

Claypole Neighbourhood Plan 2021-2036



**Site Selection
Methodology
May 2022**

Claypole Neighbourhood Plan 2021-2036

Site Selection Methodology May 2022

Submission of the Neighbourhood Plan in accordance with
Regulation 15 of Neighbourhood Planning Regulations 2012

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The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

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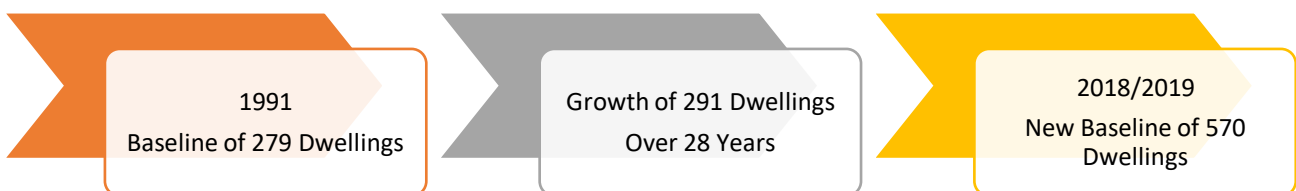
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Housing Introduction

1. The process of preparing a Neighbourhood Plan for Claypole has concluded, in consultation with the public, that there is a need within the Parish for a limited amount of additional housing across the plan period.
2. Given the fact that Claypole is a designated ‘Smaller Village’ in the settlement hierarchy in Policy SP2 of the South Kesteven Local Plan (adopted on the 30th January 2020); there is no strategic requirement for the Neighbourhood Plan to allocate land for housing. Nonetheless it is appropriate for the Neighbourhood Plan to consider whether a limited amount of land for new residential development should be identified. In accordance with strategic planning policy such land needs to be located in or around the existing village of Claypole and not elsewhere in the Parish.
3. The approach that the Neighbourhood Plan has taken towards housing and the selection of a housing allocation is explained in this document. The Neighbourhood Plan must reflect both wider strategic pressures and local needs or demand whilst also restricting potential excessive and inappropriate development.
4. Claypole is a village that sits on a minor road that begins at the Great North Road (B6326) and continues to Stubton and villages beyond. The road starts out as Shire Lane, and as it passes through Claypole it becomes Main Street, a street that has changed little in more than 100 years.
5. The name ‘Claypole’ is derived from the Anglo-Saxon and means ‘settlement on clay’. Not surprisingly then, surface water drainage is a major issue within the village. Homes in certain parts of the village regularly suffer from surface water flooding, both in winter when the ground is saturated, and in summer when it becomes baked hard.
6. Notwithstanding the position of Claypole in the fourth and lowest tier of the settlement hierarchy the South Kesteven Local Plan; Claypole has not been immune to housing development. In recent decades the village has more than doubled in size from around 250 dwellings in the early 1980s to around 570 dwellings at the present time.
7. The number of dwellings in Claypole has increased principally through three largescale housing developments (Moore Close, Swallow Drive and Wickliffe Park) together with to a lesser degree several infill sites. These newer dwellings have included starter homes and affordable housing including a rural exceptions scheme for 10 dwellings on Barnby Lane approved under S12/1374.



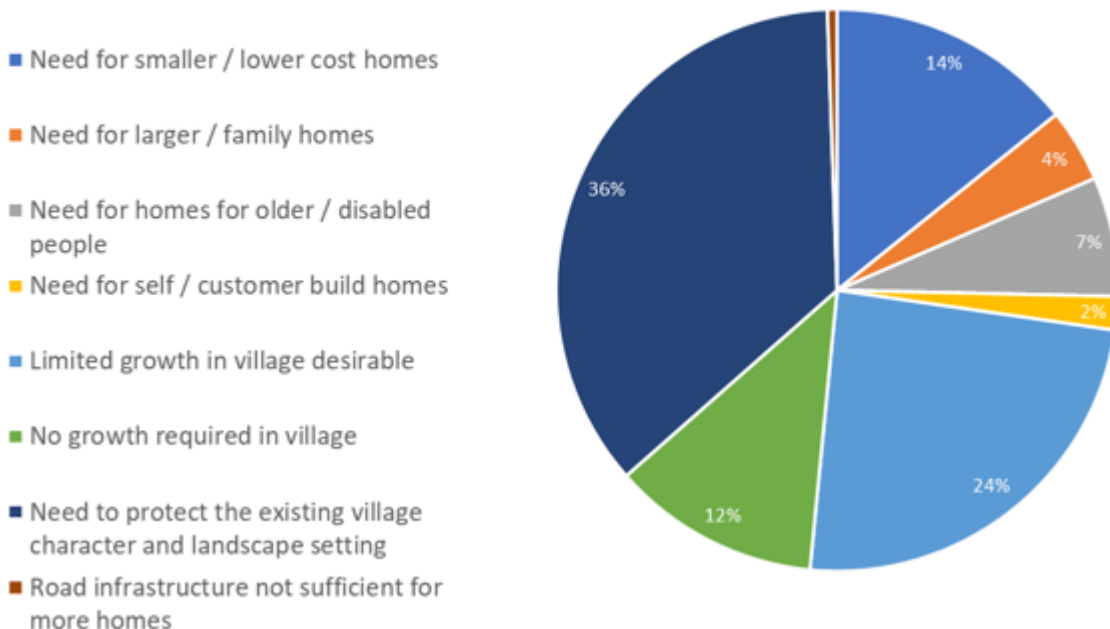
8. Data provided by South Kesteven demonstrates that from 1991 to 2018/2019 that a total of 291 dwellings have been completed in Claypole. This represents an increase of over 104%

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during that 28-year period, representing around 10.4 dwellings growth every year. Although the delivery of housing was not equally spread across that period.

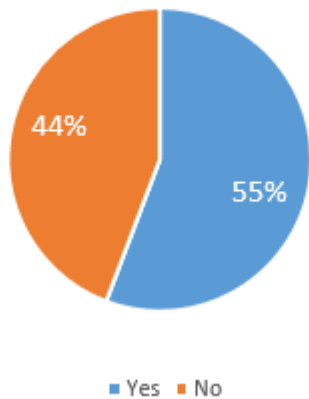
9. Successive Development Plan Documents have designated the village as not being a location for growth. Nonetheless significant levels of growth have occurred. The magnitude of development in Claypole, during recent decades is illustrated by the table at Appendix 1. Figures supplied by the Planning Department show home completions in Claypole since 1990; these have been compared with two villages that have been designated as a 'Local Service Centre' or 'Large Village' during the whole of this period. These other two villages, Barrowby and Caythorpe are locations where their designation means that growth was planned to occur.
10. It will be seen that despite the categorisation of Claypole, there have been almost three times the number of home completions in Claypole compared with Barrowby, and more than 2.5 times more homes completed in Claypole compared with Caythorpe. This provides clear evidence that development rates in Claypole have been disproportionately high for its status. This helps explain the concern of Claypole residents that the village is becoming in danger of losing its identity and local distinctiveness.
11. Early public consultation on the Neighbourhood Plan was delayed as a consequence of the COVID-19 pandemic restrictions; however, a questionnaire was circulated in February 2021. This has attracted a high response rate for a questionnaire of 30%.
12. Some 93% of respondents would recommend Claypole as a place to live, so long as it's allowed to retain its essential village characteristics. Of the other 7%, the majority cite concerns regarding over-development. In terms of responses 72% point to the need for limited (or no development) and the need to preserve the village character.

3.2 Main reason for allocating land for development or not



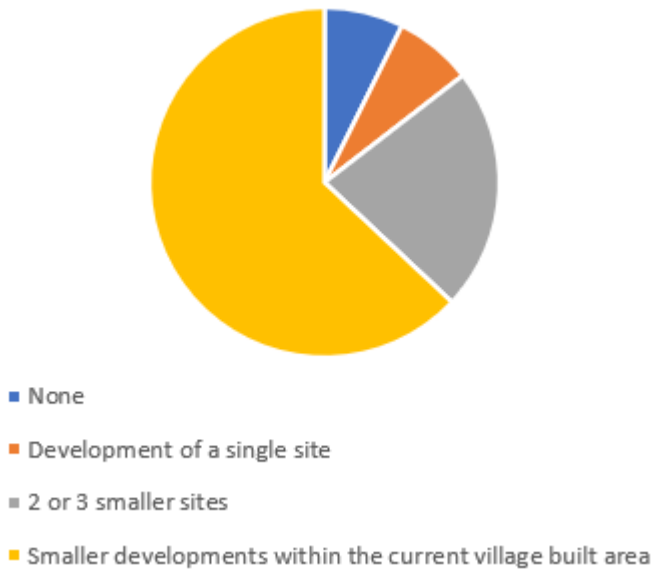
13. A specific question was posed as to whether the Neighbourhood Plan should allocate land for some additional homes. There was a narrow majority of 55% in support of the Neighbourhood Plan allocating land for housing.

3.1 Should the plan allocate land for some additional homes in the parish?



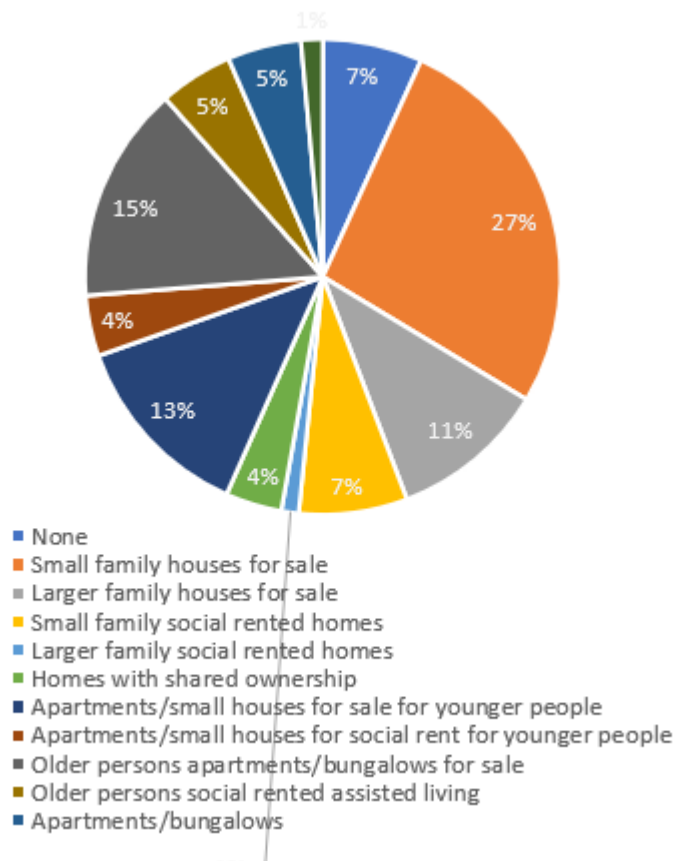
14. The Neighbourhood Plan proposes to explore the provision of allocating land for residential development consistent with its status as a 'smaller village' over the plan period to 2036. From the public consultation 63% want to see new development located on a number of smaller sites within the current built-up area of the village; with 22% wanting development on 2 or 3 small sites. Conversely only 7% of those responding wanted to see future housing provided on a single site on the edge of the village. In terms of the number of houses those responding considered would be appropriate for Claypole over the plan period; the median figure was 11-15 dwellings.

3.4 Which development approach would you favour?



15. In terms of housing tenures that residents consider to be needed only 7% consider that social rented small family housing should be provided; with only 4% thinking that shared ownership is appropriate. Some 4% see a need for social rented housing for younger people; with 5% seeing a need for social rented older persons housing. The main tenure sought was small family homes for sale at 27%.

3.5 what types of house do you think are most needed?



16. Claypole also has a number of planning permissions granted for net additions in housing numbers or completed since the 2018/2019 year which was the last in the South Kesteven table of completions. Proposals for replacement dwellings such as S20/1955 at 120 Main Street are not included as these do not result in a net additional dwelling. These permissions include:

- S21/0572 - Demolition of existing convenience store, erection of new two-storey store with living accommodation above at 60 Main Street
- S21/0155 - Outline planning permission for up to 4 dwellings at Orchard Farm, Main Street
- S20/0244 - Erection of two dwellings (Outline) at Land Adj. 11 Gretton Close
- S20/0071 - Erection of dwelling and access (reserved matters) at 11 School Lane following S19/0888 - Outline demolition of garage and erection of 1 dwelling
- S19/0640 - Erection of dwelling at Infield Farm, Doddington Lane
- S18/0912 - Conversion of Outbuilding to 2 dwellings, amended subsequently by S19/0081 & S20/0367

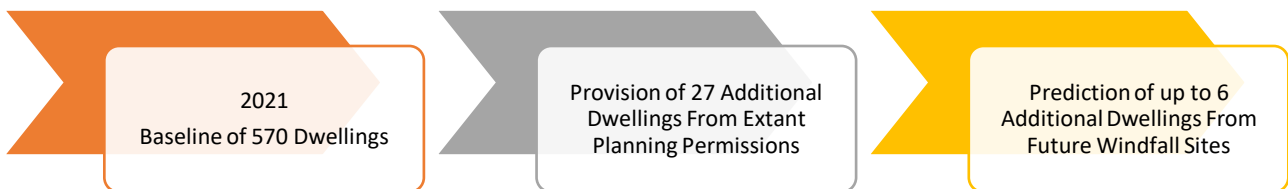
17. A total of 11 dwellings are already permitted under the above 6 planning permissions. The above approvals for windfall development would increase the village by a further 1.9% which although a modest amount is on top of the village experiencing substantial growth in recent decades. These approvals are also only from a 3-year period; which if replicated across the plan period would amount to a significant increase in dwelling numbers.

18. At the South Kesteven Planning Committee on the 26th August 2021, a resolution to grant planning permission s21/0415 was made for the erection of 16 affordable dwellings and associated infrastructure. Due to legal issues the Planning Committee had to reconsider this matter on the 18th November 2021 and made a second resolution to grant planning permission. The actual permission was subsequently issued on the 14th December 2021.

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This increases the number of approved dwellings to a total of 27 which would increase the village by 4.7%.

19. In addition to the above windfall development (i.e. housing not planned for on allocated sites but has come forward unexpectedly); further windfall development is likely to come forward over the plan period 2021 to 2036. Recent planning permissions have been at a level which is higher than historic rates so are unlikely to continue at that level in the future. Completions from 2014/2015 to 2018/2019 amounted to just 2 dwellings over a 5-year period. That would amount to a predicted windfall allowance of just 6 dwellings over the plan period; a further 1.0% growth, giving a predicted 5.7% growth in dwelling numbers before any sites are allocated in the Neighbourhood Plan.
20. There has been no completions recorded since the 2018/2019 figure so the 2021 baseline position remains 570 existing dwellings. Accordingly, the baseline position for housing growth over the plan period up to 2036 before any land is allocated for housing, assuming all sites with planning permission are delivered would therefore be:



21. As indicated earlier, in terms of the number of houses those responding to the consultation considered would be appropriate for Claypole over the plan period; the median figure was 11-15 dwellings. The extant planning permissions plus the estimations for future windfall would already exceed that median figure quite significantly. Any site allocation for a large number of dwellings would result in a future growth rate far in excess of the level of growth supported by local residents.

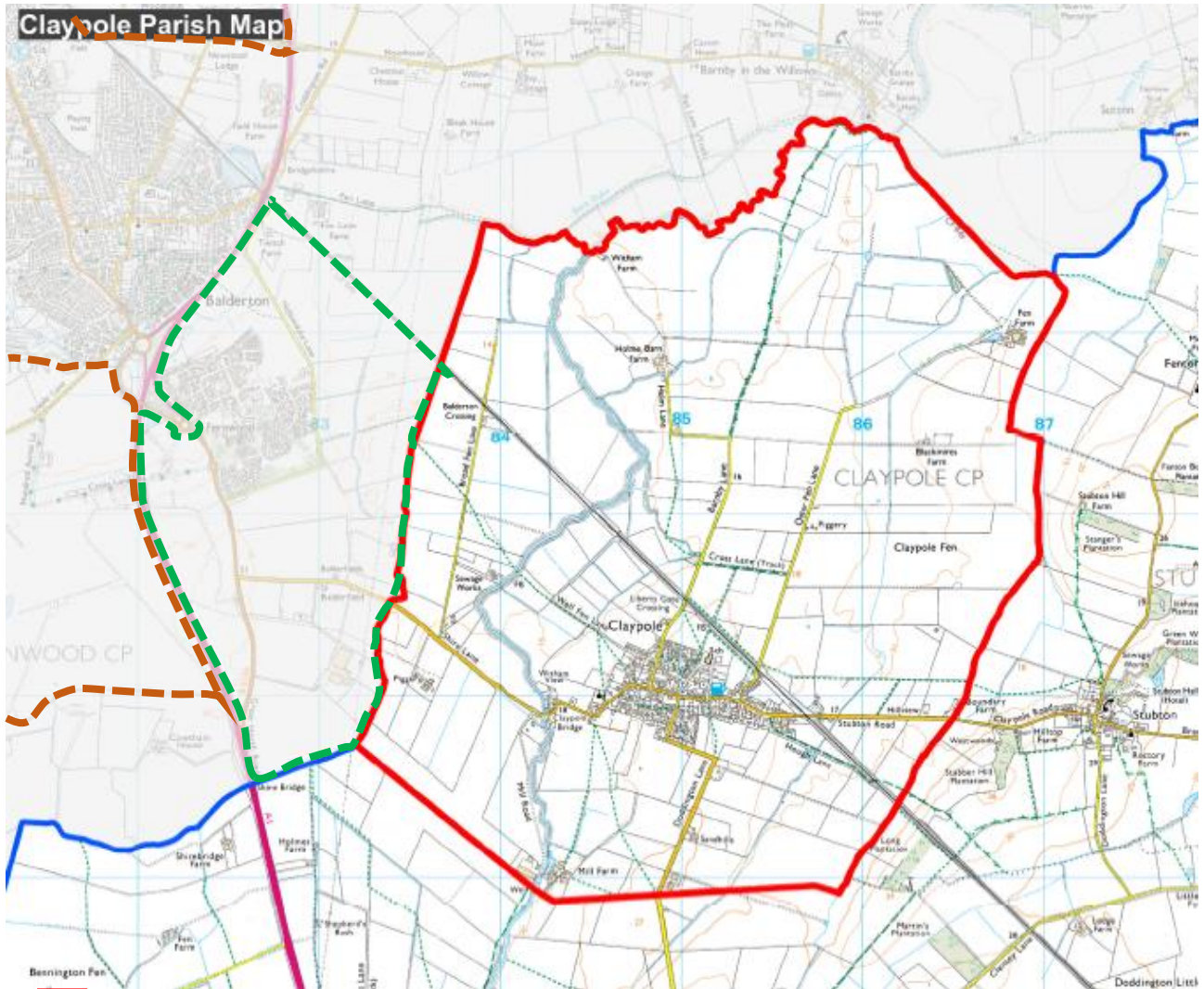
Relationship to Strategic Growth in Newark

22. To the west of Claypole, located some 5 miles away, is the town of Newark-on-Trent, the main employment and commercial centre, and transport hub for Claypole residents. Newark is located within the adjacent district of Newark and Sherwood and it is an identified 'Sub-Regional Centre'. It is identified for strategic growth which includes three strategic urban extensions all on the Claypole side of Newark which have been identified in their 2019 Core Strategy as being phased to cater for housing need up to 2033 and indeed beyond.
23. During the plan period the three strategic urban extensions will deliver 4,885 dwellings, with a further 2,465 dwellings phased for post 2033. In strategic terms therefore the Newark area has an oversupply of allocated housing for current requirements.
24. One of the three strategic urban extensions is 'Land around Fernwood' for some 3,200 dwellings (2,095 up to 2033 and 1,105 post 2033). This strategic allocation abuts the Claypole parish boundary as shown on the plan below. Of the 3,200 new homes allocated for Fernwood, around 2,150 of them will be either side of Claypole Lane (as referred to in the Newark & Sherwood Core Strategy but is actually called Shire Lane on OS maps). As

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such planning decisions in Claypole need to take into account the inter-relationship to Fernwood and Newark.

25. The expansion of Fernwood is central to Newark & Sherwood housing strategy and numerous planning permissions have been granted for the expansion. The development of 'Land around Fernwood' will impact on the rural and village nature of Claypole, bringing the village physically closer to the Newark conurbation with only 1km between the eastern edge of Fernwood and the western edge of Claypole.



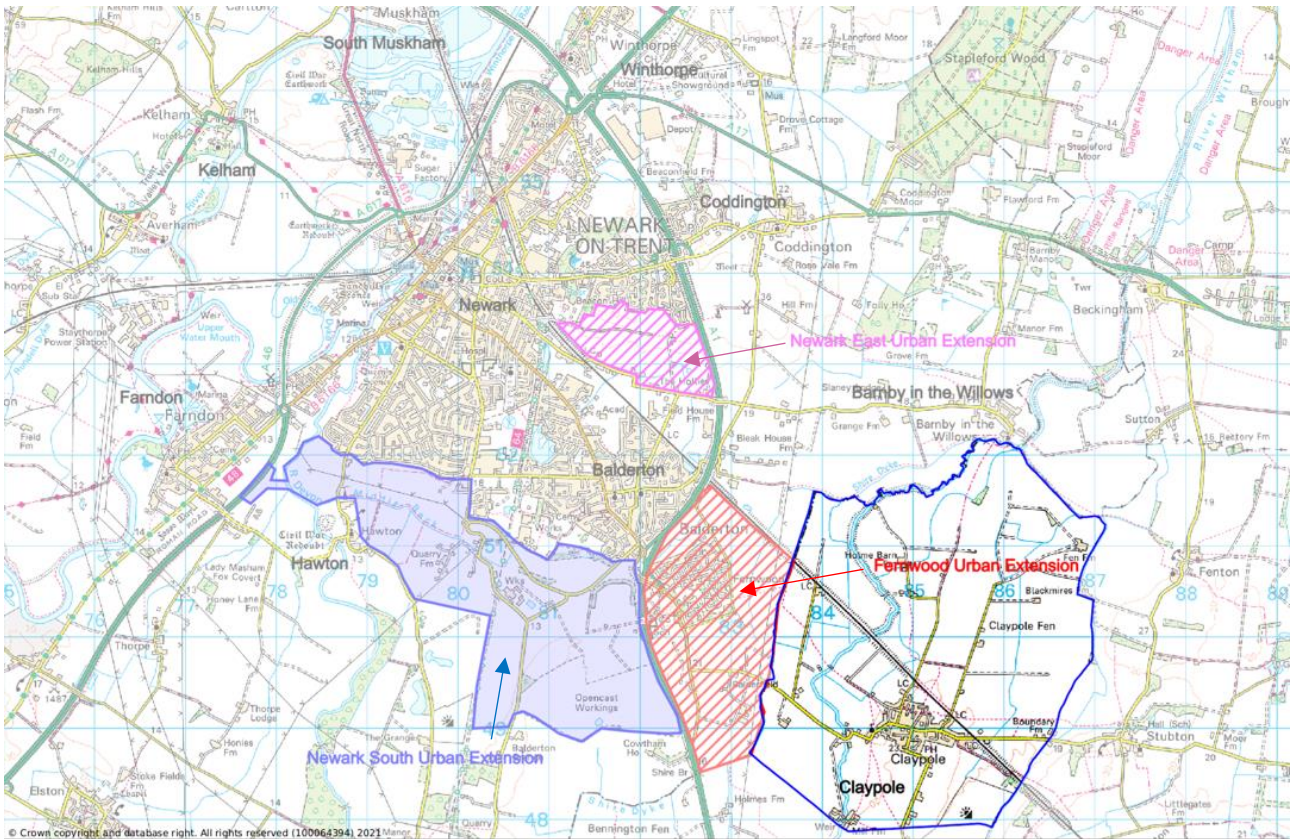
 Claypole Parish Boundary

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 South Kesteven Border

 Fernwood Strategic Housing Allocation

 Other Newark Strategic Housing Allocations



Relationship to the Newark Urban Area
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Overall Approach

26. As indicated earlier, Claypole is a designated 'Smaller Village' in the settlement hierarchy in Policy SP2 of the South Kesteven Local Plan. The Local Plan does not allocate any sites in the 60 identified 'smaller villages' instead it identifies in Policy H1 an overall windfall allowance for these smaller villages being a total of 30 dwellings per annum. Spread evenly across each of the 60 settlements this would equate to only 0.5 dwellings per annum in each.
27. In overall terms the South Kesteven Local Plan identifies only 4% of the housing supply coming from the 'smaller villages'. Although the supply for the 'smaller villages' is based on a windfall allowance; then any allocations in Neighbourhood Plans for any of these settlements would contribute to the figures in the South Kesteven Local Plan.
28. A breakdown of housing completions, commitments and proposed allocations by settlement category in the South Kesteven Local Plan is set out in the extract tables below:

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	Total Completions April 2011 to March 2019	Consents (Full/ RM Permission)	Commitments (Outline Permission)	Allocations (including allocations with planning permission)	Council's Proposed Capital Programme	Total
Grantham	1,424	1,147	1,410	4979	117	9,077
Stamford	608	334	101	2112*	0	3,155
Bourne	1,241	708	26	207**	20	2,202
The Deepings	582	295	152	753	11	1,793
Larger Villages	465	220	151	1,036	0	1,872
Smaller Villages	186	102	99	360***	0	747
Total Supply	4,506	2,806****	1,939****	9,447	148	18,846

*assumes 650 capacity from the Quarry Farm to be considered within the Rutland Local Plan, in line with a Memorandum of Co-operation between South Kesteven District Council, Rutland County Council and Lincolnshire County Council

**assumes capacity of 100 to be identified through the Bourne Neighbourhood Plan

***windfall allowance in smaller villages to reflect policy change, based on 30 per annum.

**** not including small site lapse rate

Location for New development, 2019 to 2036

Percentage breakdown of new development based on Consents + Commitments + Allocations + Council's Capital Programme (sum of 2 nd , 3 rd , 4 th , 5 th and 6 th columns above) *	
Grantham	53%
Stamford	18%
Bourne	7%
The Deepings	8%
Larger Villages	10%
Smaller Villages	4%

Extract from Paragraph 2.16 of the South Kesteven Local Plan

29. The South Kesteven Local Plan in Policy SP1 sets out the overall spatial strategy, in paragraph 2.12 the Local Plan sets out the role for 'Smaller Villages' as being: *"In the Smaller Villages, (as listed in Policy SP2) there is limited capacity to accommodate new development, and whilst previously planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow small, sensitive infill developments (generally expected to be no more than 3 dwellings) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities."*

30. Paragraph 2.13 of the Local Plan goes on to state: *"Development proposals on the edge of a settlement will only be supported in the following specific circumstances: where they are supported by clear evidence of substantial support from the local community or; where they form a Rural Exceptions scheme which meets a proven local need for affordable homes. In all cases the site must be well located to the existing built form, substantially enclosed and where the sites edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). The proposal should not visually extend building into the open countryside."* Sites allocated in a Neighbourhood

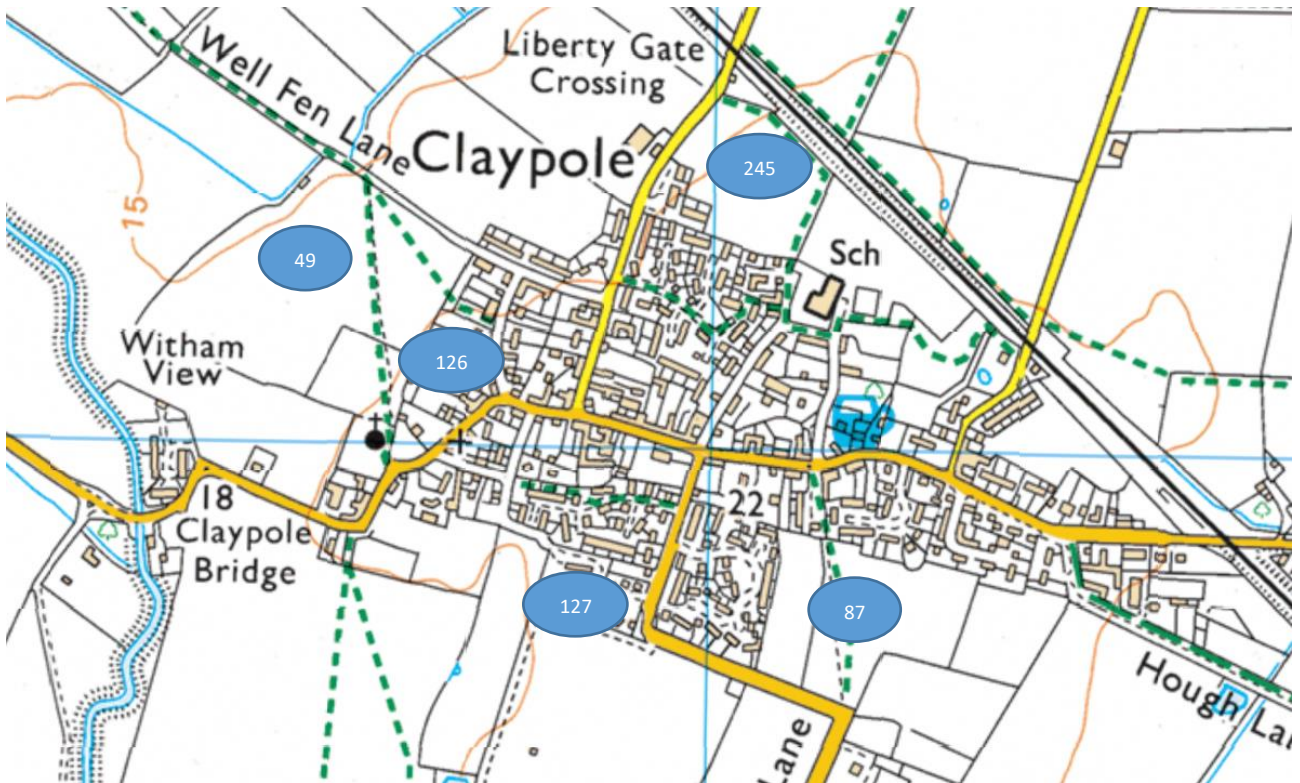
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Plan would be supported by the local community by virtue of the relevant referendum. The other criteria set out in paragraph 2.13 are relevant to the choice of housing sites. These criteria also appear in Policy SP4 of the Local Plan.

31. Through policies SP3 and SP4 of the Local Plan, there is already a framework for infill development under Policy SP3 and for development on the edge of settlements such as a rural exception site for affordable housing under Policy SP4. Consequently, the Neighbourhood Plan should not really seek to duplicate the Local Plan by allocating land for infill development that could already be potentially supported by Policy SP3 of the Local Plan. Therefore, infill sites for 1 or 2 dwellings put forward have been discounted from potential allocation where they may at face value be capable of being assessed against Policy SP3 of the Local Plan.
32. The Neighbourhood Plan has undertaken a site selection exercise, this builds on the previous work undertaken by South Kesteven District Council in both the Strategic Housing Land Availability Assessment and the Local Plan process. In addition, the Neighbourhood Plan has published a call-for-sites as part of early consultation. The site selection process has also examined whether there are other potential sites which need to be considered which have not been suggested through the various processes. For example, we have also considered sites put forward recently as planning applications but refused.
33. The Neighbourhood Plan firstly took into account the comprehensive housing site assessment undertaken by South Kesteven District Council in the South Kesteven Local Plan.

South Kesteven SHLAA/SHELAA

34. The Strategic Housing and Economic Land Availability Assessment (SHELAA) and Strategic Housing Land Availability Assessment (SHLAA) provides information on a range of potential housing sites and gives an indication of how dwelling requirements could potentially be met. The 2015 SHLAA updates and replaces the earlier Strategic Housing Land Availability Assessment for 2014. No SHELAA has been published subsequently, a SHLEAA expands the concept to also include economic uses for sites.
35. Paragraph 68 of the National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability, and the likely economic viability of land to meet the identified need for housing over the plan period.
36. South Kesteven last prepared a 2015 Strategic Housing Land Availability Assessment (SHLAA) of the suitability, availability, and achievability of land for housing.
37. While forming an important part of the evidence base for the plan-making process the report in itself does not determine whether a site is allocated for future development. Consequently, those sites included in the SHLAA will have very limited weight in decision making.
38. This evidence will be used to inform the Local Plan and Neighbourhood Plans. The following 5 sites are included in the 2015 SHLAA:
 - CLA14-49 - Field OS 5325, Welfen Lane, Claypole
 - CLA14-87 - Hough Lane, Claypole / Doddington Lane, Claypole
 - CLA14-126 - Land r/o 35 Main Street, Claypole
 - CLA14-127 - Field OS 8561, Claypole
 - CLA15-245 - Land at Barnby Lane, Claypole



Broad Location of SHLAA Sites
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39. The SHLAA extracts for the 5 sites are set out overleaf, followed by the summary tables in the appendices from the SHLAA document.

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Ref: **CLA14-49** Settlement: Claypole
 Location: OS 5325, Welfen Lane, Claypole

Land Type: Greenfield Site Size: 7.559



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to East, agricultural North, South & West
Topography	level
Views into and out of the site	extensive over open countryside and village
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0	Likely Phasing: 2014-2019: 0 2019-2024: 0 2024-2029: 0 2029+: 0
Constraints: Outside built up part of village, currently contrary to SP1 and SP2	
Mitigation: Policy review, avoid / divert public footpaths	
Summary Notes: Contrary to SP1 and SP2. Very large site out of scale with existing settlement. 2 public footpaths cross site.	

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Ref: **CLA14-87** Settlement: Claypole Land Type: Greenfield Site Size: 5.59
 Location: Hough Lane, Claypole / Doddington Lane, Claypole [refs: SK8548 NG2378 and SK8548 NG4076]



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	fields on edge of settlement - contained site with hedges to boundaries
Current Land Use	grass - not cultivated
Surrounding Land Uses	Residential North & West
Topography	level
Views into and out of the site	hedges to boundaries
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0

Constraints: Contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

Very large greenfield site on edge of settlement. Contrary to policies SP1 and SP2.

Likely Phasing:

2014-2019: 0

2019-2024: 0

2024-2029: 0

2029+: 0

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Ref: **CLA14-126** Settlement: Claypole

Land Type: Greenfield Site Size: 0.631

Location: land r/o 35 Main Street, Claypole



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	land to rear of properties on Main Street and Chapel Lane - within village
Current Land Use	none - area of grassland
Surrounding Land Uses	Residential to road frontage - agricultural to rear
Topography	level
Views into and out of the site	extensive views over open countryside to west
Point of access from highway	between 35 and 35a - will include access to garage of No 35
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not policy compliant				2014-2019: 0
Mitigation: Policy review				2019-2024: 0
Summary Notes:				2024-2029: 0
Could be suitable for small development but currently contrary to policies SP1 and SP2.				2029+: 0

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Ref: **CLA14-127**

Settlement: Claypole

Land Type: Greenfield

Site Size: 0.806

Location: OS 8561, Claypole



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	farmyard and part of large open field on immediate edge of settlement
Current Land Use	agricultural [includes large barn which owner states can be relocated]
Surrounding Land Uses	agricultural - Residential to North
Topography	level
Views into and out of the site	open - extensive views over countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Public footpath. Not policy compliant				2014-2019: 0
Mitigation: Policy review, avoid / divert public footpath				2019-2024: 0
Summary Notes:				2024-2029: 0
Currently contrary to policies SP1 and SP2.				2029+: 0

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Ref: CLA15-245 **Settlement:** Claypole
Location: land at Barnby Lane

Land Type: Greenfield **Site Size:** 3.01



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses & adjacent
Tree Preservation Order	
Conservation Area	
Water course	
Other	Ag class 3: adjacent main rail line (possible noise issue)

Site Visit

Site Description	grass paddock, adjacent to residential development, on edge of village, railway line to north boundary
Current Land Use	paddock / grazing
Surrounding Land Uses	East Coast Main Line to north, residential to south
Topography	slight upward slope from Barnby Lane
Views into and out of the site	none
Point of access from highway	yes: from Barnby Lane and School Lane
On site features eg. Pylons, masts	
Other site features	rail line in cutting adjacent to site

Assessment Summary

Available: Yes	Suitable: No	Achievable:	Potential Capacity: 0	Likely Phasing: 2014-2019: 0 2019-2024: 0 2024-2029: 0 2029+:
Constraints: Not policy compliant - contrary to policies SP1 and SP2 - proximity of East Coast Main Line may give rise to noise issues.				
Mitigation: Policy review				
Summary Notes: Greenfield site on edge of village, has good access and could be suitable for some development, but currently contrary to policies SP1 and SP2.				

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Appendix 1 - List of all sites

Location	SHLAA reference	Source of site	Planning status/ update (as at 01/04/15)	Other references
The Old Quarry Station Road		Other known sites	planning permission for 15 affordable houses, construction not yet started	S13/2649
Caythorpe				
land to the southwest of Millfield Crescent	CAY14-191	call for sites		
Claypole				
OS 5325, Welfen Lane	CLA14-49	call for sites		
Hough Lane/Dodddington Lane [SK8548 NG2378 and SK8548 NG4076]	CLA14-87	call for sites		
land r/o 35 Main Street	CLA14-126	call for sites		
OS 8561	CLA14-127	call for sites		
land at Barnby Lane	CLA15-245	2015 review		
Colsterworth				
north of Bourne Road	COL14-51	call for sites		
south of Bourne Road	COL14-102	call for sites		
land east of Bridge End and north of Woodlands Drive	COL14-118	Call for sites and other known sites	Part of site allocated for housing in SAP DPD, planning application NYD	LSC1b, S13/1931
Corby Glen				
Between Swinstead Road and Bourne Road	COR14-11	Call for sites		
Tanners Lane	COR14-83	Call for sites		
adjacent Hill House, Tanners Lane	COR14-89	Call for sites		
Land off Swinstead Road	COR14-109	Call for sites and other known sites	Part of site allocated for housing in SAP DPD	LSC1c
Mill Field	COR14-111	Call for sites		
land at Tanners Lane and Station Road	COR14-188	Call for sites		

Appendix 2 - Summary of Assessment of all sites with settlement total

Ref	Settlement	Location	Potential Capacity	Suitable	Available	Achievable	Green-Brown	2015-2020	2020-2025	2025-2030	2030-2035	2035+	Constraints	Mitigation
CAY14-191	Caythorpe	land to the southwest of Millfield Crescent, Caythorpe	0	No	Yes	No	GF	0	0	0	0	0	Not policy compliant, potential access restriction - not all land required for access within control of landowner	Policy review. Resolve access restriction
total for Caythorpe			0					0	0	0	0	0		
CLA14-49	Claypole	OS 5325, Welfen Lane, Claypole	0	No	Yes	No	GF	0	0	0	0	0	Outside built up part of village, currently contrary to SP1 and SP2	Policy review, avoid / divert public footpaths
CLA14-87	Claypole	Hough Lane, Claypole / Dodddington Lane, Claypole [refs: SK8548 NG2378 and SK8548 NG4076]	0	No	Yes	No	GF	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
CLA14-126	Claypole	land r/o 35 Main Street, Claypole	0	No	Yes	No	GF	0	0	0	0	0	Not policy compliant	Policy review
CLA14-127	Claypole	OS 8561, Claypole	0	No	Yes	No	GF	0	0	0	0	0	compliant	public footpath
CLA15-245	Claypole	land at Barnby Lane	0	No	Yes		GF	0	0	0	0	0	Not policy compliant - contrary to policies SP1 and SP2 - proximity of East Coast Main Line may give rise to noise issues.	Policy review
total for Claypole			0					0	0	0	0	0		
COL14-51	Colsterworth	north of Bourne Road, Colsterworth	0	No	Yes	No	GF	0	0	0	0	0	Outside built up part of village, currently contrary to SAP H1	Policy review
COL14-102	Colsterworth	south of Bourne Road, Colsterworth	0	No	Yes	No	GF	0	0	0	0	0	Currently contrary to SAP H1	Policy review
COL14-118 [S13/1931]	Colsterworth	land east of Bridge End and north of Woodlands Drive, Colsterworth	48	Yes	Yes	Yes (Now)	GF	48	0	0	0	0	TPO, potential impact on views from and setting of Woolsthorpe Manor. Planning application for residential development not yet determined.	Assess impact on heritage asset. Policy Review
total for Colsterworth			48					48	0	0	0	0		
COR14-11	Corby Glen	Between Swinstead Road and Bourne Road, Corby Glen	0	No	Yes	No	GF	0	0	0	0	0	Greenfield site on edge of village - contrary to policy SAP H1	Policy review
COR14-83	Corby Glen	Tanners Lane, Corby Glen	0	No	Yes	No	Mixed	0	0	0	0	0	Possible contamination from previous uses, important open space within Conservation Area. Contrary to SAP H1	Policy review

Summary Tables from South Kesteven SHLAA Document

40. In the SHLAA Assessment, South Kesteven determined that sites CLA14-49; CLA14-87 should be excluded as being 'Inappropriate size/scale to existing development'.
41. The SHLAA concluded that all 5 sites are contrary to Policies SP1 and SP2. It concludes that site CLA14-126 'Could be suitable for small development but currently contrary to policies SP1 and SP2'; and site CLA15-245 is 'Greenfield site on edge of village, has good access and could be suitable for some development, but currently contrary to policies SP1 and SP2.'
42. Having regard to the previous conclusions of the SHLAA it is considered that sites CLA14-49; CLA14-87 would if allocated, be likely to render the Neighbourhood Plan out of general conformity with the strategic policies of the South Kesteven Local Plan.

South Kesteven Local Plan Review Call for Sites

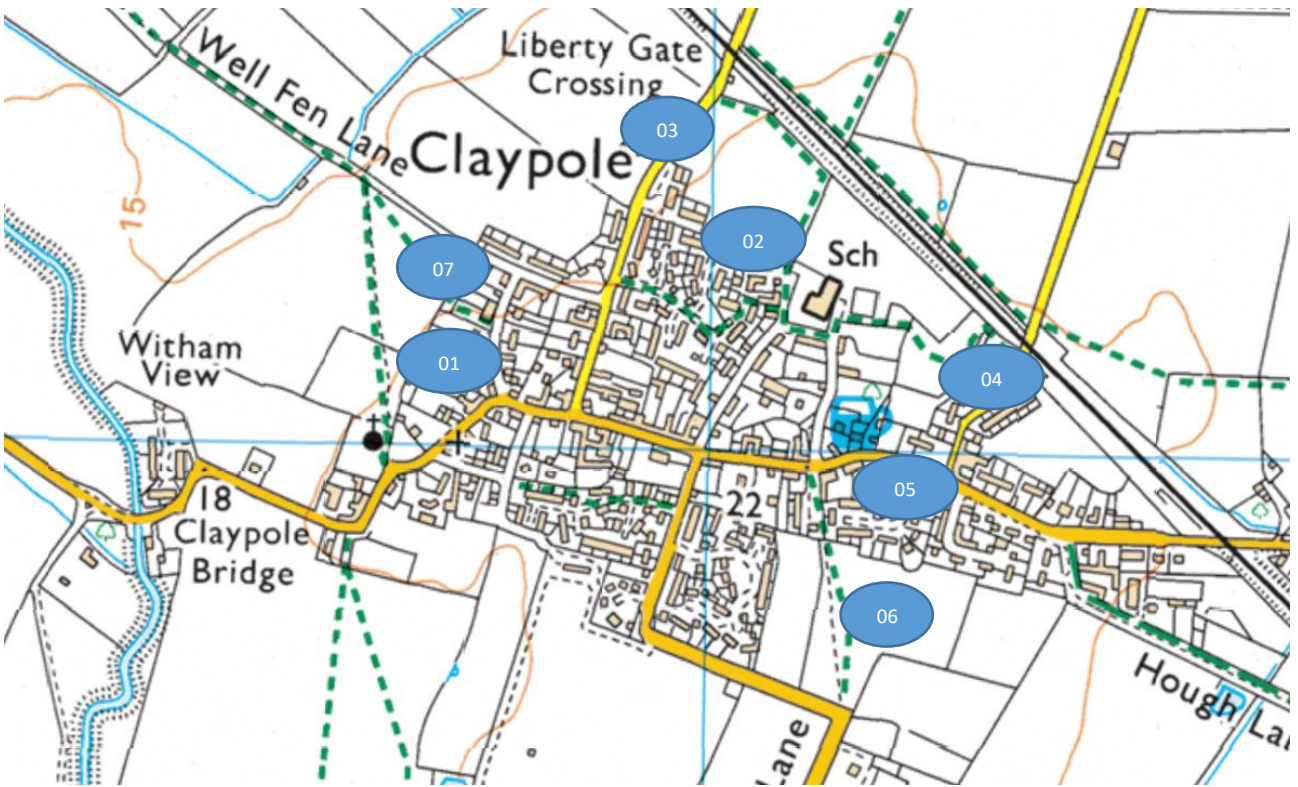
43. South Kesteven District Council is now preparing to review its Local Plan to 2041 in line with Policy M1 of the currently adopted Local Plan. The South Kesteven Local Plan review will update the vision, objectives, spatial strategy and policies for the future development of the district, taking account of the latest National Planning Policy Framework updates, particularly in relation to the assessment of housing needs and future requirement for employment land in order to plan for future growth.
44. The Council is seeking the submission of all sites suitable for accommodating new development that can deliver development including: Residential (housing) development of five dwellings or more; and Specialist housing provision, for example older peoples housing. This process is ongoing and the Council has not yet published any of the sites put forward.

Sites Suggested Through the Neighbourhood Plan Process

45. The early consultation on the Neighbourhood Plan included a general call-for-sites exercise during June and July 2021. The call-for-sites was for general housing sites and a total of 6 sites were suggested for consideration to be allocated for housing.
46. Of these 6 sites, site CFS-01, Behind 35 Main Street is exactly the same site as CLA14-126; and site CFS-06, Doddington Lane is the majority of site CLA14-87 from the SHLAA process. Site CFS-02, Behind Mallard Close is a small part of site CLA15-245 also from the SHLAA process.
47. A summary table of the 6 sites put forward in the call-for-sites process is set out overleaf. This is followed by the plans submitted by the respective owners to identify their sites. The notation CFS is used to identify sites suggested through the Call-for-Sites process.

Claypole Neighbourhood Plan - Housing Allocations long List										
#	Location	Proposer	Dwellings	Type of Dwelling	Access	Timescale	Previous Planning History	Known Barriers	Developer Contact	Community Benefit
1	Behind 35 Main Street	Dean Revill	3	Eco home	Between 35 and 35a Main Street	<5 yrs	S21/0720 rejected			
2	Behind Mallard Close	Michael Clark	4	Affordable	Bottom of School Lane or Mallard Close	<5 yrs	Y - Mallard Close Social Housing	No	No	Support existing infrastructure
3	Western side Barnby Lane	David White	2	Single storey	Existing farm entrance	<5 yrs, 10-15 yrs	No but farm previously applied to build new farmhouse	No	No	Support of village amenities
4	11 Oster Fen Lane	David Hudson	1	Self build / custom	Oster Fen Lane	<5 yrs	Outline pp granted in past	No	No	Use of local tradespeople
5	Redthorn Way	Steve Pocock	2	Market - single storey	Redthorn Way	<5 yrs	None	No	Abacus One	None known
6	Doddington Lane	David Pendle	74	Family homes/mix	Doddington Lane	<5 yrs	S21/0769 in process		Larkfleet	Many claimed, including support for local amenities, provision of green space

Claypole Neighbourhood Plan - Site Selection Methodology



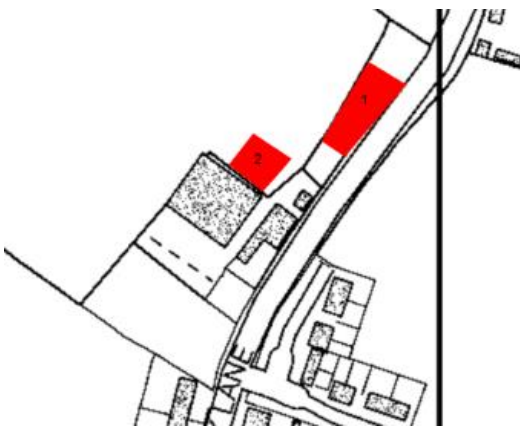
Broad Location of Call-for-Sites Suggested Sites
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Site CFS-01, Behind 35 Main Street



Site CFS-02, Behind Mallard Close



CFS-03, Western Side of Barnby Lane



CFS-04, 11 Oster Fen Lane



CFS-05, Redthorn Way



CFS-06, Doddington Lane

48. Subsequent to the call-for-sites process another site was suggested to the Parish Council for consideration. Although it was suggested late, for completeness it has been included as a seventh site under the call-for-sites process; the site suggested is shown below as site CFS-07 for a single dwelling. It forms a very small part of site CLA14-49 on Welfen Lane previously suggested in the SHLAA process.



CFS-07, Welfen Lane

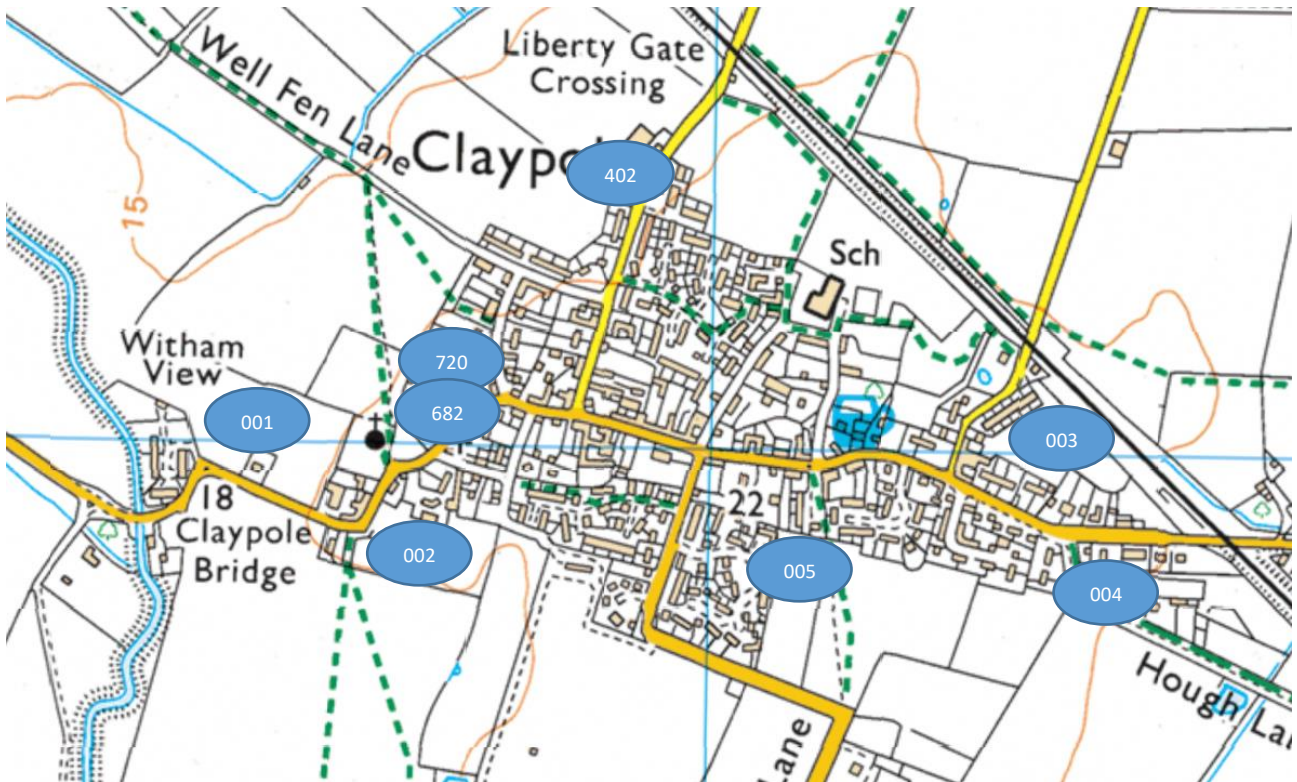
Potential Other Sites Not Suggested Through the Development Plan Process

49. In addition to the sites suggested through the SHLAA/SHLEAA process and through the Call-for-Sites consultation on the Neighbourhood Plan; it is necessary to consider whether any other reasonable alternative sites exist that need to be considered.
50. Looking at refused planning permissions which were refused purely because they were outside the existing built footprint as defined in the Local Plan; there are three sites as follows:

- S18/0402 - West of Barnby Lane
- S20/0682 - Rear of 29-33 Main Street
- S21/0720 - Rear of 35 Main Street

Claypole Neighbourhood Plan - Site Selection Methodology

51. Of these three sites, S21/0720 is the same site as site CFS-01 from the call-for-sites and CLA14-126 from the SHLAA process.



*Broad Location of Other Potential Sites to be Considered
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52. Looking at the existing built form, there would appear just to be four other reasonable alternatives to consider for inclusion, that haven't been applied for planning permission or put forward through any other mechanism. These are namely:

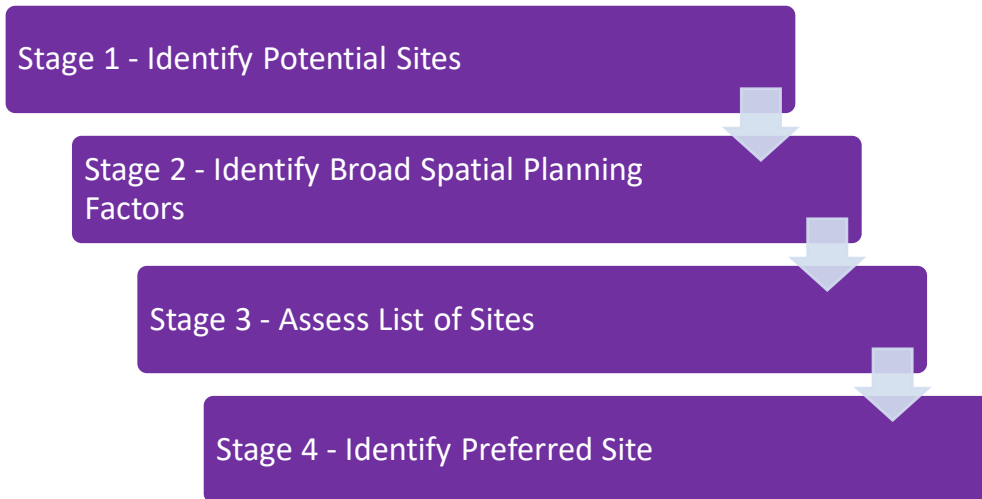
- OTH-001, Between Church Meadow and Gretton Close
- OTH-002, South of Orchard Farm, Main Street
- OTH-003, Rear of Main Street and Oster Fen Lane
- OTH-004, Grove Farm, Hough Lane

53. At the South Kesteven Planning Committee on the 26th August 2021, a resolution to grant planning permission s21/0415 was made for the erection of 16 affordable dwellings and associated infrastructure. Following the expression of legal concerns from the Parish Council as to the advice given to the Planning Committee; the Chief Executive of South Kesteven concluded that it was necessary for the Planning Committee to reconsider the application which they did on the 18th November 2021. The Planning Committee once again resolved to grant planning permission and consent was subsequently issued. As this resolution leaves half of a field undeveloped which will undoubtedly now come under pressure for future development this is considered as:

- OTH-005, Land North of Platform Housing Scheme

The Neighbourhood Plan Site Selection Process

54. The Neighbourhood Plan has therefore undertaken a four-stage approach towards site selection.

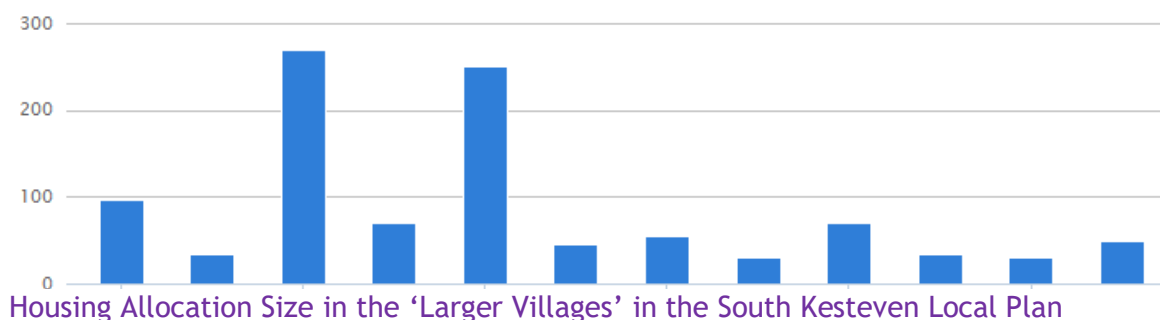


Stage 1 - Identify Potential Sites

55. As indicated earlier, Claypole is a designated ‘Smaller Village’ in the settlement hierarchy in Policy SP2 of the South Kesteven Local Plan. The Local Plan does not allocate any sites in the 60 identified ‘smaller villages’ instead it identifies in Policy H1 an overall windfall allowance for these smaller villages being a total of 30 dwellings per annum. Spread evenly across each of the 60 settlements this would equate to only 0.5 dwellings per annum in each.

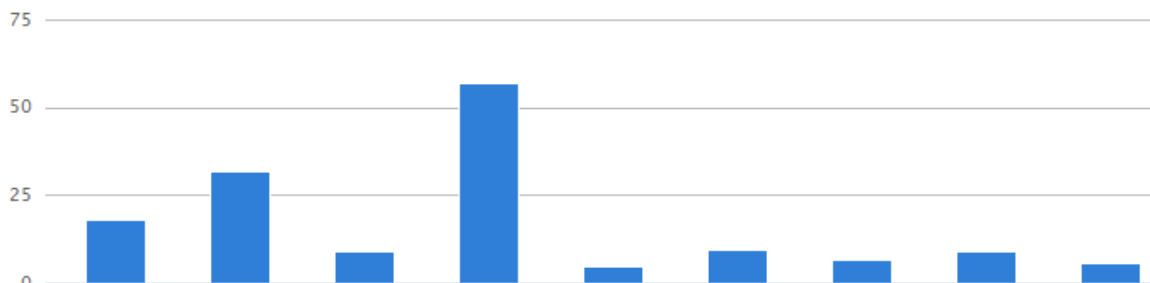
56. In overall terms the South Kesteven Local Plan identifies only 4% of the housing supply coming from the ‘smaller villages’. Although the supply for the ‘smaller villages’ is based on a windfall allowance; then any allocations in Neighbourhood Plans for any of these settlements would contribute to the figures in the South Kesteven Local Plan.

57. Policy H1 in the South Kesteven Local Plan proposes a total of 12 site allocations in the ‘larger villages’; these range in size from 30 dwellings up to 270 dwellings. This gives an indication of the scale of sites that the Local Plan has concluded appropriate for the ‘larger villages’. This is illustrated on the chart below:



Claypole Neighbourhood Plan - Site Selection Methodology

58. The median number of dwellings in those allocations for the 'larger villages' is 52.5. This is considered to represent an illustrative level that any site of a similar size in a 'smaller village' would be too large in relation to their size and function in the settlement hierarchy.
59. The growth rates in dwelling numbers of the 'larger villages' by virtue of the allocations in Policy H1 in the South Kesteven Local Plan range in increase in dwelling numbers from 4.55% through to 56.82%. This is illustrated on the chart below:



Increase in Dwelling Numbers from the Housing Allocations in the 'Larger Villages' in the South Kesteven Local Plan

60. The median increase in the number of dwellings in these 'larger villages' equates to 9.11%. This is considered to represent an illustrative level that any site of a size in a 'smaller village' that would result in a growth in dwelling numbers of a similar proportion would be too large in relation to their size and function in the settlement hierarchy.
61. As indicated earlier sites CLA14-49 and CLA14-87 were concluded in the SHLAA by South Kesteven to be of inappropriate size/scale to existing development. As site CFS-06 encompasses the majority of site CLA14-87; this site is also discounted for the same reason.
62. Site CLA14-49 on Welfen Lane measures 7.6Ha and at around 25 dwellings per hectare could accommodate around 190 dwellings. Site CFS-06 on Doddington Lane measures 2.95Ha and is put forward for 74 dwellings. CLA15-245 - Land at Barnby Lane measures 3.01Ha and at around 25 dwellings per hectare could accommodate around 75 dwellings. All of these three sites are of a size above the median size of allocations in the 'larger villages' in the Local Plan. They would also individually result in an increase in dwelling numbers in Claypole of 33.33%; 12.98%; and 13.16% respectively. Each site individually would represent an increase in dwelling numbers considerably above the median increase in dwelling numbers that the Local Plan envisages for the 'larger villages'.
63. In combination with existing commitments of 27 dwellings from extant consents and a predicted 6 dwellings from windfall would then individually result in an increase in dwelling numbers in Claypole of 39.12%; 18.77%; and 18.95% respectively. This would be a level of growth inconsistent with the role of Claypole as a 'smaller village'.
64. As such having regard to the position of Claypole as a designated 'Smaller Village' it is considered that these sites should be discounted before assessment as they are of a scale that would render the Neighbourhood Plan out of general conformity with the strategic policies of the South Kesteven Local Plan.
65. As indicated earlier, through policies SP3 and SP4 of the Local Plan, there is already a framework for infill development under Policy SP3 and for development on the edge of settlements such as a rural exception site for affordable housing under Policy SP4.
66. Consequently, the Neighbourhood Plan should not really seek to duplicate the Local Plan by allocating land for infill development that could already be potentially supported by Policy SP3 of the Local Plan. Therefore, infill sites for 1 or 2 dwellings put forward within

Claypole Neighbourhood Plan - Site Selection Methodology

the existing built form of the village have been discounted from potential allocation where they may at face value be capable of being assessed against Policy SP3 of the Local Plan.

67. This discounting criteria relates to site CFS-04, 11 Oster Fen Lane put forward for a single dwelling; and site CFS-05, Redthorn Way put forward for 2 dwellings. Accordingly, these two sites have been discounted from assessment.

68. Site CFS-07 has been put forward for allocation just for a single dwelling which would be for the individual's own occupation. The Neighbourhood Plan process is intended to allocate land to meet general local housing need, not the desire of individual persons. It is not therefore considered to be appropriate to consider any allocation for a single dwelling. The land on which site CFS-07 is sited was part of an area already considered as a larger site through the SHLAA process as CLA14-49 - Field OS 5325, Welfen Lane, Claypole.

69. A summary table of the sites to be assessed are as follows, this identifies that a total of 10 sites were assessed in full:

ID	SHLAA Process	Call-for-Sites	Other Sites	Assessed Yes/No?
A (1)	CLA14-49 - Field OS 5325, Welfen Lane	CFS-07, Welfen Lane	---	No, these two sites CLA14-49 [Site A (1)] and CFS-06 [Site B] are discounted as their size is considered too large and would render the Neighbourhood Plan out of general conformity with the strategic polices of the South Kesteven Local Plan. Site CFS-07 [Site A (2)] is discounted as it has been put forward for allocation just for a single dwelling which would be for the individual's own occupation
A (2)				
B	CLA14-87 - Hough Lane, Claypole / Doddington Lane	CFS-06, Doddington Lane	---	
C	CLA14-126 - Land r/o 35 Main Street	Site CFS-01, Behind 35 Main Street	S20/0682 - Rear of 29-33 Main Street S21/0720 - Rear of 35 Main Street	Yes, as these sites abut each other and complement each other they are assessed together
D	CLA14-127 - Field OS 8561	---	---	Yes
E (1)	CLA15-245 - Land at Barnby Lane	Site CFS-02, Behind Mallard Close	---	No and Yes, the site CLA15-245 [Site E (1)] is discounted as its size is considered too large and would render the Neighbourhood Plan out of general conformity with the strategic polices of the South Kesteven Local Plan. Site CFS-02 is assessed in the form of partial site put forward in the call-for-sites
E (2)				

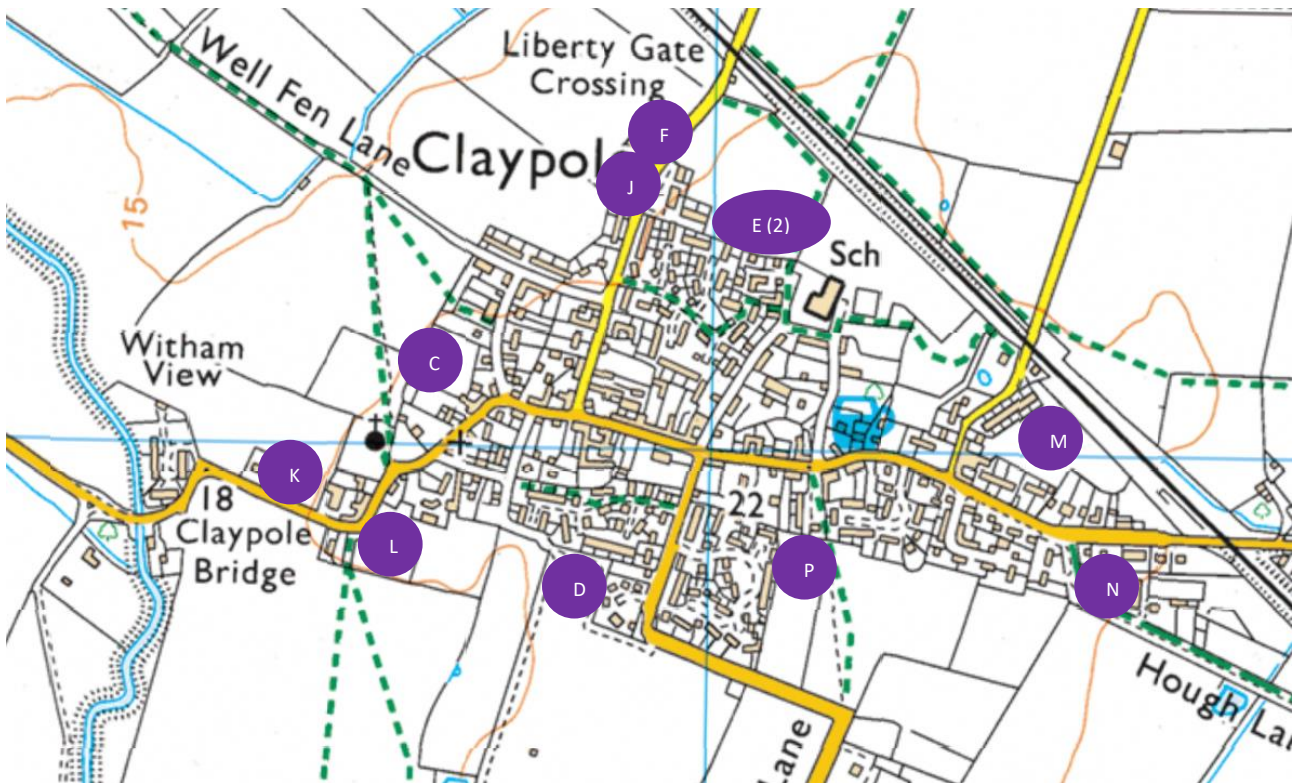
Claypole Neighbourhood Plan - Site Selection Methodology

ID	SHLAA Process	Call-for-Sites	Other Sites	Assessed Yes/No?
F	---	CFS-03, Western Side of Barnby Lane	---	Yes
G	---	CFS-04, 11 Oster Fen Lane	---	No, these two sites are both a potential infill site that can already be considered against Policy SP3 of the Local Plan
H	---	CFS-05, Redthorn Way	---	
J	---	---	S18/0402 - West of Barnby Lane	Yes
K	---	---	OTH-001, Between Church Meadow and Gretton Close	Yes
L	---	---	OTH-002, South of Orchard Farm, Main Street	Yes
M	---	---	OTH-003, Rear of Main Street and Oster Fen Lane	Yes
N	---	---	OTH-004, Grove Farm, Hough Lane	Yes
P	---	---	OTH-005, Land North of Platform Housing Scheme	Yes

70. Taking into account the views of local people, with existing commitments (27 dwellings) and a windfall allowance (6 dwellings); then a site or sites of around 20 dwellings or less is considered to be a possibility for allocation in the Neighbourhood Plan. The median growth level of around 9.11% for the 'larger villages' would if applied simply to Claypole would equate to around a total of about 52 dwellings; which would be an allocation(s) in the region of 19 dwellings (52 - 33). However, as a designated 'smaller village' a lower increase in dwelling numbers would be expected so that figure is not a target for a housing allocation(s).
71. Any allocation however has to meet the wider Neighbourhood Plan objectives and be in general conformity with the South Kesteven Local Plan and National Planning Policy. The findings and conclusions of South Kesteven in the SHLAA process are considered to be of importance in the Neighbourhood Plan assessment process.
72. Clearly there are very large numbers of sites that, in theory, could be built upon. However, there is no unmet strategic housing requirement that the Plan must allocate land for. As such a starting point was that the Plan requires only a small number of sites, or just a single site to be identified in order to meet the projected need of the community.
73. As any site must be available and deliverable within the plan period, the starting point was the SHLAA and SHELAA which is the appropriate document to indicate land which has been offered as available and deliverable. Given the exclusions of sites explained in the table; then some ten potential sites are considered appropriate to be fully assessed in the Neighbourhood Plan.
74. As indicated the sites have come from three main sources, the SHLAA; the call-for-sites; and others which includes sites refused planning permission and other general sites considered to be potentially suitable.

Claypole Neighbourhood Plan - Site Selection Methodology

75. The assessment process therefore moved forward on the basis of nine site options - referred to as sites C to F and J to N (note 1 - there is no letter I used to avoid any potential for misinterpretation).



*Broad Location of Other Potential Sites to be Considered
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- Site C - Rear of 29-33 Main Street & Rear of 35 Main Street (Combined)
- Site D - West of Peacocks Launde
- Site E (2) - Behind Mallard Close
- Site F - West of Barnby Lane & North of Farm
- Site J - West of Barnby Lane
- Site K - Between Church Meadow and Gretton Close
- Site L - South of Orchard Farm, Main Street
- Site M - Rear of Main Street and Oster Fen Lane
- Site N - Grove Farm, Hough Lane
- Site P - Land North of Platform Housing Scheme

Stage 2 - Identify Broad Spatial Planning Factors

76. The following factors have been developed for the assessment process:

1. PRACTICAL IMPLEMENTATION CRITERIA			
Assessment Objective	No.	Assessment Criteria	RAG Scoring Approach
Protect people and property from the risk of flooding.	1	Site at risk of flooding (from surface water and fluvial sources)?	Fluvial Zone 2 or 3 - Red Surface Water (High) - Red Surface Water (Medium/Low) - Amber None - Green
Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	2	Is the site physically attached to the main part of the settlement? Is it enclosed within a physical or visual separation from the countryside? Would it lead to coalescence between the main village and Claypole Bridge?	Not well related or leads to coalescence - Red Yes, but not well related but separated by some physical or visual measures from the countryside - Amber Yes, and well related to or within the settlement - Green
Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	3	Is the site previously developed> Is the site affected by topographic constraints (e.g. steeply sloping land; poor ground conditions etc.)?	Greenfield with constraints - Red Greenfield with no constraints - Amber Brownfield with constraints - Amber Brownfield with no constraints - Green
Reduce the need to travel, promote more sustainable transport choices and improve road safety, reduce accidents and help reduce traffic speeds	4	Can the site be accessed practicably by vehicles, cycles and pedestrians?	No or access appears unsuitable - Red Yes, by vehicles but not cycle or pedestrians or improvements would be required - Amber Yes - Green
	5	Will the site affect wider area road or pedestrian safety?	Yes - Red Maybe - Amber No - Green

2. ENVIRONMENTAL PROTECTION CRITERIA			
Assessment Objective	No.	Assessment Criteria	RAG Scoring Approach
Protect and enhance all biodiversity and geological features and avoid irreversible losses.	6	Can the site be developed without affecting existing natural features such as trees, hedgerows, watercourses or other features contributing to biodiversity?	No, Site Will Impact - Red Yes, Some Impact - Amber Yes, No Impact - Green
Improve air quality and minimise all sources of environmental pollution.	7	Is site likely to be contaminated or affected by other sources of pollution?	Yes - Red Maybe - Amber No - Green
3. DISTANCE TO FACILITIES CRITERIA			
Assessment Objective	No.	Assessment Criteria	RAG Scoring Approach
Accessibility to key services and facilities.	8	Proximity to public transport stop (bus)	Red 400m+ Amber 200-400m Green 0-200m
	9	Distance to village convenience store	Red 400m+ Amber 200-400m Green 0-200m
	10	Distance to primary school	Red 400m+ Amber 200-400m Green 0-200m
Improve equality of access to, and engagement in local, high-quality community services and facilities.	11	Distance to public house	Red 400m+ Amber 200-400m Green 0-200m
	12	Distance to village hall	Red 400m+ Amber 200-400m Green 0-200m
	13	Distance to sports field and public open space	Red 400m+ Amber 200-400m Green 0-200m
4. LANDSCAPE AND VIEWS CRITERIA			
Assessment Objective	No.	Assessment Criteria	RAG Scoring Approach
Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	14	Would development affect views to/from surrounding countryside?	Yes - Red Limited Impact - Amber No - Green
	15	Would development lead to the loss of open or undeveloped land which contributes positively to the character of the village?	Yes - Red Limited Impact - Amber No - Green

5. VILLAGE CHARACTER AND HERITAGE CRITERIA			
Assessment Objective	No.	Assessment Criteria	RAG Scoring Approach
Protect, maintain and enhance the historic and natural environment.	16	Within Conservation Area / Listed Building curtilage or setting?	Yes - Red Adjacent/Nearby - Amber No - Green
	17	Within curtilage of archaeological heritage asset (SAMs and non-protected sites) or setting?	Yes - Red Potentially - Amber No - Green
	18	Impact on setting of statutorily protected heritage assets not assessed elsewhere (LBs etc.) or non-designated heritage assets?	Significant impact - Red Limited impact - Amber No impact - Green
	19	Within an Environmental Designated Site?	Yes, Statutory Site - Red Yes, Local Site - Amber No - Green
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	20	Capable of delivering appropriate mix of housing in terms of dwelling types and sizes? (note - very small sites offer very limited opportunity in terms of housing mix)	No - Red Maybe - Amber Yes - Green
6. CRITERIA FOR SUBSEQUENT CONSIDERATION AT SITE SPECIFIC PROPOSAL STAGE			
Assessment Objective	No.	Assessment Criteria	RAG Scoring Approach
Promote an inclusive and integrated community.	21	Will the site deliver housing that can contribute to an inclusive and integrated community, including improvements to the quality of life for residents (existing / future) such as new open space, footpath links or similar; provide support for existing services through more than minimal increased levels of demand for local services and facilities; or provide other community, social, economic or environmental benefits? (note - very small sites offer very limited opportunity to provide more than minimal levels of support for local services and facilities)	No - Red Maybe - Amber Yes - Green

Stage 3 - Assess List of Sites and Shortlist

Assessment Against Criteria

77. The ten sites are considered against the above twenty-one criteria:

Assessment Objective No.	C	D	E (2)	F	J	K	L	M	N	P
1	Green	Amber	Green	Green	Green	Green	Amber	Red	Green	Red
2	Green	Amber	Amber	Red	Green	Red	Amber	Amber	Green	Red
3	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Red
4	Green	Amber	Red	Red	Amber	Amber	Amber	Red	Green	Amber
5	Green	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber
6	Green	Green	Green	Amber	Green	Amber	Amber	Green	Amber	Amber
7	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green
8	Amber	Red	Amber	Red	Red	Red	Red	Red	Red	Red
9	Green	Amber	Red	Red	Amber	Amber	Amber	Amber	Amber	Amber
10	Red	Red	Green	Amber	Amber	Red	Red	Amber	Amber	Amber
11	Red	Red	Amber	Red	Red	Red	Red	Amber	Red	Amber
12	Amber	Red	Amber	Red	Red	Red	Red	Red	Red	Red
13	Red	Red	Amber	Red	Red	Red	Red	Green	Red	Amber
14	Amber	Amber	Amber	Amber	Amber	Red	Red	Red	Green	Amber
15	Green	Amber	Amber	Amber	Green	Red	Red	Red	Green	Red
16	Amber	Green	Green	Green	Green	Amber	Amber	Green	Green	Green
17	Green	Red	Red	Green	Green	Red	Green	Green	Green	Red
18	Green	Green	Green	Green	Amber	Red	Red	Green	Green	Amber
19	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
20	Amber	Amber	Amber	Red	Red	Green	Green	Green	Amber	Amber
21	Amber	Amber	Amber	Red	Red	Amber	Amber	Amber	Amber	Amber
Total Scores Red = 1; Amber = 2; Green = 3	Score 50 #	Score 40	Score 46 #	Score 38	Score 43 #	Score 36	Score 38	Score 43 #	Score 45 #	Score 34

Shortlisted - see text below for explanation

Claypole Neighbourhood Plan - Site Selection Methodology

78. The above site assessment measures factors against 21 criteria which gives a broad assessment from which it is possible to draw a shortlist of sites. For the purposes of drawing a shortlist the mean score of 21 criteria is selected as a cut-off point. This is 21 criteria at a score of 2 per criteria which makes 42+ as those chosen for shortlisting; these are marked # in the table above. This means that sites that score better than the mean average are selected for shortlisting.

Shortlisting

79. At this stage the five shortlisted sites are:

- Site C - Rear of 29-33 Main Street & Rear of 35 Main Street (Combined)
- Site E (2) - Behind Mallard Close
- Site J - West of Barnby Lane
- Site M - Rear of Main Street and Oster Fen Lane
- Site N - Grove Farm, Hough Lane

80. The five shortlisted sites can be summarised as follows:

Site C - Rear of 29-33 Main Street & Rear of 35 Main Street - A small greenfield site in the ownership of two parties. It is considered that it is only appropriate for these two sites to be delivered as a single combined site for around 7 dwellings. Access can be suitably achieved next to No.35, the potential access adjacent to No.31 is considered to be too narrow to serve a development of this size.

A site of around 7 dwellings which would not offer the opportunity to deliver an element of affordable housing or an extensive mix of dwellings; although some mix of dwelling types and sizes could be achieved. Although the site lies to the rear of existing dwellings, it lies within the natural extent of the existing village being surrounded on 3 sides by existing housing. The site is physically and visually distinct from the open countryside beyond, so development here would not harm the landscape setting and would not adversely affect the rural character of the village.

Although currently an undeveloped area, development here would not result in a loss of openness that could be considered to be harmful to the character and appearance of the surrounding area.

The site lies within the wider setting of the Grade I Listed Church of St Peter, although the intervening built development and vegetation means that development here would not harm the rural setting of the Church. The site is close to the Grade II Listed Woolpack Public House, albeit not within the present curtilage of that listed building. Development will be within the setting of this listed building; however, the setting of the Woolpack is largely built-up already and further built development would have a neutral impact on designated and non-designated heritage assets.

Overall, the site is considered to be acceptable in all regards, planning permission was only refused previously because the site is outside the scope of policy SP3 of the South Kesteven Local Plan by virtue of not being within the existing built footprint. Consequently, it is suitable to be allocated for housing in the Neighbourhood Plan.

Site E (2) - Behind Mallard Close - A small greenfield site of 4 dwellings proposed as an artificial sub-division of a wider field. A site of 4 dwellings which would not offer the opportunity to deliver an element of affordable housing or an extensive mix of dwellings; although some mix of dwelling types and sizes could be achieved. The suggested sub-division of the field would not follow any existing features and would result in a built form that did not relate well to the existing built form in terms of character and layout.

Claypole Neighbourhood Plan - Site Selection Methodology

Options for access are suggested either via Mallard Close or via the gateway off the northern end of School Lane/Brunts Farm Close. Neither access is considered to be particularly satisfactory, Mallard Close is a narrow private drive at its eastern end already serving 4 dwellings. To serve additional dwellings it would need to be widened which would harm the rural and informal character of the private drive and grass verge which adds to the character and appearance of Mallard Close.

The northern end of School Lane which becomes Brunts Farm Close is a private drive that already serves 6 dwellings, it also doubles as a public footpath along the footway. The road has a narrow and informal character and it would not be generally acceptable for a total of 10 dwellings to be served off a private drive. Additional vehicle movements here would lead to further vehicle and pedestrian conflict around the school which is not considered to be in the best interests of planning.

The northern end of School Lane/Brunts Farm Close through the gateway provides an important countryside vista and development here would lead to the loss and urbanisation of this view. The artificial sub-division of a wider field has the appearance of a bolt-on site to the edge of the village rather than a development that integrates well into the existing built form and structure of the village.

Overall, the site is not considered to be acceptable as it relates poorly to the existing village and has unsuitable access. Consequently, it is not suitable to be allocated for housing in the Neighbourhood Plan.

Site J - West of Barnby Lane - A small greenfield site of a size capable of accommodating around 3 dwellings. The site is a paddock located between existing properties on Barnby Lane and the farm buildings. The paddock is distinct from the wider farmland to the west and the development of Mallard Close opposite some 7 or 8 years ago spatially and visually brought this site within the village. A site of 3 dwellings would not offer the opportunity to deliver an element of affordable housing or an extensive mix of dwellings; although a very modest mix of dwelling types and sizes could possibly be achieved, albeit less likely on a small site.

The site has an existing kerbed access which could be amended slightly, such access is considered to be satisfactory. Barnby Lane becomes a narrow rural lane at this point, however using the existing access as a shared single access point would allow the site to be developed without harming the rural and informal character of Barnby Lane as it goes northwards. To serve additional dwellings an additional footway would need to be extended along the western side of Barnby Lane; if this were limited only to join the southern side of a shared access it would not materially harm the rural and informal character and grass verge which adds to the character and appearance of Barnby Lane as it goes northwards.

Barnby Lane has a strong rural character at this point which arises to a significant extent from the established roadside hedgerows. The site depth and existing access provides an opportunity for the site to be developed without resulting in the loss of this hedgerow. The site does not provide an important countryside vista and development here would not lead to the loss and urbanisation of the area. Careful layout and design would allow development that could integrate well into the existing built form and structure of the village. The site is not as accessible to services and facilities as some sites; however, this is a factor which applies to many of the possible sites in the village.

The site is adjacent to the 'Swedish Cottages' on Barnby Lane which are proposed to be identified as 'non-designated' heritage assets. The paddock has an untidy appearance which does not enhance the setting of the 'Swedish Cottages', as the cottages has a village context already including modern development, any development on the site would have a neutral impact on the setting of the 'non-designated' heritage assets.

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Overall, the site is considered to be acceptable in all regards, planning permission was only refused previously because the site is outside the scope of policy SP3 of the South Kesteven Local Plan by virtue of not being within the existing built footprint. Consequently, it is suitable to be allocated for housing in the Neighbourhood Plan.

Site M - Rear of Main Street and Oster Fen Lane - A large site measuring around 1.2 hectares, so it could be capable of accommodating 25 to 30 dwellings at a density reflecting the densities found elsewhere in Claypole. This is larger than the scale of development that was supported by the majority of those responding to the early consultation on the Neighbourhood Plan. A site of this size would offer the opportunity to deliver an element of affordable housing and an extensive mix of dwellings.

The site suffers from a high risk of surface water flooding to depths of greater than 900mm with a velocity greater than 0.25m/s. This is considered to be a significant constraint to development on this site.

The site was originally thought to possibly not be achievable or deliverable as it had not been put forward at any point for development. It was however put forward for development in the consultation on the draft Neighbourhood Plan, this has changed this position. The site would need to be accessed off Oster Fen Lane; this would have an uncomfortable relationship to the surrounding properties.

The proximity of the access to the level crossing and the start of the national speed limits means that the required visibility splay for the access would appear not to be feasible. Oster Fen Lane has an informal rural character particularly near the only potential access point. Additional development and the necessary engineered road access point would harm this rural character of Oster Fen Lane.

The site is within the wider setting of Station Farmhouse and Attached Cottage, together with the Barn which are both Grade II Listed. The setting of these listed buildings is largely built-up already and further built development would have a neutral impact on designated and non-designated heritage assets.

Development immediately adjacent to the East Coast Mainline would result in noise levels that would be harmful to the living conditions of future occupiers, particularly. Noise attenuation measures necessary would be likely to be harmful to the character and appearance of the settlement edge.

Overall, the site is considered to be unacceptable for a range of planning constraints. Consequently, it is not suitable to be allocated for housing in the Neighbourhood Plan.

Site N - Grove Farm, Hough Lane - A modestly sized greenfield site which is a current farmyard, although occupied by farm buildings, agricultural buildings do not count as previously developed (brownfield) land. The site is just under 0.5 hectares and could accommodate around 8 to 10 dwellings at a density that is found elsewhere in Claypole. As such it has the possibility of at the top end just offering the opportunity to deliver an element of affordable housing and a wider mix of dwellings.

The site may not be achievable or deliverable as it has not been put forward at any point for development. The site would need to be accessed off Hough Lane which is partly adopted and is partly private. Access would appear to be technically feasible although increased vehicle use may reduce the peaceful enjoyment of Hough Lane which is a public right of way.

Built development here could reflect the existing built footprint of the village without harming the character or appearance of the surrounding area. The impact on the biodiversity of the site is unclear; agricultural buildings often provide home to protected species, although

Claypole Neighbourhood Plan - Site Selection Methodology

modern buildings are less likely than traditional buildings. Development here would not adversely affect the landscape setting of the village.

Overall, the site is considered to be suitable for potential development; although the lack of it being put forward for development through any mechanism means that the site cannot be considered achievable or deliverable. Consequently, it is not appropriate to be allocated for housing in the Neighbourhood Plan.

However, it lies within the settlement boundary identified in the Neighbourhood Plan and Policy 13 can set out a positive policy framework that would support redevelopment and the site coming forward as a ‘windfall’ site if the position regarding achievability and deliverability changes during the plan period.

Other Factors

81. The sites are also assessed against the three main aspects of sustainable development:

Sustainability Factor	Site C	Site E (2)	Site J	Site M	Site N
Social	Minor Positive	Neutral	Minor Positive	Minor Positive	Minor Positive
Economic	Minor Positive	Minor Positive	Minor Positive	Minor Positive	Minor Positive
Environmental	Minor Positive	Minor Adverse	Minor Positive	Major Adverse	Minor Positive

82. A summary of the impact on heritage and environmental assets is also set out below:

Assets	Site C	Site E (2)	Site J	Site M	Site N
Heritage (Designated)	Neutral/Enhance	Neutral	Neutral	Neutral	Neutral
Heritage (Non-Designated)	Neutral	Neutral	Neutral	Neutral	Neutral
Environmental (Designated)	Neutral	Neutral/Potential Harm	Neutral	Neutral	Potential Harm/Enhance
Environmental (Non-Designated)	Neutral	Neutral	Neutral	Harm	Neutral

83. In addition, the Neighbourhood Plan has developed a Character Appraisal which identifies important aspects of character which make up how Claypole looks and feels to local residents. This underpins many of the policies in the Neighbourhood Plan. An assessment as to how the sites relate to the policy framework is set out overleaf.

Sequential Test

84. Paragraph 162 of the NPPF states: *“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.”* Although flood risk from fluvial and surface water sources has been incorporated into the site assessment criteria and scoring; it is necessary to apply the sequential test as a distinct activity. It is considered most appropriate to do this for the sites which have been shortlisted and accordingly represent the most suitable sites on the basis of all factors.

85. The NPPF in paragraph 161 is clear that: *“All plans should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test...”*

Claypole Neighbourhood Plan - Site Selection Methodology

86. The sequential test must be applied having regard to flood risk from all sources, not just fluvial (river) flooding but also surface water flooding. The flood risk position of the four shortlisted sites can be summarised as follows:

Flood Risk Source	Site C	Site E (2)	Site J	Site M	Site N
Flood Zone (Fluvial)	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Surface Water	Very Low Risk	Very Low Risk	Very Low Risk	High Risk	Very Low Risk
Reservoirs	None	None	None	None	None

87. Despite parts of the Neighbourhood Plan area being in Flood Zones 2 and 3, the five shortlisted sites are all in Flood Zone 1. As such none are sequentially preferable to others in terms of fluvial (river) flood risk. None of the Neighbourhood Plan area is at flood risk from reservoirs so this is a neutral consideration.



Extent of flooding from surface water
● High ● Medium ● Low ○ Very low

Surface Water Flood Risk © Environment Agency

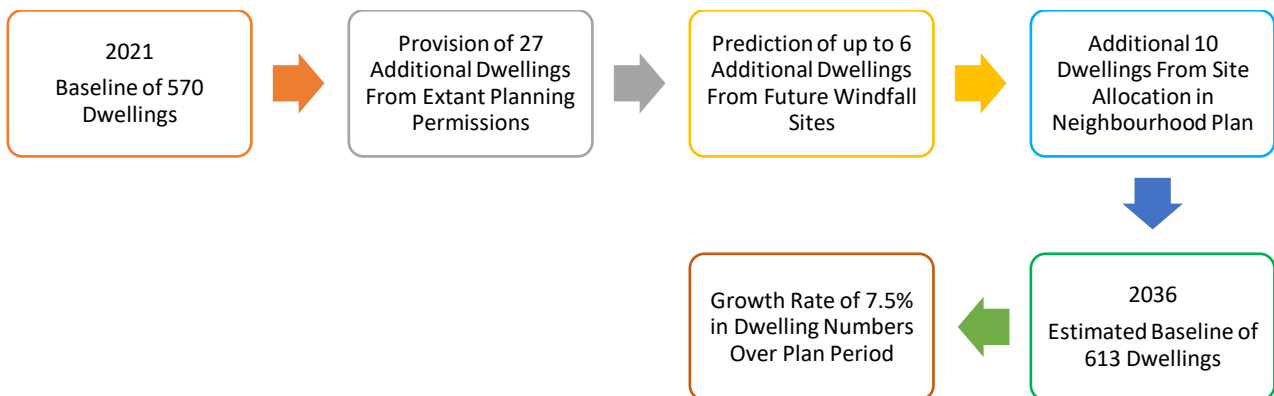
88. Areas of Claypole are at surface water flood risk, notably the eastern end of the village has large parts at high and medium risk of surface water flooding. This is shown on the plan below. Surface water flooding is a very serious issue in Claypole and has resulted in actual significant flooding within the village on a number of occasions. The name 'Claypole' is derived from the Anglo-Saxon and means 'settlement on clay'. Not surprisingly then, surface water drainage is a major issue within the village. Homes in certain parts of the village regularly suffer from surface water flooding, both in winter when the ground is saturated, and in summer when it becomes baked hard. As an example, in June 2006, despite the efforts of home owners and the Fire Service who were called to the scene and pumped water from gardens into the main drain, flood water entered the ground floor of homes.

89. Of the five shortlisted sites, one (Site M) is at high risk of surface water flooding. Other parts of the site are at medium and low risk of surface water flooding. On this basis as there are sequentially preferable alternative sites, it should not be allocated in the Neighbourhood Plan because it fails the sequential test.

90. The promoters of Site M contend that the Environment Agency surface water flood risk maps are incorrect because they do not take into account a culvert under the railway line. No cogent evidence has been provided to support this assertion; the detailed Environment Agency maps show that the flow of surface water generally runs west to east, so the source of surface water run-off is from the village and not the railway line. Depths of surface water flooding above 900mm are possible in the low risk scenario and depths up to 900mm in both the high and medium risk scenarios are possible. This in combination with velocity over 0.25m/s poses a very significant planning constraint.
91. In any event, in applying the sequential test the Environment Agency published maps must be taken at face value.

Stage 4 - Identify Preferred Site

92. A simple scoring mechanism using the RAG approach to develop a shortlist followed by analysis indicates that the Site C - Rear of 29-33 Main Street & Rear of 35 Main Street meets substantially more of the assessment criteria. Consequently, it has been taken forward as one of the housing site allocations in the Neighbourhood Plan. Site J - West of Barnby Lane also following the analysis indicates that it fulfils the assessment criteria. Consequently, it has also been taken forward as a second housing site allocation in the Neighbourhood Plan.
93. The baseline position for housing growth over the plan period up to 2036 from all sources including land allocated for housing, assuming all sites with planning permission are delivered would therefore be:



Fit Against the Draft Neighbourhood Plan Policy Framework

94. Having selected the two preferred sites, it is appropriate to assess how the preferred sites and the others considered relate to the policy framework in the Neighbourhood Plan. The contribution that a housing allocation can make towards wider Neighbourhood Plan objectives is important. Whilst the best site(s) for housing should be chosen it must fit with the wider objectives and policies of the Neighbourhood Plan. This assessment is set out below:

Claypole Neighbourhood Plan - Site Selection Methodology

Neighbourhood Plan Policy	Site C	Site E (2)	Site J	Site M	Site N
Policy 1 - Settlement Boundary	Support	Neutral	Neutral	Neutral	Support
Policy 2 - Development in the Countryside	Support	Harm	Neutral	Neutral	Support
Policy 3 - Protected Settlement Break	Neutral	Neutral	Neutral	Neutral	Neutral
Policy 4 - Newark Urban Area Buffer	Neutral	Neutral	Neutral	Neutral	Neutral
Policy 5 - Design of New Development and Local Distinctiveness	Support	Harm	Neutral	Harm	Support
Policy 6 - Views and Vistas	Support	Harm	Support	Support	Support
Policy 7 - Boundary Treatment, Trees and Public Realm	Support	Harm	Support	Harm	Neutral
Policy 8 - Local Green Spaces	Neutral	Neutral	Neutral	Neutral	Neutral
Policy 9 - Opportunities for Enhancement	Neutral	Neutral	Neutral	Neutral	Support
Policy 10 - Highway Impact	Support	Harm	Neutral	Harm	Neutral
Policy 11 - Heritage Assets	Neutral	Neutral	Neutral	Neutral	Neutral
Policy 12 - Non-Designated Heritage Assets	Neutral	Neutral	Neutral	Neutral	Neutral
Policy 13 - New Housing					
Policy 14 - Housing Allocation					
Policy 15 - Community Facilities	Neutral	Harm	Neutral	Neutral	Neutral
Policy 16 - Setting of Claypole Village	Support	Support	Support	Support	Support

95. When assessed against the policies of the Neighbourhood Plan Site C - Rear of 29-33 Main Street & Rear of 35 Main Street; Site J - West of Barnby Lane; alongside Site N - Grove Farm, Hough Lane are the only three sites which either supports or are neutral against all of the non-housing policies. This further supports the choice of Site C and Site J as the two housing allocations to be taken forward in the Neighbourhood Plan.

Consultation on Draft Neighbourhood Plan

96. Consultation on the Draft Neighbourhood Plan took place during February and March 2022. The proposed allocation was supported. In terms of sites not allocated at this stage, three sites were put forward for re-consideration as follows:

- CFS-06 - Doddington Lane (Site B)
- OTH-003 - Rear of Main Street and Oster Fen Lane (Site M)
- S18/0402 - West of Barnby Lane (Site J)

Site B

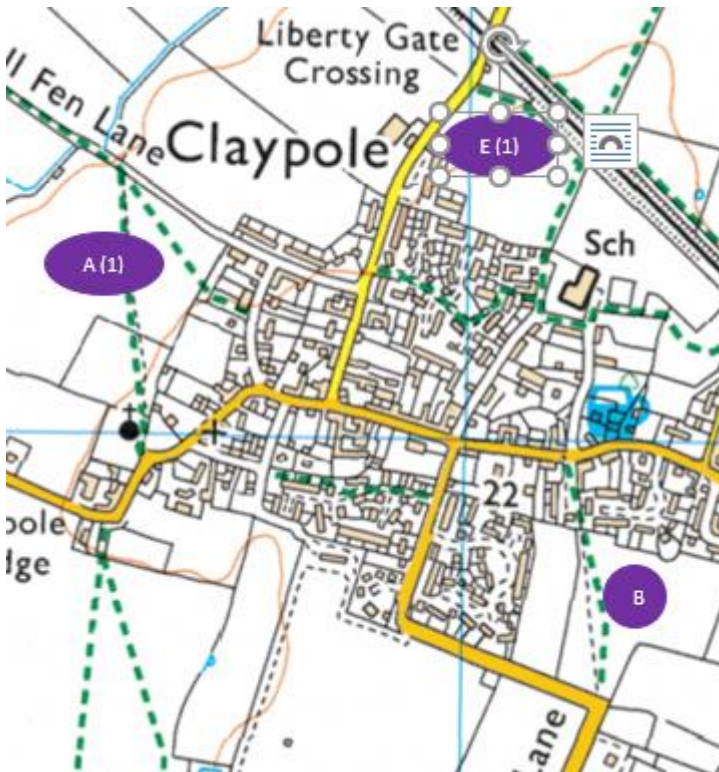
97. Allison Homes object to the omission of site CFS-06 on Doddington Lane (Site B) and consider that it should be allocated in the Neighbourhood Plan. It is noted that Larkfleet Homes was rebranded as Allison Homes after both brands were purchased by management and US investment firm PIMCO in November 2021. Larkfleet had pursued two planning

Claypole Neighbourhood Plan - Site Selection Methodology

applications previously on this site. In particular they object to the site being discounted from full assessment.

98. As explained in the table in Stage 1 and paragraphs 55 to 64 of the text in Stage 1, the site was discounted as the size is considered too large and would render the Neighbourhood Plan out of general conformity with the strategic policies of the South Kesteven Local Plan.
99. Early discussions with South Kesteven District Council highlighted that as a ‘small village’ the Neighbourhood Plan did not have to include any housing allocations. They were concerned that any housing allocations should be small-scale in order not to conflict with the strategic policies of the Neighbourhood Plan, which sees ‘small villages’ meeting their housing requirement through windfall housing proposals. The Neighbourhood Plan has to operate within a strategic framework.
100. Therefore, it is not considered unreasonable to apply a sifting criterion; based on excluding sites from detailed assessment that could not be allocated without rendering the Neighbourhood Plan out of general conformity with the strategic policies of the South Kesteven Local Plan.
101. The latest proposal for 74 dwellings on site CFS-06 under reference S21/0769 (in the guise of Larkfleet Homes) was to have been reported to the planning committee on the 18th November 2021. The application was withdrawn after the committee report was published, but the committee report does helpfully set out the position of the LPA. In the committee report the conclusion was: *“the proposed scheme is not considered to be an appropriate form of development for the location and would be contrary to the overall principles of the spatial strategy, which seeks to direct major development towards locations which are (or can be made) sustainable, thereby reducing the need to travel. Consequently, the proposals are considered to be contrary to the locational requirement of Policy SD1, the overriding principles of Policy SP1 and SP2, and the specific requirements of Policy SP4(a), (c) and (e).”*
102. This conclusion remains highly pertinent and highlights significant concerns that represent a conflict with the strategic policies of the South Kesteven Local Plan on the principle of development. This supports our conclusion that including the site in the Neighbourhood Plan would render the Neighbourhood Plan out of general conformity with the strategic policies of the South Kesteven Local Plan.
103. The committee report highlighted other pertinent conclusions about the unsuitability of the site including: *“it is considered that the submitted proposal would not sensitively assimilate with the site’s edge of settlement location and the surrounding rural character. Further, the development would not appropriately integrate with existing and proposed green and blue infrastructure within the site. Consequently, the proposals are considered to conflict with Local Plan Policies SP2 and SP4(b) and (d), DE1, EN1 and EN3 and the NPPF (section 12).”* Together with the further conclusion that: *“the proposed development is considered to be contrary to the adopted development plan when considered as a whole.”*
104. These conclusions of the LPA remain relevant to the consideration of the suitability of site B for development. The Neighbourhood Plan site assessment process has considered site P which lies immediately adjacent and shares many of the same characteristics. Site P is the northern area of land left in the field remaining after the approval of the Platform Housing rural exception scheme. Site P has the lowest score of any of the sites assessed by some margin.
105. Whilst the score for the adjacent site cannot just be automatically applied to this site; that poor score supports the conclusions of the LPA in the committee report on S21/0769 that concluded that the site was unsuitable for housing development.

106. Parts of Site B as put forward by Allison Homes are subject to surface water flood risk (high, medium and low). As highlighted earlier the NPPF in paragraph 161 is clear that: “All plans should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk...” Consequently, there would be the need to also apply the sequential test for allocations because of surface water flood risk. As there are other alternatives that are sequentially preferable for allocation the sequential test would be failed.
107. The same discounting rationale was applied to sites CLA14-49 on Welfen Lane [Site A (1)] and site CLA15-245 [Site E (1)] for the same reasoning. The owners of those sites both recognised that the entire sites would be inappropriate to promote through the Neighbourhood Plan given the context of being a ‘smaller village’. Consequently, they both promoted a smaller portion of their respective sites for consideration through the Neighbourhood Plan.
108. Notwithstanding the position that the Parish Council remains of the view that a large site of 74 dwellings would be out of scale with the role and function of Claypole as a ‘smaller village’; to respond to the objection from Allison Homes the three sites discounted for this reason are assessed in the table below against the same criteria.



*Broad Location of Potential Sites That Were Discounted due to Size
[© Crown Copyright]*

109. As shown in the table below the three sites discounted for size score poorly against the RAG criteria; and indeed, Site B scores the joint lowest score of any of the thirteen sites. They all fall well short of the threshold for shortlisting for detailed assessment. This further supports the position taken in the site assessment process.

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Assessment Objective No.	A (1)	B	E (1)
1	Green	Red	Red
2	Red	Red	Amber
3	Amber	Red	Amber
4	Red	Amber	Amber
5	Amber	Amber	Amber
6	Amber	Amber	Amber
7	Green	Green	Green
8	Red	Red	Red
9	Red	Red	Red
10	Red	Red	Green
11	Red	Red	Red
12	Red	Red	Red
13	Red	Red	Red
14	Red	Red	Red
15	Red	Red	Red
16	Amber	Green	Green
17	Red	Red	Red
18	Amber	Amber	Green
19	Green	Green	Green
20	Green	Green	Green
21	Amber	Amber	Amber
Total Scores Red = 1; Amber = 2; Green = 3	Score 35	Score 34	Score 39

Site M

110. The owners of Site M have put forward their site which they say was not available for consideration at the time of the call-for-sites. Their submission on the draft plan did helpfully provide all of the information that was requested through the call-for-sites process. The owners acknowledge the surface water flooding constraint but question the accuracy of the surface water flooding map. No data has been submitted however to question the Environment Agency mapping and this must be taken at face value. Local knowledge correlates that the eastern end of the village does have a significant surface water flooding issue as the Environment Agency mapping identifies.

Claypole Neighbourhood Plan - Site Selection Methodology

111. It is suggested that Site M could be developed either partially for 10 dwellings or fully for 20 dwellings. Despite it having not been forward at the call-for-sites process, it was included as a site for consideration under the category of 'other reasonable alternative sites exist that need to be considered'. It was a shortlisted site but has been discounted for the reasons set out at Stage 3. These have been reflected upon following the representation received. The site also fails the flood risk sequential test as explained at Stage 3.

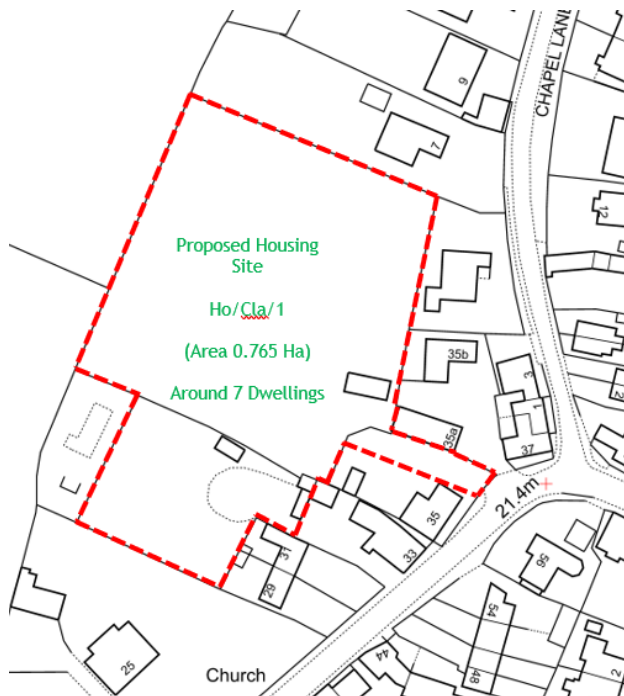
Site J

112. The owners of Site J have asked for their suggested site to be reconsidered. They wish the site to meet their own housing requirements rather than a general market provision. The Neighbourhood Plan process is intended to allocate land to meet general local housing need, not the desire of individual persons. Nevertheless, as it is a site capable of accommodating 2 or 3 dwellings it has not been discounted on this basis.

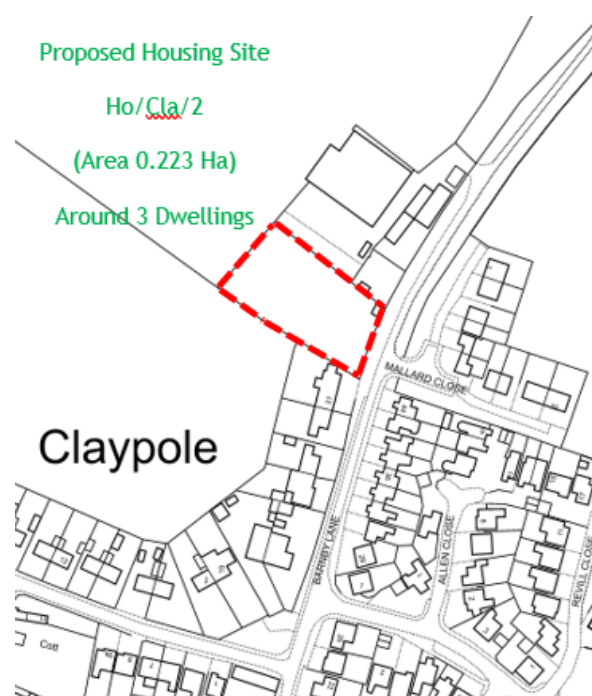
113. They have provided various comments on the scoring undertaken in the site selection methodology. They did helpfully identify an error in the scoring for criterion 16 which has been amended in the Stage 3 assessment table. This has amended the overall score and as a consequence the revised score then met the threshold chosen for shortlisting originally. As such the site as a consequence of the corrected score has been shortlisted and considered in the detailed assessment process at Stage 3 onwards which has actually then resulted in the site being recommended for allocation.

Map of Housing Site Allocations

114. The proposed site allocations are shown below:



[© Crown Copyright]

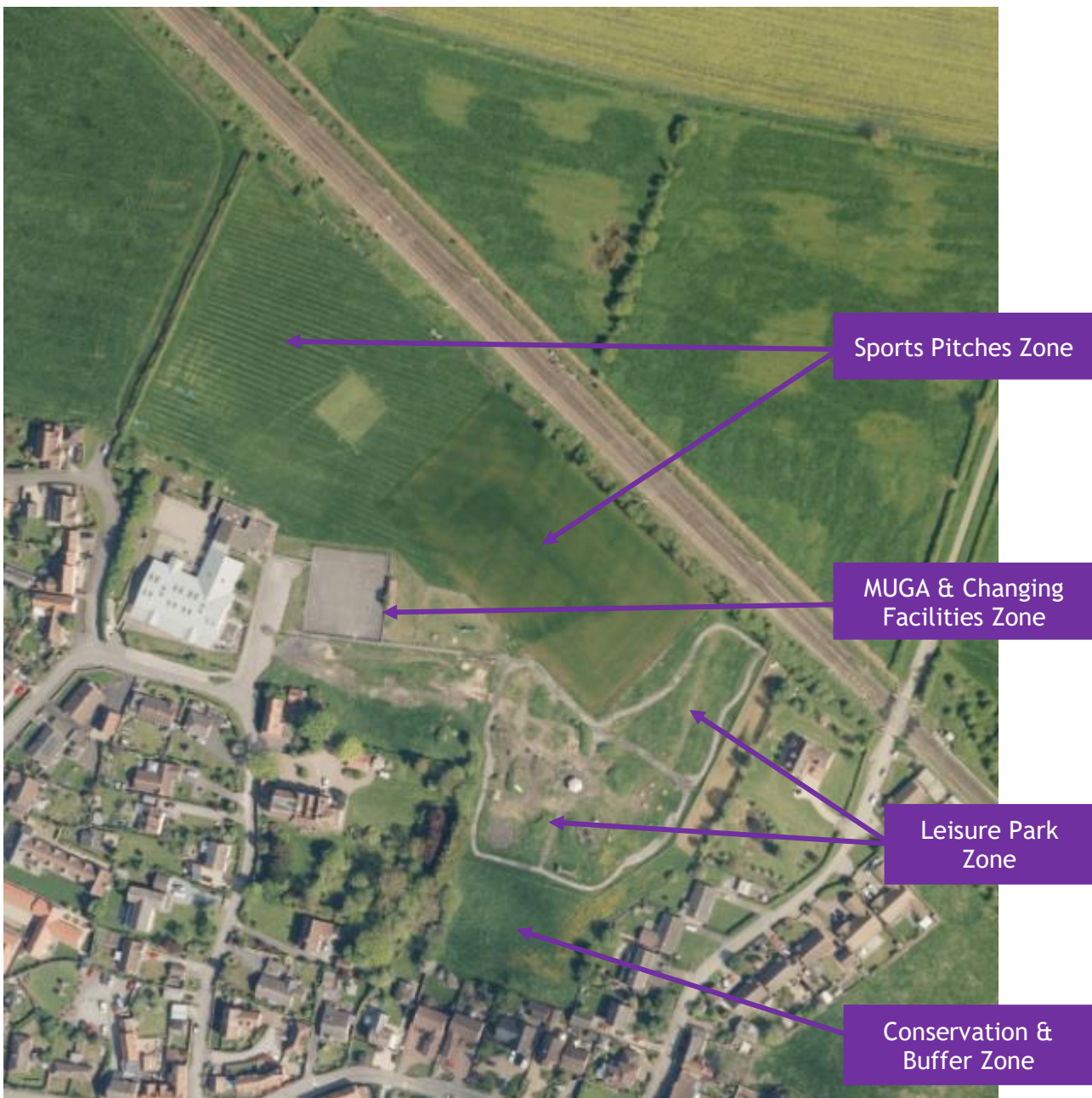


Community Facilities

The Site Selection Process

115. Claypole [Community Park](https://www.claypolecommunitypark.org/)¹ comprises land wholly owned by the Parish Council and dedicated for community use. The Parish Council is committed to providing amenities suitable for all residents irrespective of age or gender, and made accessible to all; and is happy to work with residents and providers willing and able to make available new sporting opportunities. The Parish Council works to ensure that capital expenditure for the development of new amenities is funded mainly through grants support from external providers; and that maintenance costs are supported by fees from users.
116. The four elements of the Community Park include a sports field, principally used for cricket and football; a Multi-use Games Area providing facilities for tennis, five-a-side football, netball, and basketball practice; a leisure park that includes a public footpath, tree planting, picnic tables and adventure play equipment for children up to their mid-teens; and a public carpark. Adjacent to the Community Park is glebe land, presently leased to the Parish Council to provide additional parking for cars when needed.
117. In 2015, the Parish Council had obtained a large field next to its existing football and cricket field. It was known that there was a need to expand football facilities, a major public engagement and consultation exercise was undertaken; started by asking everyone - households, stakeholder groups, the school, etc - just what additional amenities they needed and wanted.
118. The Parish Council got lots of ideas, some had to be discounted because of revenue consequences for example a bowling green and some because they were outside of the remit of a community facility.
119. The next stage was to ask the community to decide which ideas they liked the most, and their feedback enabled the Parish Council to produce a blueprint for a site that would include a brand new football pitch, the leisure park with its adventure play, the decrepit old tennis courts converted into a MUGA, a skateboard/bmx park and a new sports pavilion.
120. The new football pitch, funded largely by Sport England, was completed in early 2018. The leisure park includes landscaping, a biodiversity area and play equipment. In 2020, funding was obtained to build the new MUGA. Additional tree planting was carried out at the leisure park in January 2022.
121. The Parish Council is committed to developing these amenities further subject to securing the necessary financial grant support. Plans are currently in hand to provide accessible toilets and changing facilities for users of the sports fields and MUGA. A temporary structure is currently being used and a planning application was submitted in March 2022 for a permanent changing room building.
122. The area to the north of the sports field is not currently used by sports clubs due to its poor repair; it was always intended that the junior football pitches would be laid out on this area, which also forms part of the cricket outfield. Work is to be undertaken in early 2022 to repair and lay out these pitches.

¹ <https://www.claypolecommunitypark.org/>

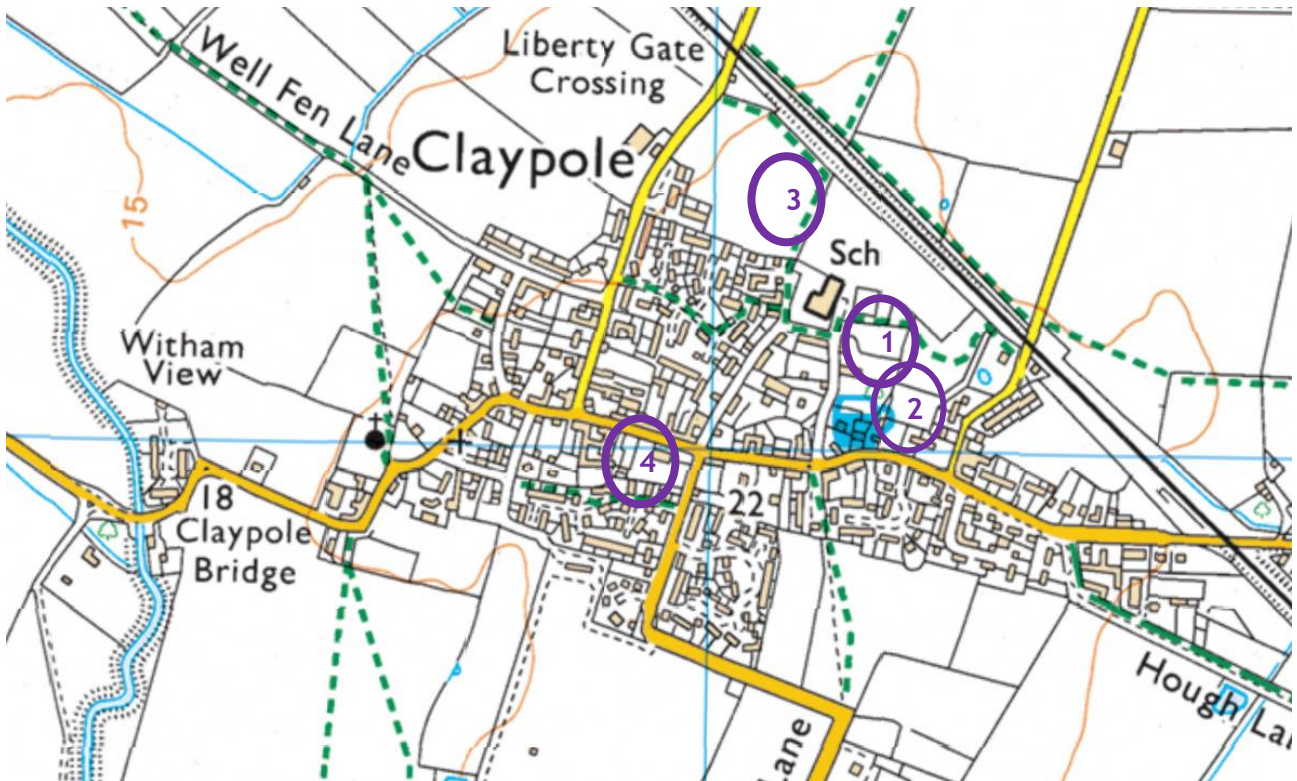


Claypole Community Park

[© Crown Copyright]

123. The development plan for the leisure park, supported by the community following public consultation, includes the provision of a bmx/skateboard park and an expansion of adventure play amenities and additional play equipment for younger children. The community park also includes the car parking area which is shared by the school and the Parish Council leases the adjacent Glebe land for additional car parking when required as the main car park is not large enough for all events and uses.
124. The provision of a bmx/skateboard park requires additional land to allow it to be constructed. This additional land also needs to provide additional car parking. There is not space for this additional structure within the existing leisure park zone; neither can it be located within the sports pitches zone or the MUGA & changing facilities zone.
125. There are four potential sites across Claypole where the bmx/skateboard park could potentially be located:
 - Site 1 - The Glebe Land
 - Site 2 - The Conservation & Buffer Zone
 - Site 3 - Land North of Brunts Farm Close

Site 4 - Land at the Village Hall



Broad Location of Potential Sites to be Considered

[© Crown Copyright]

Site 1 - The Glebe Land - This site is under-utilised and is currently leased to the Parish Council for additional car parking when required for activities on the community park. This site lies adjacent to the community park and would allow for the additional land for the bmx/skateboard park to be managed as part of an overall single entity.

The site has easy access for construction and maintenance having a direct road frontage to the car parking area off Rectory Lane. Direct road access is also helpful for emergency access which could be required for accidents that can occur on bmx/skateboard facilities. It also has direct pedestrian access to the footpath that runs immediately to the north. The location would allow for natural surveillance to aid public safety.

There is sufficient land available here to facilitate the provision of the bmx/skateboard park and continue to provide additional event car parking; as well as provide expansion space for additional future facilities. The site is not at risk of flooding and has no other planning constraints, it is outside of the ridge and furrow landscape that encircles this land parcel.

The site also provides good connectivity to the changing facilities which could allow the bmx/skateboard park to be used for events and competitions. This site is achievable, available and deliverable and is highly suitable for the expansion of the community park. Accordingly, it is recommended for allocation.

Site 2 - The Conservation & Buffer Zone - This site is already part of the overall community park but was agreed in the original design to be for conservation purposes and operate as a buffer zone. As part of the original planning consent under s15/0502 this land was identified to be used by the adjacent local residents on Main Street and Oster Fen Lane as 'common land' with the residents undertaking the ongoing maintenance. The Parish Council could not go back on this previously agreed arrangement. The officer report approving the community park under s15/0502 identified the buffer zone as being important to protect the residential amenity of neighbours.

Claypole Neighbourhood Plan - Site Selection Methodology

The site has no access available for construction and maintenance and has no direct road frontage access for emergency access which could be required for accidents that can occur on bmx/skateboard facilities. It does have direct pedestrian access to the footpath that runs immediately to the north. It would not be suitable to provide additional car parking due to lack of direct road access. The location would allow for natural surveillance to aid public safety.

There is sufficient land available here to facilitate the provision of the bmx/skateboard park but this would prevent it being used for its current role for conservation and as a buffer. The site is not at risk of flooding but is part of the ridge and furrow landscape; it has no other planning constraints.

Given the constraints this site is not considered to be achievable, available and deliverable and is not considered to be suitable for the expansion of the community park. Accordingly, it is not recommended for allocation.

Site 3 - Land North of Brunts Farm Close - This site is part of a larger field which the landowner has aspirations to be used at some point for residential development; as such the site is not considered to be available for community use. There is no obvious place at which to sub-divide the field but there is more than sufficient potential land available. This site lies adjacent to the community park and would allow for the additional land for the bmx/skateboard park to be managed as part of an overall single entity.

The site has potential access for construction and maintenance via Brunts Farm Close, however, this Close is not a public highway but is instead a private drive already serving half a dozen properties. The Close is not considered suitable to serve additional development including the additional car parking provision required; and would potentially only allow for the site to be accessed via the public footpath. Notwithstanding the private drive status, direct road access would be available for emergency access which could be required for accidents that can occur on bmx/skateboard facilities. The location would allow for limited natural surveillance to aid public safety.

There is sufficient land available here to facilitate the provision of the bmx/skateboard park. The site is not at risk of flooding but is within the identified ridge and furrow landscape; it has no other planning constraints. Although a public footpath runs along the eastern boundary. The site does lie in an important view and vista identified in the Neighbourhood Plan and the built structures of a bmx/skateboard park would materially harm this important view and vista. As such allocating this site would result in internal conflict with other policies in the Neighbourhood Plan.

The site would not provide good connectivity to the changing facilities which not easily allow the bmx/skateboard park to be used for events and competitions. Taking all the factors into account this site is not considered to be achievable, available and deliverable and is considered not to be suitable for the expansion of the community park. Accordingly, it is not recommended for allocation.

Site 4 - Land at the Village Hall - This site is adjacent to the village hall and is used for some community events, it is controlled by the village hall trust and not by the Parish Council. It is identified as an Important Open Area in the Character Appraisal in the Neighbourhood Plan. The built structures of a bmx/skateboard park would potentially harm the verdant character of this area which would undermine the role and purpose of the area being an Important Open Area. As such allocating this site would result in internal conflict with other policies in the Neighbourhood Plan.

This site does not lie adjacent to the community park and would therefore not allow for the bmx/skateboard park to be managed as part of an overall single entity as part of the community park. This would conflict with the original purpose of the community park being a single multi-purpose sports and leisure facility. It would not be able to provide additional car parking for the community park due to its location remote from the community park.

Claypole Neighbourhood Plan - Site Selection Methodology

The site has easy access for construction and maintenance having a direct road frontage to the car parking area off Doddington Lane. Direct road access is also helpful for emergency access which could be required for accidents that can occur on bmx/skateboard facilities. It also has direct pedestrian access to the footway along Main Street that runs immediately to the north. The location would allow for natural surveillance to aid public safety.

There is sufficient land available here to facilitate the provision of the bmx/skateboard park and to continue to provide additional event space for the village hall. The site is not at risk of flooding and has no other planning constraints; however, the village hall is proposed to be a non-designated heritage asset and the modern engineered structure of the bmx/skateboard park immediately adjacent would harm the setting.

The site would not provide any access to the changing facilities which could prevent the bmx/skateboard park being used for events and competitions. This site is theoretically achievable, but is unlikely to be available and taking all factors into account is not likely to be deliverable. Having regard to all factors, most notably its poor relationship to the existing community park the site is considered to be fundamentally unsuitable for the expansion of the community park. Accordingly, it is not recommended for allocation.

126. Having selected the preferred site, it is appropriate to assess how the preferred site and the others considered relate to the policy framework in the Neighbourhood Plan. The contribution that a community facilities site allocation can make towards wider Neighbourhood Plan objectives is important. Whilst the best site should be chosen it must fit with the wider objectives and policies of the Neighbourhood Plan. This assessment is set out below:

Neighbourhood Plan Policy	Site 1	Site 2	Site 3	Site 4
Policy 1 - Settlement Boundary	Neutral	Neutral	Neutral	Support
Policy 2 - Development in the Countryside	Support	Support	Support	Neutral
Policy 3 - Protected Settlement Break	Neutral	Neutral	Neutral	Neutral
Policy 4 - Newark Urban Area Buffer	Neutral	Neutral	Neutral	Neutral
Policy 5 - Design of New Development and Local Distinctiveness	Support	Harm	Harm	Harm
Policy 6 - Views and Vistas	Neutral	Neutral	Harm	Neutral
Policy 7 - Boundary Treatment, Trees and Public Realm	Neutral	Neutral	Neutral	Neutral
Policy 8 - Local Green Spaces	Neutral	Neutral	Neutral	Neutral
Policy 9 - Opportunities for Enhancement	Neutral	Neutral	Neutral	Potential Harm
Policy 10 - Highway Impact	Neutral	Neutral	Potential Harm	Neutral
Policy 11 - Heritage Assets	Neutral	Neutral	Neutral	Neutral
Policy 12 - Non-Designated Heritage Assets	Neutral	Neutral	Neutral	Harm
Policy 13 - New Housing	Neutral	Neutral	Neutral	Neutral
Policy 14 - Housing Allocation	Neutral	Neutral	Neutral	Neutral
Policy 15 - Community Facilities				
Policy 16 - Setting of Claypole Village	Support	Harm	Harm	Neutral

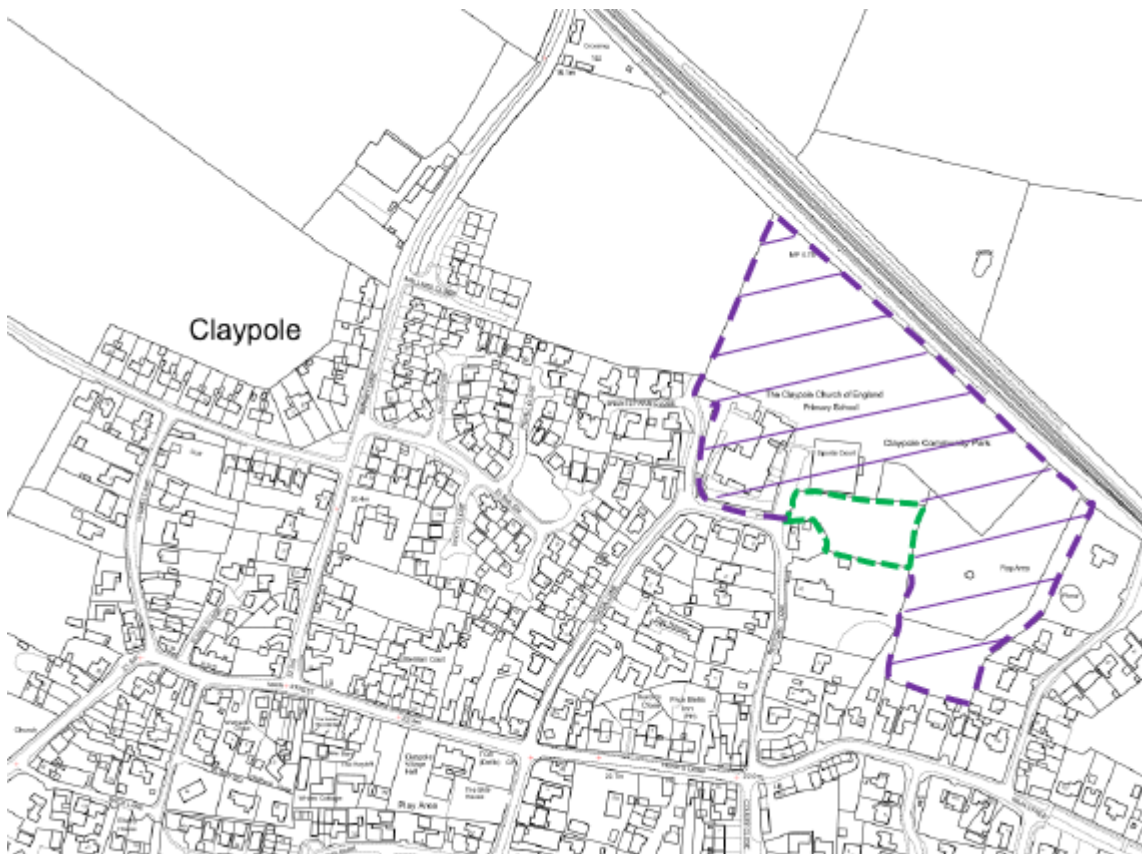
127. When assessed against the policies of the Neighbourhood Plan Site 1 The Glebe Land is the only site which supports or are neutral against all of the other policies. This further supports the choice of Site 1 as the community facilities allocation to be taken forward in the Neighbourhood Plan.

Consultation on Draft Neighbourhood Plan

128. Consultation on the Draft Neighbourhood Plan took place during February and March 2022. The proposed allocation was supported, although South Kesteven wanted more explanation as to why additional land was required and whether other sites had been assessed. In response additional detail was included in this document to explain the process that had been undertaken.

Map of Community Facilities Site Allocation

129. The site allocation is shown below:



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 Proposed Allocation for Community Use

 Existing Community Park and Primary School

Appendix 1 - House Completions in Claypole Compared with Other Settlements

PARISH	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001-02	2002-03
Barrowby	6	0	14	0	0	1	1	6	0	2	2	3
Caythorpe	2	0	0	2	5	10	8	22	19	6	7	5
Claypole	20	4	18	22	10	3	1	23	32	9	7	7
2003-04	1	5	8	2	2	24	0	0	0	1	1	1
Barrowby	17	2	2	1	4	0	0	0	1	0	3	2
Caythorpe	18	46	5	11	5	10	2	5	2	0	19	1
Claypole												
2015-16	4	4	9	1	0	10	108					
Barrowby	0	2	2	1	0	5	128					
Caythorpe	0	0	0	1	2	8	291					
Claypole												
2016-2017												
2017-2018												
2018-2019												
Site Surveys 2006-2010												
Site Surveys 2012-2016												
Total												

Claypole Neighbourhood Plan 2021-2036

Site Selection Methodology May 2022

Submission of the Neighbourhood Plan in accordance with
Regulation 15 of Neighbourhood Planning Regulations 2012

<https://claypole.parish.lincolnshire.gov.uk/>



Claypole Parish Council

NEIGHBOURHOOD-PLAN.CO.UK 

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