

Fiskerton Neighbourhood Plan

2016 - 2035



(Draft)

Revised November 2015

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FISKERTON NEIGHBOURHOOD PLAN

Foreword

Sir Edward Leigh MP

The people of Fiskerton have an inheritance which is not wholly theirs, but rather is a gift which must be cared for and handed on. Such an idea of inheritance finds an apt symbol in St Clement's Church. This beautiful house of God was built in the eleventh century, carefully restored in the nineteenth, and continues its presence and mission now in the twenty-first. We are tasked today with ensuring that Fiskerton carries on for centuries further in a way that preserves what we love while providing for future needs.

Rural villages today are faced with a difficult balancing act between preserving the characteristics which make them so attractive and meeting the demand for new housing across the country. With this Neighbourhood Plan, Fiskerton is leading the way by providing a model for sensible, well-thought-out, limited growth. Through engaging communities to seek out opportunities for growth that are sustainable, gradual, and that take into account the varied needs of a village in its regional context, we can ensure that the Lincolnshire we know and love is both adapted and preserved for future generations to come.

Why A Neighbourhood Plan

In 2010 the government in Westminster introduced an act called “The Localism Act” which was passed into law in 2011.

The Simplistic intention of this act was to give more control to local communities in running their own areas (or Neighbourhood).

Those of us who remember the second world war or more importantly the post war period of the 1950’s and 1960’s will remember the destruction evident by the derelict bomb sites in our cities and countryside.

This was the period when UK Town and Country Planning really came into being in a controlled and unified nationwide manner, which was much needed to rebuild and provide housing and industry again in the aftermath of the war years.

Since that time local town planning has been legislated from Central Government in a one size fits all manner and enforced by Local Government, with very little input by individual local areas or local communities. I am sure we have all seen the evidence of this with planning approvals for large scale developments often approved with little or no consultation.

The obvious case for Fiskerton in recent years has been the permission for an armaments factory on the perimeter of our Village which has been allowed to expand with little or no consultation with the residents. More recently was the close call with the application for Windrow Composting with all the inherent health and traffic implications that had.

The Localism Act seeks to rectify this situation and make Local Authorities more accountable to the communities they serve and those whose taxes they spend.

The start of this is by giving communities the choice of making a Neighbourhood plan or not. Those who choose not to write a NP are still covered and to some extent protected by National Planning Policy and hopefully by their Local Authority Plans.

But those communities who want to really have a democratic say in what shapes and forms their local area will produce a Neighbourhood Plan and all the residents will be consulted on how they want the area to develop over the life of the plan or the next 20 years.

The plan will cover residential and business development and should be based on sustainable development ensuring a village community will thrive and prosper for the next generation of residents. It should ensure houses are affordable to all in the community and encourage more people to come and invest in the village’s future.

Without a Neighbourhood Plan all this will be left to chance or at least to officials and developers who don’t know us personally or even perhaps don’t live in our area.

I would go so far as to say the LOCALISM ACT and This NEIGHBOURHOOD PLAN is probably the most important piece of law making for “us” the ordinary people of the United Kingdom in the last Eight Hundred Years since the Signing of the MAGNA CARTA in 1215 which was the Foundation of Democratic Government in Britain.

That’s why a Neighbourhood Plan

William R Roberts
Heritage Building Consultant
& Resident of Fiskerton.

August 2015

Section 1: Introduction and Background

1.1 Purpose

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general planning policies for the development and land use in the neighbourhood which the plan covers. This Document is a Neighbourhood Development Plan as defined by the Act.

1.2 Submitting Body

This Neighbourhood Development Plan is submitted by Fiskerton Parish Council, which is a qualifying body as defined by the Localism Act 2011.

1.3 Neighbourhood Area

The Plan Applies to the Parish of Fiskerton in the West Lindsey District of Lincolnshire. In accordance with Part 2 of the Regulations West Lindsey District Council, the local planning authority, publicised the application from Fiskerton Parish Council and Advertised a six week consultation period.

The Application was approved by WLDC on 28th August 2014 and the Fiskerton Parish was designated as a Neighbourhood Plan Area.

Fiskerton Parish Council Confirms:-

- i) This Neighbourhood Development Plan relates only to the Parish of Fiskerton and no other neighbourhood areas.

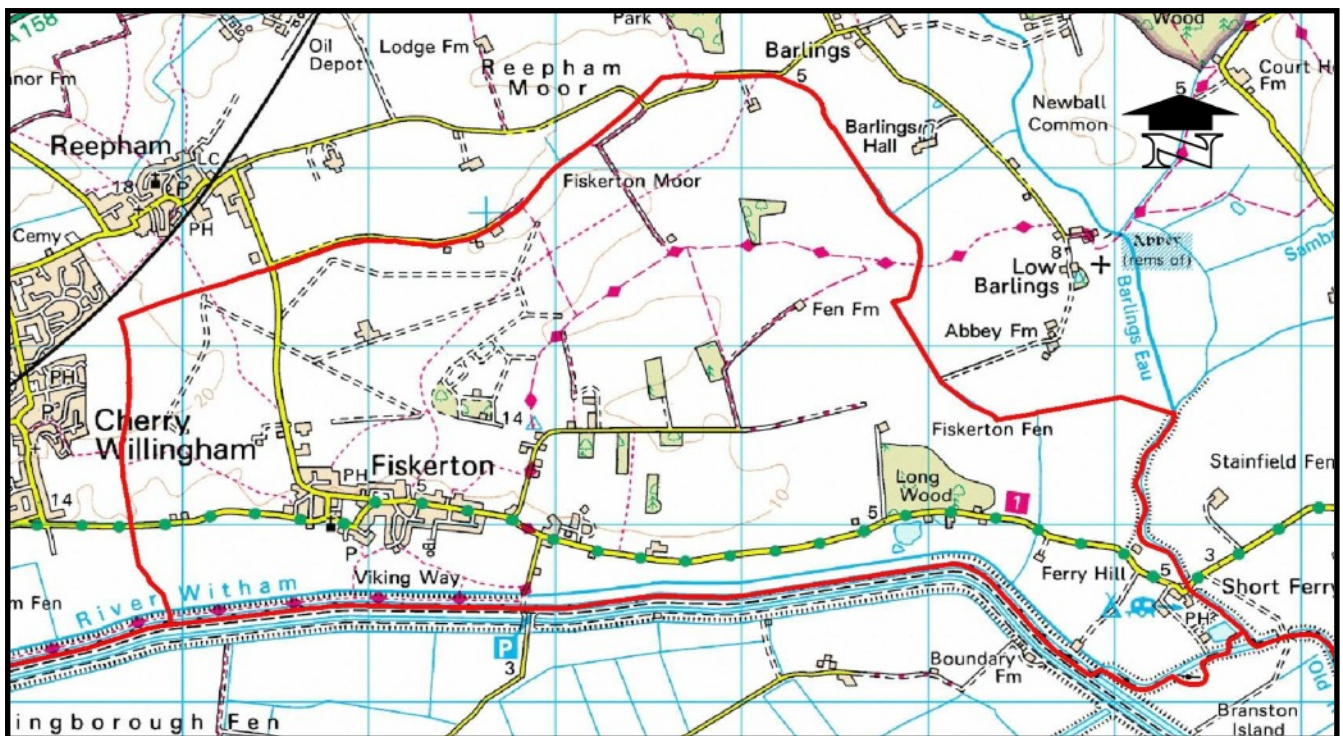


Fig 1. Fiskerton Neighbourhood Plan

- ii) This Neighbourhood Plan is the only Neighbourhood Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development in part or in total for the designated area.

1.4 The Context

The Fiskerton Neighbourhood Development Plan must:

- i) Have appropriate regard to National Planning Policy Framework (NPPF).
- ii) Be in general conformity with strategic policies in the development plan for the local area.
(Currently WLDC Development Plan & Joint Central Lincolnshire Local Development Plan)
- iii) Contribute to sustainable development. The Parish of Fiskerton is part of the West Lindsey District. The local strategic context is therefore set by the West Lindsey Development Plan 2006 until superseded by the Central Lincolnshire Local Development Plan.
- iv) Not breach EU obligations.

1.5 Plan Period, Monitoring and Review

The Fiskerton Neighbourhood Plan will run concurrently with the West Lindsey Local Plan 2006 until superseded by the Central Lincolnshire Local Development Plan and apply until 2036. It is however a response to the needs and aspirations of the local community as measured today and it is recognised that current requirements and concerns are likely to change over the period covered by the plan. Fiskerton Parish Council, as the qualifying body, will be responsible for maintaining and periodically reviewing the Plan to ensure relevance and monitor delivery.

Section 2:

FISKERTON, AN INTERNATIONALLY IMPORTANT ARCHAEOLOGICAL SITE

2.1 Fiskerton lies some five miles east of Lincoln on a back road to Bardney and Wragby that hugs the fen edge just above the floodline. The settlement lies on the northern side of the wide Witham valley with only two fields lying between the village and the present course of the river. In the period after the last glaciation the river and valley offered a route for travel and opportunities for fishing and hunting, and from the earliest times man has used the valley for access to the interior and its resources. The richness of the archaeological record in the valley, from Neolithic times onwards, has led archaeologists to see the Witham valley as second only to the Thames in archaeological importance. The river gave access to what became Fiskerton to early man so that the village and parish are particularly rich in important vestiges of the past.

2.2 Given the location of the village it is not surprising that the name Fiskerton means the settlement of the fishermen. Nor, given the importance of access by river, is it surprising that the name has Anglo Saxon and, later Scandinavian elements. It is thought that the Anglo Saxons arrived in Lincolnshire at the end of the fifth/early sixth century while the Danes had over-run our area by the end of the ninth century. The church has many Norman features and the only round tower in the county.

2.3 Two excavations in Fiskerton in 1981 and 2001 revealed a well-preserved Iron Age wooden causeway dating from about 457BC. The causeway would have had practical uses as a route over waterlogged ground but the richness of the associated artifacts and the fact that boats were revealed as having been pegged down, not sunk accidentally, reveal that high status, expensive goods were deposited deliberately. The excavations produced a number of associated finds, including metal work and iron swords. Some of the finds are unique, such as the first steel axe found in Britain.

2.4 Earlier, Bronze Age, activity is evidenced by finds in the core village area as well as in other parts of the parish. Such finds in the village include Bronze Age axes and hammers, (see Fig 2.). Burial mounds from the period have been located near the village.



**Fig 2. Bronze Age Axes
and Hammers**

2.5 Evidence for early domestic activity, i.e. associated with a settlement, was discovered in what became the churchyard in the heart of the village when a beehive quern, certainly imported from elsewhere as they were not produced locally, was dug up in the 1970's. It provides good evidence for late Iron Age/early Roman domestic activity in the churchyard area as it is unlikely to have travelled far at the end of its useful life. This area is part of the core area of the present village.

2.6 The archaeological record continues into the Roman and later eras with evidence for farming, living and transport in the Roman period and for manorial activity, (see Fig 3.).

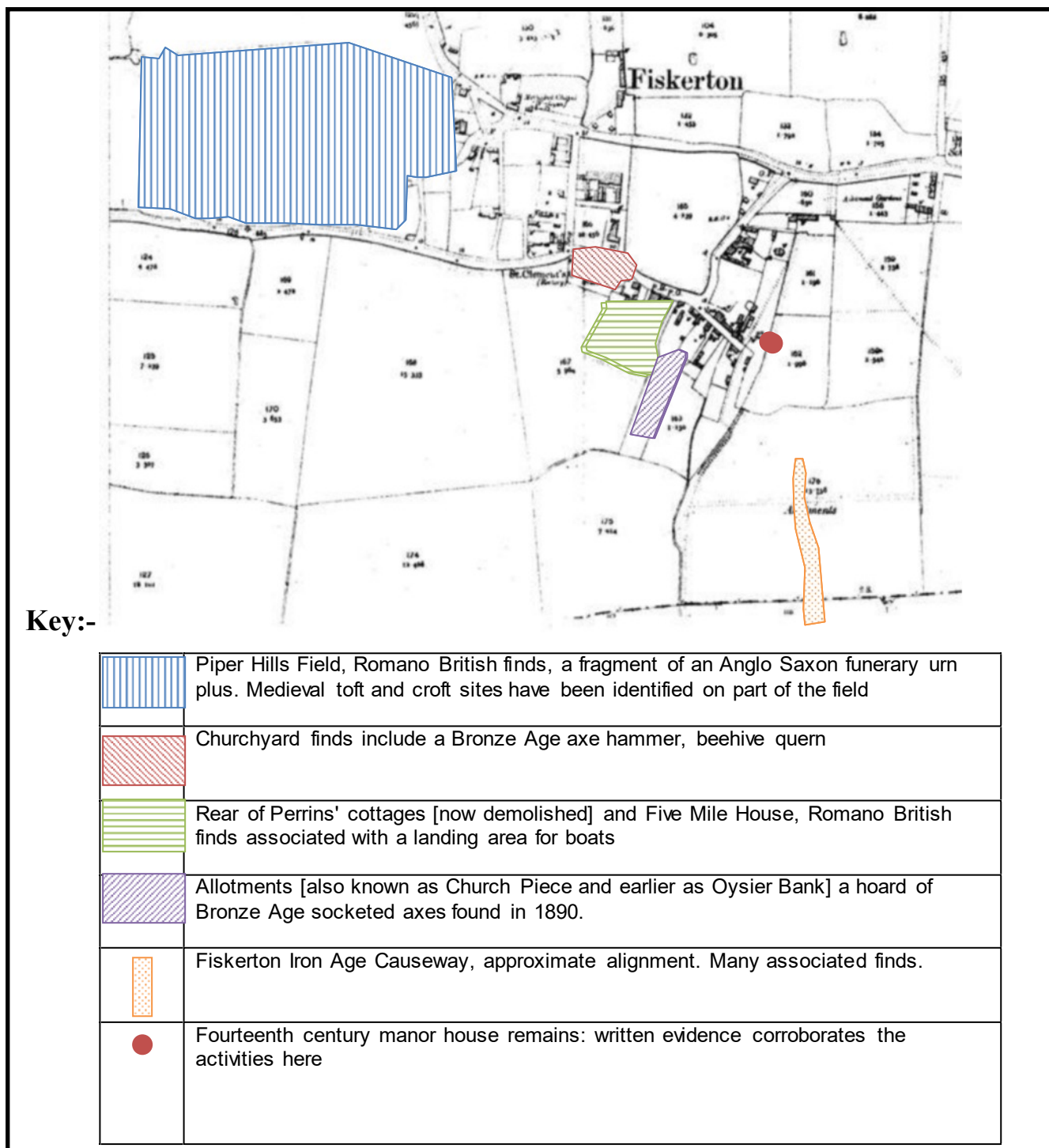


Fig 3. Map Showing Archaeological Record

Shape of the settlement

2.7 There were signs of very early houses and plots [tofts and crofts] on the edge of the Village in the last field on the right coming from the Lincoln/Cherry Willingham road but these have mainly been ploughed out now.

2.8 The core of the present Village is grouped around the area known today as the Manor Paddock, an area of open space of 4.253 acres which forms the setting for the Church and Manor Farm, both of which are listed buildings, Grade 1 and Grade 2 respectively. The Church has many Norman features while Manor Farm was built in the eighteenth century, possibly incorporating stone from the much older manor house nearby. Other important buildings framed by The Paddock are The Carpenters Arms public house and 2 former pubs, Five Mile House and The Lord Nelson. The Paddock is the central feature of the Village and it is what gives the village its character.

2.9 The road north of the paddock is now called Chapel Road but was formerly Town Street or Back Lane, along which there were a few of farmsteads before modern development took place.

2.10 The road to the south of the paddock linked the church with the fourteenth century manor house at the bottom of what was then the street of Dornthorpe, now Nelson Road: the paddock was part of the manorial demesne or home farm, lying very close the manorial buildings at the end of the street of Dornthorpe. The houses along the stretch of High Street from the church and those to the south of Nelson Road were built on ancient plots above the flood level and with long plots behind them.

2.11 In the twentieth century development has taken place mainly to the east, along Ferry Road, until the largest scale development at Holmfield, north of Chapel Road.

Population

Population Growth

The short table below indicates the fluctuations in the population numbers in Fiskerton 1801 to 2011.

1801	1851	1861	1891	1901	1911	1951	1961	1991	2011
270	463	524	423	386	399	977	567	955	1209

2.12 The population grew in the first half of the nineteenth century, reaching a peak in 1861 when agriculture was in a period of prosperity and when farm workers were hired in large numbers. It had dropped by 1881 and again in 1891 and was down to 386 in 1901 due to the major depression in farming and the growth in factory jobs in Lincoln paying higher wages. In the post war period there were jobs in the village at the Tanya knitware factory from 1948 to 2006 when it finally closed, and at the Royal Observer Corps, as well as the possibility of commuting into Lincoln. The Corps closed around 1991 and the premises were bought by Primetake who now run a business there providing some employment opportunities.

Housing development

Up to the mid nineteenth century

2.13 There were a number of farmhouses and houses of smallholders both in the village and dispersed throughout the parish. Most of the other houses were clustered loosely around the core of the village.

Mid nineteenth century to the 1930's

2.14 The number of houses in the nineteenth century increased slightly when a few more houses were crammed onto existing plots. Housing began to spread eastwards in the latter half of the century when five cottages for agricultural labourers were built by the Ecclesiastical Commissioners on Ferry Road, opposite the school. The early twentieth century saw the first few council houses built by 1925, also along Ferry Road.

1940 to 1970

2.15 The greatest change in the housing stock came in the Second World War when the airfield was built North of the village, along the Reepham Road. The 1150 airmen and women stationed in Fiskerton by 1944 were accommodated on sites in and near the village in Nissen style huts.

2.16 The acute housing shortage after the war led the then Welton Rural District Council to refurbish many of the "huts", as they were known, and by May 1948 around 179 families were housed this way. The subsequent rise in the post war population is reflected in the 1951 census

2.17 This could only ever be a temporary solution and so in the 1950's the first major new building programme was underway. Welton Rural District Council completed the High Meadows council housing estate of 35 houses, on a plot north of Chapel Road in the mid 1950's and the "huts" were closed down. Some additional council housing was provided, most notably on The Crescent, which included housing for the elderly. Any former council houses that have not been sold privately are now owned by a Housing Association, ACIS.

2.18 In the latter part of the period the County Council built The Close which provided sheltered housing on Chapel Road [since redeveloped privately]. Two housing estates were built south of Ferry Road: Ferryside estate, 24 dwellings, mainly bungalows and another, larger, estate centred on Church View Crescent with a total of 84 detached bungalows.

1970's onwards

2.19 There has been some more infilling at various places in the village such as on Chapel Road plus small scale development north of Ferry Road, namely Corn Close, 6 detached bungalows, Ridings Close, 5 detached houses and bungalows and Hall Court, 5 bungalows. South of Ferry Road a few houses were built on the site of an old farm called the Holt and on the old scrap yard at the bottom of Nelson Road where excavations revealed the fourteenth century manor house complex. The largest development has been the most recent, namely the Holmfield estate north of Chapel Road where 79 detached houses were built.

Land Ownership

2.20 There has been a continuity of land ownership in the parish from before the Norman Conquest. The Lord of the Manor was the Abbot of the Abbey of Peterborough until the dissolution of the monasteries in the 1530's when it passed to the Dean and Chapter of the Peterborough cathedral which had previously been the Abbey church. In the nineteenth century ownership passed to a new body, the Ecclesiastical Commissioners who were superseded by the Church Commissioners who still own much of the land in the parish.

Sally Scott
Resident of Fiskerton
Fiskerton Archaeological Group

December 2014

Section 3: Fiskerton the Plan Development Process.

3.1 Formation of the Neighbourhood Plan Committee.

Fiskerton Parish Council resolved to form a Neighbourhood Plan Committee as a sub-committee of the Parish Council on June 30th 2014, although the process had been ongoing from the completion of the Parish Plan in April 2013 with various meetings with West Lindsey District Council taking place. It was also resolved to send a letter to West Lindsey District Council to formally advise them of the intention to prepare a Neighbourhood Plan. It was also agreed that the Neighbourhood Plan would be an agenda item for future meetings.

3.2 Members of the Fiskerton Neighbourhood Plan Committee (NPC).

Cllr Robert Wall (Chair)
Cllr William Roberts (Vice Chair)
Mr Barry Canner
Cllr Stewart Canner
Cllr Chris Darcel
Mr Paul Forman
Ms Pam Smith (Secretary to the Group)

3.3 Community Engagement.

A Neighbourhood Plan is a community plan and must derive its objectives, actions and authority from the community. From the outset the Committee were determined that residents should be kept informed and given every opportunity to tell the NPC what they wanted. Communication and consultation, in various forms, played a major role in forming the plan. The objective was

to:-

- i) Invite residents to join the team advising the Parish Council
- ii) Encourage everyone to contribute to the development of the Neighbourhood Plan
- iii) Promote consultation events
- iv) Provide regular updates on the status of the Plan and its developments.

3.4 To achieve these objectives the following were organised:

- i) Cllr Darcel acquired grant money from the Community Council to fund the development of the Neighbourhood Plan
- ii) An event for the whole community was held in the Village Hall on June 19th 2014 to discuss the Neighbourhood Plan and to ask for contributions and support for the NPC and for volunteers to join it.
- iii) An event for the whole community was held in the Village Hall on October 21st 2014 to discuss the Neighbourhood Plan and to ask for contributions and support for the Neighbourhood Plan First Draft
- iv) An event for the whole community was held in the Village Hall on December 1st 2014 to discuss the Neighbourhood Plan and to ask for contributions and support for the neighbourhood plan Second Draft
- v) Regular open meetings were held in the Village Hall to discuss the development of the Plan. The Chairman of the NPC always encouraged residents to make comments, and that these would be listened to, noted, and incorporated into the Plan if possible.

3.5 The Parish Council resolved that application should be made to West Lindsey District Council for the Manor Farm Paddock and the Crescent to be designated as “LOCAL GREEN SPACES” as described in the Central Lincolnshire Preliminary Draft Plan point 6.3 and as designated in the Neighbourhood Plan.

3.6 The 3rd Draft of the Neighbourhood Plan was placed on the Fiskerton Parish website with a “Response Form”, inviting members of the public, organisations and members of interest groups, to comment.

3.7 The draft Neighbourhood Plan was posted for six weeks for consultation and during this time copies were sent out by the Parish Council to a list of statutory bodies for consultation including West Lindsey DC, Lincolnshire County Council, The Central Joint Planning Group, Anglian Water Authority and the other consultees on the statutory list.

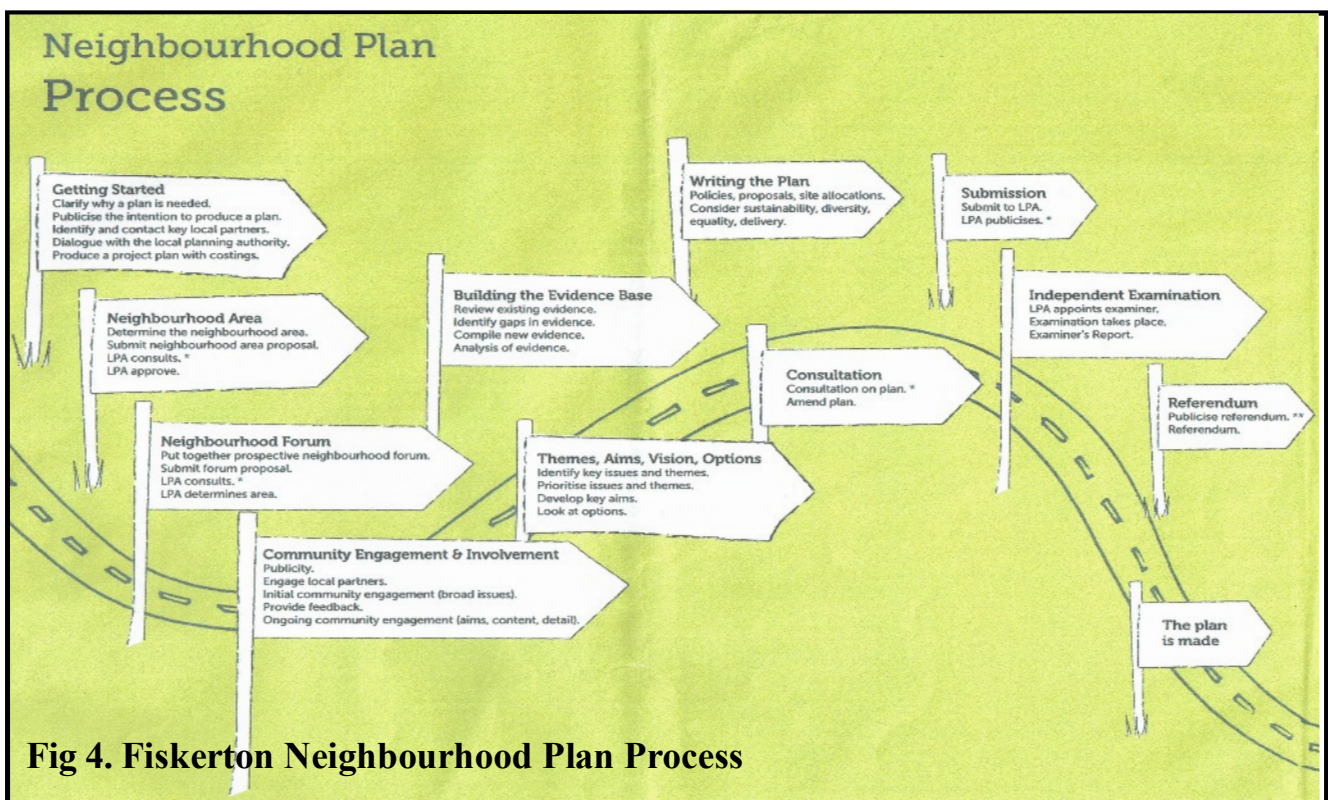
3.8 Subsequently the consultation period was extended to 14th February 2015 to ensure that all parties had the requisite six week period.

3.9 After the six weeks had expired all comments were collated. The Neighbourhood Plan was amended as a result of the consultation submissions and discussions where applicable.

3.10 A further consultation with the Residents of Fiskerton Parish, Local Businesses and Land Owners was undertaken to ensure agreement in principle was reached.

3.11 The Plan will then be moved to the next stage where W.L.D.C will take over and undertake the following :-

- i) WLDC will publicise the plan for a further six weeks consultation.
- ii) An independent Inspector will be appointed to examine the plan.
The Inspectors job is to recommend whether the plan should, or should not, progress to referendum of Fiskerton Parish residents.
- iii) WLDC make and run a referendum of the residents of Fiskerton Parish.
- iv) If the residents of the Fiskerton Parish vote in favour of the Neighbourhood Plan in the referendum then it will be used by WLDC in conjunction with the adopted Local Plan to determine planning applications within the Fiskerton Neighbourhood Plan area.



Section 4: Fiskerton, The Future.

4.1 In May 2011, due to the Localism Act, community involvement became an important part of the planning process. Although decisions on planning applications will still be made by the Local Planning Authority (LPA) at WLDC. Neighbourhood Plans and community involvement will be a prime consideration in the LPA planning process. The Parish Plan consultation was the first stepping stone in both finding out the strengths and weakness of the Village (Ref 1).

4.2 Not surprisingly, those who responded wanted to see the village of tomorrow as a green and pleasant place to live, work, play and exercise. They wished to keep the unique open feel to this rural “Edge of Fen” Village and saw the need for the Village to grow to preserve its character, keep existing community facilities, School, Village Shop, Public House and also improve its essential amenities.

4.3 Many residents were eager for the Village to grow, and have more civic pride.

4.4 This Neighbourhood plan will help to achieve some of these ambitions.

4.5 Employment within the village may expand. Tourism into Lincolnshire may lead to people visiting Fiskerton. Bed and Breakfast accommodation might flourish. Our local enterprises, Primetake, who make shot-gun cartridges, and The Old Hall, a home for learning challenged adults, may well expand as may the other businesses existing within the Village. Within the plan there is room for “cottage” industries (Ref 2).

4.6 In consultation with businesses it was made clear that there will need to be provision for existing and new businesses to be catered for within any new major development. This is in addition to the existing site designated as cottage industries, as it was pointed out that the Cottage industrial area is of a more light industrial area and is not appropriate for other types of business such as the service sector, education, (childrens nursery) and healthcare (Doctors Surgery) which would require the provision of small shop/office accommodation this would need to be included more appropriately within the residential area of the Village centre.

4.7 More people in the future may want or need to work from home, and this should be reflected in the design of premises and the provision of facilities, like high speed broadband.

4.8 With the help of the Neighbourhood Plan Fiskerton will definitely be a place where people will want to come and live. With its green open spaces, Flower bulb planted greens, riverside and country walks and other planned facilities. Residents of Fiskerton will have a village which they can enjoy and of which be rightly proud for generations to come.

4.9 As part of our vision for the future we have aspired to support national and local health and planning policies in promoting health and well-being in the village: To create a village where residents of all ages have access to exercise, both for traditional team sports and for individuals by the provision of playing field areas within the development plans and facilities for younger members of the village to run about, kick a football or enjoy other adventure activities.

4.10 As a continuation of the Parish Plan, which is already proving a success by the wish list already bearing fruit with new bus shelters and other improvements. The Neighbourhood Plan will continue this success and as the village expands in a controlled manner. With more residents we can achieve much more for our village by allowing the school to expand to accommodate the extra pupils, and building on this to provide sports facilities.

4.11 We as a community have started well with our Parish Plan, therefore we want to move on together as a community to embrace the next 20 years and make Fiskerton the envy of our neighbouring villages.

Aims & Objectives For Fiskerton and The Parish

- a) To maintain and where possible enhance the character and vitality of the village of Fiskerton.
- b) To minimise the impact of new development on the surrounding countryside, landscape and eco systems.
- c) To allow planned and controlled development over the life of the plan to ensure the continued sustainability and prosperity of the Village, community and amenities.
- d) To allow existing businesses to grow and encourage new small businesses to come into the Village, providing local employment .
- e) To provide existing and future residents and families with the opportunity to live in a home and area appropriate to their needs and enjoyment.
- f) To reduce the need, where possible, to travel by car and shorten the length and duration of journeys that need to be undertaken.
- g) To reduce road traffic congestion through the village centre and promote road safety in and around the Village and Parish area.
- h) To support national and local health and planning policies in promoting health and well being by inclusion of sports facilities and footpath enhancement in our Parish area.

6. Neighbourhood Plan Policies

6.1 The Plan Basis

The Fiskerton Neighbourhood Plan has been formed from local opinion on various planning matters, e.g. Green space, provision as well as location of new facilities and infrastructure, improvement of public spaces, social housing, housing designs and preferred sites and locations for new housing and businesses. The information was collected and analysed in the Parish Plan Survey Summer 2012. Also from various public consultation meetings held for the residents of Fiskerton during 2014/2015 (Ref 3).

6.2 Policy Intentions

The Neighbourhood Plan is an official Planning Document similar to a Local Plan produced by Local Authorities. Planning applications will be judged by reference to the plan by the LPA during the planning process. It is therefore essential that the Plan is written in the form of legally enforceable planning policies which reflect the issues identified during community consultation over the past months and years and these are shown on the following pages.

6.3 Environment

Public consultations have demonstrated a very strong wish to retain Fiskerton's village environment and feel. (Ref 3). A key part of this is to ensure that there is no housing creep toward Cherry Willingham to the East or Reepham to the North, beyond the village curtilage. New development must respect the rural nature of the community and its setting by actively encouraging the incorporation of natural enhancement in any development, such as provision of footpaths and landscaping. The river and valued assets such as the wetlands south of the Village and the existing open green spaces must be protected.

6.4 The Green Corridor

It was made very clear from consultations that no development was acceptable to the open area to the West of the Village as the village wants to retain its own identity from that of Cherry Willingham and not lose the open green belt between the two villages. So no development of the Green Corridor from the West of the existing Village footprint to the West Parish boundary, and no development will be allowed on the airfield to the Northern Parish boundary (see Fig 4).

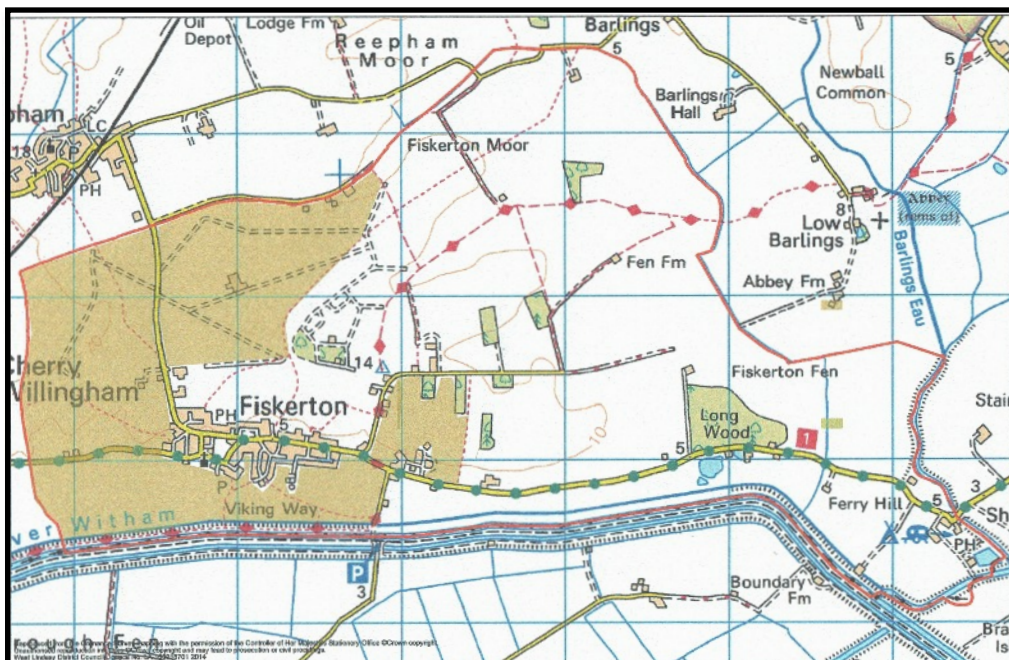


Fig 5. Fiskerton Neighbourhood Plan Green Corridors

Policy E1 The green Corridors.

Development will not be Supported on the green corridors of land between Fiskerton, Reepham and Cherry Willingham, or on the wetlands to the south of the village to protect the artefacts in situ from the Iron Age Causeway.

6.5 Green Spaces

Any new development must respect the rural nature of the Village community. Valued assets such as a) Manor Paddock, “The Village Green”, which forms a rare picturesque setting in Lincolnshire for two of the most important buildings in the Village, the Grade I Church of St. Clements of Rome and the Grade II listed Manor House and Barn; b) the Crescent and c) the green space setting for the Grade II listed Jessamine Cottage. It is a desire of the local inhabitants to retain these settings as protected green spaces. All historic sites must be protected. Detailed assessment and justification can be found in the Parish Plan Consultation (Ref 1.).

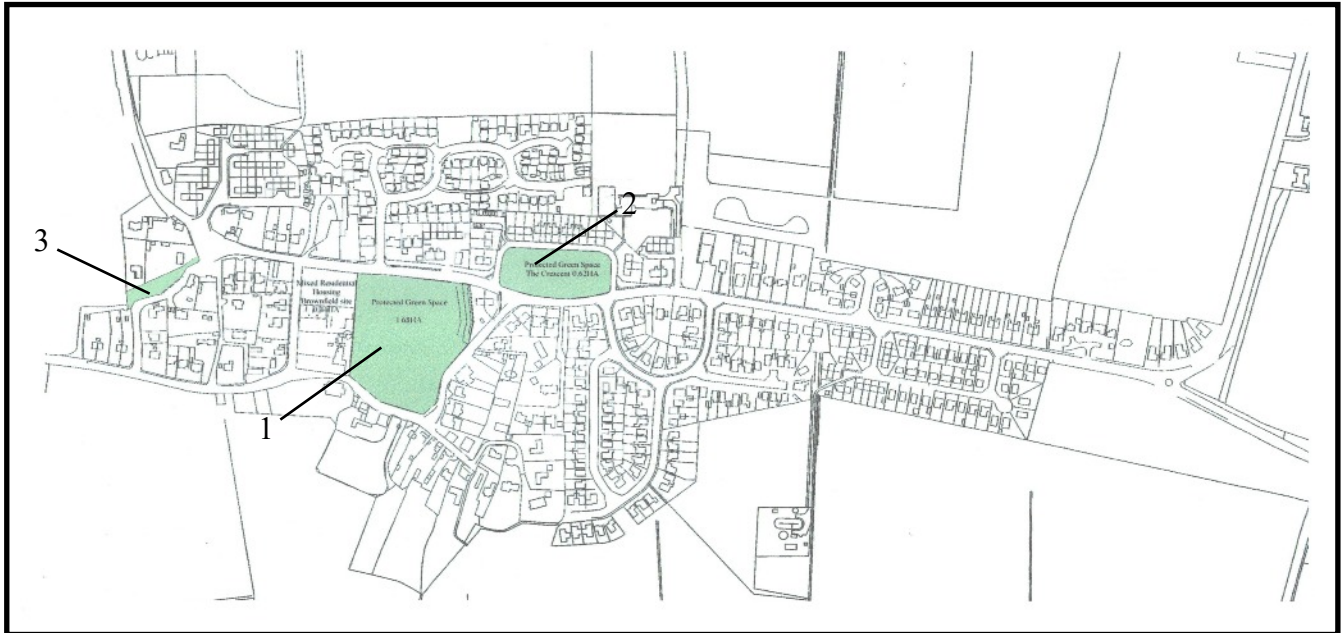


Fig 6. Fiskerton Neighbourhood Plan Green Spaces

Policy E2 Local green spaces

The Neighbourhood Plan designates the following local green spaces as shown on the Fiskerton Village area map as protected green spaces.

- 1) The Manor Paddock
- 2) The Crescent
- 3) The area to the South & East of Jessamine Cottage.

Applications to develop these Areas will not be supported

6.6 Local Heritage

The listed buildings and their settings form the general character of the village centre and need to be safe guarded, as do the wetlands, causeway, and the Fiskerton Fen nature reserve. Footpaths and bridleways are greatly valued by residents and the many ramblers who visit to walk the Viking Way, as are the trees and hedgerow settings for these walkways.

Policy E3

Applications to develop the local heritage sites of the Wetlands, Causeway and Fiskerton Fen Nature Reserve will not be supported

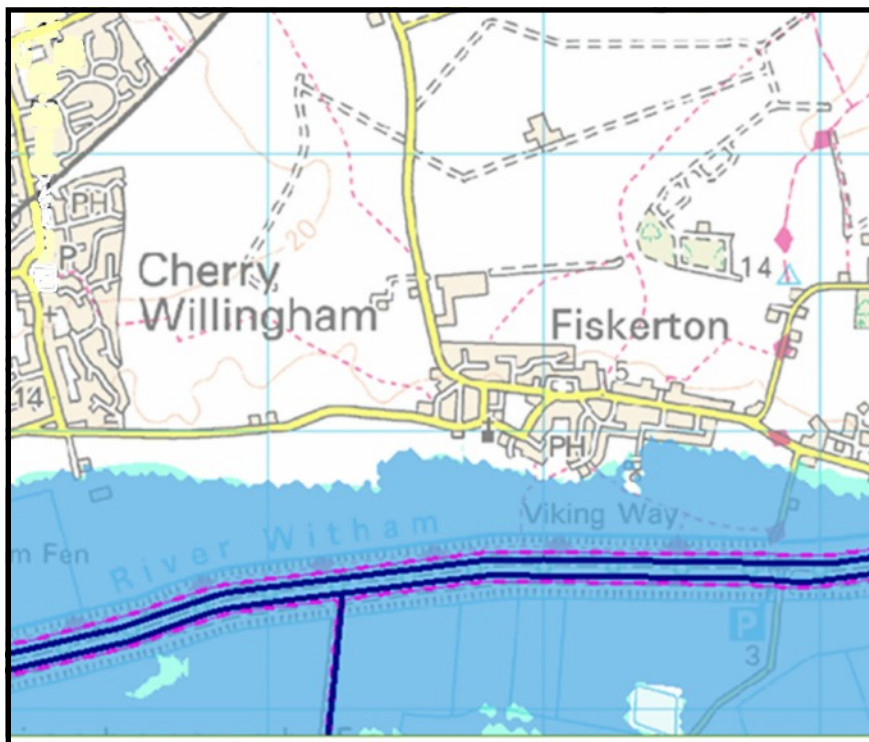


Fig 7. Fiskerton Plan Area Witham Floodplain incl Water meadows & Causeway

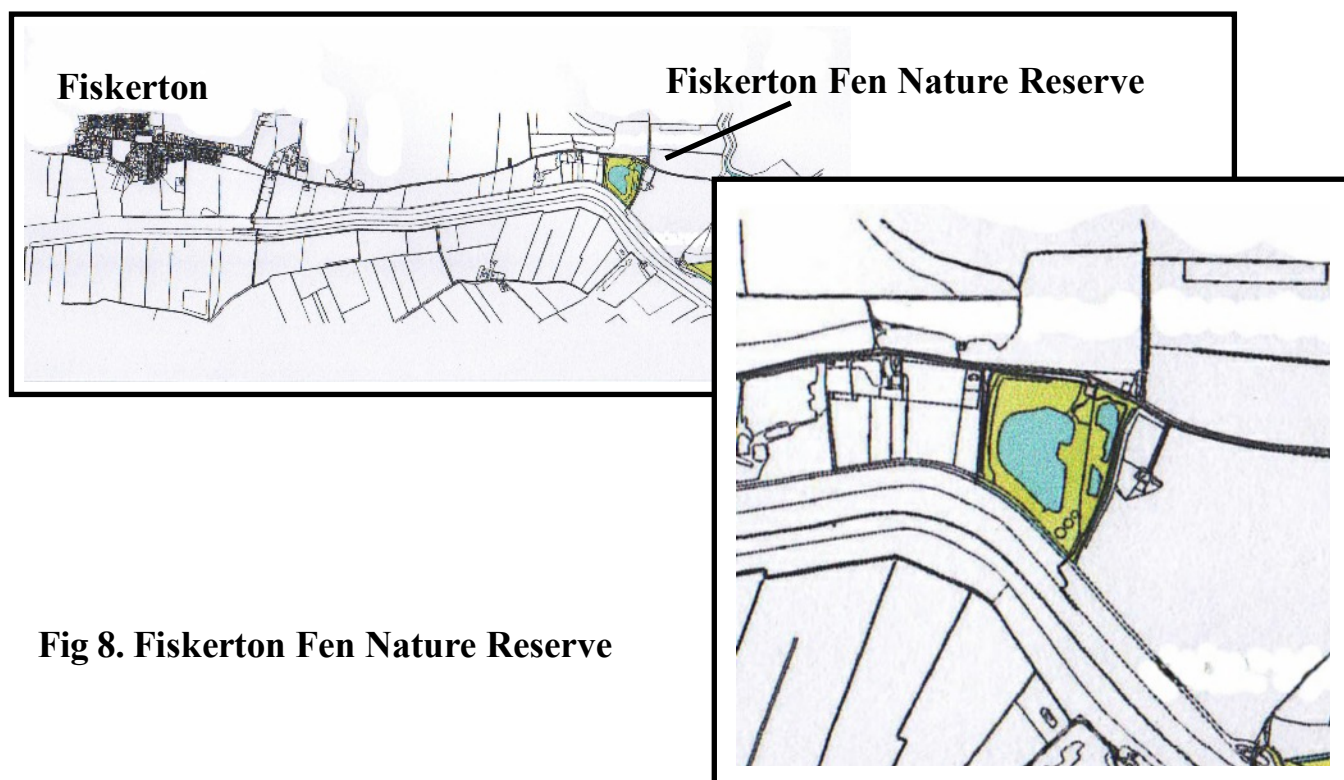


Fig 8. Fiskerton Fen Nature Reserve

6.7 Development.

In this section “Development” means new housing. It is not meant to include small additions to existing structures

6.8 The public consultations, listed earlier, showed clearly that it was accepted that some housing growth would be necessary in Fiskerton. New housing should be designed in a sympathetic manner which takes into account the village’s rural feel and enables any new development to respect the nearby housing density and rural identity. In accordance with the Parish Plan Consultation Survey.

6.9 Logic behind the identification of the Areas For Development Land.

The same criteria and weighting as used by Central Lincolnshire Local Plan guidelines were applied in a scoring method to identify the most appropriate sites (Ref ⁵).

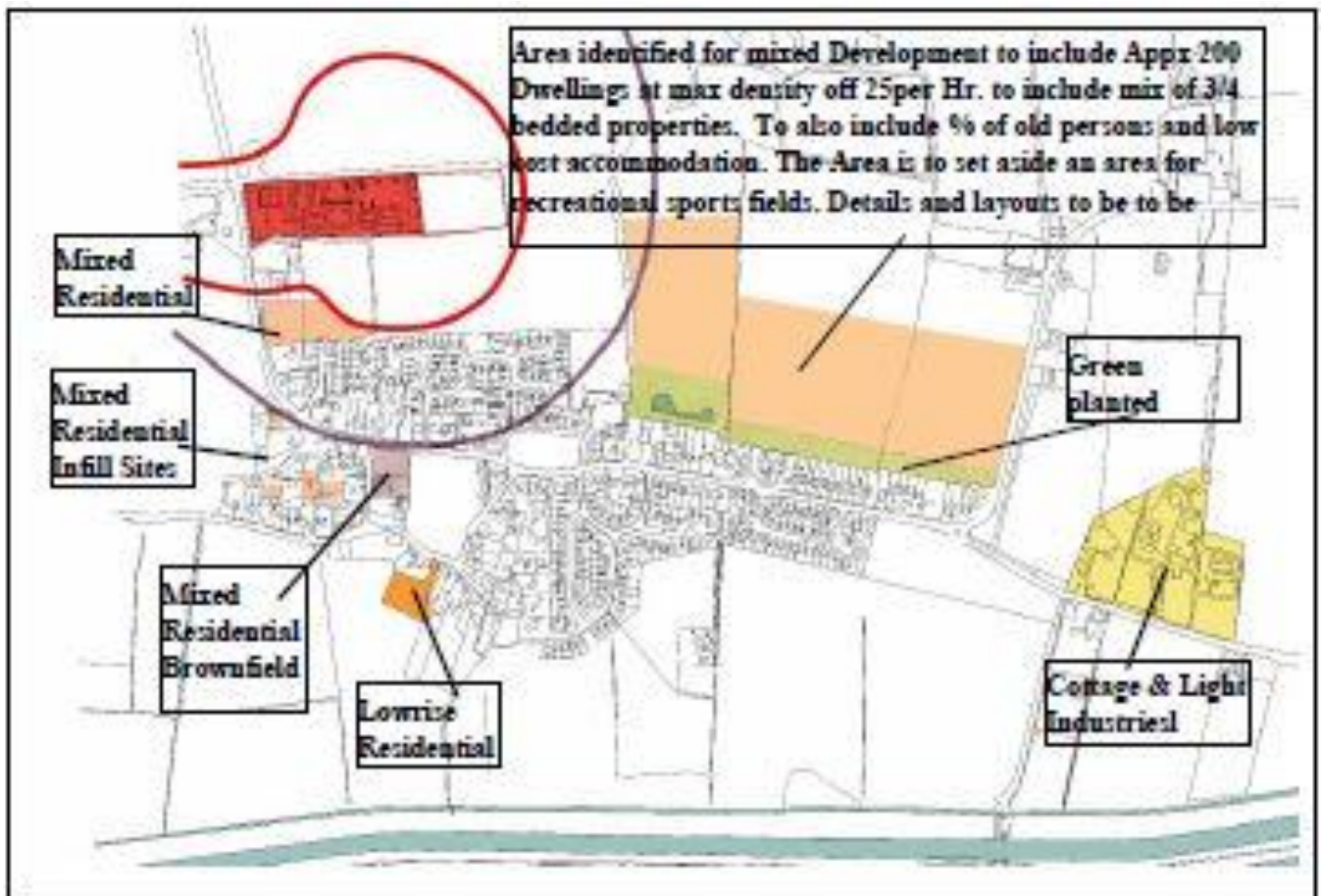


Fig 9. Fiskerton Neighbourhood Plan Identified Development Sites

6.10 The Village population has approximately 1.5 times the national average of residents over 60, (approximately 25% of the population) and therefore we need to address the question of housing provision suitable for an ageing population.

6.11 The community wish to provide affordable housing for first time buyers to encourage a vibrant and diverse community over a wide age range.

6.12 Following flooding in 2007 and 2013/14 the residents have become very sensitive to flood risk and this, along with sustainability and having regard to traffic flow, had a major bearing when undertaking site assessments for development lands.

6.13 The area shown in Fig 9. fulfils the requirements for sustainable development in that it is near the centre of the Village, close to shopping, schools and bus routes, with short route access to the main roads through the Village (Ref 5).

6.14 Housing

Managed Housing Growth

Policy H1 200 new homes, 2016 to 2036.

Over the period 2016 to 2036, 200 new homes approximately will be allowed immediately adjacent to the Fiskerton Village footprint on the identified site to the North of the Village. This figure does not include the in-fill areas or the brownfield site adjacent to Manor Paddock. Further homes will be allowed to be built as infill on the identified areas

Policy H2 Housing density.

Housing densities should reflect existing density of housing in the locality and should not exceed 25 per Ha, to enhance the existing rural feel of the Village

Policy H3 Ribbon Development.

New development must be located adjacent to the existing footprint of the Village.

Ribbon development along the main access routes into the Village will not be supported.

The Village footprint is defined as, 'The continuous built form of the settlement excluding: i, individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement; ii, Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement; iii, Agricultural buildings and associated land on the edge of the settlement; iv, Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement'.

Policy H4 Housing Mix.

All new developments over six dwellings must provide a mix of homes taking into account objectively identified housing needs. On schemes of more than six dwellings a mix of types and size to meet the demonstrated needs of current and future households in Fiskerton will be sought. Large areas of uniform type, design and accommodation will not be supported.

Policy H5 Housing for older people.

Housing developments of six units or more must address the local need for older persons' or affordable housing. This can occur through the provision of bungalows and homes equipped for "extra care" support and disabled access facilities. In addition, up to 15 new homes for the elderly can be built on the site to the north east of the Village hall in close proximity to the Village centre and amenities.

6.15 The Key Issues

- i) Traffic Congestion & Parking
- ii) Drainage
- iii) Open Spaces

6.16 Traffic

Public consultations have clearly shown, in common with other old villages, that the roads in the centre of Fiskerton become very congested at peak times. Parking within the village centre and immediate environs, is at a premium. Excessive on-street parking in residential areas is inherently hazardous. The intention is to have policies which help to mitigate these problems.

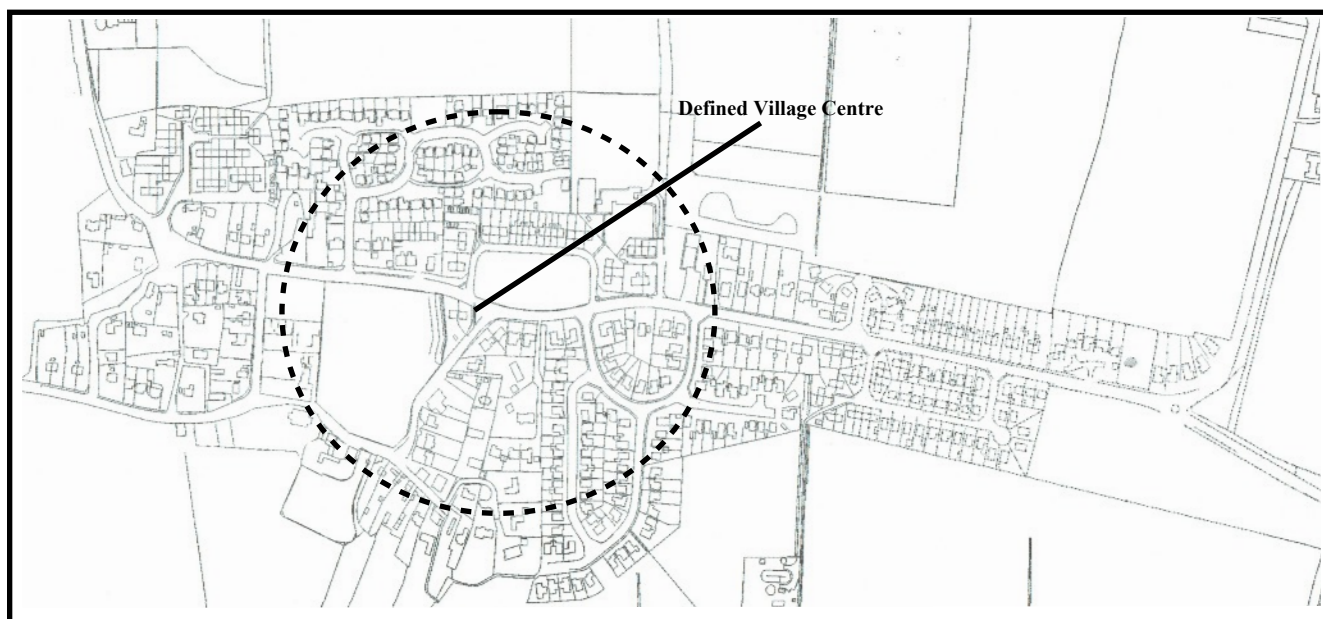


Fig 10. Fiskerton Village Centre

Policy D1 Access

In order to not increase this congestion, new development must demonstrate easy access to and from the main road system

Policy D2 Pedestrian and Cycling Access

New development must be within easy pedestrian and cycling distance of the Village centre amenities. (School, Shop, Public House, Church.) If a highway needs to be altered for any reason if possible it should result in an improvement of pedestrian and cycling access village amenities. The addition of cycle lanes should be considered, where space allows.

Policy D3 Car Parking.

Plans for homes on new developments must demonstrate provision for off street car parking in a minimum ratio of one parking space per two bedrooms as per chart below.

This parking could be on drives, in garages or as separate designated parking areas.

Parking Ratio

Number of Bedrooms	Number of Parking spaces required
1 or 2	1
3 or 4	2
5 or more	3

6.17 Drainage and Flooding issues

Parts of Fiskerton are subject to flooding from surface water runoff and groundwater. New Development must not make the situation worse, so must demonstrate that all forms of flood risk have been assessed and addressed. New development should aim to reduce the overall level of flood risk in the local area and beyond through the layout and form of the development and the appropriate application of sustainable drainage techniques.

Policy D4 Sustainable Urban Drainage

New development must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the runoff of surface water and flooding in line with National Standards and multi agency requirements. Sustainable urban drainage may include features such as ponds, swales and permeable paving. The SUDS must be designed as an integral part of the green infrastructure and street network, so that SUDS features are positive features of the development. The system must effectively mitigate any adverse effect from surface run-off and flooding on people and property, and recognise the ecological value of the local environment. Appropriate schemes must be submitted with any application to develop

Policy D5 Drainage Strategy

Applications for development of all allocated sites must be accompanied by a Drainage Strategy. The Strategy must be agreed by the appropriate agencies. Environment Agency, Lincolnshire County Council, West Lindsey District Council, Anglian Water and third Witham Drainage Board and confirm that the following are satisfactory:

- The Approach to SUDS
- The Approach to foul drainage
- The sufficiency of existing infrastructure to accommodate any surface water and foul water emanating from the proposed new development, any proposed improvements and how these will be delivered

Policy D6 Fiskerton North Delph

Any development that has the potential to significantly increase surface water discharge into the Delph must be accompanied by hydraulic modelling surveys to assess the hydraulic capacity of the Delph's existing channel and culverts.

Any proposed development and or improvements must demonstrate how these will be delivered to ensure sufficient capacity is in place and that there is no additional flood risk.

Land that the Environment Agency has designated as a flood plain or is required for flood alleviation / storage must be safeguarded.

6.18 Design

The intention of the following policies is to ensure that new development respects the current feel and ambience of the Village and ensures that the character of the Village is retained and where possible enhanced by a mix of traditional and innovative modern design.

6.19 The present Village is of an open rural nature with a mix of housing representing the slow development of the settlement for nearly one thousand years, albeit most dwelling styles only represent the last two hundred years to present time.

6.20 It is important that the design of new developments takes fully into account the style, scale and density of adjacent developments to ensure that the new and existing complement each other and enhance the Village feel and street scene.

6.21 This is not to say new or more innovative design is to be rejected out of hand as it is felt each development proposal is to be considered on its own merits. The main criteria being the enhancement of the Village and adjacent areas.

Policy D7 Vegetation Belts.

Vegetation belts, hedges and green space areas should be retained and used to minimise the effects of urbanisation and to break up views within a development.

Policy D8 Water Meadows.

Any development which enhances and protects the water meadows amenity value will be encouraged. Such as i) Steps to the river banks ii) Better access footpaths to the area.

Policy D 9. Infill buildings.

Infill buildings should be sympathetic to the local character. However good quality design styles for sustainable modern eco construction will be encouraged to bring modern developments to enhance the Village environment and will be assessed on their individual merits.

Policy D10. Retention of existing natural features.

Developments must wherever possible retain existing mature trees and other natural features in order to maintain the rural character of the Village. Planting schemes incorporating long term management and retention of newly planted trees and green infrastructure will be welcomed in larger developments.

Policy D11. Replacement trees.

Where removal of trees are proven to be justified by professional tree survey, replacement trees will be required to be planted in an agreed / approved scheme.

Policy D12. Plot boundaries.

Any new developments should employ boundaries of a similar style to other plots in the vicinity including where appropriate open front gardens.

Policy D13. Minor developments.

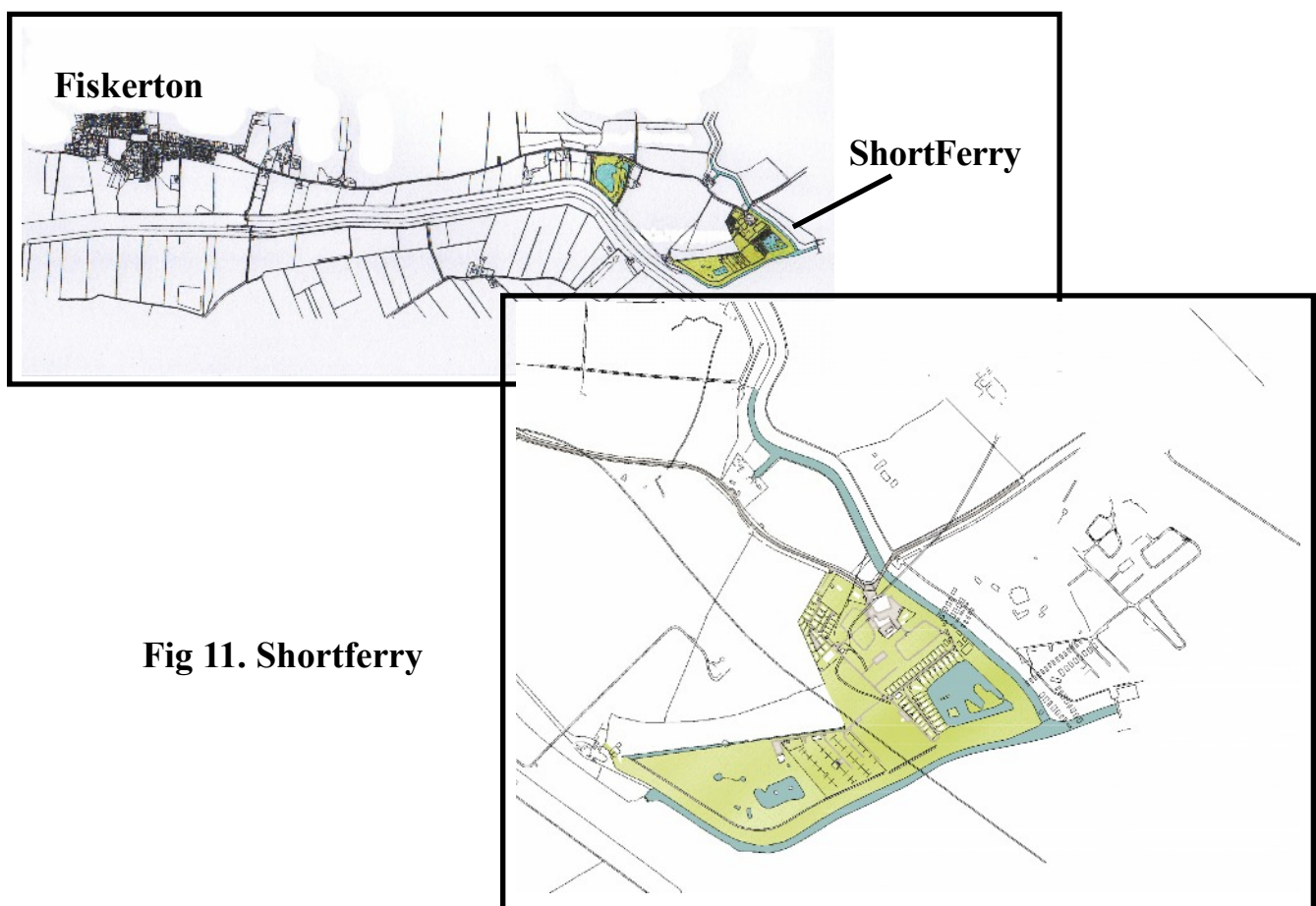
Minor developments, such as house extensions, should be in keeping with the architectural style and type of building within the immediate surrounding area. However modern design will be supported if the design is to a high standard and would not have an adverse impact on the quality of the built environment.

6.22 Shortferry

The Area of Shortferry has been given consideration and consultation during the formation of the Fiskerton Neighbourhood plan. Whilst outside of the Village curtilage Shortferry is a thriving sub community within the Parish and as such is fully supported by this plan in all it's policies and assertions that are relevant to the Shortferry area.

Shortferry Planning Policy:- The area of Shortferry whilst outside the central Village of Fiskerton and this N.P. will under current planning legislation be protected from uncontrolled development by the NPPF (National Planning Policy Framework) and the Central Lincolnshire Development Plan for the area.

During the Consultations with the residents of Shortferry it has been made very clear as part of the Fiskerton community that they support generally the proposed policies within the Neighbourhood plan within the Village curtilage, with specific areas of support for the need of rentable lockup units to be included in the main development proposal to the North of the Village. Principally to give space for a much needed doctors surgery as the population increases, additional shop space and also support for local service businesses to to be encouraged into the Village. such as childcare or similar. There was also majority support for the traffic and road improvement aspirations of the plan. Support was also expressed for the need for Fiskerton to retain its own Village identity and and retain green space between this community and the surrounding Villages.



6.23 Community Facilities

Community facilities including school, shops, public house and church are greatly used by residents and valued by the community, but sports and recreation facilities are poor and there is no playing field for football, tennis, bowls or other team or community pursuits and pastimes. Provision needs to be made for these facilities as part of any future developments.

Policy C1. Support for existing facilities.

Development which supports the continued operation of, or enhances, existing services and facilities will be supported.

6.24 Aspirations For Future Infrastructure.

The Following policies I.1 through I.5 are not planning policies for the Village and community but a list of improvements to the infrastructure of the Village and Parish that the community would like to see prioritised and actioned during the life of the Neighbourhood Plan. To be Funded in part through Community Infrastructure Levies (CILS) income from the new development within the Parish and via the County and District Councils as the Village and community population increases.

Aspiration A. 1. New link road.

Build a new link road from the western edge of the Village, (Lincoln road) to Reepham Road.

Aspiration A. 2. Roundabouts.

Build roundabouts on the three roads into the Village.

- i) Lincoln Road – New Link Road.
- ii) Reepham Road – New Link Road.
- iii) Ferry Road – Hall Lane.

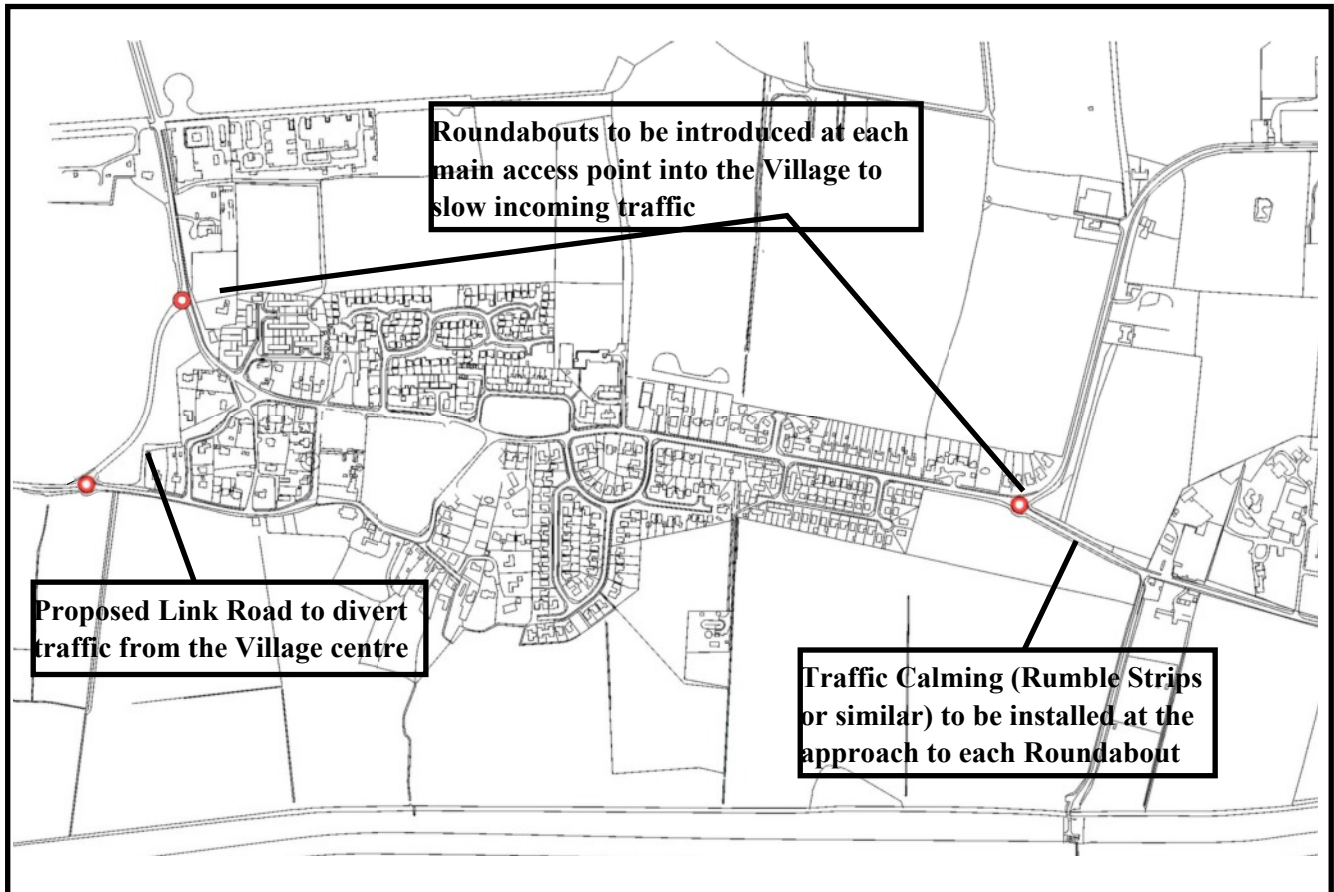


Fig 12. Fiskerton Proposed Link Road & Traffic Calming

Aspiration A. 3. Traffic calming.

Install traffic calming measures such as “Rumble strips” and signage along :-

- i) Ferry Road from Hall lane to the junction with High Street.
- ii) High Street from the junction with Ferry Road to the west edge of the Village at Lincoln Road.
- iii) Chapel Road from the junction with High Street, to the North edge of the Village on Reephram Road.

Aspiration A. 4. School Lane.

- i) Widen School Lane to improve access to the school and to potential development land to the North of the Village.

Aspiration A. 5. One-way systems.

- i) Introduce a “One way” system, West to East around the Crescent.
- ii) Introduce a “One-way” system, East to West along High Street-Lincoln Road, from the Chapel Road/Ferry Road junction past the Church to the junction with Lincoln Road/Blacksmith Road. Introduce “One-way” system South to North along Plough Lane to Chapel Lane. This will alleviate the danger of two way traffic past the church and reduce traffic along the High Street.
- iii) Introduce “one way” system, South to North along Orchard Road from Southern junction with Lincoln Road.

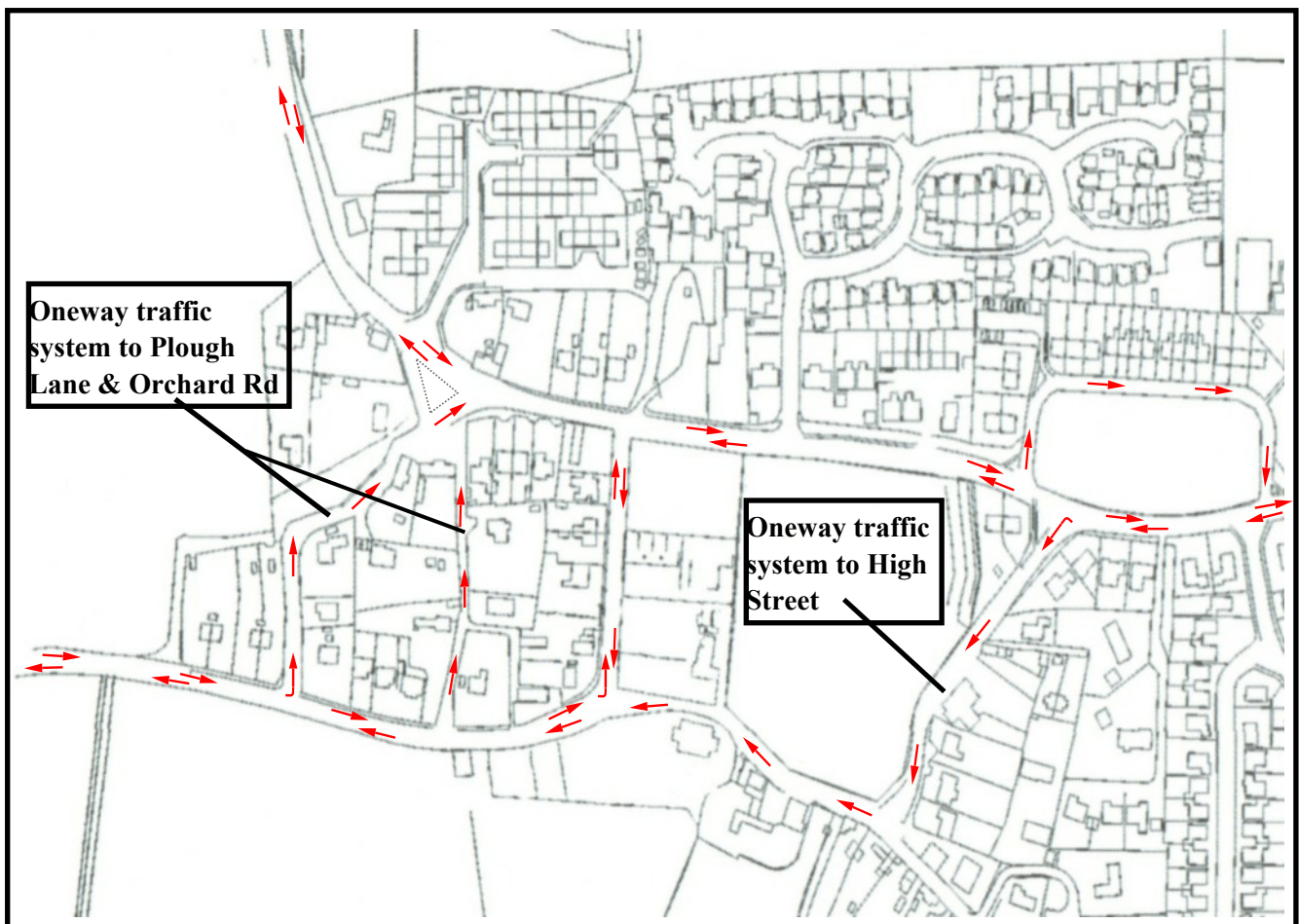


Fig 13. Proposed Oneway Traffic

Aspiration A. 6. Footpaths / Cycletracks

Provide footpath /cycle tracks:

- i) West along Lincoln Road to Cherry Willingham
- ii) North along Reepham Road to Reepham.

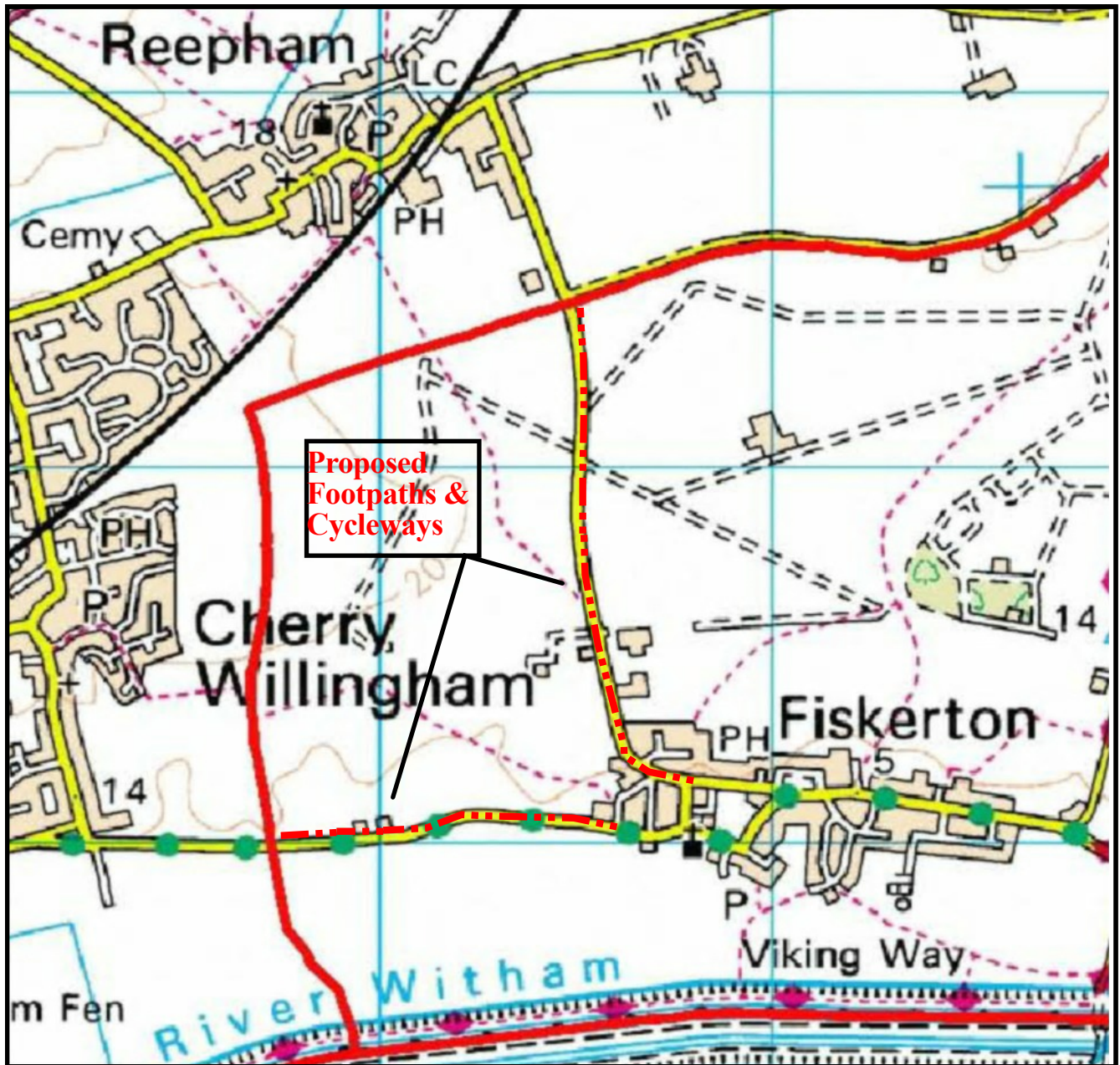


Fig 14. Proposed Footpaths & Cycleways to Reepham & Cherry Willingham

Footpaths / Cycletracks (Cont)

- iii) Fiskerton Neighbourhood Plan can only directly influence facilities within the Fiskerton Plan area. However the Fiskerton Parish Council will consult with both Cherry Willingham and Reepham Parish Councils to co-ordinate the continuance of the footpaths / cycleways within those parish areas.

Section 7: Plan Delivery and Monitoring

7.1 The Neighbourhood Plan gives us the residents of Fiskerton a vehicle for change. Change in the way we the people who live in the Village want to see our future and that of future generations to come.

7.2 The Neighbourhood Plan is not a rigid map of the future but more a flexible framework to guide the Village to its future goals and ambitions for the area in which we all live, but also be adaptable to allow changes to face new challenges and opportunities in the years to come.

7.3 The Neighbourhood Plan will be delivered and implemented over a long period of time and by different partners and stakeholders, therefore a review period is essential.

7.4 There are three elements to achieve the effective implementation of the plan and each is equally important in the delivery of the plan for Fiskerton:

- i) Securing private sector investment in the Parish through new development is crucial. The Statutory planning process will direct development in the Parish, through the Neighbourhood Plan the Local Authority and National Planning Policies legislation.
- ii) Investment in and management of, public services, to support the viability of the Village and its shops, public houses, schools, highways, public transport and infrastructure. This will be a challenge in the current economic climate well into the future of the plan.
- iii) The voluntary and community sectors will have a strong role to play in terms of local community infrastructure, local events and village life.

7.5 Housing:

The Parish Council will work with developers and the local authority to deliver the housing growth indicated in the plan over the plan period.

7.6 Local Character:

The Parish Council will work with landowners and stakeholders to ensure that new developments are in keeping with the wishes of the residents as expressed during the consultation period and reflected in the Fiskerton Neighbourhood Plan.

7.7 Local Facilities:

The Parish Council will work with Local Organisations and the District Council to improve facilities and services for local people. The Parish Council will also work with interest groups including the County Council to deliver the uses of brownfield sites indicated in the plan period.

7.8 Local Economy:

The Parish Council will encourage small businesses new and existing to improve the local employment opportunities.

7.9 Transport and Communication:

The Parish Council will work with the District Council and the County Council to deliver improvements in the road system and road safety, including speed and parking issues.

7.10 Neighbourhood Plan Review:

The Parish Council will monitor the delivery and relevance of the content of the Fiskerton Neighbourhood Plan, and as requirements change, over the life time of the plan and will carry out a full review after ten years.

**The Fiskerton Neighbourhood Plan
has been prepared and presented
by The Fiskerton Parish Council
Neighbourhood Plan Sub
Committee, in
consultation with the residents of
Fiskerton Parish, Lincolnshire.**

For Information contact :-

**Cllr Robert Wall 01522 595 336
Chairman**

**Cllr William Roberts 01522 754 876
Vice Chair**

The History and Archaeology group are producing a book which covers the history of Fiskerton through the ages. Two other publications “Yellowbelly Youth” and “Fragments of Fiskerton” provide an interesting look at the village over the last 100 years or so.

