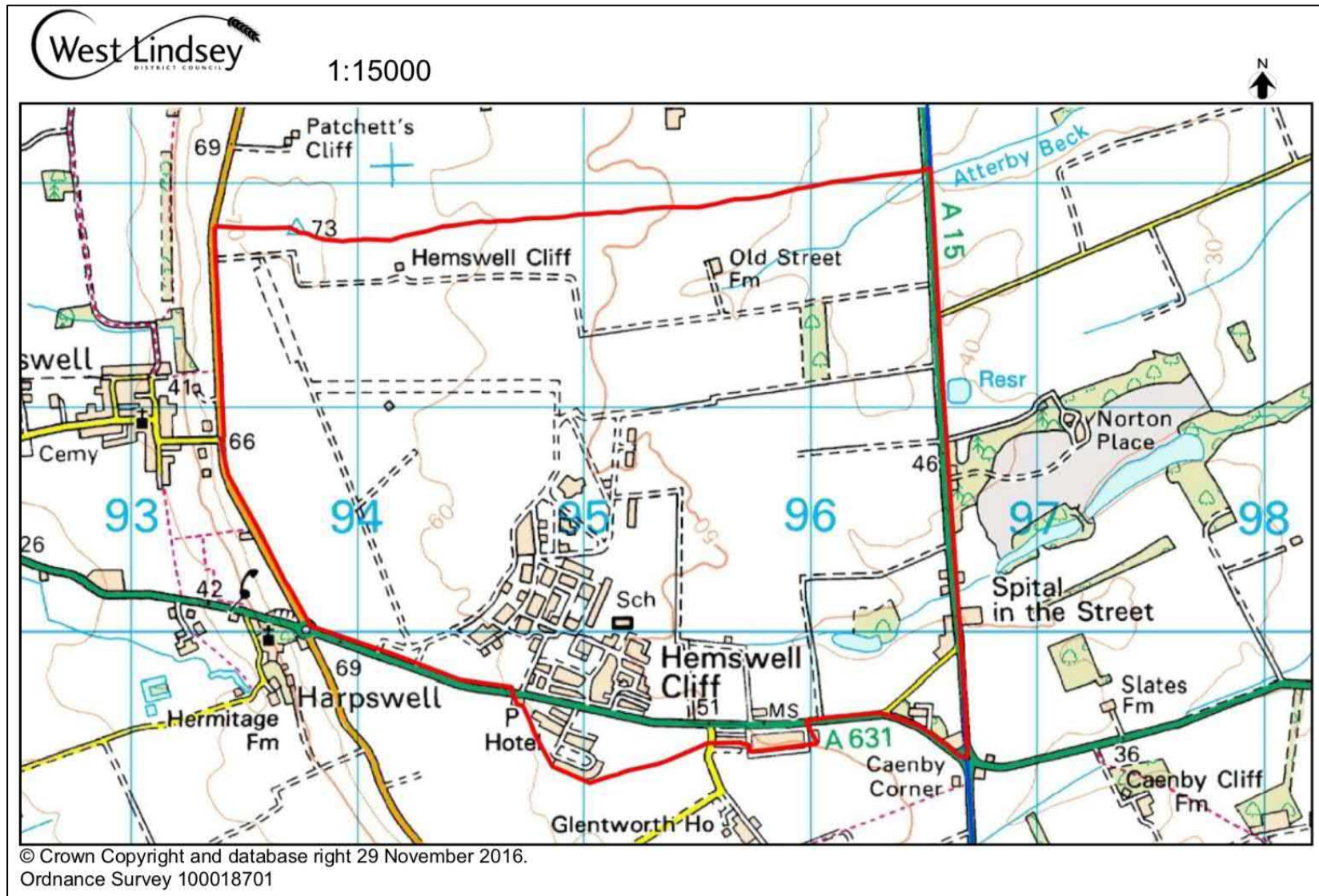


Figure 1 Hemswell Cliff Neighbourhood Plan Area (Source; West Lindsey District Council, February 2016)

2 Creating a Neighbourhood Plan for Hemswell Cliff

2.1 The Process

2.1.1 The main steps in the process for establishing a Neighbourhood Plan are shown in “Figure 2 Neighbourhood Plan Process Flow”.

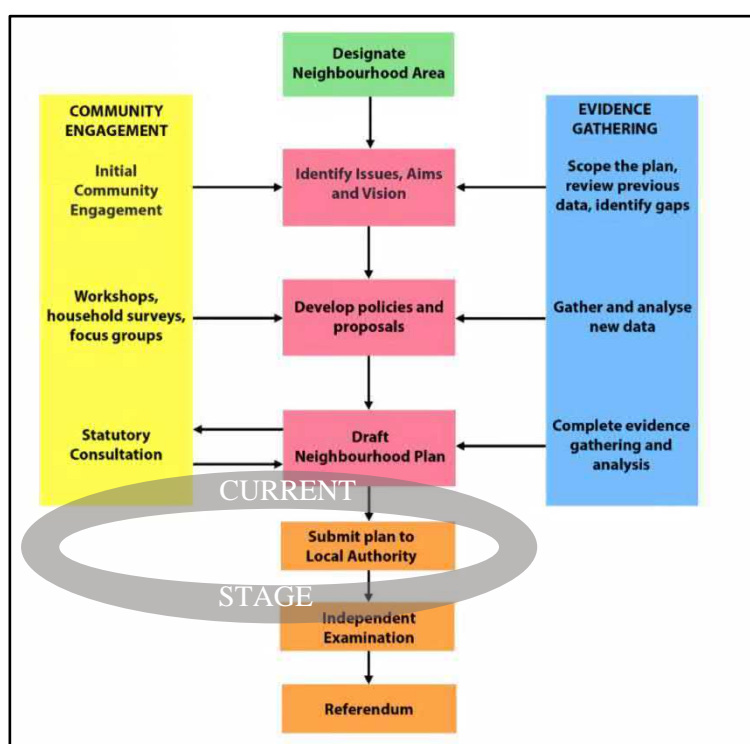
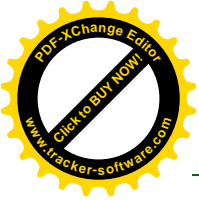


Figure 2 Neighbourhood Plan Process Flow

2.1.2 The decision to produce a Neighbourhood Plan for the area was first discussed by Hemswell Cliff Parish Council in February 2016. Having regard to Part 2 of the Neighbourhood Planning Regulations 2012, Hemswell Cliff Parish Council then submitted an application for designation of the Neighbourhood Area for the purpose of creating a Neighbourhood Plan.

2.1.3 As outlined in the Regulations, the Local Authority has a duty to publicise the Area Application and the 6-week consultation period in a manner that will bring them to the attention of people who live, work or carry out business in the area. The full Application and information about how to comment were made available on the Council's website, and information was placed in the local press.

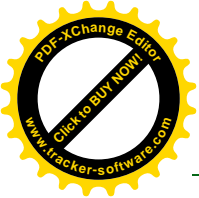
2.1.4 After the six-week consultation period in April 2016, West Lindsey District Council formally contacted Hemswell Cliff Parish Council to confirm that they may proceed with the preparation of a Neighbourhood Plan. A brief



description of the institutional arrangements is set out in “Figure 3 Regulatory Timeline” below.

Date	Event
February 2016	Decision to form a Neighbourhood Plan Committee.
February 2016	Hemswell Cliff Parish Council decided to produce a Neighbourhood Plan.
February 2016	Application made to West Lindsey District Council to designate the Hemswell Cliff Neighbourhood Area.
June 2016	West Lindsey District Council Notice of Designation of the Hemswell Cliff Neighbourhood Area.
September 2016	Hemswell Cliff Neighbourhood Plan Committee formally appointed consultants (OpenPlan) to support the production of the Neighbourhood Plan.

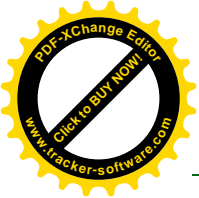
Figure 3 Regulatory Timeline



2.2 Key Community Events

2.2.1 Since the very first steps, the Neighbourhood Plan Committee has put consultation with the communities of Hemswell Cliff at the heart of the plan-making process and has organised a number of well-attended Community Events to collect evidence and the views and comments of residents, businesses and other key stakeholders. The main consultation events are described below and summarised in “Figure 4 Table of Key Community Events”.

Date	Event	Attendance	Info Given	Feedback & Evidence
2016	NP Launch at HC School	38 Adults 18 Children	What is NP; West Lindsey District Council display; Large map of HC boundaries; HC Masterplan on display	People placed pins where they thought new housing developments ought to be.
Jun-2017	Hemswell Cliff Big Lunch-NP Marquee	21 Adults 6 Children	NP overall purpose shared & feedback recorded.	Positives and negatives about HC.
Nov-2017	Residents' Questionnaire Survey to every household in HC			Detailed specific responses on a variety of questions regarding likes, dislikes, needs of Hemswell Cliff.
Nov-2017	Hemswell Cliff Business Survey online			Insight to the needs and demands of the business community in Hemswell Cliff.
Dec-2017	Primary school task: a Christmas present for Hemswell Cliff	All children at school	Question asked: What gift would you give HC if you could?	Paintings & drawings of children's dreams for Hemswell Cliff.
Dec-2017	At school Christmas fair, NP activity table	32 Children	Paint ornaments with ideas for better HC	32 ornaments depicting ideas for HC: flowers; activity zones and equipment; swimming pool; dog area, etc.



Jan-2018	Business Breakfast at Faun Cafe	8 Adults	Query and discussion re: the improved business area	Ideas for improvement given. Typed notes of thoughts put forward.
Jan-2018	Business Luncheon at Hemswell court	12 Adults	Query and discussion re: improved business area	Ideas for improvement given.
Jun-2018	Pop-up Cuppas (Tea & Cake) 5 sites in village by Open Plan staff	30 Adults	Open chat about NP and peoples' ideas, concerns.	Observed problems & new ideas for improvement given.
Jun-2018	HC Youth Club visited and invited to plan an event for Big Lunch	4 Adults 20 Children	Objective to involve youth in vision & plans	OpenPlan spoke with youth about input to NP.
Jun-2018	OP engaged artist (Nadia) to work with HC Primary full day	20 Adults 60 Children	Objective to involve children in vision, plans as stakeholders	Children drew likes and plans for HC. Artist put them together into flag design. Children helped make silk screen flags of Hemswell Cliff.
Jun-2018	Hemswell Cliff Big Lunch	15 Adults 7 Children		HCSG members manned marquee, NP info and recorded feedback.
Jul-2018	Tom & Georgina of Open Plan worked with HC youth club regarding Neighbourhood Plan	4 Adults 13 Children	Objective to involve teens in NP imagination & input.	staff and youth leaders, teens planned for end of summer all village party, further community engagement about the Neighbourhood Plan
Jul-2018	Pop-up Pizza Event- families socialise on green to buy and eat pizza; live music provided.	50+ people, adults and children	OP asked participants to fill in idea of what they can do for the community	people's suggested contributions which they had written on small cardboard people.
Jul-2018	Neighbourhood Walkabout with years 5-6 pupils, school heads, OP staff & NPSG members	7 Adults 15 Children	Children pointed out likes & dislikes; favourite things about HC.	Typed record of children's likes and dislikes and favourite things about HC .
Jul & Aug - 2018	Storytime on the Green	Varied 4-8 Adults 10 Children	Objective to build up community relationships	

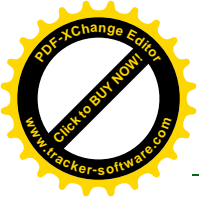
	1x/wk 4-5.30 pm, stories for children led by Uni Drama Students			
Aug-2018	Positive Futures Family Event at Children's Centre	5 adults' feedback on NP	Objective—inform more people about NP & feedback	
Aug-2018	End of Summer Party: shared sit-down buffet on green, crafts for kids, giant screen film for all. Faces of HC Display of A1 photos of residents along with their + comments about HC	50+ Adults and children	Objective- Build positive community spirit, sense of belonging; desire to plan future	No written feedback collected.
Nov-2019	HCNP Update and Feedback Event		Objectives to inform residents of where we are in NP; share info re character & site allocations.	Collected feedback concerning site allocation preferences; comments on character assessments; preview final stages to come Jan-April 2020 and upcoming referendum vote.

Figure 4 Table of Key Community Events

Character Assessment and Primary School Walkabouts

2.2.2 The Character Assessment describes the overall character of Hemswell Cliff as a village, as well as the character of the various neighbourhoods from which the village is composed. It forms part of the “evidence base” for the Hemswell Cliff Neighbourhood Plan, informing its spatial strategy and design policies, serving as a supplementary planning document to the Neighbourhood Plan, and providing the basis for Design Code for Hemswell Cliff.

2.2.3 A Primary School Walkabout was completed in February 2019 by pupils of the Hemswell Cliff Primary School, teachers and local residents. The walkabout aimed to gather information about aspects of the village that the children liked and did not like and changes they would like to see. This information was recorded in notes, photographs and drawings and then presented, as displays and a slide show, to parents and others. The information from the school children’s walkabout forms part of the wider evidence base.



2.2.4 The character of development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) can only be collected through an on-site investigation. A wider and more detailed character assessment followed on from the school children's walkabout, undertaken by members of the Neighbourhood Plan Committee and again based on a walkabout.

2.2.5 The purpose of the Character Assessment was to note: -

- the ages of the buildings – modern, post war, Georgian, etc.;
- the use of the land – commercial, residential, agricultural, etc.;
- the layout – plot sizes, open spaces, etc.;
- open space and recreation – public open spaces, allotments, etc.;
- natural features – green spaces, waterways, etc.;
- shops, services, recreation – commercial premises, services, etc.;
- landmarks – meeting points, focal points, important views, etc.

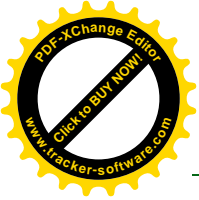
2.2.6 The Character Assessment laid the groundwork for the Hemswell Cliff Design Code, which sets out design principles for new residential development and the proposed new Village Centre. Together, these documents give a comprehensive character description, identifying the key design elements and character features for each character area. Such elements and features should be reflected and valued in new development proposals.

2.3 Supplementary documents

2.3.1 Supplementary documents are evidence-based supporting documents, providing detailed thematic or site-specific assessments and reports explaining or supporting the policies in this Neighbourhood Plan.

2.3.2 The Policies in this Plan are supported by a number of evidence-base supplementary documents, including:

- Character Assessment
- Hemswell Cliff Design Code
- Local Green Space Assessment
- Site Options and Assessment
- Strategic Environmental Assessment (SEA) and Habitat Regulations Report.
- Housing Needs Assessment
- Hemswell Cliff Local Development Order 2017



- Hemswell Cliff Masterplan 2016.

2.3.3 These documents have been produced using information and data collected through analysis of the reports referred to above and national statistics, field observation and consultation surveys and events.

2.4 Next steps

2.4.1 Following the Regulation 14 consultation, the Committee finalised the Submission Plan and submitted it to West Lindsey District Council, together with a Consultation Statement and a Basic Conditions Statement, explaining how the final Plan complies with the basic conditions statutorily required of all neighbourhood development plans, which are that the plan:

- has regard to national policy and advice;
- contributes to the delivery of sustainable development;
- is in general conformity with the strategic policies of the Local Plan (Central Lincolnshire Local Plan, 2023);
- is compatible with EU obligation under the provision of The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018; and,
- does not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012⁸).

2.4.2 West Lindsey District Council undertook the final - “Regulation 16” - consultation period. publishing the Neighbourhood Plan and all supporting documents and consulting with Statutory Consultees and the community for a period of not less than 6 weeks.

2.4.3 Following the Regulation 16 consultation period, West Lindsey District Council and the Parish Council together appointed an Independent Examiner to review the final Plan. All comments and responses received during the Regulation 16 consultation period were considered by the Independent Examiner, with. West Lindsey District Council collating and publishing those responses for the examiner's consideration.

2.4.4 The Examiner verified that the process requirements, particularly in respect of consultation and representation of the views of the community, had been met and the Plan was in accordance with the basic conditions.

⁸ UK Government (2012), *Conservation of Habitats and Species Regulation*, Available at: www.legislation.gov.uk/ukxi/2012/1927/contents/made



- 2.4.5 The Examiner issued a report to West Lindsey District Council and the Parish Council with a recommendation that the plan proceeded to the referendum stage subject to some proposed modifications.
- 2.4.6 West Lindsey District Council and PC have agreed the examiner's report, with proposed modifications, West Lindsey District Council have organised a referendum of the electorate for the Parish of Hemswell Cliff. If supported by a simple majority of the people voting in the referendum (there is no quorum), the Plan will then be formally 'made' by West Lindsey District Council, becoming part of the statutory Development Plan, the first consideration when planning applications are being considered.



3 About Hemswell Cliff

3.1 The Past

- 3.1.1 Before 1936, Hemswell Cliff was an agricultural area split between the three parishes of Hemswell, Harpswell and Glentworth. Part of the area had been used briefly as a Royal Flying Corps airfield (RFC Harpswell) towards the very end of the First World War, but in June 1919 the grass airfield was returned to its former agricultural use.
- 3.1.2 On 31st December 1936, RAF Hemswell was opened as one of the first airfields within, the then newly formed, Bomber Command. The development of the two runways, hangars and ancillary buildings was followed shortly after by houses, a school, Post Office and Sergeants' and Officers' Messes, creating the structure of the village as we know it today. Running as a fully operational base by RAF Bomber Command for 20 years between 1937 and 1957, it was later used as a nuclear ballistic missile base during the Cold War until it closed to operational military use in 1967.
- 3.1.3 While the housing continued to be used to serve the Army, in association with the barracks at Kirton in Lindsey, in 1972 the station became the temporary Hemswell Resettlement Camp for Ugandan-Asian refugees expelled from Uganda by President Idi Admin.
- 3.1.4 In 1985, the ex-military buildings and some of the housing were sold and redeveloped as a trading estate and residential area.
- 3.1.5 Most of the buildings – hangars, other operational buildings, mess buildings and houses - were bought by just a few property holding firms and the houses were subsequently sold mostly to individual owners, and some to landlords as rental properties. The former operational buildings have either been converted to commercial and industrial uses or have fallen into disuse and disrepair. The Officers' Mess was converted into a hotel, conference and wedding centre, Hemswell Court. The former RAF school was transferred to the education authority and is now Hemswell Cliff Primary School. What had been the NAAFI shop was run as a civilian shop for a while but has since been converted into a house. The former Sergeants' Mess has long stood empty and become increasingly derelict, but it is understood that it has recently been purchased by an organisation that is formulating proposals for its future. The Parish Council will be pleased to work with the owners to achieve a satisfactory scheme of refurbishment or redevelopment.
- 3.1.6 In 1990, the Parish of Hemswell Cliff was created reflecting the move from military base to civilian village.



- 3.1.7 From open fields some 80 years ago, Hemswell Cliff continues to evolve as a settlement, a village. Now wholly privately owned, the next stage in the evolution of Hemswell Cliff needs to build the community further, creating a wider range of homes, facilities and employment opportunities and creating a sustainable place adapted to the challenges and opportunities of the 21st Century.

Spital-in-the-Street

- 3.1.8 Although most of the Parish's residents and businesses are in Hemswell Cliff village, the Parish also includes the historic hamlet of Spital-in-the-Street, so named because it was once the site of a hospital for travellers using the Roman Road, Ermine Street. The chapel and hospital were built in the 14th Century, being placed under the jurisdiction of the Dean and Chapter of Lincoln Cathedral in 1323. The chapel was pulled down and rebuilt as the Church of St Edmund in 1600 and was restored in 1864 and again in the 1990s. By the mid 19th Century the hospital had become profitable, and profits were used to endow DeAston School in Market Rasen, to restore Lincoln Grammar School and to pay alms for four neighbouring parishes.
- 3.1.9 Today, Spital-in-the-Street consists of the Church of St Edmunds chapel which is a Grade II Listed Building, just a few homes, including another Grade II Listed Building, Spital Almshouse, and quite a large concentration of mostly modern farm buildings.
- 3.1.10 There is a further concentration of buildings just south of Spital-in-the-Street, at Caenby Corner, around the junction of the A15 and A631. Only the north-west quadrant of Caenby Corner is in Hemswell Cliff Parish, and this acts as a roadside service area, providing fuelling facilities, a small supermarket, a restaurant/café and a vehicle sales business. The other quadrants of the roundabout, all of which are just outside the Parish, are occupied by Caenby Corner Racing, West Lindsey District Council operational services depot; a transport café and a vacant building once used as a hotel; and a private house.
- 3.1.11 Just a little to the west, along the A631, and within Hemswell Cliff Parish, is a weddings, conferences and banqueting venue, The White Heather.

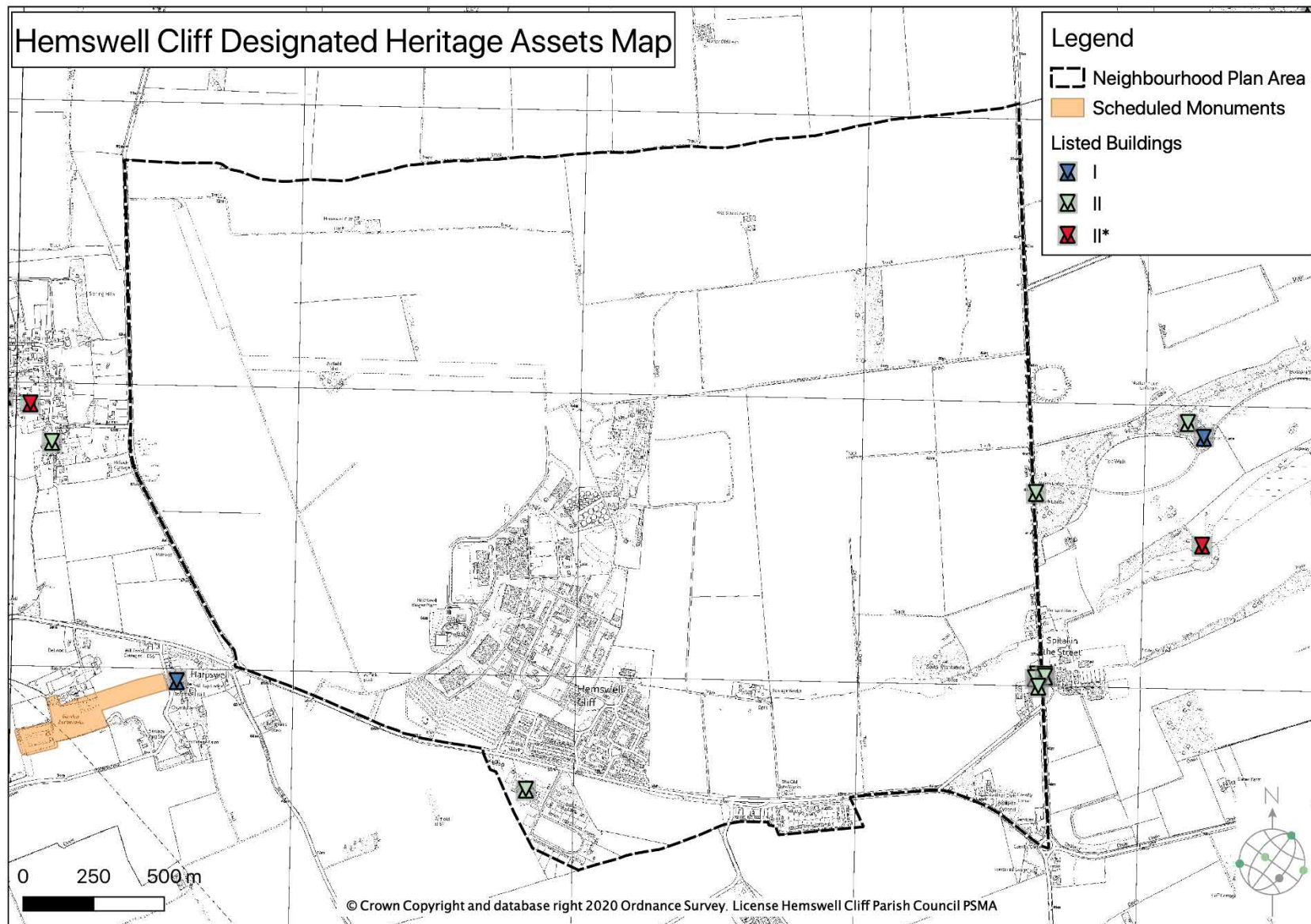
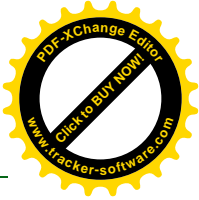
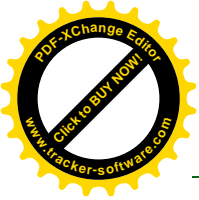


Figure 5 Map of Designated Heritage Assets



3.2 The Present

Much of this section reflects and, where necessary, updates analysis first set out in the Hemswell Cliff Masterplan 2017⁹ which is being supported as the foundation for the Neighbourhood Plan. The Masterplan has elements that may have now been superseded by recent changes and development. A more detailed description of the village and its character areas has been prepared and can be found in the Character Assessment, which is part of the Neighbourhood Plan's evidence base.

Sub-areas

3.2.1 Seven sub-areas can currently be identified, differentiated by use and form. On the next page, these are shown diagrammatically on the annotated aerial view of Hemswell Cliff (figure 6) and each is described briefly below:

- i) Sub-areas 1a & 1b: two separate areas of larger, mostly detached and semi-detached houses - former officers' quarters – and a conference/wedding venue (formerly the Officers' Mess), all to the south of the A631;
- ii) Sub-area 2: an area of smaller, mostly terraced houses together with a primary school, extensive open grass areas and a ballpark, all to the north of the A631;
- iii) Sub-area 3: to the west of the houses on the north side of the A631, an area of former RAF operational buildings. converted into a large antique centre (plus extensive car parking areas), a number of offices, with what had been an elderly persons care home vacant at the time of preparing this Plan;
- iv) Sub-area 4: adjoining and to the west of area 3, an area of former RAF operational buildings in varying states of repair (some now demolished) used by small businesses of various types, including some in the antique trade, and some providing catering;
- v) Sub-area 5: immediately north of the A631, south and west of area 4, an extensive open area used for car boot sales and a Sunday market
- vi) Sub-area 6: all to the west of area 4, an extensive industrial/business area, comprising some large former RAF hangars and many more recent buildings, used mostly for industrial and storage purposes – plus an energy generator (from waste recovery and anaerobic digestion),.

⁹ Hemswell Cliff Masterplan, West Lindsey District Council: <https://www.west-lindsey.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=31492>

- vii) Sub-area 7: An extensive area of farmland, part of which is allocated in the Central Lincolnshire Local Plan as a Strategic Employment Site and designated as a Food Enterprise Zone..

It should be noted that the boundaries shown on the aerial image below (Figure 6), which has been reproduced from the Hemswell Cliff Masterplan, are diagrammatic only. Definitive boundaries of the sub-areas to be used in the interpretation and implementation of this Neighbourhood Plan's policies have been provided on the Policy Map at Appendix B.

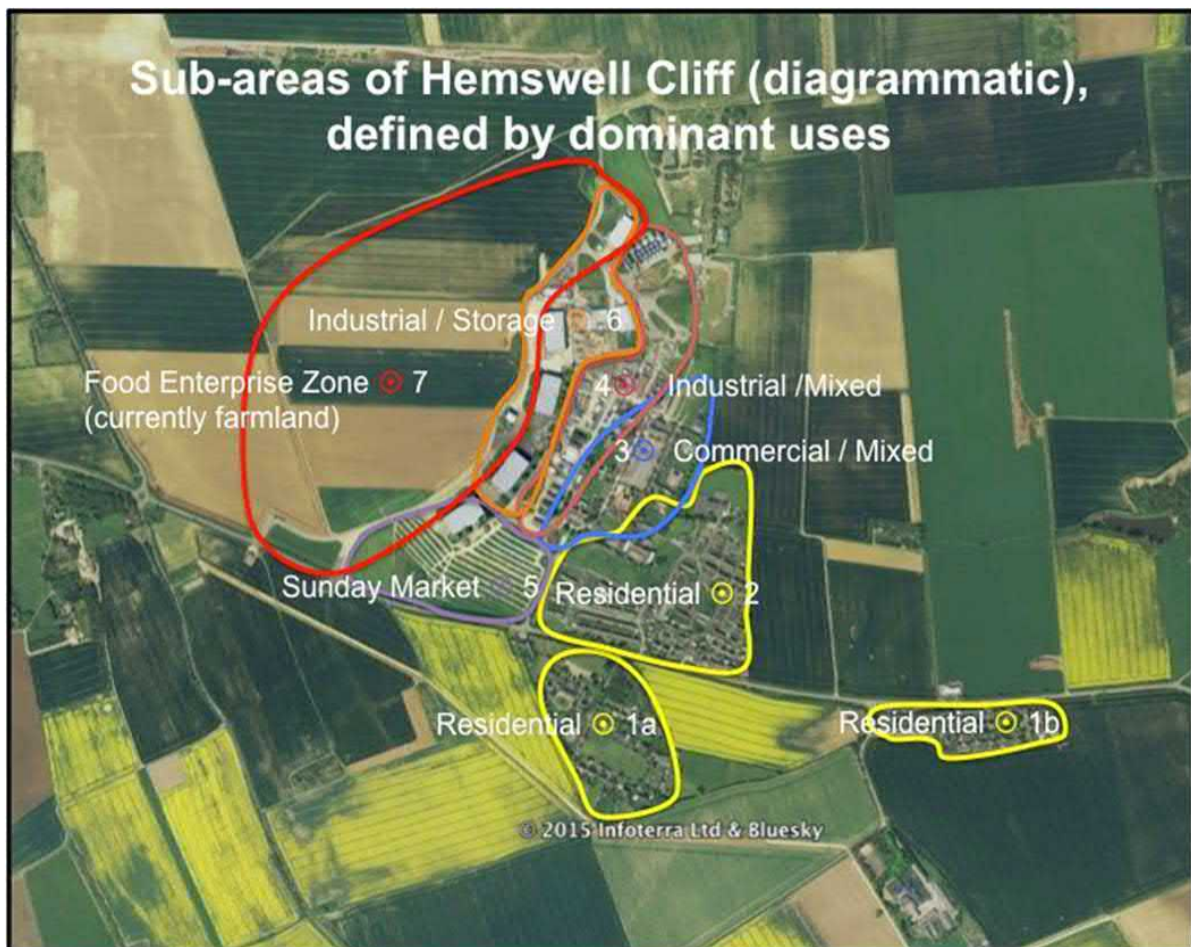
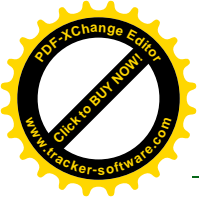


Figure 6: Diagrammatic representation of existing Sub-areas of Hemswell Cliff as used in the Masterplan (Source: Google Maps, 2017)

- 3.2.2 The former airbase buildings, together with more recent additions, now accommodate businesses of varying sizes, providing jobs across a range of sectors, including manufacturing, wholesale, retail, transportation, office, administrative services, consultancy, construction activities and recycling. About 60% of the businesses at Hemswell Cliff are small businesses (SMEs), employing fewer than 10 people. Some of the businesses are long-

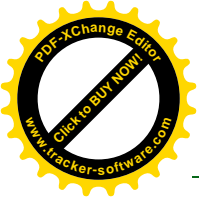


established, in some cases operating for more than 30 years, whilst others are relatively new to Hemswell Cliff.

- 3.2.3 Buildings around the former Parade Ground are now occupied mainly by what is thought to be Europe's largest antique centre, Hemswell Antique Centres. Alongside these, to the west, are industrial and warehousing/distribution businesses housed in a mixture of converted military buildings and more recent developments.
- 3.2.4 A Sunday market and car boot sale currently operate regularly from the business park with over 800 stalls trading weekly.
- 3.2.5 Although the area has become an important employment site for West Lindsey, it is also a priority for regeneration, as a former MoD site currently lacking in the facilities and services that would normally be expected in a settlement of its size, with the notable exception of its primary school. Recently, £65,000 reinvestment has gone into the village to the north side of the A631.
- 3.2.6 Hemswell Cliff's residents are mainly housed in properties built for the RAF. Most of the houses are to the north of the A631. That side of the road, the houses are predominantly terraced and semi-detached and the character is quite dense and urban, notwithstanding the presence of extensive areas of grassed open space. The standard of maintenance of the houses varies greatly.
- 3.2.7 There is a smaller number of larger, detached and semi-detached houses south of the A631, and here the character is more spacious and suburban.
- 3.2.8 Alongside the houses on the south side of the A631, the former Officers' Mess, now known as Hemswell Court, provides a venue for weddings, other functions and conference facilities, as does The White Heather located further east, close to Caenby Corner.
- 3.2.9 West of Hemswell Court there is a convenience shop and post office, currently the only shop in Hemswell Cliff except for those associated with the antiques trade.

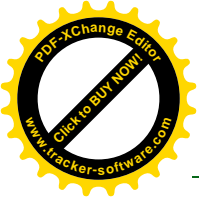
Roads, streets and transport

- 3.2.10 Internal estate roads and streets have been improved but not adopted There are no existing plans - or funds - for the improvement, replacement or re-development of those in the business / industrial areas.
- 3.2.11 Maintenance responsibilities for streets in the residential areas are somewhat awkwardly divided. Those north of the A631 are the responsibility of two



residential management companies (one very much bigger than the other), with local residents on their management boards. Streets south of the A631 (and in one small area on the north side too) are the responsibility of the residents themselves.

- 3.2.12 As a business location, Hemswell Cliff benefits from its proximity to the A15, which is a route of strategic importance, especially for HGV traffic, providing as it does the main north / south road corridor between Lincoln, Scunthorpe and the South Humber Bank, and the Humber Bridge. The A15 has become a strategic growth corridor stretching up to Hemswell Cliff from Lincoln and including Riseholme University LIAT Campus, The Lincolnshire Showground and the former Scampton RAF airbase embarked for major redevelopment.
- 3.2.13 The A631 serves as both a major road-link between Gainsborough and the A15 and a main road for the settlement of Hemswell Cliff as a whole. It is a busy road with an accident record. Further development on the site generating additional traffic movements – including a large number of HGVs – will have a major impact on the A631, potentially making it more difficult and hazardous to cross between the southern and northern parts of the settlement. A workable solution will need to be found.
- 3.2.14 Public transport (bus) services provide connections with the nearest major urban centres – Hemswell Cliff is served by Service 103 (Lincoln to Scunthorpe) bus service that includes Hemswell Cliff. It runs Monday to Saturday on an approximately two-hour frequency. The last bus leaves Lincoln at 7.55pm and Scunthorpe at 6.10pm so the opportunity to seek employment in Scunthorpe and travel by bus is more limited than Lincoln. Hemswell Cliff is also serviced by Lincolnshire County Council's CallConnect. This is demand responsive transport which requires pre-booking. It is provided Monday to Friday 7am to 7pm and 7.30am to 6.30pm on Saturdays. This service will not provide the same journey as standard public transport but provides an opportunity for residents to pre-book journeys to Gainsborough, Market Rasen and surrounding villages not served by service 103 mentioned above.
- 3.2.15 Lincolnshire County Council also provides dedicated school transport for secondary age pupils to either Huntcliff in Kirton-in-Lindsey, De Aston School in Market Rasen or Queen Elizabeth's High School in Gainsborough. College and six form provision is provided but at a cost to parents as this provision is not statutory.
- 3.2.16 There is a network of paths within the village – some tree-lined. Mostly, the paths would benefit from better maintenance, but the network is potentially attractive.



Socio-Economic Portrait

3.2.17 Hemswell Cliff is an unusual community. In addition to its somewhat challenging spatial legacy as a former military airbase, it currently has:

- virtually no community facilities, apart from the primary school;
- a considerably higher than national average stock of private rented houses;
- a significant employment base, but with very limited connections between the individuals living in the community and the businesses which operate from it;
- higher than average levels of deprivation in terms of employment, health, qualifications and income;
- residents left with responsibilities for maintaining expensive infrastructure
- stark social divisions (reflected in house prices) between those living in the former officer and other ranks housing.

Economic Inactivity

3.2.18 Economic inactivity and unemployment in an area gives a useful indicator of the potential of people living locally to fill local jobs. Data from the 2011 census suggests an unusually high level of economic inactivity locally: 33% compared to figures of 20.5% for West Lindsey as a whole and 22.5% for Great Britain. It is estimated that there are only around 400 people actively engaged in the labour market.

Live / Work Patterns

3.2.19 Available data suggest that businesses at Hemswell Cliff draw most of their workers from the north – with 28% coming from the local area (about 5 miles radius) and 26% coming from North and North East Lincolnshire, Caistor, Scotter and Market Rasen areas. 9% of employees live in Gainsborough and 14% live in other parts of Lincolnshire and further afield.

3.2.20 Breaking the origin of those who live in the Hemswell Cliff area down in more detail, (by looking at Lower Layer Super Output Area (LSOA) rather than Middle Layer Super Output Area (MSOA) data), indicates that only slightly more than 100 people living in Hemswell Cliff, Willoughton, Blyborough and Grayingham work at Hemswell Cliff. Given that the population of Hemswell Cliff is 58% of the whole MSOA, a straight-line apportionment suggests that only 62 people, or 16%, of those who live in Hemswell Cliff work there too.

Deprivation

3.2.21 The latest Indices of Deprivation were released in 2019. For overall performance, the area that includes Hemswell Cliff (ref. 005B) ranks in the



30% most deprived LSOAs in England. This is in contrast to its neighbouring LSOAs, which range from 42% to 59% and are, therefore, nearer the mid-point of the national rankings. Particular problems include income and living environment that are in the 20% most deprived LSOAs and; employment, education, skills and training; barriers to housing are in the 30% most deprived LSOAs. . There is stark incongruity between these levels of social and economic deprivation, experienced by many residents, and the relatively prosperous customer bases served by neighbouring businesses such as the international antiques destination and Hemswell Court as a wedding and conference venue.

3.2.22 The spatial distribution of families and individuals experiencing social and economic stress is not even. There are some notable concentrations, correlating with the tenure, type, condition and value of housing.

3.2.23 It is notable, however, that, overall, the LSOA performs well on crime. At 88% its crime ranking is considerably better than its neighbouring LSOA (005A), which covers Hemswell Village, Corringham and Heapham.

Flood risk and information

3.2.24 Overall, being on the top of a limestone escarpment, Hemswell Cliff has a low flood risk, which means that each year this area has a chance of flooding of less than 0.1%. However, from consultation with the local community, it is clear that localised flooding does occur in some places during periods of heavy and prolonged rainfall, and households in the parish currently have a long-term issue with the drainage and wastewater management infrastructure. These issues need to be addressed and rectified.

3.3 Key Issues

3.3.1 The key issues identified through the community engagement and data analysis are set out below:

Sustainability Theme	Identified Issues
Social	<p>Need for balanced population growth to support primary school sustainability and for a large enough population base to support services and small businesses.</p> <p>Need for balanced population growth to change the demographics of Hemswell Cliff so that the different socio-economic groups come more in line with those of West Lindsey District in general, because this will create a more healthy social mix of people within the community.</p> <p>Need to develop suitable accommodation for older people (65+).</p> <p>Need to develop suitable accommodation for individuals and families who are employed at the growing number of businesses at Hemswell Cliff, the West Lindsey District Council Waste Depot at Caenby Corner, and the Food Enterprise Zone so that people can live and work in the same vicinity, saving time and energy use.</p> <p>Need for a village community centre which provides facilities for indoor community activities and events for children, youth and adults, in order to promote social cohesion and physical and mental health through socializing at cultural, educational and leisure events. (This could have a positive impact on anti-social behaviour problems.)</p> <p>Need for office spaces and small business spaces at a Village Centre so that services such as doctor's surgery and counselling (for example, as offered by the Church of England Vicar) can take place at scheduled times each week and so that small businesses such as hair dresser, barber or nail salon can flourish here.</p> <p>Need for adequate parking provision near the Village Centre.</p> <p>New housing development needs to allow indoor and outdoor spaces for people and children to pursue leisure walking, running and playing.</p> <p>Need to develop footpaths accessible to all residents for leisure or fitness walking and for social contact with others. Benches and attractive landscaping along the paths will invite people to sit, enjoy the beauty and meet one another.</p> <p>Need for additional car park spaces with clearly identified allocations. Need to prevent car boot sale shoppers from parking along the streets of the residential areas.</p> <p>Improve the small play park in the north side residential neighbourhood because children feel most safe in this enclosed space. Add benches to the play park.</p>



	Create and maintain garden allotments for residents of Hemswell Cliff.
Economic	<p>Provide employment opportunities for a growing population and land for new businesses.</p> <p>Need to regenerate the designated Village Centre and the former Sergeants' Mess building for social and business use.</p> <p>Bring in some new retail businesses and services for residents' use and for job creation.</p> <p>Provide venues for indoor activities which can generate funds for the village and incomes for independent contractors.</p>
Environmental	<p>Maintain the current green spaces between houses and provide new green spaces in the housing developments that reflect the spaciousness of Hemswell Cliff, with adequate spaces to look upon, walk through and play on.</p> <p>Maintain the cherry trees of the developed business park and the residential neighbourhoods. Plant cherry trees and other trees throughout new housing developments that reflect the look of Hemswell Cliff.</p> <p>Increase the width of the tarmacked footpath along the A637 so that two people can walk side by side along the path.</p> <p>Beautify the communal green areas of the residential neighbourhoods on the north side of the A631 by planting and maintaining attractive landscaping with shrubs and flowers.</p> <p>Assure that new and existing business enterprises do not increase the noise levels so that residents have difficulty relaxing in the evening and at night due to noise.</p> <p>Improve the frequency of bus services to and from Hemswell Cliff.</p> <p>Provide for calming effect of looking out onto open spaces by building new houses with views to the surrounding open fields wherever possible.</p> <p>Create and maintain wildlife spaces consisting of plantings within or along borders of open green spaces, so that insects and birds can flourish.</p>

4 Our Vision and Objectives

The Vision Statement and Touchstone derives from the key issues listed in the preceding section, which emerged from the consultation process. The Neighbourhood Plan Committee developed this Vision for the future of the Parish as the main statement of intent of this Plan.

4.1 Vision Statement

Hemswell Cliff will include all members of the Parish as a united community, without the divisions that currently exist. Community engagement will be encouraged, utilising existing and future facilities. Sensible development on appropriate sites will support the expanding economy, encourage enterprise, create new jobs and enable provision of community services such as a facility for a GP/health centre. Better connectivity will enable those residents without cars to access regular and reliable public transport, to increase people's opportunities and decrease isolation. The village will be a safe and resilient place to live in, presenting adaptive solutions in the face of climate change and related events.

4.2 Touchstone

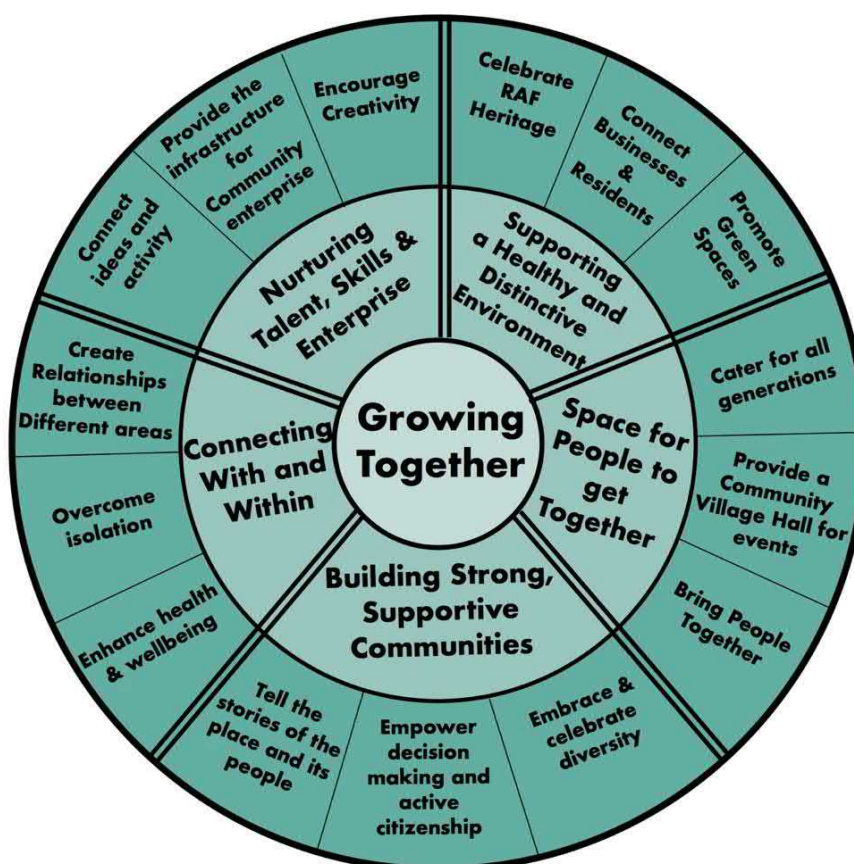


Figure 7: Hemswell Cliff's Touchstone



4.3 Objectives

The following objectives are based on the Vision and they provide the context for the Neighbourhood Plan's Policies (in the next section).

1. To create cohesion within the village to bring people together.
2. To develop social space and regular social events that include everyone who wants to take part.
3. To maintain current facilities and create new areas in the village for community use.
4. To set up and establish community interest groups for improving the village, e.g. gardening group, crafts, dance, art, etc.
5. To provide for further housing development that delivers and supports additional facilities (e.g. shops, community spaces), and incentivises the creation of services and facilities through a managed increase in the local population.
6. To support the viability of the village school by increasing enrolment.
7. To promote and provide for development - residential, retail and industrial – to encourage the creation of new employment opportunities and services for residents.
8. To improve public transport to facilitate access to and egress from to the village at intervals throughout the day.
9. To prevent visitors to the car boot sale lot from parking in the village's residential streets.
10. To provide adequate parking spaces for residents and visitors at the houses and near the school.
11. Improve resiliency to flooding and climate change, ensuring the safety for people and properties.



5 Neighbourhood Plan Policies

The Neighbourhood Plan Policies will be used to guide the delivery of development in Hemswell Cliff up to 2036. They are based on the objectives and vision and will contribute to the delivery of the growth requirements set out in the adopted Central Lincolnshire Local Plan 2023. If the National or District policy position changes before 2036 it is expected that since the proposals in this Plan meet local need and are locally supported, additional site allocations within Hemswell Cliff are unnecessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where that is the case it is likely that this Neighbourhood Plan will be reviewed.

When development is proposed within the Neighbourhood Plan Area, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in National policies and the Local Plan.

Each policy is preceded by justification text, explaining how the policy is in line with the National Planning Policy Framework; the adopted Local Plan and how the policy is informed and guided by the data and the residents' responses collected as part of the community consultation events.

5.1 Policy 1: Sustainable Development

Justification - National Planning Policy Framework (NPPF)

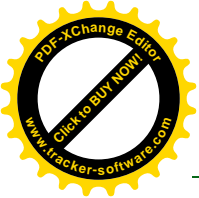
- 5.1.1 The NPPF is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF supports sustainable development in rural villages. Protecting the intrinsic character and beauty of the countryside is also an NPPF core planning principle. Policy 1 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development and the enhancement of local assets and facilities. The scale and location of development considered appropriate in Hemswell Cliff is in accordance with the NPPF 'which advises that land of lesser environmental value should be used for development. Whilst development will take the land out of agricultural use, it will afford significant opportunities for biodiversity enhancement.



Justification Text (Local Plan)

- 5.1.2 Policy 1 conforms with Central Lincolnshire Local Plan Policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S4 Housing Development in or Adjacent to Villages and S5 Development in the Countryside.
- 5.1.3 Policy S1 of the Local Plan designates Hemswell Cliff a “Medium Village” medium villages are defined as those with between 250 and 749 dwellings at 1 April 2018. Well-connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant. Notably, Hemswell Cliff is one of only two of the Medium Villages for which particular sites have been allocated for development in the Local Plan, with sites being allocated for housing and for employment, and some important open spaces being designated for protection. The Local Plan’s policies and site allocations all contribute towards a strategic aim of a more sustainable future for Hemswell Cliff and the further allocations being made in this Neighbourhood Plan aim to deepen and strengthen that local sustainability.
- 5.1.4 It is not possible to quantify with accuracy the number of jobs likely to be created through development of the expanded area for employment use, as designated for the FEZ LDO and in the Local Plan. The total area of the allocation is 26 hectares, within which the LDO caps the permitted development floorspace to 75,000 square metres in total. Applying a “rule of thumb” employment density estimate of 1 job (full time equivalent) per 40 square metres floorspace¹⁰, it might be expected that an additional 1,875 jobs might be created through full development of the FEZ. There is also potential for significant employment growth if and when opportunities are realised for redevelopment and intensification within the current business areas, but, again, accurate quantification is not possible. The scale of provision for additional housing at Hemswell Cliff needs to be considered in this context if a sustainable relationship between homes and workplaces is to be achieved.

1. ¹⁰ Employment Densities Guide 2nd Edition, authored by Drivers Jonas Deloitte with input from Locum Consulting, IPD and Colin Buchanan, published by HM Government - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378203/employ-den.pdf



This is explored further in the explanatory text relating to Policy 3, Housing Development.

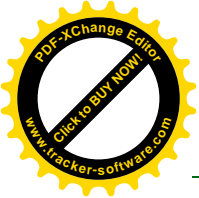
Justification Text (Community Consultation)

- 5.1.5 The Neighbourhood Plan process has allowed people to more fully engage and recognise the implications of housing allocations on the viability of existing and future community facilities, and the impact on social cohesion of a village that does not offer a variety of houses for families to move in the Parish or for those wishing to down-size.
- 5.1.6 In addition to housing development on allocated site(s) there may be infill sites that become available either through subdivision or demolishing existing buildings that by their number and nature cannot be identified at this time. It is imperative that such infill development does not spoil the existing character of the Plan area.
- 5.1.7 Hemswell Cliff Parish Council is a statutory consultee on development proposals and will take a positive approach that reflects the presumption in favour of sustainable development following the National Planning Policy Framework and Local Plan. The Parish Council will work pro-actively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole Parish.
- 5.1.8 From the comments collected, there was a common view about the impact of development in the village and the effects on the local community. Local people expressed a need for residential development to offer a variety of housing for current and prospective members of the community. Additionally, a common view expressed was to ensure the primary school continued to stay open for future generations.
- 5.1.9 Furthermore, people are worried about the quality of infrastructure (roads, school etc.) and that further development will continue to decay the infrastructure in the village. Residents expressed that they wanted to protect and enhance Hemswell Cliff as being a village and preserve it as a rural setting. Policy 1 addresses these factors by the principle of actions which will benefit the village by causing more sustainable development to happen in Hemswell Cliff for future generation.

NOTE:

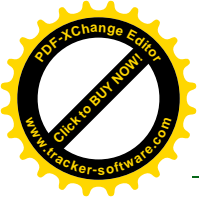
The Ministry of Defence has advised that:

- a) it would wish to be consulted within the Hemswell Cliff Parish Council Neighbourhood Plan of any potential development within the Aerodrome



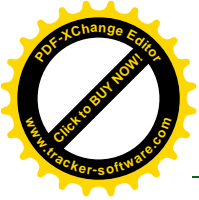
Height and Birdstrike safeguarding zones surrounding RAF Scampton which consists of structures or buildings exceeding 91.4M Above Ground Level or any development which includes schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation;

- b) applications for development that would not compromise, restrict or otherwise degrade the operational capability of safeguarded MOD sites and assets will be supported.



Policy 1: Sustainable Development

4. In order to sustain and enhance the sustainability of the neighbourhood area, development proposals should respond positively to the following principles:
- a. with regard to scale of provision, there should be a close relationship between development that sustains or increases employment and development that provides additional housing, such that:
 - i. a large proportion of people employed at Hemswell Cliff have the opportunity to live in the village; and
 - ii. a large proportion of residents have the opportunity to work locally;
 - b. new homes should be of size, type and tenure that meet local housing requirements;
 - c. through local provision of commercial, public and community services of suitable types and scale, Hemswell Cliff's residents should be enabled to meet a large proportion of their daily requirements within the Parish;
 - d. any necessary physical or social infrastructure or improvements to such infrastructure that may be required to make a particular development proposal acceptable in planning terms should be delivered in association with that development;
 - e. development outside the existing or planned built footprint of Hemswell Cliff village (i.e. the areas shown as already developed or proposed for development on the Neighbourhood Plan Area Policy Map in Appendix B) will only be supported if required for agricultural purposes, or to support an existing agricultural or non-agricultural use, or to make sustainable use of a previously developed site;
 - f. development in Hemswell Cliff should be located, designed, constructed and operated so as to be consistent with the national target of bringing the United Kingdom's greenhouse gas emissions to net zero by 2050.
 - g. generation of energy from renewable sources will be supported, provided it is consistent with relevant policy in the Local Plan and that the associated plant is not of such a scale or type that it will impact unacceptably on the landscape or the amenities that residents of the Parish may reasonably expect to enjoy.



5.2 Policy 2: Delivering Good Design

Justification Text (NPPF)

- 5.2.1 The NPPF establishes that "local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area". Although such policies should not be overly prescriptive in term of architectural style and should not prevent innovative solutions, they have the power to lead the design of proposed development in directions "that respond to local character and history and reflect the identity of local surroundings and materials". The NPPF promotes the conservation and enhancement of the historic assets and historic environment. The Framework promotes the use of design solutions to implement Sustainable Urban Drainage.

Justification Text (Local Plan)

- 5.2.2 Policy S57 of the Local Plan sets the requirements that a development proposal must meet in order to protect heritage assets, Conservation Areas and Listed Buildings. Policy 5 of the Neighbourhood Plan and the Hemswell Cliff Character Assessment Report add depth to this Policy as, together, they map and describe the Historic Environment of Hemswell Cliff and identify key designated heritage assets. The Policy is also in line with Policy S6 of the Local Plan, detailing and adding local context to the Design Principles. The policy is consistent with the parking requirements of Policy S49, with the provision on Sustainable Urban Drainage Solutions of Policy S12 and S21, and the access standard for ageing population of Policy S23.

Justification Text (Community Consultation)

- 5.2.3 From the comments collected from local consultations there was a common view about housing design and character in the village. Local people identified a need for different houses of varied sizes to suit different demographics in the village. Policy 2 addresses these factors by principle of actions which will benefit the design and layout of future development in Hemswell Cliff.
- 5.2.4 Local residents participated in a series of walkabouts that led to the production of a Neighbourhood Character Assessment. The Character Assessment laid the groundworks for the Hemswell Cliff Design Code, a technical document that details design considerations for development. Both documents give a comprehensive character description, identifying the key design elements and character features for each character area. Such



elements and features should be reflected and valued in new development proposals.

- 5.2.5 The Neighbourhood Character Assessment and Design Code has been the subject of consultation with local residents and the Design Code is a supplementary planning document that will be used, in conjunction with Policy 2, when development proposals are being considered.

Policy 2: Delivering Good Design

1. As appropriate to their scale, nature, and location development proposals that include the creation or alteration of buildings or spaces should embody principles of good design, including that the development:
 - i) will function well and add to the overall environmental quality of Hemswell Cliff,
 - ii) is visually attractive with regard to design, layout and landscaping;
 - iii) is sympathetic to Hemswell Cliff's character and history, as described in the Hemswell Cliff Character Assessment (Appendix D);
 - iv) establishes or maintains a strong and appropriate sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - v) incorporates and/or responds appropriately to open space suitable for the scale and form of development proposed;
 - vi) creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
2. Development proposals should be designed so as to enhance and complement the character of its surroundings, having due regard to the Hemswell Cliff Character Assessment (Appendix D), and new housing development, and development within the proposed Village Centre, should also be consistent with the principles and guidance set out in the Hemswell Cliff Design Code.



3. Particular regard should be had to the reasonable amenity¹¹ expectations of both neighbouring users and occupiers of the proposed development.
4. Where a Design and Access Statement is required for any development proposal, it should demonstrate how the principles referred to in items 1, 2 and 3 of this policy have been addressed.

¹¹ In this Neighbourhood Plan, the terms “amenity” and “amenities” refer to the expectations that occupiers and users of buildings, spaces and places may reasonably have with regard to matters affecting their ability to use and enjoy them for their intended and lawful purposes, including, as and where appropriate: privacy, natural light, absence of pollution (including contaminated land, light pollution, harmful emissions, odour and noise), safety and security.

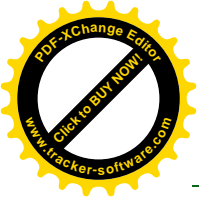


5.3 Policy 3: Housing Development

Justification Text (NPPF)

- 5.3.1 The following policy will contribute to increasing the supply of housing, in line with NPPF, which states that “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”
- 5.3.2 The NPPF advises that: “The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)” and goes on to advise that plan-makers should:
- a) consider the opportunities presented by existing or planned investment in infrastructure, the area’s economic potential and the scope for net environmental gains;
 - b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;
 - c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;
 - d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations)³⁷; and
 - e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.

- 5.3.3 The NPPF states that planning policies and decisions should:



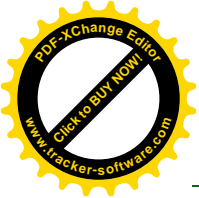
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains...
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)

5.3.4 In Hemswell Cliff the location of most of the available brownfield land makes it mostly suitable for uses other than housing. This and the value the community places on retaining existing green space within the village, combine to make some extension on to land that has not previously been developed the more sustainable option: it is the only way that the quantum of additional housing necessary to provide a sustainable relationship between homes and workplaces can be provided for in view of the development substantial development . This has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community well-being.

5.3.5 Sites selected for new housing avoid areas at risk of flooding. The policy accords with the core principle of national policy and the presumption in favour of sustainable development.

Justification Text (Local Plan)

5.3.6 In the Local Plan Hemswell Cliff is categorised as one of the “Medium Villages” where development “will accommodate a limited amount of development in order to support their function and/or sustainability”. The Local Plan allows for 10%-15% growth in the Medium Villages generally, but for a larger scale of housing development in such villages if “promoted via a neighbourhood plan or through the demonstration of clear local community support”. Unusually, for a Medium Village, the Local Plan allocates particular sites for development in Hemswell Cliff. This is because the Hemswell Cliff



Business Park area has been identified as a Food Enterprise Zone (FEZ) and is anticipated to bring significant investment and job creation to the area. The Local Plan, therefore, allocates sites for housing as well as employment, and some important open spaces have also been designated for protection.

- 5.3.7 As explained in Paragraph 5.1.4, above, although it is not possible to quantify precisely the number of jobs likely to be created through development of the expanded area for employment use at Hemswell Cliff, a rough estimate can be arrived at by taking the maximum total additional floorspace provided for in the relevant Local Development Order, which is 75,000 square metres, and applying a “rule of thumb” employment density estimate of 1 job (full time equivalent) per 40 square metres floorspace¹². This suggests a potential for around 1,875 new jobs to be created through full development of the FEZ. On top of this, there is further potential for employment growth if and when opportunities are realised for redevelopment and intensification within the current business areas. So that a sustainable relationship between homes and workplaces can be achieved, the scale of provision for additional housing at Hemswell Cliff needs to be considered in this context of substantial growth in local employment (quite apart from any increase in home-working).
- 5.3.8 In the ~~current~~ Local Plan, one site is allocated for housing development – site CL4673, Land South of the A631, 7.56 hectares, estimated provision of 180 dwellinghouses. In addition, WL/MEMC/006, Land North of the A631, 6.87 hectares, are allocated for an estimated provision of 103 dwellinghouses; and WL/MEMC/007, Lancaster Green, Hemswell Court, 1.08 hectares, estimated provision of 38 dwellinghouses. In total, then, the Local Plan, allocates a further 321 dwellinghouses in Hemswell Cliff. Assuming that one person from each of the new homes would work locally – perhaps an ambitious assumption - this would provide for about 17% of the potential new jobs in the FEZ to be taken by people moving into new housing in Hemswell Cliff. That would mean that 83% of the additional employment would be taken up by people either living elsewhere (and commuting) or living in the village’s current housing stock: still a highly commuter-based home/workplace relationship.
- 5.3.9 As the rate of development of the FEZ is uncertain, a considerable degree of flexibility needs to be allowed in the related provision of housing, with the aim of reducing the number of employees needing to commute from outside the village to as low a proportion as possible (certainly, well below 83%). The Neighbourhood Plan, therefore, provides for development of three further sites (one large, two smaller) over and above those allocated in the Local Plan - Sites H2, H3 and H4. Together, these are estimated to have a capacity of

¹²

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378203/employment-den.pdf

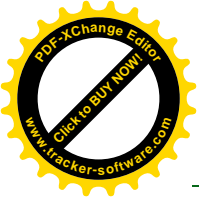


about 170 dwellinghouses. Additionally, there are brownfield sites in and around the proposed Village Centre which could, perhaps, add a further 50 or so dwellinghouses in a mixed-use environment (so, taking the Neighbourhood Plan's additional dwellinghouses provision total to around 220).

- 5.3.10 Adding the further 220 houses provided for in this Neighbourhood Plan to the 321 allocated in the Local Plan (as proposed), takes the total allocation to 541 additional dwellinghouses. Taking the estimated number of new jobs that may be created in the FEZ as 1,875, this could provide for about 29% of the people taking those jobs to have the opportunity to live in a new home built in the village; still not as sustainable a ratio as might ideally be desirable, but considerably higher than may be achieved through the Local Plan allocations alone. Adding in the dwellinghouses in the village at present, about 280, the total number of dwellinghouses in the village could be around 870 by the time the allocated sites have all been developed. If, by then, there are 2,000 jobs provided in businesses operating at Hemswell Cliff, there could, therefore, be homes available locally for about 44% of the people working locally, assuming one employee per household, and not allowing for people working from home.
- 5.3.11 The allocation for housing is to direct development to sustainable sites and provide for a mixture of house types as identified in the Hemswell Cliff Housing Needs Assessment Report. This will enable a sustainable development over the current Local Plan period in line with the delivery of the growth of the Hemswell Cliff Business Park and the Food Enterprise Zone.

Justification Text (Community Consultation)

- 5.3.12 A list of potential housing and employment sites was published for an informal consultation. This comprised all the sites that had been through a local Call for Sites process conducted by the Neighbourhood Plan Committee in 2019.
- 5.3.13 To consider whether they would be appropriate for allocation in the Hemswell Cliff Neighbourhood Plan, all the sites were submitted to the community for consultation (as well as to statutory consultees), having first been independently assessed by AECOM. The results were presented in the Site Options and Assessment.
- 5.3.14 Six sites were put forward by landowners. Some did not meet the statutory consultees' thresholds for further consideration. All sites were assessed against the criteria or questions outlined in the Site Allocation leaflet and the Site Options and Assessment.



5.3.15 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- i) General information:
 - Site location and use; and
 - Site context and planning history.
- ii) Context:
 - Type of site (greenfield, brownfield etc.); and
- iii) Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- iv) Availability.

5.3.16 Comments from statutory consultees (West Lindsey District Council Planning Officers, Conservation Officers, and LCC Highway Authority) were used to categorise sites as being 'suitable', 'suitable under certain circumstances', or 'unsuitable'. The feedback from the community consultation was used to select and allocate the preferred sites. As a result of this assessment, explained in detail in the Site Options and Assessment, four suitable sites were identified. Design and planning requirements for each site have been identified through the consultation comments.

5.3.17 In combination with sites with extant planning permissions for housing development, the largest sites, H1 and H2, will deliver a scale of additional housing sufficient to support a more sustainable relationship between homes and employment, in a location where opportunities for residents to walk and cycle to places of work and planned community facilities are greatest. Comments were received in relation to three areas of possible health and safety concern:

- a) the sewage works immediately north of Site H2;
- b) the high-pressure gas pipeline that runs through southern parts of Sites H1 and H2 (as well as the land with extant planning permission on the south side of the A631); and
- c) the fireworks factory to the north east of the main employment area.

In response to those concerns:



- a buffer zone is required in order to protect future residents of development on Sites H1 and H2 from possible nuisance from the sewage works;
- development in the southern parts of Sites H1 and H2 needs to be designed and implemented so as to safeguard the high-pressure gas pipeline (as with the site on the south side of the main road);
- there do not appear to be any specific policy requirements in connection with the fireworks factory.

5.3.18 The two smaller sites, Sites H3 and H4, have also been assessed as suitable for development. Development of these sites would contribute further to the housing / employment balance at Hemswell Cliff, but is less crucial to the achievement of that aim. Development of Site H4 will need to be accessed from the north, as accessing of further development from the private road serving Lancaster Green will not be supported. In practice, this means that any development of Site H4 must be coordinated and integrated with development of the adjoining land to its north, which is the subject of an extant commitment to housing development.

5.3.19 It should be noted that any planning applications will need to include archaeological evaluations, providing sufficiently detailed site-specific evidence to enable the local planning authority to make a reasoned decision on the impacts of the developments on the historic environment. Hemswell Cliff is part of a landscape with remains dating back to prehistoric periods and there is the potential for as yet unknown remains to be found here, which could be impacted by development. This is also the case with built heritage assets. Where appropriate, archaeological investigations should be undertaken on the various sites before development takes place. Developers should liaise with Anglian Water (on the delivery and phasing of infrastructure) and with Lincolnshire County Council (on the Limestone Mineral Safeguarding Area and the Petroleum Exploration Development Licence Block) as part of the development of proposals for the allocated housing sites.

Policy 3: Housing Development

1. The Plan allocates the following sites for residential development:
 - Site H2 Land to the north of the A631;
 - Site H3 Land at 52/53 Canberra Crescent; and
 - Site H4 Land at 8 Lancaster Green.



2. Proposals for residential development will be supported on the three allocated housing sites, the site allocated in the CLLPR (WL/HEMC/006 (and shown as site H1 on Policy Map 3) and on sites which are already committed for housing purposes. Residential development will also be supported as part of proposals for a Village Centre subject to the provisions of Policy 4 of this Plan.

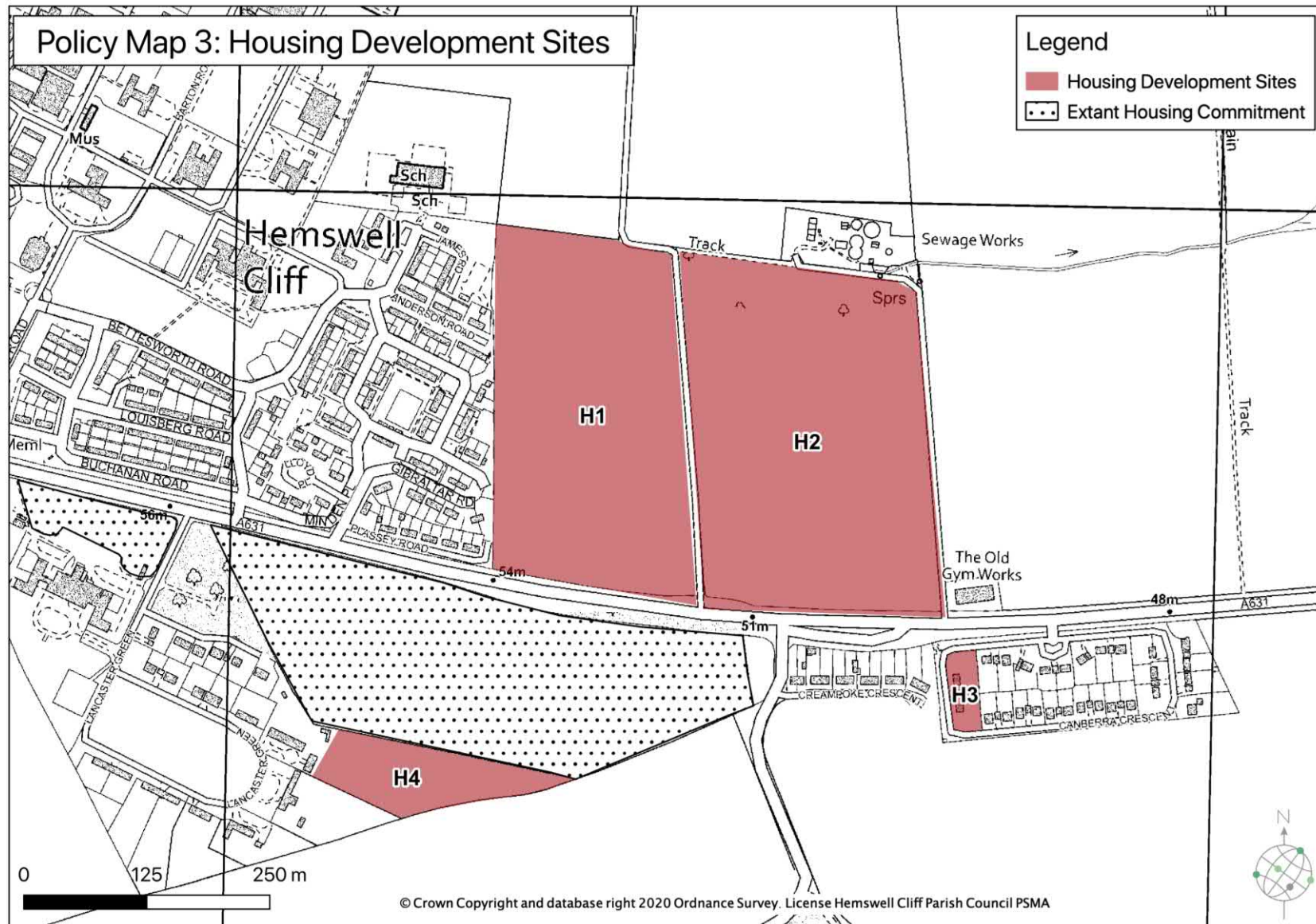
3. All development should be in accordance with the Hemswell Cliff Design Code.

4. The mixture of house types and tenures should take due account of the local community's housing needs, as identified in the Hemswell Cliff Housing Needs Assessment Report, and housing necessary to meet identified local needs should be delivered in proportion to the scale of the development proposed.

5. Development proposals for the individual sites should be accompanied by delivery (or by appropriate contribution and commitment to delivery) of such physical and social infrastructure (including publicly accessible open space and other appropriate community facilities) as is necessary and appropriate to meet the requirements of the population it is expected to house. The development of site H2 should include compensatory woodland planting and/or the establishment of new habitats off site.

6. Development proposals for sites H1 and H2 should ensure that residential development is appropriately coordinated and integrated. Their overall development should incorporate:

- a buffer area between the homes and the sewage works to the north; and
- the protection of the high-pressure pipeline which crosses the southern part of the two sites.





5.4 Policy 4: Village Centre

Justification Text (NPPF)

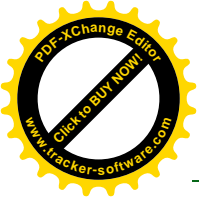
- 5.4.1 Policy 4: Village Centre identifies appropriate land and locations to protect, enhance and extend the provision of services and retailing for the local community. The NPPF states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of that is the protection and retention of existing community facilities, and policies that seek to prevent reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF does not define what constitute community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.

Justification Text (Local Plan)

- 5.4.2 Due to the growth potential of Hemswell Cliff, a Village Centre is key to forming a sustainable place. The Local Plan sets out that it expects villages to maintain and enhance their role as to provide employment, retail, and key services and facilities for the local area.

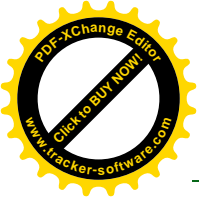
Justification Text (Community Consultation)

- 5.4.3 From the local consultations, a common view expressed was that it will be important to enhance and grow the retail services and facilities in the village, as a valuable amenity for local residents, and to help form a community hub.
- 5.4.4 Retail provision is an important asset to a village, and it is important that the retail provision is enhanced to support a growing and sustainable community. As originally proposed in the Hemswell Cliff Masterplan, provision is made for the development of a 'Village Centre', to allow clustering of an important range of facilities used by residents and the surrounding communities.
- 5.4.5 Within the Village Centre, proposals for additional retail and commercial uses will be supported. Proposals will be particularly welcomed for additional uses that would increase the viability and vitality of the village and add to the centre's attractiveness for the local population.
- 5.4.6 The Sergeants' Mess building has recently been acquired by Broadcast Engineering Conservation Group (BECG), a charitable body, to house its collection of historically significant broadcast equipment and to create a broadcasting engineering museum. The BECG is a small association of experienced and motivated professionals dedicated to the survival and



interpretation of broadcast history. It has collected a large amount of equipment over the years and aims to use this to present broadcast history to the public by various means. The group recognises that it faces challenges to restore the building and create a museum. It will be seeking funding from organisations and individuals to help deliver its ambition.

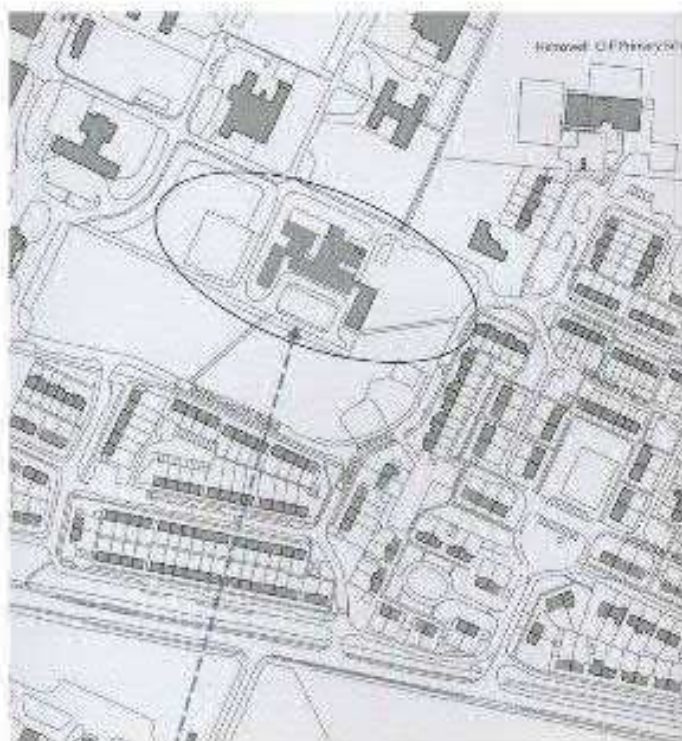
- 5.4.7 Planning applications for new development, or the change of use of existing buildings, within the Village Centre of Hemswell Cliff will be determined in accordance with Policy 4 and the accompanying Policy Map 4.
- 5.4.8 To allow a degree of flexibility and growth, the area defined as the proposed Village Centre should be treated as the focus for retailing and services oriented towards meeting the needs of Hemswell Cliff's residents. The location has been selected because it is readily accessible to residents, whilst also being immediately adjacent to the commercial and industrial areas. This means that the viability and range of services that can be provided here can be further supported by people working in the village's businesses and its visitors. To allow for flexibility and expansion, uses compatible with the operation of the Village Centre will also be allowed in the adjoining parts of the Commercial Estate and Historic Core, provided they do not hinder the development of the Village Centre itself.



Policy 4: A Planned Village Centre

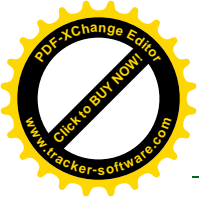
1. Proposals that contribute to the creation of a Village Centre, will be supported, provided that they are consistent with the Hemswell Cliff Design Code and the requirements and provisions of items 2, 3 and 4 of this Policy.
2. The Village Centre should be readily accessible to residents, people working in Hemswell Cliff and visitors, and should be developed so as to provide an attractive environment within which people may comfortably and safely move around and socialise, without being intimidated or endangered by motor vehicle movements. Developments that contribute to the creation and maintenance of such an environment will be supported.
3. The following package of uses will be supported within the proposed Village Centre:
 - shop
 - café/ restaurant;
 - community meeting space;
 - creche / day care;
 - fitness and leisure; and
 - healthcare,provided that:
 - i. adequate provision is made/retained for community meeting space;
 - ii. the uses are of a type and scale appropriate for serving, primarily, the requirements of people living and/or working in Hemswell Cliff, and visitors to the village;
4. The following uses will also be supported within and adjacent to the Village Centre, provided they do not, either individually or cumulatively, occupy more than 30% of the ground floor space of the Village Centre as a whole:
 - residential accommodation; and
 - offices.

Policy Map 4: Village Centre



Village Centre location





5.5 Policy 5: Historic Environment

Justification Text (NPPF)

5.5.1 The NPPF states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place”.

Justification Text (Local Plan)

5.5.2 Policy 5 conforms with the Local Plan Policy S57 (The Historic Environment) which seeks conservation and enhancement of the character, appearance and setting of local heritage assets and the historic environment.

Justification Text (Community Consultation)

5.5.3 As a former RAF base, with a particularly significant history, Hemswell Cliff has a significant and distinctive built heritage – as displayed in its buildings and layout / structure, including spaces and landscaping. The parish’s built heritage extends back much further in history too, with the Roman road, Ermine Street (now A15) forming its eastern boundary, some significant and designated heritage assets in Spital in the Street and the A631 exhibiting a typical Inclosure landscape – the road set within a wide ‘corridor’ flanked by grass verges.

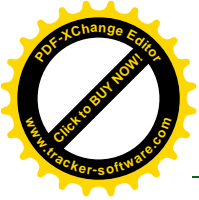
5.5.4 Hemswell Cliff is part of a landscape with remains dating back to prehistoric periods and there is the potential for as yet unknown remains to be found here, which could be impacted by development. Planning applications relating to areas of potential interest will need to include archaeological evaluations, providing sufficiently detailed site-specific evidence to enable the local planning authority to make a reasoned decision on the impacts of the developments on the historic environment.



- 5.5.5 From the Hemswell Cliff Character Assessment (Appendix D) local residents identified certain heritage assets of historical importance. These assets have significant meaning to the community, who want to see them protected for future generations. Additionally, from the local consultation a common view expressed by local people was to preserve the villages' rural setting and protect and enhance the character, heritage and essence of the ex-RAF base. Policy 6 addresses these factors by seeking to conserve, protect and enhance the Historic Environment in Hemswell Cliff for future generations.

Policy 5: Historic Environment

1. The Plan identifies the following non-designated heritage assets 1a – 1e:
 - a. the Parish's Listed Buildings and their settings:
 - i. Hemswell Court, former RAF Officers' Mess, including associated entrance walls and gate piers;
 - ii. Church of St Edmund;
 - iii. Spital Almshouse;
 - iv. Barn at Spital Almshouse;
 - b. buildings remaining from RAF Hemswell, developed between 1935 and 1945;
 - c. the urban form (layout of the buildings, roads, spaces and associated tree planting) that characterised the original RAF base, developed between 1935 and 1945;
 - d. the RAF Hemswell Memorial;
 - e. The "Inclosure Acts" landscape characteristics (wide, grassed verges enclosed by hedgerows) of the A631 road corridor.
2. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining development proposals affecting the assets listed in the first part of this policy. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.



5.6 Policy 6: Employment and Business Development

Justification Text (NPPF)

- 5.6.1 Policy 6: Employment and Business Development identifies appropriate land and locations for development opportunities. The delivery of sufficient land and opportunities for employment are the principles underlined by the NPPF.
- 5.6.2 Provision for employment opportunities in the countryside surrounding Hemswell Cliff are also in line with the Framework.
- 5.6.3 In promoting accommodation that combines both living and working space, the Policy is also in line with the Framework.

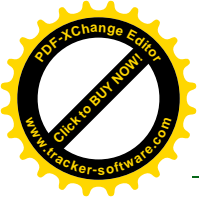
Justification Text (Local Plan)

- 5.6.4 Policy 6 conforms to the Local Plan relevant employment and tourism These policies which highlight the need for sustainable employment growth and development while shaping employment needs for future generations. This is encouraged by the Local Plan's designation of the Strategic Employment Site E6. Policy 6 shows conformity with these policies by supporting local employment in the local community with respect to local character and needs.

The policy seeks to provide a local interpretation of Policy S29 of the Central Lincolnshire Local Plan in which the area covered by the Food Enterprise Zone LDO is allocated as a Strategic Employment Site (E6). The Order will operate until June 2027. Part 1a of the policy comments about its overlap with the Order. Development proposals may not need express planning permission if they accord with the Local Development Order. Part 1c of the policy addresses the heart of the former RAF base. This is the area which includes most of the antique uses. Their ongoing operation would be consistent with industrial and commercial development which is supported by the policy. Hemswell Cliff Neighbourhood Plan – Examiner's Report 21 Part 1c of the policy also overlaps with the contents of Policy 4 which supports the development of a Village Centre. Part 1d of the policy addresses the area currently used by the Sunday Market. It is a popular activity in the local area. The policy offers support for the development of a range of commercial and leisure uses.

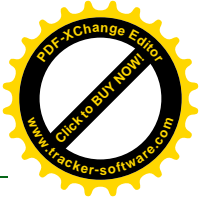
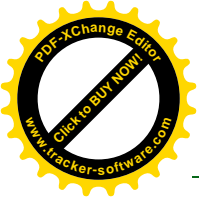
Justification Text (Community Consultation)

- 5.6.5 The Central Lincolnshire Local Plan and the Hemswell Cliff Masterplan have considered and recognised Hemswell Cliff's role and potential as an employment-generating area of strategic importance, and the community see promoting the local economy and providing additional employment



opportunities as vital to the functionality of the village. This policy will support the growth of employment in all different sectors (commercial, trading, and industrial, homeworking etc.). Policy 6 addresses these factors through a series of actions and will benefit both future employers, and people living and working in Hemswell Cliff.

- 5.6.6 To allow for flexibility and expansion, uses compatible with the operation of the Village Centre will also be allowed in the adjoining parts of the Commercial Estate and Historic Core, provided they do not hinder the development of the Village Centre itself (see Policy 4).



Policy 6: Employment and Business Development

1. Development proposals in the identified areas on Policy Map 6 will be supported where they are consistent with the following requirements:

a. Food Enterprise Zone

- uses for agri-food development (other than where it would be permitted by the Local Development Order up to June 2027);
- uses which are ancillary to the agri-food sector; and
- other uses which would be compatible with the agri-food sector and would not detract from the development of an agri-food zone.

b. Industrial Estate

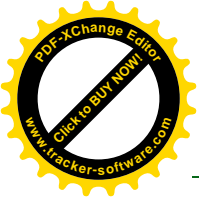
- Development required in connection with uses falling within Use Classes B2 (“General Industrial”), B8 (“Storage or Distribution”), E(g)(i) (“Offices to carry out any operational or administrative functions”), E(g)(ii) (“Research and development of products or processes”), and E(g)(iii) (“Industrial processes”)
 - developments which are ancillary to B2 and B8 uses and compatible to the operation of the industrial estate;
 - they are located adjacent to the proposed Village Centre and would otherwise be compatible with Policy 4 of this Plan.

c. Commercial Estate and Historic Core

- i) Other uses within Use Class E(a) (“Display or retail sale of goods, other than hot food”), E(g)(i) (“Offices to carry out any operational or administrative functions”), E(g)(ii) (“Research and development of products or processes”), and E(g)(iii) (“Industrial processes”) ~~will be supported~~, provided that:
 - they are compatible, in function and scale, with the area continuing to function primarily as an antiques centre of national significance;
 - if located within or immediately adjacent to the area that is also designated for development of a Village Centre, they are compatible with the requirements of Policy 4
- ii) In all cases, the significance of the heritage assets concentrated in this area should be respected and works to conserve original RAF buildings and to enhance the appearance and environmental quality of both “hard” and “soft” spaces within the area (especially the former Parade Ground and its surroundings) should be incorporated where it is practicable and viable to do so.

d. The Sunday Market Area

- i) development of the area for purposes within Use Class E(d) (“Indoor sport, recreation or fitness...”), E(g)(i) (“Offices to carry out any



operational or administrative functions”), E(g)(ii) (“Research and development of products or processes”), and E(g)(iii) (“Industrial processes”)

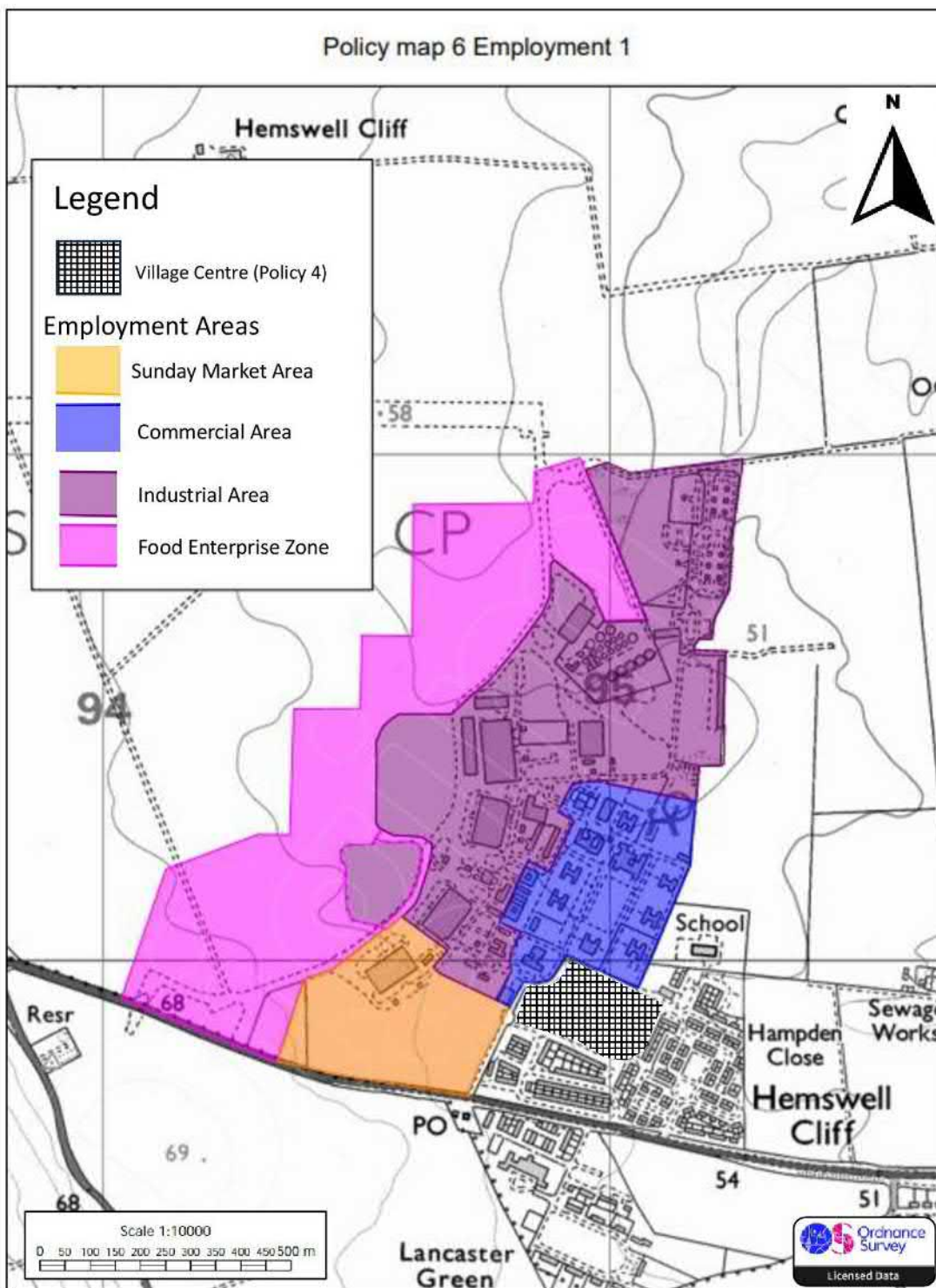
- ii) Proposals for developments for purposes not falling within the Use Classes referred to in item d ii), above, which are compatible with the operation of businesses within those Use Classes and have no greater impact (through emissions such as noise, dust, odour, fumes and smoke) on the amenities that residents in the village may reasonably expect to enjoy, and will not hinder the achievement of this Neighbourhood Plan’s intentions and objectives for other parts of the Neighbourhood Area.

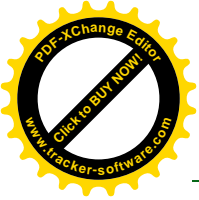
2. In other parts of the Parish:

- i) development required for diversification of agricultural enterprises will be supported;
- ii) development required in connection with the on-going use of established business premises will be supported, provided such development is within the same curtilage and will not lead to adverse environmental or road safety impacts.

3. In all cases:

- a) the location, siting, design and construction of buildings and spaces should be consistent with the principles set out in the Hemswell Cliff Design Code and the contents of Policy 2 of this Plan;
- b) developments must not cause unacceptable loss of amenity for residents of the village due to traffic, noise, odour, fumes, smoke, dust, lighting, vibration or other emissions or activities;
- c) any potentially harmful impact(s) on the local environment and biodiversity should be appropriately mitigated.





5.7 Policy 7: Community Facilities

Justification Text (NPPF)

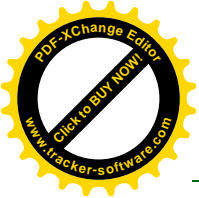
- 5.7.1 The NPPF states that planning policies should promote "an integrated approach to considering the location of housing, economic uses and community facilities and services". An important element of that is the protection and retention of existing community facilities, and policies that seek to prevent reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF does not define what constitute community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.

Justification Text (Local Plan)

- 5.7.2 The Local Plan Policy S50 (Community Facilities) identifies what constitutes community facilities in more details. Policy 7 also set the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.

Justification Text (Community Consultation)

- 5.7.3 Hemswell Cliff's key community facilities have been identified through the Character Assessment Report and the Visioning Workshop (see the Consultation Statement for details). Most residents identified the Post Office and café as key community hubs. From the collated comments collected from local consultation local people and businesses expressed concerns about the potential loss of community facilities in Hemswell Cliff and the needs to conserve, enhance and grow the community facility infrastructure in the village. Policy 7 addresses these factors by principle of actions which will benefit the future of community facilities in Hemswell Cliff. Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm what the local priorities are, to ensure that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.



Policy 7: Community Facilities

1. Developments that enhance the range and quality of community facilities of the types listed below will be supported:
 - a. community meeting space (hall, meeting rooms etc.)
 - b. outdoor and indoor sports and recreation facilities;
 - c. healthcare facilities (e.g. medical surgery or clinic);
 - d. library;
 - e. other facilities intended to support the well-being of the community as a whole.

Where feasible, such facilities should be located mainly within or on suitable sites immediately adjacent to the proposed village centre.

2. Developments that would involve the loss of existing community facilities of the types listed in Item 1 a) to e), above, will not be supported unless:
 - a. it is demonstrated that the type of service provided by the facility is no longer required by the community or is met by alternative provision that exists within reasonable proximity;
or
 - b. the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility, and there is an associated commitment to providing replacement facilities of equal or greater value to the community's well-being in a suitably accessible location;
or
 - c. the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.



5.8 Policy 8: Green Space and Biodiversity

Justification Text (NPPF)

- 5.8.1 The sites listed in Policy 8 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open spaces and the designation should only be used where:
- a) the green space is in reasonably close proximity to the community it serves;
 - b) the green space 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), tranquillity or richness of its wildlife; and
 - c) the green space concerned is local in character and is not an extensive tract of land.
- 5.8.2 The NPPF requires local planning authorities to protect and enhance biodiversity. Under the Environment Act 2021, biodiversity has been made an even higher priority, with a requirement for all development to produce a net gain in biodiversity.

Justification Text (Local Plan)

- 5.8.3 The Local Plan Vision aims to protect natural environment and existing open spaces as part of future development. In practice, the CLLP protects Local Green Spaces and Important Open Spaces through Policies S64 and S65 LP23, while Policy Policies S59-S61 aim to protect existing green spaces within and around settlement, green infrastructure and green corridors.
- 5.8.4 The Local Plan designates several Important Open Spaces in Hemswell Cliff, affording these protection under Policy S65. These are identified on Policy Map 8.

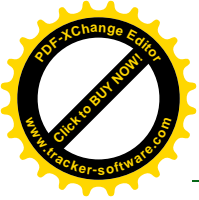


Justification Text (Community Consultation)

- 5.8.5 From the local consultations a common view expressed by local people was to preserve the village green and open spaces within the village in Hemswell Cliff. These LGS's are defined on Policy Map 8. For each site, a specific assessment has been prepared, showing a map of the site, pictures of the green area, details on ownership and dimensions, and how the site meets the criteria of the NPPF and why it is special to the local community. The Neighbourhood Plan Committee contacted LGS landowners and undertook a Local Green Space Assessment, within the context of the Hemswell Cliff Character Assessment (Appendix D), demonstrating how these sites meet the NPPF criteria and why they should be protected as Local Green Spaces. The Local Green Space Assessment report works as a supplementary planning document that will be used in conjunction with Policy 8. Within Local Green Spaces, development is normally prohibited in the same way as it is in a Green Belt. The policy takes on the format of paragraph 103 of the NPPF. The District Council will be able to make its own assessment of the extent to which any development proposals are consistent with the designation of the four local green spaces.
- 5.8.6 Throughout the Parish, development will only be supported if it will produce a net gain in biodiversity. This will involve a combination of protecting and enhancing existing habitats and creating new – all designed, implemented and managed so as to maximise biodiversity gain across the Parish. Policy 9 addresses this matter. It has been designed to be applied in a proportionate way

Policy 8: Local Green Space and Biodiversity

1. To ensure the protection of areas of high natural value and ensure the delivery of adequate green space for future generations, the sites listed below, identified on Policy Map 8, and listed in the Local Green Space Assessment are designated as Local Green Spaces:
 - i) Minden Place Play Area;
 - ii) Green Field approached from Capper Avenue;
 - iii) Land north of James Road; and,

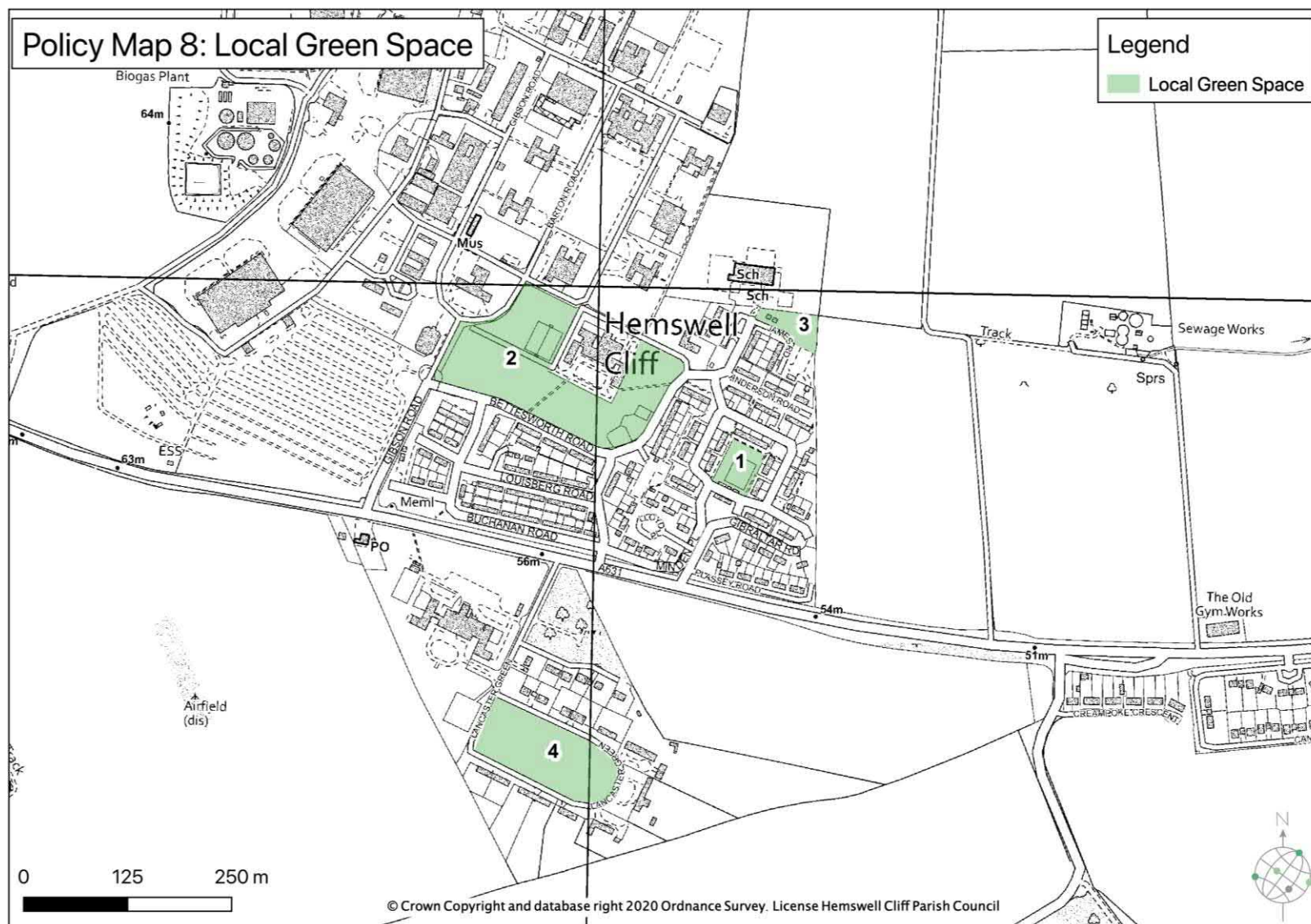


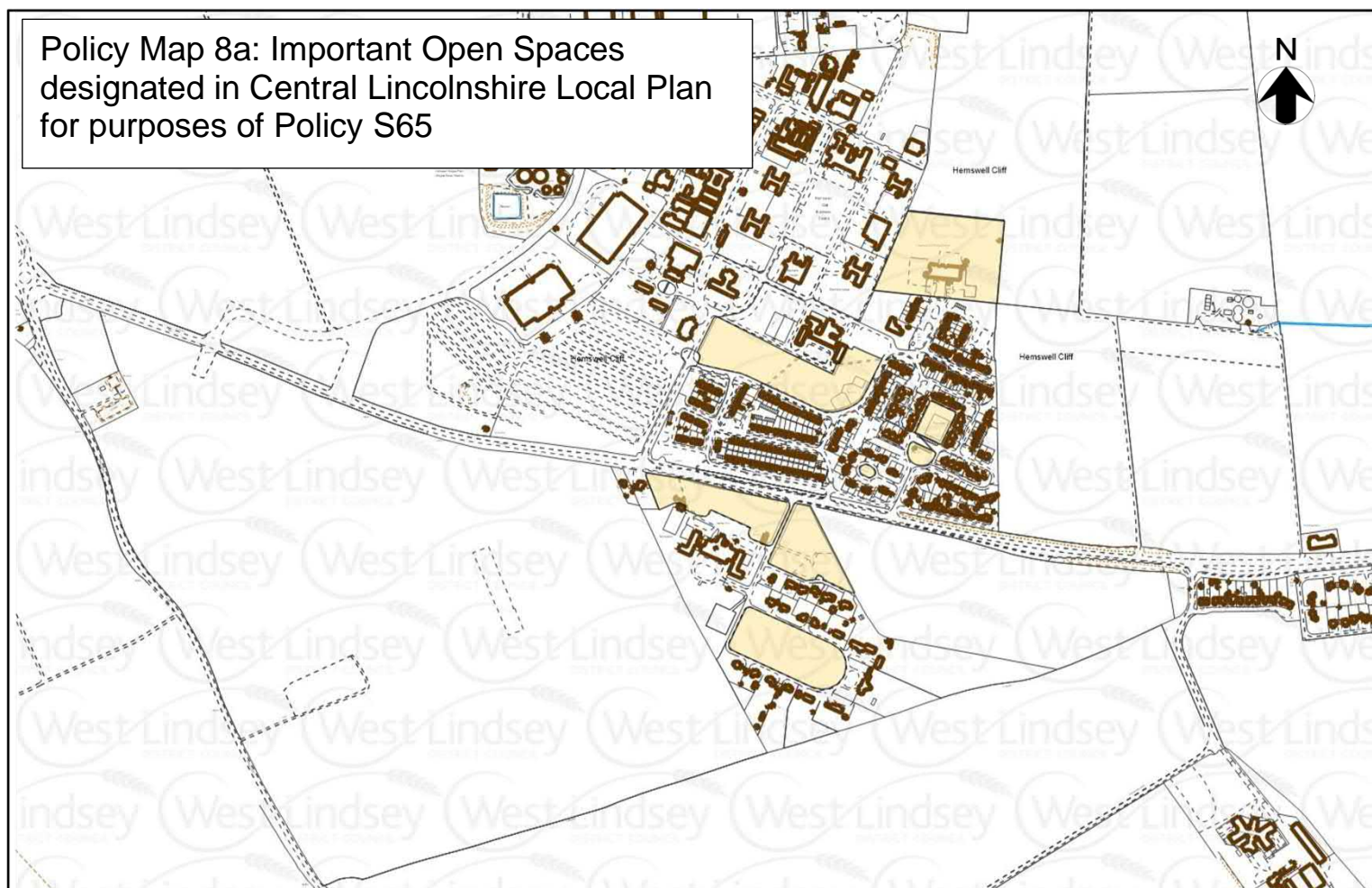
iv) Lancaster Green.

2. Development proposals will only be supported for LGSs in very special circumstances.

Policy 9: Biodiversity Net Gain

1. As appropriate to their scale, nature and location, development proposals should contribute to a net gain in biodiversity, through mitigation of adverse impacts and the incorporation of measures to support and diversify natural habitats and wildlife.







6 Monitoring and Implementation

- 6.1.1 The policies in this plan will be implemented by West Lindsey District Council as part of their development management process. Where applicable Hemswell Cliff Parish Council will also be actively involved, in line with the adopted Statement of Community Involvement, and will use this Neighbourhood Plan to frame their representations on submitted planning applications
- 6.1.2 Hemswell Cliff Parish Council will monitor how well the provisions in the Plan help achieving the Vision and Objectives set out in this Plan. They will also monitor the evolution of social, economic, environmental and demographic dynamics within the Parish, as well as changes at local and national levels, especially in terms of policies and legislations. Monitoring will also involve a critical review of the provisions in the plan, to establish how well they perform in such a changing environment.
- 6.1.3 It is anticipated that the need to review the Plan over this period will arise, for example if there are changes to national housing targets. Hemswell Cliff Parish Council will consider at its annual meeting every year whether the Neighbourhood Plan remains appropriate or requires review. Such a review will need to go through the NP review process and through extensive consultation with residents.
- 6.1.4 In exceptional cases, Hemswell Cliff Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.
- 6.1.5 Following review, the Parish Council will agree, in conversation with West Lindsey District Council, any proposed changes to the Neighbourhood Plan.
- 6.1.6 Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.



Appendix A: Community Aspirations

The Aspirations set out in this section were identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. They are presented as a collection of matters that cannot be addressed through land use planning policies but that are of importance to the community.

Hemswell Cliff Parish Council will seek collaboration with West Lindsey District Council, Lincolnshire County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), community groups, the private sector and individual residents to achieve and realise these aspirations and will consider using Community Infrastructure Levy (C.I.L.) resources and other financial resources to fund such interventions.

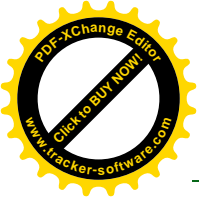
These Community Aspirations are not intended to be subject to Examination, Referendum or to form part of the Statutory Planning Policy Framework.

The following Community Aspirations have been identified:

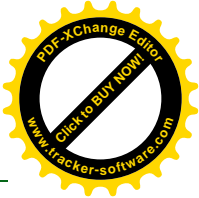
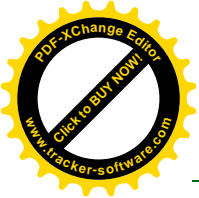
1. Improvements to the Green Open Spaces and Outdoor Spaces in the Residential Neighbourhoods.

Residents plan and work together to make Hemswell Cliff an attractive place to live so that people considering moving into Hemswell Cliff will be drawn to do so. This will be accomplished through the aspirations given below:

- a. Existing adventure playgrounds need to be maintained and upgraded when necessary so that children have adequate and safe spaces to play in. Benches secured next to playgrounds will enable child carers to supervise young children. New housing developments need to provide this open space and adequate playgrounds for children resident there.
- b. New footpaths within and around residential neighbourhoods and open green spaces will provide a safe place for children and adults, mobility scooters, prams and slow-moving bicycles to walk/roll along safely.
- c. Benches anchored into the ground and placed along footpaths and at beauty spots in open green spaces will provide places for people to meet or to sit alone and enjoy the outdoors.
- d. The planting of trees in the residential neighbourhoods north of the A631 will beautify this area and enhance the rural atmosphere.



- e. Community shrub and flower gardens planned out, put in and maintained by residents along perimeters and in designated areas within open green spaces will improve the look of the village neighbourhoods, increase community spirit and bring a sense of being a stakeholder in the village for those who participate or who see their neighbours working in the gardens. Community spirit can be developed by people sharing plants and gardening knowledge with each other.
- f. The creation of attenuation ponds in open green space will help alleviate flooding and when landscaped, provide a scene of beauty and relaxation as well as provide an environment for wild fowl, insects and amphibians.
- g. To prevent flooding after heavy rain or snowfall, drainage pipes need to be replaced with larger ones in some areas of the residential housing north of the A631.
- h. Collapsed drain pipe near the former Spa supermarket needs to be replace.
- i. A designated area of the green space for vegetable and fruit allotments for residents of the village will provide a place for people to get out in nature, grow their own crops, socialise with neighbours and share skills with one another.
- j. Landlords of rental properties need to ensure they maintain an attractive kerbside appeal to the land in front of the house for the benefit of all who see it.
- k. Ensure that the manager of the Sunday Boot Sale on the field adjacent to the residential area north of the A631 dispatches the litter collecting crew to the western portion of the neighbourhood to remove Boot Sale litter on Sunday afternoons.
- l. Residents design, make and maintain attractive landscaping at the entrance to the residential neighbourhoods north of the A631 at Capper Avenue. The attractive entrance will give residents, visitors and passers-by a sense of Hemswell Cliff as a pleasant place to live and visit and will encourage residents to take pride in the look of their front gardens.



- m. Residents work together in a team or teams to plan, make and maintain paths, gardens and water features in the open green spaces belonging to the Hemswell Cliff Parish Council. The beautified park areas will encourage people to come out to the park areas, walk, sit and meet one another.

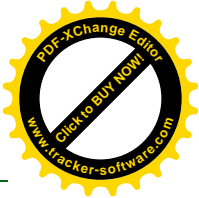
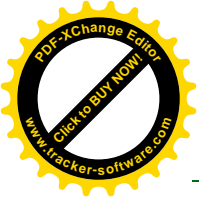
2. Road Safety and Noise Along the A631 Principle Road

- a) A legal move to slow traffic to 40 miles per hour is feasible and will provide some measure of safety for pedestrians, those in mobility scooters and cyclists when crossing the A631. As the Food Enterprise Zone increases in size and number of HGVs using the A631, a speed limit of 40 mph will also decrease the noise pollution that comes from a 50 mph speed limit.¹³
- b) A new pedestrian crossing will be needed when numbers of residents on the south side of the A631 and children and their care givers need to cross the A631 to access Capper Avenue and the children's playground there. A further pedestrian crossing will be needed further to the east, when a new residential development goes in to the south of the A631 and these residents need to cross to the south side to access the Post Office and shop.
- c) Current tarmacked footpaths along the A631 are overgrown and are as narrow as 20 to 25 centimetres in places. These need to be restored to a least 1 metre so that two people can walk side by side and so people can pass each other without having to walk in the long wet grasses and weeds.
- d) Some of the tarmacked footpath is located right next to the kerb so that when a HGV or a bus passes at 50 mph, one feels almost sucked into the road by the slipstream and this is especially frightening when the HGV comes up from behind. These sections of footpath which are right next to the kerb need to be moved away from the kerb by at least 1 metre.¹⁴

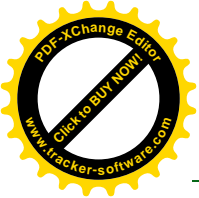
3. Developing a Community Spirit

¹³In urban areas with speeds of between 30 and 60 kph per hour, reducing speeds by 10 kph per hour would cut noise levels by up to 40%. Reducing 70mph and 60mph speeds on urban motorways would cut noise by up to 50%. Source: "Speed and Road Traffic Noise", a report commissioned by the UK Noise Association, December, 2019.

¹⁴The UK Highway Code Rules for Pedestrians, in speaking of pavements says "Where possible, avoid being next to the kerb with your back to the traffic."

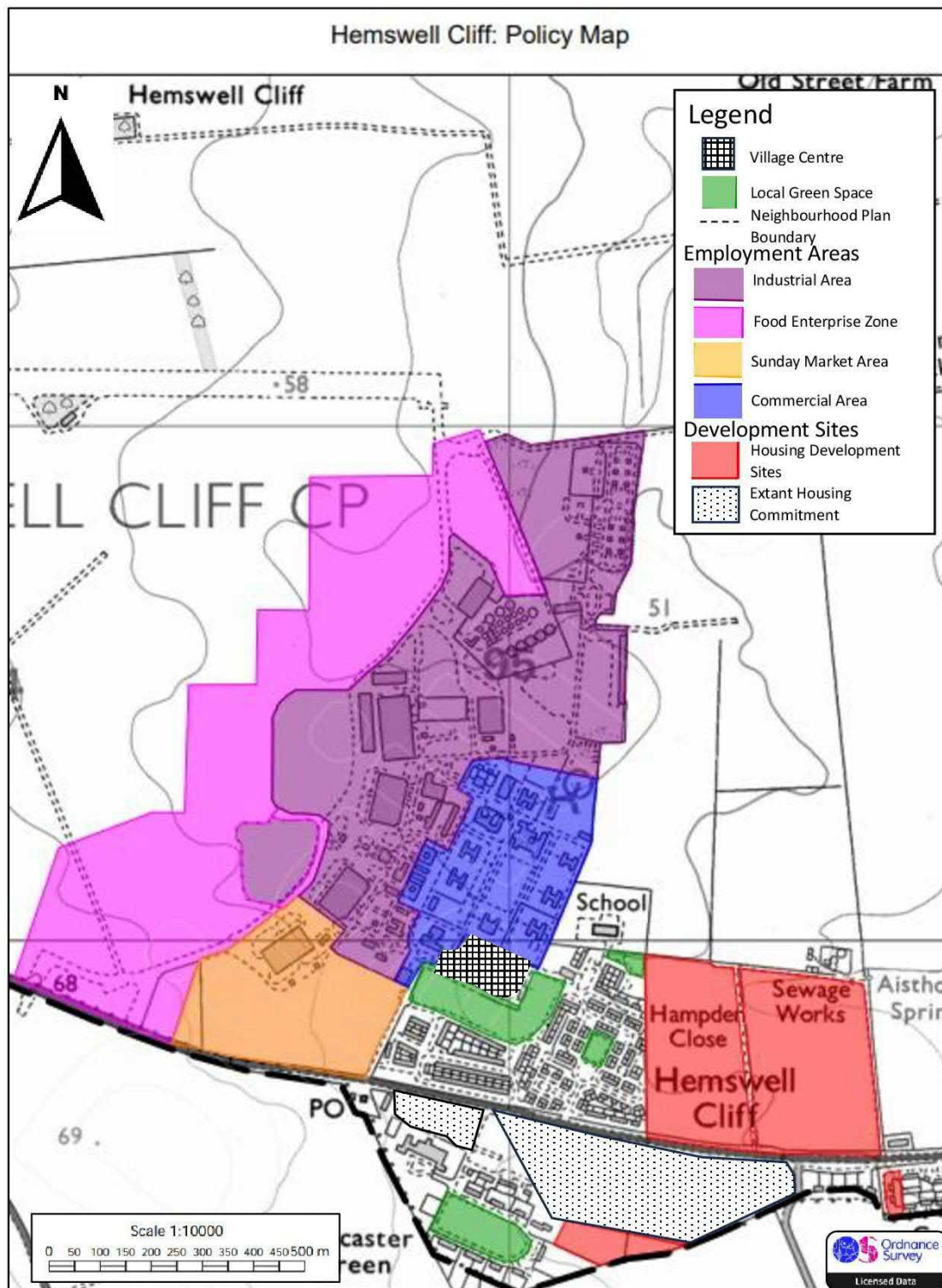


- a) Continue to develop the community spirit that exists in the village through occasional and regularly scheduled activities, workshops and events.
 - b) Communicate news of activities and events through the Hemswell Cliff Parish Council webpage, the Hemswell Cliff Residents Facebook page, the notice board near the post box outside the Post Office, flyers sent out via the primary school and entries in the Trent-Cliff Gazette. Occasionally flyers will be posted through doors and when there is a village centre, a noticeboard there will post announcements of activities and events.
 - c) Build community relationships through shared interest groups who work or play together in such activities as: sports, community or allotment gardening, mother-infant-toddler group, craft and chat, skill sharing, children and youth involvement, school volunteering, older folks with children and youth, music groups, dance groups, etc.
 - d) Provide a structure for community enterprise so that people work together to envision, plan, construct and implement improvements in the village.
 - e) Residents work together in a team or teams to plan, make and maintain paths, gardens and water features in the open green spaces belonging to the Hemswell Cliff Parish Council. The beautified park areas will encourage people to come out to the park areas, walk, sit and meet one another.
 - f) Celebrate RAF Hemswell Heritage through exploring the history of RAF Hemswell at the school and among adult residents who then take part in RAF Hemswell Day annually on the third Wednesday in September at the heart of RAF Hemswell, the Station Memorial at the site of the former Parade Ground. This celebration includes invitations to all residents, to special guest RAF officers, to RAF Scouts and to the local Vicar.
 - g) Create a Village Centre including the former Sergeants' Mess and surrounding areas, attractive for a range of new uses and also providing venues for indoor and outdoor activities, classes, clubs, meetings, thrift shop, cafe, offices for doctor and other services and small businesses and shops. This will include making a place for people who are isolated to come and meet others and for people of all ages to get involved with their community.
-



- h) Residents together put on annual events for bringing people together. These may include village fete (Big Lunch), stories on the green, pizza on the green with commercial pizza van, sports, exercises together or entertainment.
- i) Residents design, make and maintain attractive landscaping at the entrance to the residential neighbourhoods north of the A631 at Capper Avenue. The attractive entrance will give residents, visitors and passers-by a sense of Hemswell Cliff as a pleasant place to live and visit and will encourage residents to take pride in the look of their front gardens.
- j) Continue to invite Police Auxiliary Officers and Police Officers to Hemswell Cliff activities and events so that they are known people in the community.
- k) Invite participation of service organisations and charities such as Positive Futures, Sports Partnership, and the Young Oasis Project to come to the village to lead work with children and youth. Invite charities such as Age Concern to run activities for the older residents.

Appendix B: Neighbourhood Plan Area Policy Map





Appendix C: Glossary of Terms

Affordable housing - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provision for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Building for Life – An accreditation system intended to raise and verify the quality of housing development, using 20 criteria including sustainability, urban design and social/community factors (<http://www.builtforlifehomes.org/>)



Community Consultation – Systematic involvement of the local community within the Neighbourhood Area in the preparation of the Neighbourhood Plan (See-**Regulation 14**).

Community Infrastructure Levy (CIL) - Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure, such as transport schemes, schools and leisure centres.

Local Connection – In relation to affordable housing eligibility, individuals who either are current residents or have an existing family or employment connection to the local area.

Local Plan Review – a local planning authority should review its Local Plan at regular intervals to assess whether some or all of it may need updating to meet any changes required. Local Plans are generally reviewed every five years.

My Community – Locality - is a national government membership network supporting local community organisations in assisting and funding of neighbourhood plans.

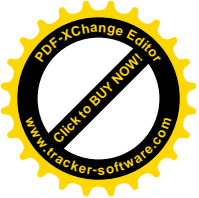
Regulation 14 - A qualifying body (Parish Council) must publicise the draft neighbourhood plan for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal.

Central Lincolnshire Local Plan (CLLP) - The statutory joint Local Plan for the area covered by the districts of West Lindsey, North Kesteven and the City of Lincoln. Together, the Local Plan and any Neighbourhood Plans which have been duly made form the statutory Development Plan.

Section 106 – Under Section 106 of the Town and Country Planning Act 1990, a local planning authority and a land owner or developer may agree actions to relating to the development of land - normally to mitigate impacts that might not otherwise be acceptable. Sometimes developers can self-impose obligations to pre-empt potential objections to planning permission being granted. They may cover things like provision of affordable housing, highway improvements and open space provision.

The National Planning Policy Framework (NPPF) - The government's planning policy document adopted in March 2012 (amended in 2018 & 2019). The National Planning Policy Framework includes a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Tree Protection Order - An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent



the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority

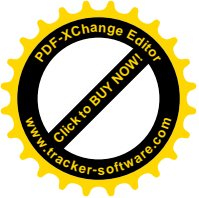
Use Classes Order - The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Generally, planning permission must be obtained to change the use of a building or land to another use class, but Planning permission is not required to change the use of a building or land to another use within the same Use Class, and some changes between different Use Classes are also permitted. The current Use Classes are listed and defined below.

Class C

- **B2 – General Industrial**
- **B8 – Storage and Distribution**

Class C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
- **C3 Dwellinghouses** - This class is formed of three parts
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
 - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
- **C4 Houses in multiple occupation** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.



Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

- In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly **defined local community uses**.
- **F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:**
 - **F1(a) Provision of education**
 - **F1(b) Display of works of art (otherwise than for sale or hire)**
 - **F1(c) Museums**
 - **F1(d) Public libraries or public reading rooms**
 - **F1(e) Public halls or exhibition halls**
 - **F1(f) Public worship or religious instruction (or in connection with such use)**
 - **F1(g) Law courts**
- **F2 Local community – Use as defined in 4 parts:**
 - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
 - **F2(b)** Halls or meeting places for the principal use of the local community
 - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
 - **F2(d)** Indoor or outdoor swimming pools or skating rinks



Sui Generis

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

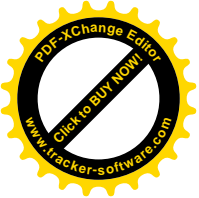
Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

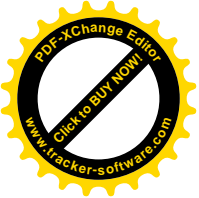
- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as 'Sui Generis' use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D1(a)
- concert halls – from 1 September 2020, previously Class D1(b)
- bingo halls – from 1 September 2020, previously Class D1(c)
- dance halls – from 1 September 2020, previously Class D1(d)

The Use Classes information presented above has been extracted and abbreviated from the Planning Portal

https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Figure 8 Table of Use Classes





Appendix D: Hemswell Cliff Character Assessment



Hemswell Cliff Character Assessment

October 2019





Hemswell Cliff Neighbourhood Plan



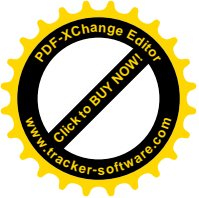


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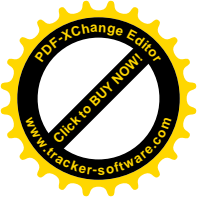
1. Introduction

- 1.1 This Character Appraisal describes the overall character of Hemswell Cliff as a village, as well as the character of its individual neighbourhoods. It forms part of the “evidence base” for the Hemswell Cliff Neighbourhood Plan, informing its spatial strategy and design policies, serving as a supplementary planning document to the Neighbourhood Plan, and providing the basis for Design Guidance for Hemswell Cliff.
- 1.2 The location and design of developments such as new housing, new buildings for business use, new community and service buildings, and extensions to existing buildings should be informed by, and respond appropriately to, the character and history of Hemswell Cliff, as described here, as well as by best practice in sustainable design and construction.
- 1.3 What are now the commercial and industrial parts of Hemswell Cliff focus on, and extend from, the original operational heart of the RAF base from which the village originates. The legacy of recognisably military buildings, within a strong, regimented and symmetrical layout, with formal planting and landscaping and a mixture of functional, recreational and aesthetic spaces, is central to Hemswell Cliff’s distinctive and special character. This extends from the operational core and runs through the residential areas.
- 1.4 A building listed (Grade 2) as being of architectural and historic interest, the former Officers’ Mess, now Hemswell Court, is an iconic building that majestically reflects the exact way officers’ messes were back in the 1930’s when it was built. The former officers’ houses on Lancaster Green also originate from the same period and beautifully reflect typical RAF officers’ housing at that time. There are other officers’ houses from the 1950’s and the mostly post-war “married quarters” housing for other RAF ranks is generally of a good quality, with gardens for each family home and open spaces for all to enjoy.
- 1.5 A defining characteristic of Hemswell Cliff’s landscape, as a former RAF base, is the large areas of open, mowed grass lawns as well as, in many parts of the neighbourhoods, trees, especially pink blossoming cherry trees, fruiting cherry trees, rowan trees, apple trees, and an array of prunus varieties. As growth comes to Hemswell Cliff, the current ratio of green space to houses needs largely to be maintained.
- 1.6 This character assessment paves the way for Design Guidance appropriate to the village and to national policy.

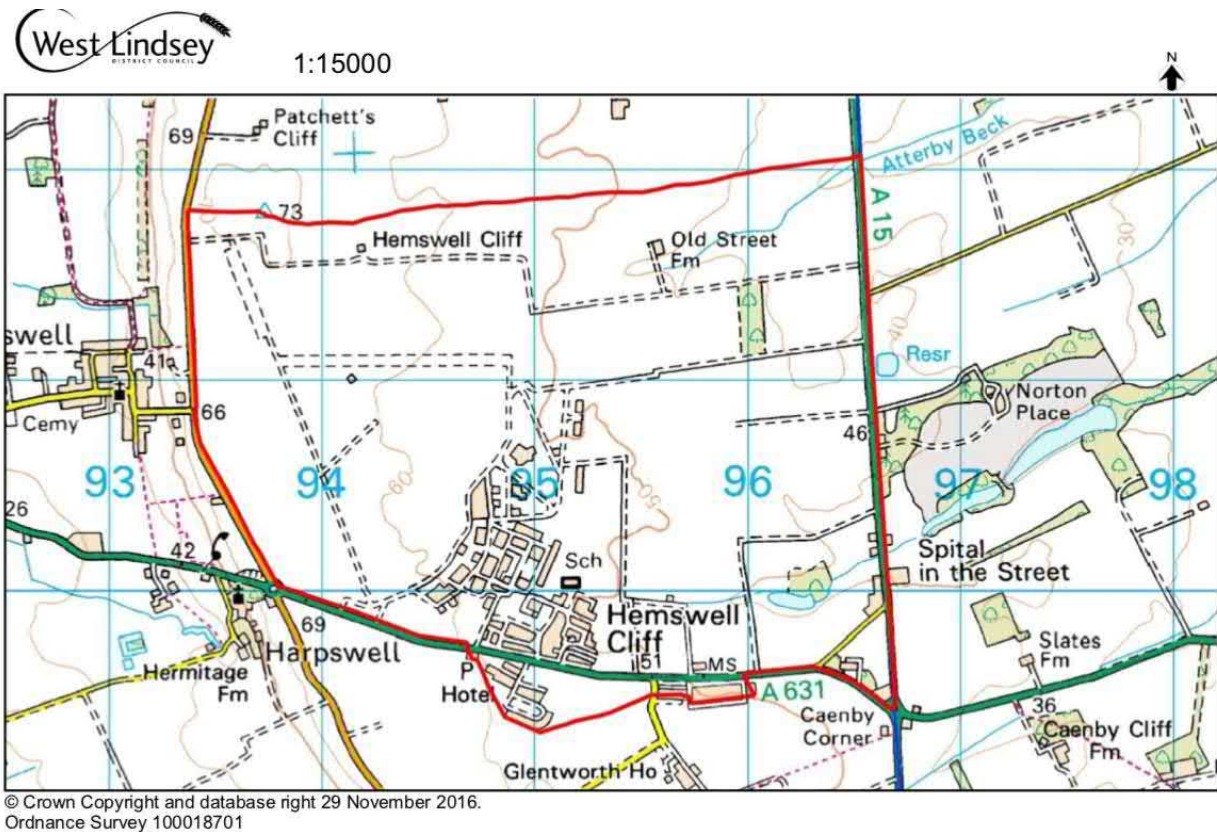


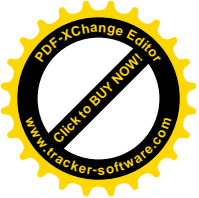
2. How to use this report.

- 2.1 The Report will be used to identify design principles and recommendations that will be expressed in Design Guidance which will be used by the Local Planning Authority when assessing planning applications developers should take fully in to account in the design of their proposed developments. Those principles, and request modification to or even refuse applications that cannot demonstrate to have taken such principles into adequate consideration. The principles and recommendations section will be set for each Neighbourhood Area and will be referenced in relevant Neighbourhood Plan Policies.
- 2.2 Evidence and information drawn together in this report relates not only to the form and character of the built and physical environment, but also to how people live and work in Hemswell Cliff. As such, the information is central to the development of the Neighbourhood Plan's strategy and policies.
- 2.3 Extending beyond the Neighbourhood Plan's regulatory function as part of the statutory Development Plan, this report also supports the development and articulation of broader community aspirations. It sets context for designing and considering schemes affecting the functioning and appearance of the public realm, including those interventions that cannot be directly controlled through the planning system (e.g. road resurfacing, traffic management, planting, etc.). It can also inform the Parish Council's priorities for Community Infrastructure Levy (C.I.L.) spending strategies, S106 agreements, funding applications, and community-led initiatives.



Hemswell Cliff Designated Neighbourhood Plan Area

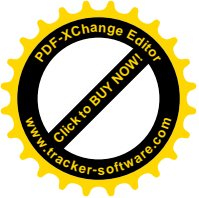




3. General overview of the Neighbourhood Area

Surrounding Landscape and Natural Features of the Wider Area

- 3.1 The East Midlands Regional Landscape Character Assessment (2010) places the Neighbourhood Plan Area within the Character Area referred to as “Limestone Scarps and Dip-slopes”, a long, narrow area with a north-south alignment encompassing the limestone escarpment of the Lincolnshire Cliff north and south of Lincoln, rising eastwards from the Trent Vale. Geologically, the area is underlain by Jurassic limestone, and the Neighbourhood Plan Area currently falls within the Limestone Mineral Safeguarding Area, as defined in the Lincolnshire Minerals and Waste Local Plan. The type of bedrock and superficial geological condition influences the soil of the Vale (and consequently the Parishes), which is generally a lime-rich loamy soil, moderately fertile, mostly classified as a Grade 2 Agricultural Area. The area is free-draining, thanks to the underlying limestone and chalk layers, and this explains the shortage of natural open watercourses in the area (although dykes and drains are present). The topography and soil allow for extensive agriculture, and in fact the village of Hemswell Cliff is surrounded by arable lands, agricultural fields, and agro-processing industrial facilities.
- 3.2 From a landscape point of view, the Limestone Scarps and Dip-slopes area represents a prominent landscape feature when viewed from the Trent Vale and toward the spring line villages at the base of the escarpment, or looking down on the Vale from the elevate vantage point close to the edge. The latter vista can be enjoyed travelling westward from Hemswell Cliff, but not from the village itself, which sits in a relative flat area of the dip slope and it is surrounded by large, open rural fields. The flatness of this part of the dip slope promotes the presence of medium to large fields with a strong geometric character. Intensive agriculture has resulted in the removal and decline of hedgerows to accommodate large machineries. This has reduced habitat and shelter for birds and other animals, already limited because the dip slope is sparsely forested or covered in grass land.
- 3.3 Settlements in this landscape area are quite evenly spaced in a linear fashion, either at the base of the escarpment (corresponding with places where springs emerge from the limestone bedrock, hence the name “spring-line villages”), or further to the east of Ermine Street, on the margins of the adjacent fenland fringes (again in correspondence with emergent springs). Ermine Street, a Roman road probably built following an even earlier route, is a key landscape feature that acts as a “spinal cord” for the whole landscape, with longitudinal and elongated parishes running roughly at right angles to the road, on both sides.
- 3.4 In this regard, Hemswell Cliff is an exception, due to its origins as a military airfield.



Due to the absence of substantial villages, its dryness and its flatness, the limestone dip slope was ideal for the construction of airfields. The later conversion of the redundant air base into a residential and business settlement has placed Hemswell Cliff in an unusual location for a settlement, in between the scarp and Ermine Street. The original purpose and form of the military base is still evident in the layout, built form, and spacing of open space in the village, as well as building design and resulting housing tenure in different parts of the village.

- 3.5 West Lindsey District Council's Landscape Character Appraisal Study (1999) identifies an almost identical Character Area (called "Limestone Dipslope"), but presents more in-depth analysis of the geology of the parishes, highlighting the presence of Lincolnshire limestone and Jurassic clays which become overlain by the drift deposits of alluvium, boulder clays, coversands and gravels.
- 3.6 The appraisal highlights the values of landscape diversity and contrasts in landscape character. The Appraisal Study recommends a number of landscape objectives and principles that should be considered and replicated in the Neighbourhood Plan. In particular:
- Management of hedgerows and verges along enclosure roads will ensure that these distinctive landscape features are retained.
 - There may be opportunities to retain the runways and key airbase buildings (traffic control towers, hangers) as focal points in the new development to conserve links with the history of the site.
 - Existing trees and hedgerows on the fringes of villages provide a diverse, relatively soft edge. Any new development should be accompanied by new planting which is designed to frame rather than screen views from the surrounding farmland.
 - The existing mature trees within most of these villages help to assimilate a variety of architectural styles and to provide a distinctive sense of enclosure. New developments should be designed to incorporate trees of stature (ash, horse chestnut, oak) as focal points *within* the overall layout, as well as on boundaries.

4. Village Character

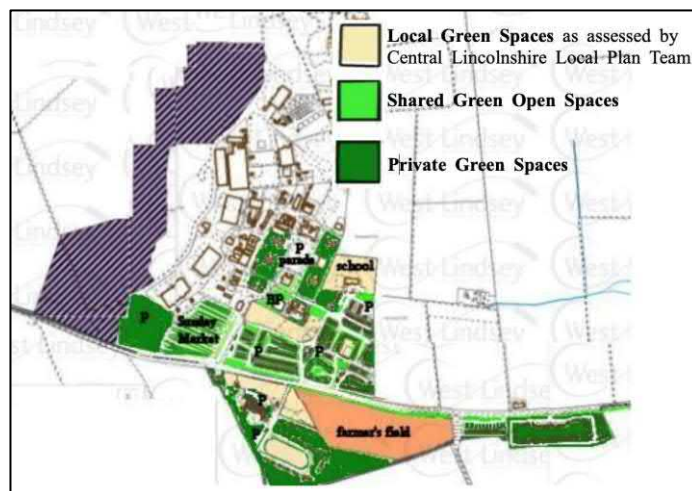
Open Green Space

- 4.1 Being a development of houses that came into being between 1938 and the 1950's, (except for a few new-builds which have kept to the same spacious standards) houses in Hemswell Cliff all have views to open grassed area or have grassed areas very nearby to which residents can walk for leisure enjoyment and tranquillity. Many have trees to enjoy and for children to play in and under. The Google satellite image clearly shows the great number of green spaces there are in Hemswell Cliff.

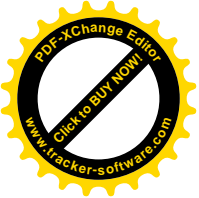
Map of Residential and Business Green Spaces



The satellite image clearly shows the great amount of green space in Hemswell Cliff.



There is a large grassed field belonging to the Hemswell Cliff Parish Council which is available for use by all residents. Outdoor events, open to the whole village, take place here. The playground is owned and maintained by the Hemswell Cliff Residents' Company.



A second playground (not pictured here) is located in the open green space overlooked by houses on Minden Place. There is a double football and tennis ball court built and maintained by the Parish Council for the use of all residents and it is greatly used, especially by the youth of Hemswell Cliff.



The Parish Council has also provided a sheltered seating area and a climbing wall, both of which are used by the youth, with younger children especially enjoying the climbing wall.



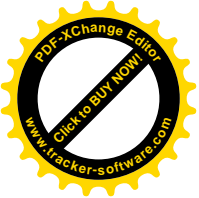
Some homes have large front gardens as well as back gardens.



Local residents have a good deal of open green space in front of their homes.



Many homes have views to farmers' fields as well as having their own gardens.



Hemswell Court, the former Officers' Mess, is a Georgian style WWII landmark, Grade II listed, featuring spacious landscaped grounds and a diverse collection of mature trees.

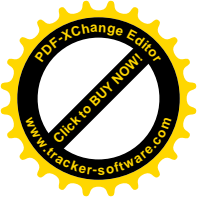


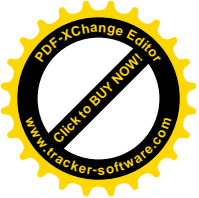
Satellite image reveals abundant green space at Hemswell Court.



Blossoming cherry trees are planted throughout the residential and business areas of Hemswell Cliff. New developments would do well to tie in with the existing village by planting blossoming cherry trees.





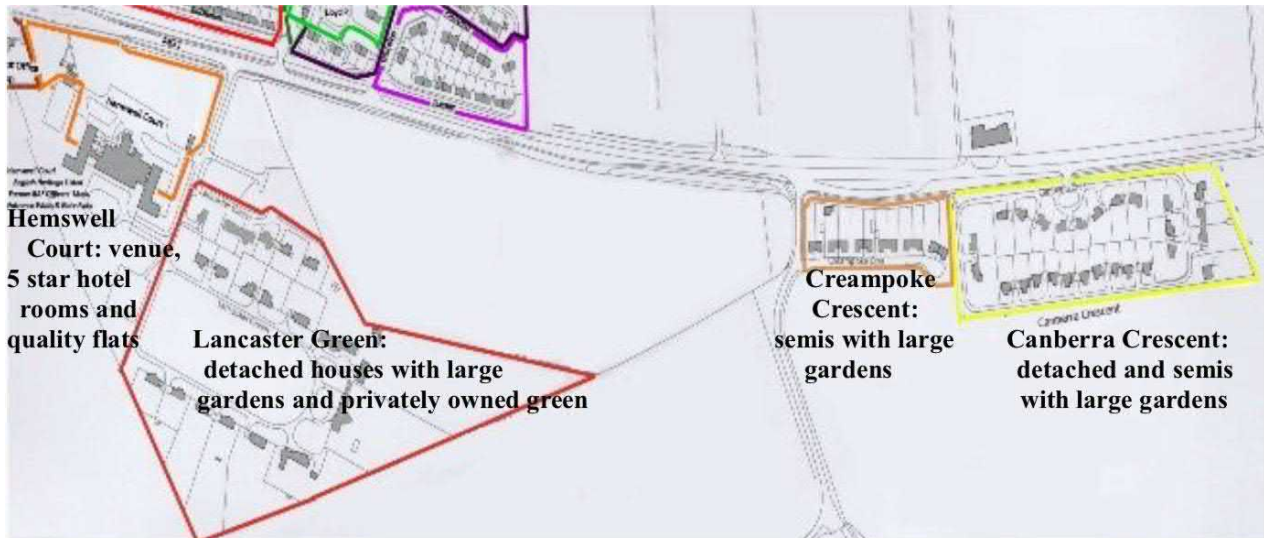


5.Character of the Residential Neighbourhoods of Hemswell Cliff

- 5.1 The character of the different neighbourhoods in Hemswell Cliff has been in great part defined by the history of the buildings and how they were originally separated purposely in order to keep Royal Air Force officers' and other ranks' housing geographically partitioned. This dichotomy (difference) can be observed simply by looking at the former Officers' Mess (now Hemswell Court) and the former officers' houses (around the green oval at Lancaster Green and the rectangular development of detached houses at Canberra Crescent) and contrasting these to the former Sergeants' Mess and the other ranks' houses.
- 5.2 This former RAF Hemswell is rare in its layout because it has kept its pre- war road layout and has an RAF ambience although now is privately owned. Additional houses were added post WWII, including farming cottages (Creampoke Crescent) and semi-detached sergeants' houses (Gibraltar and Plassey). The resulting different neighbourhoods are geographically separated by the A631, with large former officers' houses to the south and other ranks' smaller and sometimes terraced houses to the north.
- 5.3 There is a wide division too between the cost of the properties so that a professional income level is needed to own a home on the south of the A631 whereas houses to the north vary greatly in price from middle income properties to housing affordable to those on low incomes. This difference in size of properties, style of houses and housing costs has naturally brought about a difference in socio-economic levels and life styles which causes residents of different neighbourhoods, generally, not to come in contact with those of other neighbourhoods. Some residents purposely get to know people from the entire community.



6. Neighbourhoods South of the A631



Hemswell Court

- 6.1 Hemswell Court is a Grade II listed building because it retains its WWII RAF layout, Georgian architecture and preserved trees. Grand events are hosted here in the beautifully decorated and furnished rooms and public voting takes place here. Hotel rooms, events, and dining and fireworks displays are of top quality and there is a tennis court and extensive gardens for the use of guests. A number of high-quality flats are located on the north side of the building and these are rented by residents who enjoy the small private gardens, parking spaces and a quiet, peaceful, secluded lifestyle.



Hemswell Court flats are spacious and of the same high-quality build as the Court



Primrose Room, Hemswell Court

itself. Flats include gardens of varying sizes.



Lancaster Green approach to Hemswell Court



View to a garden of a Hemswell Court apartment

Lancaster Green

- 6.2 Lancaster Green consists of 10 former officers' houses of Georgian style, all detached with four bedrooms and more, all with large gardens. Two of the houses are three storey. There are 2 houses on the green built post-war which do not have a Georgian design and have 3 bedrooms. Along the entry road and along the spur of Lancaster Green are 7 further detached houses built between 1950 and 2010. There is also one new build on the green, the architecture of which blends in perfectly with the wartime builds of the late 1930's.
- 6.3 Houses have 3, 4, 5 and 6 bedrooms. All of the road is privately owned and maintained. The green is jointly owned, is a shared private space and has a covenant agreement requiring each owner to keep his/her piece of the green mown and not built upon. Neighbours of the green all know each other by name and form a small community, as do the residents on the spur of Lancaster Green. There is a positive community feel to the place and residents' value their residences for the large, quality homes, extensive gardens, front views to the private green space, and the tucked away feeling of being on their own with a manageable number of friendly and supportive neighbours. Many express the view that they like being a small community of considerate and caring people. They have formed a Neighbourhood Watch here to help maintain safety for all.



View of former Wing Commander's house on Lancaster Green from the green



View of the straight spur of Lancaster Green



The house built in 2000 fits in well with design of the RAF war-time houses

Creampoke Crescent

- 6.4 Creampoke Crescent is a cul-de-sac made up of 12 semi-detached houses, each with a garage, good-sized back gardens and with southern frontal views to open fields. These were originally cottages attached to a local farm and were built in the 1950's. The residents enjoy a quiet life and most of them know and get along well with their neighbours. The single access from Dog Kennel Lane isolates the street and helps keep residents and properties safe.

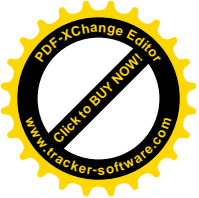


A view of Creampoke Crescent

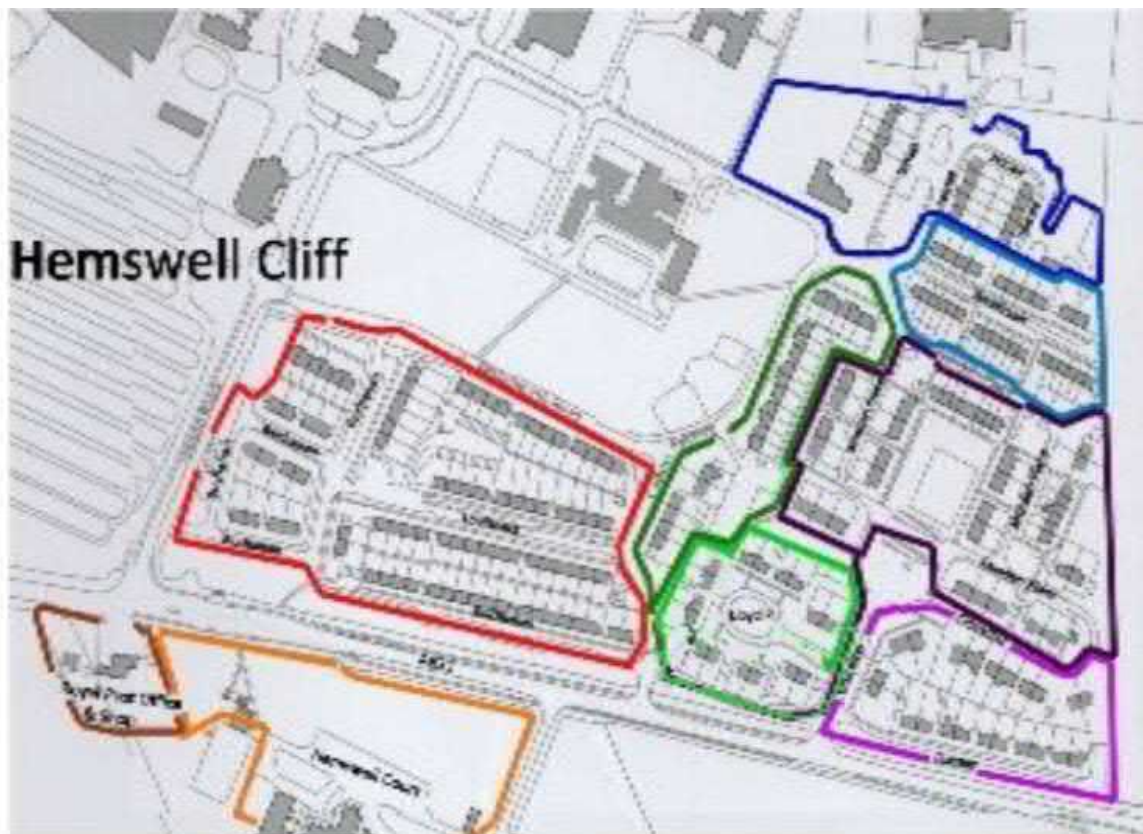
Canberra Crescent

- 6.5 Canberra Crescent is a circular or rectangular road with one central access off the A631. The 27 former RAF officers' houses are detached and built to face the privately owned and maintained road, with back gardens adjacent to each other. All have garages, driveways and large gardens. Residents are content with being a small, quiet community whose residents support one another. The secluded road and adjoining back gardens provide natural surveillance which the residents appreciate.












7. Neighbourhoods North of the A631



Neighbourhoods North of the A631

-  **James** -- Owner occupied and rented; terraced with gardens; one detached; shared car park and 6 garages
-  **Anderson** – Owner occupied and rented; terraced with gardens
-  **Minden** – Owner occupied and rented; semi-detached and terraced with gardens and open green spaces; single garages grouped together nearby
-  **Capper** – Owner occupied and rented; terraced with gardens
-  **Plassey & Gibraltar** – Mostly owner occupied, semi-detached with gardens and single garages
-  **Lloyd Place** – Owner occupied semi-detached with gardens, garages, and shared open space
-  **Bettesworth, Louisberg & Buchanan** – Primarily rented, some owner-occupied, terraced and semi-detached with gardens, shared car park and numerous single garages

James Road

- 7.1 James Road runs parallel to and behind Copper Avenue. There are five terraced houses facing east, a large carpark, and six garages clustered together near the school. The back gardens abut those of the Five terraced houses directly behind them on Copper Avenue. A paved footpath runs between the south end-terraced house on Copper Avenue and the one on James Road, which also means it runs behind 5 of the back gardens on the north side of Anderson. There is another footpath running between the first five terraced houses on Anderson and the next Five terraced.



- 7.2 These footpaths running between and behind houses are part of a Radburn style of housing development, designed to allow movement through the development, easy access to neighbours' houses and to carparks. The principle is to allow community flow of residents to encourage social cohesion, but in practice, the Commission for Architecture and Built Environment (CABE) working alongside the



Design Council between 1999 and 2011, did six case studies which showed that “an unbroken perimeter block layout sets very clear definition of public fronts of buildings and private amenity space behind, with no rear access [which] improves the security of dwellings and back gardens” (from report, *Creating Safe Places to Live Through Design* by CABE and the Design Council) For many of the remaining streets of Hemswell Cliff north of the A631, there are block layouts of houses with gardens in back abutting each other, but footpaths running alongside and between back gardens do not allow totally private space and also allow easy access to back gardens by hopping a fence. The public space and private space is defined, but the private space is far too intersected by public footpaths to provide high security.

- 7.3 The *Creating Safe Places by Design* research also found that safety from theft and vandalism of cars is at its best when “parking is well integrated into the streets and overlooked from surrounding housing, most of which is on-plot or in small courts at the front of the dwellings or in street lay-bys(...). If rear or side parking courts are used, they require careful design at a detailed level to ensure they are small, close to owner’s dwellings, overlooked by occupied rooms and without opening significant rear access to many dwellings. They should not connect to footpaths and should have landscaping and design detail that matches the design quality of the “front” of schemes.” This carpark to the front of James Road and behind Anderson is large enough for 20 cars, opens up access to the rear of houses on Anderson and is connected to two footpaths. This type of design needs to be avoided in planning any new housing developments at Hemswell Cliff in order to increase safety by design.
- 7.4 ***Radburn-inspired development*** typifies some of the remaining streets north of the A631. The Radburn design began in New Jersey, USA, in 1929, and its British interpretation featured streets to the back of houses, where cars could park, while footpaths with gardens and lawns were to the front of the houses. This was in order to allow residents to walk to amenities and to each other’s homes without having to use the street, thus avoiding cars. This design scheme became popular in the UK but has not always worked out well in large housing estates such as Hemswell Cliff.
- 7.5 This is because some of the houses have a street in front of their houses as well as in back of their houses, such as on the south side of Anderson Road. This means that it is hard to tell which is the front and which is the back of the house, and these houses have two sides exposed to the public view so that the back side, where they park their cars, has different styles of fences and different places where the Royal Mail must leave their post—some at the front of the house, and some at the back.



Anderson Road

- 7.6 Many of the terraced houses on Anderson Road are owner-occupied and well maintained inside and out. Rented properties too are well maintained. The Google satellite image shows clearly that the houses on the north side of the road (lower part of the photo) have the road and footpath as well as parking to the front of their houses, while their back gardens have access to a large carpark and cluster garages to the back. Here the fences are in line which makes for an attractive appearance. On the south side of the road (shown in photo here) there are also parking bays on the road and behind the houses, where some have garages and some do not. Each home owner has built his or her own fence and as these do not line up and are of different materials, it makes for an irregular and some would say untidy look to the backs of the houses even though they are for the most part well maintained. Postal letter boxes and slots are at the front of the house for some, and at the back of the house for others, which can be confusing for anyone delivering post or fliers.
- 7.7 The Google street view images here show Minden Place which is the back road behind the Anderson Road houses. This clearly shows the neatly maintained back gardens and garages as well as the unsystematic fencing structures and footpath between Anderson Road and Minden Place. Many of the residents are stakeholders, committed to maintaining their properties to a high standard and are active in community involvement for the betterment of Hemswell Cliff.



Anderson Road, fronts of houses



View from Google satellite shows roads in both the front and the back of the houses.



Minden Place

- 7.8 Minden Place is atypical of most residential streets because it runs behind Lloyd Place houses (on the oval), continues northeast and joins a large rectangular circle road with a spur to the south-east. The layout of houses here is most in keeping with the Radburn style of development because there are no roads to the front of these houses, only green space, footpaths, and pruned hedges. Residents' front doors open onto green space and footpaths and cars are parked to the back of the houses. Some of these houses have garages near the house, and others have access to the rows of 20 garages along the Minden Place spur. There are two carparks at corners of Minden Place, many green corridors and green open spaces. The satellite image below clearly shows the fronts of the houses having footpaths bordered by hedges and views to the open green space and playground for those houses built around the green.

- 7.9 Houses to the west also have fronts facing footpaths and hedgerows, with parking

to the back. It is the same for the houses on the south side of the spur of Minden Place, their front doors facing a footpath to the south and their letter boxes positioned where the front doors are. Two semi-detached houses on Minden face the road with back gardens behind, but the remainder of Minden Place is in the style of a Raburn development.

- 7.10 When the year six children of the Hemswell Cliff Primary School did a walkabout with the Steering Group and consultants from OpenPlan, they were almost unanimous in saying they loved playing at the Minden playground best because they felt safest there, away from the roads and the public eye, and that they felt watched over by residents who could see them from their houses. Some disadvantages to the design are that the residents have no truly private space because their back gardens are along the road with wooden fences to afford some privacy and it can be confusing to know whether one enters by the front or back door when visiting.



Footpath to fronts of terraced houses



Footpath to fronts of large semi-detached houses



Large semi-detached houses surround playground



Back gardens and driveways along the road



Bank of garages along Minden Place



Open Green Space and footpaths between houses are enjoyed by many, especially the children.



These semi-detached houses face the road and have garages.

Capper Avenue

- 7.11 Capper Avenue is the main road into the northern housing estate of Hemswell Cliff. Most of the houses are terraced, and there is one semi-detached house along the curve of Capper Avenue. The front doors face the street, and back doors and gardens of more than half of them face green mowed avenue and footpath, whilst a few of the houses have back gardens and garages that open onto a Capper Avenue carpark. Some of the houses are owner-occupied, and some are rented, with most of the homes being kept attractive with tidy front gardens and back entryways.
- 7.12 There are a number of small green spaces along Capper Avenue which provide a pleasant natural feel to the neighbourhood. In the photo to the right, a footpath is visible straight ahead, that leads to the carpark and to further footpaths to Lloyd Place and to Minden Place. These interconnecting footpaths make it easy for residents to walk to each other's homes without crossing many roads, but also provide lack of secure back gardens. Many older children and youths enjoy moving round the neighbourhood together on foot or on bicycles. The former NAAFI and SPAR shop is now a detached house with extensive gardens.



View to some houses on Capper Avenue

Capper Avenue carpark behind houses

Plassey Road and Gibraltar Road

- 7.13 Plassey Road and Gibraltar Road together make up a small and accessible but partitioned neighbourhood. These houses were built in such a way as to keep them somewhat separated from the other houses because they were officers' houses. The semi-detached houses are all built to a high standard and comprise driveways with garages and good-sized back gardens. The residents of this community tend to know each other and feel comfortable in their relationships to one another. There is a fence and hedgerow separating Gibraltar Road from the parallel footpath that runs past the front doors of houses on Minden Place. The road is privately maintained by the home owners on these two roads and there are some parking bays along the road.



View of corner of Gibraltar Road with Minden Place houses behind and hedgerow separation



View of Plassey Road

Lloyd Place

- 7.14 Lloyd Place is comprised of good-sized semi-detached houses built around a small, oval green. Although connected to the carpark of Capper Avenue via a

footpath, there is a feeling of seclusion here due to the layout. Each house has a driveway and garage, a large swathe of Residents' Association maintained lawns between the footpath and their own front lawn or garden and fenced back gardens. The houses to the south of Lloyd Place abut Minden Place and have driveways and garages on Minden, with gateways through to their back gardens and houses. The houses to the west and north have driveways and garages on the front side of their houses, with access from Lloyd Place. This small cul-de-sac, hidden away from the rest of the neighbourhoods, is a quiet and peaceful idyll inside a large housing development. Residents are very pleased with the situation here.



View upon entering Lloyd Place



View from the central green towards north



View from community green strip around oval



Two garages and back gardens on Minden

Bettesworth, Louisberg & Buchanan Roads

- 7.15 This area is a community formed of mostly terraced and some semi-detached houses which all are built to the same high RAF standards as the other homes of the village. Some houses are owner-occupied, but the majority of these houses

are rented or leased from landlords. Many of the residents keep their properties looking attractive, although a minority are less well maintained. Some residents from this neighbourhood go out of their way to add value to the entire community by running a youth club for resident young people. Back gardens are small, but since some of the families living here are related to one another, they sometimes gather in small groups on the areas of lawn to the fronts of their houses, sitting on lawn chairs, to socialise.

- 7.16 At times residents have been seen enjoying the shared green space near the A631 to set up children's play activities. Back garden spaces are not as secure as they could be because footpaths run between all of these back gardens except the ones between Buchanon north and Buchanon south. There are garages clustered together in an open space between Bettesworth and Louisberg, as well as a bank of garages on Buchanon, parallel to Gibson Road to the west. There are also some garages on Buchanon and Capper. A small car part is located at the west end of Louisberg Road.



Terraced houses on Bettesworth



North-south segment of Bettesworth



Houses on Louisberg and carpark



Louisberg houses and shared green strip



Louisberg entrance to garage area & footpath



Louisberg garages



Bettesworth Road and houses



Bettesworth garages viewed from A631



Residences at Post Office and Next to Post Office on A631

7.17 There are two residences which are part of Hemswell Cliff which are not in any of the afore mentioned neighbourhoods. These are the house above the Post

Office/Today shop and the detached house next to the Post Office/Today shop. These residents do not have any near neighbours except each other: notwithstanding being on the periphery of the village, they are integral part of village life. In one sense, the owner of the house which is the Today shop and Post Office knows more people in the village than any of the other residents because so many of the residents use the shop and Post Office.



Today shop and Post Office with house



*House next door to Post Office & shop
and HC Parish Council Notice Board*

Spital-in-the-Street

- 7.18 Spital-in-the-Street is a small hamlet situated on the A15, only 1 mile from Hemswell Cliff. Houses on the west side of the A15 and north of the A631 are considered to be part of Hemswell Cliff as regards planning and development. (The east side of the road is in the Bishop Norton planning area.) There is a centuries' old history to this little hamlet which is summarised in the history section of the Neighbourhood Plan.

Housing and Residents at Spital-in-the-Street

- 7.19 There is one semi-detached house with garages on Spital Avenue and a further four detached houses along the west side of the A15. These houses are beautifully maintained and landscaped. One resident from there reports that there is a feeling of isolation there in Spital although neighbours do know each other by name and have amicable relationships. One resident of Spital is a member of the Parish Council of Hemswell Cliff so there is some good communication taking place

between the hamlet and the village of Hemswell Cliff. Neighbours tend to know fellow neighbours on the same side of the A15 and not those on the opposite side, for the obvious reason that a major highway runs between their houses. At least one resident has shared that there is no safe footpath from Spital to the petrol station and shop at Caenby Corner, nor is there one down Spital Lane in order to reach the footpath leading to Hemswell Cliff post office. This lack of footpath leads to even greater isolation.

- 7.20 The A15 is a dangerous crossing with only traffic bollards and an island to help keep pedestrians safe. The 50-mph speed limit is of some help, but a lower speed would be better. Advanced Driver Training teaches that if a person is hit by a vehicle travelling faster than 30 mph, the probability of a fatal accident increase considerably.



Barn conversion on A15



Farm entrance on A15



*Last house on the west side of the
A15 at Spital-in-the- Street*



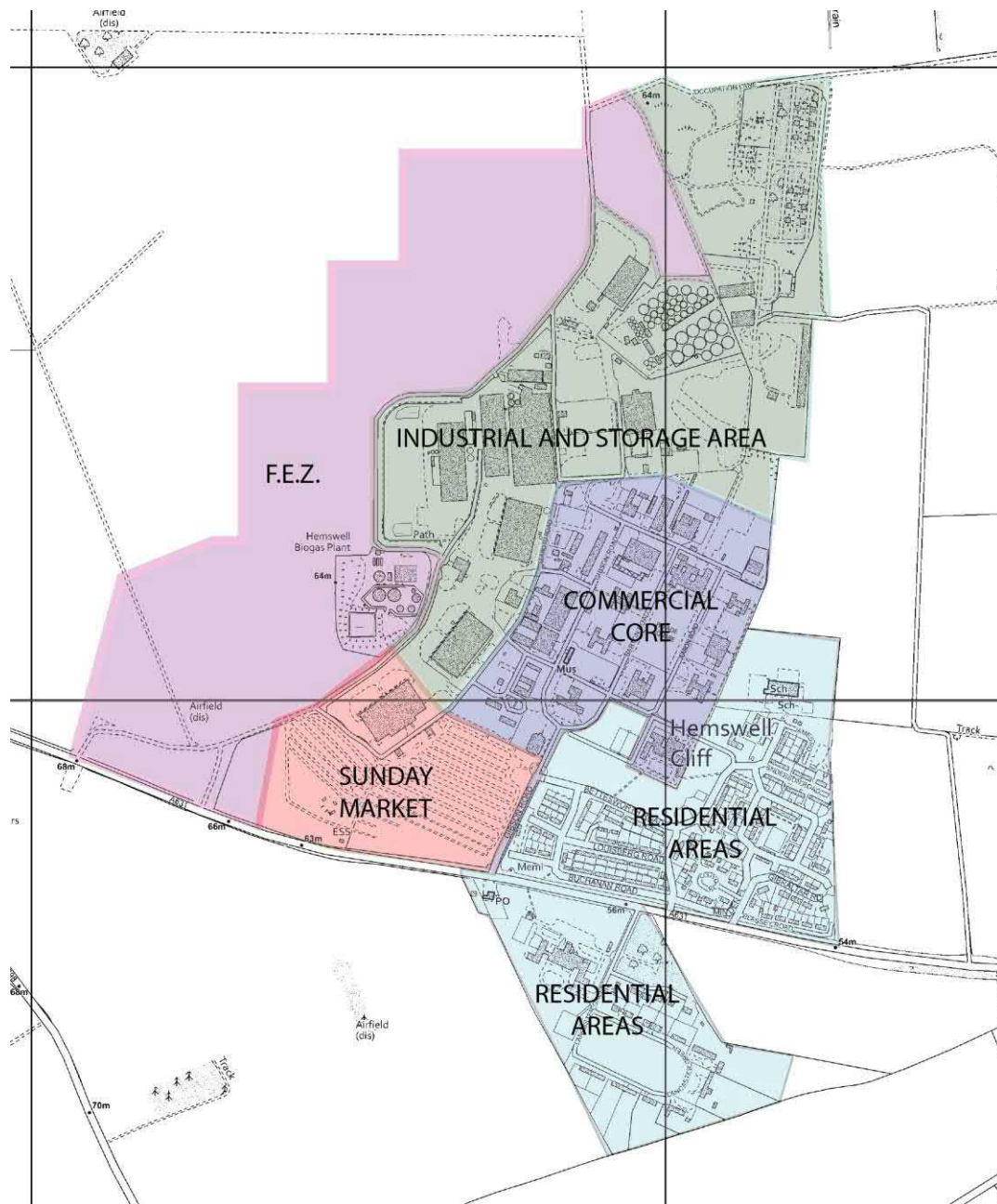
Detached house on Spital Avenue



8. Industrial & Commercial Area

General Setting

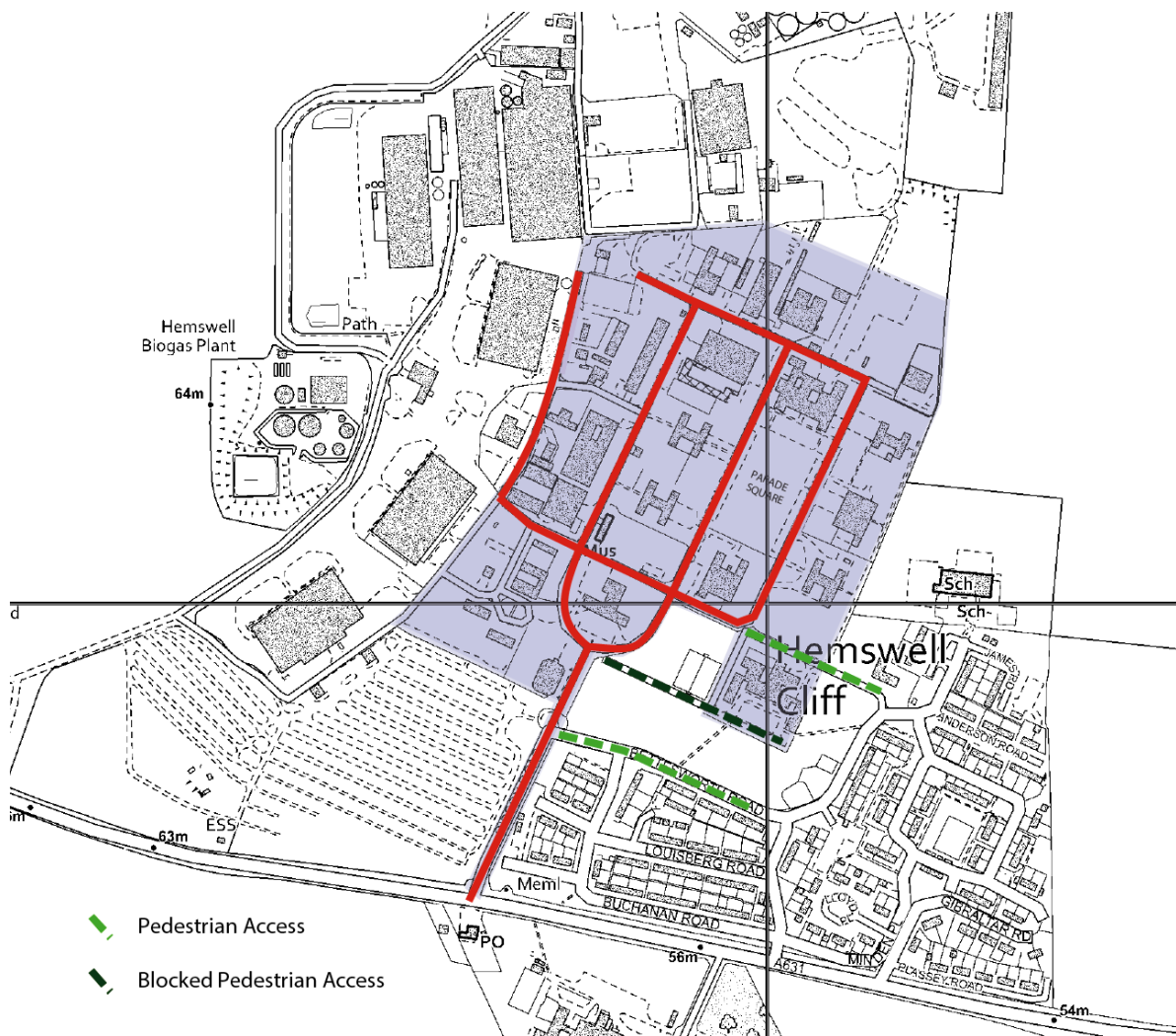
- 8.1 The Character Area analysed in this section focuses on the commercial and mixed used site (referred to as Commercial Core in the Map below) that occupies a large part of the former RAF Hemswell base and that have been converted, mostly to commercial and office uses. This section also briefly describes the Sunday Market Area, a field covered in grass and a network of gravel roads, used for the weekly car boot market. They are clearly separated from the residential parts of Hemswell Cliff, that border them to the south and east.
- 8.2 Although they are sometimes considered a single entity, the Commercial Core can be clearly distinguished from the Industrial and Storage Area that borders it to the north and to the east. Although some buildings in the Industrial and Storage Area (most noticeably the hangars) contribute some architectural and landscape importance to the Character Area, the two areas are quite different due to their history, predominant land use, architecture and layout, public access etc.
- 8.3 This assessment focuses on the Commercial Core and the Sunday Market Area. The Food Enterprise Zone (FEZ) and Industrial and Storage Area have not been analysed in detail: the FEZ is still mostly agricultural fields, and the Industrial and Storage Area is mostly inaccessible for visitors and non-specialist. The landscape and character impact of their structures (e.g. the grain silos) have however been considered in the analysis of the Commercial Core and Sunday Market Area.



The layout of the site and the road network

- 8.4 The network of roads within the Commercial Core is laid out in a rational fashion, very likely an inheritance from its military origins. This planned approach to road layout facilitates legibility of the base and organises the area into well-defined blocks. Four main roads (Learoyd Road, Gibson Road, Barton Road, and Aaron Road) run roughly parallel to each other, along a south-west to north-east axis, with the exception of Learoyd Road which curves to follow the alignment of the

four hangars. Two key perpendicular roads complete the grid-iron layout and provide connectivity throughout. The A15 is a dangerous crossing with only traffic bollards and an island to help keep pedestrians safe. The 50-mph speed limit is of some help, but a lower speed would be better. Advanced Driver Training teaches that if a person is hit by a vehicle travelling faster than 30 mph, the probability of a fatal accident increase considerably.



- 8.5 This almost grid-iron layout defines regular blocks, which tend to be covered in grass and bordered by tree lines and occasional verges. Each of these blocks is normally occupied by either a single building positioned at the centre of the plot, or two to four buildings regularly spanned along the length of the block and aligned along its central axis.
- 8.6 Buildings tend, therefore, to be set back from the road and surrounded by extensive grassed areas: minimisation of density is an inheritance from the military

planning approach, potentially used both to facilitate vehicle traffic and to minimise the extent of damage from possible air raids.

- 8.7 The open-plan approach (characterised by the absence of walls, fences, or hedgerows separating the plot from the road) provides a sense of openness along those roads devoid of tree lines, allowing full appreciation of the buildings. Even on those boulevards lined by trees, a sense of openness is immediately perceivable while standing in the grassed area or on the driveway accessing each building. In some cases, large and tall hedgerows block these lines-of-sight and reduce the sense of openness provided by the otherwise open-plan layout.



Office Building within the hemicycle



Gibson Street with Nissen Hut



Open-plan approach



Open-plan approach



Open-plan approach



Tree line boulevard, Barton Road



*Tree line boulevard, Between Barton Road
and Aaron Road*



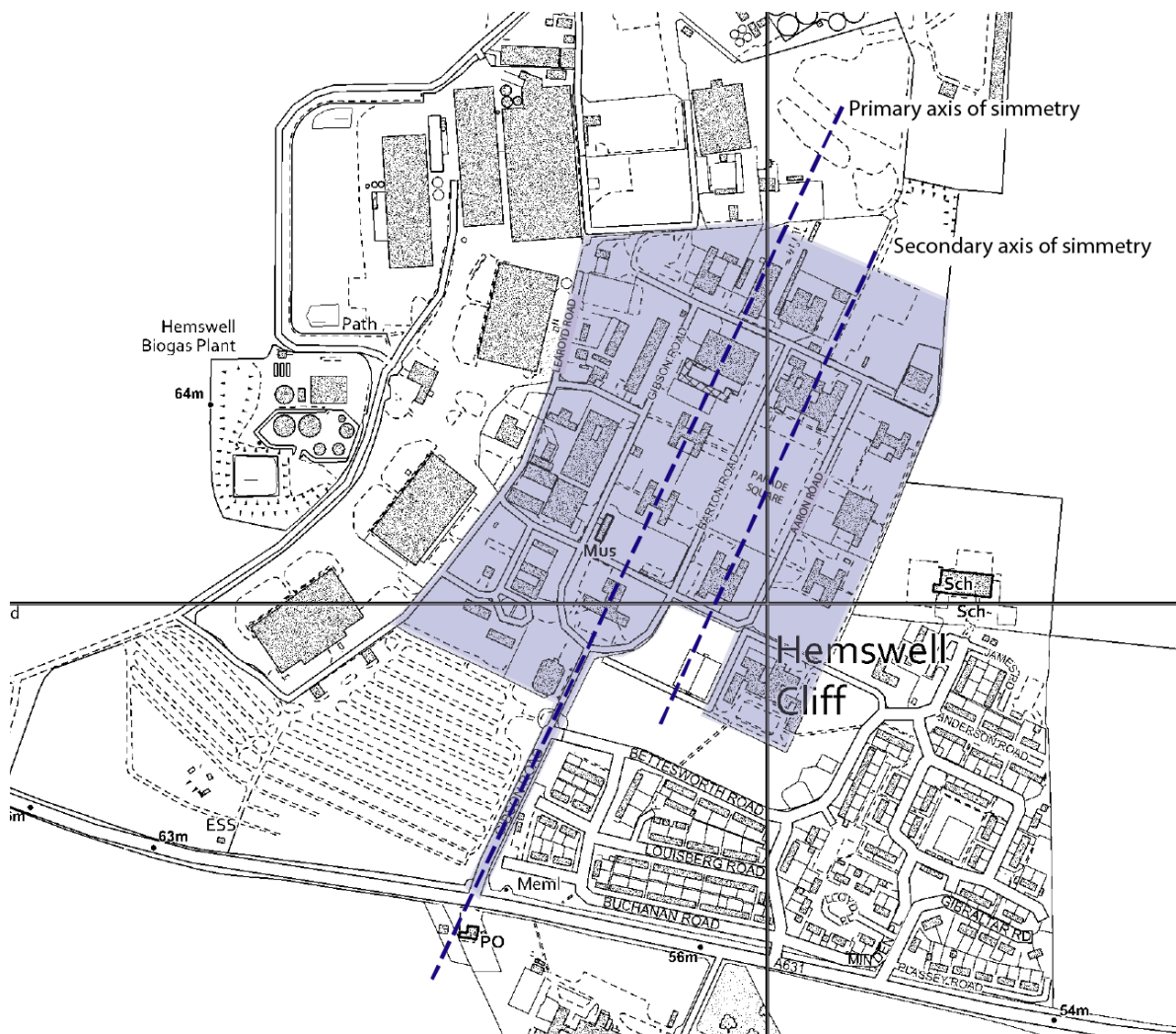
Tree line boulevard, Aaron Road



Tree line boulevard, Aaron Road

Tree line boulevard, Barton Road

- 8.8 The southern tract of Gibson Street is the key access to the estate, and it is perfectly aligned with the main axis of symmetry for the whole Commercial Core Character Area. The access road diverges into two separate roads in an elegant hemicycle fashion, and the two branches continue into the central roads of the grid-iron network, strengthening the feeling of symmetry. This particular axis bisects most of the buildings placed on the central spine and it is aligned with the Water Tower, a key landmark of the former base.
- 8.9 A secondary axis of symmetry can be identified, bisecting the Parade Square and the two buildings on the opposite sides of the square (north-eastern and south-western sides). The Parade Square (now used mostly as a car park) is the largest open space in the Character Area, and acts as a central location for the whole development. The square also hosts the Memorial, which carries the insignia of several regiments and squadrons which served here.



- 8.10 The buildings on both sides of the square provide a sense of enclosure, completed by the line of flowering cherry trees on the other two sides, which shelter the surrounding buildings. The buildings themselves present symmetrical facades, and, although different in form and massing, their front doors align to each other across the square.
- 8.11 The square is bordered by Barton Road and Aaron Road, along which a succession of “H-block” buildings mirror each other each side of the secondary axis of symmetry. While the façades of these “H-blocks” perfectly aligns, on the northernmost corner of Aaron Road the introduction of a black, corrugated sheet clad shed protrudes forward from the building line, and appears inappropriate, not simply due to its shape and material but also for its location



Parade square North-east side



H-blocks Buildings on the Square's side



H-blocks Buildings on the Square's side



Aaron Street Shed



Views from within the Parade Square



Views from within the Parade Square

H-blocks Buildings on the Square's side



Aaron Street and Parade Square



Views from within the Parade Square



The Memorial

- 8.12 Buildings located on the western side of Gibson Road (northern tract) have a more regular, rectangular shape and a denser layout, but still present a well-defined building line: on the lower part of the road, however, the introduction of an industrial shed protrudes forward from such well-defined line. The shed is also inconsistent with the character of the area in terms of massing and materials used. The eastern side of Learoyd Road is a dense collection of small, one-storey buildings and scrapyard areas, in a peripheric location compared with the rest of the Commercial Core. This road is a cul-de-sac, bordered on the western side by a fence separating the Commercial Core from the Industrial and Storage Area.
- 8.13 The four original hangars are arranged along a curving line to the west of Learoyd Road. Although not part of the Commercial Core, the hangars (in particular, the southernmost three) are an important visual feature in the landscape due to their imposing height and massing, although partially screened by mature trees to their front. They have retained part of the original appearance and character, and are a visual testimony to the aviation past of the area.



Gibson Street Buildings



Gibson Street Buildings



Industrial Shed Gibson Street



Hangars



Hangars and scrapyard



Hangars

- 8.14 The south-east corner of the Commercial Core is occupied by the former Sergeants' Mess. As the name suggests, the buildings originally function as a mess hall for non-commissioned officers, in a similar way that the building now known as Hemswell Court performed that function for officers. In the more recent past, however, it hosted several businesses and facilities serving the needs of the residents and functioned as a central location for community life. The site is accessible through a gateway in the fence separating the Commercial Core from the Residential Core of Hemswell Cliff, which leads to the back of the building. A perpendicular road (effectively, the continuation of Aaron Road) lined by tree runs in between the Sergeants' Mess and the recently refurbished M.U.G.A. (Multi-Use Games Area).
- 8.15 The building has a distinct reversed-□ shape, with two lateral one-storey wings enclosing a courtyard in front of the main elevation of the building (two-storey, with a hip-roofed addition). The courtyard is enclosed and sheltered on the south-western side by a tall hedgerow and line of trees, which continues alongside a footpath lined by cherries towards the Commercial core. Unfortunately, a fence prevents pedestrian access to the estate where the footpath meets Gibson Street. The whole area is in a state of abandonment and delapidation, with overgrown grass, derelict fences and broken windows.



Sergeant Mess



Sergeant Mess



Sergeant Mess front footpath



Sergeant Mess side footpath

- 8.16 Notwithstanding the presence of open grassed areas, the Commercial Core presents limited empty plots that can be developed without a negative impact on the original layout of the base. The most noticeable example of such plots is at the top of Aaron Road; currently, this empty plot allows for a direct view over the massive grain silos in the background.
- 8.17 The Sunday Market Area is an empty field covered in grass and crossed by a network of parallel gravel roads that allow access to the trading pitches. Although during the week, this is not a particularly interesting area, it gets active and animated on Sundays when the market is on. The openness of it allows for good views over the hangars from the A631 and Gibson Road.



Empty Plot



Hangar and Sunday Market Area

Land Use

- 8.18 The Commercial Core presents a combination of light industrial and manufacturing, office, retail and food and drink uses. Until recently, a residential care home was also active in the area.
- 8.19 Interestingly, the majority of existing businesses and retailers in the Commercial Core deal with antiques (the largest antique retailing complex in the estate, the Hemswell Antique Centre, is advertised as the largest indoor antique market in Europe). The area attracts a large number of visitors, especially on Sundays when the car-boot Market is organised in the grass and gravel field to the south of the character area. The Sunday Market used to be much larger, extending from the dedicated site and running along the roads of the Commercial Core: according to operators / owners of several businesses in the area, this used to make a positive economic contribution to their activities.
- 8.20 Other commercial businesses include a garden nursery, a blacksmith, and a bathroom retailer, as well as furniture restoration businesses and two cafés. In the recent past, a kitchen fitting business was also active in the estate. Although the site presents other types of activity (e.g. offices, vehicle repair, food enterprise, etc.) there appears to be an opportunity to promote the area as a retail centre for homes and garden furnishing and equipment, alongside the antique trade aspect. This would promote a broader visitor economy and diversify the employment opportunities and public amenities offer in Hemswell Cliff.
- 8.21 Notwithstanding the presence of two cafes, most residents of Hemswell Cliff do not currently have many reasons to venture into the area, and the extensive presence of extensive fences only exacerbates this disconnection. The Industrial and Storage Area and the FEZ are generally not accessible from the Commercial

Core, although a number of controlled and gated access do enable some workers to support the existing cafes.

- 8.22 The Character Area has ample parking areas, located in front of key buildings and in the Parade Square. Some of these are fully occupied at peak times, but often only sparsely used.

Streetscape and Landscaping

- 8.23 Gibson street is the only vehicular access to the site (Bettesworth Road is blocked by a barrier). The road is bordered by a combination of short hedgerows and newly planted trees, with a different rhythm and spacing on the two sides of the road: despite that, the overall impression is still that of a road lined by hedges and trees. On the western side, the view across the Sunday Market area towards the hangars is iconic. The gate at the entrance of the site presents an elegant hemicycle railing and brick pillar, topped by Art Deco lanterns. However, the character of this entrance is somehow diminished by a clutter of signs and maps, which tend more to confuse the visitor, than to facilitate understanding of the site. Traffic is limited within the development, although it is understood that, on occasion, HVG drivers have mistaken the commercial area for the industrial one, forcing them to reverse in relatively narrow roads.



Gibson Street Entrance



Brick Pillars



Brick Pillars and Lanterns



Signs and Maps at the Entrance

- 8.24 From the Residential Core, the Character Area can be accessed using the walkway along Bettsworth Road, or the footpath behind the Sergeants' Mess. In both cases, a short opening in the fence allows access, but this is not particularly welcoming or convenient for pedestrians, cyclists, or people using wheelchairs, mobility scooters, etc. The other original access, the cherry tree-lined footpath in front of the Sergeants' Mess, is interrupted by a fence at the junction with Gibson Road.
- 8.25 Notwithstanding the presence of a few gates, in general the industrial, commercial and residential areas of Hemswell Cliff are separated from each other by a combination of fences and a lack of vehicular links. Although a certain level of separation may be necessary to promote safety and privacy for residents and businesses, additional, planned connectivity could be beneficial for Hemswell Cliff as a whole.
- 8.26 Roads within the development are generally tarmacked, and lack any sort of walkways or bicycle lanes: although there is limited traffic in the areas and vehicles proceed at moderate speed, sharing the road with cars may be intimidating for pedestrians and difficult for people with limited mobility. Roads tend to lack any seating as well.
- 8.27 Most of the long, rectilinear roads forming the grid-iron network are boulevards lined by mature cherry trees and other tree species of comparable height. The trees channel the views along these streets, and are tall enough to shelter the surrounding buildings when standing in the road or in the Parade square. Such

views are particularly pleasant in spring, when in blossom.

- 8.28 Solid lines of cherry trees have survived in Aaron Street, Barton Road, as well as along the footpath in front and on the back of the Sergeants' Mess. However, some trees have been lost over time, and replanting would be welcomed. Assuming it was once present, the line of trees has been almost completely lost on Gibson Street.



- 8.29 Several other mature trees of different (and taller) species are present across the areas; in particular in front of the three hangars, within some of the green verges, and along the boundaries of the Commercial Core. There are a few large and tall mature hedgerow lines in some of the grassed plots. While some of these contribute to the definition of plots and are consistent with the open layout, other

are less in keeping with the character of the area. The contribution mature trees make to the character of the Commercial Core and the emphasis placed on planned and formal landscaping should be recognised, and potentially protected/emphasised through landscaping and replanting schemes.



Gibson Road



Gibson Road



Barton Road Hedgerow



Aaron Road Hedgerow



Gibson Road Trees



Gibson Road Hedgerows



Learoyd Road Trees

Cypresses at the border of the Commercial Core

- 8.30 Given the distance from the A631 and the presence of mature trees, noise is limited, with the exception of industrial noise. Although not a persistent smell, on certain days an unpleasant smell can be detected, which some residents and business owners believe originates from the anaerobic digester in the Industrial and Storage Area.

Buildings

- 8.31 The site retains a number of original buildings from its military era. Most buildings of this period present rectangular, elongated facades, and are generally two-storey with flat roofs. The most common material is yellow / buff bricks, or, in some cases, yellow-coloured concrete. The façades tend to present a strong symmetry in the disposition of the window bays and location of the main doors. Main doors are normally completed by a canopy, and in some cases surrounded by stepped architrave, resembling Art Deco style. Façades and windows tend to be unadorned, with the exception of a fascia below the roof or in between floors, giving the whole building a utilitarian and minimalistic appearance.



- 8.32 A few buildings have hipped roofs, or flat-tiled mansard roofs with skylights, effectively adding one floor. These are likely the result of more recent additions. Several buildings present what appear to be extensions to the original layout: in particular, several of the “H-shaped buildings” have extensions which infill the area enclosed by the “legs” of the “H”. Such extensions tend to be one storey high, and often replicate the original materials, positively contributing to the character of the building.
- 8.33 The water tower is a key architectural feature and a prominent element in several significant views, towering over the whole site. The tower is a concrete parallelepiped of rectangular base and flat roof, with all facades ‘cut’ by vertical ribbon windows (three on the long sides, and a single one on the short one). Although a simple, utilitarian building, in a poor state of repair, it is an important heritage asset, bearing testimony to Hemswell Cliff’s military past.
- 8.34 Another key building presenting a smaller, yet similarly designed, tower is located

at the top of Gibson Street, currently occupied by Tower Antique shop. Gibson Road's axis aligns perfectly with the tower: the vertical feature and the symmetry of this concrete building focus the line-of sight along Gibson Street, contributing significantly to the character of the road.

- 8.35 Buildings on the western side of Gibson Street are less interesting from an architectural point of view, and are a combination of one-storey brick or concrete buildings with some industrial shed additions; a few of them painted white or cream. Notably, at the beginning of Gibson Road, a Nissen Hut is still present, another element of the military heritage of this former RAF base.
- 8.36 The Sergeants' Mess is of a style similar to other historic buildings on the base, although a particular feature still present is camouflaged brickwork, meant to conceal the presence of the building from enemy scout planes.
- 8.37 Finally, just outside the Commercial Core, the hangars are an important visual and architectural feature, due to their massing, large windows and distinctive roofline. However some of them have had alterations and extensions that are not in keeping with their original character.



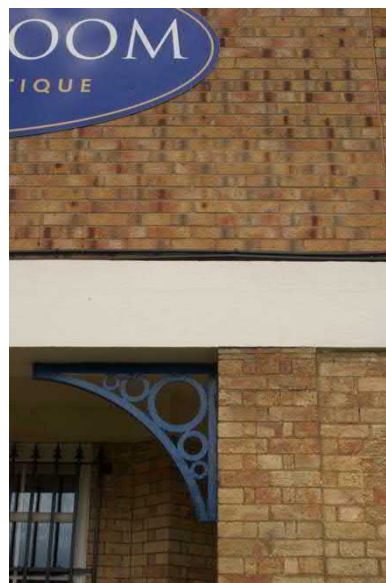
Flat roof and symmetrical facad



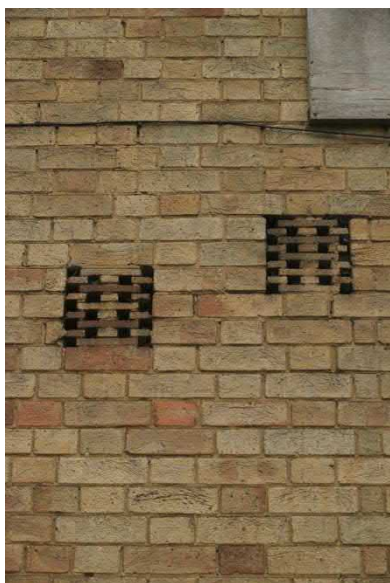
Traditional fenestration



Traditional yellow/buff bricks



Traditional yellow/buff bricks and fascia



Traditional brickwork



Traditional architrave



Mansard Roof and green wall



Mansard Roof and green wall



Extension to "H-block" building



Extension to "H-block" building



Extension to building



Water Tower

Typical two-storey elevation with extensions



Water Tower



Water Tower



Tower Building



Tower Building



Tower Building



Octagonal Building at the entrance



Octagonal Building at the entrance



Camouflage Brickwork



Camouflage Brickwork



Camouflage Brickwork



Sergeant Mess



Hemswell Cliff Neighbourhood Plan

2021 – 2036



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