

SWINDERBY PARISH NEIGHBOURHOOD PLAN

February 2025



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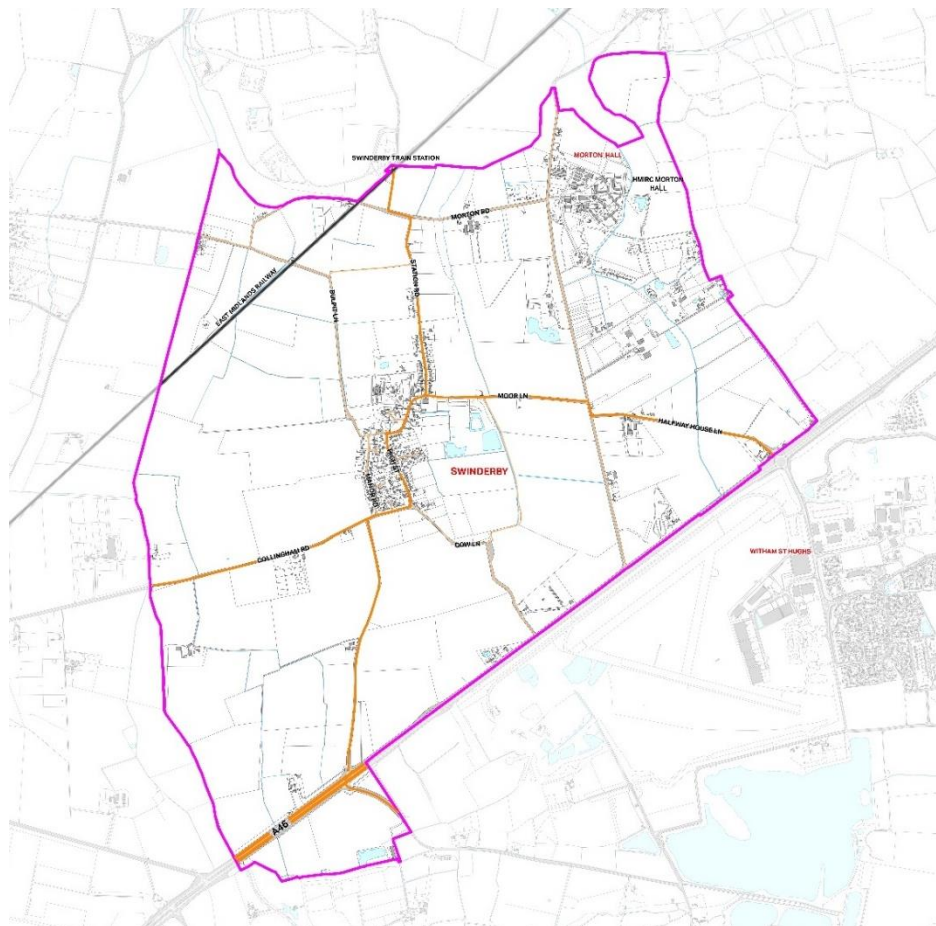


The Parish Council commissioned two reports, Design Guidance and Codes and Housing Needs Assessment. These were undertaken by AECOM and were used to inform the Neighbourhood Plan. These reports are available from the Parish Council if required.

The draft SEA/HRA (Strategic Environment Assessment and Habitats Regulations) Assessment Screening Report (dated October 2024) concluded that North Kesteven District Council considers that it is not likely that there will be any significant environmental effects arising from the Swinderby Neighbourhood Plan (as drafted at the date of this assessment) and thus a SEA and/or HRA report is not required.

The relevant Statutory Agencies, namely the Environmental Agency, Historic England and Natural England were consulted on 4th November 2024, and their feedback was incorporated as appropriate.

Map 1: Neighbourhood Plan Area



1. About Swinderby

- 1.1. Swinderby is a Neighbourhood Area (NA) situated in the local authority area of North Kesteven. The NA boundary covers the areas administered by Swinderby Parish Council.
- 1.2. The 2021 Census recorded a total of 300 households (rounded to the nearest 10) within the Parish of Swinderby. Forty-eight percent of those houses were owned outright above the average for North Kesteven of 40%.
- 1.3. The total population of Swinderby Parish at the time of the 2021 Census was 800, an increase of 23% from the 2011 Census.
- 1.4. There has been considerable development in Swinderby since 2011, with North Kesteven providing information on planning applications from 2011 to 2021 which totalled 273 homes (including change of use to residential, and conversions).
- 1.5. Under the Equality Act, 22.6% of the Parish were classified as disabled. This figure is higher than the figure for North Kesteven as a whole at 18.7%.
- 1.6. Thirty seven percent of the working population work from home and 56% travel to work by driving a car or van.

Settlement origins

1.7. Historical evidence reveals Swinderby's existence as early as 1086 with its reference in the Domesday Book where it was recorded under the jurisdiction of Eagle. However, it is assumed that the settlement may date back as far as the Roman period with its proximity to the Fosse Way (an important Roman Road now the A46) and the discovery of Roman pottery.



1.8. The Church of All Saints is of Norman origin and is the oldest building in the village. The west tower of the church and parts of the south wall are all that remain externally of the original twelfth century building. The church has been redeveloped regularly and evidence survives of work from the 12th, 13th, 15th, 17th, 19th and 20th centuries.



1.9. In the 12th Century, King Stephen granted the Manor of Eagle to the orders of the Knights Templar alongside ownership of other notable assets, including the Rectory and the Church of All Saints. In 1312 the Manor passed to the Knights Hospitaller and remained with the orders until the middle of the 16th Century.

1.10. Other than the church, the oldest building in the village is believed to be Manor House on High Street, which dates back to the 17th Century.

Settlement growth

- 1.11. The growth of the village occurred slowly. In 1771, listings by the Reverend John Disney reveal that the village hosted two blacksmiths, one butcher, 17 farmers, three wheelwrights, one weaver, one schoolmaster and three publicans. The total population of the village was 224.
- 1.12. It wasn't until the mid-nineteenth century that this grew to over 500 with the increased development of housing along High Street. There was also a marked increase in the number of farm cottages and agricultural holdings being developed across the landscape.
- 1.13. Throughout the 20th Century, housing development occurs along Back Lane (now Manor Road), Collingham Road which extended the village footprint westwards alongside additional infill and back land development on High Street and along Station Road.
- 1.14. The approval and development of 8 dwellings at Pacey Close and 15 dwellings at Holt Farm Paddock towards the end of the 20th Century and the beginning of the 21st Century comprises the latest in volume housebuilding. The development associated with planning application 22/1376/FUL, albeit on land formerly occupied by Produce World, will extend the village footprint eastwards with up to 132 new homes.



2. What is a Neighbourhood Plan?

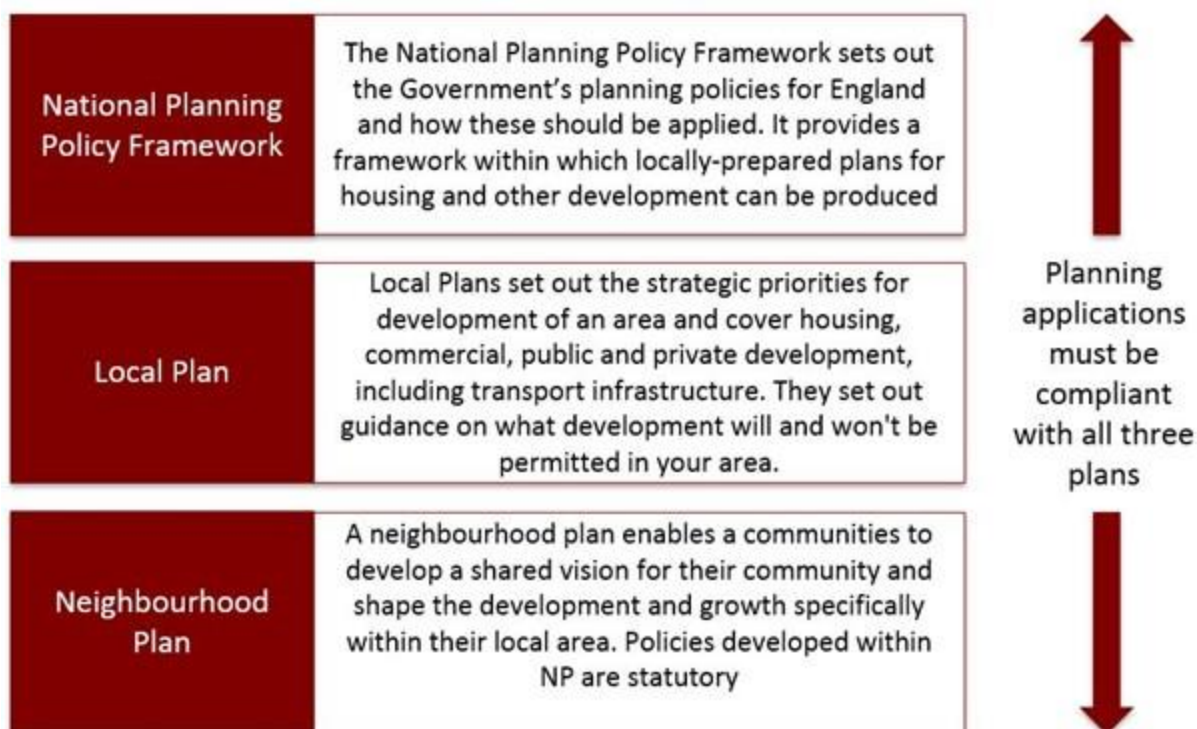
2.1. In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Produced by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

2.2. A Neighbourhood Plan is a community-led document which when it is complete, carries significant weight in determining planning applications within the area.

2.3. A Neighbourhood Plan is required to follow a detailed process so that it is produced by the community, is it considered fair and conforms to existing national and local planning policy legislation.

2.4. The Neighbourhood Plan forms part of the development process used to determine planning applications, as illustrated in the following flow chart.



3. Public Engagement

- 3.1. The Parish Council has undertaken a significant level of consultation about the future of Swinderby since 2017. This has been in response to the redevelopment of a large site off Moor Lane.
- 3.2. Concerns raised by the community, include:
- The scale of development proportionate to the current size of the village;
 - The type of housing;
 - The impact upon existing highway and utility infrastructure within the area;
 - the lack of existing services and facilities within the village;
 - impact on both health and education capacity.
- 3.3. In addition, the community also wanted to see:
- a. Improved infrastructure;
 - b. Smaller homes;
 - c. More green spaces;
 - d. More local facilities.
- 3.4. An additional consultation was undertaken in October 2022, with a public meeting on the 11th October to formally introduce the Neighbourhood Plan process and to seek further comment on local planning issues. Further consultations were held at the Swinderby Summer Show in June 2023 and 2024. A further two consultation events were also held in June 2024 at the Summer Show and the Village Hall.



Swinderby Summer Spectacular
2023 Consultation

Swinderby Village Hall Consultation
Summer 2024



4. Vision and Objectives

- 4.1. The Neighbourhood Plan will be a community made document that sets out the planning framework for the Parish over the next 20 years. The Swinderby Neighbourhood Plan's 'Vision and Objectives' are a response to the challenges and opportunities facing the neighbourhood. Many of these challenges and opportunities were highlighted in previous public consultation feedback about how the area should change in the future. Responses to consultations since 2017 have been used to help draft the wording of the vision and objectives set out below.

Over the next two decades, Swinderby will continue to be a place that people want to live in. The neighbourhood will be developed in a responsible and more sustainable manner with the needs of the community, environment and climate at the heart of this change.

The Parish will retain its rural character with the wider countryside protected to support biodiversity and reduce the spread of new development into the countryside and between nearby settlements. New housing development will be of a high-quality design with adequate parking and will prioritise the reuse of previously developed land and provide the necessary homes for both existing and new residents.

Our valued public green spaces and community facilities will be protected to support the continued sustainability of the village and help to support the day-to-day needs of local people.

Our Objectives

1. Supporting only small-scale developments of up to 5 dwellings per site which provide the type of homes that will benefit the needs of local people of Swinderby.
2. Protecting and enhancing our greenfield land and open countryside and preventing Swinderby merging with other settlements.
3. Increasing biodiversity within the Parish.
4. Protecting and enhancing our local community facilities and public green spaces.
5. Protecting our local heritage and enhancing the local character and distinctiveness of the Parish.
6. Reduce our impact on climate change through the use of sustainable materials, direct and indirect carbon capture, recycling and small-scale renewable energy technology.
7. Reduce traffic flow through Swinderby and ensure new developments are provided with adequate off street parking.



5. New Residential Development in Swinderby

- 5.1. 132 new dwellings will be delivered on a Local Plan allocated site at Moor Lane (NK/SWI/006). Policy S4 of the Central Lincolnshire Local Plan enables additional small-scale residential development of up to 5 homes per site to come forward over the plan period. These sites are likely to be delivered via a combination of infilling within the existing built form of the village or by developing small sites at the edge of the existing built form of the village.
- 5.2. To help manage the location and impact of new development, the Neighbourhood Plan has identified a developed footprint for the village of Swinderby on Map 2. This footprint simply illustrates the existing built curtilage of the village in accordance with the methodology identified within the Central Lincolnshire Local Plan. The footprint helps to clearly distinguish the extent of the existing built form of the village and the open countryside.
- 5.3. Development inside this footprint will generally be supported in principle subject to other policies within the development plan. Development outside the village footprint will strictly be controlled in order to protect the character of the rural area and prevent unsustainable development.
- 5.4. To reduce the impact of development within the developed footprint, the Neighbourhood Plan seeks to clarify the existing development density across the village.
- 5.5. This is important when considering the impact of future infilling development. Development that is likely to significantly increase the existing density may be considered 'out-of-character'.



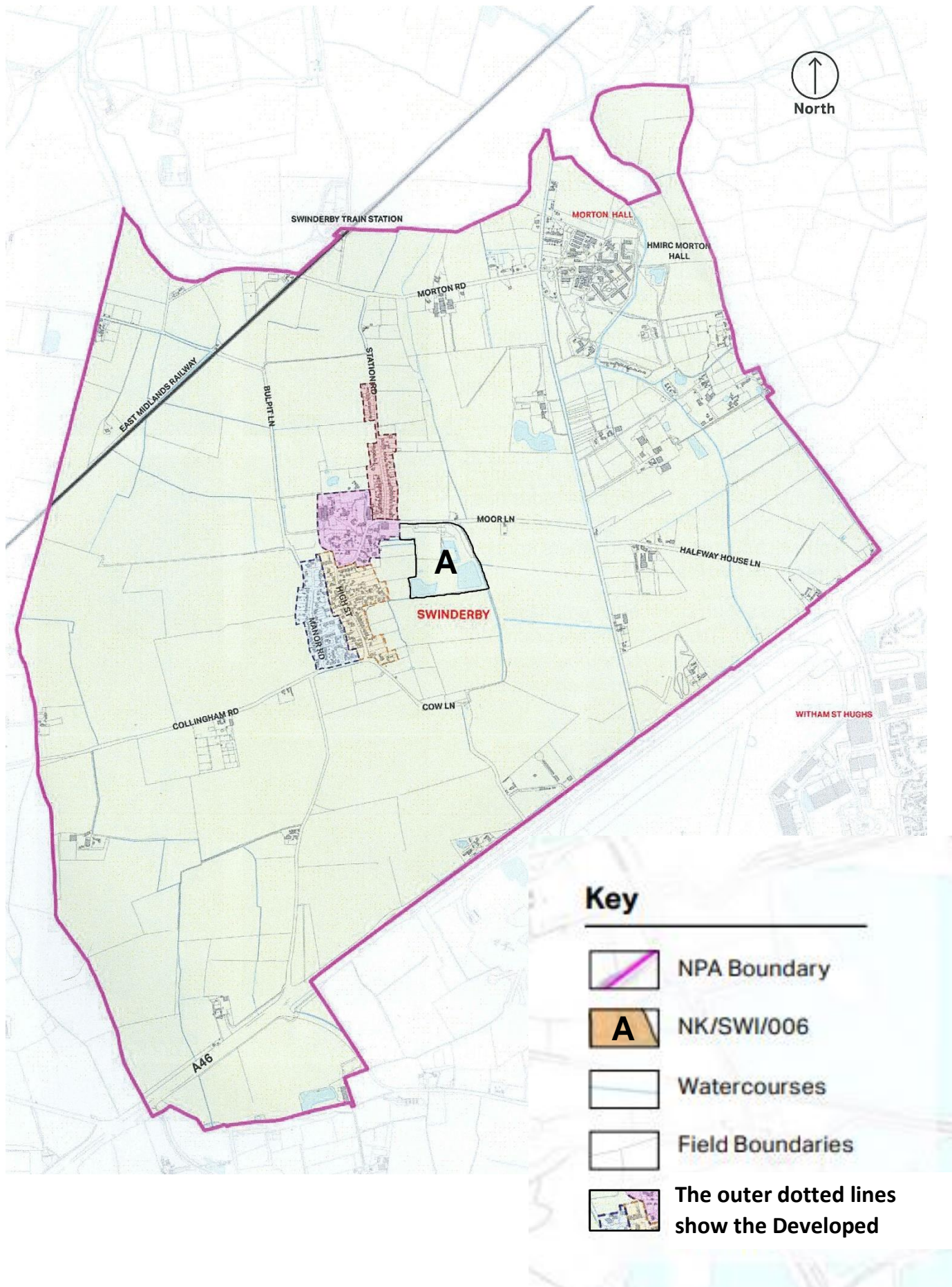
Policy 1: Residential Development

1. Proposals for new residential development in the developed footprint of Swinderby, as identified on Map 2, will be permitted in accordance with the following criteria:
 - a) It results in a form, design and scale of development which is high quality, respects and enhances the local character, contributes to good design and the reinforcement of local distinctiveness, and can be readily assimilated into the village;
 - b) It has regard to the size, type, tenure and range of housing that is required as identified in Policy 2;
 - c) It will not cause significant adverse impacts on services and infrastructure and the local infrastructure is sufficient to accommodate the demands of the development;
 - d) It results in high quality sustainable schemes that is appropriate to its context and makes a positive contribution to the local environment and landscape setting;
 - e) It does not result in significant adverse cumulative impacts (such as highway impacts) likely to arise from existing and proposed development within the wider area;
 - f) The location of development maximises opportunities to reduce the need to travel and encourages walking, cycling and public transport; and
 - g) It demonstrates safe and attractive pedestrian routes to facilities within the settlement within reasonable walking distance.

2. Proposals for residential development outside the development footprint will need to comply with Policy S4 of the Central Lincolnshire Local Plan.



Map 2: Allocated Site (A) and the Developed Footprint



Housing Type and Mix

- 5.6. The redevelopment of the site at Moor Lane NK/SWI/006 for 132 dwellings will provide a mix of dwelling types and sizes to help support the needs of the community. However, as this development is likely to be delivered by a single developer and early within the plan period, it is important to look at the accommodation needs beyond this development. To support this, the Parish Council commissioned an independent Housing Needs Assessment (HNA) (March 2023) prepared by AECOM consultants.
- 5.7. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the HNA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.
- 5.8. Analysis by AECOM Consultants of the 2011 and 2021 censuses identified detached dwellings were the most common type of dwelling in the HNA. There was also a relatively high proportion of bungalows in 2021. There was a notable lack of flats in the HNA, with 3.1% in 2011, decreasing to 1.0% in 2021.
- 5.9. Turning to dwelling size, between 2011 and 2021 the proportion of 1, 2, and 4+ bedroom dwellings increased whilst the proportion of 3-bedroom dwellings decreased. However, in both years the greatest proportion of dwellings were 3-bedroom, with little provision of the smallest 1-bedroom dwellings.
- 5.10. Occupancy ratings suggest significant levels of under-occupancy with that the larger housing in Swinderby potentially occupied by households with the most wealth or by older households unable or unwilling to downsize. There was also a small proportion of households over-occupying their homes; namely, households with dependent children.
- 5.11. AECOM modelling suggests that the majority of new development during the plan period is delivered as 2-bedroom and 3-bedroom dwellings, at 49.8% and 42.4% respectively. It recommends that there is no further delivery of 4 and 5+ bedroom dwellings.
- 5.12. Generally, it would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, the assessment recommends that priority is given to smaller and mid-sized homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability.

5.13. In addition, it is important that the tenure of any affordable housing developed over the plan period is aimed at accommodating local people who have an identified need. It is intended that the redevelopment of the former Produce World site, Moor Lane will generate a sizable quantity of affordable housing and this will help meet the missing accommodation needs for early part of the Plan period. However, beyond its development, it is likely that there will be further affordable housing needs within the community.

Policy 2: Housing Type and Mix

1. Where appropriate, residential developments should demonstrate that, at least, 30% of the total number of dwellings are for affordable housing. The delivered affordable homes should include a mix of house sizes (including 1, 2 and 3-bedroom dwellings) which reflect the most up-to-date assessment of housing needs in the parish.
2. Affordable housing units should be delivered on the application sites concerned unless it can be demonstrated that circumstances exist that support the equivalent provision on another site and/or the making of a payment for other off-site provision.
3. Affordable homes should be integrated into the wider design of the site concerned.
4. In addition to the affordable housing, open market homes should also provide a mix of 1, 2 and 3-bedroom dwellings, including single storey dwellings.
5. First Homes should be discounted at up to a 50% rate as identified within the Swinderby Housing Needs Assessment.

Extensions and Alterations to Existing Buildings

- 5.14. Extensions to residential properties can be an efficient and, in difficult housing markets, more affordable and practical way of adapting to household changes. However, extensions may disrupt the established pattern and form of development and therefore may have impacts on residential amenity. There should be no chamfering of edges to avoid the policy, although a well-designed extension with a single stepped wall may be acceptable. In these cases the length of the step should be reasonable. Maximising the depth of the extension should not be at the expense of the overall aesthetic.
- 5.15. Side extensions can, if developed in close proximity to the side boundaries adjoining neighbouring properties, lead to a 'terracing' effect, as semi-detached or detached properties become attached via extensions to those adjoining properties. In many cases, this would be out of keeping with the character of the locality and therefore a clear separation between the built form needs to be maintained.
- 5.16. As a minimum, there needs to be a one metre separation from the side boundary, however, where this would give rise to a very large extension due to the size and nature of the residential plot, a greater distance may be required. The determining factors for the degree of separation include the impacts on the street scene and residential amenity (privacy, outlook, daylight, sunlight). Developers should also consider appropriate access for ongoing maintenance purposes.
- 5.17. Corner/end of terrace properties occupy prominent places along multiple street frontages. The relationship to both streets, the need to maintain active frontages on both, and respecting/referencing the associated building lines is important. Side and rear extensions on these properties should be designed with the resulting appearance of the whole building and group of buildings of which they form a part in mind. Extensions should usually be subordinate to the original dwelling and therefore not overly dominant in the street scene. Exceptions may be made where an extension can be designed to create a frontage that turns the corner and addresses both streets. The acceptability of this approach will depend on the character of the area.
- 5.18. Roof and side extensions, due to their visibility, can have a more discernible impact on the street scene. Uniformity in architectural treatments, such as roof lines, and the rhythm of building widths are important to maintaining a continuity of character of a particular part of the parish.

Policy 3: Extensions and Alterations to Existing Buildings

1. Extensions

a. Proposed extensions will only be supported where:

- i. the impacts on the amenities of the original building and its neighbouring properties are limited and acceptable;
- ii. adequate amenity space and the satisfactory access to existing garages or garage/parking spaces is retained; and
- iii. there is no adverse visual impact upon local character including designated and non-designated heritage assets.

2. Roof extensions

a. Roof extensions to residential properties will only be supported where they are in keeping with the character and materiality of the property, and not dominant when viewed from the surrounding area;

3. Alterations

a. Proposed alterations will only be supported where:

- i. permitted development rights have been withdrawn to safeguard the character and appearance of the area. Permission for alterations will only be supported where:
- ii. roof dormers on front facing roofs will generally only be supported if they do not materially affect the character of the area and are not dominant or intrusive when viewed from the surrounding area.
- iii. placement of rainwater goods, soil pipes and other services/vents should not be to the aesthetic detriment of the property or roofscape.



New developments, including extensions and alterations, should respect the existing shape and rhythm of skylines and do not obstruct views to local landmarks such as Church towers,

Density of Development

- 5.19. Swinderby is a rural neighbourhood area and as a result, has a low density of dwellings. The main core of the village (Manor Road and High Street b, map 3 page 21) comprises a slightly higher density when compared to the rest of the village due to back land and infill development, however the density is still at a moderate 20 dwellings per hectare (dph).
- 5.20. Dwellings along the northern section of High Street (a), adjacent to the church, are at a density of 12 dph. Dwellings along Station Road and the modern development at Holt Farm Paddock comprise a density of 15 dph.
- 5.21. The remainder of the neighbourhood area is comprised of sporadic farmsteads and cottages and is therefore, at a low density.
- 5.22. There is a collection of buildings at Morton Hall. The majority of these buildings, however, are associated with HMP Morton Hall and consequently do not contribute to the Neighbourhood Plan. The adjacent cottages are at a density of 10 dph.
- 5.23. Historically, the plots of Swinderby's properties were long and spacious with generous rear gardens - reflecting the agricultural character of the neighbourhood area.

Policy 4: Density of New Development

1. All new residential development over and above the development density of the relevant character area will not be supported:
 - a) High Street (b) and Manor Road – around 20 dwellings per hectare;
 - b) High Street (a) – around 12 dwellings per hectare
 - c) Station Road – around 15 dwellings per hectare; and
 - d) Morton - around 10 dwellings per hectare.

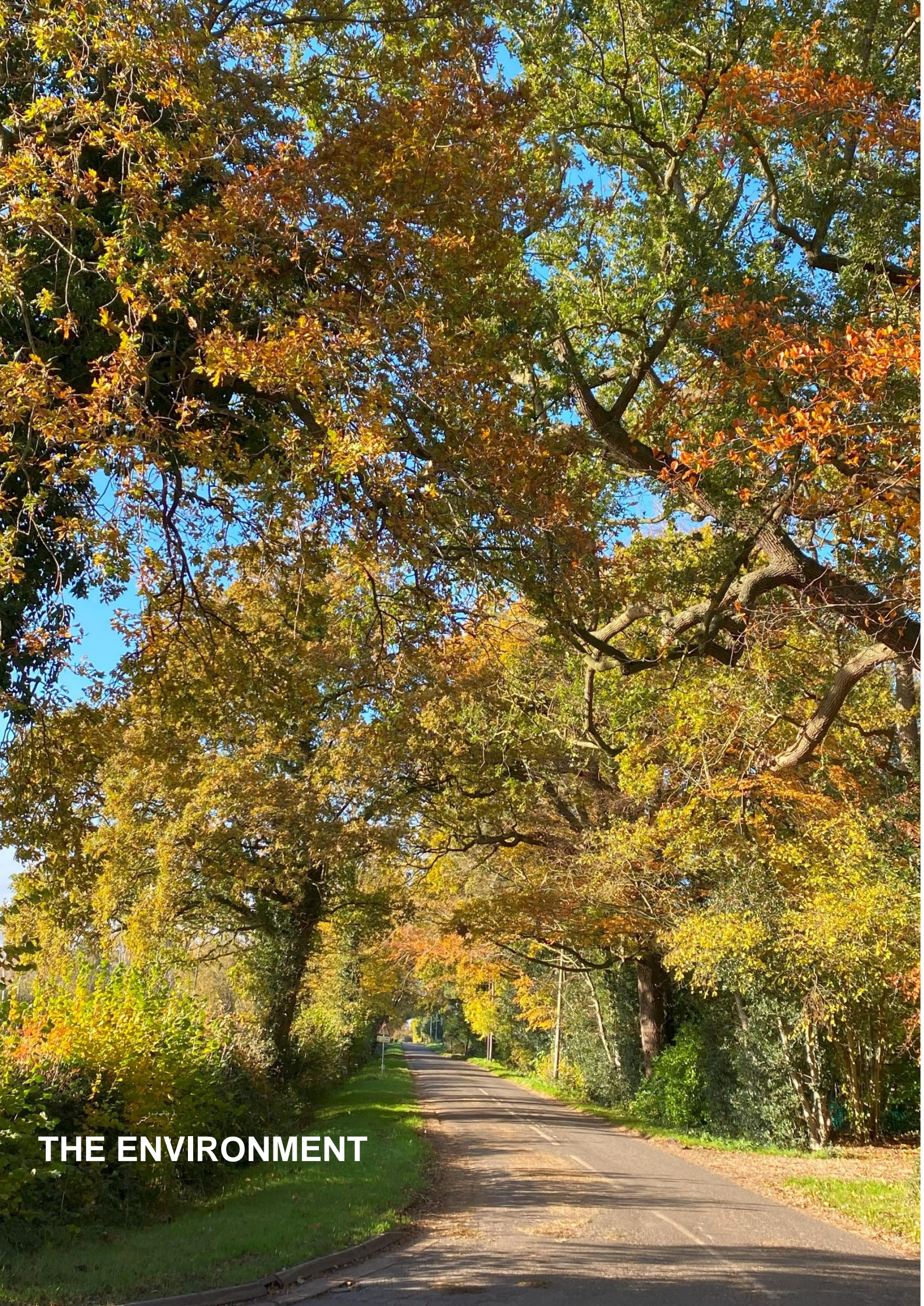
2. Development that reflects the character of the area with suitable design solutions that take the area in context into account will be supported.

Development in the Countryside

- 5.24. Swinderby is located around 12 miles from Lincoln and 8 miles from Newark where there is access to more general employment opportunities. The majority of local employment is agricultural based through farming and other more specialised industries such as education.
- 5.25. In accordance with its rural character, new development will largely be concentrated within the existing developed footprint of the village. However, in some circumstances, development may be supported outside of these locations.
- 5.26. Due to its access by train and the A46, Swinderby is generally considered a commuter village where the majority of people travel outside the parish to access wider employment opportunities.
- 5.27. The parish has some notable businesses such as HMP Morton Hall, Cross Plant supplies, Kisimul School and M.E.C Recycling which is located along Eagle Road. In addition, there are other smaller businesses within the community.
- 5.28. It is important to support the local rural economy, whilst at the same time restricting land uses that would not complement local employment need or those that have a harmful impact on the wider countryside. Since the Parish area is small and largely rural, new large-scale manufacturing, warehousing or industrial uses would not be appropriate in such a location.

Policy 5: Development in the Countryside

1. Except as set out in the qualifying criteria (local Plan Policy S4) for development adjacent to the developed footprint, new development beyond the developed footprint will be regarded as being in the countryside and as such restricted to:
 - a) the redevelopment of redundant and disused buildings which enhances its immediate setting;
 - b) gypsy and traveller accommodation in accordance with the Central Lincolnshire Local Plan;
 - c) the needs of an essential rural worker, required to live permanently at or near their place of work in the countryside;
 - d) a development that represents the optimal viable use of a heritage asset or would be appropriate to secure the future of a heritage asset;
 - e) the subdivision or replacement of an existing residential building.

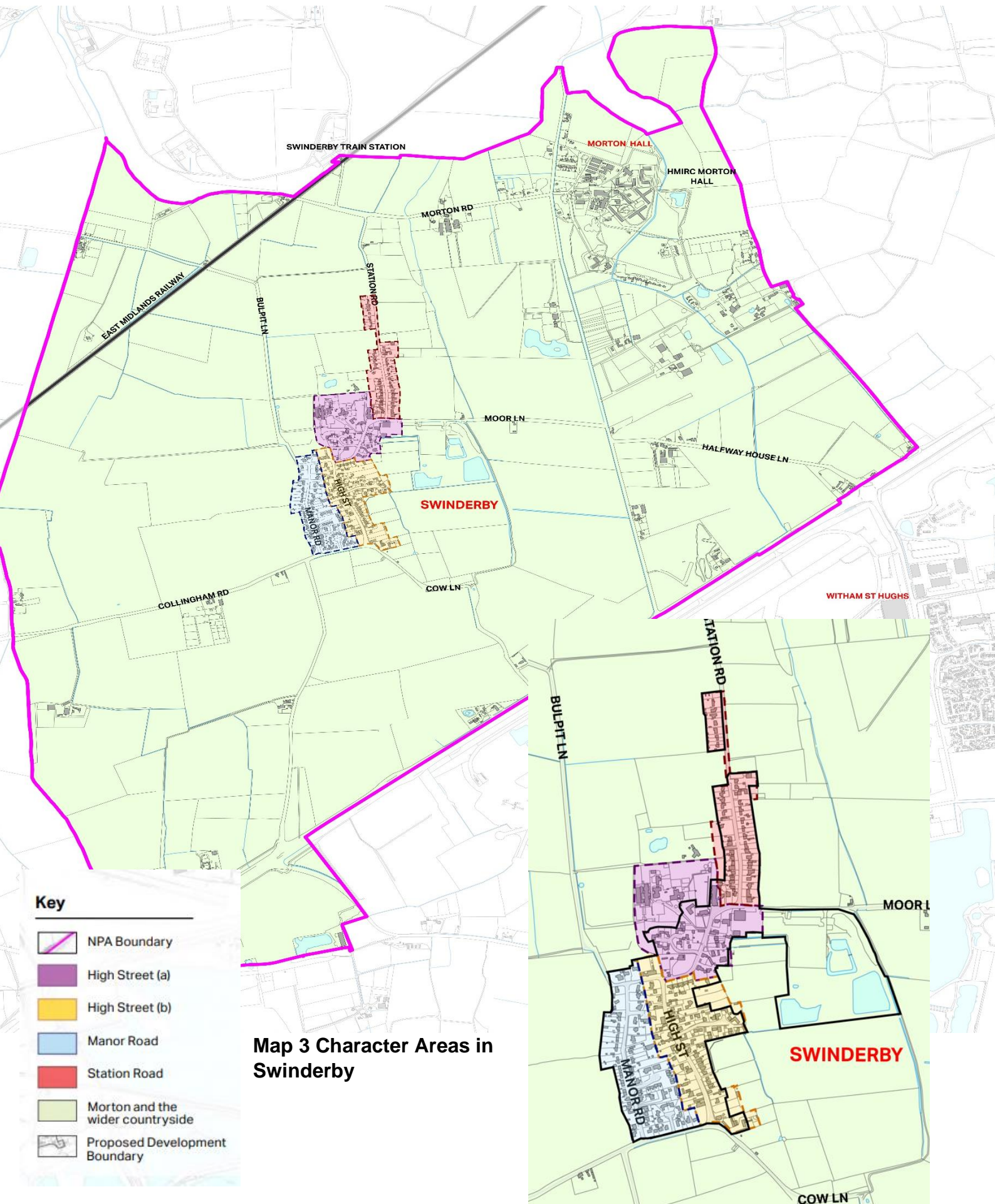


THE ENVIRONMENT

6. The Environment

The Design of New Development

- 6.1. Creating high quality, beautiful and sustainable buildings and spaces is fundamental to creating a quality environment. In accordance with national policy, Policy 6 sets out the key design objectives that are crucial for delivering high quality places and spaces. Our environment must be considered at the outset and throughout the design process.
- 6.2. Successful places and buildings tend to be those that have a distinct identity or contribute towards the sense of place. Policy 6 therefore places value on Swinderby's defining character and distinctiveness, its varying landscape and street scape. Natural and heritage assets help define character, as do how people and vehicles move through a place.
- 6.3. New development should therefore make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context. Important local features, both within the landscape and built environment in particular should be retained where practicable as part of the proposal. Character could also respond to the community's changing lifestyles in the future.
- 6.4. To inform new development, the existing character of the Parish has been assessed through the Swinderby Design Guidance and Codes document. Produced independently, this document seeks to establish relevant characteristics of the Parish and identifies a set of design principles for new developments to follow.
- 6.5. The document identifies five separate character areas in the Parish:
 - High Street (a);
 - High Street (b);
 - Manor Road;
 - Station Road; and
 - Morton and the wider Countryside
- 6.6. To maintain a distinct rural character it is important that new development considers any distinct features when preparing the design of the site. Distinct features can include an area's street pattern, plot sizes of existing development, height and scale of existing buildings, heritage assets, green spaces, boundary treatments and materials.



Policy 6: The Design of New Development

1. Development proposals should be design-led and ensure that built development and associated spaces are high quality and distinctive to the parish. Development proposals should positively address the relevant principles in the Swinderby Design Code for the relevant character area in which they are located. Development should address the following criteria:
 - a) **context** – enhance the surroundings, maximising the value that the context can bring, including complementing heritage and natural assets;
 - b) **identity** – provide locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced;
 - c) **built form** – provide a coherent pattern of development where public and private spaces, including buildings, are clearly distinguished, safe and secure;
 - d) **movement** – be accessible, inclusive, and easy for all to get to and move around. It must connect well with other places, put people before private vehicles, integrate land uses with sustainable modes of transport and encourage active travel. Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks;
 - e) **nature** – enhance biodiversity and draw it into the urban environment, providing opportunities for all to access it. Development must connect to functional ecological corridors and habitats. Important ecological links must form a structuring principle of any new development.
 - f) **public spaces** – be safe, social and inclusive. They should be as far as feasible be open to public monitoring. They must be attractive, uncluttered and suitable to their intended function.
 - g) **uses** – contribute to places that provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs.

Policy 6: The Design of New Development (Cont.)

- h) **homes and buildings** – be functional, healthy and sustainable, reflecting the most up to date best practice.
- i) **resources** – be efficient and resilient in their use of resources both in construction and operation.
- j) **lifespan** – be durable and flexible enough to, as far as possible, respond to economic, social, environmental and technological change. Their design and materials should ensure long term resilience and ongoing maintenance.
- k) Provide off-street parking to the standards as set out in Policy S49 and Appendix 2 of the Central Lincolnshire Local Plan.



Local Green Spaces

6.7. National Planning Policy enables local communities to protect green spaces where these are important to the community and / or local character and biodiversity.



6.8. The community have identified those spaces that are important for both recreation and wildlife. Appendix C identifies how each space meets the criteria for designation as defined within National Planning Policy.

Policy 7: Local Green Spaces

1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Map 9.
 - a) Jubilee Park
 - b) Church Yard
 - c) Land outside Church Farm House
 - d) Land opposite the Village Hall
 - e) School playing Field
 - f) Betts's Corner
 - g) Bulpit Lane Corner

2. Applications for development on the identified local green spaces that would adversely affect their function as open green spaces will not be permitted.

Playing Field, Station Road

The Playing Field lies on Station Road and is owned by the Parish Council. Currently, the space is large amenity space with some provision for football use. The space is regularly used by the community, but there are opportunities to see this space improved with a mixture of facilities. These facilities could enable more members of the community to use this space. Improved walking infrastructure would provide health benefits for residents, including for young children who can ride their bikes on this space rather than the local roads.

The Parish Council will investigate with the community what the best uses are for this space over the Plan period. Policy 8 seeks to support the wider vision for improving this space.

Policy 8: Village Playing Field

1. Proposals to regenerate the Village playing field will be supported where development supports a wider choice of recreational facilities on site.
2. Proposals to improve the health and wellbeing of the community will be strongly supported.
3. Plans to include a nature reserve including a pond on the playing field, with provision for wheelchair access.



Biodiversity

- 6.9. National Planning Policy Framework (NPPF) states that Local Planning Authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, and recognises the role of green infrastructure in managing the risks arising from climate change, and its potential to deliver a wide range of environmental and quality of life benefits. The NPPF is supported by National Planning Practice Guidance (NPPG), which sets out what plan makers must have regard to when producing plans. The NPPG highlights the importance of ecological networks, including ancient woodland and landscape features, and the role of habitat corridors in helping to link isolated sites and species.
- 6.10. Although the Parish is predominantly agricultural in character, there are several areas of the Parish where the value of biodiversity is greater and therefore it is important to preserve these sites.



Policy 9: Biodiversity

1. Development proposals which incorporate new or reworked landscaping must demonstrate, through submitted plans, that they will seek to retain and enhance the overall rural character of the parish and seek to protect and enhance biodiversity, wildlife and habitats.
2. Where proposals are required to meet current national requirements for Biodiversity Net Gain, they should incorporate measures such as:
 - a) The planting and establishment of appropriate native hedging, trees and shrubs.
 - b) Contextually appropriate and sensitively designed boundary treatments to reflect the rural nature of the area.
 - c) Inclusion of natural nesting habitats/bird boxes/swift bricks for native birds and bat boxes where adjacent to wooded areas.
 - d) Providing insect and small mammal habitats such as wildflower areas, bee hotels, log piles, etc.
 - e) Provision of linkages to adjacent habitats, e.g. 'hedgehog highways' in boundary treatments.



SOCIAL INFRASTRUCTURE

7. Community Facilities

7.1. Swinderby has a primary school, village hall, public house and church. These facilities contribute positively to the local economy and support the role of the village in providing essential community facilities to its community and beyond.



7.2. It is important to retain these local community facilities to maintain the service offer to residents.

7.3. All new public community facilities should be located within the existing developed footprint of Swinderby village so that they are accessible to the community. Where a new public service is proposed outside of the existing village development footprint, then this needs to be justified in terms of its location, its impact on the environment and local character, and whether it is accessible to residents by bicycle and foot.



Policy 10: Community Facilities

1. The existing public community facilities listed within this policy will be safeguarded for local community (F use) throughout the plan period. The public community facilities safeguarded, are as follows:
 - a) Swinderby All Saints Primary School
 - b) Swinderby Village Hall
 - c) Swinderby Train Station
 - d) All Saints Church
 - e) The Plough Public House
 - f) Bowling Club Green
2. Proposals to redevelop, or change the use of, an existing community facility to a non-community use shall only be supported where one of the following conditions is met:
 - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility;
 - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area;
 - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.
3. Proposals for a new community facility (F use) will only be supported if it is located within the developed footprint of Swinderby, unless there is a locally demonstrated need for the residents of the Parish.



Streets and Footpaths

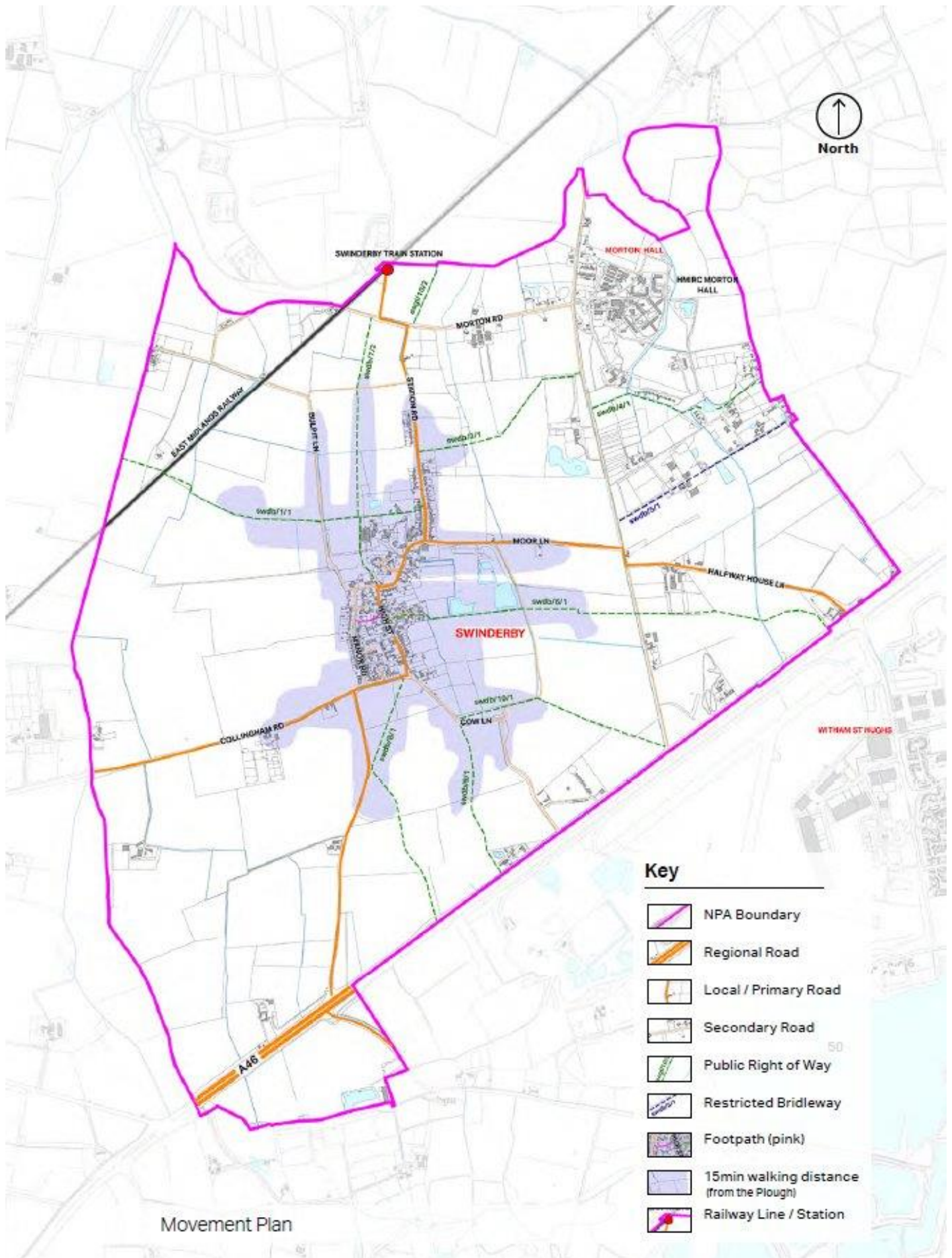
- 7.4. Swinderby's street network comprises narrow rural lanes and residential streets with a few local roads serving access to the regional A46 road.
- 7.5. The character of these streets are not suitable for high volumes of traffic, which is inappropriate given the rural character of the neighbourhood area.
- 7.6. Street tree planting is limited across the neighbourhood area. However, there are significant mature trees within residential boundaries, grass verges, and mature trees (such as Willow) planted sporadically throughout the village, establishing a sylvan character throughout Swinderby.
- 7.7. The neighbourhood area's rural lanes radiating out from the settlement are bounded by significant hedgerow and tree planting, reinforcing the agricultural and rural character of the village and wider neighbourhood area.

Footpaths

- 7.8. As illustrated on Map 6, Swinderby has a strong network of both formal footpaths (public rights of way) and informal footpaths (narrow passageways between walls and fences) that integrate the settlement with the wider countryside. This provides residents with easy access to the adjacent landscape and knits the urban and rural fabric.
- 7.9. There are no formal cycle paths within the neighbourhood area. The low volume of traffic on the principal roads throughout the neighbourhood area is however favourable for cycling.



Map 6: Public Rights of Way



Policy 11: Streets and Footpaths

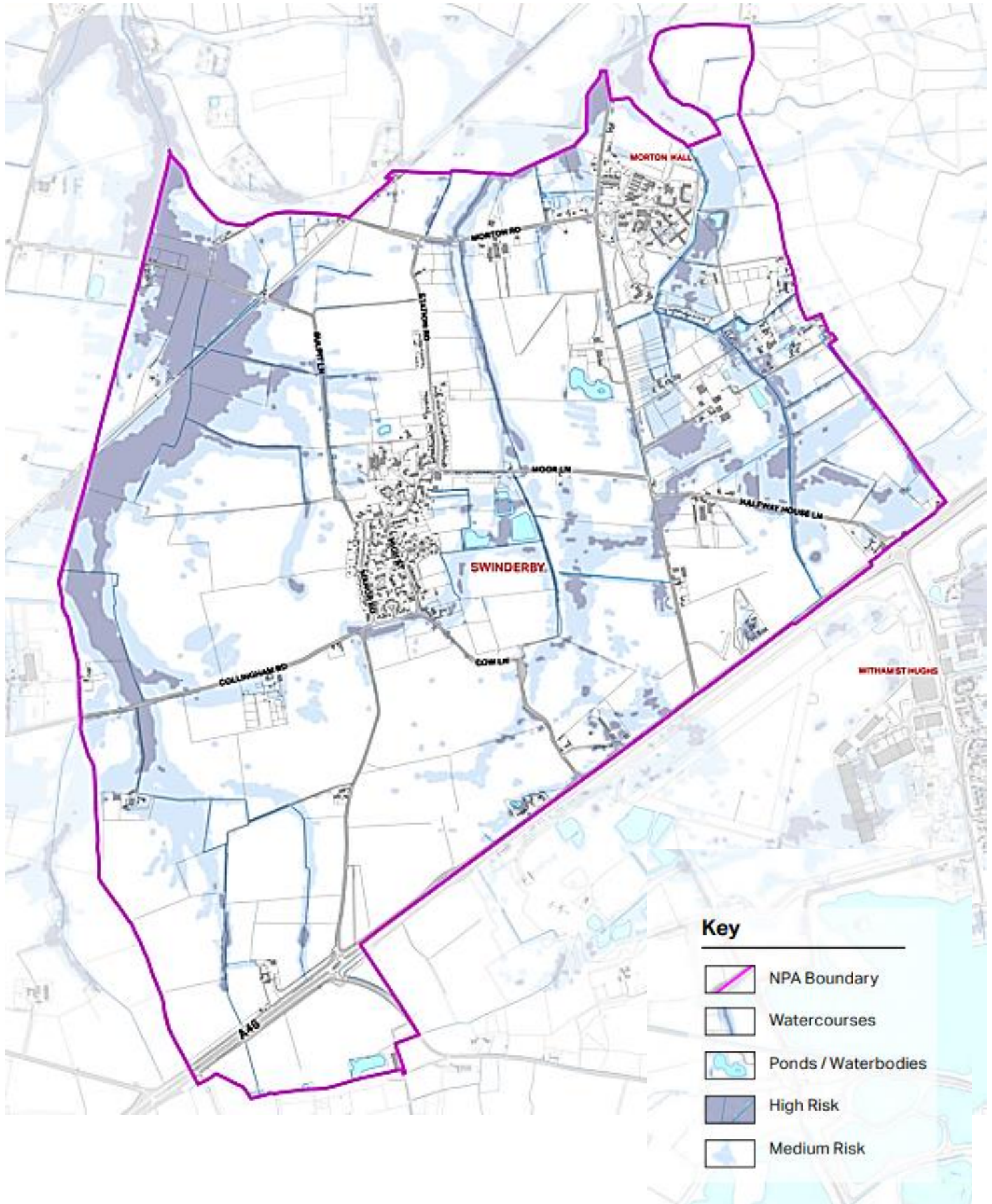
1. All existing public rights of way, including bridleways, should be protected to enhance connectivity through the area.
2. Proposals that will lead to a loss of an existing public right of way or bridleway will not be supported unless satisfactory mitigation can be agreed with Lincolnshire County Council.
3. Proposals that seek to improve or create new public rights of way and/or bridleways will be supported where they do not lead to any unacceptable impact on nearby private amenity space.
4. A new footpath from the existing footpath on Station Road to Swinderby Train Station will be strongly supported.



Drainage and Flooding

- 7.10. The flood risk implications of new developments around the village are of great concern, especially following the 2019 flood which had a major impact on homes in the village. In order to minimise the risk of the effects of flooding, especially flash flooding, on the centre of the village it is considered essential that no new homes should be built on land within the identified high-risk flood zones by the Environment Agency. Some other areas of the Parish are temporarily affected by surface water flooding in periods of prolong and substantial rainfall.
- 7.11. The Environment Agency anticipates that climate change will result in higher intensity rainfall, but over relatively short periods and that 1 in 200-year events (being the 2007 event) will be reclassified as 1 in 100-year events in the next decade. This will (principally during summer) result in high runoff rates since the dry ground would not be able to absorb the water sufficiently quickly. It is also considered that runoff from the fields around the village could cause rapid accumulations of water in small land drains and ditches.
- 7.12. The Environment Agency flood risk map (Map 7) indicates areas of the village that are at risk. Schemes which could result in rainwater runoff into these areas should be avoided. Any housing development that has the potential to materially increase surface water discharge into existing drainage infrastructure must be accompanied by Flood Risk Assessment (if the Environment Agency so requires) to assess the hydraulic capacity of existing drainage channels and culverts to cope with the potential increase in surface water arising from the proposed development.
- 7.13. Policy 13 also sets out an approach to address a range of drainage, water management and quality issues in the plan area. The issues take account of the policies in the Central Lincolnshire Local Plan and will provide the other component part of the development plan for the plan area. The District Council has carried out a Strategic Flood Risk Assessment for the proposed development allocations and the wider area. This assessment will inform more detailed flood risk assessments that have to be produced as part of planning applications.
- 7.14. The watercourses in Swinderby drain into The Fleet contributing to flooding in neighboring areas. Plans to deal with local surface water, including at the construction stage of development must not create problems elsewhere.
- 7.15. The Neighbourhood Plan area falls in an area that has been classified as seriously water stressed, in terms of availability and levels, and takes into account a number of criteria including population growth, climate change and infra-structure. (Water stressed areas – 2021 classification – GOV.UK)
- 7.16. Policy S12 of the 2023 Central Lincolnshire Local Plan states that to minimise impact on the water environment, all new dwellings should achieve a usage of 100 litres of less per person per day.

Map 7 Environment Agency's Flood Risk Zones and Surface Water Pooling



Policy 12: Drainage and Flooding

1. All development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. This will be demonstrated through a Flood Risk Assessment, where appropriate. Development proposals will be supported:
 - a) in the functional floodplain (Flood Zone 3b): if it is water compatible (such as minerals and waste extraction) or essential infrastructure (such as roads and utilities);
 - b) in Flood Zones 2 and 3a; if it passes the Sequential Test and, if necessary, the Exceptions Test as required by national policy; and
 - c) in Flood Zone 1: if it can be demonstrated for sites larger than 1 hectare in size through a Flood Risk Assessment that the development, including access will be safe without increasing flood risk elsewhere in the community.

Surface Water Flooding and Drainage

2. All major developments should positively contribute to reducing flood risk. Sustainable Urban Drainage systems (SuDS) should be incorporated in line with national standards, and should:
 - a) be informed by the Lead Local Flood Risk Management Authority, sewage company and relevant drainage board;
 - b) have appropriate minimum operational standards;
 - c) have management and maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development;
 - d) prevent surface water discharge into the sewage system; and
 - e) maximise environmental gain through enhancing the green infrastructure network, securing biodiversity gain and amenity benefits.

Water Quality

3. All development proposals should preserve water quality and water supply. Development proposals that are likely to impact on surface or ground water should comply with the requirements of the Water Framework Directive and comply with Policy S21 of the Central Lincolnshire Local Plan.
 - a) Issues associated with surface water extend beyond the NP area and developers must address these issues at the planning stage, construction and occupation phases.

Water Resources and Water Efficiency

4. New developments must adopt more water efficient measures such as water efficient toilets, showers and taps. Capturing and reusing surface water when appropriate should be encouraged. All abstractions of water should comply with current regulations (Lower Trent and Erewash Abstraction Licensing Strategy).

Responding to Climate Change

- 7.17. Swinderby Parish Council supports the Government's aim of becoming net-zero by 2050.
- 7.18. Climate change is affecting the Parish in a number of ways; from increasing flooding events, soil erosion and impacts to local agricultural quality. This Neighbourhood Plan seeks to ensure that all new developments (including non-residential development) contribute to a reduction of carbon emissions over the plan period.
- 7.19. Although policies within the Central Lincolnshire Local Plan promote the use of many methods to reduce developments impact on climate change, this Neighbourhood Plan proposes the following methods in Policy 13.

Policy 13 Responding to Climate Change

1. The Parish Council will work with developers and partners to:
 - a) encourage both established and innovative approaches to tackling climate change, reducing air pollution, managing flood risk and promoting sustainable infrastructure;
 - b) require high-quality net zero carbon development which maximises fabric efficiency standards and on-site renewable energy generation;
 - c) prioritise heat decarbonisation, ensuring all heating and hot water in proposed development to be provided through low carbon sources;
 - d) ensure development proposals support and contribute towards the expansion and decarbonisation of the Parishes' existing heat network and maximises the deployment of renewable energy;
 - e) ensure development is designed for resilience in a changing climate, including supporting future adaptability and mitigate the risk of overheating (for example through considering the orientation of buildings and using trees for shading);
 - f) reduce all sources of flood risk (including through the use of Sustainable Drainage Systems), improve wastewater infrastructure in line with the District Council's Infrastructure Delivery Plan;
 - g) require developments to embed design and operation that is aligned with sustainable waste management in operation, the minimisation of waste and the uplift of recycling targets;
 - h) maximise the role of the natural environment in delivering measures to reduce the effects of climate change, including tree planting to moderate heat island effects. Green Infrastructure and resilient ecological networks will play an important role in aiding climate change adaptation; and
 - i) Ensure the character and significance of built and natural heritage is safeguarded whilst maximising opportunities to improve energy efficiency and introduce new energy sources.

Large Scale Renewable Energy Schemes

- 7.20. The development of large-scale renewable energy schemes, particularly solar schemes is already a source of concern within the community.
- 7.21. Although renewable energy developments are needed to reduce reliance on fossil fuels, care needs to be taken on where these are located and the impact these can have on the environment and the community.
- 7.22. The scale of such a development can affect the rural character of the area. As a rural, agricultural parish the landscape character is dominated by arable fields, hedgerows and small mature woodlands.
- 7.23. Built development only makes up a very small proportion of the landscape in the Parish. Development for these schemes must consider its impact to these issues and demonstrate that appropriate mitigation measures are adequate in addressing such concerns.

Policy 14: Large-scale Renewable Energy Schemes

1. Proposals for large-scale renewable energy schemes such as solar farms should demonstrate the following:
 - a) the scale of the scheme does not overwhelm the existing village;
 - b) the scale of the scheme does not cause an unacceptable impact to local wildlife and landscape character;
 - c) the scheme is appropriately screened to avoid unnecessary glare, flicker, shine, noise and heat when entering and exiting the village;
2. An appropriate decommissioning plan is agreed with the District Council to return the land back to its previous use.
3. The scale of the development should not overwhelm or surround the existing community.





HERITAGE ASSETS

8. Heritage Assets

8.1. The historic environment is a very important aspect of the sense of place and identity of Swinderby and must be protected. Local heritage sites, including the station and signal box, are an irreplaceable asset and should be conserved in a way that ensures they continue to make a positive contribution to the Parish's heritage. There are 19 listed buildings and structures in the Parish. However, there are other historically important buildings and structures that also make a positive contribution towards the historic character of the Parish.



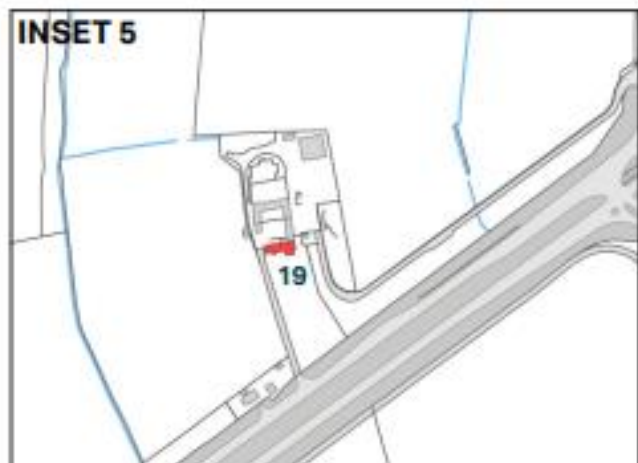
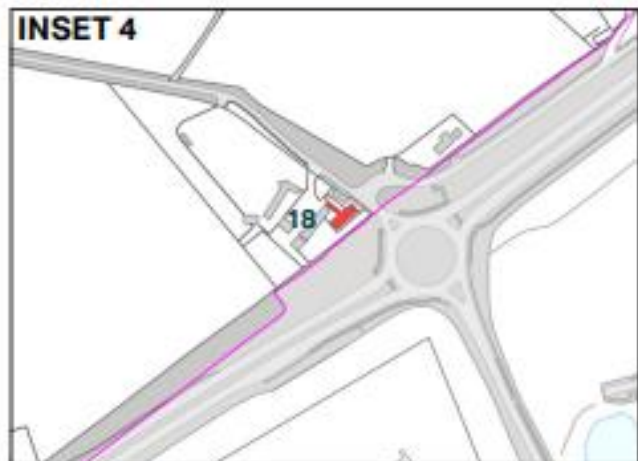
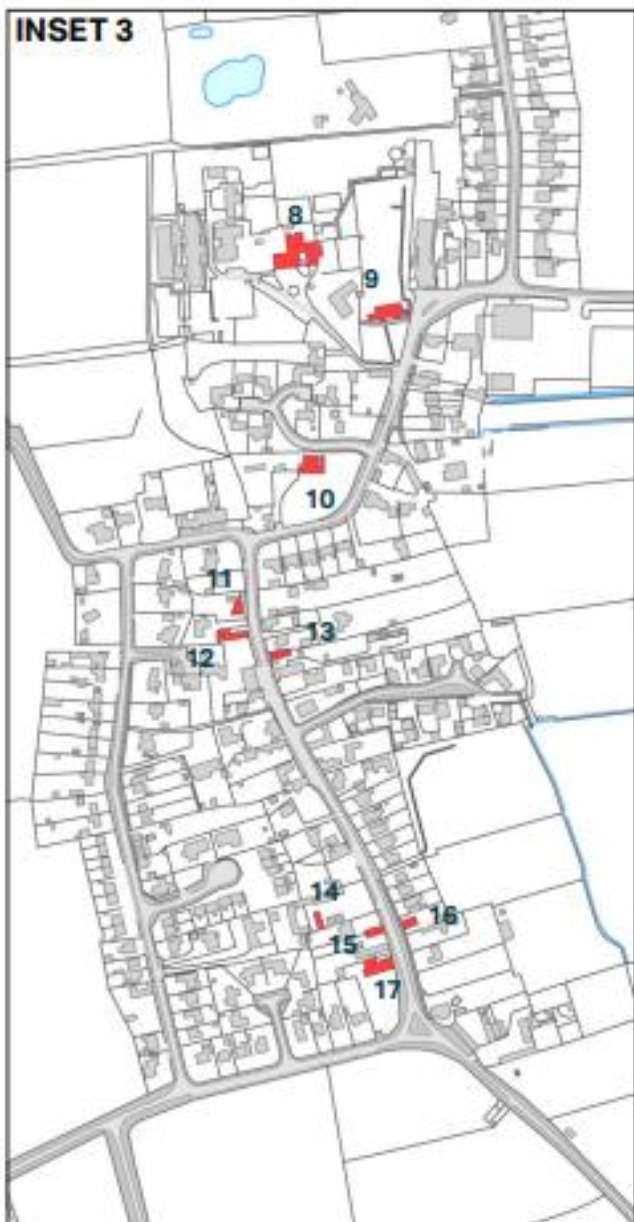
8.2. The area around the village centre near the Church and school is generally considered to form a key feature defining the character of the settlement of Swinderby.

8.3. Listed buildings and those of local / community interest, as identified in Appendices A and B, in and around Swinderby are central to the character of the village and should be retained. Development proposals for the loss or alteration of heritage assets that would result in a negative impact on the character, appearance or setting of heritage assets will only be supported where they comply with Policy S57 in the Central Lincolnshire Local Plan.

Policy 15: Heritage Assets

1. Development will be supported where it conserves or enhances the significance of heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, siting and materials.
2. Development proposals which would directly affect a heritage asset or its setting, as identified within Appendix A and Appendix B, should be accompanied with a Heritage Impact Assessment.
3. Justification for alterations to any Heritage Assets or their setting will include:
 - a) a heritage statement that clearly describes the significance of the building and explains in detail how the proposals should conserve this significance, and
 - b) be in accordance with the most up to date legislation and national policy and guidance.





Map 8 Listed Buildings

9. Community Projects

The Parish Council will seek to deliver a number of improvements in the community that have been raised through public consultation. Although some of these projects are not planning related, it is important that these are captured, and a mechanism agreed to secure their delivery.

A list of community projects, includes:

- The enhancement of the centre of the village adjacent to the church and schools;
- Improvements to the Village Hall (exterior) and car park;
- Actions to reduce the speeding through the village thereby increasing pedestrian safety;
- Supporting initiatives that increase the opportunities for active travel including cycling and walking, and therefor promote well-being;
-
- Increasing within the Parish the biodiversity net-gain and green spaces;
- Reducing our Carbon Footprint;
- Supporting local organisations or individuals that create opportunities ad events that bring the community together;
- Appointing a Parish community operative to undertake tasks that provide and environment we can all take pride in.



APPENDIX A: DESIGNATED LISTED HERITAGE BUILDINGS


Map Ref	Location	Description
1	Stations Masters House (Grade II)	1850 Station Masters House: White brick with slate hipped roof and 20C red brick stacks. Double first floor brick band. Eastern front has octagonal bay window through both floors. Ground floor windows paired, semi-circular headed margin light sashes, above square headed casements.
2	Swinderby Station North (Grade II)	Traditional example of an 19 th Century stone train station and waiting room
3	Signal Box (Grade II)	Traditional example of an 19 th Century Signal Box.
4	Swinderby Station South (Grade II)	Traditional example of an 19 th Century stone train station and waiting room
5	South Scarle Crossing Cottage (Grade II)	Mid 19th signal man's cottage: Brick with slate roofs with dramatically overhanging eaves supported on coupled wooden brackets. Tall brick stacks. South-east front has wooden gable porch, and large cross casement window, with 2 storey gable front with block door and small casement above.
6	Morton Manor (Grade II)	Early 19th Century Farmhouse with: Red brick, pantile ridge roof with single brick stack. Central doorway with surround of thin pilasters topped with brackets supporting open pediment Corbelled cornice.
7	Morton Grange (Grade II)	17th Century Farmhouse with: Red brick with pantile roof and brick coped gables. One gable and one ridge stack. First floor brick band and decorated eaves cornice
8	The Old Vicarage (Grade II)	Early 19th Century Vicarage with: Brick with shallow hipped 20th Century slate roof and, brick. Moulded stone eaves cornice. Off-centre doorway with 6 fielded panel door, and semi-circular gothic fanlight over, stone porch. Above 4 glazing bar sashes, all with stone lintels with keystones.

Map Ref	Location	Description
9	Potter Hill Farm (Grade II)	18th and 19th Century Farmhouse with: Brick with stone dressings. Pantile roof with stone coped gables with kneelers, 2 gable stacks and single ridge stack. Off-centre doorway with brick, gable porch with stone coped gables and kneelers, side door and front 2 light casement
10	Long Cottage (Grade II)	Early 18th Century Cottage with: Brick with 20th Century tiled roof and, 2 gable stacks and single ridge stack. Off-centre doorway with 20th Century glazed door.
11	Hurst Farm House (Grade II)	Early 18th Century farmhouse with: Brick with asbestos tile roof and 2 gable stacks. Double-fronted, moulded brick door surrounds. First floor brick band with second floor brick band continuing over first floor windows. Decorated eaves cornice
12	Manor Farm House (Grade II)	A late 17th Century Manor House with: Red brick elevational treatment with pantile ridge roof and 2 large external brick gable stacks. Brick band delineating between storey heights 2. Doorway with stone lintel. Single small oval window either side of door, all windows under wooden lintels.
13	The Cot (Grade II)	A late 18th Century cottage (originally 2 cottages) with: Red brick with pantile ridge roof, single brick coped gable with kneelers and 2 gable stacks. 2 doorways, both with 19th Century board doors, and one with segmental brick arch.
14	Poplar Farmhouse (Grade II)	Early 19th Century Farmhouse with: Brick with white headers and red stretches. Slate ridge roof with two gable stacks.
15	Nos 1 and 2 Old School Yard (Grade II)	Early 19th Century Farmhouse with: Brick with white headers and red stretches. Slate ridge roof with two gable stacks.

Map Ref	Location	Description
16	The Cottage (Grade II)	Early 19th Century Cottage with: Brick with pantile roof with 2 gable stacks. First floor brick band. Double fronted, with segment headed doorway, obscured by 20C glazed porch.
17	Old School House (Grade II)	Early 19th Century School House with: Brick with pantile ridge roof, brick coped gables with 2 gable stacks. Off-centre doorway with 4 fielded panel door, either side single plain sashes, all with segmental brick arches. Large 20th Century french windows. Sashed with segmental brick arches.
18	Half Way House (Grade II)	Mid18th Century Farmhouse with: Brick with pantile half-hipped roof. Single brick coped gable with stack to south, and single ridge stack. Off-centre door, with semi-circular fanlight above, and 20C glazed door.
19	Church of all Saints (Grade II*)	Church with features both internally and externally from the 12 th , 13 th , 15 th , and the 19 th Centuries. The church was extensively restored in the 19 th Century including the addition of the rounded apse in 1879. The tower is 12 th Century with Y-traceried bell openings. The south wall has windows from the 15 th century and the north aisle is 19 th century. Internally there are Norman arches, arches from the 13 th century and wall monuments including one dedicated to members of the Disney family buried within the church.

APPENDIX B NON-DESIGNATED HERITAGE ASSETS

Photograph			
			
Map reference	A	Location	Coach House. High Street
Description			
<p>A red brick single storey building converted into a two-storey dwelling with a dormer window added into the north roof slope. Concrete roof tiles. A rear south and west side extensions.</p> <p>Arched front glazed framed opening with door and arch topped windows.</p> <p>Brick chimney stack at the west gable end of the single storey wing.</p>			

Photograph			
			
Map reference	B	Location	Coronation Cottage. High Street
Description			
<p>Coronation Cottage built in 1911 – Coronation of George V and Mary. (Front date stone). Originally a pair of cottages now one dwelling.</p> <p>A substantial central brick chimney stack containing 8 flues/chimney pots.</p> <p>Natural grey slate hipped roof. A range of single storey brick and tile out-buildings behind the cottage.</p>			

Photograph



Map reference

C

Location

Church Farm Cottage. 57 High Street

Description

Previously has been two early 19th Century cottages, now one.

At one time belonged to Church Farm opposite.

Originally had a thatched roof with raised gable end brick parapet walls, removed and concrete tiled.

Red clay brick walls built in Flemish bond with a centre projecting 3 brick course string band. Roof timbers include oak roof trusses with pegged joints.

Front porch extension added in 1998

Photograph



Map reference

D

Location

Primary School

Description

Built in 1849 to replace the school room on the High Street.

The bell is dated 1892 and was cast by J Taylor and Co Loughborough.

The original bell was cracked by accident before the harvest holidays. (Graffoe Parish Magazine).

Natural slate and Bell roof enclosure sheet lead roof.

The oldest bell in the village is in the adjacent church and dates from 1400s

Photograph



Map reference

E

Location

Church Farm House. High Street

Description

Two storey house with roof attic rooms and gable end brick chimney stacks. Walls built in Flemish bond brickwork. One brick infilled first floor front window. Segmental brick arch window lintels. Front door painted timber surround a later addition. Rear east extension with north cat-slide roof with a dormer window, all concrete tiled including open north timber framed porch.

Photograph



Map reference

F

Location

The Grange. 53 High Street

Description

Parapets to gables with top brick chimney stacks.

Vertical sliding sash timber windows with stone sills and segmental brick arch lintels.

Front portico is an addition with two square bay windows (different base red brick walls and top leaded lights) an open centre porch with curved fascia board, tiled paving.

Iron railings on low brick stone capped walls at the front.

Photograph



Map reference

G

Location

Appletree Cottage. 66 High Street

Description

Orientation of the building at right angles (gable end) to the road is characteristic of many early buildings. Clay pantiles are the characteristic roofing material in the village. Single flue brick gable end chimney stacks.

Once home to the village cobbler.

Photograph



**Map
reference**

H

Location

Methodist Chapel. High Street

Description

The present chapel was built in 1869 at a cost of £600.

Slate pitched roof including the front entrance porch.

Red clay brick walls built in English brick bond with over-sailing buff brick eaves courses with dog tooth.

Projecting stone band courses between and above the windows and at sill level, arched above two east doors.

Buff brick pointed arch lintels to windows.

Date stone inset.

Timber doors with ornate iron strap hinges.

Photograph



Map reference

I

Location

Elm Tree Farmhouse. High Street

Description

One of many small farms in the village.

Red clay brick Flemish bond walls of gauged brickwork under a natural slate roof.

Gable end brick chimney stacks.

Lean-to extension at the north end, brick and slate.

Later extensions to the rear east.

Original vertical sliding sash windows replaced with 'mock' sliding sash, top hung opening windows. Painted stone sills and flat arch lintels with key stones.

Front door lead canopy with moulded side pilasters. Old timber panel door with top lights and a 4 pane fan light.

Front 'estate style' metal fencing and gate.

Photograph



Map reference	J	Location	Holt Farmhouse. High Street
Description			
<p>Flemish bond red clay brick walls under a red concrete pantile roof. Gable end brick chimney stacks. Various extensions on the rear east elevation.</p> <p>Centre infilled first floor window with render finish 'Holt Farm 1740'.</p> <p>Vertical sliding sash small pane timber windows. Two ground floor windows with segmental soldier brick arch lintels, all sills stone. Front door with lead canopy and moulded timber surround. Front garden metal railings and gate</p>			

Photograph



Map reference

K

Location

Old Well Cottage. High Street

Description

Orientation gable end on to the road with evidence of infilled former openings, one was the shop entrance door.

In 1981 was one of two shops in the village.

Fully renovated in 2023 which included render applied to part of the south side (front) elevation of the solid brick walls.

Red clay pantiles with a longer roof slope (cat-slide) to the rear north slope.

Two gable end and one centre ridge line brick chimney stacks.

Photograph



Map reference	L	Location	The Plough Public House. High Street
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Description

Probably originally built as one or more dwellings before becoming a public house. Original brick walls have been partly painted including the south decorative brick eaves courses of dog tooth brickwork. One road gable end chimney stack. Red clay pantile roof with longer rear (cat-slide) north slope. Front lean-to porch similar.

Photograph



Map reference	M	Location	The Old School and Reading Room. High Street
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Description

Dates from the early 19th century. Used as a school until 1849 and then as the reading room, meeting place and venue for wedding receptions until the 1920s. The building was enlarged as shown by the brick gable end wall which faces the road. Single storey, clay pantile roof with a road end brick chimney stack

Photograph



**Map
reference**

N

Location

Swan Holt. Morton Road

Description

An ornate square plan cottage with corner hipped roof and four gable dormers with timber barge boards. Red clay pantile roofs with projecting eaves.

A centre four flue brick chimney stack.

Red clay brick walls, some windows with triangular tops, stone sills.

Photograph



Map reference

○

Location

Newtons Farmhouse. Newark Road

Description

South of the village on the west side of Newark Road, the farmhouse has red clay brick walls with blue brick horizontal banding. Segmental arch red clay brick window lintels, stone sills.

Vertical sliding sash, top smaller pane windows.

Hipped end main roof of red plain clay tiles, hip tiles, top finials, overhanging eaves with visible rafter ends. Rear wing with pitched tiled roof and west gable end.

South end flat roofed extension and front hip tiled porch extension.

Tall brick north centre chimney stack and second brick stack centre ridge of rear wing.

Photograph



Map reference	P	Location	Chestnut Farm. Collingham Road
Description			
<p>Red clay brick walls with segmental brick arch lintels over windows. Gable end brick chimney stacks.</p> <p>Concrete tiled roof.</p> <p>Now having a two storey brick and clay pantile extension at the west end with a brick chimney stack.</p> <p>Single storey extension on the south east rear corner and development on the southside and an original brick and pantile stable</p> <p>Original timber vertical sash windows replaced but stone sills remain. Separate original stable building with pantile roof on northern boundary.</p>			

Photograph



Map reference

Q

Location

Rose Cottage. Moor Lane

Description

Originally two buildings. A red brick cottage under red clay pantile roofs which have generous overhanging eaves and verges. Two front brick chimney stacks. Concrete roof tiles replaced slate/pantiles.

Walls of varying brick suggest historic alterations with blocks of quoin bonded brick at the front south east corner. An east side single storey tile roofed extension extends north as garage out-building extensions. A later single storey extension to the south side.

There is a well in the garden.

Photograph



Map reference

R

Location

Cross Roads Cottage. Eagle Road

Description

Slate roof with decorative timber painted barge boards and finials.
Painted brick walls including a centre projecting horizontal string band. Two plaques/date stones.
Two storey and single storey extensions to the rear east and north sides are of similar construction. The north rear extension slate roof contains roof-lights. North attached double garage and a front porch extension.
One front centre brick chimney stack and one rear gable end brick chimney stack.

Photograph



Map reference

S

Location

Cottages on Manor Road

Description

May have originally been a pair of cottages although a second front west door opening is not visible.

Red brick walls built in Common bond (headers course every sixth course).

Windows have segmental brick header arch lintels and stone sills.

Two central brick chimney stacks further suggest two original cottages.

Roof may have originally been slate or clay tiles, is now concrete tiles.

Photograph



Map reference	U	Location	68 High Street
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Description

Originally a farm threshing barn to Grange Farm, converted into a two storey dwelling with a single storey building attached at the east end.

The barn north elevation brick arch is an alteration at conversion. An original higher opening and similar south side large opening will have enabled carts loaded with cut corn to drive through to off-load.

Original barn vent holes (now infilled) will have ventilated the stored crops. Brick infilled west end former loft hatch opening.

Walls are red clay brickwork in a mixture of brick bonds. A south two storey extension was added in 1990's

Barn roof will have originally been clay tiles, is now concrete tiles but the east extension is clay pantiles.

A brick infilled former door opening with brick header arch is in the back wall of the east single storey.

Photograph



Map reference

V

Location

Barn to the side of 68 High Street

Description

A converted barn within Grange Farm, now a two storey dwelling with single storey building on the south east end.

Former north and rear east openings have been brick infilled.

On the front south west elevation are some original brick arch topped openings.



A single flue chimney stack top of the north gable end is a later addition when converted.




Roof may have been clay tiled but is now concrete tiles.




Map 9: Local Green Spaces

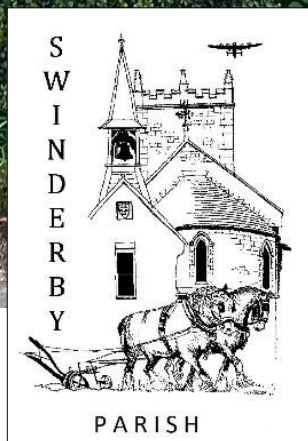


APPENDIX C: LOCAL GREEN SPACE JUSTIFICATION

Map Ref	Name	Location	Type of space	Description	Photograph
1	Jubilee Park	High Street	Children's Play area with equipment, football posts, benches, trees and a grassed area. The area is owned by Field in Trust and managed by the PC	The area is regularly used for children's play. People also use the grassed area for picnics and informal sports during the summer. In recent years the space has also been used for the Summer Fete.	
3	Church yard	High Street	Area for contemplation and reflection. Area owned by the church of England.	The area is regular used by those wishing to remember a loved one. There is a small meadow	

Map Ref	Name	Location	Type of space	Description	Photograph
2	The old 'village green'	High Street.	Small area with a mature tree and bench. This area is owned by the PC	The bench is used by residents and those passing through the village as it is opposite the church	
8	Bulpit Lane	Bulpit Lane	Small wooded area with bench.	Space used by walkers and dog walkers.	
5	School Playing field. (All Saints School, Swinderby.)	High Street	Primary school playing field with sports area, gardens, play equipment and small nature reserve. Owned by the LA.	Used by the children during school time for playing,	

Map Ref	Name	Location	Type of space	Description	Photograph
4	Land opposite the school	High Street	Small area of amenity green space within the centre of the village.	The area is frequently used by locals as there is a bench on the space.	
9	Betts Corner	Cow Lane	Area of land on the edge of the village.	The space provides a green entrance to the village and is a haven for local wildlife.	
10	Cow Lane Pond	Cow Lane	Small area of amenity space on the edge of the village.	The area is frequently used by the community for dog walking and recreation as there is a bench on the space.	



Neighbourhood planning team: Luke Brown – consultant. Clive Walker, Jo Lees, Lynne Carter, Geoff Lloyd and Alistair Haig