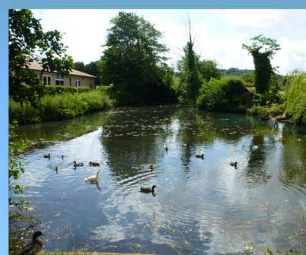


WELBOURN NEIGHBOURHOOD DEVELOPMENT PLAN



2015 - 2030

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Maps used in this Plan

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Foreword

Welbourn Parish Council Chairman

As Parishioners of Welbourn, we inherit the collective assets of our community - things such as a beautiful environment, peace, public spirit, people's health and well being, the security of property - all aspects which help towards achieving a quality of life and much more. It is perhaps, the most important aspect governing our lives today. We are the temporary guardians of these bonds that bind us together and it is our collective duty to conserve and protect them, both for ourselves and for the future generations to come who will live in the Parish of Welbourn.

In constructing the Welbourn Neighbourhood Development Plan, the Steering Group has had in mind one prime objective – to preserve, protect and enhance the quality of life for all Welbourn Parishioners. Every policy in this Plan is aimed at achieving that objective on fair and acceptable basis. Your views received in the various consultations have been carefully examined and built into the Plan's policies. As Chairman of the Parish Council and a member of the Plan's steering Group, I am confident that you will find this Plan a balanced and fair representation of the wishes of the Parishioners of Welbourn. As such, I commend it to you and I hope that you will feel able to support it.

This is your village, your future and your Plan.

Many thanks for your support and co-operation,

Rod Storer
Parish Council Chairman –
pp. Welbourn Parish Council
January 2015

Section 1 –

INTRODUCTION

1.1 Why do we need the Welbourn Neighbourhood Development Plan?

1.1.1 The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. Those communities that do not produce their own plan will be subject to plan rules set by another body which may not fit their aspirations. Welbourn decided it should take charge of its own future and construct its own Neighbourhood Development Plan.

1.1.2 In January 2013, Welbourn Parish Council was successful with its application to be designated an official Neighbourhood Development Plan area. Under the direction of the Parish Council, a Steering Group was set up to manage the Plan process, consisting of members of the Parish Council and Parishioner volunteers.

1.1.3 The Welbourn Parish Neighbourhood Development Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Welbourn an even better place to live and work, both now and for future generations.

1.1.4 This Plan, which covers the whole of the Parish (**Figure 1 – page 5**), provides a vision for the future of the community and sets out clear policies to realise this vision. The Plan must satisfy certain conditions before it can be approved and become a legal document. It must prove that:

- It has been prepared in accordance with The Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012.
- It has regard to National Planning Policy Framework 2012 and advice contained in guidance issued by the Secretary of State.
- It contributes to the achievement of sustainable development.
- It is in general conformity with the strategic policies of the development plan for the area (currently the North Kesteven Adopted Local Plan 2007).
- It does not breach and is compatible with European Union obligations and the European convention of Human Rights.

Welbourn Parish Area

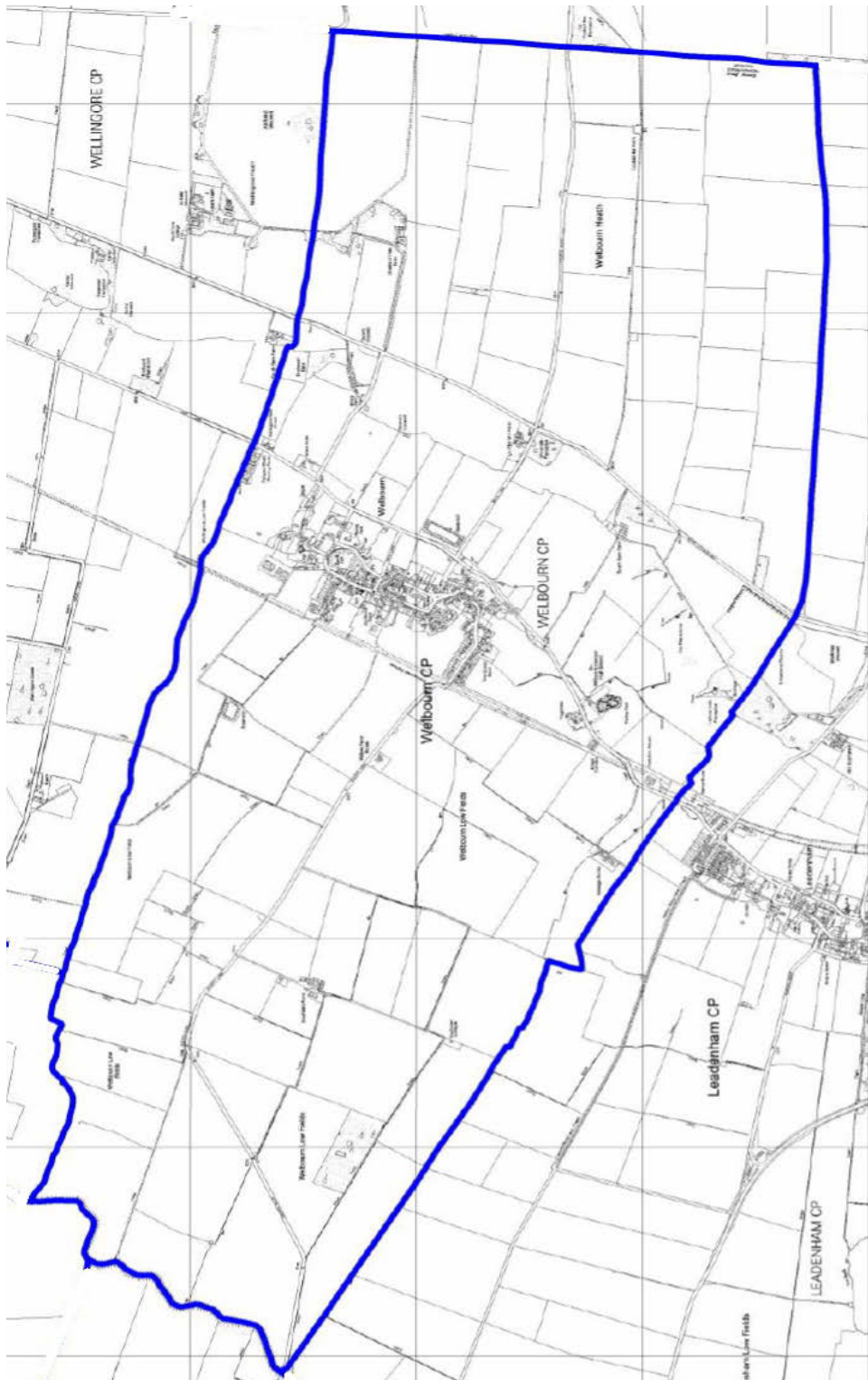


Figure 1 - Welbourn Parish Map (Parish area is shown within the blue line)

1.2 Background to the Parish

1.2.1 Welbourn is a small historical rural parish in central Lincolnshire consisting of approximately 647 people and 301 homes. It lies within a geographical area distinguished by the city of Lincoln and market towns of Grantham, Sleaford and Newark.

1.2.2 The first historical mention of the village can be found in the Domesday Book but it dates back to Saxon times. Like most English rural villages, it was, until the last century, a mainly agricultural community with most of its workers being employed directly or indirectly in agriculture. As such, it was a self-sufficient village with shops of all kinds supplying the everyday needs of its inhabitants. In keeping with most English rural villages at that time, the majority of the inhabitants spent most of their time within the village, though there has always been ongoing interaction with neighbouring villages and towns.

1.2.3 The village has evolved slowly over the centuries and since its original layout was defined, well before the advent of the motor car, the roads in what is the historic core of the village are narrow, restricted and bordered by buildings with little or no scope for change. This is a factor which has a major influence on any future development.

1.2.4 Since World War 2, gradual housing development on a small scale has taken place, mostly as in-fill within the curtilage. During the 1960's some of the older properties were demolished as not being fit for habitation although many other properties were sensitively restored. Since the 1980s, on four separate occasions land owners and developers have proposed large scale house building developments outside the curtilage. All these projects were rejected by the Parish and District Councils, a decision also supported by the public because of (a) the adverse impact such developments would have had on the basic and historical character of the village and (b) the ability of the existing infrastructure to absorb such large scale expansion. Nevertheless, this remains a constant threat and one to which the majority of the Parishioners are opposed. (source: Welbourn Parish Action Plan 2005, 2012 Survey and Summary for Consultation on proposed Policies 2014). Currently there is planning permission for an additional 29 houses on small development sites within the curtilage to be built over the next few years and within the timescale of the Plan.

1.2.5 Looking at emerging population trends, the higher costs associated with living in a rural environment may have an impact on the future demand for housing in Welbourn. Equally, changing lifestyles, transport costs, house prices and the desire to live close to essential services may also influence people's decision on where they choose to live in the future, especially among the younger generation and future retirees. These are some of the many considerations that have been built into this Plan.

1.2.6 Today, very few of the villagers are employed in agriculture, though the landscape is still dominated by huge arable fields. All but one of the shops has closed and most people now travel to the service towns of Lincoln, Newark, Grantham or Sleaford to do the majority of their regular shopping.

1.2.7 Being a typical English rural village, Welbourn has a Church of England place of worship, a modern village hall with a sports playing field, tennis court and a children's playground, primary and senior schools, a shop/post office, hairdresser, pub, two care homes and some small scale local industry.

1.2.8 Tourism in Welbourn is virtually non-existent but the existence of several historic sites such as Castle Hill, The Old Forge and the site of a medieval village leads us to believe this is an area that could be developed for the good of the community. The development of such heritage could be placed within the wider historical context of Lincolnshire's Cliff villages, which would promote further interaction of village communities.

1.2.9 Many of Welbourn's residents of employment age travel to jobs outside of the village. In total, there are more than 300 jobs within the Parish. The majority of these are occupied by people who live outside the Parish and travel into Welbourn on a daily basis. Local employment includes jobs in Engineering, Education, Care and Nursing Homes, Farming and an increasing number of Parishioners who work from home, following the birth of the internet age. This last trend will have an impact on the lifestyles of our Parishioners and future development of the village.

1.2.10 Local schooling is provided by the village Church of England primary school and the Sir William Robertson Academy for ages 11 years upwards. Some of the teenage pupils attend schools outside the village, driven partly by the local Grammar School system.

1.2.11 Housing stock is quite varied and no one category dominates. The types of houses range from the very old to the recently built, from the pensioners bungalow or the starter home through to the medium and large family house. There is a balance of social housing and privately owned properties. A small number of properties are rented out. House prices, compared to national averages, are low, in common with most of Lincolnshire. Having said that, it is felt by many that price levels and availability of low-cost housing are preventing some of our young adults from securing living accommodation within the Parish. However, it is understood that many of these have been able to return and find accommodation.

1.2.12 The local bus service has been reduced because the bus company found that it was not viable. There are no speed restrictions on the A607 where it passes the hub of the village and the footpaths beside this road are in bad condition and dangerous for pedestrians, especially for those school children who use it daily to walk to the Sir William Robertson Academy. Many of the mature trees are overgrown and some pavements and roads are in a poor state of repair. Street lighting is poor in some areas. Current broadband speeds are slow.

1.2.13 Flooding has been and remains a problem in parts of the village, especially after periods of heavy rain. The village sewerage system is over a hundred years old and is hardly able to cope with existing demand, especially during rainy periods, when it often overflows into people's gardens. This

is a serious problem and an expensive fix that will need to be resolved before any additional housing could be considered.

1.2.14 Some modern farming pest control practices, such as gas gun and rocket bird scarers, are causing conflict (noise nuisance) and having a negative impact on the quality of life for some Welbourn residents.

1.2.15 Age groups are well spread across Welbourn's population and no one group dominates.
(Figure 2)

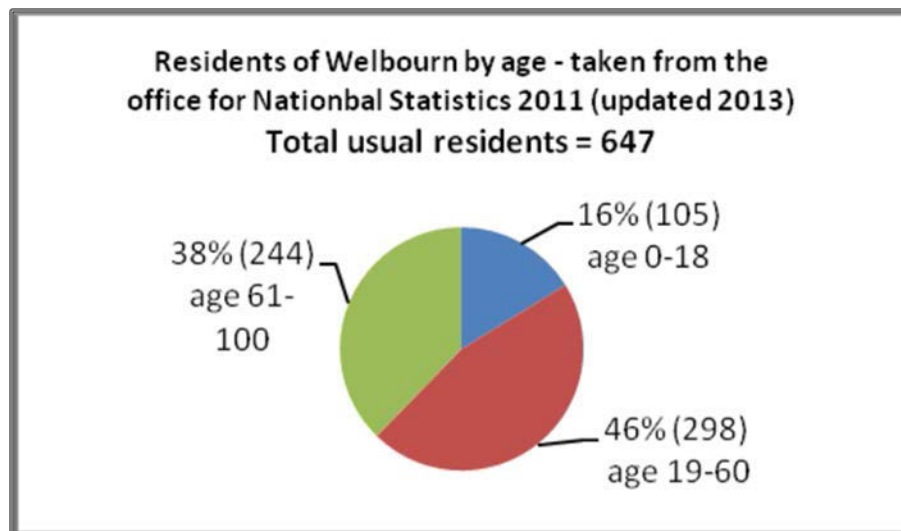


Figure 2 - Residents of Welbourn by age

1.2.16 Fifty of the residents in the age group 61-100 live in the two Residential / Nursing Care Homes.

1.2.17 Recreation and social activities for our younger residents are limited compared to neighbouring villages. This in turn has led to the suggestion, particularly by the younger age groups, that "Welbourn is not a young person's village". Today, many Parishioners, again especially the young, travel to other locations for their social activities.

1.2.18 Whilst it is acknowledged that there are a number of dedicated hardworking volunteers within the Welbourn community, it is felt that the village of Welbourn has scope for improvement and this Plan seeks to address all the issues identified above. Primarily, the Plan's main objective is to protect and enhance the quality of the lives of our Parishioners and maintain the historical character of the village. As such, it is not a plan focussed solely on housing but one that seeks to find opportunities for enhancement in all areas of village life. Protecting and enhancing our quality of life, together with planned development, approved by Welbourn's Parishioners rather than any other body continues to be the overriding priority.

1.3 How the Welbourn Neighbourhood Development Plan was prepared

1.3.1 The Neighbourhood Plan has emerged from significant background work and was the subject of comprehensive and sustained public consultation. A Consultation Statement, setting out who was consulted, and how, along with the outcome of the Consultation was submitted for examination alongside the Neighbourhood Plan.

1.4 How the Welbourn Neighbourhood Development Plan fits into the Planning System

1.4.1 The planning policies contained in this Plan will form part of the statutory Development Plan policies for the North Kesteven District area and will be taken into consideration for development proposals within the Parish of Welbourn.

1.5 Plan Purpose and Aims

1.5.1 The Neighbourhood Development Plan aims to make Welbourn Parish an even better place to live now and for future generations. It will cover a 15 year time period with a review every 5 years. It covers the period 2015 to 2030. Two overriding principles have guided the team in constructing the policies contained in this Plan;

1. Preserving and enhancing the quality of life for existing and future Parishioners.
2. Meeting the housing needs for this and future generations.

All the policies are deliberately subservient to these prime principles.

1.5.2 The Neighbourhood Development Plan process enables communities to:

- Better shape their place, to inform how development takes place and helps to influence the type, quality and location of that development, ensuring that change brings with it local benefit.
- Provide an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the Parish.
- Achieve sustainable development by making economic, environmental and social progress for this and future generations.

1.6 Vision

1.6.1 It is clear from the consultations with the community that Parishioners want to see Welbourn grow organically, as it has in the past, enabling it to retain its character as an attractive, tranquil, safe and friendly place in which to live. Development should be small-scale and sustainable and blend in with the character of the village. The cherished local environment should be protected and community involvement across all age ranges should be encouraged to add to the vibrancy of village life.

1.7 Overall Plan Objectives

- Provide sufficient housing to meet the needs of all Welbourn's demographic groups, now and for future generations.
- Contribute to protecting and enhancing Welbourn's built and historic environment.
- Support local businesses, encourage new businesses, home working and social enterprise that benefit the community.

1.8 Sustainable Development

1.8.1 The Welbourn Neighbourhood Development Plan is in general conformity with the Local Plan. As such, it will help to achieve sustainable development by ensuring that its development policies and proposals meet the needs of people living and working in the Parish. The assessment of sustainability of Welbourn's Neighbourhood Development Plan will be judged on its ability to meet four key criteria:

- Deliver, protect and enhance a ***GOOD QUALITY OF LIFE*** for all residents
- Maintain and improve ***THE THRIVING AND PROSPEROUS LOCAL ECONOMY INCLUDING AGRICULTURE***
- Deliver and maintain ***A CLEAN, GREEN AND SAFE ENVIRONMENT***
- Preserve and protect ***THE HISTORIC CHARACTER OF THE VILLAGE***

Section 2 – Plan Policies

HOUSING AND THE BUILT ENVIRONMENT

2.1 Housing Objectives

- To ensure that there is sufficient housing stock to meet the needs of the Welbourn Parish.
- To ensure that development is within the village curtilage. **(See Figure 3 – page 14)**
- Protect from development areas considered important to the community.
- To ensure that all new developments have sufficient parking provision in order to reduce on road parking.
- All new development should be designed to complement the historical style of the village.
- To make the best use of redundant land.
- To ensure that all new development contributes to and is compatible with local fibre or internet connectivity.
- Ensure that all new developments and conversions to existing buildings are of a high quality design and good standard.
- Encourage the use of renewable energy.

2.2 Current Status

2.2.1 The North Kesteven Adopted Local Plan 2007 classifies Welbourn as a Third Tier village, which is defined as a significantly-sized village, which offers:

- Limited employment opportunities, with limited potential to offer more.
- No educational facilities or primary education only. (Exceptionally Welbourn has these facilities).
- A more limited range of shops, community and recreational facilities than the service villages.
- More limited public transport services.
- Limited opportunities for the re-use of previously-developed land and buildings.

2.2.2 In the NKDC Local Plan 2007, Third Tier villages are designated the third choice location for development in the part of the District outside the Lincoln Policy Area.

2.2.3 According to the census figures, Welbourn's Parish population grew by just one from 646 in 2001 to 647 in 2011. The number of household spaces grew from 278 in 2001 to 299 in 2011 or +7.6%.

2.2.4 A significant part of the village is located within a Conservation Area comprising 26.2 hectares (64.7 acres). **(See Figure 4 – page 15)**

2.2.5 The average house price for all properties in the East Midlands in the third quarter of 2013 was £153,535. For detached properties it was £220,309 and for semi-detached properties £133,420. The average asking price in Welbourn at that time (all properties) was £202,960 and the average asking rental was £594 per calendar month. (Source: Zoopla). Whilst house prices in Lincolnshire are lower than most areas of the UK, the current national economic situation is making it difficult for many first time buyers to raise the necessary deposits required by the mortgage lenders; a 25% deposit is now being a common requirement.

2.2.6 Information on Council Tax bands shows the following distribution of the number and type of dwellings currently in Welbourn: **(See Table 1)**

Welbourn Council Tax Band	Estimated designation by No. bedrooms	2011 No of Homes	% share of total no. of homes	Estimated average Occupancy 2011	Estimated Total No. of occupants 2011 (excluding Care Homes)
		A		B	C (= A x B)
A	1-2 Bedroom	79	26%	1.10	87
B	1-2 Bedroom	67	22%	1.20	80
C	Family 3 Bedroom	48	16%	2.8	134
D	Family 3 Bedroom	43	14%	2.8	120
E	Family 4 Bedroom	33	11%	2.8	92
F	Family 4 Bedroom	16	5%	2.8	45
G	Family 5 Bedroom	12	4%	2.8	33
H	Family 6 Bedroom	3	1%	2.8	8
Total		301	100%		599
	Care Homes	2	1%		48

Table 1: Council Tax bands-Number and type of Dwellings

2.2.7 According to the 2011 census information, there are 200 owner occupied properties, 42 social rented properties, 32 privately rented properties and 8 rent free properties plus two care homes and 25 non specific properties. The number of people living in each Welbourn household, excluding care homes, over the period from 2001 to 2011 reduced from 2.17 persons per household space in 2001 to 1.95 persons per household space in 2011. This reduction is in line with the Department for Communities and Local Government 2012- based Household Projections for England,

2012-2037 which show that the average household size is projected to fall from 2.36 in 2012 to 2.21 in 2037.

2.2.8 Over past years, there has been a steady migration of people in and out of the Parish. Between 2005 -2013, 78 houses were sold in Welbourn. In the 2012 Householders' Survey, 25% of households responding reported they had moved into the Parish in the last 5 years with 49% saying they had moved into Parish within the last 15 years. Over this period there has been a national increasing trend of people moving from other areas of the country to Lincolnshire, accounted for by such reasons as retirement, job moves, low house prices or other reasons.

2.2.9 Many of these new Welbourn residents have sufficient income to commute to a job located outside the Parish (44%). At the same time, some of our young single people, post education, are securing employment positions in new locations and are moving out of the Parish. Meanwhile, NKDC report that Welbourn's senior citizen social housing bungalows are increasingly difficult to let, possibly indicating the elderly are increasingly choosing urban over rural due to the higher costs and social isolation associated with rural locations.

2.2.10 Welbourn's architectural heritage is a mix of old and modern, large medium and small buildings. No one style dominates but there is an underlying subtle influence of 'Lincolnshire' grey stone and red brick in many of the properties and it is this which the Parishioners wish to see reflected in any new builds. Importantly the Householder Survey 2012 highlighted the desire of the Parishioners to preserve the character of the village and a design criterion for future builds plays an important role in this objective.

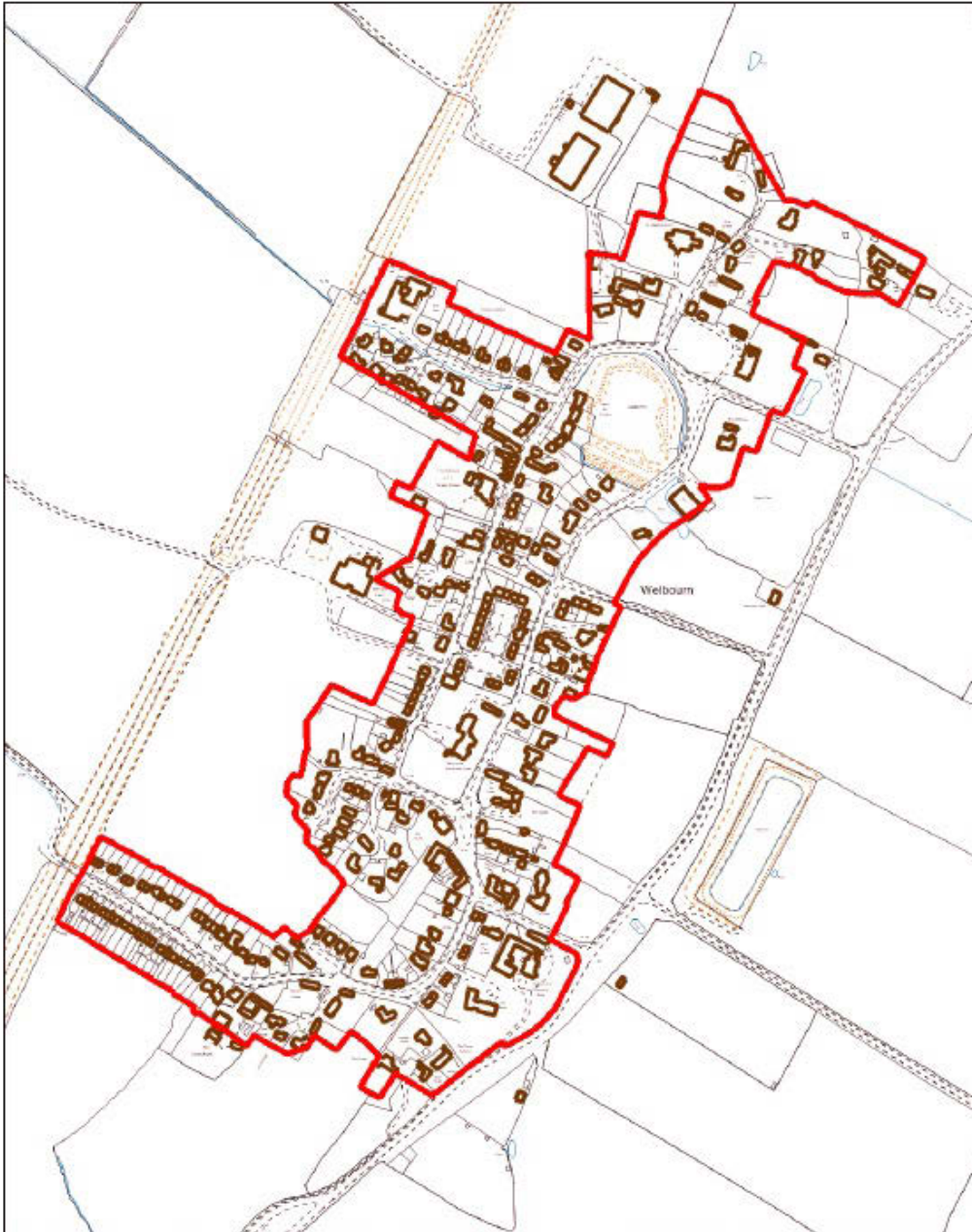
2.3 Development with Planning Approval

2.3.1 There are 29 homes that have already been granted planning permission within the curtilage.

Map Showing Village Curtilage



Scale 1:6000



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Ordnance Survey 100017926.

Figure 3 - Village Curtilage

Map showing the Conservation Area

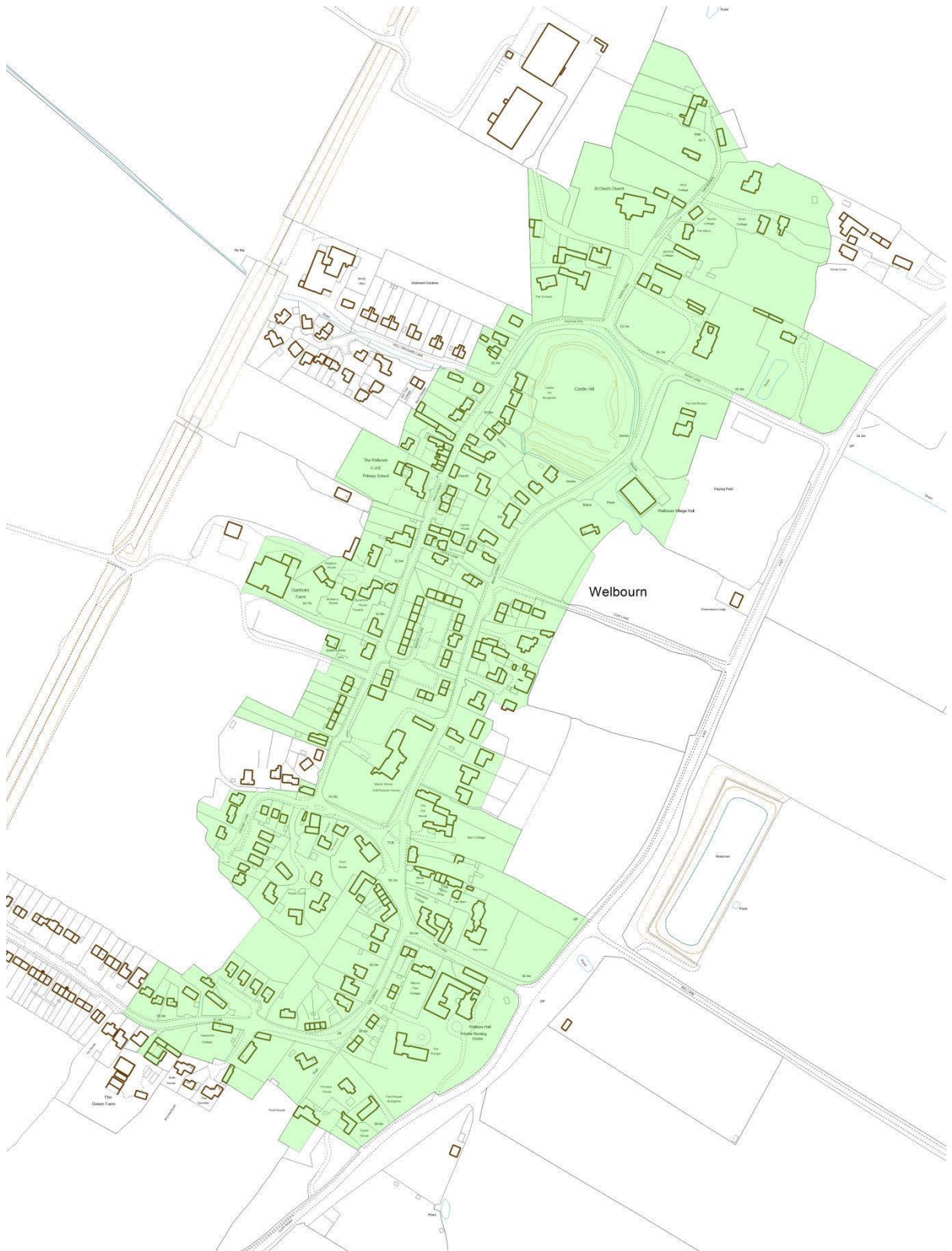


Figure 4 - Map Showing Conservation Area

2.4 Housing Assessment

2.4.1 The basic Plan principle is that housing should meet 'local' need. Most of the people occupying the houses built in Welbourn in the last twenty years moved here from a location outside of the Parish. Consequently, in determining the forecast of future housing need, we have based our calculations on the Office of National Statistics forecasts for the North Kesteven District.

2.4.2 Within the existing Parishioner community, the 2012 Householders' Survey did not unearth any immediate need for extra houses. Out of 206 responses to the survey, there were 22 requests from current owner occupiers relating to possible future changes in their accommodation and eight further requests relating to possible future need for low cost housing (including low cost private buy, low cost rented and subsidised social housing), centred mainly on:

- Youngsters growing up whose parents thought they might need a home they can afford to buy or rent in Welbourn at some future date.
- Older people who may need to downsize to a smaller, more manageable and less expensive to run home at some future date, including both buy or rent options.

2.4.3 During the pre-submission consultation period, information came to light to show that many families and young people, who had previously moved away from Welbourn, had over recent years returned to live back in the village. This provides evidence that the current housing stock is sufficient to meet "local needs".

2.5 Housing/Development - Main points raised by Parishioners

2.5.1 The following main points regarding the development of housing are based on the majority view expressed in the Welbourn Parish Action Plan 2005-2015, the 2012 Survey and the Summary Plan Policy Consultation April /May 2014:

- The curtilage should not be moved to allow any further expansion of the village.
- The current overall density, scale, framework and character of Welbourn must be preserved.
- The majority said they are against mass housing development and any new housing developments should be contained within the existing curtilage boundary. New development sites on the western side of the village would create further traffic problems along the High Street, therefore, future development should be on the eastern boundary of the village within the curtilage.
- Prior to planning consent being granted, due consideration must be given to the impact of new developments on the day to day functioning of the village, especially the primary

school, road congestion, the ability of the sewerage system to cope with new housing and flooding.

- New housing developments should reflect the demand for the accommodation needs of all sections of the community. They should include some low cost starter homes to enable people to get on the housing ladder and people wishing to downsize to a home with lower running costs.
- Adverse impact on the surrounding countryside and environment as a result of housing developments is to be avoided. Prime food producing agricultural land should not be used for housing and must be protected.
- New build architectural styles should conform to those presently adopted.

2.6 Managing Housing Growth in the Community

2.6.1 An increasing number of Welbourn's 'family' houses are occupied by one or two adults, the reasons for this are children growing up and leaving home, and bereavement. This has led to a decline in the availability of 'family' accommodation, suggesting the need for more family homes to be included in any building programme. The maintenance of Welbourn's family population is considered vital to the long term sustainability of the community.

2.6.2 The estimates calculated in the Plan for the future Welbourn housing requirements to 2030 are based on the evidence provided by the Office of National Statistics (ONS), using their projections for future population growth by demographic group relating to the local NKDC area. Using these forecasts, it is estimated that a further 39 houses will be required between 2011 and 2030. It is noted that planning permission has already been granted for 29 houses.

2.7 Policy H 1 - Managing Housing Growth

Policy H 1 - MANAGING HOUSING GROWTH

Development proposals to deliver new homes in the Parish will be supported where development:

1. Is located in the village curtilage, as defined in Figure 3 – (page 14);
2. Positively contribute to the local character, scale mix of housing and appearance of Welbourn and ensure, through good design and materials, that the local distinctiveness and sense of place of the village are retained;
- *3. Preserves local landscape quality and seeks to preserve views and vistas, where possible;
4. Provides safe and suitable access and refuse storage;
5. Preserves amenity in terms of daylight, sunlight, privacy, noise and disturbance;
6. For major developments of more than ten dwellings, or on sites of more than one hectare, incorporates Sustainable Drainage System (SuDs) to reduce the run-off of surface water. Surface water flows will not be permitted to enter the public foul sewerage network.

* See Welbourn Neighbourhood Development Plan Appendix One

2.8 Justification and evidence:

2.8.1 In 1966 the Welbourn village curtilage or development envelope was defined, coinciding in general with the existing built area. From records and previous consultation with the community, it is apparent that there is a strong view that the curtilage should not be moved and all future development should only be within the village curtilage.

2.8.2 This policy provides a sustainable identified number of new dwellings needed for the Plan period whilst ensuring a natural organic growth, protecting the historic and current scale and framework of the village.

2.9 Evidenced Housing Need

2.9.1 It is difficult to obtain accurate 'evidenced need' of housing requirements for small villages such as Welbourn. Excluding the homes built and owned by the County Council, most developments

to date, including the ones with planning permission, were not built for an identified need. National trends have been looked at and considered; however, national trends do not provide an evidenced need for all areas, especially small villages. Having looked at a number of methods of calculating the required number, the one used in this Plan provides a much more accurate "evidenced need".

2.9.2 Forecasts by ONS also indicates that in North Kesteven, by 2021, there will be no increase in age group 0-19 years, a 3% decline in the 20-64 years age group and a + 3% increase in 65 + years. Applying this data to our previous numbers, it is estimated the following result by 2031.

2.9.3 Step One: Welbourn's Historic Population and Housing Numbers.

In the period 2001 to 2011, Welbourn's population grew by just one person, from 598 to 599 persons (excluding the residents of the two Care Homes). (Source: North Kesteven District Council (NKDC) and Office of National Statistics (ONS)). At the same time, 18 new houses were built, increasing housing numbers from 283 to 301. (Source: NKDC and ONS). Thus, the average occupancy rate per dwelling marginally decreased during this timeframe. **(See Table 2)**

No. of Residents 2001	No. of residents 2011	Change
598	599	1

No. of Homes 2001	No. of Homes 2011	Change
283	301	18

Average Occupancy 2001	Average Occupancy 2011	Change
2.1	2.0	-0.1

Table 2: Growth of Welbourn population

2.9.4 Step Two: Future Forecasts

The ONS give the following population forecasts for the North Kesteven District in which Welbourn is situated:

2011 - 2016 = +6%

2011 - 2021 = +12%

2.9.5 At the same time, the ONS show that in the year 2012, the North Kesteven District's population growth in 2012 was just 0.7%, indicating that the growth rate may be declining.

2.9.6 As a whole the North Kesteven District is able to attract new industrial and service organisations to its area and so has employment growth opportunities. It has the resources, land and

infrastructure to cope with this expansion and is able to accommodate the necessary housing that will be required to meet the needs of the consequential growth in population.

2.9.7 The Parish of Welbourn is one of the small rural communities within the North Kesteven District. It is surrounded by productive agricultural food producing farm land, has an infrastructure that is already at maximum capacity in terms of road accessibility, and primary school plus a limited public transport service. The travelling distance from Welbourn to the four major employment towns and city of - Lincoln, Newark, Sleaford and Grantham - can be a significant cost factor for people when deciding their housing location.

2.9.8 Taking into account all the above, we concluded that the population growth and consequential demand for housing in Welbourn would be biased towards the lower end of the forecast rather than the higher number. The historical evidence as shown above supports this view. Based on the ONS 2012 actual growth of 0.7% for the North Kesteven District and assuming this trend continues, the estimated population growth rate for Welbourn for the 19 years 2011 to 2030 would be +13.3%. **(See Table 3)**

No. of residents 2011	Estimate growth rate 2011 - 2030	Estimate No. of residents 2030
599	13.30%	679

Table 3: Welbourn Estimated Resident Growth Rate

2.9.9 Step Three: Housing Need Calculation

The assumption is that the average occupancy rate will remain the same (although the historical evidence indicates a drop in the rate). On this basis, the number of new houses required in Welbourn is as follows: **(See Table 4)**

Estimate No. of residents 2030	Average Occupancy Rate per Dwelling	Estimate No. of dwellings required by 2030	Increase No. of Dwellings vs. 2011
679	2.0	340	39

Table 4: Welbourn Housing Need Calculation

2.9.10 There are 29 dwellings with Planning Permission in Welbourn, **leaving a further 10 new homes to be built within the Plan timeframe of 2015 - 2030.** (Sufficient land to accommodate these 10 dwellings has been identified, see paragraph 2.9).

2.9.11 H1 policy is in line with NPPF 55, 56, 57, 58 and 109.

2.10 New Housing Sites

2.10.1 New housing should be well integrated and avoid a single large development that is perceived as a separate place. Given its rural location and historic scale and design, Welbourn's ability

to absorb large developments is constrained. The majority of Welbourn's residents are against mass housing developments. One area of agricultural land has had a housing planning application refused three times because its scale was judged to be inappropriate for reasons of location, scale, design, layout, access and its adverse impact on existing residents and the fact that it is located on productive agricultural land.

2.10.2 This policy protects the historic and current scale and framework of the village. Residents have said in the Parish Action Plan 2005-2015, the 2012 Householders' Survey and the Summary Plan Policy Consultation April /May 2014, that all new developments should be inside the curtilage and that residents felt very strongly that any development should not detract from the character and historical heritage on the village or Parish.

2.11 Potential Sites for Future Development

2.11.1 Five possible development sites have been offered up by their owners for potential housing development. There is also a further site which is owned by the Council which may be a potential site for the development of small affordable homes. **(See Figure 5 – page 22).**

2.11.2 These sites, which are all inside the curtilage, are accessible via the existing road network and will not add to road congestion along the High Street where there is concern in this regard. They will not adversely impact on the quality of life for existing residents.

2.11.3 These sites are not being allocated. The information on Figure 5 is simply offered as an illustration that the policy is deliverable.

Map Showing Potential Sites for Future Development

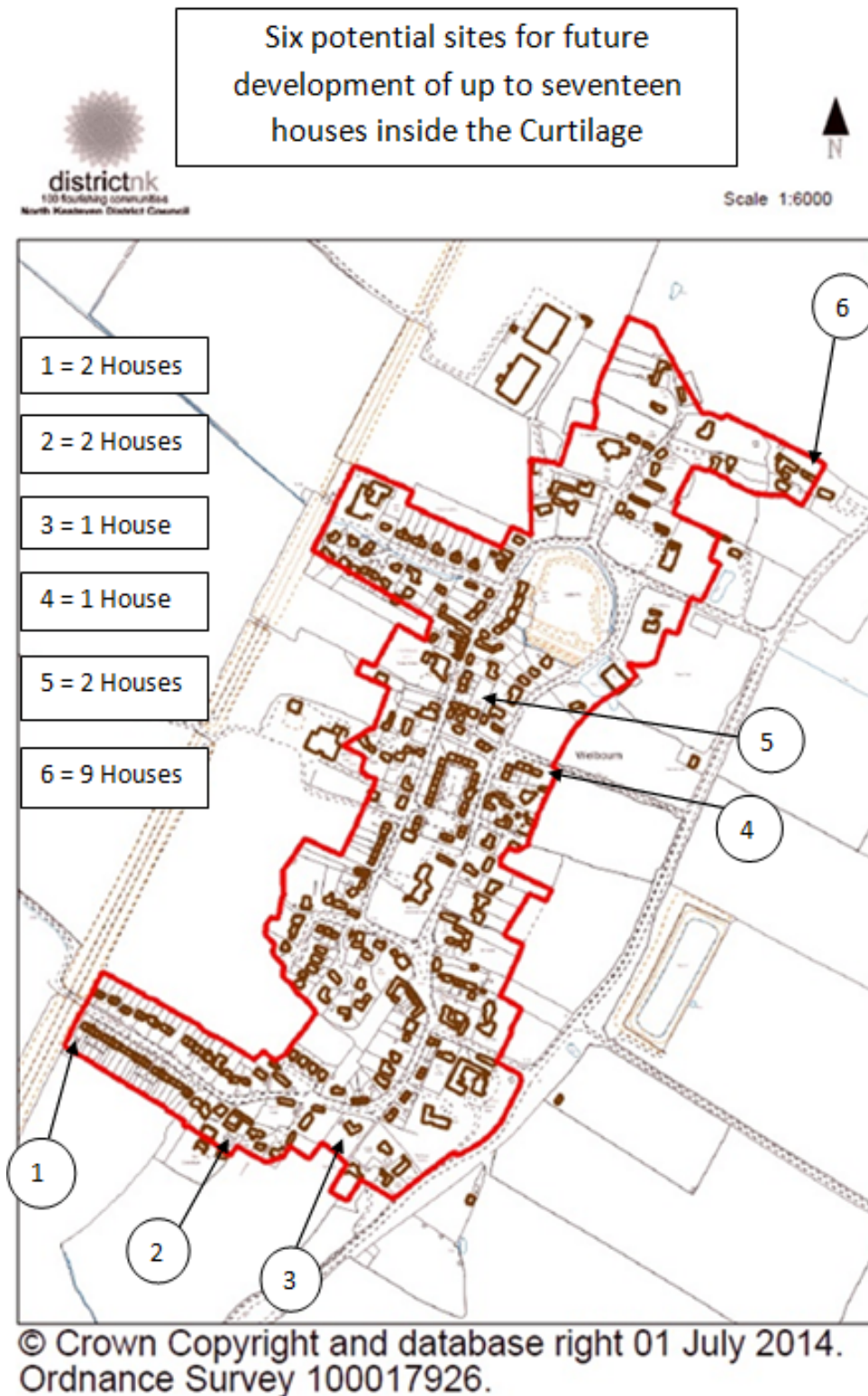


Figure 5 - Map showing Potential Sites for Development - *The arrows shown on the map indicate approximate locations of the potential development sites.*

2.12 Policy H2 - Local Green Space

Policy H 2 - LOCAL GREEN SPACE

This designated Local Green Space covers the area of the Dismantled Railway line embankment from the northern Parish boundary to the bridge in the south part of the Parish as shown on the map Figure 6 (Photographs of the area are at Figure 6 A to 6 D). Inappropriate development will not be permitted other than in very special circumstances.

2.13 Justification and evidence:

2.13.1 Local Green Space

The railway line embankment, which runs from the north – south of the Parish, provides the village with a beautiful back-drop of trees and bushes for the village of Welbourn. The line, which was first constructed in 1867, was known as the Lincoln to Grantham line via Honington. The embankment had five under bridges, four of which were for occupational purposes and the fifth spans Dycote Lane. The embankment rises to 24 feet as it crosses over Dycote Lane.

In 1965, along with the dismantling of the railway system the tracks were removed and the land sold off.

Today the track is one of the Stepping out Welbourn Walks and is popular with both Parishioners and visitors who enjoy this tranquil space where fauna and flora thrive in abundance. In order to ensure that this area is protected it is designated as a Local Green Space as shown on the map at **Figure 6 (Photographs of area at Figure 6 A, 6 B, 6 C and 6 D)**

Map Showing Local Green Space



Figure 6 - Local Green Space – Dismantled Railway Line Embankment



Figure 6 A - Part of the Local Green Space - Taken from the southern part of the railway embankment - Looking north on the left hand side of the public footpath towards Lincoln



Figure 6 B - Part of the Local Green Space Looking north on public footpath along railway embankment – Dycote Lane and the Lincoln Cliff can be seen on the right



Figure 6 C - Part of the Local Green Space
Public footpath under Railway Bridge leading to Welbourn Lower Fields



Figure 6 D - Local Green Space Railway Embankment on the left, Lincoln Cliff on the horizon –
Taken from the north side of Dycote Lane

2.14 Policy H3 - Parking Provision

2.14.1 Welbourn's village roads are narrow and on-street parking is already a problem in some areas of the village. This policy avoids the threat of further congestion.

Policy H 3 - PARKING PROVISION

Unless it can be demonstrated that a lower parking requirement would be appropriate for the type, size and location of the dwelling/dwellings, proposals for new housing must provide well designed car parking appropriate to the amount of development proposed as shown in Table 5.

2.15 Justification and evidence:

2.15.1 Community Consultation

- Car ownership is high, with 73% of homes owning two or more cars.
- Properties within the original village hub do not have off-road parking and they are forced to park on the road or on-footpaths.
- The two main village roads, the High Street and Beck Street, can become congested, especially the High Street during school drop-off and collection times due to on-street parking and lack of off-street parking facilities.

2.16 Plans for New Homes

2.16.1 Unless it can be demonstrated that a lower parking requirement would be appropriate for the type, size and location of the dwelling/dwellings, Plans for homes on new developments must demonstrate provision for off-street parking in a minimum ratio of one parking space per two bedrooms as per the chart below (**Table 5**). Suitably sized and accessible, communal parking areas may be considered as an alternative.

Number of Bedrooms	Number of Parking Spaces Required
1 to 3	2
4 or more	3

Table 5: Number of parking spaces per bedroom(s)

2.16.2 This policy is considered to have regard to national policy and contribute to the delivery of sustainable development.

2.17 Policy H4 – Broadband and Telecommunications

2.17.1 The provision of good telecommunications is an important aspect of sustainable economic growth in the rural areas supported by Government-backed initiatives to provide good connectivity.

Policy H4 Broadband and Telecommunications

1. Proposals for new residential and economic development within the Neighbourhood Plan Area should demonstrate how they will contribute towards local fibre or internet connectivity for both new, and where possible, existing residents and business owners. This should be detailed within a Connectivity Statement submitted in accompaniment of a planning application.
2. Where no internet provider is presently available, and subject to viability, new residential and economic developments should include the installation of suitable ducting which can accept fibre to:
 - a) Roads and footpaths within the development site; and/or
 - b) The public highway; and/or
 - c) Another location which has been adequately justified within the connectivity statement to the Local Planning Authority's satisfaction.
3. Where possible and appropriate, the provision of ducting which will contribute to a local access network for the wider community will be supported.

2.18 Justification and evidence:

The provision of good telecommunications is increasingly important in the modern world. It is even more important in isolated rural areas. The world of telecommunications and connectivity is a changing environment with new technological advances occurring all the time. It is considered that the provision of fibre optic connections is the most robust and future-proof method of delivery connectivity, and this should be the aim for all developments. Other technologies may provide interim solutions.

2.18.1 Community Consultation

Concern regarding the poor internet reception was raised in the consultation with Parishioners especially those who work from home. Broadband speeds are slow and the mobile phone signal is poor.

2.18.2 NPPF

This policy complies with NPPF Section 5 paragraphs 42 to 46. Advanced, high quality communications infrastructure is essential for sustainable economic growth.

DESIGN AND CHARACTER

2.19 Design and Character Objectives

2.19.1 To protect and enhance the special and distinct character of the village by ensuring development proposals are designed to respond positively to and reinforce this existing character.

2.19.2 Current Status

2.19.3 A significant area of the village falls within the Welbourn Conservation Area (**see Figure 4 - page 15**), which is a reflection of the distinct and special character the built environment of Welbourn benefits from. However, there is currently no formal document, such as a Conservation Area appraisal or assessment, which details the character of this Conservation Area and the assets which make it special.

2.19.4 Despite some incremental development over the last 30 years, the village has managed to retain its distinct street pattern and network of narrow and intimate winding lanes, lined by hedges and stone walls. A large proportion of existing homes and other buildings in the village are constructed of local traditional materials, namely coursed rubble limestone and clay pantiles.

2.20 Policy DES1 – Design and character

Policy DES1 – DESIGN AND CHARACTER

Where appropriate, development proposals should preserve or enhance the village of Welbourn by:

1. Recognising and reinforcing the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings.
2. Respecting and protecting designated and non-designated local heritage assets and their settings, particularly the Conservation Area.
3. Considering the visual impact of proposals on key views and vistas of the local landscape and minimising adverse impacts on these views.
4. Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context. Where appropriate, landscaping schemes should seek to include native species.
5. Seeking to retain mature or important trees. Development that damages or results in the loss of ancient trees or trees of good arboricultural and/or amenity value will not normally be permitted unless justified by professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.
6. Ensuring new boundary treatments reflect the distinct local character in relation to materials and design.
7. Ensuring that car parking is positioned and designed to have minimal impact on the street scene.

2.21 Justification and evidence

Character of Welbourn village

2.21.1 In his book entitled “Lincolnshire and the Fens” (1952) Professor Maurice Barley had this to say about Welbourn and other villages in the region:

“Better still are the villages from Leadenham towards Lincoln, which cling to the top of the limestone scarp, each with its own steep land down to the fertile Low Fields, Navenby is a large one-street village, but Leadenham itself, Welbourn and Wellingore have quiet winding lanes, lined with stone

cottages with pantile roofs, or occasionally a brick cottage making a brilliant but harmonious contrast.”

2.21.2 As the author implies, Welbourn is a village settlement with a truly distinct and recognisable rural character. The village is formed of a rectangular street pattern, also evident in neighbouring cliff villages. Its buildings are informally aligned along narrow curving lanes, flanked by hedges and stone walls and complimented by a variety of mature trees. Such trees, both within the village and along the cliff, add greatly to the attractiveness of Welbourn, complimenting beautifully the many dwellings which are built in traditional local materials; coursed rubble limestone and clay pantiles give a surviving sense of unity and character. The existing character of the village is something which positively contributes to the quality of life for all local people, and it should be retained and enhanced now and into the future.

2.22 Modern and Innovative Designs

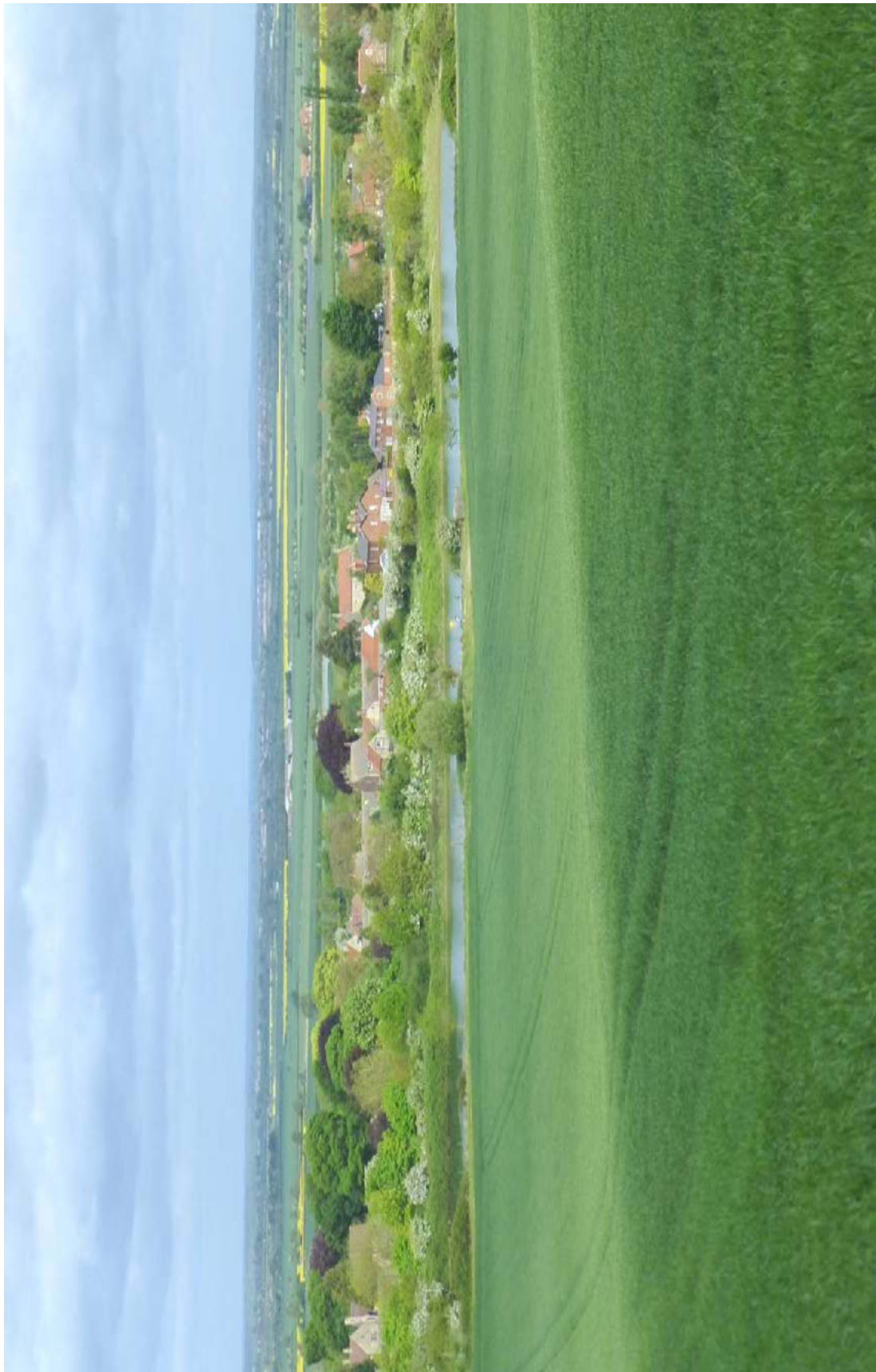
2.22.1 Policy DES1 does not seek to stifle design innovation, nor resist modern designs where they are appropriate, particularly in respect to sustainable design and construction. This policy merely seeks to ensure that development proposals are carefully considered and designed in a manner which is complimentary to the existing village context. It aims to see that new development, as well as alterations and extensions to existing buildings, are in keeping with the character of Welbourn. For most development it will be helpful to check that it is compatible and complementary to the key characteristics of Welbourn. Wherever possible, new development should help to strengthen, reinforce or where necessary, restore distinctive landscape character.

2.22.2 This policy positively contributes to the quality of life for all Parishioners by preserving the local character, scale and style of the built area, now and in the future.

2.22.3 Further detail on the character of Welbourn is set out in the ‘Welbourn Character Profile’ can be used as a basis for understanding the character of the village and progressing development proposals which respond positively to this character.

2.23 NPPF

In line with 56, 57 and 58 of the NPPF, this policy requires that development should contribute positively and ensure the design responds to the local character and history of Welbourn.



View of Welbourn village from the Lincoln Cliff



The Green



The Green and Hall Lane



Hall Orchard Lane



Hall Orchard Lane



Hall Orchard Lane

COMMUNITY WELL-BEING LEISURE AND RECREATION

2.24 Community Well-Being Objectives

- Protect facilities which support the health and well being of all ages and social groups within the Welbourn community.
- Support the development of new facilities which will benefit Parishioners and visitors to the Parish.

2.25 Current Status

2.25.1 Data obtained from the Office for National Statistics 2011 (updated 2013) shows that the overall general health of residents in Welbourn is good. **(Fig.7)**

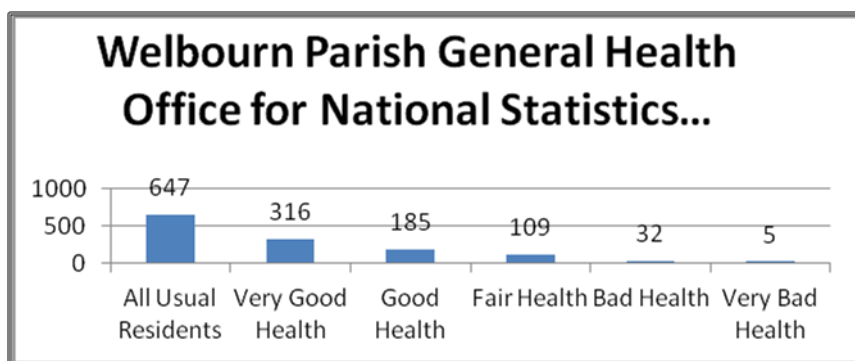


Figure 7 - Welbourn Parish General Health

2.25.2 There are three General Practices based in surrounding villages with hospitals at Lincoln, Grantham and Newark. Community volunteers have raised funds to purchase two defibrillators which have been sited at the Village Hall and in the phone box on the Village Green.

2.26 List of Well-Being, Leisure and Recreation Assets

- Allotments
- Bus service runs hourly between Lincoln and Grantham but this is restricted in that there is no late evening service
- Castle Hill Field
- Two Defibrillators
- Hairdressers
- Mobile Library – reduced service due to financial constraints
- Playing Fields, Children’s Play Area, and Tennis Court
- Pub
- Stepping-Out Walks and Public Footpaths
- St Chad Church
- Voluntary run adult social groups – Gardeners Club, Reading Group, Char and Chat.
- Village Hall
- Village Shop and Post Office

2.27 Main Comments Raised in the 2012 Survey and the 2014 Consultation

2.27.1 Positives

Peaceful, friendly and caring village: local shop: Post Office: pub: hairdressers: lovely Primary School: on main bus route and sense of community: attractive village with a beautiful church: a good choice of social groups; low crime: good location for access to four towns/city and trains to London: excellent Village Hall for social and sporting events: playing field, tennis court and children's play area: no major road running through the village.

2.27.2 Negatives

Some of the villagers felt there were insufficient leisure activities, especially for the younger Parishioners, some of whom described Welbourn as an "old persons' village". Activities such as five-a-side football, a climbing wall, running track, youth club, were suggested. Many of the young people have to travel to other locations to participate in their recreational activities. The bus service is expensive and there is no late evening service.

2.27.3 General

Welbourn has a large playing field with a football pitch and recently refurbished tennis court, use of which is varied. Neighbouring villagers make use of these facilities from time to time. The Village Hall can be used for recreational exercise such as badminton and keep fit classes, but again the use being varied depending on demand.

2.27.4 The residents have the opportunity for some sport and some recreational activities.

Promoting physical activity would see both the Parish Council and the Village Hall Committee supporting and encouraging engagement in sport and leisure activities such as making use of the Stepping out Walks and supporting improved outdoor gym and playground equipment to accommodate all age groups.

2.27.5 Unusual levels of noisy sports or leisure activities would need to take into account Policy RST6 – noisy sports – in the North Kesteven Adopted Local Plan 2007 where such sports as motor sport, pistol and rifle ranges, target and clay shooting or war games, are cited as potentially "having unsatisfactory effects on neighbouring land users."

2.28 Policy CWB 1 - Health and Well-Being of Welbourn Community

Policy CWB 1 – DEVELOPMENT OF RECREATIONAL FACILITIES

Development of new recreational, open space or indoor sports facilities, which support the health and well-being of the community, will be supported.

2.29 Justification and evidence:

In line with Government objectives, this policy aims to involve all sections of the community in a bid to engage in healthy sporting activities, addressing low levels of physical activity and the growing concerns with obesity.

2.29.1 Consultation with the community on the subject of health has highlighted the desire for sporting/exercise equipment to be made available.

2.29.2 This policy aims to involve all sections of the community in a bid to engage in healthy sporting activities, addressing low levels of physical activity and the growing concerns with obesity.

2.30 Policy CWB 2 - Existing Community Facilities

Policy CWB 2 - PROTECTING EXISTING COMMUNITY FACILITIES

Development proposals involving the loss of community facilities will not be permitted unless:

1. A suitable replacement facility is provided that will either maintain or enhance the existing public provision in an allocation that is either as accessible, or more accessible, to the village residents; or
2. Evidence is submitted to demonstrate that there is no longer a demand for the existing use, or any other appropriate community use.

2.31 Justification and evidence:

Community facilities are a key component of sustainable development and their retention is considered to be important to achieving this.

2.31.1 In line with NPPF, this policy seeks to protect valued community services and facilities such as the Primary School, village Post Office, Shop and Hairdressers, ensuring that services and facilities remain sustainable for the benefit of the local community.

2.32 Sustainability Assessment

2.32.1 These policies underpin Welbourn's Neighbourhood Development Plan sustainability by:

- Protecting and improving the residents' quality of life by promoting personal well being and meeting the diverse health, leisure, recreation and cultural needs of all existing and future Parishioners.
- The policies promote inclusive social cohesion and create equal opportunity for all.

EMPLOYMENT

2.33 Employment Objectives

- Support local businesses, encourage new businesses, home working and social enterprises that benefit the community.
- Support growth and expansion of existing businesses and enterprises, both by the conversion of existing buildings and well designed new buildings which are in keeping with the architectural character of Welbourn.

2.34 Current Status

2.34.1 Welbourn has kept pace with the changing nature of employment and where it was once reliant mainly on the farming industry, technological advances have created an employment base ranging from small to medium manufacturing, construction industries and home working within the Parish. Other organisations providing local employment include The Sir William Robertson Academy, the Primary School, Pre-School, two Nursing and Residential Homes, the Village shop and Post Office, Hairdressers and Pub.

2.34.2 Responses to the Welbourn Neighbourhood Development Plan Householders Survey 2012 showed that in Welbourn there were 209 people employed, 67 unemployed or not looking for work and 43 retired.

2.35 Employers' Survey 2012

2.35.1 Seventeen employers within the Parish of Welbourn were invited to complete the Employers' Questionnaire, of which sixteen responded. The numbers of full and part time employment available from these are shown at **Figure 8** below.

Total number of full time employees	Number of full time employees who live in Welbourn	Number of full time employees who live elsewhere
218	21	197
Total number of part time employees	Number of part time employees who live in Welbourn	Number of part time employees who live elsewhere
131	25	106
Total number of full time and part time employees Welbourn	Total number of full and part time employees who live in Welbourn	Total number of full time and part-time employees who live elsewhere
349	46	303

Figure 8 - Welbourn Employment

2.35.2 In the main, retaining employment levels in Welbourn is dependent on employing skilled professionals, e.g. teachers, nursing staff, engineers, and technicians - skills which may or may not be present in the required numbers within the local community. Consequently employers recruit staff from the surrounding villages and towns, the majority travelling to their work in Welbourn by car.

2.36 New Employment and Expansion of Existing Employment

2.36.1 As we do not know of any organisations proposing to set up new commercial enterprises in the Parish at this time, no provision has been made in the Plan for new commercial sites.

This is something which will be kept under review and dealt with as and when the need arises.

However, it is judged that there is scope within the Parish for further development through organic expansion of existing businesses and in the Welbourn Neighbourhood Development Plan Employers' Survey 2012, five of the existing businesses stated said that they anticipate future business expansion and creating new jobs. **(Figure 9)**

Name of Business	Type of Business	When do you anticipate creating new jobs?
Welbourn Hall Nursing and Residential Home	Nursing and Residential Home	Within five years
Ian Batchelor Landscapes	Landscaping all aspects	When the climate is right
Lamyman Ltd.	Farming	When the opportunity arises and land becomes available
Welmac UK Ltd.	Sales Service and Hire of Recycling equipment	Ongoing
Welbourn Farms Ltd	Farming	Future expansion expected

Figure 9 - Potential New Employment

2.36.2 Development and expansion is also possible through generating increased patronage for a business. In the Employers' Survey 2012, three respondents said that signage on the A607 has the ability to increase business by informing passing traffic that the village has facilities such as the Post Office, Shop, Hairdressers and Pub. A comment in the 2012 Survey was "many people say they don't know we are here!"

2.37 Policy EMP 1 - New Employment

2.37.1 The Development of new businesses and expansion of existing employment will be encouraged provided that they conform to all relevant policies of this Plan, The Local Plan and the National Planning Policy Framework 2012.

Policy EMP 1 – NEW EMPLOYMENT GENERATING USE

Proposals for the development of small scale start-up businesses, expansion of existing businesses and the diversification of agricultural businesses, will be supported subject to demonstrating no unacceptable harm to neighbouring occupiers.

2.38 Justification and evidence:

It is recognised that the Parish of Welbourn already has a surprising number of employers giving employment opportunities to 300 plus people. These employment sites blend in with the character of the village and it is expected that any development or conversion of buildings for employment should continue to enhance the local environment.

2.38.1 In supporting a prosperous rural economy the NPPF points to maintaining and improving the economic environment by the retention and development of local services and community facilities. The Plan supports the retention of existing employment provision and the development of future employment opportunities.

ENVIRONMENT

2.39 Environment Objectives

- Protect, enhance and reinforce Welbourn's built features and countryside environment.
- Ensure that alternative sources of energy and communications do not have an adverse impact on the historic character and views of the village.
- Protect the productive food producing land within the Parish.

2.40 Current Status

Welbourn is a small rural Parish, a large area of which is in a designated Conservation Area located in North Kesteven, Lincolnshire. It is centred on one of a number of villages lying on the Lincolnshire Edge escarpment known as the 'Cliff' Villages' whose origins date back over 2000 years. Most of the layout of the village hub evolved before the advent of motor vehicles, so its roads are narrow and bordered by houses. The village is surrounded by open countryside and enjoys unique and pleasant views and vistas from almost every point. There are 301 dwellings (source: 2011 Census ONS), a few small commercial enterprises and no heavy industry. The Residents Survey 2012 and the responses to the 2014 Consultation on the Proposed Policies overwhelmingly indicated that Welbourn village should be safeguarded from development that would change the historic character of the village and its current environment.

2.40.1 Human wellbeing is intimately connected with our natural environment. The majority of the Parishioners consider the natural and ecological features of the village and surrounding countryside are an essential asset and perform an important role in the health, quality of life, heritage and sustainability of our community. This includes the green spaces, views, vistas, natural habitats plus access to walks and cycle paths which are considered valuable resources.

2.41 Environmental Issues - Main points raised by the Parishioners

2.41.1 The following main points regarding environmental issues are based on the majority view expressed in the Welbourn Parish Action Plan 2005-2015, the 2012 Survey and the Summary Plan Policy Consultation April /May 2014:

- Agricultural land should be protected because of their significance to food production.
- Drainage and the danger of flooding are a concern.
- Whilst in principle the Parishioners are not opposed to new sources of energy, the majority of the Parishioners are: against pylons or telephone masts (117), not in sight of the village (16), against Wind Farms (102), not in sight of village (27).

2.42 Policy EN 1 - Retain Features

Policy EN 1 - RETAIN AND ENHANCE FEATURES

New development will retain and protect and where possible, enhance features of nature conservation or landscape value including, species-rich hedgerows, ponds and woodland. Improvement of the connectivity between wildlife areas and greenspaces will be encouraged to enhance the green infrastructure of the Parish.

2.43 Justification and evidence:

2.43.1 This policy has been produced in line with the communities wishes, gathered from the information from all of the consultation regarding this plan. It seeks to ensure that the distinctive landscape features and character of Welbourn are maintained and enhanced.

2.43.2 This policy will ensure new development is guided to enhance biodiversity, as per the duties placed upon North Kesteven District Council under the National Environment and Rural Communities Act 2006 and the National Planning Policy Framework (paragraph 118).

2.44 Policy EN 2 - Impact of Alternative Sources of Energy on the Environment

Policy EN 2 - IMPACT OF ALTERNATIVE SOURCES OF ENERGY AND COMMUNICATION MASTS

Alternative sources of energy generation and improved communications will be supported, provided that proposals will not have an unacceptable impact on the distinct local character of Welbourn and have no unacceptable impact on nearby residents or biodiversity.

2.45 Justification and evidence:

The majority of the Parishioners stated that they do not want to see large masts and wind turbines in the vicinity of the village as they will spoil the views and character of Welbourn. They also recognise that this equipment is necessary and therefore accept that it will be required to be located within the Parish.

2.45.1 This policy is in line with NPPF 43 and 97.

2.45.2 This policy supports the expansion of electronic communication networks, including telecommunications and high speed broadband. The aim is to keep the number of radio and telecommunication masts and the sites for such installations to a minimum. This policy also supports the use and supply of renewable energy from renewable and low carbon sources provided that it will not have an adverse affect.

Section 3 – Parish Projects

WELBOURN PARISH COUNCIL – PARISH PROJECTS

3.1 Welbourn Parish Council will continue to engage actively with Parishioners to encourage their involvement in the following Parish Projects.

3.2 These Parish Projects take into account matters of importance to the community, but which cannot be addressed by land use planning policies. For clarity, the Parish Projects do not comprise Neighbourhood Plan policies, but establish specific aims and aspirations of the Parish Council.

LEISURE AND RECREATION

3.3 The purpose of the Leisure and Recreation Projects is to:

- Maximise the use and income of the Village Hall.
- Encourage more sporting and social activities, especially those suitable for children and teenagers. Improve the children's playground equipment.
- Develop positive links with both schools.
- Ensure that the footpath path along the A607 is passable and safe to walk along.

3.4 Village Hall

VILLAGE HALL

The Village Hall Committee should be supported in its aim to maximise the income and use of the Village Hall through increased promotion and publicity of its facilities.

3.5 Sporting and Social Activities

SPORTING and SOCIAL ACTIVITIES

Sporting and social activities especially those suitable for children and teenagers should be supported.

3.6 Playground Equipment

PLAYGROUND EQUIPMENT

Improvements to the children's playground equipment should be sought.

3.7 Youth Activities

YOUTH ACTIVITIES

Liaise with North Kesteven Youth and Community Development to explore the possibility of setting up a youth club and organising sports clubs/activities for children and teenagers.

3.8 Footpaths

FOOTPATHS

Ensure that all of the footpaths within the Parish of Welbourn are safe and passable for pedestrians.

3.9 Stepping out Walks

STEPPING OUT WALKS

Ensure that Stepping out Walks are not overgrown and difficult to negotiate.

3.10 Links with Schools

LINKS WITH SCHOOLS

Develop positive links with the Primary School for the use of facilities within the Parish, and also the Sir William Robertson Academy with regard to the use of their facilities.

TOURISM AND HERITAGE

3.11 The purpose of these Tourism and Heritage Projects is to:

- Promote economic growth in order to create local jobs and prosperity through tourism business activity by exploiting existing sites of historical interest.
- Seek to increase access and enhance the facilities and opportunities for non-work based cultural activities for all Welbourn's Parishioners and visitors.
- Provide an educational facility for our younger generation.
- Provide a permanent historical record of Welbourn's development throughout the ages.
- Preserve and protect Welbourn's heritage.

3.12 Current Status

3.12.1 Tourism is an activity with the potential for delivering economic growth and local job opportunities in the Plan area. Tourism is the fifth largest industry in the UK and growing. It is our intention to capitalise on this opportunity by creating the Welbourn tourist location and using publicity to create awareness of Welbourn's heritage and tourism potential, both within the Parish and among the many visitors to Lincolnshire.

3.12.2 Although Welbourn has a good stock of existing historical assets and this is one of its main strengths, playing an important role in defining the character of the village, it is nevertheless currently under-exploited as both an economic and cultural asset. North Kesteven District Council's Local Plan 2007 has a strategic policy supporting tourism within its area but funding is currently under threat from Government budget cut backs. The Blacksmith's Forge, Open Gardens Day and the Caravan Rallies on the Playing Fields have all demonstrated the latent potential for Welbourn, but until now the Parish has not had a policy to develop its appeal as a tourist destination to a wider audience or to capitalise on its tourism assets.

3.13 Main Points raised by the Parishioners in the Summary Plan Policy Consultation April – May 2014 (based on the majority view expressed)

3.13.1 At the time of the 2012 Survey, Tourism had not been identified as an opportunity for Welbourn, so it was not included. The North Kesteven District Council Local Plan 2007 includes as a key policy objective to promote the development of the tourism industry within its area and this section is included in compliance with that policy. The concept was tested within the community during the consultation process with the Parishioners and there was sufficient support to justify its inclusion in the Plan.

3.14 Promote Tourism

The North Kesteven District Council Local Plan 2007 includes a policy which states its main objective is to promote the development of a tourism industry. Welbourn has a wealth of existing potential tourism sites that would be of interests to visitors to Lincolnshire. By attracting visitors through tourism activities and publicity, Welbourn can generate significant income that will further support local businesses and deliver new jobs, creating new employment and additional income opportunities for residents within the Parish. They will enhance the local environment and provide learning, cultural and recreational opportunities for all Parishioners. This would bring additional income and job opportunities to the Parish. The policy will also help to preserve the historic character of the village.

PROMOTE TOURISM

Promote tourism within the Parish and establish Welbourn as a tourist location. The community of Welbourn should work with the County and District Councils plus other regional and national organisations to publicise Welbourn's tourism sites.

3.15 The Village Trail

Many other villages similar to Welbourn throughout the country promote local tourism by use of a Village Trail identifying points of interest. The system is tried and tested and works well.

THE VILLAGE TRAIL

The main vehicle for promotion of Welbourn's tourism will be the launch of the historic village trail. This will identify existing sites of interest within the Parish and in conjunction with the other Cliff Villages and North Kesteven District Council as appropriate.

3.16 Maintenance of Tourism Sites

A high standard of maintenance is necessary for presentation and safety reasons.

MAINTENANCE OF TOURISM SITES

Existing tourism facilities should be improved and better maintained where necessary via dedicated management. The Parish Council and volunteers may seek additional external funding from available resources as necessary.

3.18 Village Museum

Welbourn has a wealth of interesting but hidden historic material that needs to be made available for the benefit and interest of all, both locals and tourists alike. A village museum would be the ideal location as well as a tourism attraction and an education centre, especially for our school pupils.

VILLAGE MUSEUM

An ambitious programme should be launched to secure funding for the establishment of a Village Museum incorporating educational study facilities. This project will be managed by the formation of a volunteer History group or society. The actual site location is to be determined at a later date.

3.19 Additional Public facilities

These facilities are required to support the tourism visitors.

ADDITIONAL PUBLIC FACILITIES

The need for additional facilities such as car parks, public toilets, cafeteria etc should be identified to support these policies and funding sought. Development proposals should be supported.

3.20 Tourist Accommodation

These facilities are required to support the tourism visitors.

TOURIST ACCOMMODATION

Local residents with suitable facilities should be encouraged to provide tourist accommodation.

3.21 Twinning

Many UK communities have an exchange relationship with communities abroad. This is an opportunity to provide a low cost experience of foreign culture, establish beneficial relationships between the UK and our European neighbours and provide our school pupils with the opportunity to enhance their education.

TWINNING

Establish 'twinning' relationships with selected European villages of a similar size and culture to Welbourn should be considered.

3.22 Co-operation with other Cliff Villages

This will add scale to the project, making it easier to reach a viable level.

CO-OPERATION WITH THE CLIFF VILLAGES

Work with other Cliff Villages as appropriate where such co-operation may make these objectives easier to implement, through effort, cost sharing, publicity, greater interest and attractiveness.

3.23 Tourism Asset Inventories

3.23.1 Existing Heritage Sites

- Airfields sites of World War 1 and World War 2
- Castle Hill (has existing ancient monument status)
- St Chad's Church (C of E)
- Sapperton Medieval village site
- St Chad Well site
- Sir William Robertson's birthplace
- The old Blacksmith Forge
- The Old Bakeries
- The old Co-op Shop
- The old Railway Line
- The Viking Way

ROAD AND TRAFFIC MANAGEMENT AND ACCESSIBILITY

3.24 The purpose of these Road and Traffic Management and Accessibility Projects is to:

- Reduce village road congestion.
- Improve accessibility and safety of Welbourn's footpaths for all age groups.
- Improve the road safety of entrance and exit junctions to the village.
- Ensure all new developments have enough car parking and that they do not have an unacceptable traffic impact on local residents.
- Developments that would give rise to unacceptable highway dangers will not be permitted.

3.25 Current Status

3.25.1 The village hub of Welbourn is bordered by the A607, which has a 60 mph speed limit, except outside the Sir William Robertson Academy where a limit of 30 mph exists but is often ignored by motorists. There are no major roads within the village hub. The roads within Welbourn village are mostly narrow and unsuitable for very large vehicles.

3.25.2 Welbourn serves as a centre for a much wider rural catchment area which results in a constant level of vehicle traffic arriving, leaving and within the village. The speed of traffic on the A607 is a concern to Parishioners, especially for the high number of school pupils who have to use and cross this route to get to the Sir William Robertson Academy, those vehicles entering or leaving the village and those pedestrians using the narrow footpaths paths alongside this major road. There are two junctions off this highway into the village and one exiting. Although there have been no accidents in recent times, users of these junctions need to exercise great care.

3.25.3 Being a rural location, the incidence of car ownership is high, with 73% of homes owning two or more cars. Considering that 44% of residents work outside the Parish (2012 Survey) and most do their main shopping outside the village, this is not surprising.

3.25.4 Whilst most properties have off-road parking, some within the original village hub do not and they are forced to park on the road. On-footpath parking where the road is narrow (which happens) can be an issue for our elderly Parishioners and people with pushchairs, wheelchairs and mobility scooters, forcing them into the roadway. At present, there are few drop kerbs within the village for disabled pedestrians but this to be rectified shortly.

3.25.5 Widening the roads in the village is impossible due to the close proximity of the adjacent buildings. The two main village roads, the High Street and Beck Street, can become congested, especially during school drop-off and collection times due to on-street parking and lack of off-street parking facilities. Many pupils live outside the Parish and travel to and from the Primary School by car.

3.25.6 The Primary School has a Travel Plan in place which suggests to parents that they park either at the Village Hall car park or the local pub car park to ease congestion in the High Street, but unfortunately parents tend not to adhere to this suggestion. The Welbourn Neighbourhood Development Plan supports the school's travel plan.

3.25.7 The public bus service between the main service urban areas of Lincoln and Grantham diverts through the village with three bus stops in either direction. The operator reduced the service at certain times of the day because it was considered unviable. Some find the bus service expensive, especially some of our under 18s who use the bus to access social activities based in other locations. There is no public bus service to Welbourn's two other main and important service towns of Sleaford and Newark.

Bespoke 'Dial a Ride' and 'Call Connect' services are available but little used. The Asda supermarket provides a bus service direct to and from the store in North Hykeham, but again has limited use by Welbourn's residents.

3.25.8 For the majority of the residents living within the Parish, the car has become the principal mode of transport, even for short journeys. A cycle route shares the footpath alongside the A607 towards the neighbouring village of Wellingore. The local railway station closed in 1965 and the railway line was lifted. The track bed has been built on in several places, so cannot be reinstated.

3.26 Main Points raised by the Parishioners

1. Some footpaths are unsafe, especially those alongside the A607 to the Sir William Robertson Academy. Of particular concern is the safety of our school pupils who use this footpath
2. Need for a restricted speed limit on A607 where it passes the junctions to the village. Walking or cycling on the footpath alongside the A607 is unpleasant and dangerous, due to the speed of the vehicle traffic and low height of the footpath kerb relative to the road.
3. There is an urgent need for a Zebra Crossing on the A607 for the safety of our school pupils crossing this busy road to access the Sir William Robertson Academy.
4. The public bus service is rated as extremely useful by 46% of users but its appeal is limited as it terminates at the neighbouring village of Wellingore at certain times of the day and the service only travels North-South (Lincoln – Grantham) but not East-West to service towns of Sleaford and Newark.

Adult fares start at 14 years of age and it is felt that the start point should be 18 years. These factors place severe restrictions on the employment opportunities outside the Parish for non car owners.

5. The Village roads are narrow, subject to congestion at certain times and in poor condition. On-footpath parking and non-accessibility for emergency services gives rise for concern. Can the village roads cope with the additional traffic that will be created by further housing development?

6. Poor footway lighting within some areas of the village.

7. In the past some village roads became flooded during periods of heavy rain due to the poor design and condition of the road drainage system. (Recent maintenance work has largely resolved this problem by re-routing the main drainage channel to the North of the village).

8. Stop vehicles parking on the pavements.

3.27 Speed Limits

Residents expressed strong concern about traffic and transport issues in the 2012 Survey, highlighting problems of village congestion and concerns about safety on the A607, especially for our children.

SPEED LIMITS

The Parish Council will continue to consult with Lincolnshire County Council Highways to introduce an extended reduced speed limit where the A607 passes the village.

3.28 Speed Indicating Warning Device

The traffic speed limit of 30mph in the area of Sir William Robertson Academy is often ignored. To help to reinforce this, the Parish Council will request that a permanent 30mph Speed Indicator Warning Device be located in the area of the Academy entrance.

SPEED INDICATOR WARNING DEVICE

The Parish Council to request Lincolnshire County Council Highways to erect a permanent 30mph Speed Indicator Warning device on the A607 in the area of the Sir William Robertson Academy.

3.29 Zebra Crossing – Sir William Robertson Academy -on A607

Children who walk to Sir William Robertson Academy from Welbourn or Leadenham must cross the A607 in order to get to school. This stretch of road is very busy at the times the children are going to

and leaving school. In order to help to prevent an accident whilst crossing the road a Zebra Crossing (with attached light) should be installed.

ZEBRA CROSSING ON A607

The Parish Council should consult with Lincolnshire County Council Highways to install a Zebra Crossing on the A607 outside the Sir William Robertson Academy.

3.30 Drop Kerbs

Currently there are only a few drop kerbs which make the pavements difficult for those with walking difficulties and forcing those who use mobility scooters to use the road rather than the footpath, which is highly dangerous.

DROP KERBS

The Parish Council will continue to consult with Lincolnshire County Council Highways to install drop kerbs to improve footpath accessibility for our disabled Parishioners.

3.31 Village Hall Parking

Our core village roads are narrow and unable to be widened, so any new developments cannot be allowed to add to road congestion.

VILLAGE HALL PARKING

The Parish Council will endeavour to secure funding to expand the Village Hall car park and encourage school traffic to use this facility rather than parking in the High Street.

3.32 Road Maintenance

Historically, maintenance by Lincolnshire County Council has been poor and needs to be addressed.

ROAD MAINTENANCE

The Parish Council will continue to consult with Lincolnshire County Council Highways to provide better road maintenance, including drainage, within the Parish.

3.33 Provision of a Bus Shelter

Members of the community have requested that the Parish Council seek to have erected at least one bus shelter in the village.

PROVISION OF A BUS SHELTER

The Parish Council to seek the provision of at least one bus shelter.

3.34 Signage on the A607

Local traders have expressed an opinion that potential business could be lost due to lack of awareness because the A607 bypasses the village hub.

SIGNAGE ON THE A607

The Parish Council will promote the provision of new signage on the A607, drawing attention to Welbourn village businesses and services, provided that such signage is in keeping with the Welbourn Conservation Area.

ACKNOWLEDGEMENTS

The Welbourn Parish Council would like to thank all of the volunteers who have devoted much time and effort to produce this Plan.

Steering Group:

Tony Copley (Chairman)

Cllr Rod Storer - Cllr Maureen Lunn - Cllr Bert Gibson - Cllr Robert Cross – Bill Goodhand - John Oakley.

The Steering Group was ably assisted by, Sue Milton, Marion Goodhand and Nick Sharpe.

Members of Locality and Planning Aid England provided professional planning advice: Mike Dando, Community Planning Outreach Co-ordinator and Darren Carroll (Welbourn Village Character Profile).

URS Infrastructure and Environment UK Limited:

Ciara Whelehan Principal Planning Consultant Town Planning – help with Policies.

Charisma Spatial Planning Ltd - Ann Skippers, Neighbourhood Plan Consultant.

Locality, Community Development Foundation and Groundwork UK:

Providing the Grant to fund the production of the Plan.

Assistance and support was also received from North Kesteven District Council, Community Partnerships Manager – Luisa McIntosh and members of her team.

Alison and David Lowe for allowing the Steering Group to locate the Ballot Box in the village shop so that Parishioners could respond to the various consultations.

Welbourn Parish Council would also like to thank everyone who took time to answer the questionnaires, gave their views on the proposed draft plans and attended the consultation meetings during the process of producing the Welbourn Neighbourhood Development Plan.

Rod Storer

Parish Council Chairman

pp. Welbourn Parish Council

March 2015

Biodiversity	The word 'biodiversity' is a contraction of biological diversity. Biodiversity is the degree of variation of life, which can refer to genetic variation, species variation, or ecosystem variation within an area. Biological diversity thus refers to variety within the living world.
Brownfield land	Land which is or was occupied by a permanent structure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. (NPPF March 2012)
Carbon footprint	A carbon footprint has historically been defined by Championne as "the total sets of greenhouse gas emissions caused by an organization, event, product or person".
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. (NPPF March 2012)
Curtilage	Curtilage lines are intended to reflect the boundary between a settlement and the countryside that surrounds it. Thus, land with a 'village' or 'town' character should be shown within the curtilage, whilst that outside the developed area should be shown as countryside. Wherever possible and appropriate, curtilage lines follow clear natural or man-made boundaries on the ground. (North Kesteven Local Plan 2007 Justification 3.5 for Policy C2)
Ecosystem	The complex system of plant, animal, fungal, and micro organism communities and their associated non living environment interacting as an ecological unit. Ecosystems have no fixed boundaries; instead their parameters are set to the scientific, management, or policy question being examined, depending upon the purpose of analysis, a single lake, a watershed or an entire region could be considered an ecosystem.
Listed building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I having the greatest significance. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the local Plan. The term includes old policies which have been saved under the 2004 Act. (NPPF March 2012)
Localism Act 2011	A major piece of new legislation which includes wide ranging changes to local government, housing and planning. Included in this new Act is the introduction of Neighbourhood Development Plans

National Planning Policy Framework (NPPF)	Published in March 2012 the NPPF is a document setting out the national government's main policies on planning.
Neighbourhood plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). (NPPF March 2012)
Older people	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing, and the full range of retirement and specialised housing for those with support or care needs. (NPPF March 2012)
Playing field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010. (NPPF March 2012)
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town and Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. (NPPF March 2012)
Sustainable development	Sustainable development should be beneficial for the present and future generations, meeting the needs of the present generation without compromising the ability of future generations to meet their needs, a change for the better, long-term, and positive rather than negative. The three governing elements are economic, social and environmental and ideally there should be gains in all three.
Travel plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action, and is articulated in a document that is regularly reviewed. (NPPF March 2012)

