

Caythorpe and Frieston Neighbourhood Plan



Evidence/Background Documents

March 2022

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1 Introduction

1.1 In preparing the Caythorpe and Frieston Neighbourhood Plan (C&FNP), the Parish Council (PC) and the Working Group (WG) recognised the importance of having a strong evidence base for the Vision, Objectives and Policies in the NP.

1.2 There has been an emphasis on consultation, with both the local community and a range of external bodies which have an interest in the NP. The details of the consultation carried out, the outcomes and how comments received have been considered are outlined in a separate document, The Consultation Statement.

1.3 This document contains details of the various statistical and analytical data that have been drawn upon for the NP, including Census data, records and reports from national organisations, County Council reports, South Kesteven District Council (SKDC) Local Plan (LP) background papers and (where necessary) bespoke local research. Summaries of these sources are included in the Draft NP, where they are directly relevant to policies. This report is not, however, written in a narrative form, it is more a collection of separate sections.

1.4 This report and the Consultation Statement (to be completed later to include the process and outcomes of the Reg. 14 Consultation), will be published and made available as part of the formal 6-week consultation on the Draft NP.

1.5 Later in the process, it will form part of the set of Submission Documents which are to be presented to SKDC, comprising; The Policy Document, The Consultation Statement, a Basic Conditions Statement and the Evidence Document. This will ensure that The Basic Conditions are met, to put the NP in a strong position for a successful Examination.

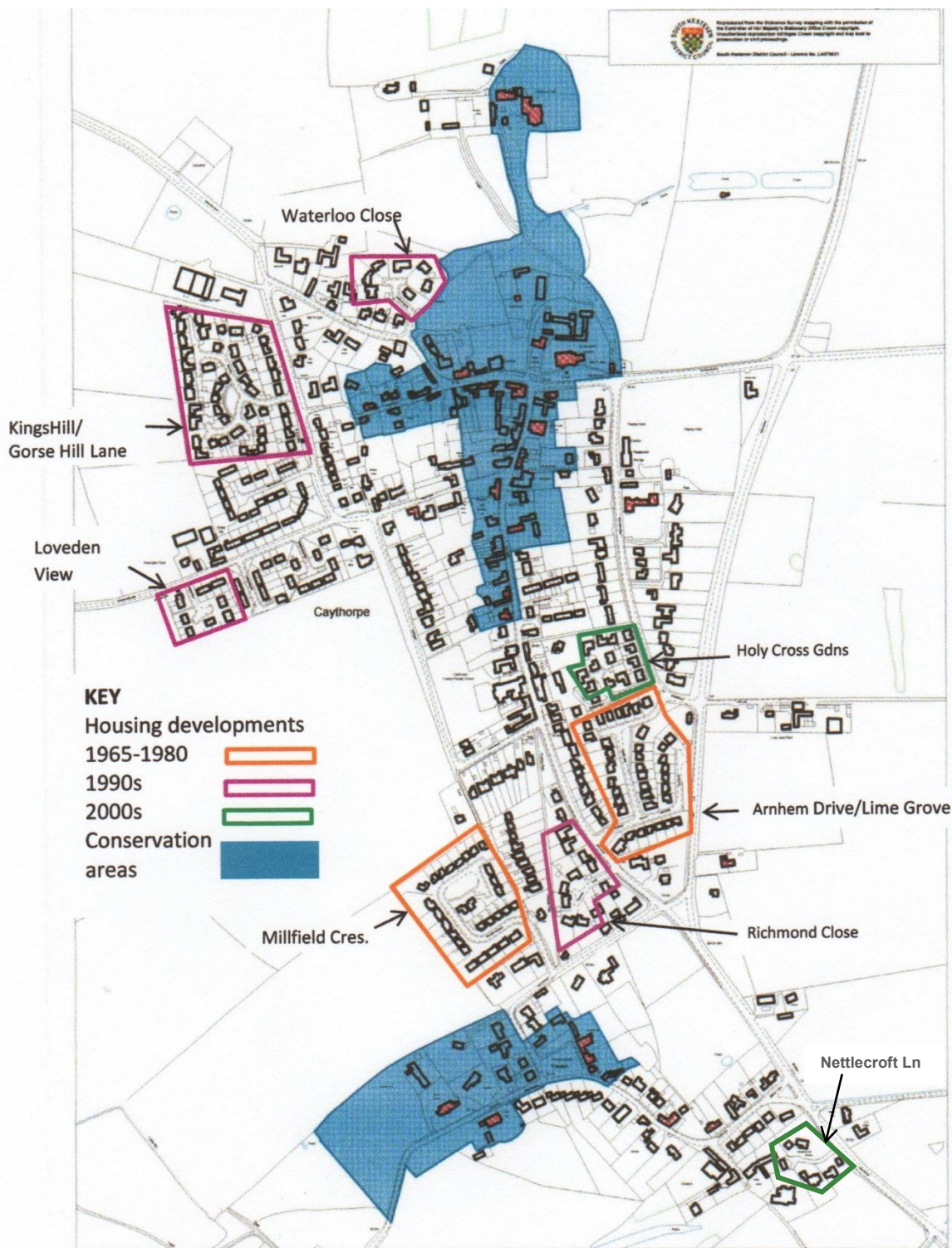
1.6 Depending upon the progress of the NP in 2022 and the timing of the issue of 2021 Census data, population statistics may be updated prior to examination of the NP and the referendum.


2 Census, current housing stock and employment

Population There are about 600 homes in the parish, mostly in Caythorpe village, and the population is around 1,500. At the time of the 2011 census around 22% were under 18 years of age, 54% were between 18 and 64 years and 24% were aged 65 or more.

Housing developments There have been 8 new housing developments of various sizes in Caythorpe and Frieston since the 1960s, which added 159 new homes. Around 26 new homes on infill sites have been granted planning permission since 2000 and applications were being considered for a further 7 in Jan 2021.

Housing Developments in Caythorpe and Frieston since 1965.



Note: Listed buildings hatched in red 

The current housing stock

There are no official data on the current housing stock, but we estimate that around 1/3 are bungalows (compared to 11% nationally). The average number of bedrooms per home is around 3.4 (compared to 2.7 in England and Wales), and almost 1/3 of homes have 4 or more bedrooms. Most homes are owner-occupied. There are 62 homes let at affordable rents by SKDC and a housing association, of which 34 are bungalows.

Types of housing within the villages

Flats	2 (<1%)
Bungalows	186 (34%)
Houses, 2 or more floors	366 (66%)
Total	554

Accommodation

Bedrooms	2020*	% of homes
No bedrooms	1	0.2
1 bedroom	3	0.5
2 bedrooms	97	16.2
3 bedrooms	208	34.7
4 bedrooms	182	30.3
5 or more bedrooms	80	13.3
Not known	29	4.8
Total	600	100

*Estimate based on 2011 Census data updated from SKDC planning portal for new builds and extensions which added bedrooms.

There is also a care home for up to 14 residents. Of the 571 homes for which the number of bedrooms could be estimated, the average number of bedrooms is 3.4. (The average for England and Wales in the 2011 Census was 2.7.) Most homes are owner-occupied. There are no data on privately rented homes.

Affordable rented homes An affordable rent is defined as being 80% or less of the market rent for the area. The 62 homes let by a social housing organisations make up 12.5% of the homes in Caythorpe village and are let at affordable rents. There are none in Frieston. (In England about 17% of all homes are in the social sector (ONS data 2018).)

SKDC owned homes There are 49 homes owned by SKDC including 34 bungalows and 15 houses

2 bed bungalow	2 bed house	3 bed bungalow	3 bed house	4 bed house
21	2	13	12	1

Housing Association homes The Lincolnshire Rural Housing Association owns 13 homes in Caythorpe. There are 9 three-bedroomed houses and 4 two-bedroomed bungalows.

Employment The Census data from 2011 indicates that around 67 % of the adult population is economically active, and 63% in employment. The remainder were either students or retired. Caythorpe is centrally positioned between Lincoln, Sleaford, Grantham and Newark, and is linked by the A1 and the East Coast Main Line to other towns, including London. These towns provide a wide range of employment opportunities. The largest employer in the area is the Royal Air Force, with major bases at Cranwell (8 miles) and Waddington (12 miles) providing a range of career Civil Service and contractual employment outlets in addition to the uniformed members of the RAF.

Businesses. Within the parish we identified from advertisements in local journals and Yell, 32 businesses and three education/child care providers in the parish. Eight of these are sole traders, but the rest employ

at least one other person. Businesses were contacted to find out how many employees were on the payroll. The table groups them by their main activity:

Business type

Type of Business/Organisation	Number
Health and Social Care	3
Leisure and Hospitality	6
Retail	2
Hair and Beauty	3
Home and Vehicle Maintenance	11
Agriculture	4
Education/child care	3
Industrial/Other	3
Total	33

Numbers of people working in Caythorpe and Frieston

Type of Business/Organisation	Full time	Part time
Health and Social Care	8	35
Leisure and Hospitality	77	29
Retail	3	8
Hair and Beauty	5	0
Home and Vehicle Maintenance	16	3
Agriculture: data not available		
Education/child care	10	19
Industrial/Other	99	0
Total	218	94

The majority of employers in the parish are service providers of one sort or another, with the PGL outdoor activity centre being the largest of these. In addition to the permanent staff, they employ a large number of seasonal workers in the summer months.

Three companies are involved in industrial activity. Mid UK Recycling, another major employer, is the largest of these. Two smaller companies are located at Elms Farm, a small industrial estate of converted farm buildings. Vacant units could accommodate several more such enterprises.

Tradesmen offering building and home and car maintenance skills make up the largest category of businesses, but most are small, often one-person, enterprises. Having so many trades available locally is an asset to the community. Finally, the GP practice and the primary school employ a large number of part-time staff, as well as some full-timers.

3 Caythorpe village and its facilities

Caythorpe serves as a centre for both Caythorpe and Frieston and also serves as a local centre for the area. The facilities are listed below. As well as businesses that have separate premises, other services are provided by people working from home.

The nearby villages of Fulbeck, Leadenham and Navenby also have shops and pubs used by parishioners, and there is a secondary school in Welbourn. Grantham, Newark, Sleaford and Lincoln have a wider choice of facilities.

Medical

- Medical practice. A teaching practice has a surgery in Caythorpe and another in Ancaster. There is a dispensary at both locations. Caythorpe patients are sometimes seen at the Ancaster surgery.
- Caythorpe residential care home located on High Street provides residential and nursing care for 14 people.
- Charisma Home Care services has recently opened an office on High Street.

Education/Child Care

- Sure Start children's centre
- Caythorpe Pre-School
- Caythorpe Primary School takes children from age 4 to 11. It serves a catchment area that includes Ancaster, nearby villages and traveller sites in Fulbeck and Stragglethorpe.

Meeting Places and Leisure Facilities

- St Vincent's C of E Parish Church shares clergy with local parishes in the South Cliff Villages Group in the Diocese of Lincoln. Services are held regularly in rotation with other churches in the group
- Playing field, Social Club and Children's Playground. There is a pavilion building, used by the Sports and Social Club, which contains changing facilities, a kitchen and a bar area. The club is in regular use by football and cricket teams and a weekly walking group. Running events are held several times each year and attract entrants from a wide area.
- Caythorpe Village Hall has a large hall, a smaller meeting room, a kitchen and a garden area. A variety of activities are on offer.
- Sherwood Centre is a meeting place not under the control of CFPC. It is near bungalows built for elderly people. The centre is mainly used for a monthly bingo session.
- A travelling library visits weekly.
- PFI kart track, located at the western end of the parish.
- Elms Farm riding school on Frieston Heath Lane.

Retail and Hospitality

- Spar Shop
- Post office in Spar shop
- Red Lion Public House and restaurant
- Waggon and Horses Public House and Indian restaurant
- Fish and chip van visits on Thursdays.

Other facilities

- Burial ground run by the Parish Council is located on the edge of the village on Gorse Hill Lane.
- Allotments. Ground leased by CFPC and run by the Allotment Society. The allotments are well used and there is sometimes a waiting list for plots.
- Woodward's Garage: vehicle services, repairs, MOT and sales.
- Hairdresser

- Police Office with defibrillator station.
- Delivery services for Meat and Fish
- News and Views: parish magazine delivered free to every home.
- Public telephone

Village events

A number of events are held annually:-

- Horticultural Show
- Caythorpe Gala
- Arnhem memorial church parade and service
- Firework Display
- Remembrance Day service at the war memorial cross
- Christmas Lunch in the Village Hall on Christmas Day

In addition there is a biennial Caythorpe Open Gardens event.

Water/ Sewerage

Services provided by Anglian Water. Most homes have either a soakaway for rainwater, or dispose of it through the sewer system. There are no separate drains for rainwater for most homes. The system barely copes with demand, and foul water occasionally leaks from a manhole at the lower end of High Street.

Power and Fuel

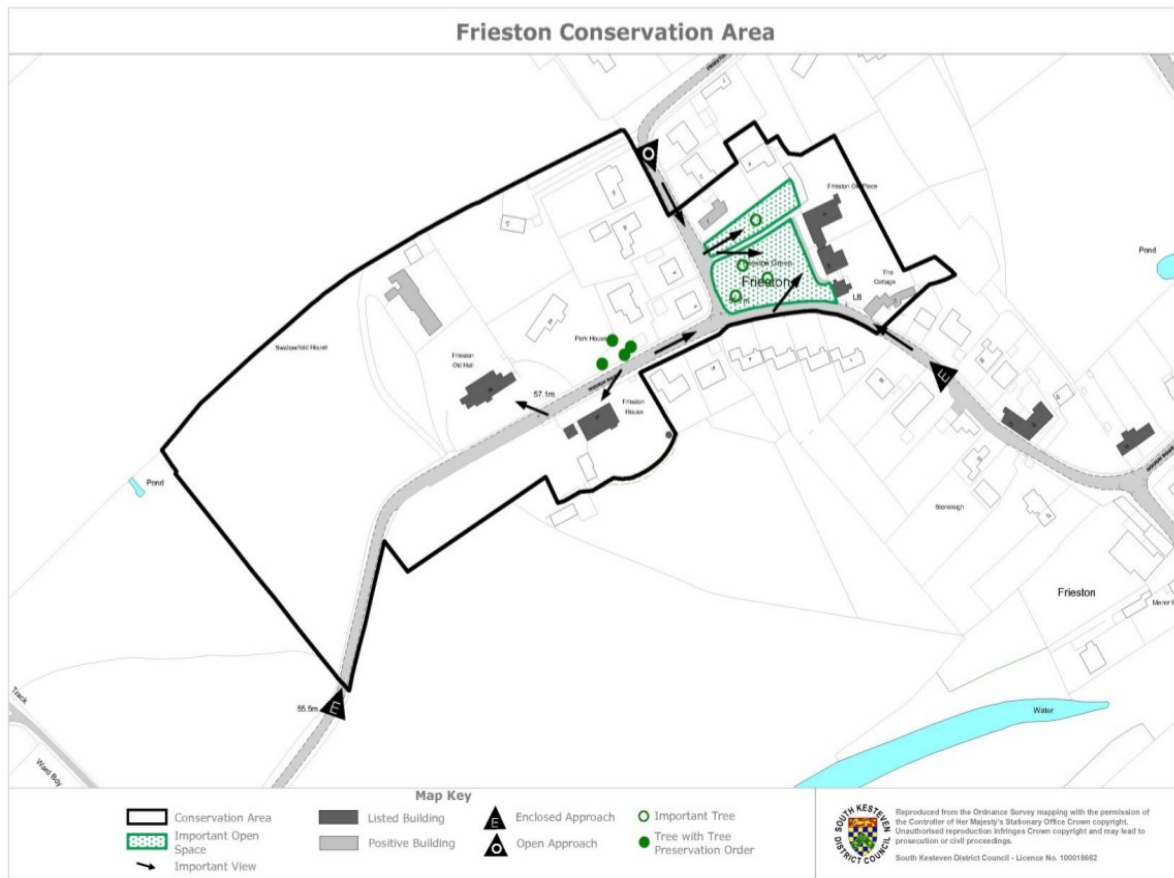
Electricity supply is reliable, with few power cuts. The area has no mains gas supply. Most homes use oil or LPG for central heating/hot water/cooking. Some homes have wood burning stoves or open fireplaces and a few have solar panels and/or air source heat pumps. Fuel deliveries are the source of most of the heavy traffic within the villages, and roads may be blocked while tankers pump fuel to storage tanks.

4 Conservation and Heritage

The Conservation Areas were designated in 1974 and reviewed in 2009 through an Appraisal & Amendment Report: <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3093&p=0>

It is only a short document, but that report is a useful NP evidence document and the following key points have been noted. Maps of the area are shown in pages 9 and 10, below.

There are many listed buildings and other structures within the parish, as well as archaeological sites. See page 11 for a complete list.



Frieston - Management Opportunities and Constraints

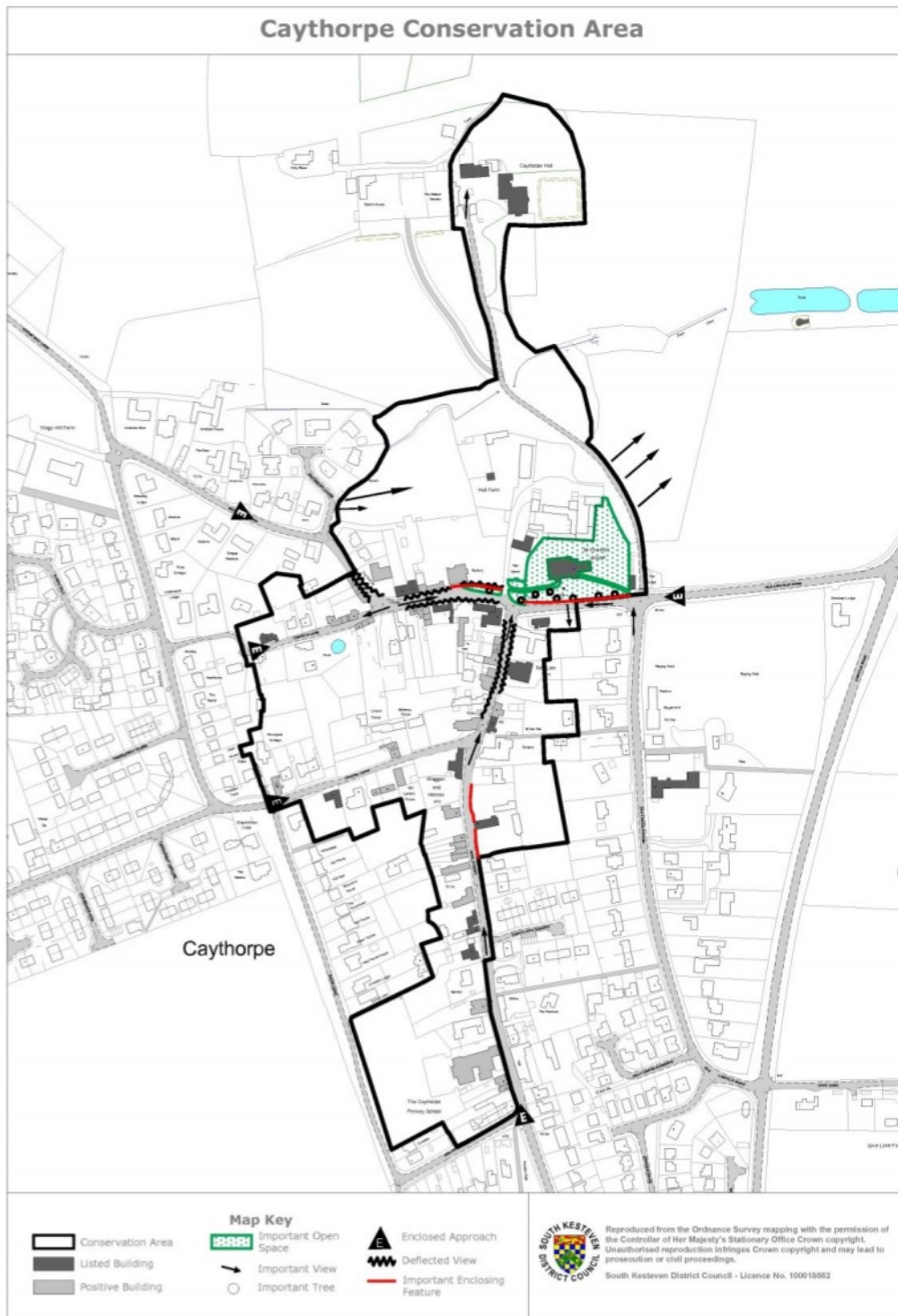
1.

The low density of development is a key characteristic of the Conservation Area, therefore new dwellings should not be erected unless a substantial overriding need can be established and the location, scale, materials and design of the building do not detract from the character or appearance of the Conservation Area.

2. Individual trees and open green

spaces highlighted on the map, are an important element of the Conservation Area and should be retained.

3. Boundary walls are an important feature of the Conservation Area and should be retained.



Caythorpe - Management Opportunities and Constraints

1. Any new development, including extensions and replacement buildings, should have regard to the historic context in terms of scale, height, form, style, design and materials. 2.
- Important trees and open green spaces which contribute to the character of the Conservation Area, highlighted on the map, should be retained. 3.
- Existing boundary walls and hedges along the street frontages should be retained. 4.
- The open views from the churchyard across the rear gardens of High Street should be preserved to maintain the open character of this part of the Conservation Area. 5.
- The area of diamond patterned paving on Church Street in front of Corner House Cottage and the York stone footway through the churchyard should be retained as it contributes to the visual interest of the Conservation Area. 5.
6. The mounting block on the east side of High Street (south of Number 46) is an interesting historic feature which contributes to the visual interest of the street and should be retained.

LISTED STRUCTURES IN CAYTHORPE AND FRIESTON PARISH (Source: English Heritage.)

CAYTHORPE COURT. List Entry Number: 1000972, Heritage Category: Park and Garden, Grade: II Location: Caythorpe, CAYTHORPE COURT, Caythorpe.

STABLES AT CAYTHORPE COURT. List Entry Number: 1165256, Heritage Category: Listing, Grade: II Location: STABLES AT CAYTHORPE COURT, CAYTHORPE HEATH LANE, Caythorpe.

GATE LODGE CAYTHORPE COURT. List Entry Number: 1317385, Heritage Category: Listing, Grade: II Location: GATE LODGE CAYTHORPE COURT, CAYTHORPE HEATH LANE, Caythorpe.

GARDEN TERRACE, CAYTHORPE COURT. List Entry Number: 1062430, Heritage Category: Listing, Grade: II Location: GARDEN TERRACE, CAYTHORPE COURT, CAYTHORPE HEATH LANE.

CAYTHORPE HALL. List Entry Number: 1165323, Heritage Category: Listing, Grade: II* Location: CAYTHORPE HALL, CHURCH LANE, Caythorpe.

GATE AND FLANKING WALLS, CAYTHORPE COURT. List Entry Number: 1360305, Heritage Category: Listing, Grade: II Location: GATE AND FLANKING WALLS, CAYTHORPE COURT, CAYTHORPE HEATH LANE, Caythorpe.

CAYTHORPE MEMORIAL CROSS. List Entry Number: 1438056, Heritage Category: Listing, Grade: II. Location: Church Lane, Caythorpe, Lincolnshire, NG32 3DP, Caythorpe.

CAYTHORPE COURT. List Entry Number: 1062429, Heritage Category: Listing, Grade: II* Location: CAYTHORPE COURT, CAYTHORPE HEATH LANE, Caythorpe.

ICE HOUSE TO CAYTHORPE HALL. List Entry Number: 1062433, Heritage Category: Listing, Grade: II Location: ICE HOUSE TO CAYTHORPE HALL, CHURCH LANE, Caythorpe.

STABLE BLOCK TO CAYTHORPE HALL. List Entry Number: 1317355, Heritage Category: Listing, Grade: II Location: STABLE BLOCK TO CAYTHORPE HALL, CHURCH LANE, Caythorpe.

LODGE AND GATES TO CAYTHORPE HALL. List Entry Number: 1360267, Heritage Category: Listing, Grade: II Location: LODGE AND GATES TO CAYTHORPE HALL, CHURCH LANE.

BARNS FARM. List Entry Number: 1062431, Heritage Category: Listing, Grade: II Location: BARNS FARM, CAYTHORPE HEATH LANE

24 AND 25, HOUGH ROAD. List Entry Number: 1309062, Heritage Category: Listing, Grade: II Location: 24 AND 25, HOUGH ROAD, Caythorpe.

4 AND 6, LINCOLN ROAD. List Entry Number: 1062403, Heritage Category: Listing, Grade: II Location: 4 AND 6, LINCOLN ROAD, Caythorpe.

CORNER HOUSE. List Entry Number: 1360287, Heritage Category: Listing, Grade: II Location: CORNER HOUSE, 77, HIGH STREET, Caythorpe.

26, CHURCH LANE. List Entry Number: 1165459, Heritage Category: Listing, Grade: II Location: 26, CHURCH LANE, Caythorpe.

GARDEN HOUSE AT FRIESTON HOUSE. List Entry Number: 1166071, Heritage Category: Listing, Grade: II Location: GARDEN HOUSE AT FRIESTON HOUSE, HOUGH ROAD, Frieston.

58, HIGH STREET. List Entry Number: 1360288, Heritage Category: Listing, Grade: II
Location: 58, HIGH STREET, Caythorpe.

CORNER HOUSE COTTAGE. List Entry Number: 1317360, Heritage Category: Listing, Grade: II
Location: CORNER HOUSE COTTAGE, CHURCH LANE, Caythorpe.

DENVER HOUSE. List Entry Number: 1165463, Heritage Category: Listing, Grade: II
Location: DENVER HOUSE, THE GREEN, Frieston.

THE WAGGON AND HORSES. List Entry Number: 1062398. Heritage Category: Listing, Grade: II
Location: THE WAGGON AND HORSES, HIGH STREET, Caythorpe.

7 AND 9, CHURCH LANE. List Entry Number: 1062432, Heritage Category: Listing, Grade: II
Location: 7 AND 9, CHURCH LANE, Caythorpe.

HOUSE AT KESTEVEN FARM INSTITUTE. List Entry Number: 1309076, Heritage Category: Listing, Grade: II Location:
HOUSE AT KESTEVEN FARM INSTITUTE, POTTERGATE ROAD.

PIGEONCOTE AT HOME FARM. List Entry Number: 1360268, Heritage Category: Listing, Grade: II Location:
PIGEONCOTE AT HOME FARM, CHURCH LANE, Caythorpe.

GROTTO AT FRIESTON HOUSE. List Entry Number: 1360289, Heritage Category: Listing, Grade: II
Location: GROTTO AT FRIESTON HOUSE, HOUGH ROAD, Frieston.

BLEAK HOUSE. List Entry Number: 1360291, Heritage Category: Listing, Grade: II
Location: BLEAK HOUSE, POTTERGATE ROAD, Caythorpe.

3, CHURCH LANE. List Entry Number: 1360306, Heritage Category: Listing, Grade: II
Location: 3, CHURCH LANE, Caythorpe.

HOLLY COTTAGE. List Entry Number: 1062397, Heritage Category: Listing, Grade: II
Location: HOLLY COTTAGE, 37 AND 43, HIGH STREET, Caythorpe.

THE OLD HOUSE. List Entry Number: 1309071, Heritage Category: Listing, Grade: II
Location: THE OLD HOUSE, OLD LINCOLN ROAD, Caythorpe.

COURT LEYS FARM HOUSE. List Entry Number: 1062404, Heritage Category: Listing, Grade: II
Location: COURT LEYS FARM HOUSE, STRAGGLETHORPE LANE, Caythorpe.

THE OLD PLACE. List Entry Number: 1062436, Heritage Category: Listing, Grade: II
Location: THE OLD PLACE, THE GREEN, Frieston.

TEMPLEWAY HOUSE. List Entry Number: 1317395, Heritage Category: Listing, Grade: II
Location: TEMPLEWAY HOUSE, 17, CHAPEL LANE.

HOME FARM HOUSE. List Entry Number: 1165439, Heritage Category: Listing, Grade: II
Location: HOME FARM HOUSE, CHURCH LANE, Caythorpe.

THE RED LION PUBLIC HOUSE. List Entry Number: 1062400, Heritage Category: Listing, Grade: II
Location: THE RED LION PUBLIC HOUSE, HIGH STREET, Caythorpe.

CRAGGS COTTAGES. List Entry Number: 1062402, Heritage Category: Listing, Grade: II
Location: CRAGGS COTTAGES, HOUGH ROAD, Frieston.

8 AND 10, CHURCH LANE. List Entry Number: 1062435, Heritage Category: Listing, Grade: II
Location: 8 AND 10, CHURCH LANE, Caythorpe.

PICKWORTH HOUSE. List Entry Number: 1062396, Heritage Category: Listing, Grade: II*
Location: PICKWORTH HOUSE, 33, HIGH STREET, Caythorpe.

MIDDLEFIELD HOUSE. List Entry Number: 1062399, Heritage Category: Listing, Grade: II
Location: MIDDLEFIELD HOUSE, 46, HIGH STREET, Caythorpe.

FRIESTON HOUSE. List Entry Number: 1062401, Heritage Category: Listing, Grade: II
Location: FRIESTON HOUSE, HOUGH ROAD, Frieston.

FRIESTON HALL. List Entry Number: 1360290, Heritage Category: Listing, Grade: II
Location: FRIESTON HALL, HOUGH ROAD, Frieston.

CHURCHYARD CROSS, St Vincent's churchyard. List Entry Numbers: 1062434 & 1009225, Heritage Category:
Scheduling, Grade II and a Scheduled Monument. Location: Caythorpe.

PARISH CHURCH OF ST VINCENT. List Entry Number: 1317320, Heritage Category: Listing, Grade: I Location: PARISH
CHURCH OF ST VINCENT, CHURCH LANE, Caythorpe.

TRAP HOUSE. List Entry Number: 1062395, Heritage Category: Listing, Grade: II
Location: TRAP HOUSE, THE GREEN, Frieston.

ARCHAEOLOGICAL SITES IN CAYTHORPE AND FRIESTON

Source: <https://heritage-explorer.lincolnshire.gov.uk/>

MLI34769 -Flint arrowheads found, Frieston Heath, Caythorpe. Early Neolithic to late bronze age - 4000 BC to 801 BC

MLI30265 - Edward I penny and button, NW of Frieston, Medieval - 1200 AD to 1299 AD

MLI34768 - Two barbed and tanged arrowheads found, south of Elms Farm bronze age - 2200 BC to 801 BC.

MLI84321 - Earthwork ridge and furrow, Caythorpe, Medieval - 1200 AD to 1539 AD.
Protected Status/Designation: Conservation Area: Frieston Green Conservation Area.

MLI34975 - Medieval remains, The Lilacs, Frieston, Medieval - 1066 AD to 1539 AD.
A deposit containing medieval pottery was recorded during a watching brief. This deposit lay above stonework, probably the butt end of a wall, which also dates to the medieval period.

MLI87007 and MLI87008 Medieval elongated pit at plots 2 and 3, Nettlecroft Lane, Frieston Grange. Medieval - 1066 AD to 1539 AD. A watching brief was undertaken on plots 2 and 3 at Nettlecroft Lane, Frieston Grange prior to groundworks. A medieval elongated pit containing 2 sherds of pottery was uncovered. An undated pit was later uncovered. It is stratigraphically above the pit dated 12th to 14th century, therefore is of a later date.

MLI30259 - Bronze age pottery (Bronze Age - 2200 BC to 801 BC). Lakeside farm, Frieston.
Series of bronze age pottery, probably from the ironstone workings including beakers, handled and ordinary food vessels, incense cup and 'overhanging rim' collared urns.

MLI30268 - Barbed and tanged arrowhead found, Frieston Heath, Bronze Age - 2200 BC to 801 BC. Flint barbed and tanged arrowhead found at this location by Keith May of Kesteven Agricultural College, reported at the 1980 county show.

MLI30257 - Bucket urn cemetery, Frieston. Late Bronze Age to Early Iron Age - 1000 BC to 401 BC Late bronze age or early iron age bucket urn cemetery, discovered in the ironstone workings at Frieston. Nine urns in Grantham museum. Within Frieston Conservation Area.

HISTORIC LANDSCAPE IN CAYTHORPE AND FRIESTON

MLI92360 - Frieston House park, Caythorpe Post Medieval to Edwardian - 1830 AD? to 1904 AD
A park recorded on the first edition c.1880 Ordnance Survey maps at Frieston House, Caythorpe. It is not recorded on the c.1905 Ordnance Survey map. Within Frieston Green Conservation Area

MLI97493 - Village green, Frieston. Medieval to Modern - 1066 AD? to 2050 AD.
Frieston Green is the historic core of the hamlet and forms the focal point for the Conservation Area. It contains several mature trees. Within Frieston Green Conservation Area.

MLI97492 - Caythorpe Village Green, Medieval to Modern - 1066 AD? to 2050 AD. The green to the west of the churchyard contributes to the character of the Conservation Area. It contains a York stone footpath leading to the churchyard and two benches. It is within Caythorpe Conservation Area.

5 Landscape (including Key Views)

This section considers national and local character assessments, drawing out elements that apply to Caythorpe and Frieston, to underpin NP policies on sustainable development, criteria for new housing, character/design, key views, landscape, nature conservation and heritage.

Local Plan and Natural England National Character Areas (NCAs)

Caythorpe & Frieston includes two NCAs: Trent & Belvoir Vale and Southern Lincolnshire Edge.



The NCAs are used as a reference point for the **Local Plan Policy EN1** (Landscape Character):
...Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

In assessing the impact of proposed development on the Landscape, relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans. Consideration should also be given to the Capacity and Limits to Growth Studies produced for Grantham and Stamford and the Points of the Compass Assessments prepared for the Larger Villages.

Southern Lincolnshire Edge NCA 47.

The eastern part of the Parish is included in this NCA, which is summarised as:
"...an area of clear character defined by the dramatic limestone cliff to the west and the dip slope that drops gently away to the edge of the fens in the east. It shares the cliff and the dip slope, and many

landscape characteristics, with the Northern Lincolnshire Edge and Coversands NCA to the north. It is an open landscape with far-reaching views over the Trent and Belvoir Vales and up to Lincoln Cathedral. On the free draining higher ground, land cover is primarily arable, in large geometric fields divided by limestone walls, with few trees or woodland. On the wetter, heavier clay soils to the east and south-west, pasture is more prevalent; hedgerows are the predominant boundary. The landscape has a more intimate, enclosed feel, with trees, woodland and parkland.

The underlying Jurassic Limestone geology has a defining impact on the landscape, not just through the distinctive topography, but also through its widespread use for construction of walls and buildings and numerous limestone quarries, both active and disused. Semi-natural habitats – including calcareous and neutral grassland and broadleaved woodland – are fragmented and sparsely scattered. Wide verges along roads and tracks provide important refuges for unimproved flower-rich grassland. The farmland supports large numbers of arable birds such as skylark, lapwing, grey partridge and corn bunting. There are many visible reminders of early human activity in the form of Roman roads and canals, such as Ermine Street and Car Dyke, medieval ridge and furrow, deserted medieval villages and moated sites. The 20th-century heritage includes a number of airfields created during the World Wars.

The primary ecosystem services provided include food provision, biomass provision, water availability, sense of place and sense of history. Enhancements in management of soil, water, habitats and landscape features on agricultural land could help to strengthen the provision of many of these services. More efficient use, capture and re-use of water by industry and households helps protect the major aquifer and water from rivers. Protecting archaeology, historic buildings and traditional villages is key to preserving a sense of place and history.”

Statements of Environmental Opportunities:

- *SEO 1: Enhance the agricultural landscape and soils to increase efficiency of food production, conserve and connect fragmented patches of limestone grassland and woodland and maintain the traditional fabric of the rural landscape, to preserve sense of place and sense of history, protect water quality, enhance biodiversity and improve resilience to climate change.*
- *SEO 2: Protect and sympathetically manage geological features and historic features such as Ermine Street Roman road, medieval earthworks, industrial buildings, historic drystone wall networks and traditional villages, to sustain a sense of history and sense of place, providing interpretation to aid understanding of the landscape.*
- *SEO 3: Ensure that new development is planned and executed to preserve a sense of place, sense of history, tranquillity and biodiversity, while minimising water use and avoiding exacerbation of flooding and habitat fragmentation.*
- *SEO 4: Enhance the provision for access and recreation while maintaining the tranquillity of undisturbed areas and providing educational opportunities and interpretation.*

The NCA Landscape Opportunities which relate to the parish are summarised below.

- *Protect scarp slope from inappropriate development, increase woodland where possible.*
- *Retain long, panoramic views out over adjacent lower-lying land, especially from the scarp slope in the west and north towards Lincoln Cathedral.*
- *Protect, manage, enhance and extend the pockets of heathland, calcareous and neutral grassland linking existing areas where possible.*
- *Manage existing broadleaf woodland and increase woodland cover.*
- *Manage existing hedgerows sympathetically, cutting no more than every two years to allow them to fill out, and plant to fill in gaps.*
- *Increase the area of native broadleaved woodland, especially along the scarp slope of the Edge (Lincolnshire Cliff) in the west and on the heavier soils of the east and south-west.*

- *Manage grassy verges to encourage greater species richness and to maintain them as a feature of the long straight roads.*
- *Restore and manage disused limestone and aggregate quarries to retain their geological interest and expand their habitats of interest providing access where possible.*
- *Protect stone-built vernacular architecture including farmhouses and farmsteads and use appropriate materials and techniques when restoring them.*
- *Protect, conserve and interpret the many historic town houses, industrial buildings and other structures that reveal the rich Roman and medieval history.*
- *Enhance the contrast between the open plateau and the wooded scarp slopes by encouraging more woodland establishment on the slopes.*
- *Maintain and restore limestone rubble walls.*
- *Ensure that new irrigation reservoirs are constructed so that they contribute to biodiversity interest and fit in to local landform and landscape.*

Trent and Belvoir Vale (NCA 48).

The western part of the Parish is included in this NCA, which is summarised as:

“...characterised by undulating, strongly rural and predominantly arable farmland, centred on the River Trent. A low-lying rural landscape with relatively little woodland cover, the NCA offers long, open views. Newark) lies at the centre with Grantham, Nottingham, Lincoln and Gainsborough on the peripheries. The southern and eastern edges of the Vales are defined by the adjoining escarpments of the Lincolnshire Edge and the Leicestershire and Nottinghamshire Wolds NCA. To the west, the escarpment of a broad ridge of rolling landscape defines the boundary with the neighbouring Sherwood and Humberhead Levels NCAs. The area’s generally fertile soils and good quality agricultural land have supported a diversity of farming over a long period but, because of this, little semi-natural habitat remains. The powerful River Trent and its flood plain provide a strong feature running through the landscape. It is the greatest biodiversity resource, being a major corridor for wildlife moving through the area and supporting a variety of wetland habitats. It also provides flood storage as well as large amounts of cooling water for local power stations.

Cultural heritage is evident in the Trent and Belvoir Vales NCA with the overall settlement pattern little changed since medieval times. The gravel terraces along the Trent have been the focus of human activity for many thousands of years. The enclosure and reorganisation of the landscape in the 18th and 19th centuries can be seen in the regularly shaped hawthorn hedged fields and the distinctive red brick and pantile building style of the villages and farmsteads. Traditionally a mixed farming area, its intrinsic landscape character has been weakened by modern agricultural practices and development. Much pasture has been converted to arable use, hedgerows have been removed to create larger fields and the historical environment has been put at risk. Rural tranquillity is still a feature over most of the area but there are residential and infrastructure development pressures from the major settlement and roads....”

Statements of Environmental Opportunities:

SEO 1: *Maximise the use of sustainable agricultural practices that protect and enhance ecological networks in order to help safeguard the long-term viability of farming in the area while benefiting biodiversity, landscape character, carbon storage as well as water quality, availability and flow.*

SEO 2: *Enhance the woodland and hedgerow network through planting small woodlands, tree belts, hedgerow trees and new hedgerows to benefit landscape character, habitat connectivity and ecosystem services, including the regulation of soil erosion, water quality and flow.*

SEO 3: *Enhance the rivers and their flood plains for their ecological, historical and recreational importance, their contribution to biodiversity, soil quality, water availability and in regulating water flow and the important role they play in underpinning the character of the area.*

SEO 4: *Maintain and enhance the character of this gently undulating rural landscape. Promote and carefully manage the many distinctive elements that contribute to the overarching sense of place and history of the Trent and Belvoir Vales.*

The NCA Landscape Opportunities which relate to the parish are summarised below.

- *Conserve the rural settlement pattern by ensuring that new development is complementary to intrinsic local character.*
- *Conserve rural settlement character by using traditional materials in new developments especially the use of matching red brick and pantiles. Conserve the strongly nucleated character of settlements by encouraging new development to take place within the existing curtilage of settlements.*
- *Protect the tranquillity of the area by planning new developments carefully to minimise car use and accessible to sustainable transport. Ensure new developments are integrated well with well-designed green infrastructure. Resist new road development which threatens tranquillity.*
- *Restore and manage hedgerows, where they have been lost, to strengthen the historical field patterns, improve wildlife networks and enhance landscape character.*
- *Enhance tree cover throughout the NCA.*
- *Conserve protected areas and other high quality habitats, the range and ecological variability of habitats and species. Link and extend them to maximise benefits to landscape and biodiversity.*

However, the Parish is on the periphery of the NCA, and the analysis focuses on the Trent to the south-west. More detailed consideration is available in and SKDC study and a character assessment, produced for the neighbouring Hough-on-the Hill NP. These are considered below.

South Kesteven District Character Assessment

The South Kesteven Landscape Character Assessment was prepared by FPRC on behalf of the District Council in 2007. It forms part of current planning policy and is specifically referred to within the Core Strategy environment policies. The assessment, building on the national character assessment, divides the district into six character areas (see map below). The parish of Hough on the Hill falls within the character area also called the 'Trent and Belvoir Vales'. The key characteristics for this area are described as follows

- *A relatively simple, medium to large-scale, open arable or mixed farming landscape.*
- *Flat or very gently undulating topography.*
- *Simple regular fields enclosed by hawthorn hedges.*
- *Relatively few hedgerow trees and virtually no woodland.*
- *Small villages typically located on slightly rising land.*
- *Church towers and spires visible across the landscape.*
- *Buildings styles vary, but a high proportion of brick with dark red pantiles*

The landscape objectives for this character area are as follows.

- *Maintain and improve field boundary condition.*
- *Retain ditch patterns.*
- *Maintain wet grassland areas.*
- *Protect any woodland cover.*
- *Maintain existing hedgerow trees and plant new hedgerow trees.*
- *Provide new woodland planting with any new large scale agricultural buildings.*
- *Maintain views to elevated villages and churches.*

Adjoining parishes - Hough on the Hill This NP was adopted in 2015. It had a strong landscape focus, and an independent assessment was carried out, elements of which apply to Caythorpe and Frieston villages and the west part of the parish. The relevant extracts are copied overleaf.

FIGURE 2: Landscape Character Areas

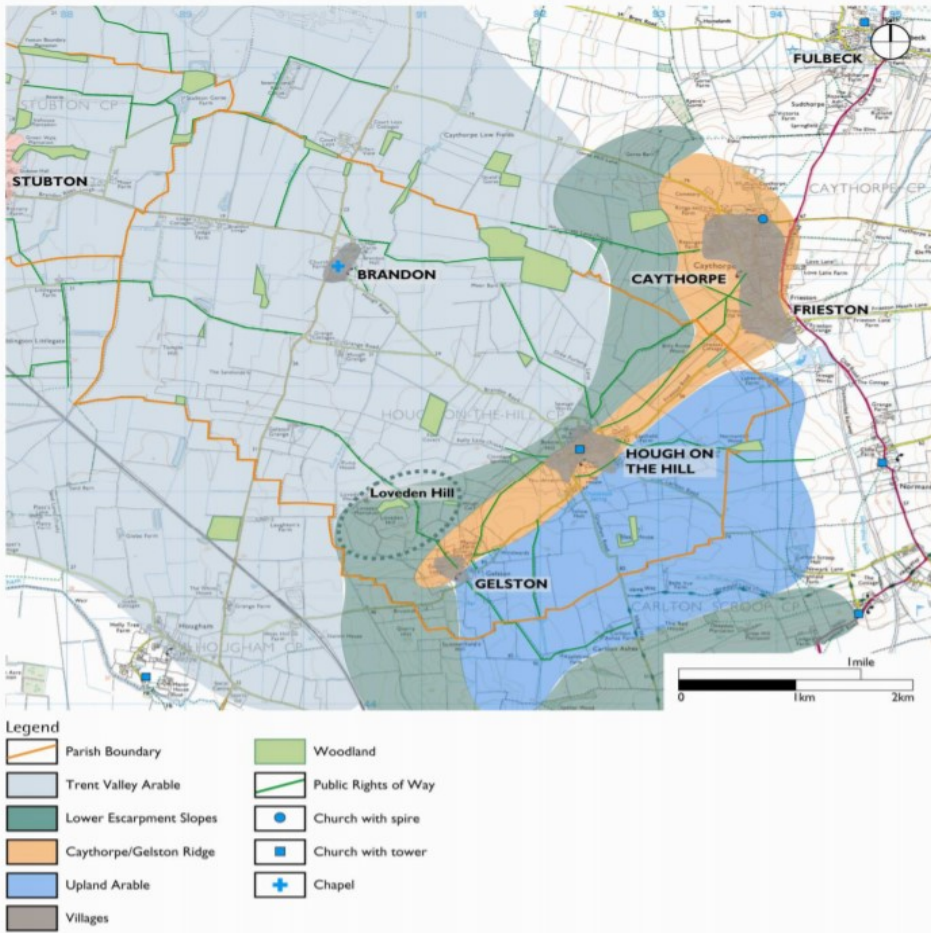


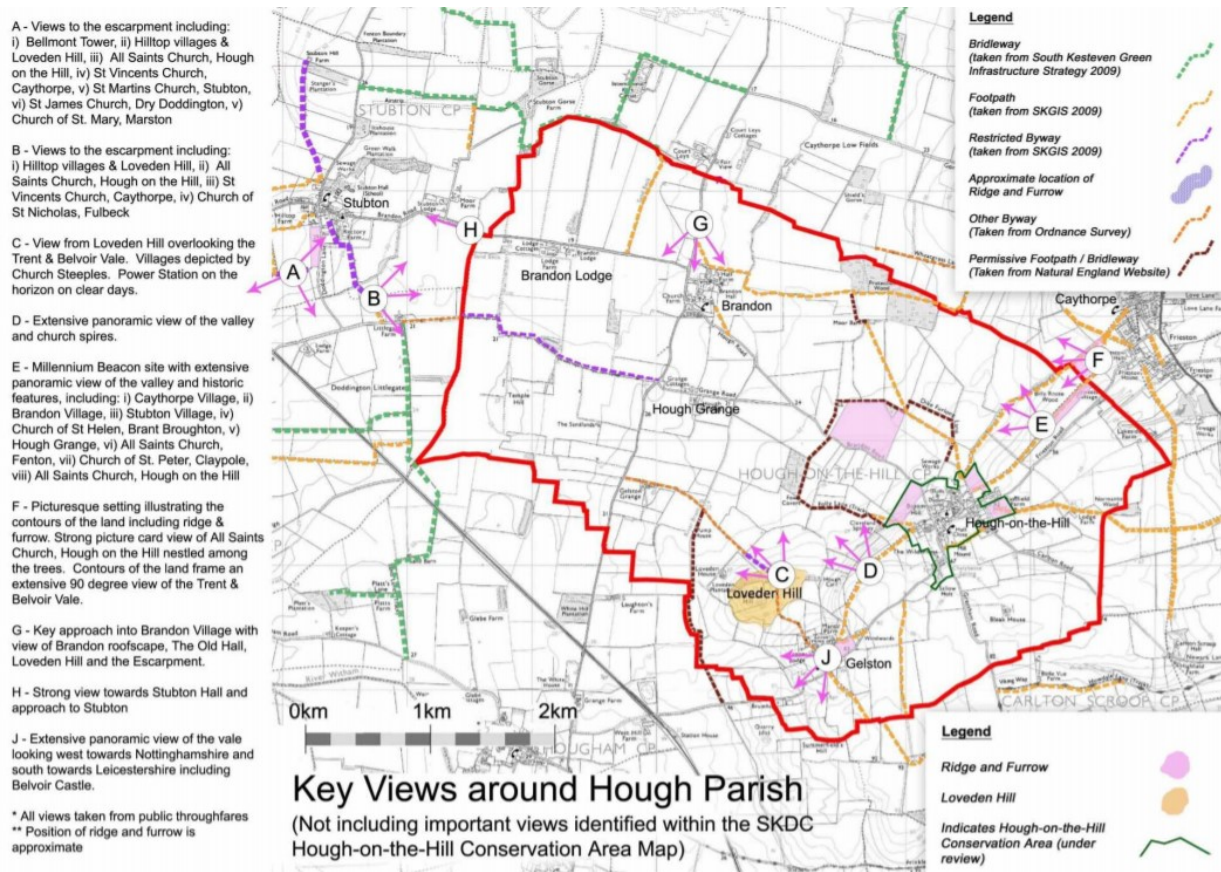
Fig 8 - Map of Parish Landscape Character Areas

Trent Valley Arable - This is the dominant landscape character within the wider area and its boundaries extend well beyond the Parish. The characteristics are in keeping with the broader landscape character area of the Trent and Belvoir Vales. It includes the village of Brandon as well as a number of farms.

Lower Escarpment Slopes - This area comprises the undulating slopes of the limestone escarpment which runs through the Parish. With the highest area to the east, the slopes within the study area are generally north-west facing. The land use is generally pasture with some arable fields on the more gently sloping areas. The northern part of Hough on the Hill sits within the character area and includes the pasture to the south of Lower Road and some houses and farm buildings on the edge of the village. Loveden Hill also sits within this character area and comprises a distinct hill with an area of woodland to the north.

Caythorpe Gelston Ridge - This area forms a narrow strip between the two adjacent character areas but is distinct in that it forms a ridge, affording 360 degree views from many locations. The area includes the village of Hough on the Hill, Gelston and Frieston/Caythorpe (outside the Parish).

Upland Arable - This area lies to the south and east of Parish and comprises arable fields on a plateau between the two faces of the escarpment. Views to the east are towards the upper escarpment slope.



From the NP Appendix (Parish Landscape Character by Allan Pyke & Associates (2013))

PCA 1 - Trent Valley Arable - This is the dominant landscape character within the wider area and its boundaries extend well beyond the Parish. The characteristics are in keeping with the broader landscape character area of the Trent and Belvoir Vales described in the South Kesteven Assessment. Whilst generally within arable use, it was noted at the consultation event that much of the land had been used by dairy herds until the 1950s and that the choice of crop is now determined by the soil which tends to be sandy in the west with more clay in the east. The Character Area includes the village of Brandon as well as a number of farms. The majority of buildings are of lower scale, harmonious with the landscape though there are a few larger scale agricultural buildings of which a small number are in some disrepair and detract from the quality of the landscape from some local views. The key characteristics are.

- A tranquil area with, large open views and only a very few minor roads.
- A relatively simple, medium to large-scale landscape with open arable fields.
- Flat or very gently undulating topography but with views east towards the escarpment.
- Simple regular fields enclosed by hawthorn/blackthorn hedges, with some wider field margins.
- Some hedgerow trees and areas of plantation woodland.
- Occasional farms (or former farms) with a range of residential buildings generally of lower scale two storey, but with some larger scale agricultural buildings (barns etc.)
- Church towers and spires visible landmarks across the landscape particularly along the elevated land of the escarpment villages to the east.
- Building materials include a high proportion of brick with dark red pantiles with some localised use of Lincolnshire limestone.

PCA 2 – Lower Escarpment Slopes – This area comprises the undulating slopes of the limestone escarpment which runs through the parish. With the highest area to the east, the slopes within the study area are generally north-west facing. The land use is generally pasture with some arable fields on the more gently sloping areas.

- A tranquil area with extensive 180 degree views to south, west and north with views stretching many

miles across predominantly agricultural landscape.

- *Small/medium pasture with some ridge and furrow. Some arable fields on shallow slopes.*
- *Gently undulating topography along the north-west facing slope.*
- *Fields enclosed by predominantly hawthorn/blackthorn hedges*
- *Some hedgerow trees and pockets of woodland and trees around the villages.*
- *Church towers and spires visible in the landscape, along the escarpment and over the vale.*
- *Some pylons, and other infrastructure visible on the distant horizon.*
- *Building styles vary, but a high proportion of Lincolnshire Limestone with some ironstone and brick with dark red pantiles with some slate.*

PCA 3 – Caythorpe/Gelston Ridge - *this area forms a narrow strip between the two adjacent character areas but is distinct in that it forms a ridge, affording views from many locations. The area includes Hough on the Hill, Gelston and Frieston/Caythorpe (outside the parish).*

- *A tranquil area with extensive 360 degree views from countryside and edge of village with views stretching many miles across predominantly agricultural landscape to the west and towards the higher escarpment slopes to the east.*
- *Mixture of small to medium pasture with some arable fields.*
- *A distinct ridge along the top of the escarpment between gently undulating topography along the north-west facing slope and containing former ironstone workings.*
- *Fields enclosed by predominately hawthorn hedges – including some remnant hedges.*
- *Some hedgerow trees and trees around the villages*
- *Church towers and spires visible across the landscape.*
- *Some pylons, and other infrastructure visible on the distant horizon.*
- *Building styles vary, but a high proportion of Lincolnshire Limestone with some ironstone and brick with dark red pantiles with some slate.*

Parish Level Landscape Recommendations (based on the character assessment).

A - Access to the Landscape

A1 - Maintain footpaths by ensuring they are easily identified and accessible year round. It is noted that the responsibility for implementing this may fall to individual landowners and efforts should be made to maintain dialogue with the relevant parties.

A2 - To encourage access to the countryside efforts should be made to retain permissive rights of way and review, where appropriate, the option to have these formally designated as public rights of way. Circular off road routes should be encouraged for safe enjoyment of all users.

A3 - Consider an increased number of bridleways. This would assist in avoiding unsafe use of roads (for riders and drivers). Where possible liaise with landowners to review the use of existing tracks and field margins to create new, safe, off-road bridleway routes.

B - Residential and Village Environment

B1 - Any new development should respect the style and scale of the existing properties and villages. Through reviews of planning applications, all development including conversions, extensions and new development should ensure that the scale of buildings do not change the existing characteristics of the villages and that building materials, including boundary treatments (front/side walls, fences etc) are in keeping with the prevailing materials.

B2 - New development should not significantly affect the existing village envelopes. To avoid change in the character and scale of the villages any new development should be carefully located on previously developed (brownfield) land.

B3 - Maintain the distinctive pattern of open spaces within the villages. Efforts should be made to ensure that the undeveloped land within the villages including the greens and other open spaces remain intact to retain the existing character and structure of the villages.

C - The Landscape and Natural Environment

C1 - Maintain existing hedgerows, trees and woodland and where possible encourage the planting of new trees and hedgerows. Where appropriate, the Parish Council should encourage enhancements to biodiversity through the retention of vegetation and new planting, where possible using local sources. The responsibility for this will be largely with private landowners.

C2 - Monitor trees for signs of disease.....

C3 - Maintain the character, setting and views of the parish. The views to and from the rural, undeveloped landscape have been identified as intrinsic and special aspects of the area. The character of the landscape and setting of villages and natural features.....are all highly valued. Care should be taken to maintain landscape character, village settings and the quality the views.....

There is an analysis in the study which shows how the recommendations relate to the NPPF and the Local Plan. It also includes reference to the **Lincolnshire County Council Historic Landscape Project (2010)**. It refers to the wider Regional Character Area 7 (The Southern Cliff), Historic Character Area Zone TVL4 (West Grantham Farmlands) within The Trent Valley Character Area. *The Southern Cliff character area refers to the 'distinctive line of settlements traceable along the cliff from Lincoln southwards to Grantham'.* The description of the character area goes on to state: *'The area is well wooded, with a mixture of ancient woodland and more recent plantations. The large country estates in the area have also enhanced the woodland cover of the area through the planting of shelter belts, screens and game coverts. There is a greater occurrence of woodland in the rolling hills of the south than on the heath. There is less woodland cover on the eastern slopes at the fen edge, perhaps indicating the arable productivity of the soil in this part of the area.'*

Sheep farming and the wool trade is referred to as one of the contributing factors to the historic wealth of the area, which is evident in the surviving stone built farm houses. It is noted that the area retains strong elements of its historic character but with area of ancient enclosure on the uplands having been lost to the pressures of modern day farming practices.

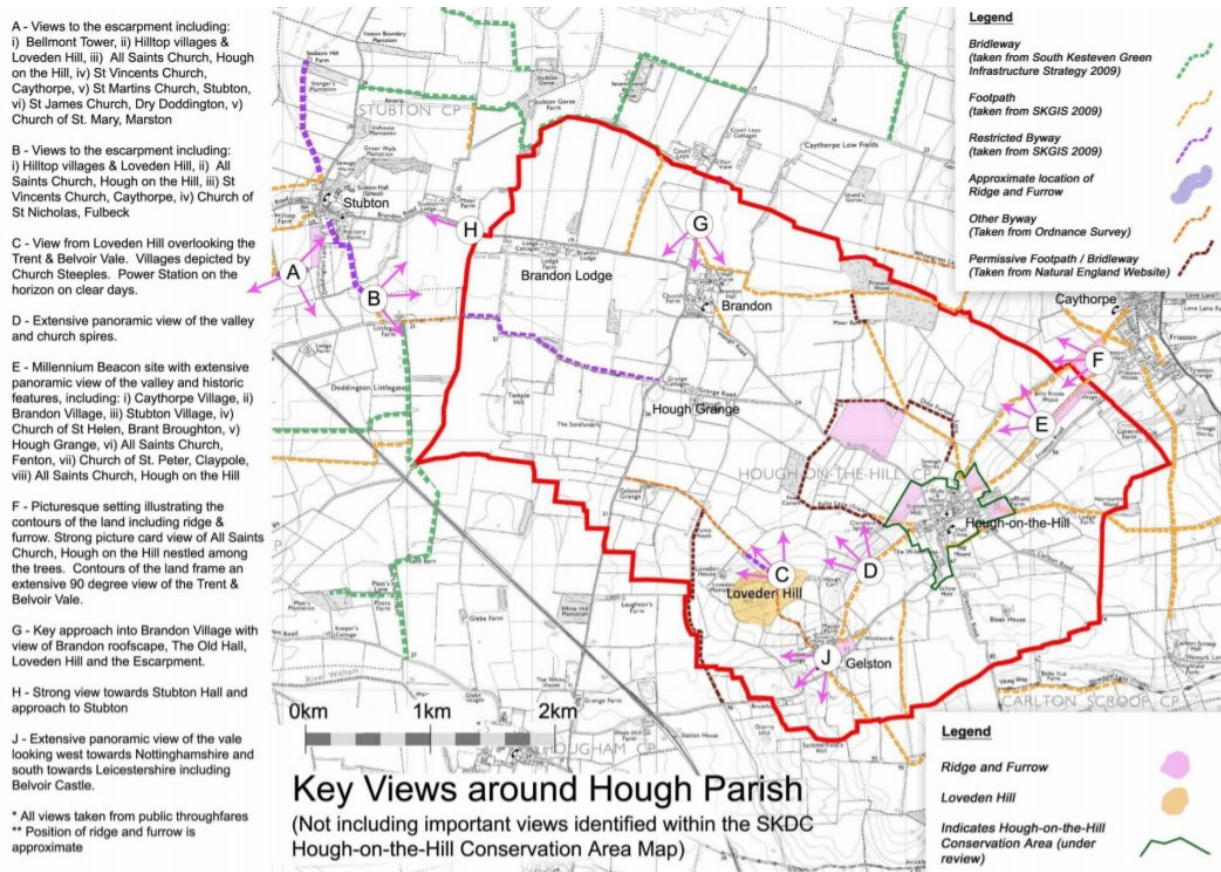
*The historic character zone, The West Grantham Farmlands (TVL4) notes that the zone is 'divided between the flat low lying areas of farmland and several small hills, on which the historic nucleated settlements are found'. The landscape of the wider character zone is described as rural, displaying a 'strongly planned character', though it notes that around **Caythorpe** and Hough on the Hill, the fields are 'larger and more irregular, Reference is also made to the well preserved ridge and furrow in some fields, particularly on higher ground. It is noted that during the 18th century, any remaining open fields or commons were enclosed which also resulted in the addition of dispersed farmsteads, beyond the existing settlements. Further modification to field patterns have taken place in the twentieth century resulting in some areas having larger fields to accommodate modern mechanised farming techniques.*

Key Views

Key Views are identified in the Conservation area appraisal, but this is village focused. There is no need to question the identified views and they can be referred to in a policy but there are others that could be identified.

There is a view (F on the plan below), actually in Caythorpe and Frieston, which is identified in the landscape study for the Hough on the Hill NP. The Caythorpe and Frieston NP includes a map and photographs of the key views in the designated Neighbourhood Area.

Other Significant Views around the Neighbourhood area are identified in the NP. The Caythorpe-Gelston Ridge, known locally as the Cliff, is an important feature in the landscape when viewed from the Vale. The ridge itself affords spectacular views across the Vale. A map and photographs of these and other significant views are illustrated in the NP.



In terms of Key Views in the wider countryside a simple, but structured, survey (with photos, taking account of Rights of Way and topography) has identified:

- The track leading west from Wheatgrass Lane (using the logic of F above).
- Further along the track from Wheatgrass Lane, looking east back to the Cliff and village.
- The FP running along Love Lane, east from the A607 (this may be a further reason for resisting development east of the main road or the expansion of MidUK).
- The FP running NNE/NE from Frieston Grange (for the same reason).
-

6 Open Spaces

The majority of existing open spaces (including recreation grounds, churchyards etc.) can be protected through a conventional planning policy where the NP adds local detail to the Local Plan. It will be necessary to identify/describe these spaces. The main open spaces are shown on the map and photos below. In addition to these, the NP Policy will also cover incidental and amenity open spaces within housing estates

Existing green spaces are shown in a map and photographs in the Plan, Appendix 4. They are:

The Burial Ground: Size: 0.21 hectares, Location: North west of Caythorpe village.

Description: a non-denominational burial ground with areas for the interment of ashes as well as burial plots. Owned and run by CFPC.

The Allotments. Size: 0.43 ha. Location: North west corner of Caythorpe village.

Description. Leased by CFPC from the Diocese of Lincoln, it contains 17 allotments which are fully subscribed most of the time. It is especially important to residents of the newer estates which have small gardens, as it gives them an opportunity to grow their own food.

St Vincent's Churchyard. Size: 0.45 ha. Location: Part of the northern boundary of the built-up area, alongside Church Lane.

Description. Green space surrounding the church. The southern part is occupied by well kept graves with an area of grass and trees behind. The graves are memorials to village residents, and part of village history.

The Playing Field. Size: 1.83 ha. Location. At the north east corner of Caythorpe village.

Description. Mown grass surrounded by mature trees. It has a pavilion/social club and a play area for children. It accommodates a football pitch in winter and a cricket pitch in summer, used by sports clubs for all ages. Village events are also held there

Caythorpe School Playing Field. Size: 0.60 ha. Location: Between the school buildings and Back Lane.

Description. Mostly laid to mown grass, with a belt of trees on the western side. It is used daily by the school children. It is not open to the public, but contributes to the open, rural character of the village.

Open Space in the Local Plan

The provision of open space should be considered against SKDC standards based on surveys undertaken in 2009 and 2017, as set out in these extracts from the Local Plan.

2.145 A Study of Open Space, Sport & Recreation in South Kesteven (2009) assessed the open space and sports needs of the District. The study examined the quantity, quality and accessibility of open space provision and considered the local needs of the population and the demands that will be made by future development. An audit of the existing provision of open space was carried out in 2017 to refresh the evidence base for determining the appropriate open space requirements for new development, ensuring that it remains robust and up-to-date. This is summarised by the South Kesteven Open Space, Sports & Recreation Facilities Report (2017). Where there are local deficiencies in open space provision, the standards of policy OS1 will be applied to development proposals to secure new provision.

The **2009 Open Space Study** has summaries of 83 parishes (Ha/1000 persons), including: **Caythorpe& Frieston** (Pop) 1472

Parks Gardens & Recreation Grounds (1.28)

Informal Open space (0.21)

Children & Young People (0.04)

Outdoor Sports (0.00)

Allotments (0.00)

Churchyard & Cemetery (0.58)

Outdoor Sports Limited Access (0.00)

Education Space (0.48)

The approach in the **2017 Report** was: 5.2. *To calculate up-to-date quantitative data of existing open space provision for each of the parish and town council areas in South Kesteven, updated population figures were required. These were taken from the most recently available Census data and combined with the GIS outputs to create a table showing existing levels of provision for the various open space typologies for each area. These were calculated to show the current quantity of open space provision (hectares) per 1,000 people for each open space typology. This replicated the methodology used by the 2009 study and provides updated, location specific data for the current provision of open space that can be assessed against the locally set standards.*

The estimated provision for Caythorpe & Frieston is set out below. It may be noteworthy that the **population was reduced, to 1374** from 1472.

Parks, Gardens and Recreation Grounds (1.37)

Informal and Accessible Natural Open Space (0.00)

Children & Young People (0.04)

Outdoor Sports (0.00)
 Allotments (0.00)
 Churchyard & Cemetery (0.62)
 Education (0.51)

In both cases, it is odd that there is no outdoor sports figure. How is the Cricket Club/ground and football pitch counted? (Sports & Social Club/Playing Field/Hammond Pavilion). PGL does not seem to allow any public access to its facilities? The allotments opened in 2015, so should have been included in the revised study. A query has been sent to SKDC to explain the above figures, but there has been no response to date.

Local Plan standards and policy

OS1: Open Space

The standards in the table below will be used to ensure the availability of adequate open space* for all areas. They will be used to ensure adequate levels of provision for each type of open space, based on existing and future needs. This will be achieved by both protecting existing open space and by opportunities to deliver additional open space where it is required.

	Standard	Component Parts	
Informal/ Natural green space	2.0 ha per 1000 population within 480m (10mins walk time)	Informal open space, natural green space, e.g. woodland, wetland, meadow and heath, green infrastructure, routeways and corridors	
Outdoor sports space	1.0 ha per 1000 population within 480m (10mins walk time)	Dedicated outdoor sports pitch provision (includes grass pitch provision and sometimes hard/synthetic surfaces)	
Other Open Space	0.8ha per 1000 population within 480m (10mins walk time)	Play equipped space	0.15ha
		Young Persons spaces	0.15ha
		Allotments	0.20ha
		Parks	0.30ha

Applying these standards (with an assumed 2021 population of 1500) there is a possible shortfall in informal/natural green space and outdoor sports provision, although as noted above, it is odd that the playing fields/Hammond Pavilion and allotments are not recorded.

Informal/Natural Greenspace (*Caythorpe should have 3 hectares*).

Outdoor Sports Space (*Caythorpe should have 1.5 hectares*).

Other Open Space (*Caythorpe should have 1.2 hectares*).

This means that protecting existing spaces is important. There is no planned larger scale development and new provision is unlikely because under Local Plan policies and NP objectives this is likely to be restricted to small scale infill.

Local Green Spaces and amenity open spaces

A further aspect of open space protection in NPs is through the designation of Local Green Spaces (LGS). A local survey has been carried out which identified the following potential LGS to be covered by a specific NP policy. The results are listed below and illustrated in the Plan document in Appendix 5. As part of considering potential LGSs, amenity open spaces (ASs) in housing areas were identified and recorded. These are to be protected under an open space policy. See Appendix 6 of the Plan for maps and photographs.

LGS 1. Diocesan triangle of land by the allotments. Size: 0.85 ha. Location: North east of Gorse Hill Lane.

Description. An area of unfenced, rough grassland with hedges on 2 sides and a footpath on the 3rd. It is accessed by the footpath from Gorse Hill Lane, and is frequently used by walkers. Although not directly adjacent to the built-up area, it lies beside the footpath by the allotments, a much used facility which is a part of Caythorpe village.

Local in character. Not extensive.

LGS 2. The Glebe Field: Size: 0.61 ha. Location: East of Waterloo Close

Description. Grassland currently used as grazing for horses. It is surrounded by hedgerows and includes trees, and is a refuge for birds and other wildlife. It lies within the Caythorpe conservation area, includes important views, identified in the Conservation Area appraisal (Page 10), and forms part of the historic environment around the church. Local in character. Not extensive.

LGS 3. The War Memorial and small green. Size: 0.01 ha. Location: Adjacent to the churchyard.

Description. This site has a memorial cross and other memorials in a paved area at the rear, and is the site of the annual Act of Remembrance. The rest of the area is laid to lawn with 2 benches facing the conservation area of High Street. The cross is listed in the Heritage category. Local in character. Not extensive.

LGS 4. Pasture between Caythorpe and Frieston. Size 2.04 ha. Location: West of A607, south of Frieston Road.

Description. Formerly known as Platt's Plot, this area of grassland, has been divided between 3 different landowners. One third is left to nature, with long grass, bramble patches and trees, and cut back from time to time. This is one of the few wild spaces around the villages. The remainder is used for grazing sheep. A footpath from Frieston Road, Caythorpe, to Frieston Lower Green runs along the western boundary, and the site can be seen from the roads on 2 other sides. It separates Caythorpe from Frieston and helps maintain the distinct character of these villages. Local in character, not extensive.

LGS 5. Frieston Green: Size: 0.18 ha. Location: Junction of Frieston Road and Hough Road.

Description. Within the Frieston Conservation Area, this village green acts as a setting for surrounding old houses, several of which are listed buildings. Several fine trees are set within it. Local in character. Not extensive

LGS 6 . Frieston Lower Green. Size: 0.08 ha. Location. Hough Road, Frieston.

Description. A small green space with grass and mature trees. The Frieston notice board is located here. Local in character. Not extensive.

LGS 7. Ridge and Furrow cultivation. Size: 8.22 ha. Location: West of Millfield Crescent

Description. A pasture that lies beside the Frieston conservation area. Used for grazing sheep, the sloping western section clearly shows the linear ridges and furrows of medieval agricultural practice. This area is listed by LCC as part of our architectural heritage. The ridges and furrows are no longer apparent in the flatter area that is adjacent to Millfield Crescent. Nevertheless we wish to include this area in the LGS designation, as it has amenity value for the community, including several public footpaths used by walkers that cross the site. They afford fine views across the Vale of Belvoir. Appendix 3 of the NP shows the footpaths and the view from one of them. Local in character. Larger than the other LGSs, but includes the largest area of ridge-and-furrow cultivation in the parish, footpaths and significant views.

AS1. Kings Hill Green. Size: 0.05 ha. Location: Kings Hill

Description. An area of grass with trees at the centre of the Kings Hill housing estate. It is an important feature that maintains a rural atmosphere within this built-up space.

AS 2. Back Lane/Chapel Lane junction. Size: 0.04 ha. Location: On the corner between these roads.

Description. An area of grass with mature trees. Several young trees have recently been planted.

AS 3. Arnhem Drive green space. Size 0.02 ha. Location: At the bend in Arnhem Drive.

Description. An area of grass with a mature tree. This space contributes to the low-density housing character of Arnhem Drive.

AS 4. Lime Grove copse. Size: 0.05 ha. Location.: At the eastern end of Lime Grove.

Description. An area of trees and shrubs that separates this cul-de-sac from the A607. It offers shelter and nesting sites for birds and other wildlife. It is maintained by CFPC.

AS 5. Millfield Crescent green space. Size: 0.06 ha. Location: At the centre of the Millfield Cres. housing estate.

An area of grass with trees that maintains a rural atmosphere within this built-up space.

AS 6. High Street triangle. Size: 0.01 ha. Location: South end of High Street.

Description. An area of grass at the main entry point to Caythorpe village. A large sycamore tree stump acts as a nesting site for birds. A new walnut tree has been planted that will one day replace the sycamore.

7 Caythorpe and Frieston Planning Application History (2016 to July 2021).

(Source SKDC website <http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/>) To identify trends and the planning issues in the area which need to be addressed by NP policies.

Summary by category

Application type	Approved	Refused	Undetermined	Total
Major residential 10+ dwellings.	0	0	0	0
Residential 2 - 9 dwellings	5	5	0	10
Single residential	6	4	0	10
Householder	36	4	0	40
Listed building consent	13	4	0	17
Tree works in conservation areas	33	0	0	33
Works to TPO trees	8	6	1	15
Other miscellaneous applications	11	0	1	12
Discharge of conditions/variations	33	0	1	34
Total				171

Conclusions

During the period from January 2016 to the end of July 2021, 171 applications within the Caythorpe and Frieston Neighbourhood Plan area have been determined by SKDC.

There were 20 applications for residential development, mainly for new build. None fell into the major category of development (10+ dwellings). Of the 20 applications for either single dwellings or for between 2 -9 dwellings 10 were granted permission. 9 were refused of which two were appealed. One appeal was allowed and the other was dismissed.

The majority of the applications submitted related to house extensions which is unsurprising given the predominantly residential nature of the village. From a total of householder 40 applications 36 were granted planning permission and 4 were refused.

There were 17 applications for listed building consent of which 4 were refused. The majority of these related to proposals for works associated with Caythorpe Hall.

There were 22 applications for works to trees, the majority of which are in the Conservation Areas. One application is not yet determined but the rest were all approved. There were also 15 applications for works to trees with Tree Preservation Orders of which 6 were refused.

12 applications fell within the miscellaneous category (change of use and non-householder development) including a major development by PGL at Caythorpe Court. One of these applications is yet to be determined but the remainder were granted permission.

The final category, "discharge of conditions/variation applications covers applications which follow on from the granting of permission, for example for residential development, listed building consents and householder applications.

Finally, and not included in the table there were 20 applications referred to as "County matters" determined by LCC (with SKDC consulted). These are applications for waste and mineral development. SKDC had no objection to 17 applications and made comments on 3. The majority of these applications related to Mid UK Recycling Ltd, Caythorpe Heath Lane.

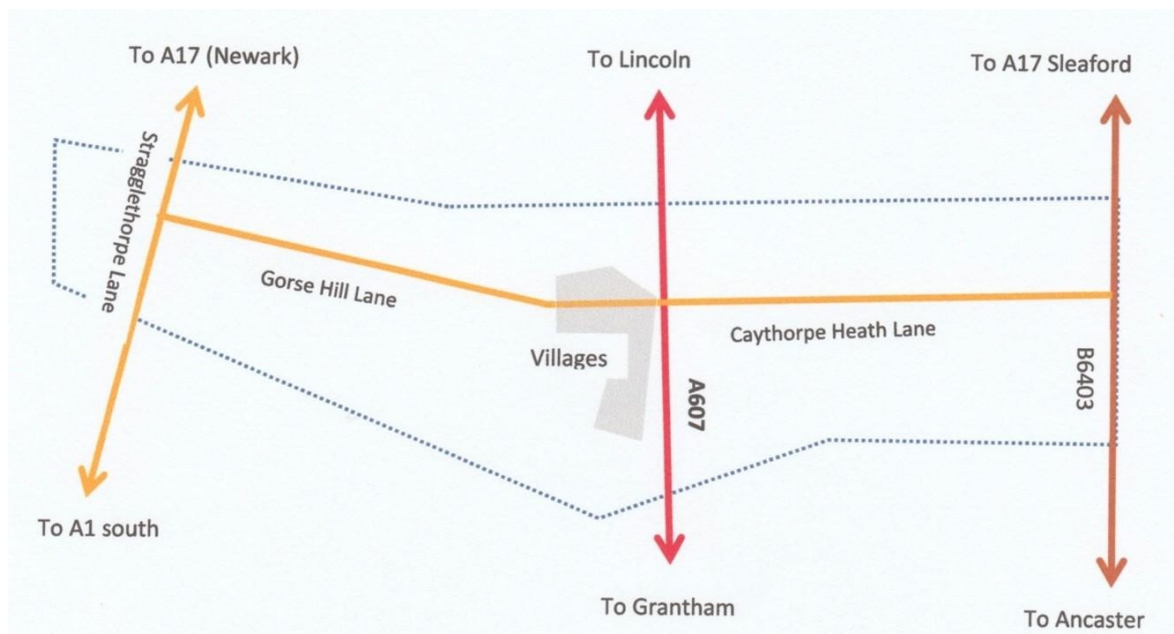
8 Transport and active travel

Roads The parish has 3 roads running north-south:

- At the eastern end of the parish is the B6403, High Dyke, part of the Roman Ermine Street. This leads to Ancaster to the south and joins the A17 to the north.
- In the centre of the parish, bypassing the villages of Caythorpe and Frieston is the single carriageway A607, which links the cliff villages to Lincoln and Grantham. The A607 is a bus route and carries heavy traffic going to the local farms, the Mid UK Recycling facility and the PGL outdoor centre on Caythorpe Heath Lane, as well as vehicles travelling between the villages and to Lincoln or Grantham.
- Near the parish's western boundary, Stragglethorpe Lane, a minor road, joins the A1 to the south and the A17 to the north.

Running east-west roughly in the centre of the parish is a narrow, minor road that links the 3 north-south routes and passes through the northern end of Caythorpe village. The eastern section, Caythorpe Heath Lane, gives access to several farms, the Mid UK recycling facility and the PGL outdoor centre. Several other little used minor roads give access to outlying farms and houses and to Hough-on-the-Hill.

Sketch map of most used routes



The road system allows access to:

- A1 – southbound 8 miles, northbound 11 miles via A17 at Newark
- Grantham and the East Coast Main Line – 9 miles via the A607
- Sleaford and the rail line to Skegness – 10 miles via Caythorpe Heath Lane and A17
- Newark, the East Coast Main Line and other rail routes – 12 miles via A17
- Lincoln – 17 miles via A607
- Ancaster – 5 miles via B6403
- The Cliff Villages along the A607

Footpaths and Cycle Routes

The A607 has a footpath/cycle path on one side north of Caythorpe, though adult cyclists mostly use the main carriageway. Caythorpe Heath Lane has a footpath between the PGL site and the villages. Most roads in Frieston and many in Caythorpe have a footpath on one side only, or none at all.

Sensory pavement road crossings to aid the visually impaired require a footpath on both sides, so there are only two sets in the village at present, both on the High Street in Caythorpe. One bus stop has a raised path for wheelchair/mobility scooter access to the bus going to Lincoln. Dropped curbs at more of the road junctions would improve safety and convenience for those using mobility aids and for families with prams and buggies.

Safety concerns have been raised about Waterloo Road, which is part of the east-west route through Caythorpe. There is no footpath, it is very narrow in places and has several sharp bends. The road surface is poor, forcing vehicles and pedestrians to the centre of the road in places.

There is also a network of public footpaths and bridleways through the countryside. These are used by organised walking groups, individuals and horse riders. Competitive running races are organised by the Sports and Social Club several times a year, and these too use the smaller rights of way. These important routes are shown on the Extract from the LCC definitive map below.



Public Transport

There is an hourly bus service between Grantham and Lincoln along the A607, which passes through Caythorpe High Street. Last buses run too early for access to nightlife in these towns.

Call Connect, an on-demand bus service, reaches other destinations, including Sleaford and Newark. It operates from 7am to 7pm and must be booked in advance. Caythorpe is no longer served by rail and Mid UK Recycling occupies the old track bed.

There is a taxi service based in Fulbeck. A volunteer car service for patients visiting hospital or the Ancaster branch of the GP practise was available pre-Covid, and it is hoped to re-start it in the future.

Car Parking

There are car parking spaces in a lay-by on Back Lane, serving Caythorpe school and intended for users of the Village Hall. There are no other public car parks in the parish. Some of the older properties on High Street, Church Lane and Old Lincoln Road have no front gardens and thus no off-road parking. The bungalows in the Wheatgrass Lane area have front gardens, but some have only narrow gates and no hard standing for cars. As a result roadside parking obstructs access for larger vehicles in these areas.

The main problem areas are:

- High Street, around the Spa shop and Village Hall. Residents with no off-road parking keep around 9 cars on the High Street at the roadside and 6 more on South Parade. At times when the shop, school, preschool and Children's Centre are open up to 21 cars may be parked in this area, and buses and other large vehicles can have difficulty getting through. There is a perception that the Village Hall causes the problems with parking, but its closure during the Covid 19 pandemic lockdown made little difference to the number of cars parked on this part of the High Street. Yellow lines are proposed for the junction with South Parade and the narrowest part of High Street.
- North end of High Street, where there are a residential care home, the church, two shops and several homes without off road parking. This area can be difficult for large vehicles. The GP surgery has a car park at the rear, but extensions to the surgery have reduced the parking area and some patients park on the road.
- Junction of Old Lincoln Road and Church Lane. The Social and Sports Club has no car park and again there are homes without parking spaces. Fortunately most of the on-street parking occurs at weekends, when large vehicles rarely try to pass through. Recently planning permission has been granted for new homes without road frontage along the footpath that links Old Lincoln Road with the GP surgery, and these will bring yet more roadside parking.

The Parish Council tries to ensure that new properties have adequate off road car parking, but as SKDC has no set rules around parking, this policy has not been supported. It is government policy that no new cars can use fossil fuels in less than a decade, with the expectation that most will be electric. Recharging will be a problem for residents that have to park at some distance from their houses.

9 Strategic Policy Context

In the South Kesteven Local Plan (2020) Caythorpe & Frieston is designated as a larger village, but with no housing sites allocated. There is little policy detail shown by the Inset Map below.

The following extracts from the plan are taken from policies which would be regarded as "Strategic" The NP must conform with these in order to meet the Basic Conditions.

*2.11 The Larger Villages not only support their own communities but also fulfil the role of being a service centre to the smaller settlements and rural areas. Development in Larger Villages may help to retain or improve the range of services available to both the larger villages and the other settlements served by them. The capacity of services (education, sewerage and water disposal) in some larger villages is at or near capacity. In some cases, a planned new development may bring about additional infrastructure which will resolve these issues. **However, to ensure that existing infrastructure is not over-stretched, outside of the allocated sites other development within the Larger Villages will be carefully managed and should be small scale (generally expected to be on sites of no more than 11 dwellings).***

SP2: Settlement Hierarchy To address growth needs the Local Plan proposes that.....

- In the Larger Villages as defined below, in addition to allocations, development proposals which promote

the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported. **Caythorpe and Frieston is listed.**

SP3: Infill Development In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built up frontage or re-development opportunity (previously development land);
- b. it is within the main built up part of the settlement;
- c. it does not cause harm or unacceptable impact upon the amenity of adjacent properties;
- d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

The Council is preparing a Design SPD to assist with the submission of applications against the above criteria. This Policy is to be read in conjunction with the Design SPD...



SP4: Development on the Edge of Settlements Proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant Local Plan policies, will be supported provided that the essential criteria a – f below are met...

- a. demonstrate clear evidence of substantial support from the local community* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group, based on material planning considerations;

- b. be well designed and appropriate in size/scale, layout & character to the setting and area;*
 - c. be adjacent to the existing pattern of development for the area or adjacent to developed site allocations as identified in the development plan;*
 - d. does not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;*
 - e. in the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and*
 - f. enable the delivery of essential infrastructure to support growth proposals.*
- (* ‘demonstration of clear local community support’ means that at the point of submitting a planning application.....there should be clear evidence of local community support for the scheme, from a thorough, but proportionate, pre-application consultation. Where demonstrable evidence of community support or objection cannot be determined, there will be a requirement for support from the Parish Council or Neighbourhood Plan Group.....”)*

The NP can add value to Local Plan policies, increasing clarity and detail on circumstances in which new housing may be acceptable, including consideration of the built-up area of the settlement, key views and important open spaces, drawing on local knowledge and surveys.

In addition to the policies above, the following are also part of strategic planning context. They will be relied upon, unless there is a need for local detail (e.g. or EN1 on Landscape Character).

SD1: Sustainable Development Principles

SP1: Spatial Strategy

SP5: Development in Open Countryside

H5: Gypsies and Travellers

H6: Travelling Show people

SP6: Community Services and Facilities

E7: Rural Economy

E9: Visitor Economy

EN1: Landscape Character

EN2: Protecting Bio (and Geo) diversity

EN6: The Historic Environment

OS1: Open Space

RE1: Renewable Energy Generation

ID3: Broadband and Communications

Whilst some local detail can be added, Policy EN1 is important. It states that: *“Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the identified landscape within which it is situated, and contribute to its conservation, enhancement or restoration. In assessing the impact of proposed development on the Landscape, relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans. Consideration should also be given to.....the Points of the Compass Assessments prepared for the Larger Villages.*

Related Local Plan evidence

Section 3 of the Plan covers individual communities, including Caythorpe & Frieston stating: *“....In addition to Policy H1, housing allocations for the Plan Period are set out in the following sections in order that these can be seen within the context of communities.”* The (limited) details for Caythorpe & Frieston are set out below.

3.69 The village of Caythorpe is situated on the A607, approximately 3 miles south from Leadenham and 8

miles (13 km) north from Grantham.

3.70 Caythorpe has a local village shop, a post office and a village hall. There are also two pubs, a police office, a doctor's surgery and a mobile library, along with open space and recreational provision.

Information was collected through a village services audit (Nov. 2016).

3.71 There is **no allocation in Caythorpe, as no land was promoted for development.**

The highlighted comment shows that there is a need, if future development pressure is to be managed, for a detailed locally derived criteria based policy in the NP. However, this needs to complement rather than duplicate Local Plan policies. A site, SW of Millfield Crescent, was included in the 2015 SHLAA but it was regarded as non-compliant (access & ownership constraints). The 2017 **Local Plan Sites Methodology** included the assessment of potential sites in Local Service Centres using criteria on: relationship to the settlement, landscape setting, biodiversity and heritage but no sites in Caythorpe & Frieston were considered. <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=23238&p=0>

In the 2019 analysis of the 5 year housing land supply, the following sites were noted.

- Caythorpe 6a, Church Lane, 2 dwellings ,9 Waterloo Road/3 dwellings, 17 Church Lane/1 dwelling, 35 Old Lincoln Road/2 dwellings and Templeway House 17 Chapel Lane, 1 dwelling .

Local Plan Capacity Study and Sustainability Appraisal Points of Compass Assessment

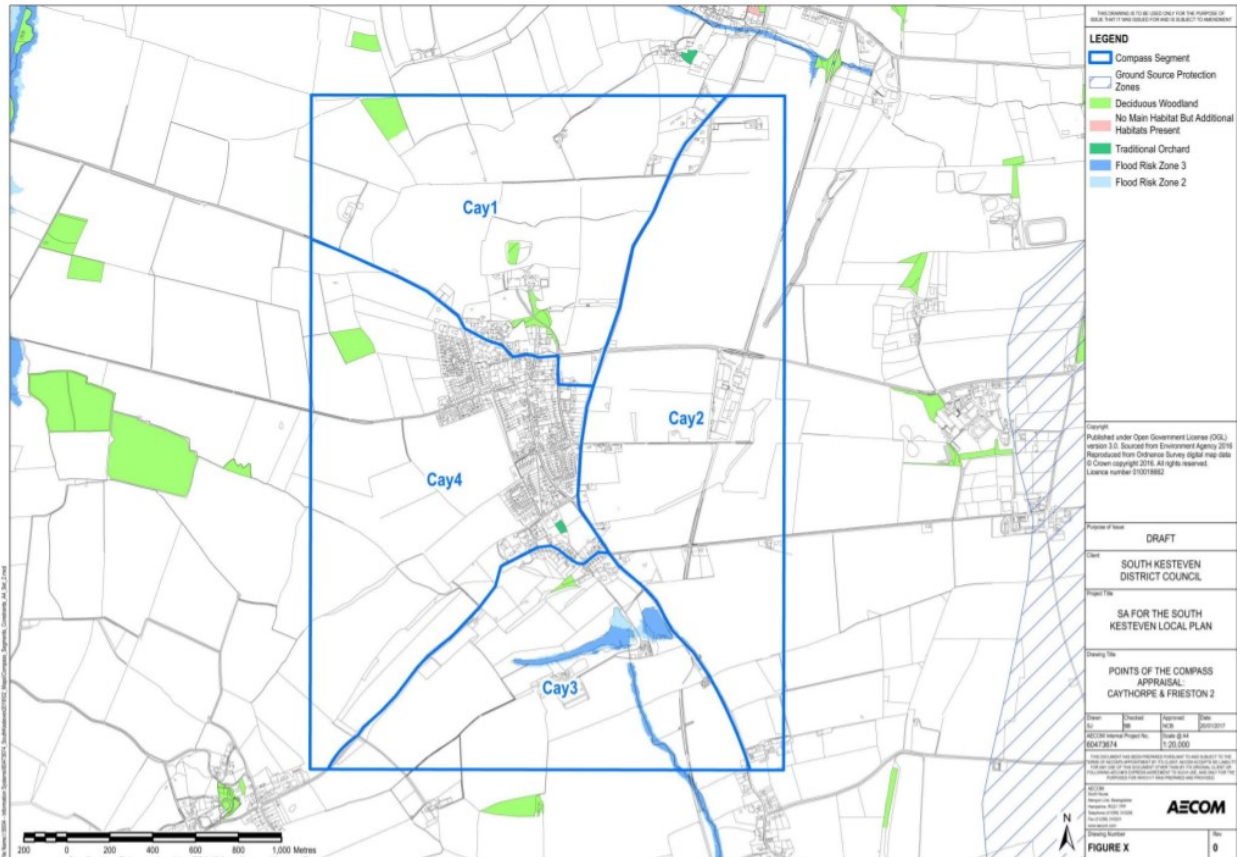
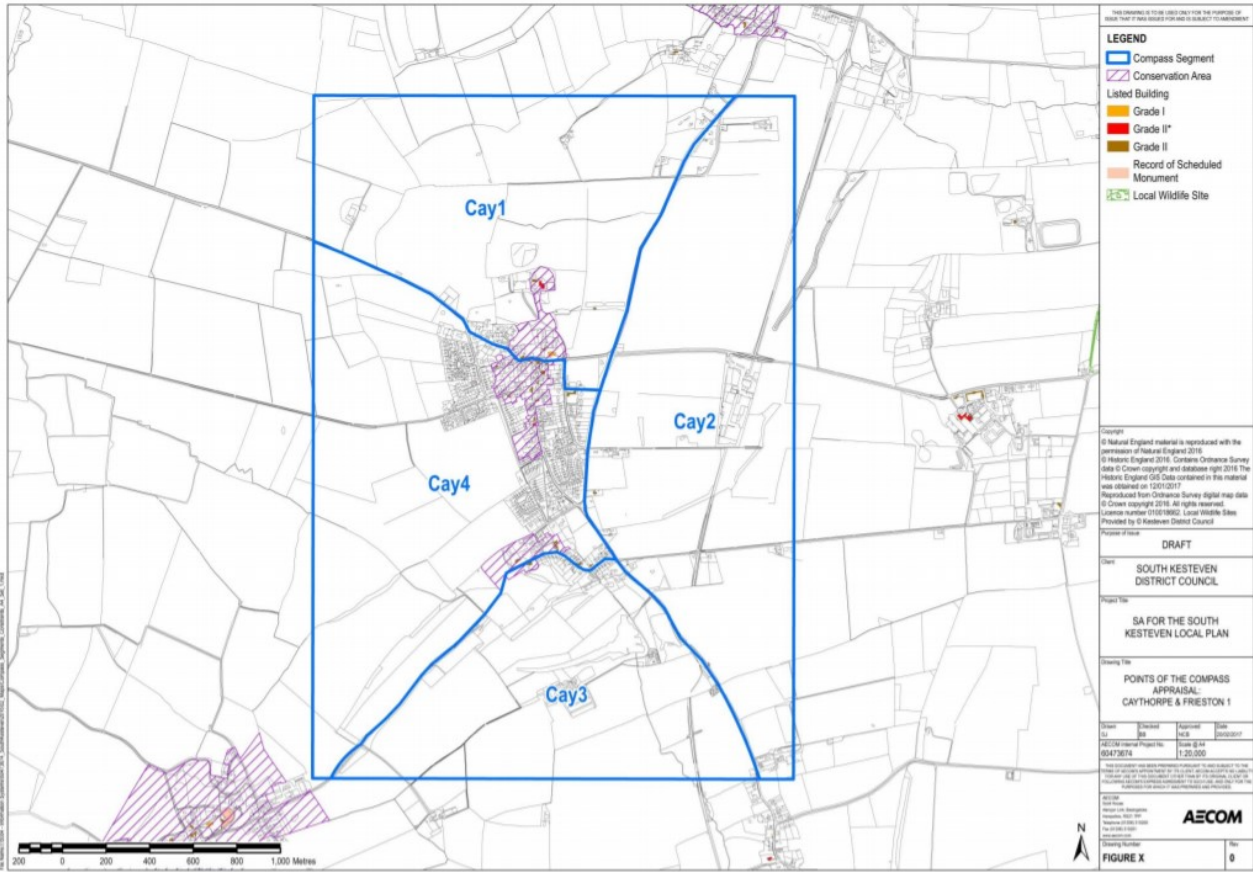
These could support NP policies for new housing, design, and landscape. SKDC decided that there were no appropriate locations for new housing and there is no Caythorpe capacity study, but the **highlighted** sections of the Local Plan and Sustainability Appraisal are relevant.

2.6 *To facilitate consideration of potential locations for site allocations, a number of broad areas around key settlements in the District have been evaluated.....to aid the consideration of appropriate locations for growthcapacity studies were undertaken on key constraints in and around Grantham, Stamford, Bourne and The Deepings, as well as the 15 Larger Villages.*

2.99 *In addition to the Capacity Studies, the Council commissioned a Sustainability Appraisal for the new Local Plan. 'Points of the Compass' appraisals have been produced as part of this. They divide the areas around certain towns and villages into sections and look at the constraints of each section, relating them back to the various sustainability themes. **Whilst not as detailed as the Capacity Studies, they can be used as a guide when considering the location of new development.*** The tables/maps for Caythorpe and Frieston are copied below.

Area	Caythorpe and Frieston: Key constraints	SA Themes for which constraints exist
Cay1	<p>There are three small patches of Deciduous Woodland BAP Priority Habitat located in Cay1 located near to Gorse Farm (north-west) and Caythorpe Hall (south-east).</p> <p>There are ten listed buildings of historical significance located in the built-up part southern section of Cay1, including one Grade I, eight Grade II and one Grade II*. Additionally, in the southern section of Cay1 there is a section of the Caythorpe Conservation Area.</p> <p>Cay1 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas (based on the most recent LCA undertaken in 2007). These character areas have been recognised as being of medium and medium- high risk from residential developments respectively.</p> <p>There is a mix of Grade 2 and Grade 3 Agricultural Land located outside of the built-up part of Cay1, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken. Grade 2 land is classified as being the Best and Most Versatile and is dominant in the south-eastern section of Cay1.</p> <p>There are isolated sections of Cay1 located in areas at high risk of surface water flooding: one in the south near to Hall Farm and the other extending west out of the eastern boundary (near to The Elms).</p>	Biodiversity; Historic Environment; Landscape; Soil; Water
Cay2	<p>At the central-eastern boundary of Cay2 there is a Site of Wildlife Interest.</p> <p>With regards to the historic environment, there is a Grade II listed building (4 and 6 Lincoln Road) on the eastern boundary of Cay2 near to Frieston.</p> <p>Cay2 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas. These character areas have been recognised as being of medium and medium- high risk from residential developments respectively.</p> <p>Land in Cay2 is classified as being Grade 2 Agricultural Land, however the exact location of this land has not yet been determined as no recent land classification is available for the area. This land is bordered by Grade 3 Agricultural Land extending out of the boundaries of Cay2.</p> <p>The central-western section of Cay2 contains areas of medium and high risk to surface water flooding.</p>	Biodiversity; Historic Environment; Landscape; Soil; Water
Cay3	<p>There is a small patch of Deciduous Woodland BAP Priority Habitat located in the northern section of Cay3 near to Manor Farm.</p> <p>In regards to the historic environment, at the northern tip of Cay3 and located close to Hough Road there are 9 Grade II listed buildings (Trap House, Frieston House, Craggs Cottages, The Old Place, Garden House at Frieston House, Denver House, 24 and 25 Hough Road, Grotto at Frieston House and Frieston Hall). Furthermore, a section of Caythorpe Conservation Area encompasses these listed buildings.</p>	Biodiversity; Historic Environment; Landscape; Soil; Water

Area	Caythorpe and Frieston: Key constraints	SA Themes for which constraints exist
	<p>Cay3 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas. These character areas have been recognised as being of medium and medium- high risk from residential developments respectively.</p> <p>Land is classified as Grade 3 Agricultural Land, however it is not possible to distinguish between Grade 3a land and Grade 3b land.</p> <p>All land up to 25-50m surrounding the reservoir just north of Lakeside Farm is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. Additionally, all land up to 25-50m either side of the dismantled railway is also located in Flood Zone 3. Furthermore, the land surrounding both Lakeside Farm and the dismantled railway is also at high risk from surface water flooding.</p>	
Cay4	<p>There is an isolated small patch of Traditional Orchard BAP Priority Habitat (approximately 0.2ha) located to the east of Frieston Old Hall.</p> <p>There are 13 listed buildings of historical significance within the built-up part of Cay4, including twelve Grade II and one Grade II*. On the southern boundary of Cay4 and located adjacent to Hough Road is a section of Caythorpe Conservation Area, with further sections encompassing land between Back Lane, High Street and Old Lincoln Road.</p> <p>Cay4 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas. These character areas have been recognised as being of medium and medium- high risk from residential developments respectively.</p> <p>There is a mix of Grade 2 and Grade 3 Agricultural Land located outside of the built-up part of Cay4, however, it is not possible to differentiate between Grade 3a land and Grade 3b land. Grade 2 land is classified as being the Best and Most Versatile and is dominant in the south-western corner of Cay4.</p>	Biodiversity; Historic Environment; Landscape; Soil



Other SKDC Documents – (Emerging) Design Guidelines for Rutland & South Kesteven

Earlier in 2021, SKDC consulted on a Draft set of Design Guidelines for Rutland and South Kesteven. These aim to help improve the quality of new development and supplement the policies in the Local Plan. When adopted, they will be part of the Policy Context for the NP. The draft documents can be seen at:

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/consultation-on-the-design-guidelines-for-rutland-and-south-kesteven/>

Overall, there is a focus on larger scale development, which because there are no larger housing site allocations may not be applicable to Caythorpe and Frieston, but the sections on car parking (5Q) detailed design (06) and design for commercial development (07) provide a useful context for the NP.

Local Plan Review

The Inspector's final report on the current Local Plan commits the Council to undertake an early review from April 2020 with submission by the end of December 2023. There was an Issues and Options consultation in October 2020. The review enables necessary updates of evidence, and the Council to consider whether its local housing need has changed and needs to be re-evaluated taking into consideration changes to national planning guidance. The timetable anticipates examination in December 2023 and adoption in December 2024. Until then, when the new plan is found sound and adopted, the current Local Plan will continue to be the Development Plan. There is an ongoing **Call for Sites** which will be monitored to see if any sites are put forward in Caythorpe.

It will be necessary for the NP to be prepared to be in conformity with the current LP, but it may also take account of emerging trends or policies in the new Local Plan.

As noted, the lack of detail concerning the (current) Local Plan Capacity Study for Caythorpe and Frieston and the comment that locations were not made because no land was put forward may have implications for the NP. There is an argument to be made for a detailed locally derived criteria based policy in the NP to cover proposals for new housing. This will need to complement and support Local Plan policies rather than duplicate them, but there will be justifiable considerations concerning scale, location, design and housing mix, based on the recent community survey and other evidence.

In addition, the NP process will help to inform comments from the Parish Council on the Draft Local Plan, when it is issued and, if necessary to enable it to participate in Local Plan Inquiry.

Appendix 1 – Conservation Area Appraisal (SKDC 2009).

Please download from:

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3093&p=0>