

THE CAISTOR NEIGHBOURHOOD PLAN

2013-2031



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WHY DO WE HAVE A PLAN?

Caistor Town Council was identified by West Lindsey District Council (WLDC) as being a potential frontrunner for the Government initiative for the production of Neighbourhood Plans. This reflects the WLDC commitment to 'Localism'. Neighbourhood planning has been introduced by the Government to provide an opportunity for local people to have more input to the planning decisions made in their community. The detail of the Neighbourhood Planning legislation is set out in the 'Localism Act' 2011.

The Caistor Neighbourhood Plan creates a vision for the future of the town and sets out planning policies to realise this vision. These policies are focused on the key issues and areas of concern that were identified through the public consultation and engagement that occurred through the plan preparation process.

The Neighbourhood Plan was initially embraced as an opportunity to build on previous work within the town including the Caistor Town Plan, Townscape Heritage Initiatives and the BBC's Village SOS whilst encompassing the concept of Localism. The initial consultation processes were designed to elicit information on all issues of concern within the community and the Neighbourhood Plan has been produced to respond to those key issues that have emerged from public consultation. This resulted in the setting of a vision for the town encapsulated in 6 key statements and high-level outcomes to provide a framework for the future regeneration of the town whilst preserving the character of the place. This will be achieved through the setting of appropriate planning policies.

The plan meets the core planning principles of the National Planning Policy Framework (NPPF) and creates policies to deliver the 'presumption in favour of sustainable development' that is central to the NPPF.

To deliver the vision, the outcomes and sustainable development, the plan sets out key policies for each aspect of the vision and provides a framework for the development of some key sites around the town.



LET US SET THE SCENE

The town, which has origins as a Roman camp, is located 550 feet above sea level on the north-west escarpment of the Lincolnshire Wolds. It is centrally located in Northern Lincolnshire, being at the junction of the main A46 road from Lincoln to Grimsby, and the north-south route from the Humber Bridge to Spalding. It is a traditional small market town, with a largely unaltered Georgian town centre, and a fine market square with roads and footpaths radiating out from it. The town is well provided with local facilities, including a number of highly successful schools. The surrounding countryside is as attractive as the town itself, and Caistor forms the northern gateway to the Lincolnshire Wolds Area of Outstanding Natural Beauty.

Over the last ten years or so key studies or pieces of work have created a baseline that helps identify the nature of Caistor as a place and provides useful contextual information that informs the Neighbourhood Plan. These reports also demonstrate that the key issues affecting the town have been consistent over this period. The Neighbourhood Plan provides an opportunity for Caistor to address these issues within a Statutory Plan.

The **Caistor Development Partnership** was established in 2001 with 3 main objectives:

- Encouraging business revival, both retail and other types of business;
- Improving the appearance of the town centre, through conservation and refurbishment.
- Promoting the attractions of Caistor.

Whilst recognising the inter-relationship between these key issues it highlighted that 'the business dimension is fundamental in being the basis for long-term sustainability'.

The **Caistor Townscape Heritage Initiative** aimed to help 'achieve the long-term economic sustainability of the town centre and to preserve and enhance the historical, architectural heritage of the town'.

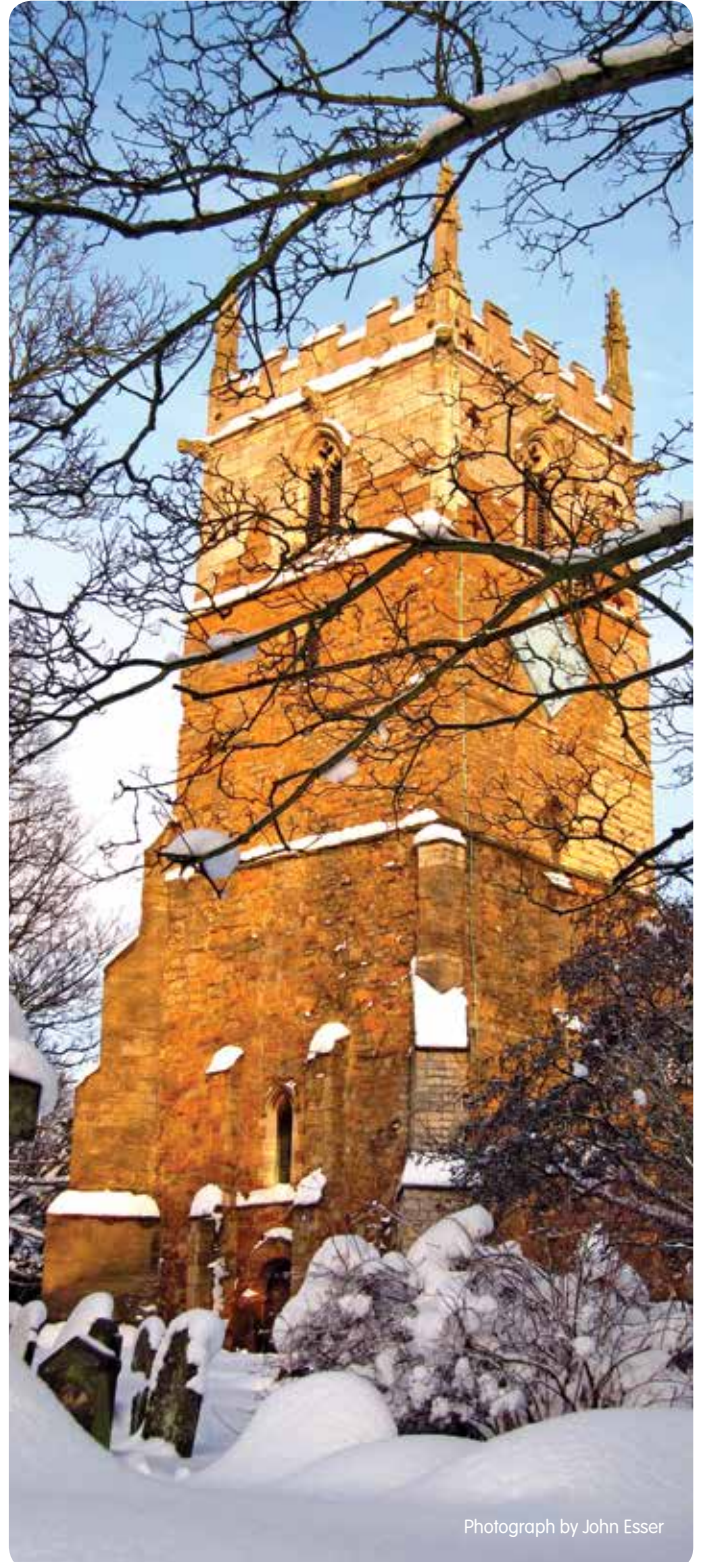
The **Caistor Development Trust – Revitalising Caistor Business Plan June 2005** recognised that 'Caistor enjoys a favorable location at once profoundly rural but enjoying excellent links' and 'enjoys excellent access to the main business centres of northern England'. It identified the positives of the existing education facilities in the town and the negative impact of HGV traffic through the centre of the town.

This business plan carried out a SWOT analysis of the town which is considered to hold true today and informed the vision setting for the Neighbourhood Plan.

The **West Lindsey District Council Strategic Review of Caistor** in 2006 identified that 'the opportunities for Caistor lie in its untapped heritage and its potential as both an economic and tourist centre'. The desirability of the town as a place to live and work was acknowledged whilst the constraints of empty and derelict properties along with the negative impact of HGV lorry movements through the town were confirmed. The opportunity that tourism

offered to the town was also acknowledged. Corporate priorities for WLDC at that time related to the Caistor Townscape Heritage Initiative, ICT usage in Caistor, parking and regeneration initiatives and supporting a Parish process. A key recommendation in that report was that WLDC should support the request to bring forward the Western Relief Road project as a priority for Lincolnshire County Council. A SWOT analysis was carried out to review the Tourism position in Caistor and surrounding area.

The **Caistor Town Plan 2010** provided a further update on the aspirations for the town and identified key issues in producing an action plan to address key issues affecting the environment, economic development, heritage and tourism, highways and traffic, health, and sports. The Town Plan affirmed the aspirations and priorities for the town as identified by local people.



Photograph by John Esser

The following data is taken from the 2011 Census.

Demographic profile

- The usual resident population of Caistor in 2011 was 2674.
- The number of households in Caistor increased by 87; from 1107 in 2001 to 1194 in 2011.
- 22% of the population of Caistor is aged 65 or over. This is slightly higher than West Lindsey as a whole (21%).
- 14.6% of the population of Caistor is under 15 years of age, this is slightly lower than the West Lindsey population of 15.9%.
- 10.7% of the population of Caistor is aged from 15 to 24. This is consistent with West Lindsey as a whole (11%).
- 52% of the population of Caistor is between 25 and 64 years of age. This is consistent with West Lindsey as a whole (52.2%).
- The majority of residents were born in England (94.2%). The next largest countries of birth are Scotland (1.2%) and Ireland (1%).

Social Profile

The dimensions of deprivation are indicators based on four selected household characteristics:

- Employment (any member of a household not a full-time student is either unemployed or long-term sick);
- Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student);
- Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem.); and
- Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).

- In Caistor no households are classed as being deprived in all 4 dimensions;
- In Caistor 55.4% of all households are classed as deprived in at least 1 dimension;
- 80% of the population of Caistor are in good or very good health;
- Of the 20% whose day to day activities are limited a lot or a little, 8.8% are of working age (16-64);
- 11.4% of the population provide unpaid care;
- Of the 2245 residents who are aged 16 and over almost 25% have no qualification;
- Almost 30% are qualified to Level 1 and Level 2;
- 41% are qualified to level 3 or above;
- Apprenticeships account for the other 4% of qualifications held.

Neighbourhood Area

To submit a Neighbourhood Plan the body must be considered to be a qualifying body. Initially Caistor Town Council was the qualifying body by virtue of defining the area for the Neighbourhood Plan as the Town Council Area.

The Caistor Neighbourhood Plan Steering Group took the view that as the importance of the Caistor Top site had been identified through community consultation its inclusion in the Neighbourhood Area was appropriate. The view was endorsed by Caistor Town Council in January 2013.

A key site in need of regeneration to address the community aspirations was identified as the site known as Caistor Top. The site lies outside of the town boundary and lies within the neighbouring parish of Cabourne.

A Cabourne Parish meeting was called in March 2013 to explain the context of Neighbourhood Planning and the reason for wishing to include the Caistor Top site within the Neighbourhood Area. A follow up Parish meeting in July 2013 confirmed the Cabourne acceptance of this situation. An application was submitted to WLDC seeking an amendment to the Plan boundary which was considered by the Prosperous Communities Committee on the 3rd September 2013 which resolved that the revised Neighbourhood Area of Caistor be formally designated.

The revised Neighbourhood Area is defined by the Plan overleaf.

Land Use and Housing Profile

- There are no recorded shared dwellings in Caistor;
- In Caistor there are 66 vacant properties (no usual residents);
- 71% of housing in Caistor is owned outright or with a mortgage or loan, 15% is rented social housing or shared ownership housing and 12% privately rented;
- The Neighbourhood Plan has considered the following land uses in particular.

Employment land review

Land has been previously designated for employment related uses. This is largely concentrated on the Kelsey Road industrial estate. The location of this land gives rise to some of the key concerns that have been raised regarding the impact of HGV movements through the town. This has also prompted the long held desire for a solution to this issue including the promotion of a link or relief road to the A46.

Green Infrastructure

The town has a number of areas of land that are either designated for environmental purposes or provide recreational facilities. Throughout the consultation process the importance of these pieces of land to the character of the town and their need to be protected has been a key issue. They are mapped on the plan.

Heritage Assets

The historic character of the town is a major asset. The Heritage Assets plan shows the conservation area and listed buildings within the town.

Historic Landscape

This plan defines the key characteristics of the existing built up areas of the town.

Landscape Character

This plan provides a distinction between the two landscape characters of the wider landscape. This provides a context for the long views of the town which would influence the design of new development around the town.

Economic Profile

- Many of Caistor's workers are engaged in Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles (14.4%), Human Health and Social Work (13.6%), Education (12.9%), and Manufacturing (12.2%).
- Of the 1,955 residents aged 16 to 74, 682 are not in employment and 84 work from home.
- 77% of those in work travel to work either as a passenger or by driving a car or van.
- 13.4% of those in work cycle or walk to work.
- Only 1.4% of those in work use public transport (train, bus, minibus or coach) to get to work.

- There are 1,955 people between the ages of 16 and 74 living in Caistor. Of these
 - 770 work full time
 - 281 work part time
 - 194 (9.9%) are self employed slightly above the England rate of 9.8%
 - 364 are retired
 - 84 are long term sick or disabled
 - 23 are long term unemployed; and
 - 4 have never worked.

This information provides the context for the work of producing a Neighbourhood Plan. This context helps to direct the future of the town informed by the public consultation and engagement that has informed the Neighbourhood Plan process.

To achieve this the policies within the Plan have been written to:

- add a Caistor distinctiveness to the Development Plan policies;
- reflect the local distinctiveness of Caistor;
- respond to the key issues affecting Caistor;
- respond to the key priorities identified by local people;
- create an environment in which growth can be delivered in a sustainable way.

The consultation process has identified some key sites that represent priorities for new investment and regeneration. These sites were identified as priority areas for redevelopment through the consultation process but do not necessarily represent all the opportunities that exist.

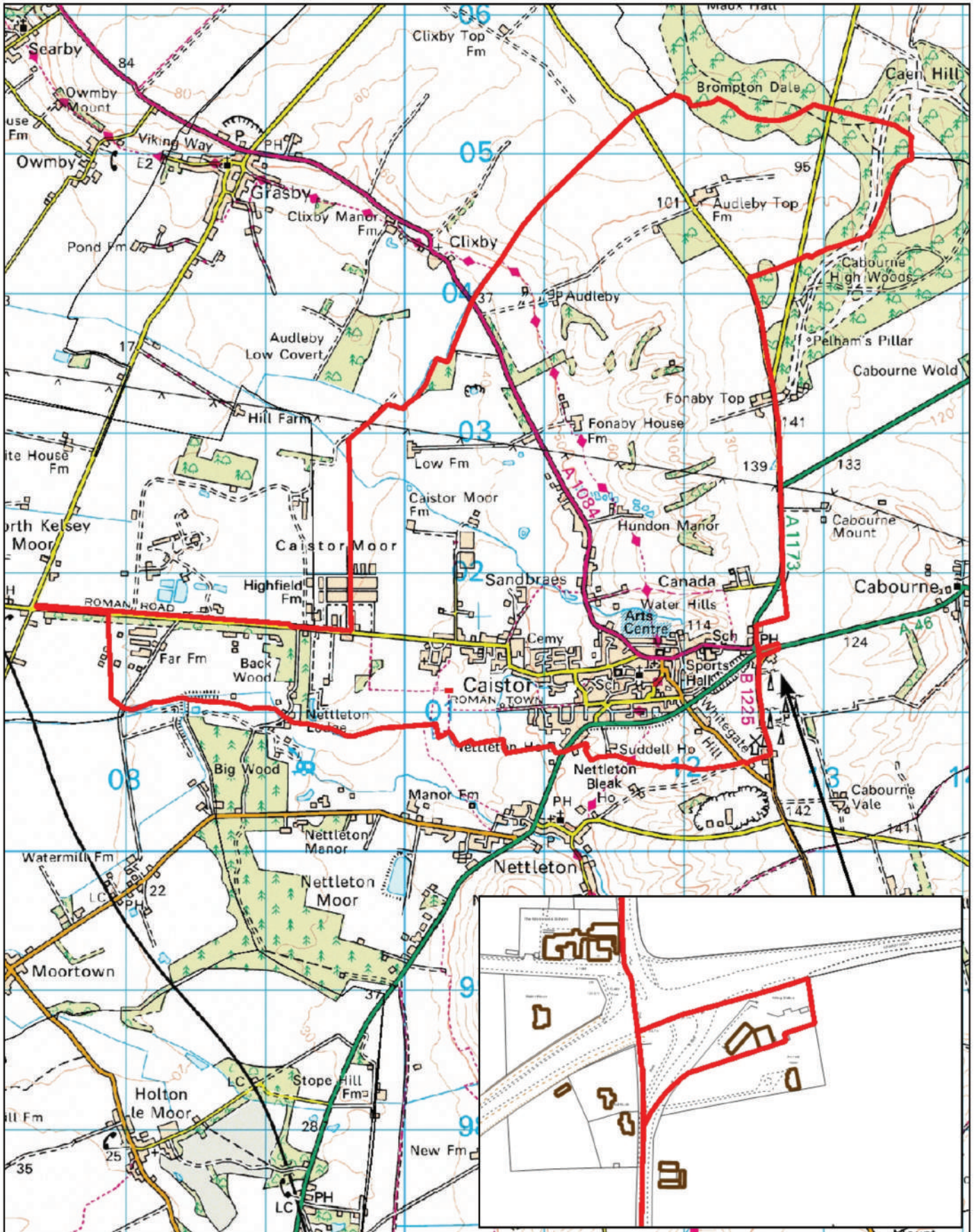
The Neighbourhood Plan is therefore responding to key issues and priorities as identified by residents and is specific to the future needs of Caistor.

The Neighbourhood Plan provides the detail to shape new development in the town whilst adding value to the policy base available to West Lindsey District Council against which they determine planning applications.

CONSULTATION AND ENGAGEMENT

The Neighbourhood Plan has emerged through significant public consultation. In line with legislation, a Consultation Statement was submitted in support of this Neighbourhood Plan. This can be viewed on the Town Council's website, Caistor.net, or can be requested from the Town Council.



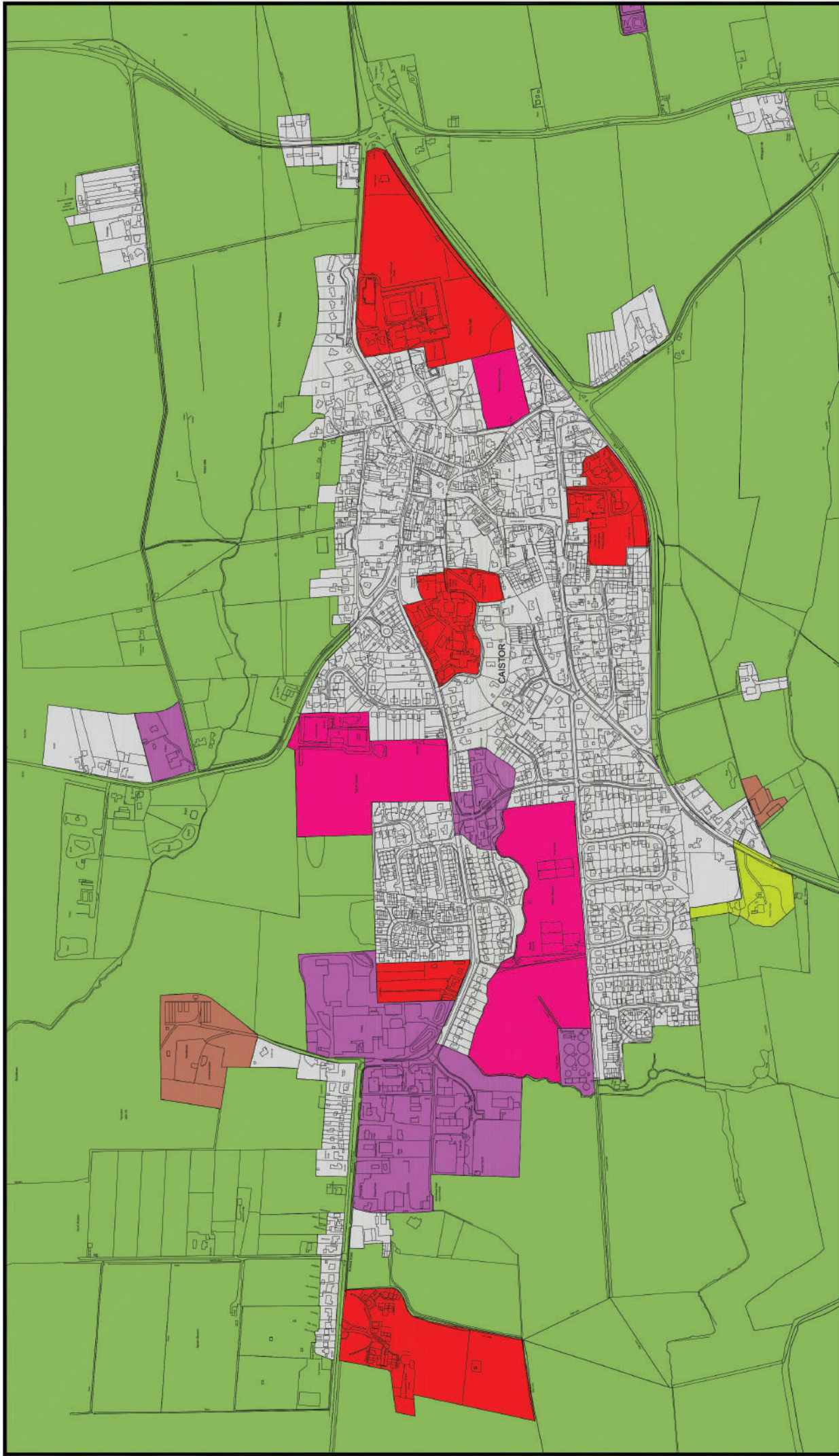


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- Scheduled Monument
- Listed Buildings
- Conservation Area

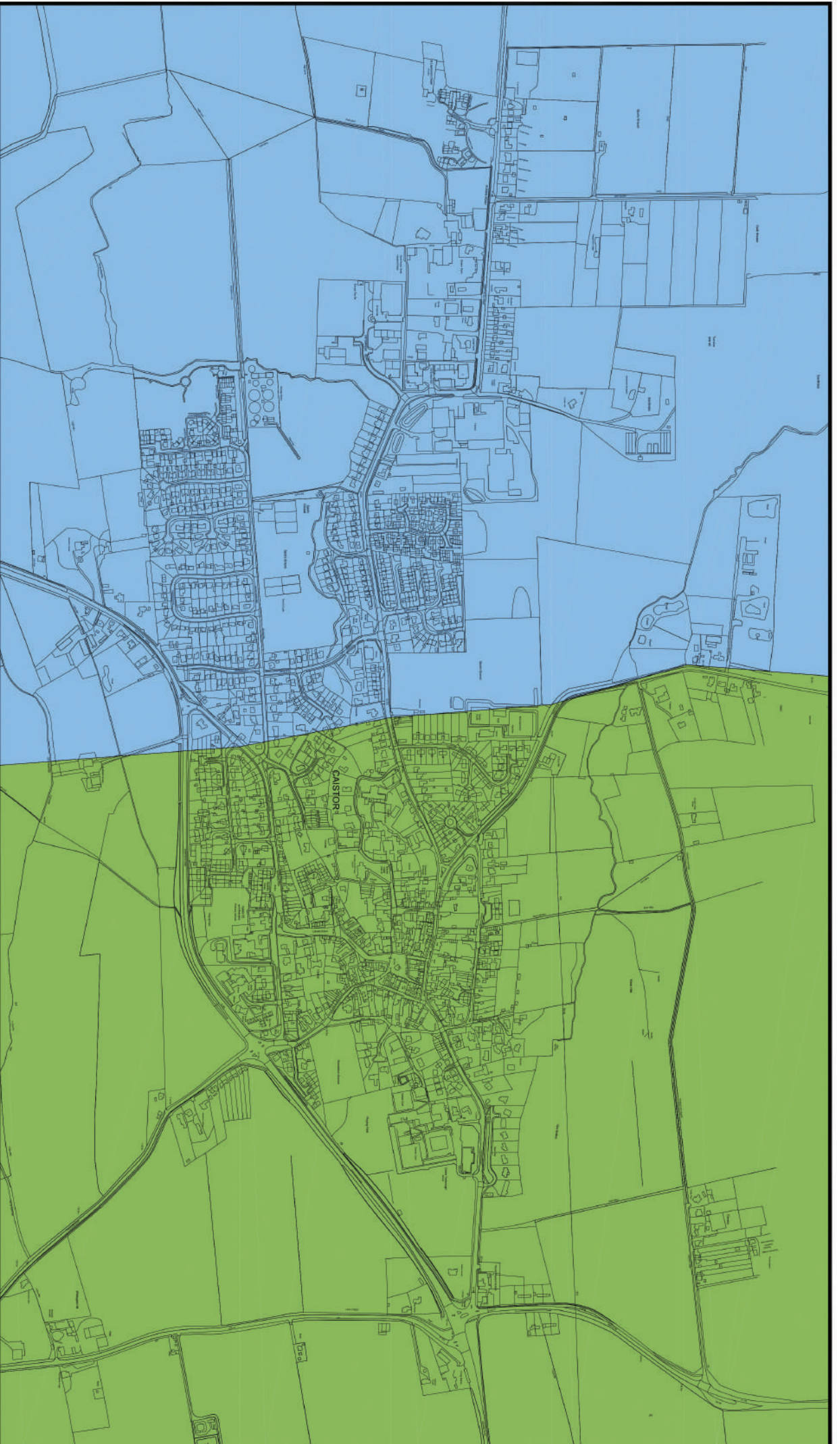
Heritage Assets
 A3
 1:6000
 30.08.2013



	Civic and Commercial		Industry
	Fields and Enclosed Land		Parkland
	Recreational Open Space		Settlement
	Agriculture		

Historic Landscape Characterisation
A3
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30.08.2013

Caistor Neighbourhood Plan



Heathland Toro



North West Wolds Escarpment



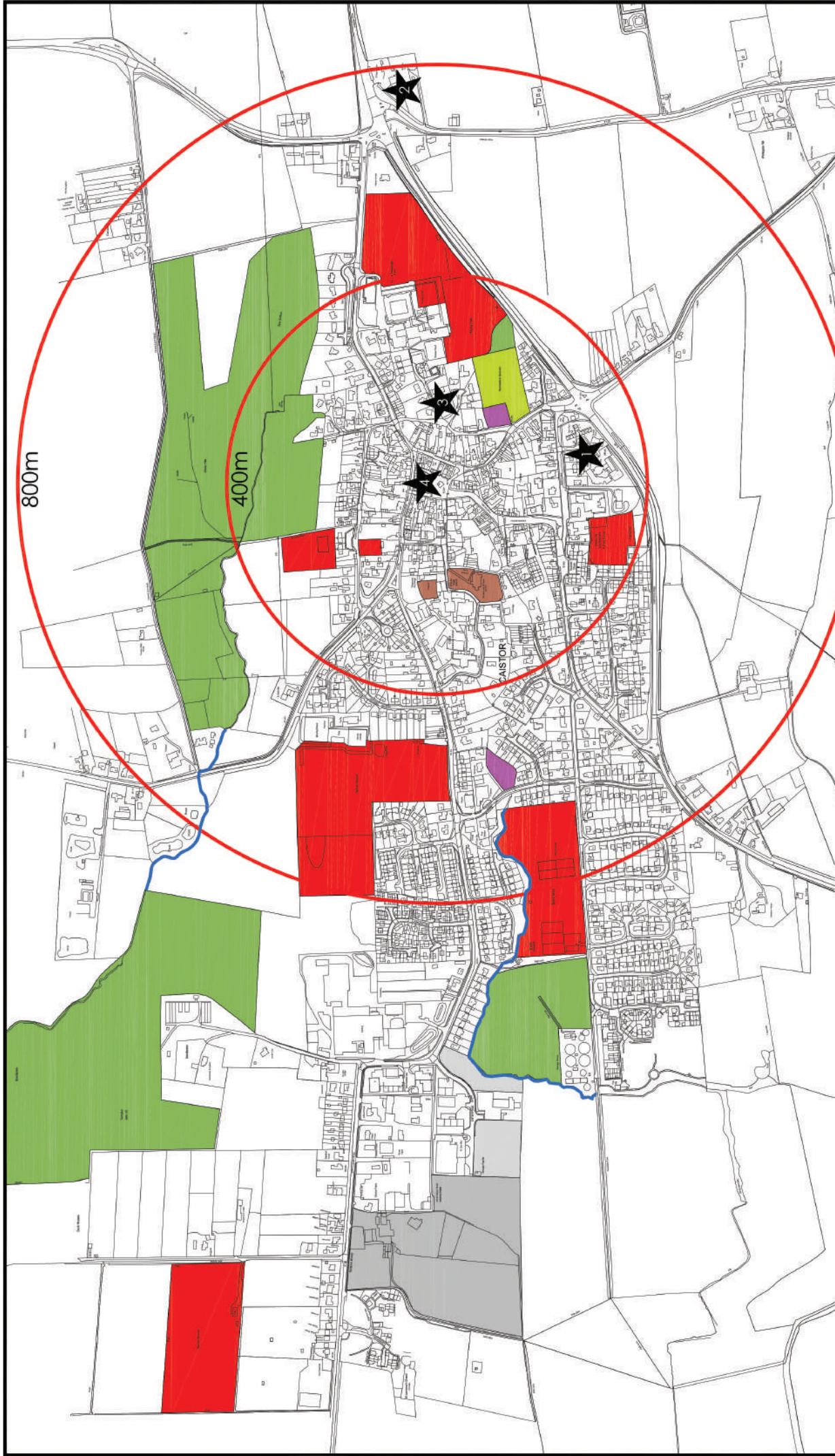
Landscape Character Assessment

A3

1:6000

30.08.2013

Caistor Neighbourhood Plan



Employment 0-1 1-3 3-5 5+	Green Infrastructure Cemeteries, churchyards, burial grounds Natural and semi-natural green spaces Allotments and community gardens etc Parks and gardens Provision for children	Amenity green space Built facilities for sport Civic squares and spaces Outdoors sports facilities Water course	Design Briefs Former WLDC Offices & Healthcare Centre Caistor Top Mill Lane Depot Market Place	Composite Plan A3 1:6000 30.08.2013 Caistor Neighbourhood Plan
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CAISTOR VISION STATEMENTS

The vision statements for Caistor were developed from the previous studies and work reviewing the future opportunities for the town, information collected from public consultation events and facilitated workshop support from the Commission for Architecture and the Built Environment (CABE).

This has resulted in 6 vision statements and related objectives being established which reflect the type of town and community that local people wish to see created.

The eight key issues identified at the original Planning for Real event were categorised under the headings of traffic and transport; local environment; leisure; housing; crime and safety; community facilities; health; and work, training and education. When these issues were combined with the key priorities that had informed previous work in the town it indicated that a range of priorities existed.

The Vision Statements seek to achieve the following:

A balanced community.

Caistor has a strong community spirit, in part derived from its compact form and easy walking connections around the town. We will further develop its inclusive and distinctive character by continuing to widen the range of housing available so that all age and income groups are able to enjoy living here.

A living/working town.

We will encourage a broadening of the types of employment available in the town, partly by increasing support for employment. For example we will seek to develop derelict and vacant town-centre sites, to provide live/work accommodation, and to offer better services such as high speed broadband. We will further enhance living conditions in the town by improving access routes into and around the town, improving pedestrian and cycling opportunities, and by reducing pedestrian conflicts with traffic.

Retaining and widening services and facilities available to residents of the town and surrounding villages.

Caistor already acts as a hub for surrounding villages, providing essential professional, health and community services to the town and the surrounding rural area.

We will further develop this role, and seek to increase the range and level of services available to residents in the immediate area. Key areas for action are seen as expanding cultural, environmental, sports and recreational facilities, and providing social opportunities for all ages and social groups. We aim to encourage improved public transport connections to surrounding villages, towns and cities.

Exploit the assets of the town in terms of heritage and the Wolds setting.

In order to create new employment and trade in the town, we will promote Caistor as a tourist destination. In particular, we will build on the town's location on the Viking Way, and will expand marketing and publicity. We aim to provide an attractive 'gateway' to the Wolds with the town acting as a centre for visitors. This will require an increase in the quantity and range of accommodation available for visitors.

Educational centre of excellence.

The outstanding quality of the town's existing schools is recognized, and we will strive to maintain this. Further, we will seek to widen the choice of post-16 options available to all people, including the provision of apprenticeships and vocational training.

Create an exemplar of environmental sustainability.

Our aim is to make Caistor an example of what can be achieved by a small town in terms of environmental sustainability. Priority goals are to encourage the use of and generation of renewable energy sources; protection and enhancement of environmental assets; promotion of local food production; construction of all new housing to exemplar sustainability standards; and improvements in the energy efficiency of our existing buildings.

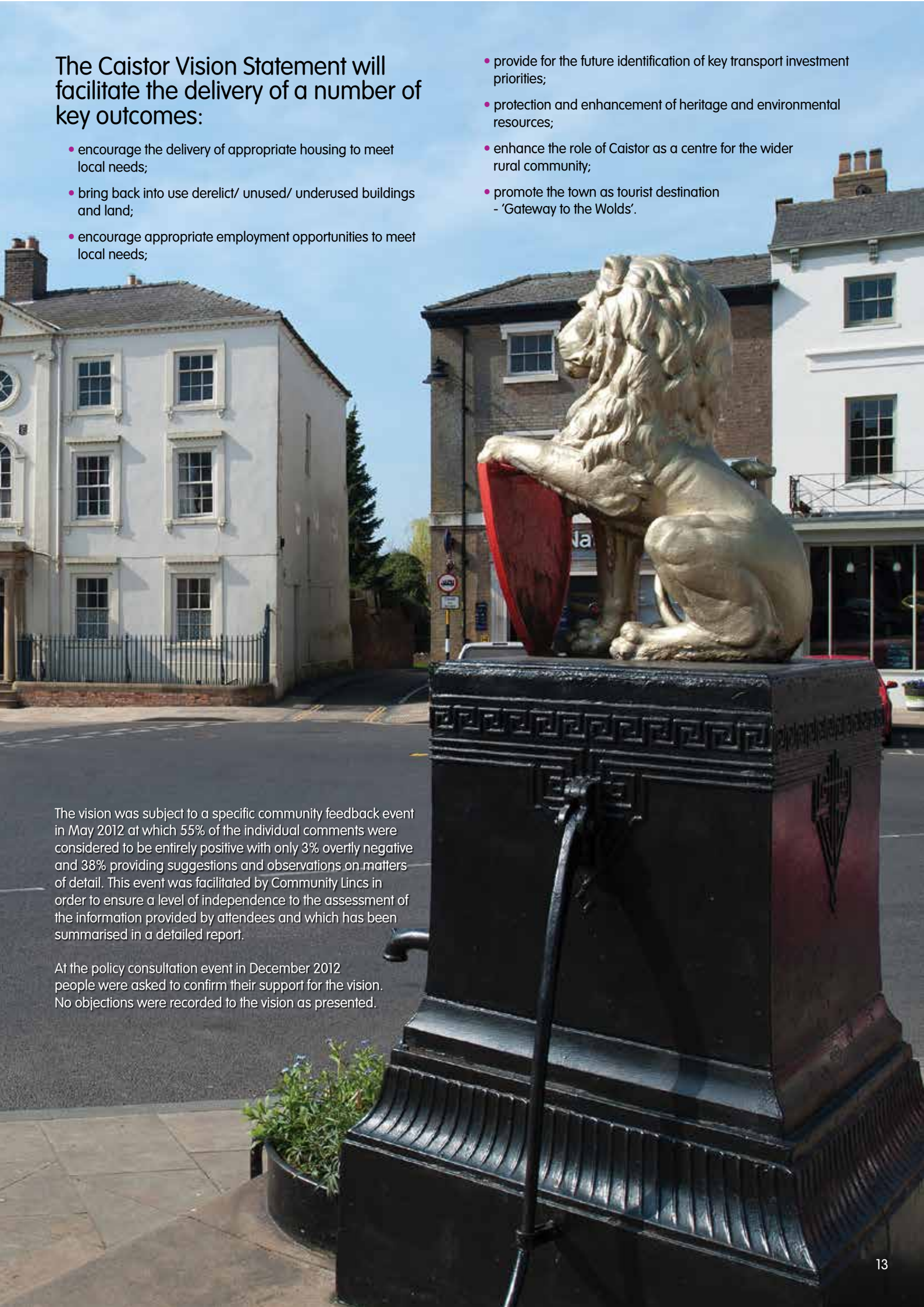


The Caistor Vision Statement will facilitate the delivery of a number of key outcomes:

- encourage the delivery of appropriate housing to meet local needs;
- bring back into use derelict/ unused/ underused buildings and land;
- encourage appropriate employment opportunities to meet local needs;
- provide for the future identification of key transport investment priorities;
- protection and enhancement of heritage and environmental resources;
- enhance the role of Caistor as a centre for the wider rural community;
- promote the town as tourist destination - 'Gateway to the Wolds'.

The vision was subject to a specific community feedback event in May 2012 at which 55% of the individual comments were considered to be entirely positive with only 3% overtly negative and 38% providing suggestions and observations on matters of detail. This event was facilitated by Community Lincs in order to ensure a level of independence to the assessment of the information provided by attendees and which has been summarised in a detailed report.

At the policy consultation event in December 2012 people were asked to confirm their support for the vision. No objections were recorded to the vision as presented.





Photograph by John Esser

BASIC CONDITIONS

In accordance with legislation, a Basic Conditions Statement was submitted alongside this Neighbourhood Plan. This confirmed that, in the view of the Town Council, the Neighbourhood Plan met all of the basic conditions as required by the legislation.

- Has regard to national policy and advice;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies in the Development Plan for the area;
- Is compatible with European obligations, including human rights.

The National Planning Policy Framework (NPPF) was adopted in March 2012 and sets out the Government’s planning policy for the Country. The Government has simplified the overarching policy position by replacing a variety of previous documents with a single statement. The central tenet of the NPPF is a ‘presumption in favour of sustainable development’.

The Neighbourhood Plan demonstrates this presumption in favour of sustainable development in a number of ways:

- Inclusion of a policy supporting the principle of the presumption in favour of sustainable development based on the aims of the Planning Inspectorate model policy;
- Broad alignment with the 12 core planning principles within the NPPF;
- Policies designed to specifically address the policy requirements of the NPPF.

A sustainability Appraisal was carried out to assess the impact of the policies of the Neighbourhood Plan against a wide range of

sustainability indicators. The sustainability appraisal was submitted alongside the Neighbourhood plan and can be viewed on the Town Council website, Caistor.net, or can be requested from the Town Council.

The Basic Conditions Statement assesses the Neighbourhood Plan’s conformity with the strategic policies of the adopted Local Plan.

The Caistor Neighbourhood Plan steering group submitted to WLDC a request for a formal screening opinion on the draft Caistor Neighbourhood Plan. The Screening Opinion was sought to determine whether a Strategic Environmental Assessment under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) regulations 2011 was required for the draft Caistor Plan together with an opinion on whether the Plan conforms with European Habitat Regulations and the Human Rights Act.

The Plan has been assessed in the context of Schedule 2 of the Regulations and after taking account of the criteria in Schedule 3, WLDC has concluded that the Plan is not likely to have significant effects on the environment by virtue of the potential nature, size or location of developments that would be supported by the Plan and none of the Plan area is within a sensitive area as defined in Regulation 2(1).



POLICIES

Policies have been developed to respond to the 6 key elements of the vision statement and objectives of the plan. Policies may be relevant to more than one aspect of the vision.

POLICY NO. 1: Growth & the presumption in favour of sustainable development

Development proposals that reflect the presumption in favour of sustainable development set out within the National Planning Policy Framework will be viewed positively.

Developers and applicants should demonstrate how they have proactively engaged and consulted with Caistor Town Council and other community groups and/ or residents directly affected by their proposals.

The Central Lincolnshire Local Development Framework will set the agenda for growth within Caistor. Where applications are contrary to those policy requirements a statement setting out the material considerations that outweigh those policies should be submitted with the application identifying and quantifying the economic, social and environmental benefits that will be achieved as a result of the proposed development.

This policy is written to ensure that the Neighbourhood Plan:

- Allows for local aspirations to be delivered by the Development Plan;
- Meets the aspirations of the community to ensure that the economic prosperity of the town can be maintained and enhanced evidenced through the Caistor Town Plan;
- Requires new development to be subject to effective community engagement.





POLICY NO. 2: Type, scale and location of development

New development will be permitted in order to support growth whilst contributing to the sustainability and viability of the town. Planning applications for major new development, as defined in national policy and advice should be accompanied by local need statements justifying the nature, scale and economic benefits of the proposed development. Major new developments should:

- reflect the character and appearance of the town;
- prioritise the re-use of previously developed land and buildings;
- provide walking and cycling connectivity to existing networks and to the town centre and other community facilities;
- safeguard the amenity of existing residents;
- preserve the identity of Caistor as a stand alone town e.g. avoid coalescence with the neighbouring village of Nettleton;
- meet the objectively assessed local housing needs of the town;
- be within 800 metres of the Market Place;
- not be outside of 800 metres from the Market Place along Brigg Road or North Kelsey Road unless the proposal includes for the approval and implementation of a strategy to resolve the existing HGV movement problems through the town centre and car parking pressures in the town centre;
- where it is south of the A46 include the approval of and implementation of road safety measures and traffic management measures to ensure the safe movement of pedestrians and cyclists across the A46 into the centre of the town;
- provide for small scale housing infill development.

New development in the town of Caistor should be reflective of the desire to see a mixed and diverse local economy catering for the variety of needs within the community. The growth of the town is welcomed and encouraged but this growth needs to be at a scale and in locations that reflect the historic character of the town and avoid undue expansion of the town. The previous successful Townscape Heritage Initiative scheme for Caistor demonstrates the commitment to the historic core of the town.

The importance attached to the 800m distance from the market place reflects the distance that can reasonably be walked within 10 minutes as advocated by the National Health Service (Healthy Choices) to access shops, schools and other facilities. As the

main bus stop serving the town is within the Market Place this represents an appropriate point from where to measure for new sites.

The NP does not seek to allocate sites to provide for the future growth of the town but provides a framework against which planning applications can be considered.

Caistor acknowledges the need for growth and seeks to positively embrace that opportunity to facilitate the opportunity for the town to realise its potential as a secondary attractor. It is believed that the growth must recognise the distinctive character of the historic core of the town.

POLICY NO. 3: Design quality

Proposals for all new development must be of a high quality.

1. Wherever possible, development should be designed to conserve and enhance:

- Rural nature;
- Heritage;
- Quality and diversity of design.

2. The natural environment and historic built environment should be respected in all developments in order to retain Caistor's character and links with the past.

3. The diversity of the town should be retained, with new buildings integrating with the existing environment.

For larger scale proposals, including new dwellings:

4. Linear developments, regular house layout and regimented design should be avoided. The existing variety of house sizes, shapes, plot sizes and rooflines should be maintained. Given the long views to the town extra care should be taken with roofscape design and regard had to the appropriate use of clay pantile roofing materials.

5. Developers will be expected to provide perspective drawings and artist impressions to show how developments would appear

in relation to the old town.

6. Landscaping should blend in with existing natural rural setting and be of indigenous species.

7. Existing building lines should be respected and retained.

8. New housing should reflect the local vernacular style.

9. Existing buildings should be retained and re-used with demolition to be generally avoided.

10. New development should blend in with existing buildings through appropriate use of traditional materials.

11. Older buildings should be maintained using original or sympathetic materials and design details with particular regard paid to retaining existing window and door openings and retention of brick finishes.

12. Garden enclosures should be of brick construction or traditional post and rail fences and planted hedges of indigenous species.

All new development is expected to reflect principles of good design as encouraged within the NPPF. A Caistor Design Statement has previously been produced but never formally adopted by WLDC. By including the key elements of that Design Guide these issues will be given weight in the development process. This approach will add local weight to the design issues that affect Caistor.

It is recognised that the character of the town varies as a result of its evolution over time so there will be site specific solutions depending on the nature, scale and location of proposals. Housing design should incorporate a layout which maintains and where possible improves and enhances the character of the area.

POLICY NO. 4: Housing mix and affordable housing provision

All new housing proposals for more than 10 dwellings must deliver a Caistor specific housing mix and affordable housing that reflects the current needs of Caistor. All new housing

development should demonstrate through a detailed site specific housing needs assessment how the requirements of the community are met and will be delivered.

There is a desire to ensure that new housing meets the needs of all parts of the community and does not just provide speculative development opportunities for developers. There is a perception that recent new housing development has not been effectively

integrated into the town and this needs to be guarded against in the future. This policy is designed to reflect the need to enable growth to occur in Caistor by meeting local housing needs.

POLICY NO. 5: Improved cycling and pedestrian linkages

All major development proposals should demonstrate how enhanced footpath and cycle way provision can be provided to link the development to the town centre. Where appropriate and

viable, new developments should provide new or enhanced facilities including new signage and cycle storage.

This policy seeks to ensure that new development is well linked to the existing infrastructure of the town through improving walking and cycling facilities and provision. The policy seeks to encourage linking new development and especially out of town development to the centre with cycle/footpath provision to encourage enhanced, safer routes.

It will allow residents and visitors alike to access the town and its employment areas and facilities with proper footpaths, cycle routes, and other non-vehicular links clearly defined and encouraged as part of any proposed developments.

POLICY NO. 6: Business units and start up units

The development of new business units will be supported where they:

- are within existing employment areas;
- are conversions of existing empty derelict buildings or previously developed land;

- include the opportunity for flexible floor space arrangements.

This policy reflects the importance of ensuring local business development can occur and is designed to encourage private sector investment in the town. It relates closely with the aspiration to see the effective use of land and buildings.

The economic emphasis of previous work in the town is reflected in this policy seeking to encourage business growth. It will increase the visibility of Caistor as a burgeoning centre of commerce and opportunity, as well as maintaining the town's deep-rooted ideals of community and stability.

The ambitions of the Greater Lincolnshire Local Enterprise Partnership (GLLEP) and the Humberside LEP in respect of the economic opportunities afforded by the offshore wind and renewable energy sector will provide an opportunity for local employment generating opportunities in the context of the growth of the Humber as an employment area.

POLICY NO. 7: Community facilities

Development that delivers improvements to existing community facilities or delivers new community facilities will be supported.

Proposals that will result in the loss of community facilities, including retail facilities, pubs, post offices, community halls,

sports facilities, parks and open spaces will be resisted unless it is demonstrated that the continuation of the existing use is unviable.

Sustainable growth of the town is dependent on offering a range of service and community facilities to enhance the quality of place and life for residents. A range of services and facilities at

the heart of the town, within the market place and surrounding streets is essential to creating this sense of place.

POLICY NO. 8: Leisure facilities

The development of leisure facilities within Caistor will be supported as they will provide for the wider environs around the Caistor area.

The development or construction of facilities for younger people in the form of a skate/ roller blade/ bmx track will be supported,

subject to being in an accessible location and not harming local character or residential amenity.

Leisure facilities are a high priority within the community. The provision of these within the town removes the need to travel out of the town and enhances the role of the town as a local service centre. Local access to such facilities will bring health, welfare and community benefits. The town is well served by

existing parks and recreational areas and traditional children's play areas within them. The town is well supported by a range of well-established sports clubs e.g. cricket, football, tennis, running and bowls. Other more specialist facilities are lacking.

POLICY NO. 9: Broadband access

The development of broadband and communications technology will be supported to facilitate its use and improve e-accessibility for the town.

All major development proposals should demonstrate how they will contribute to and be compatible with local fibre optic or internet connectivity.

Internet connectivity is essential for businesses working in a rural environment and in supporting home working. To demonstrate how major developments will contribute to this aim, it is suggested that they provide a 'Connectivity Statement' as part of the planning application. Such statements could consider

such aspects as; the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, fibre, satellite, microwave, etc), realistic assessments of connection potential or contribution to any such networks.

POLICY NO. 10: Tourism

Proposals for development that creates tourist uses will be supported, subject to it demonstrating that it benefits the local community, local businesses and visitors; and subject to it

demonstrating that it will not harm residential amenity or the character of the countryside.

This is an aspirational policy designed to improve the standing of the town as a destination in its own right which will stimulate economic activity.

Caistor provides a number of diverse walks in the area for all abilities as it sits on the Viking Way and is criss-crossed/ surrounded by Public Rights of Way and bridlepaths.

The location of Caistor adjacent to the boundary of the North Wolds will be used to raise the profile of the area's unique

landscape and its natural, heritage and cultural assets in order to attract visitors to the area.

The Town Council will seek to develop a promotional and signage strategy in partnership with LCC and WLDC to ensure the appropriate promotion of the town

POLICY NO. 11: Existing schools and educational establishments

Expansion of existing educational establishments will be supported. Where this involves encroachment into the open countryside a positive approach will be taken to supporting the

proposal subject to careful design to minimise the impact on the countryside.

The existing educational establishments are an integral part of the town but are all either operating from constrained sites or are located on the edge of the town where future expansion would involve encroachment into the open countryside. This policy is

designed to enable future growth where it is linked to the future provision of educational needs.

POLICY NO. 12: Renewable energy

To maximise the proportion of electricity sourced locally, residential and commercial developments are encouraged to incorporate appropriate energy generation technologies either

onsite or offsite. Community-scale renewable energy projects will be viewed favourably.

A community scale renewables development may generate enough electricity to supply just a handful of homes or it may generate enough for several hundred. Community renewable energy projects are usually organized by and invested in by the community which therefore has a say in the scale and location of the development.

This policy reflects the importance of delivering a low carbon future to address climate change concerns whilst reducing energy costs locally. The emphasis though is on local energy needs and projects that are appropriate to the character of the area rather than large scale renewable development proposals.

POLICY NO. 13: Allotment provision

The provision of allotments within new developments and arrangements for their ongoing use and attention, will

be supported.

The importance of safeguarding the best and most versatile agricultural land is supported but it is also essential that local

food production is supported.

POLICY NO. 14: Community infrastructure requirements

Development will be expected to provide necessary on site and enabling infrastructure required to deliver the proposal.

The Town Council will seek to use any Community Infrastructure Levy it receives to address infrastructure needs based on an

approved community infrastructure needs strategy.

COMMUNITY ASPIRATIONS

It is acknowledged that not all of the ambitions in the Neighbourhood Plan can be delivered through planning policy. The consultation process identified a number of issues that are important to the community and should therefore be delivered as aspirations through this plan period and beyond.



ASPIRATION 1: Transport, traffic and highway infrastructure delivery and management strategy.

The impact of traffic, especially parking constraints, vehicle speeds and HGV movements, has been identified as a key issue for the town. These are existing issues and new development will only increase pressure on existing transport infrastructure. The Neighbourhood Plan supports the concept of both housing and employment growth for Caistor. The impact of traffic and transport issues on the town must be addressed as part of a long-term strategy to deliver growth in the town. Levels of development should be closely managed and monitored that increase vehicular based transport movements through the town until a highway management strategy is adopted. The strategy should address:

- HGV access to industrial sites ;
- restricting HGV movements through the town;
- the provision of additional car parking capacity in the town centre or which serves to provide improved car park provision to meet the town centre needs;

- vehicle speeds;
- pedestrian safety;
- road safety considerations especially in respect of the A46, Caistor Top, Brigg Road;
- enhanced cycling provision and signage linking the town to National Cycle Route No 1.
- noise impacts, vehicle emissions and other issues of vehicular impacts on quality of life and pollution.

The Town Council will seek to address these aspirations in partnership with WLDC and LCC forming the basis of future Local Transport Plan priorities and site allocations for new development to deliver the proposed levels of housing growth.

The long term need to resolve the existing HGV and parking problems around the town cannot be addressed through a land use policy. This approach is designed to align future site allocations DPD work and will provide a framework for the issues and options consultation.

The approach is designed to relieve the town of significant HGV movements which are associated with industrial premises and haulage companies from Caistor Top, down the High Street, and onto North Kelsey Road, and in particular the difficult junction which restricts HGV movement off the A1084 at the North Kelsey Road junction. A possible solution is to create/ provide a more direct and effective route for commercial traffic (HGVs in particular) from the A46 into the industrial estate area.

There would be associated environmental benefits, traffic levels would reduce in the Central town area, a reduction of traffic noise, air quality improvement, potential reduction of accident risks. This approach is fundamental to both reduce present traffic problems and to prevent strangulation and isolation of existing commercial premises and businesses and to facilitate future growth levels could assist commercial opportunities for the town area and potentially kick start new businesses, promoting growth

and jobs for the area. This would remove the areas particularly blighted by increases in general traffic and particularly the movement of Heavy Goods Vehicles, causing hazards for residents, traffic, and pedestrians.



ASPIRATION 2: Empty homes/derelict land

Caistor is committed to addressing the issue of derelict buildings and the Town Council will seek to encourage owners of both derelict and unoccupied housing to provide a plan of action to bring the property back into use. The Town Council will

investigate whether this could form a priority for the Community Infrastructure Levy in Caistor and where considered necessary, will investigate the scope for pursuing Compulsory Purchase Orders, to bring such properties back into use.

ASPIRATION 3: Training and apprenticeships

The town council will seek to encourage workplace training in the construction industry. New development should demonstrate how it will contribute to and be compatible with promotion of new training and apprenticeship opportunities. This could be through a 'Training Statement' provided with relevant planning applications. Such statements could consider such aspects as

the intended land use and the workplace training requirements of the development including during construction and as part of the business plan for the investment in the project.

The importance of local training and employment opportunities for young people is central to creating a town in which the

opportunities to live and work are realised.

ASPIRATION 4: Visitor and tourism signage

The Town Council will seek to develop a promotional and signage strategy in partnership with LCC and WLDC to ensure the appropriate promotion of the town. This approach will seek to

ensure that the historic environment is not compromised by the introduction of signage 'clutter'.

GLOSSARY AND ACRONYMS

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity: A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, opportunities for recreation etc.

Area of Outstanding Natural Beauty (AONB): An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Caistor is adjacent to and influenced by the Lincolnshire Wolds AONB.

Basic conditions: The Localism Act (the Act) sets basic conditions that neighbourhood development plans or orders must meet.

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

BREEAM: Building Research Establishment Environmental Assessment Model.

Climate Change: Long-term changes in temperature, rainfall, wind and all other aspects of the Earth's climate. Now accepted as partly attributable to increased carbon dioxide (CO₂) emissions, such as those resulting from the burning of fossil fuels in vehicles, power stations, factories and homes.

Community Infrastructure Levy (CIL): effectively a 'development tax' that allows local authorities to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development.

Community Scale Renewable Energy Projects: Community scale renewable energy is designed to supply electricity for a specific community. In most cases this means that the project will be of a larger scale than that supplying an individual household, but a smaller scale than a large commercial utility-scale development.

A community scale renewables development may generate enough electricity to supply just a handful of homes or it may generate enough for several hundred. Community renewable energy projects are usually organised by and invested in by the community which therefore has a say in the scale and location of the development.

Conformity: Requirement of local development frameworks to be in general conformity/ agreement with the policies of the relevant regional spatial strategy (RSS) The local planning authority (LPA) must seek a written statement of general conformity from the regional planning body (RPB) or in London from the mayor. The secretary of state will adjudicate in matters of conflict.

Conservation area: This is defined in the Planning Listed

buildings and Conservation Areas Act 1990 as "an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance."

Core Strategy: A Development Plan Document setting out the spatial vision, objectives and key strategic policies for an area. For Caistor this is the Central Lincolnshire Joint Planning Unit Core Strategy.

DPD: Development Plan Document. A document produced within the LDF.

Development: Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.

Development plan: This includes adopted Local Plans and neighbourhood plans.

Examination in Public (EIP): The process by which the plan is subjected to independent assessment.

Habitat: An area or type of natural area within which certain species or groupings of species can exist naturally. They should not be considered in isolation but instead they are linked, overlapping and take many forms.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Household: A person living alone or a group of people living together at the same address and with common housekeeping.

Independent Examination: The process by which an Independent Planning Inspector publicly examines a Development Plan Document to ensure that it is 'sound' in terms of factors such as the evidence on which it is based, national policy, consultations undertaken etc.

Infrastructure: The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that is necessary for communities to function and move around

Issues, options and preferred options: The consultation stages on a development plan document (DPD) with the objective of gaining public consensus before submission of documents for independent examination.

Landscape Character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Largescale Major Developments : For dwellings, a largescale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a largescale major development. For all other uses a largescale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.

Listed buildings: These are buildings or other built structures included in the statutory list of buildings of special architectural or historic interest of national significance.

Live / Work accommodation: A specially designed office or workshop that incorporates living accommodation.

LDF: Local Development Framework. The statutory development plan.

Local development scheme (LDS): This is the business plan for production of the local development framework (LDF). It identifies and describes the development plan documents (DPDs) and when they will be produced.

Localism: The Government policy encouraging local communities to take control of key matters eg neighbourhood planning.

Local planning authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area. For Caistor this is West Lindsey District Council (WLDC).

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.

Low Carbon Energy: Energy which requires the burning of fossil fuels (i.e. not renewable) but generated through processes and technologies that release less carbon dioxide than conventional means, for example combined heat and power plants (CHP), and heat pumps.

Material considerations: A material consideration is a matter that should be taken into account in making a decision on a planning application.

National Planning Policy Framework (NPPF): A Government document that sets out nationally important planning issues.

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).

Open Space: Usually used in relation to built-up areas. Refers to all open areas of public value, which can offer opportunities for sport, and recreation, as well as a visual amenity and haven for wildlife. Public open space is where public access may or may not be formally established.

Permitted Development: Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

Planning Aid England: Planning Aid is run by the Royal Town Planning Institute (RTPI) and provides free, independent and professional advice and support on planning issues to people and communities.

Planning obligation/ Section 106 agreements (s106): A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning permission: The consent given by the local planning authority for building operations as defined in the Town and Country Planning Act that do not constitute permitted development.

Previously Developed Land (PDL) or 'Brownfield' Land: Land which is or was occupied by a

permanent structure, including the curtilage of the developed land.

Renewable Energy: Energy produced using renewable sources such as sun, wind, water or biomass.

Secondary Attractor: The terminology applied to Caistor within the Core Strategy to reflect its position within the settlement hierarchy

Sequential test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield land before greenfield sites and town centres before out of centre.

Smallscale Major Developments : For dwellings, a smallscale major development is one where the number of residential units to be constructed is between 10 and 199 (inclusive). Where the number of dwellings to be constructed is not given in the application a site area of 0.5 hectare and less than 4 hectares should be used as the definition of a smallscale major development. For all other uses a smallscale major development is one where the floor space to be built is 1,000 square metres and up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

Strategic environmental assessment (SEA): A process of environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. It is required by European Directive 2001/42/EC (the Strategic Environmental Assessment or SEA Directive) "on the assessment of the effects of certain plans and programmes on the environment".

Strategic Housing Market Assessment (SHMA): A document assessing housing need and demand within a defined area.

Strategic Housing Land Availability Assessment (SHLAA): A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan.

Sustainable development: International and national bodies have set out broad principles of sustainable development. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.



Photograph by John Esser

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The Neighbourhood Plan can be downloaded at:

www.caistor.net/NP