

**2022 -  
2036**

**Hemswell & Harpswell  
Neighbourhood Plan**



## Foreword

In 2011, Parliament passed the Localism Act, legislation designed to give communities greater influence in decisions affecting them. A central part of the Act was the right for communities to draw up a neighbourhood plan.

Neighbourhood planning allows communities to come together through a local parish council or neighbourhood forum and say where they think new houses should be built– and what they should look like.

In late 2017, Hemswell Parish Council decided to begin the process of creating a Neighbourhood Plan to allow the local community to have a voice in shaping future development within the parish. This would be provided by identifying what was important to the community and building this into policies within the plan that would carry significant weight in planning decisions. A steering group was formed, composed of parish councillors and members of the local community. At its inception, the steering group recognised that the neighbouring community of Harpswell could also benefit from having a neighbourhood plan and an offer was made to share the workload to produce a joint neighbourhood plan. Following a formal review by Harpswell Parish Meeting, the offer was accepted and so the plan became the Hemswell & Harpswell Neighbourhood Plan.

The neighbourhood plan recognises the similarities of the two parishes and also acknowledges the differences, the main one being that Harpswell, due to its size, has no 'target for growth' within the Central Lincolnshire Local Plan, Policy LP4 (Housing Growth in Medium and Small Villages), whereas Hemswell has a target of 15% growth over the Plan Period i.e. up to 2036.

Hemswell had a legacy of 'un-built' planning permissions amounting to around 18 dwellings and there was uncertainty regarding their status i.e. had these permissions 'lapsed' or were they 'extant' and would these count towards the 'Target for Growth'? The steering group felt that it was imperative to clarify this, so it was decided that a 'Call for Sites' would be carried out. This process clarified the position of the sites with 'extant' planning permission and brought forward new areas of land within the settlement of Hemswell. All sites were assessed by an independent planning consultant and this assessment was used to select the preferred sites to meet the growth target.

Thanks, must go to the members of the steering group for the time and effort they have given to developing the plan, guided and assisted by Natalie Cockrell (planning consultant) and to WLDC planning team for the support they have provided. Thanks are also due to the residents of Hemswell and Harpswell who have supported the process and given their input, attending consultation events and completing the various surveys to express their concerns, interests and aspirations and their desire to influence the future of their community.

Funding to produce this plan has been received from the Department of Communities and Local Government (Groundwork).

## **Neighbourhood Plan Steering Group**

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## Table of Contents

1	The Hemswell & Harpswell Neighbourhood Development Plan	3
2	Neighbourhood Plan Area Context	11
3	Hemswell & Harpswell Challenges and Opportunities for the Neighbourhood Plan?	30
	• Community Vision	31
	• Community Objectives	32
4	Hemswell Residential Development - Allocated Housing sites	33
5	Residential Development – Windfall Sites	46
6	Harpswell Settlement Classification	49
7	Protecting the Landscape Character of Hemswell & Harpswell	51
8	Design Principles	56
9	Protecting and Enhancing Non-Designated Heritage Assets	67
10	Local Green Spaces	70
11	Local Services and Facilities	79
12	Public Rights of Way and Footpath Network	82
13	Monitoring & Implementation	88
14	Basic Conditions.	88
15	Glossary of Terms	89
16	Appendix A: Consultation Statement	91
17	Appendix B: Community Projects	91
18	Appendix C: Historic Assets	92
	• Hemswell	92
	• Harpswell	101
19	Appendix D: AECOM Site Assessment Report	115
20	Appendix E: Consultation Results Community and Statutory Consultees	115
21	Appendix F: Hemswell & Harpswell Character Assessment	115
22	Appendix G: Hemswell Village Design Principles	115
23	Appendix H: Strategic Environmental Assessment (SRA) and Habitat Regulation Assessment (HRA) Screening Report	115
24	Appendix I: Basic Conditions Statement	115

## List of Policies

Policy 1: Development of the Garden Area West of No.7 Church Street	41
Policy 2: Development of the Former Stud Buildings, Dawnhill Lane	44
Policy 3: Windfall Development (in Hemswell Only)	47
Policy 4: Classification of Harpswell Parish as Open Countryside	50
Policy 5: Protecting the Wider Landscape Character and Setting of the Neighbourhood Plan Area	55
Policy 6: Design Principles	65
Policy 7: Protecting Non-Designated Heritage Assets	68
Policy 8: Designated Local Green Spaces	78
Policy 9: Community Facilities	81
Policy 10: Public Rights of Way	87

## Abbreviations

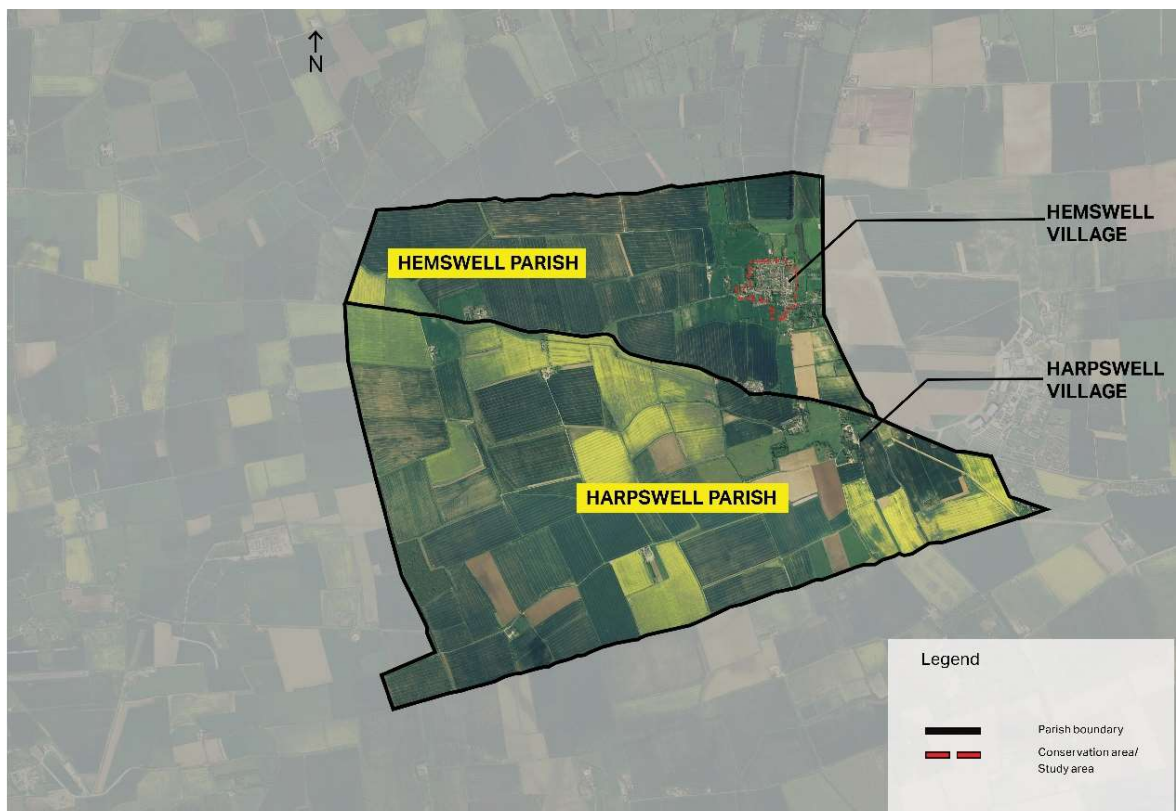
AGLV	Area of Great Landscape Value
BfL 12	Building for Life 12
CIL	Community Infrastructure Levy
CLLP	Central Lincolnshire Local Plan
NP	Neighbourhood Plan
NPSG	Neighbourhood Plan Steering Group
NPPF	National Planning Policy Framework
LCA	Landscape Character Area
LCC	Lincolnshire County Council
LHER	Lincolnshire Historic Environment Record
PRoW	Public Right of Way
SHELAA	Central Lincolnshire Strategic Housing and Economic Land Availability Assessment
SHMA	Central Lincolnshire Strategic Housing Market Assessment 2015
WLDC	West Lindsey District Council

# 1 The Hemswell & Harpswell Neighbourhood Development Plan

## What is the Hemswell & Harpswell Neighbourhood Plan?

- 1.1 This neighbourhood plan (NP) is a new type of land use planning document prepared by the Neighbourhood Plan Steering Group (NPSG) to embed local values and concerns at the heart of planning decisions that affect the Neighbourhood plan area. The NPSG is made up of residents and councillors from Hemswell Parish Council and Harpswell Parish Meeting who, in consultation with residents, have developed this plan. It is a legal planning policy document and once it has been 'made' by West Lindsey District Council (WLDC) it must be used by:
- planners at WLDC in assessing planning applications; and
  - developers when preparing planning applications.
- 1.2 The plan has been prepared by Hemswell & Harpswell NPSG on behalf of Hemswell Parish Council and Harpswell Parish Meeting. It covers the whole of both parishes of Hemswell & Harpswell and sets out planning policies for the neighbourhood plan area from 2021 to 2036
- 1.3 The Hemswell & Harpswell NP area is shown on Map 1. The area was designated as a neighbourhood plan area for the development of an NP in November 2016 by WLDC.

**Map 1: Neighbourhood plan area**



- 1.4 Local planning policy has always been formulated at district level and West Lindsey District Council continues to have a legal duty to provide this via its adopted Local Plan the Central Lincolnshire Local Plan 2017<sup>1</sup> (CLLP). Both this NP and the district's planning policies must be in general conformity with the National Planning Policy Framework<sup>2</sup> (NPPF) in order to meet a set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012<sup>3</sup>.
- 1.5 The NPSG has worked on the NP over the last four years and have produced this document involving the local communities and key stakeholders who are identified in the Figure 1.

**Figure 1: Involvement of key stakeholders in the development of the NP**



## Why have we produced a Neighbourhood Plan?

### Hemswell

- 1.6 The CLLP identifies Hemswell to be a 'small village' under *Policy LP2: The Spatial Strategy and Settlement Hierarchy*; and also in accordance with Policy LP4: Growth in Villages it requires housing growth of 15%, in the number of dwellings over the plan period. The CLLP also allows small villages to accommodate small scale developments of a limited nature of four dwellings per site or 0.1 hectares provided that they do not conflict with other local and national policies.

<sup>1</sup> Policies map for Adopted Central Lincolnshire Local Plan (April 2017), as viewed here: <https://www.n-kesteven.gov.uk/central-lincolnshire/policies-map-and-interactive-map/>

<sup>2</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

<sup>3</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>



## Harpswell

- 1.7 Within the CLLP *LP2* policy the settlement of Harpswell is not specifically named. This NP and the community consider the settlement meets the criteria to fall within the classification of open countryside and this NP seeks to clarify this approach further within its policy approach.

## Harpswell Hill Park

- 1.8 Within the parish of Hemswell is a remotely located, small, self-contained residential park (Harpswell Hill Park) situated away from the settlement of Harpswell and the village of Hemswell. Harpswell Hill Park adjoins the northern edge of Harpswell Lane, where there is access into the residential park from the A631. The residents of Harpswell Hill Park have been included in the development of this neighbourhood plan. However, the plan itself does not consider further development of the Park as it is already at its maximum capacity. Further development would require the acquisition of surrounding agricultural land and its re-designation for residential purposes, which does not align with the development hierarchy laid out in the NPPF and CLLP.
- 1.9 The CLLP has different approaches to future development within Hemswell and Harpswell over the plan period. This approach is reflected within this plan and also reflects the most up-to-date advice provided by WLDC officers about the scale of development that may be considered acceptable within Hemswell, and that Harpswell will be considered to be within open countryside.
- 1.10 The majority of the community within Hemswell recognises that some housing development is required to support local housing requirements and to sustain existing services (particularly the village hall and the few community facilities that are left within the village).
- 1.11 The CLLP provides scope for communities like Hemswell to produce a NP and undertake site allocations to contribute towards the identified housing need set by the WLDC. The production of a NP presented an excellent opportunity for both Hemswell and Harpswell to take some control over the type, design, scale, mass and location of future development to preserve and enhance the individual character of each settlement. It should be noted that whilst Harpswell has no growth target within the CLLP, the preservation of character and proposed design principles would also be valid for Harpswell in the event of future planning applications.
- 1.12 Following consultation in 2017, via a community survey and community meetings, residents from both parishes deemed it appropriate to undertake a joint NP to address a number of concerns and issues and have a greater involvement in the planning process.
- 1.13 It should be noted that the two communities of Hemswell & Harpswell have a strong desire to work together on the NP. However, the feedback from the consultation was also clear that they are two separate parishes which have their own identity and character along with differing future requirements.

1.14 This NP covers the period 2021 to 2036 and includes the whole of the two parishes of Hemswell & Harpswell. It must be noted and is explained further within this document that not all the policies and supporting documents developed to form this NP relate to both settlements. The settlements are fundamentally different in terms of their identity, size and location, priorities and future aspirations. Table 1 below shows the policies within the NP that are relevant to each settlement.

**Table 1: Plan policies relating to each settlement**

Settlement	Policies Relating to the Settlement
<b>Hemswell</b>	<p>Policy 1: Development of the Garden West of No 7 Church Street</p> <p>Policy 2: Development of the Former Stud Buildings, Dawnhill Lane</p> <p>Policy 3: Windfall Developments (in Hemswell only)</p> <p>Policy 5: Protecting the Wider Landscape Character and Setting of Neighbourhood Plan Area</p> <p>Policy 6: Design Principles Parts 1 and 2</p> <p>Policy 7: Protecting Non-Designated Heritage Assets</p> <p>Policy 8: Designated Local Green Spaces</p> <p>Policy 9: Community Facilities</p> <p>Policy 10: Public Rights of Way</p>
<b>Harpswell</b>	<p>Policy 4: Classification of Harpswell Parish as open Countryside</p> <p>Policy 5: Protecting the wider Landscape and Setting of the Neighbourhood Plan Area</p> <p>Policy 6: Part 1: Design Principles</p> <p>Policy 7: Protecting Non-Designated Heritage Assets</p> <p>Policy 8: Designated Local Green Spaces</p> <p>Policy 9: Community Facilities</p> <p>Policy 10: Public Rights of Way</p>

- 1.15 This NP has been developed by Hemswell Parish Council, Harpswell Parish Meeting and residents of both parishes who have lived within the area for many years, and this local knowledge forms the basis for the proposals within this plan. The policies focus on:
- creating a sustainable future for both parishes;
  - providing the number of allocated houses in Hemswell as determined by the CLLP;
  - supporting, enhancing and protecting the community infrastructure and green open spaces;
  - protecting and enhancing the natural environment;
  - preserving and enhancing the wider landscape character; and
  - preserving the historic environment.
- 1.16 Hemswell Parish Council and Harpswell Parish Meeting encourages and welcomes early dialogue with any landowner or property owner looking to extend their property, build or develop within the neighbourhood plan area.
- 1.17 When consulting with the local community on development proposals, it will be considered appropriate for the applicant to involve and engage with residents, about any development proposals before any detailed plans are submitted to WLDC.

### **How does this Neighbourhood Plan work within the planning system?**

- 1.18 Planning policy is currently formulated by WLDC, and WLDC will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to parish councils to produce neighbourhood plans if a community wished to do so.
- 1.19 This NP will form part of the set of statutory planning policy documents for Hemswell & Harpswell. It will have significant weight in the determination of planning applications.
- 1.20 In 2017 WLDC adopted the Central Lincolnshire Local Plan and the Hemswell & Harpswell NP must be in conformity with it. This NP has been developed in collaboration with the planning team at WLDC and Lincolnshire County Council (LCC) to ensure it is in conformity with the Local Plan.
- 1.21 This NP has been drafted in the context of the National Planning Policy Framework 2018, the Central Lincolnshire Local Plan 2017, studies done for WLDC to support the Local Plan and work commissioned by the NPSG. These reports include:

#### **WLDC Studies**

- West Lindsey Landscape Character Assessment, 1999.
- Central Lincolnshire Settlement Hierarchy and Growth Distribution Study, 2016.
- Lincolnshire Historic Landscape Characterisation, 2011.

- Central Lincolnshire Strategic Housing and Economic Land Availability Assessment (SHELAA) Update July 2015.

### **Neighbourhood Plan Studies**

- Rural Place Profile 2013.
- Hemswell Site Assessment, 2018.
- Hemswell and Harpswell Character Assessment, 2018.
- Hemswell Village Design Principles, 2019.
- Sustainability Environmental Assessment (SEA), 2020.

## **Consultation**

1.22 Various public consultation events have been held over the past four years to gain a detailed understanding of the views and opinions of residents and businesses that operate within the Parish. The consultation feedback and the evidence from the consultation events undertaken have been analysed and combined. The results of the consultation events are fundamental to the formulation of the policies within this NP.

**Table 2: Summary of Community and stakeholder consultations undertaken over the development of the NP**

Date	Event	Outcome/Evidence
<b>Consultation Survey</b>	A survey was distributed to all residents in April 2017	47% response rate received from Hemswell residents 63% response rate received from Harpswell residents The results of the survey can be found on the Hemswell Parish Council website.
<b>Public Consultation Event</b>	10 <sup>th</sup> October 2017	Twenty-eight members of the public from in and around the communities of Hemswell and Harpswell attended a presentation evening on the results of the survey, in the Village Hall.
<b>Public Information Event</b>	May Day 2018	The May Day event was used to demonstrate the progress on the NP and explain the background evidence work that was being progressed at that time. Many people from in and around the community visited the display.
<b>Call for sites consultation</b>	18 <sup>th</sup> January 2018	A letter was distributed to all residents and owners of land within Hemswell asking them to put forward any land they would like to be considered for development. The letter can be found on the Parish Council website. Landowners had until the 28 <sup>th</sup> February to submit any sites they wished to be considered.
<b>Statutory Consultee consultation on the site assessment</b>	June – July 2018	The AECOM sites Assessment Report, was consulted upon with the Statutory Consultees for a period of 6 weeks, ending on 23 <sup>rd</sup> July 2018.  The results and comments received from the Statutory Consultees can be on the Hemswell Parish Council website.

<b>Design Principles workshop</b>	24 <sup>th</sup> October 2018	AECOM ran a design principles workshop on the 24 <sup>th</sup> October 2018. The results from the workshop were incorporated into the final Hemswell Design Codes Principles document.
<b>Drop in Consultation Event</b>	Three events in November	36 residents attended the drop-in sessions in the village hall to view the Character Assessment, draft Design Principles and the results of the Site Allocations work. They were requested to provide their comments on the sites suggested for inclusion in the NP.  The comments received can be found on the Hemswell Parish Council website.
<b>Public Information Event</b>	May Day 2019	The NPSG presented a display of current NP information. Several residents engaged in discussions about the NP.
<b>Statutory Consultee consultation on the draft plan</b>	Jan – Feb 2020	The draft plan was consulted upon with the Statutory Consultees for a period of 6 weeks, ending on 28 <sup>th</sup> February 2020.  The comments received from the Statutory Consultees can be found in the found in the supporting consultation statement on the Hemswell Parish Council website.
<b>Drop in Consultation Event</b>	22 <sup>nd</sup> February 2020	24 residents and three from outside the parishes attended a drop-in session to ask questions / pass comment on the draft plan which was out for statutory consultation. A questionnaire was provided to each household asking if the recipient supported the plan and each of its policies and provided space for comments.  The comments received can be found in the supporting consultation statement on the Hemswell Parish Council website.

A complete list of all consultations, with additional information, is contained in the Consultation Statement which accompanies this neighbourhood plan. The link to this statement may be found within **Appendix A** and on the Hemswell Parish Council website.

### **Community Projects**

- 1.23 One of the benefits of preparing this NP is that the community and the parishes have identified a number of projects directly related to the policies contained within this plan. The projects have been identified by the community as being important. However, whilst they are not part of the NP, they are contained within **Appendix B**.
- 1.24 As West Lindsey District Council has an adopted Community Infrastructure Levy (CIL) policy, this NP will also look to maximise the planning gain by securing funding directly for the local community from development in the parishes. With a NP in place Hemswell Parish Council will be able to secure 25% of the CIL monies, although the amount of CIL is related to the amount of local development that occurs. This will be invested in the improved provision of community facilities, environmental improvements and the projects identified in **Appendix B**.

1.25 During the consultation events residents were asked what they thought were the strengths, weaknesses, opportunities and threats (SWOT) to the villages currently and over the lifetime of the NP. These are shown within Table 3. The SWOT analysis then helped to inform the Vision and Objectives section of this neighbourhood plan.

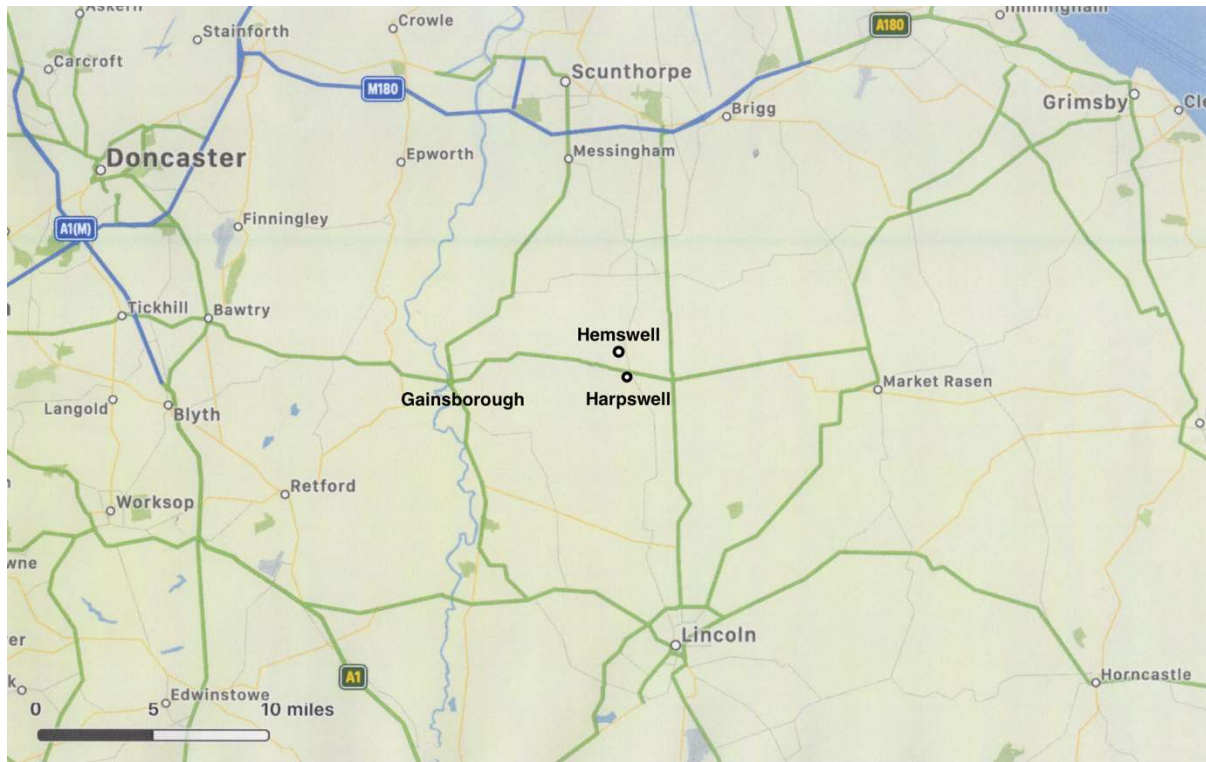
**Table 3: SWOT analysis of the plan area**

<b>Hemswell &amp; Harpswell</b>	
<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Hemswell Conservation Area.</li> <li>• Listed buildings and historic buildings in the settlements.</li> <li>• Harpswell's historic park and garden.</li> <li>• Area of Landscape Value across the Lincoln Cliff.</li> <li>• Beautiful setting of the villages.</li> <li>• Access to the open countryside from the settlements.</li> <li>• The rural atmosphere.</li> <li>• Access to the Hemswell village hall and open green spaces across and within the settlements.</li> <li>• Friendly villages.</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Traffic speed through the settlement.</li> <li>• Issues of road maintenance throughout the Parishes.</li> <li>• Limited facilities.</li> <li>• Opportunities for young people.</li> <li>• Recent developments are not in keeping with the character of the villages.</li> <li>• Isolated location of the villages means you need access to a car.</li> <li>• Poor bus services.</li> <li>• Not everyone engages within the community.</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• To deliver a carefully selected number of sites in Hemswell to deliver the required number of houses as set by the CLLP.</li> <li>• To preserve and enhance the character and setting of the settlements.</li> <li>• To provide a new footpath from Harpswell to Hemswell Cliff.</li> <li>• To provide more off-street parking in Hemswell.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Unwanted development in the future.</li> <li>• Three storey development or flats that are not in keeping with the existing houses within the settlements.</li> <li>• Threat of unsympathetic development spoiling the setting of the settlements.</li> </ul>

## 2 Neighbourhood Plan Area Context

Map 2 shows the wider NP Area consisting of Hemswell and Harpswell parishes, located within the District of West Lindsey in Lincolnshire. The Parishes are located approximately 14 miles from Lincoln city centre and approximately 7 miles from Gainsborough.

**Map 2: Location map**

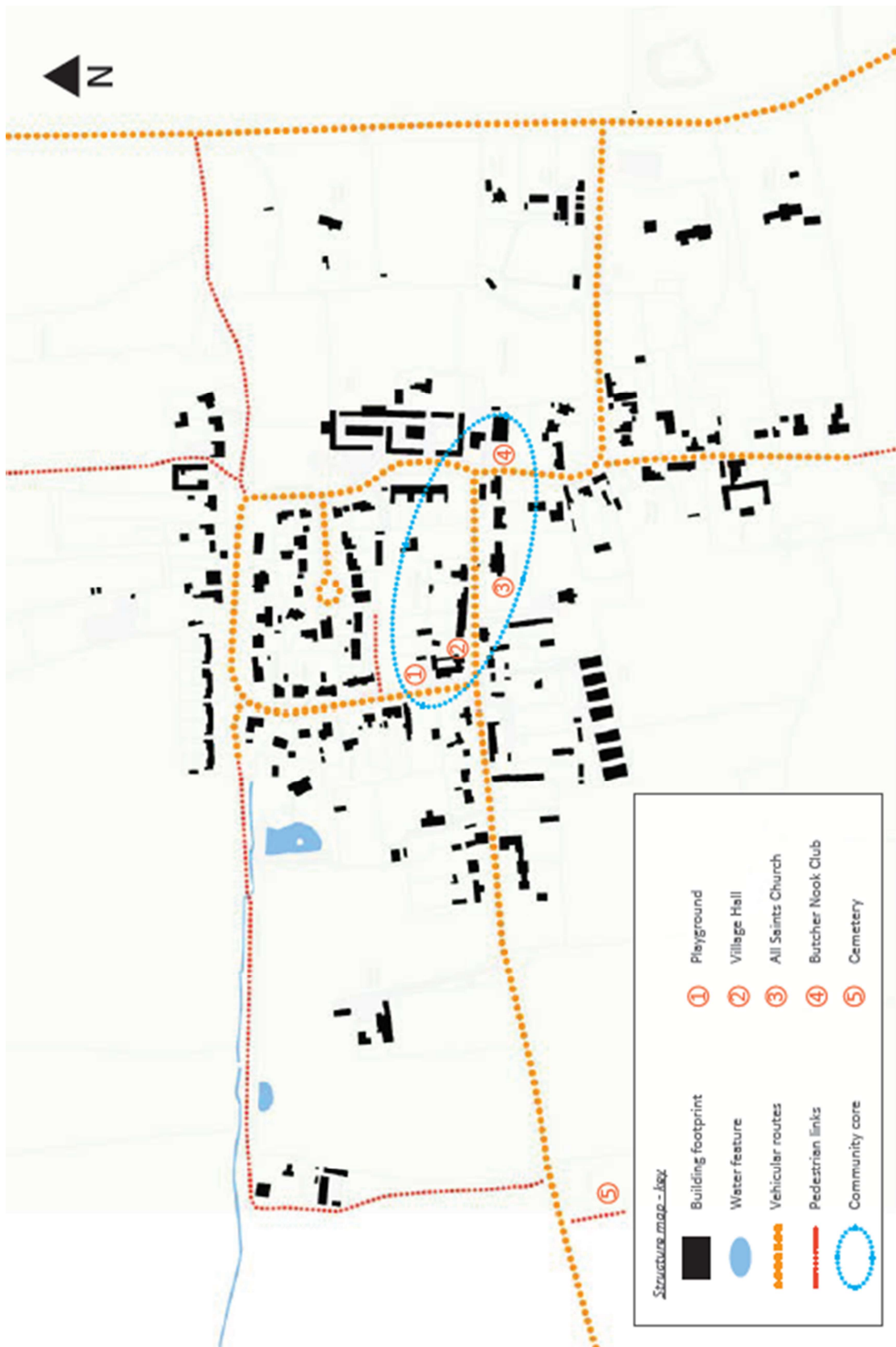


## Summary of the Historic Development of Hemswell Village

- 2.1 A medieval settlement once stood on the edge of the present-day village. Some of these medieval settlement remains can still be seen today. 18th-century maps indicate that Hemswell village was larger then, than it is today.
- 2.2 In Domesday Book, Hemswell is recorded as "Helmeswelle", and confirmed as a settlement consisting of 37 households, which before 1086 was under the Lordship of Earl Edwin. In 1086, it included arable and pastureland, belonging to the king.
- 2.3 The village of Hemswell has seen little change over the last 150 years except for the development of St Helen's Way in the 1980s. This departed from the village's historically long-standing incremental approach to development. St Helen's Way is a self-contained residential area, with 16 dwellings set out in a cul-de-sac arrangement and solely dependent on the new access route created off Dawnhill Lane.
- 2.4 Outside of the very tight and well-defined village footprint, development has been minimal, with Hemswell's immediate landscape setting remaining largely undeveloped. The only exceptions are the historic farms of Low Farm and Manor House to the west of the village, and a handful of detached private dwellings located along the upper reaches of the escarpment.
- 2.5 Although the village has remained generally unaltered over the past two centuries, the diversity of services and facilities within the settlement has declined. During the 19th century, the village was quite self-sufficient, providing a wide range of local services, businesses, and community facilities, and three places of worship.
- 2.6 Map 3 demonstrates clearly that the majority of Hemswell's built form is arranged around the distinct quadrangular structure of Church Street, Brook Street, Dawnhill Lane and Maypole Street. Extending southwards from this core street network is Weldon Road, which meets with Bunkers Hill at the village's south-eastern corner. Please note for the full details on the evolution of Hemswell village and the history of the settlement please refer to *The Hemswell and Harpswell Character Assessment 2018 pages 23 - 25*  
**Appendix F.**



**Map 3<sup>4</sup>: Hemswell village structure**

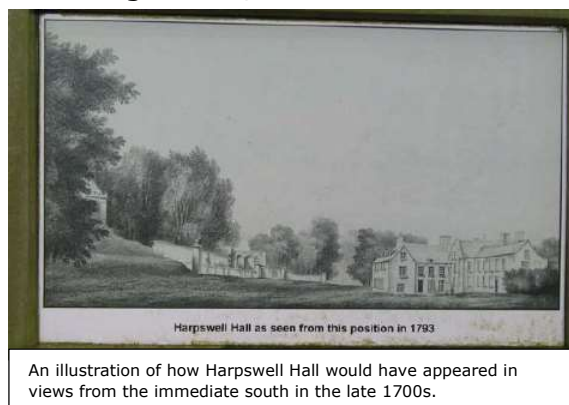


<sup>4</sup> Map taken from the Hemswell & Harpswell Character Assessment 2018-p.26

## Summary of the Historic Development of the Settlement of Harpswell

2.7 Harpswell once accommodated a thriving and sizeable medieval settlement. Little now remains of the medieval settlement, which was removed by the development of the preceding Harpswell Hall and gardens. The historic significance of this area of land has been formally recognised through its designation as a scheduled monument.

2.8 Harpswell Hall, a post-medieval hall and gardens, was located to the immediate south of the cluster of buildings at Hall Farm, and its remains are preserved in pastureland. The original 17th century building comprised a H-shaped house, which was added to during the 18th century. The building was demolished in approximately 1836. However, even today, elements of Harpswell Hall's expansive and elaborate gardens



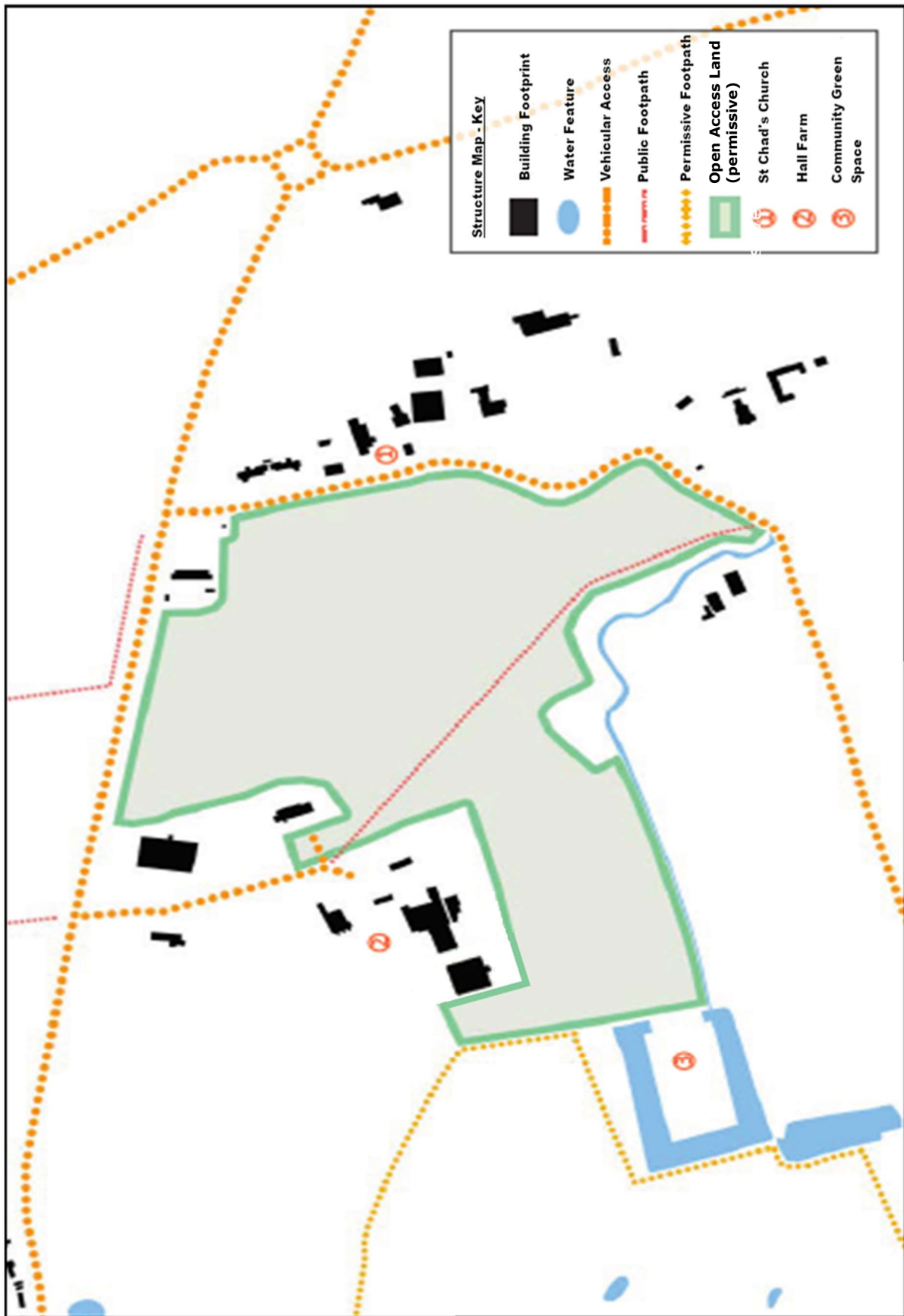
An illustration of how Harpswell Hall would have appeared in views from the immediate south in the late 1700s.

are still evident and visible, including a prospect mound, which would have been used to gain views across the landscaped grounds and out towards the open countryside. The water-filled moat also remains, which was likely a key ornamental feature within the gardens at the time. The island within the moat now functions as a valued green space.

2.9 Map 4 illustrates Harpswell's built form. The settlement comprises several residential properties, and farmsteads dispersed across the parish, along with agricultural buildings. Hall Farm is adorned with formal gardens, and a cluster of workshops there are operated by local artists and craftsmen.

2.10 For further details on the history and development of Harpswell please refer to pages 53 – 56 within the *Hemswell and Harpswell Character Assessment 2018*, **Appendix F**. That document provides a detailed description of the evolution of the settlement and a brief history.

**Map 4<sup>5</sup>: Harpswell settlement structure**

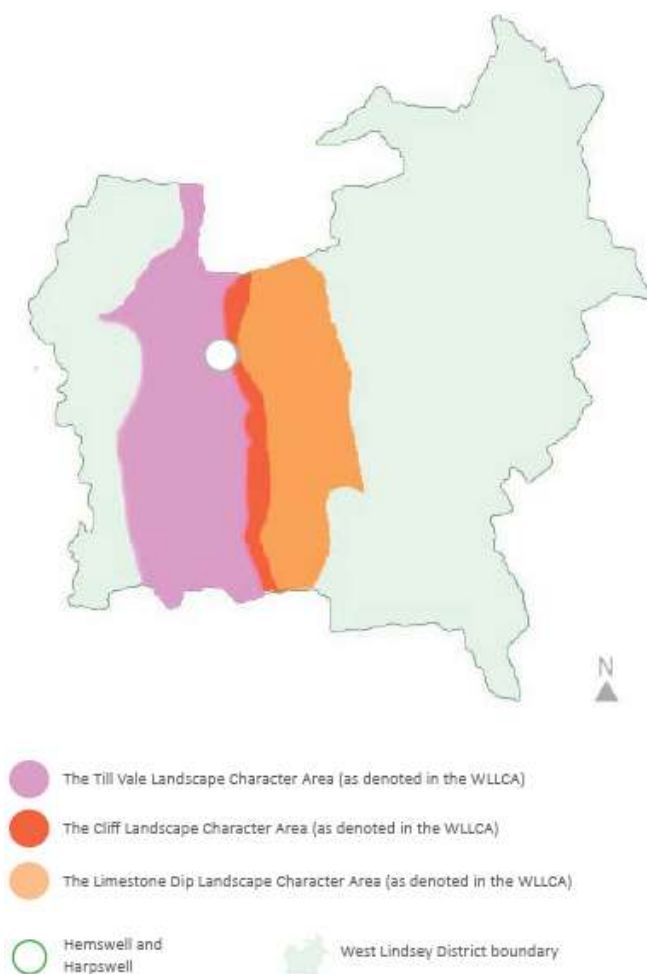


<sup>5</sup> Updated from the Hemswell & Harpswell Character Assessment 2018

## Landscape Character and other Constraints within Hemswell & Harpswell

2.11 The *West Lindsey Landscape Character Assessment 1999*<sup>6</sup>, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the whole of the WLDC district. The settlements of Hemswell and Harpswell are positioned within the narrow boundaries of the Cliff Landscape Character Area (LCA), whilst the western extents of the parishes lie within the Till Vale LCA as shown on Map 5.

**Map 5<sup>7</sup>: WLDC Landscape Character Area**

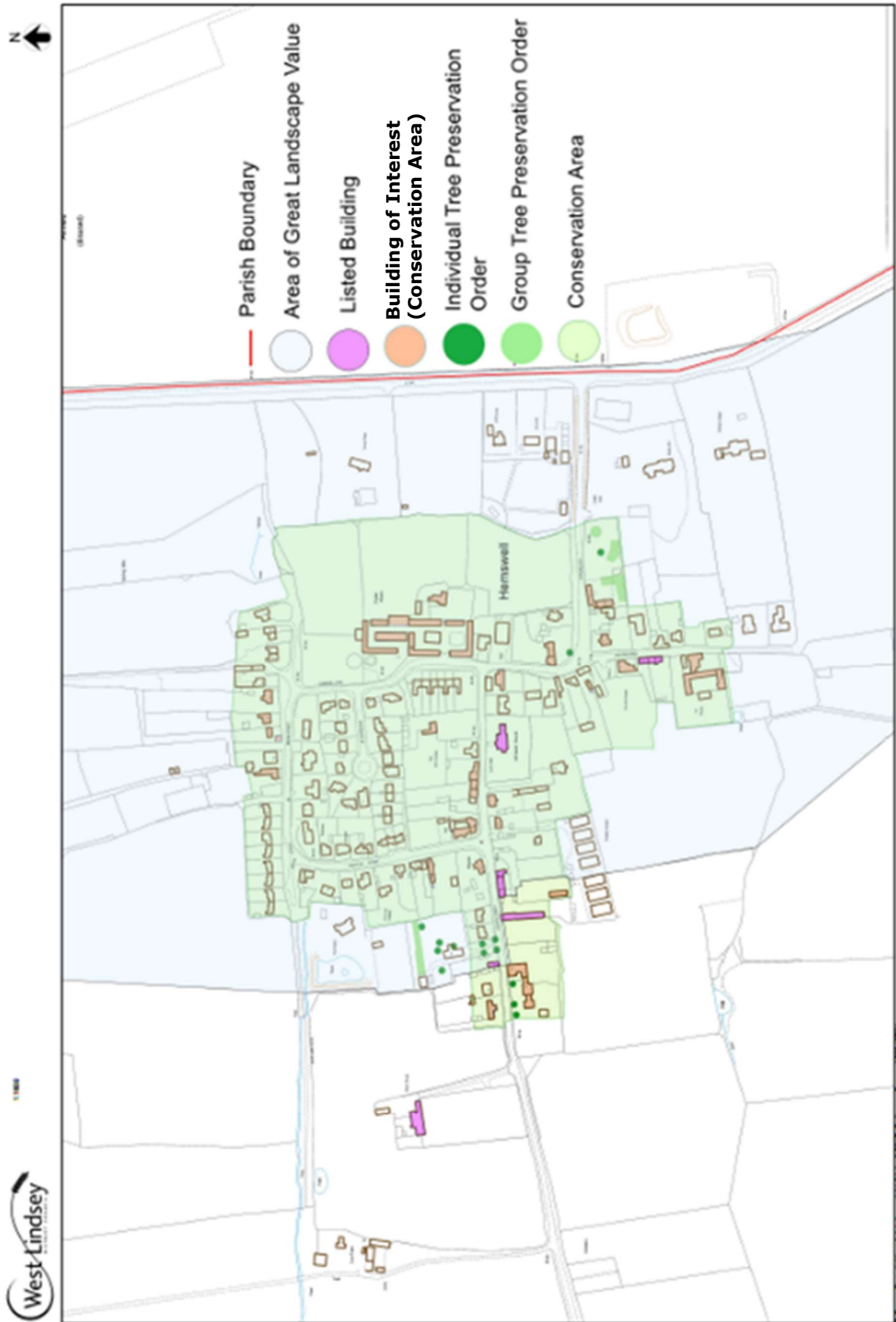


Map 6 shows the constraints within Hemswell village. The map shows that the majority of Hemswell village is covered by a conservation area and lies within the Area of Great Landscape Value. The map also shows the listed buildings, positive buildings and Tree Preservation Orders within the village.

<sup>6</sup> <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/evidence-base-and-monitoring/landscape-character-assessment/>

<sup>7</sup> Taken from the Hemswell & Harpswell Character Assessment 2018

**Map 6: Constraints map for Hemswell**

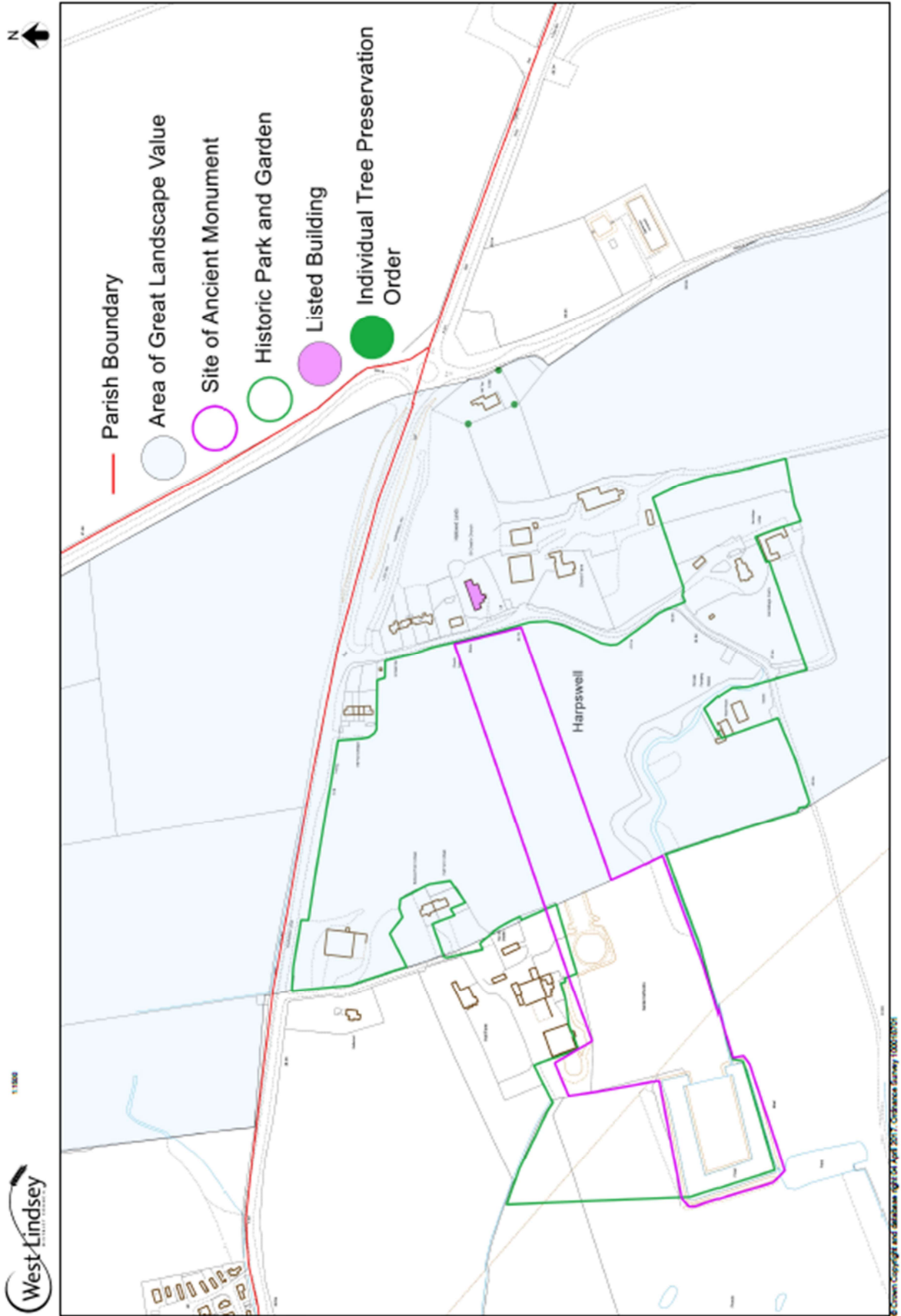


- 2.12 The Hemswell *Conservation Area Appraisal*<sup>8</sup> was undertaken by WLDC in 1985. Amongst other things, it identifies buildings of interest within the conservation area. Historic England has designated seven of those buildings as listed buildings. These buildings are identified in **Appendix C**.
- 2.13 Map 7 shows the constraints within Harpswell. The map shows that part of the parish is located within the Area of Great Landscape Value, part within a scheduled monument containing the site of the former Harpswell Hall and its historic park & gardens, and contains the Grade 1 listed Church of St Chad's. The map also identifies the three Tree Preservation Orders around Hill Top Lodge.
- 2.14 The community consultation highlighted that the character, buildings, architecture and materials used within the settlements were of significance and made the settlements a pleasant place to live. Therefore, it was deemed appropriate that the NP should include policies on design and landscape character and the plan should seek to protect other buildings that were considered to be of local historic interest. The community also wished to ensure that any new development within the parish does not further dilute the character of the area but also adds to the sense of place within the historic settlements.

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<sup>8</sup> <https://www.west-lindsey.gov.uk/my-services/planning-and-building/conservation-and-environment/conservation-areas/>

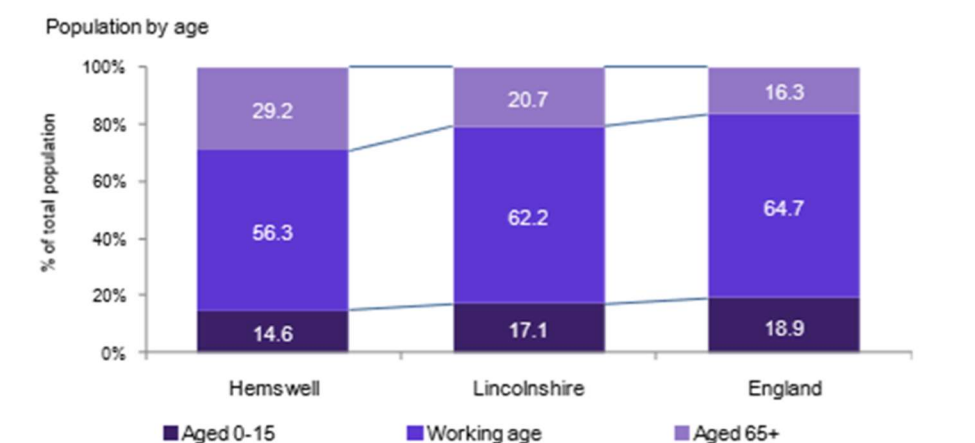
**Map 7: Constraints map of Harpswell**



## Population

2.15 In 2011, the Office for National Statistics combined the census data for Hemswell & Harpswell. The total population of Hemswell & Harpswell parishes is approximately 390 according to the 2011 census. The population increased by 16 since the 2001 census. Graph 1 shows the age profile in Hemswell & Harpswell compared with Lincolnshire and England as a whole. The Graph shows that the parishes have an ageing population with 29.2 % of the population being over the age of 65 which is higher than that of Lincolnshire as a whole, and only 14.6 % of the population is under the age of 15.

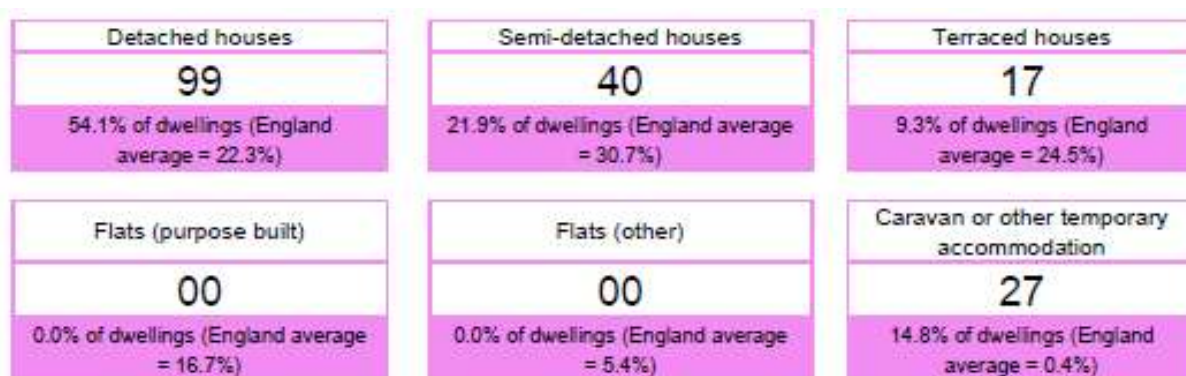
**Graph 1<sup>9</sup>: Age profile of Hemswell & Harpswell parish**



## Housing<sup>10</sup>

2.16 Hemswell & Harpswell has a range of housing types. 54.1% of properties within the parishes are detached, 21.9% are semi-detached, 24.5% are terraced, 14.8% are caravans or other temporary accommodation (Harpswell Hill Park comprises this kind of accommodation) and there are no flats. Figure 2 also shows this in relation to the national averages.

**Figure 2: Housing types**

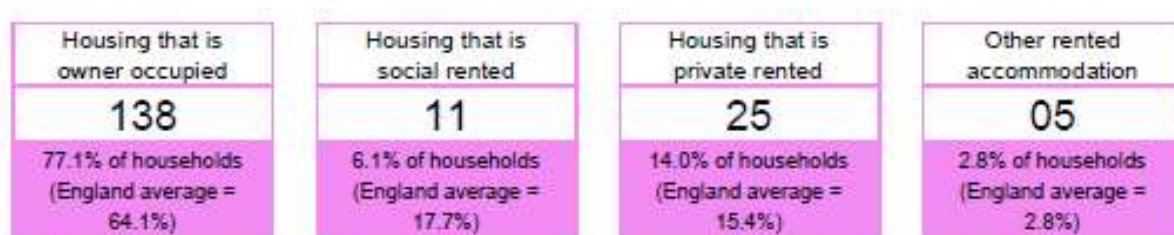


<sup>9</sup> Taken from the Rural Place Profile Report 2013

<sup>10</sup> All figures within this section were taken from the Rural Place Profile 2013

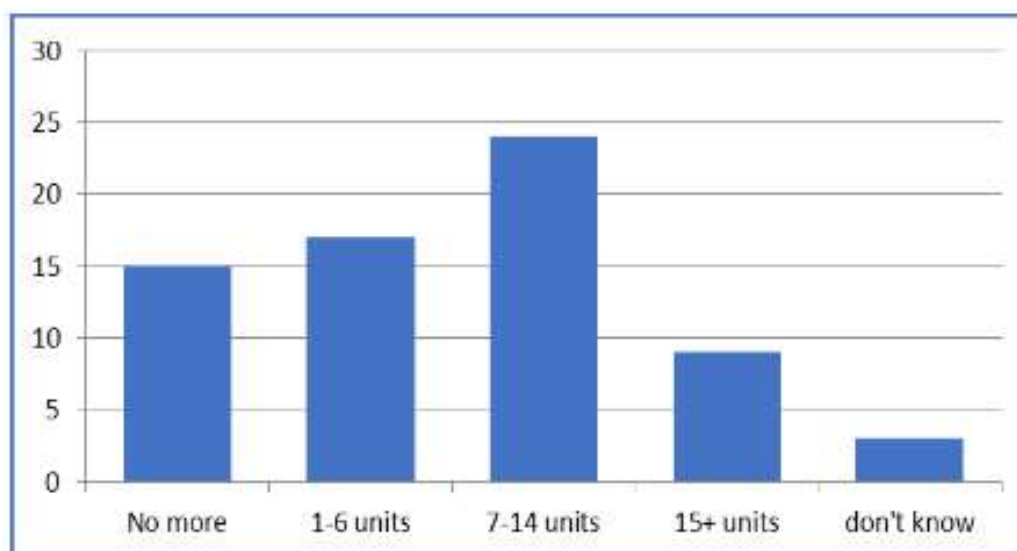


**Figure 3: Housing tenure breakdown within the parishes**



- 2.17 Hemswell & Harpswell parishes have a mix of housing types and tenures as shown in Figures 2 and 3. This mix relates primarily to the different histories of their settlements. It should be noted that the data for the property bedroom breakdown is not currently available from the 2011 census.
- 2.18 The Central Lincolnshire Strategic Market Assessment (SHMA) 2015, projects a need across Central Lincolnshire for an additional 17,400 affordable homes between 2012 and 2036. To achieve this, all new developments will be required to deliver some affordable units.
- 2.19 The CLLP in policy LP11: Affordable Housing sets the requirements for developments of 11 units or more to deliver 20% affordable housing. Given that the threshold for affordable housing is delivered on sites of more than 11 dwellings and that Hemswell is only looking to allocate small allocations, it is unlikely that any affordable housing will be required and delivered. It should also be noted that the community did not identify a desire to deliver any additional affordable housing within Hemswell village. Consequently, this NP does not seek to address this requirement.
- 2.20 In the Hemswell household survey, residents were asked, 'Given that Hemswell has a guideline growth of 15% over the next 20 years, how many new homes would you be happy with?'. The results of the survey are shown below in Figure 4. The survey results indicated there was no consensus amongst the residents. However, if a cumulative approach is taken 80% of the respondents would like to see fewer than 15 homes built in the village over the plan period.

## 2.21

**Figure 4: Survey results on number of new homes**

2.22 Residents were also asked, “What types of housing do you think are needed within the Parish?”. The answers more reflected what the residents did not, rather than did want to see. They clearly demonstrated that residents in Hemswell did not want to see three storey properties, flats, executive homes, or social housing built within the village.

### Amenities

2.23 The NP area has a number of local amenities and important open spaces. These are listed in Table 4. 47% of residents, who responded to the household survey in Hemswell, consider having limited services and facilities in the area such as no shop, pub or post office as a negative. Residents in both parishes also stated that the village hall and the public footpaths are the most used and valued parish amenities. Therefore, this NP seeks to protect and enhance the community facilities within the parishes.

**Table 4: Services & facilities within the parishes**

Hemswell	Harpwell
<ul style="list-style-type: none"> <li>➤ Hemswell Village Hall</li> <li>➤ Play Area &amp; Playground</li> <li>➤ Church of All Saints</li> <li>➤ Butcher Nook Club</li> <li>➤ Beck Lane, a community green space</li> <li>➤ PROW &amp; footpath network</li> </ul>	<ul style="list-style-type: none"> <li>➤ Church of St Chad and its churchyard</li> <li>➤ Harpswell Hall historic park and gardens</li> <li>➤ PROW &amp; footpath network</li> </ul>

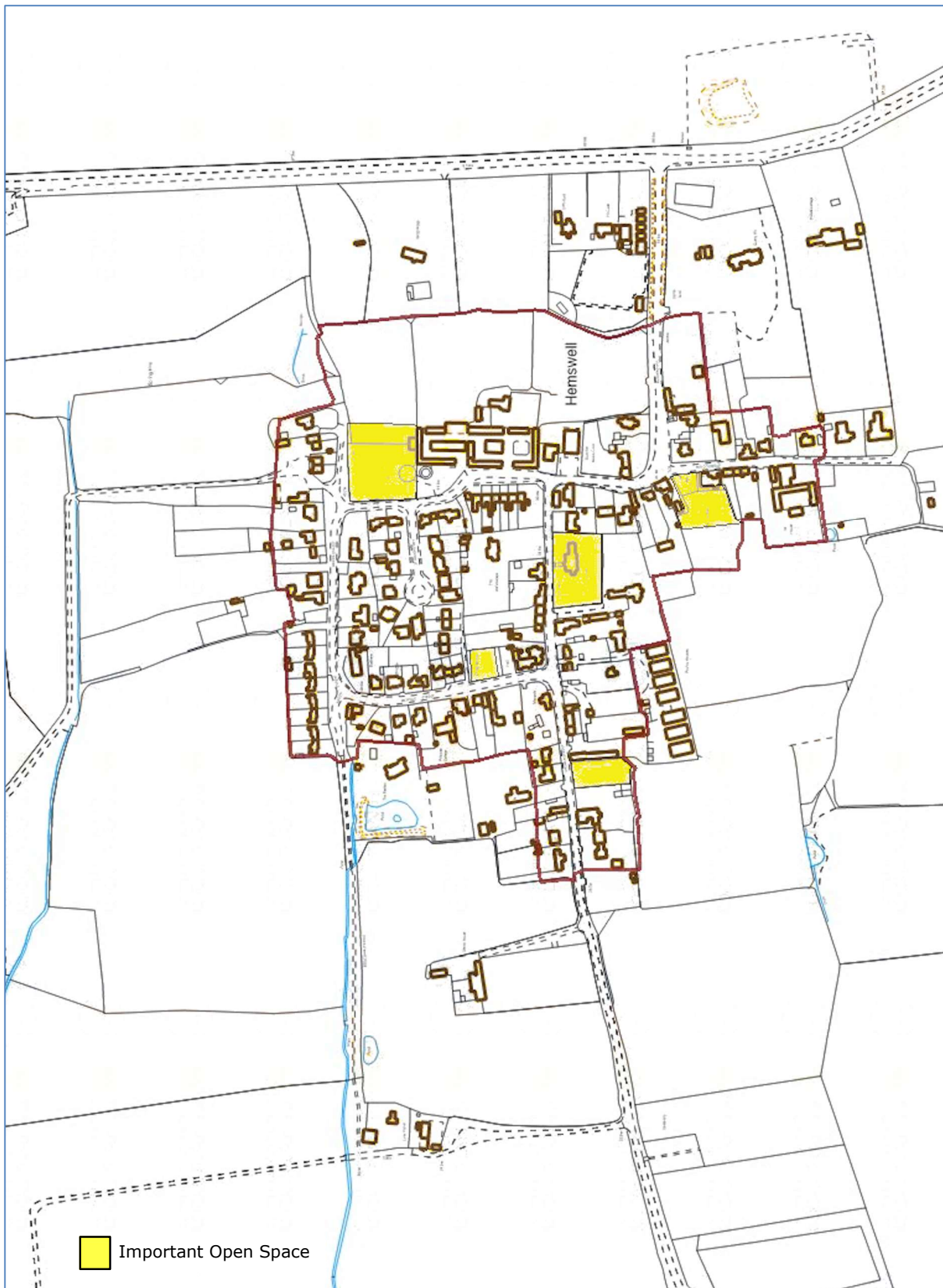
- 2.24 Within the household survey residents from both settlements commented on the lack of mobile phone coverage and the low internet speeds. The role of good telecommunications systems in supporting the rural economy, and high quality and reliable communications infrastructure is recognised and supported within paragraph 112 of the NPPF.
- 2.25 Figure 5 shows the economic composition of the residents within Hemswell & Harpswell. There are a number of craft and local artisan type workshops within the grounds of Hall Farm at Harpswell. The household survey identified a further seven local businesses that are based within Hemswell and five working farms within the two parishes. There is also likely to be more than the 2.4% of residents who are working from home, who may not be registered as a business.

**Figure 5<sup>11</sup>: Employed residents**



- 2.26 Within the household survey residents were asked, "If it were desirable for the vitality and economic viability of our parish, what kind of economic development would you support?". There was no majority support for any economic development within either parish and consequently, this NP does not propose any changes to the existing local or national policies, as there is no clear direction or support given to this by the local communities.
- 2.27 The CLLP policy *LP23: Local Green Spaces and other Important Open Spaces* designated five important Green Spaces in Hemswell, as identified on Map 8. The local community supported the need for protecting open green spaces within the two parishes but also identified further spaces that maybe worthy of protection through the NP policies.

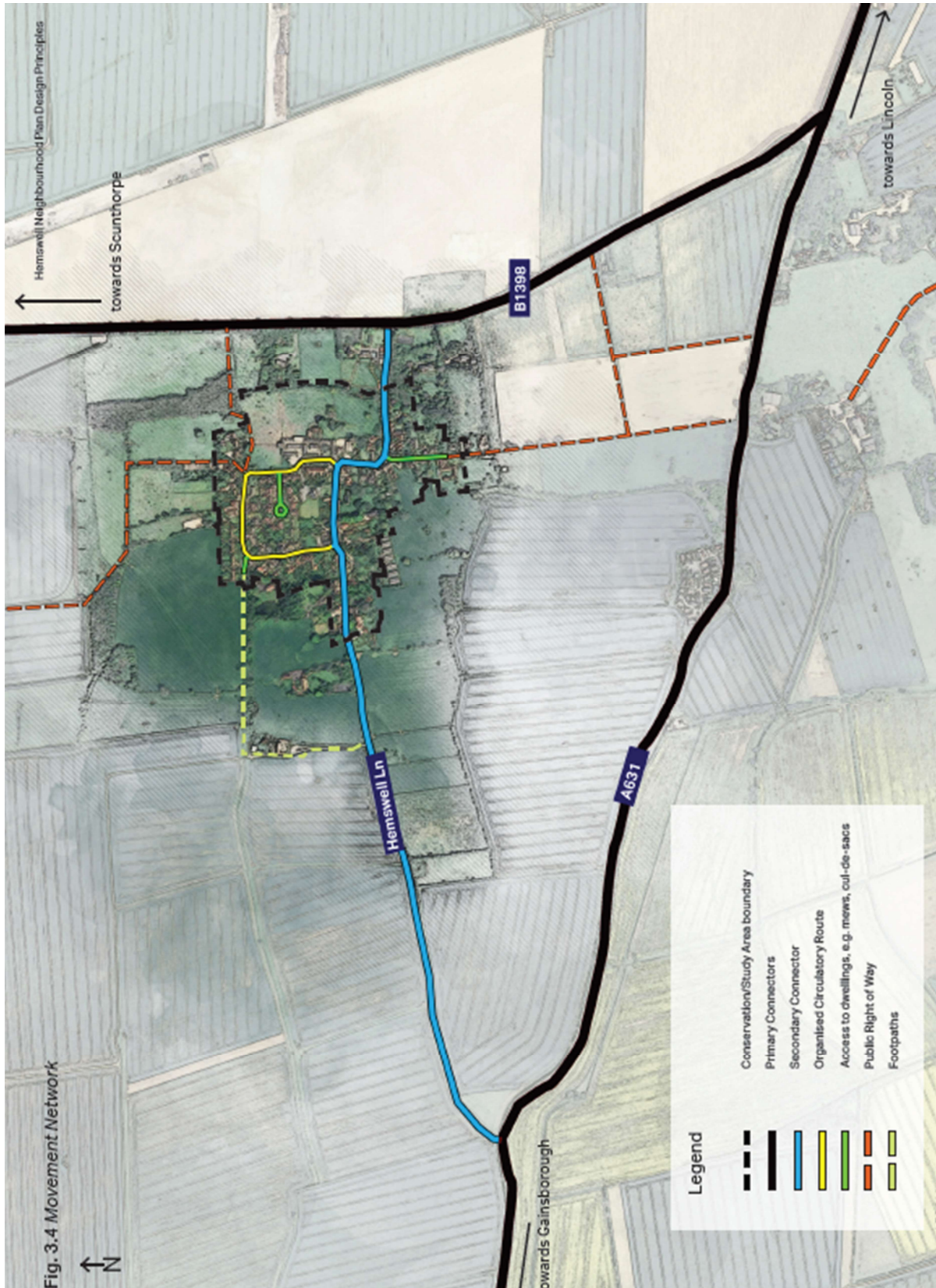
<sup>11</sup> Taken from the Rural Place Profile Report 2013

**Map 8<sup>12</sup>: CLLP Important Open Spaces**

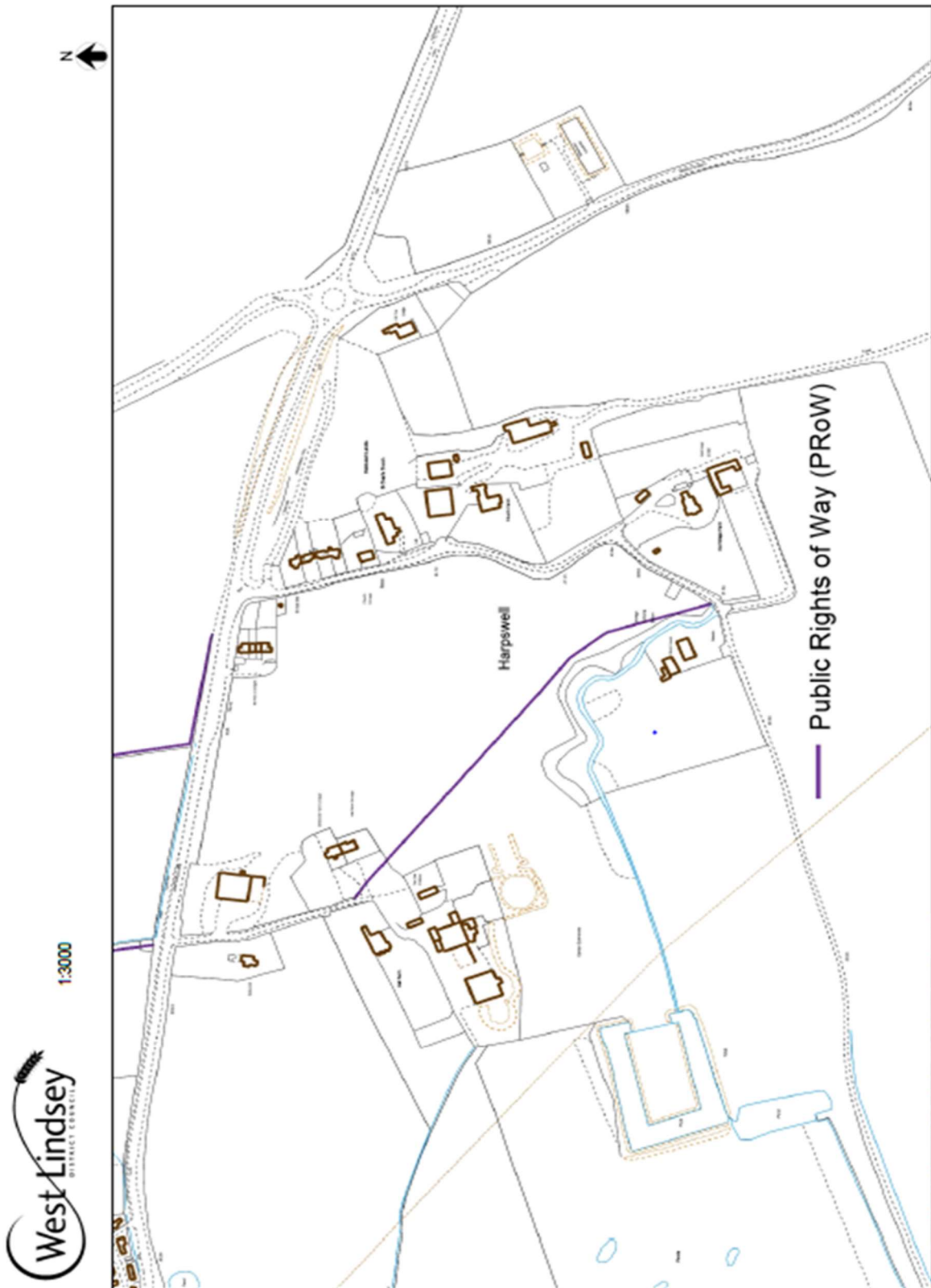
<sup>12</sup> Taken from Central Lincolnshire Local Plan Interactive Map  
<https://wlnk.statmap.co.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>

- 2.28 The nearest doctors' surgeries are in Kirton in Lindsey, Willingham, Ingham and Gainsborough, approximately 5 to 14 miles from Hemswell and Harpswell.
- 2.29 There are no primary schools in the two parishes. The nearest primary schools are at Hemswell Cliff, Willoughton, Ingham, Corringham and Kirton in Lindsey. There are also no secondary schools located within the two parishes. The nearest are in Gainsborough, Lincoln, Welton, Market Rasen and Kirton in Lindsey.
- 2.30 Hemswell Village has six clear junctions/crossroads that allow easy navigation through the village. The road infrastructure within the village and the main access routes that serves the village are shown on Map 9. Hemswell parish has several public footpaths that form a distinct walkable and accessible footpath network linking the village to Harpswell, Willoughton and other villages within Lincolnshire. These footpaths are shown on Map 9 for Hemswell and Map 10 for Harpswell.
- 2.31 Through the public consultation, several residents commented on the need to create a footway from Harpswell to Hemswell Cliff Post Office. Residents also suggested that some negative points of living in the two parishes were the volume of traffic, on-street parking and speeding traffic both within the settlements and on the A631 Harpswell Lane and the B1398 Middle Street.

**Map 9: Transport and footpath network in Hemswell**

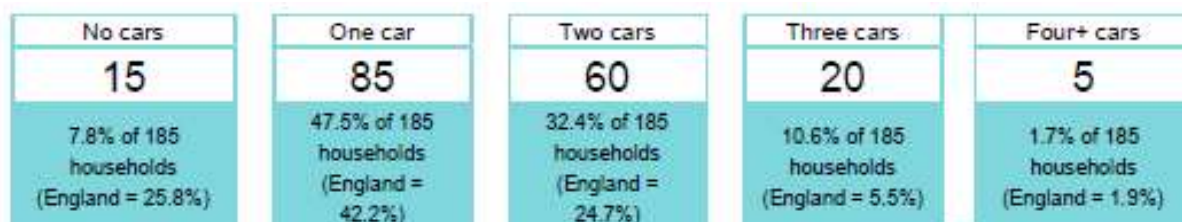


**Map 10: Harpswell footpath network**



2.32 Figure 6 shows car ownership within the two parishes. With the limited number of services and facilities within the area, most residents have access to a car. The household survey and consultation on the potential sites for development within Hemswell, demonstrated that the community wanted to ensure that adequate car parking provision was made for parking on potential development sites, to reduce on-street car parking.

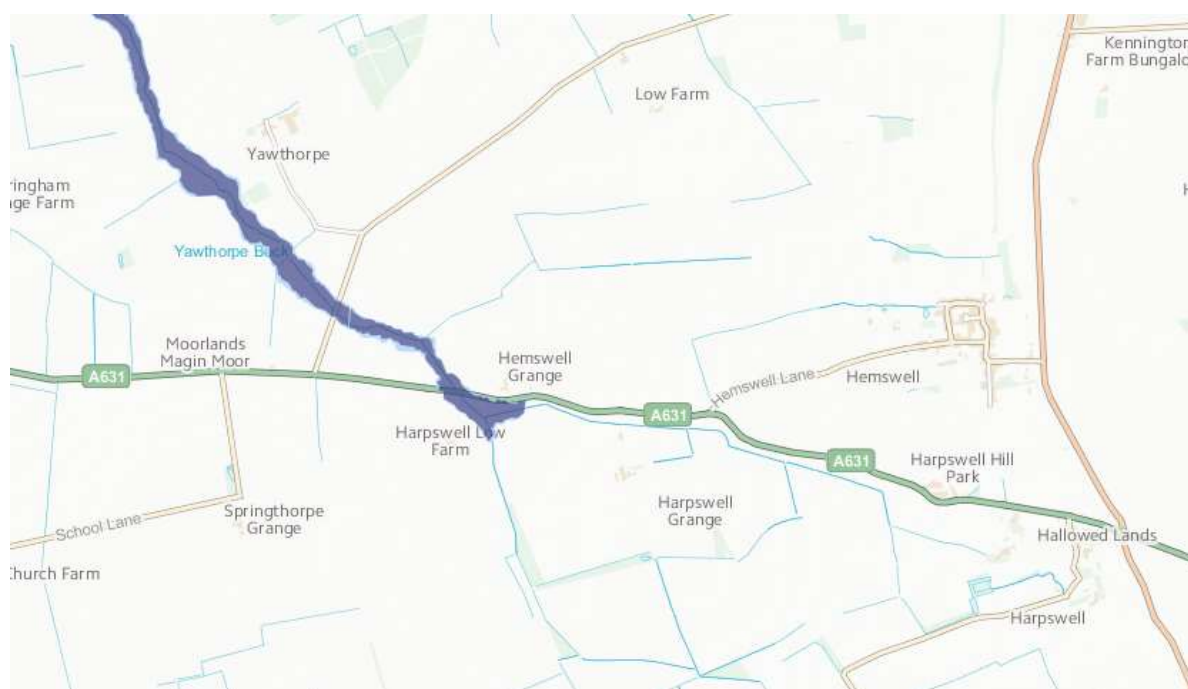
**Figure 6<sup>13</sup>: Car/Van ownership in Hemswell & Harpswell**



## Flood Zones

2.33 The NPPF requires that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. Maps 11 & 12 demonstrate the flood risk areas within the two parishes. Only a small section of Hemswell parish is affected by flood zone 3. It should be noted that the NPSG considered that the NPPF and CLLP *Policy LP14: Managing Water Resources and Flood Risk* deals adequately with the small section of the NP area within flood zone 3 and there is no need for a specific NP policy relating to this matter.

**Map 11: Flood zones within the two parishes<sup>14</sup>**

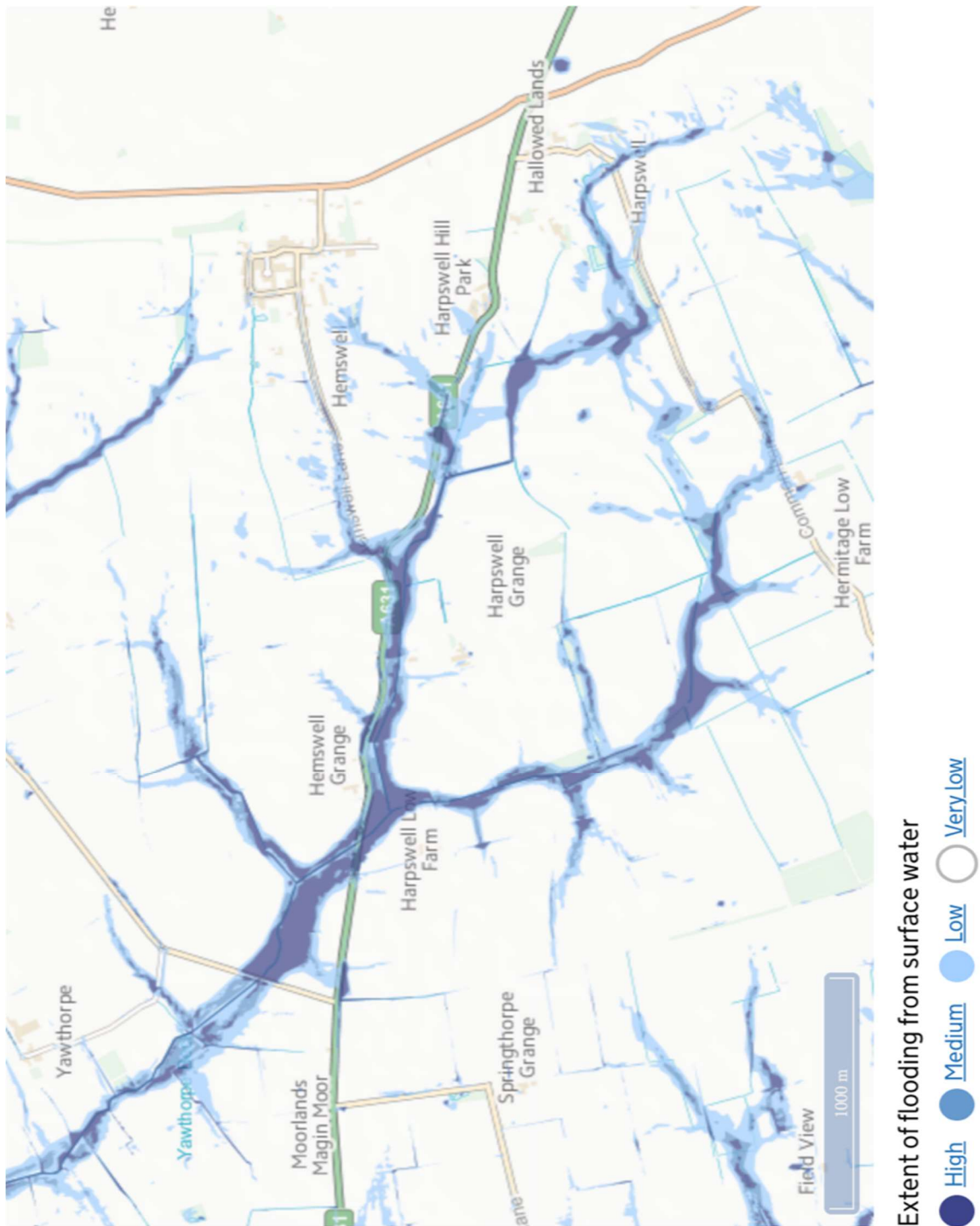


<sup>13</sup> Taken from the Rural Place Profile Report 2014

<sup>14</sup> Map taken from <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=492644&northing=390890&placeOrPostcode=hemswell>



**Map 12: Surface water flooding within the two parishes<sup>15</sup>**



<sup>15</sup> Map taken from <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=492931&northing=390996&address=100030954210&map=RiversOrSea>

### 3 Hemswell & Harpswell Challenges and Opportunities for the Neighbourhood Plan?

- 3.1 As part of the process, Hemswell & Harpswell NPSG has been committed to ensuring the community influences the development of the NP. The NPSG has undertaken a significant level of community consultation at various stages as demonstrated in Table 2, from events, parish meetings, questionnaires, letters, parish magazine articles and drop-in sessions.
- 3.2 At these events, the following 'key' issues (summarised in table 5), were consistently raised by the community and these issues can now be addressed by the NP.

**Table 5: Community issues and opportunities for the NP**

Community Issues	Neighbourhood Plan Opportunities
Number and scale of future housing developments and growth within Hemswell	<p>To include site allocation policies for Hemswell village to ensure the community have a say in the scale and location of future developments and growth, as identified within the CLLP.</p> <p>To include a policy on windfall development to ensure any subsequent housing developments are subjected to the same level of community consultation and receive demonstrable community support.</p>
Protect and enhance the landscape and character of each settlement.	<p>Importance of protecting the existing rural character of the settlements, the historic buildings and sensitively siting of the new housing developments within Hemswell village.</p> <p>Harpswell should remain as a settlement within the open countryside that protects the historic remains of the former medieval settlement and the former Harpswell Hall.</p>
Protecting and preserving the Historic Environment	<p>A range of buildings and structures within the plan area are not formally listed by Historic England but these buildings do have a local historical and / or architectural value. It is proposed to identify and include these as non-designated heritage assets.</p>

Local design and character of new development	<p>Any new development needs to be designed to a high quality and should integrate well with the existing settlements.</p> <p>Any new developments should seek to enhance the rural character and setting of its surroundings.</p>
Protecting the existing community facilities, footpaths and valued open spaces.	<p>Importance of retaining the existing village services such as the village hall and protecting the valued open spaces such as the village hall play area and field and the historic park and gardens. The footpaths within the parishes are one of the main assets to the villages and the protection and enhancement of the footpaths are important.</p>
Public Rights of Way	<p>To protect, enhance and wherever possible, reinstate public rights of way.</p>

## Community Vision

3.3 The communities' vision for Hemswell & Harpswell is outlined below.

In 20 years-time, the parishes that contain the settlements of Hemswell and Harpswell will have retained; their unique old historic charm, setting and strong rural character.

Hemswell village will have seen the sensitive development of up to 18 new dwellings, developed in line with the Central Lincolnshire Local Plan's housing requirements for the area. Meanwhile the small groupings of dwellings and agricultural buildings that reside in the open countryside within the settlement of Harpswell will continue to serve the community and its visitors within its idyllic setting.

The conservation area, listed buildings, non-designated heritage assets and buildings of positive character, positive buildings, scheduled monument, historic park and gardens and other architectural features that contribute to the character of the two parishes will be protected, enhanced and respected to ensure that these assets are treasured for future generations to experience, admire and explore.

Our important picturesque and distinct views and vistas across the open countryside, within the Area of Great Landscape Value and those within the settlements will be retained and enhanced to preserve the rural nature of the parishes. By 2036, the two parishes will continue to have a strong sense of identity and community spirit, and they will remain quiet and peaceful places to live.

### *Community Objectives*

3.4 Following public consultation and feedback on issues, this NP supports the following community objectives:

**Community Objective 1 (Applicable to Hemswell Only):** To deliver the development of the carefully selected housing sites within Hemswell village. Development will only be accepted on the identified sites that are most suitable for sensitive development. The housing allocations will deliver the specified number of homes allocated to Hemswell within the Central Lincolnshire Local Plan.

**Community Objective 2:** To protect, preserve and enhance wherever possible the character, landscape setting and the rich heritage of the two Parishes. The design of any new development or modification to existing buildings must be of the highest quality and must take into consideration the Hemswell & Harpswell Character Assessment and the Hemswell Design Codes Principles evidence base documents.

**Community Objective 3:** To ensure that any new development, replacement buildings or extensions to existing buildings are carefully sited and designed to minimise their visual impact on the landscape

**Community Objective 4:** To protect the identified views and vistas within the two parishes. In particular, the views from the west of both Hemswell and Harpswell which are experienced against the distinct and picturesque backdrop of the undeveloped, partially wooded escarpment.

**Community Objective 5:** To protect Hemswell Conservation Area, the listed buildings, and non-designated heritage assets which significantly contribute to the character of both settlements.

**Community Objective 6:** To protect and enhance the most valued open green spaces and ensure that residents and visitors can continue to take advantage of the public rights of way and access to the open spaces, woodlands and surrounding open countryside.

**Community Objective 7:** Support the retention of the existing local services and facilities, whilst promoting the creation of new and appropriate facilities to support the residents within the two parishes.

**Community Objective 8:** Support the reinstatement of PRoW and the development of footpath links to the surrounding villages.

**Community Objective 9:** To ensure all new development within the two parishes utilise the existing trees, hedgerows, shrubbery, and grass verges on site. The development of new tree and landscaping schemes should ensure new development reflect and respects the rural nature of the settlements.

**Community Objective 10:** To preserve the rustic and rural appearance of the access roads into both Hemswell and Harpswell.

## 4 Hemswell Residential Development - Allocated Housing sites

### *Evidence and Justification*

- 3.5 The policies and allocations contained within this NP must be in accordance with the strategic policies of the adopted CLLP Local Plan 2017 and the NPPF 2018. The Local Plan and the evidence base produced by the CLLP team provides a significant amount of supportive evidence for the NP. The key strategic documents from the Central Lincolnshire planning framework include:
- The Central Lincolnshire Local Plan (2017);
  - The Central Lincolnshire Policies Map and Inset Maps; and
  - The Central Lincolnshire Strategic Housing and Economic Land Availability Assessment (SHELAA) Update July 2015<sup>16</sup>
- 3.6 The CLLP 2017 sets out a range of policies governing development within Central Lincolnshire. The following policies are of relevance to future housing development within Hemswell.
- 3.7 Local Plan Policy LP2: *The Spatial Strategy and Settlement Hierarchy* identifies Hemswell as a 'Small Village'. *Local Plan Policy LP4 Growth in Villages* sets a target for Hemswell village of 15% which equates to 18 dwellings over the plan period. However, it should be noted that under existing permissions ten dwellings have extant planning permission and have commenced development and a further one permission has been granted during the production of this plan. Therefore, permission for seven<sup>17</sup> dwellings is the remaining requirement over the plan period.
- 3.8 The policy for small villages also states that:
- "small villages will accommodate small scale development of a limited nature of (4 dwellings per site or 0.1 hectares) in 'appropriate locations' which do not conflict with Local Plan or national policies. For a site to qualify as an appropriate location, the site if developed, would need to:
- *"retain the core shape and form of the settlement;*
  - *not significantly harm the settlement's character and appearance; and*
  - *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement."*
- 3.9 With regard to new developments in small villages, the policy also states that "Unless otherwise promoted via a neighbourhood plan or through the

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<sup>16</sup> Strategic Housing and Economic Land Availability Assessment (SHELAA) Update July 2015, as accessed at the Central Lincolnshire Local Plan Planning Policy Library: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>

<sup>17</sup> <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/housing-growth-in-medium-and-small-villages-policy-lp4/>

demonstration of clear local community support<sup>18</sup> the following applies in these settlements:

- they will accommodate small scale development of a limited nature in appropriate locations.
- proposals will be considered on their merits but would be limited to around 4 dwellings, or 0.1 hectares per site for employment uses.

**It is important to note, that this NP intends to apply the CLLP LP4 approaches (as discussed in paragraph 4.4 and 4.5 within this NP) to any other residential development within the village of Hemswell. It does not propose any further residential development within the village other than those sites identified within the site allocations section of the NP.**

### *Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update July 2015*

3.10 The Strategic Housing and Economic Land Availability Assessment (SHELAA) for Central Lincolnshire identifies potential sites that may be required to meet future housing and employment need within Central Lincolnshire. This document lists all sites with an estimated capacity of 25 dwellings or more<sup>19</sup>. However, within Hemswell, no sites within the NP area with this capacity were identified.

3.11 Three sites were identified in the SHELAA within the NP area, with a potential to develop at a lower capacity. It should be noted that no formal site-selection process was completed on any of these sites within Category 6 small villages such as Hemswell. These sites were put forward in 2015 by the landowners as available for development. The following sites CL1293, CL1657, and CL4005 are identified in Map 13.

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<sup>18</sup> Where 'demonstration of clear local community support' means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

<sup>19</sup> The Central Lincolnshire Local Plan 'LP48-LP54 Residential Allocations Evidence Report April 2016' states that it was decided that a threshold of 25 dwellings should be used for SHELAA sites as this would allow officers to focus on sites that would make a significant contribution to housing supply, and that smaller sites will normally be dealt with through planning applications alone without the need for an allocation; Report viewed here: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>

**Map 13: SHELAA sites identified in Hemswell (source: WLDC)**



- 3.12 Two other sites were identified in the SHELAA within the Neighbourhood Plan Area but were not located in the immediate vicinity of the settlement of Hemswell, and these were discounted from any further assessment for suitability for housing in accordance with the spatial strategy (Policy LP2) of the CLLP.
- 3.13 Based on the background and supporting information discussed earlier in this section, it is demonstrated that Hemswell has an allocated number of houses identified within the CLLP. Following numerous public consultation events, it was deemed appropriate that the community of Hemswell should take a proactive approach working collaboratively with landowners, WLDC and key stakeholders to proactively allocate land for housing in accordance with the CLLP. By proactively allocating sites, it will provide some certainty over the plan period of where and how these new dwellings will be delivered. If the NP did not take this approach, it would be left to the market and willing landowners to test the appropriateness of each location and development at the planning application stage.

### *Hemswell Site Assessment Process*

- 3.14 In 2018, the NPSG secured technical advice and support from AECOM to undertake a site assessment to determine which sites would be appropriate for future housing development within Hemswell. The site assessment report can be found in **Appendix D**.
- 3.15 The approach undertaken for the site assessment was based primarily on the Government's National Planning Practice Guidance (NPPG)<sup>20</sup> which contains guidance on the assessment of land for development and on NPs. The approach ensures that the site-assessment process is in conformity with the strategic policies of the CLLP and with the NPPF and ensures that the assessment meets the Basic Conditions of a NP.
- 3.16 Fifteen sites were assessed as part of the Hemswell site-assessment process to determine whether they would be appropriate for allocation in the NP. These included sites that were submitted through the Central Lincolnshire Strategic Housing Land Availability Assessment, and sites submitted through the Hemswell 'Call for Sites'<sup>21</sup>. The sites are shown on Map 14.
- 3.17 The site assessment document makes a judgement on each site based on three 'tests' to identify their level of suitability for allocation. The tests being whether the site is suitable, available and achievable. The results were provided in the form of a traffic light system.

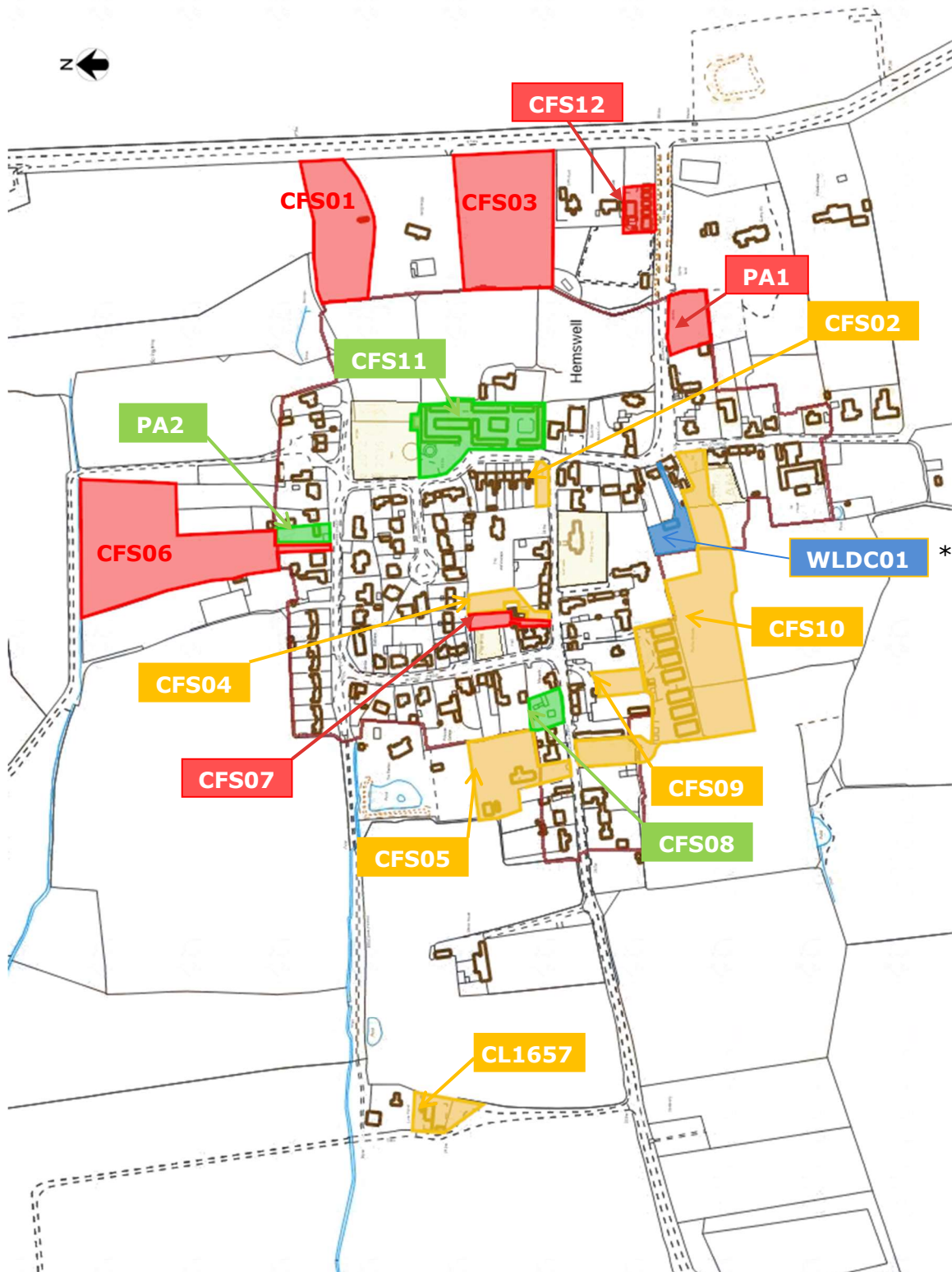
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<sup>20</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> and <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>21</sup> <https://www.hemswellneighbourhoodplan.org.uk/links>



**Map 14: Sites assessed in the AECOM Site Assessment Report**



\* WLDC01 not part of AECOM site assessment but shown following a subsequent successful planning application to WLDC.

- 3.18 The AECOM sites assessment report was consulted upon with the statutory consultees for six weeks, which ended on 23rd July 2018. The statutory consultees all provided further comments on the suitability and challenges of each site. Following this, local residents were consulted and had the opportunity to provide their views and opinions on the document at three open public consultation events in November 2018. The results of the consultations can be found in **Appendix E.**



- 3.19 As demonstrated above, the NPSG have undertaken substantive consultation with local people, WLDC and statutory consultees to consider the suitability of each site proposed for development. They have also sought professional advice and commissioned the site assessment report to provide informed and justified comments on the sites proposed.
- 3.20 The site assessment report, information provided by the statutory consultees and public consultation collectively identified that three of the fifteen sites assessed would be potentially appropriate for allocation for housing in the NP to meet the housing requirement identified by the CLLP.
- 3.21 As discussed previously within this section of the NP the CLLP *LP4 Growth in Villages* sets a target for growth in Hemswell of 18 additional dwellings over the plan period. However, under existing permissions across four development sites, this requirement has reduced to seven dwellings over the plan period. This has been verified by WLDC<sup>22</sup>.
- 3.22 Three extant permissions already counted within the housing numbers by WLDC are shown on Map 14 and can be identified as plots CFS10: Land West of Weldon Road/South of Church Street which has an implemented permission for eight new dwellings (M00/P/0530), CFS09 the Land to the south of No.18 Church Street that currently has an implemented planning permission (96/P/0500) for the development of one dwelling, PA2 Blacksmith's Forge and Shoe House, 17B Brook Street, that has an implemented planning permission (M04/P/0684) for the development of one new dwelling. All three sites remain unbuilt.
- 3.23 The AECOM report assessed these sites and scored implemented sites CFS10 and CFS09 'AMBER' because the developments have not yet been completed. It was recommended that the Parish Council would need to be able to demonstrate that development of the sites is achievable and deliverable. The NPSG have since confirmed with the landowners their intention to develop the sites and received confirmation of this in October and November 2018. Implemented site PA2 was scored green as the site has recently been

<sup>22</sup> <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/housing-growth-in-medium-and-small-villages-policy-lp4/>

purchased and discussions with WLDC were ongoing for the development of the site.

- 3.24 Site WLDC01 was not included in the call for sites, however it was submitted after the assessment and planning permission was subsequently granted by WLDC.
- 3.25 Since the three implemented planning permissions and the one subsequent permission take up the requirement for eleven dwellings, this NP is therefore seeking to allocate sites to accommodate the remaining housing requirement of seven dwellings, as identified within the CLLP.

**Important note: The identified site allocations establishes only the principle of development. It is the planning application process that will determine the appropriate number of dwellings for the site. The planning application will also be required to address the issues raised in the site assessment.**

### ***Garden area west of No. 7 Church Street (CFS08)***

3.26 The 0.7-hectare site within the garden of Number 7 Church Street, identified in Map 15, is currently garden land within the curtilage of an existing residential dwelling, and lies within the development footprint<sup>23</sup> of the existing village. The land is not considered to be previously developed land as outlined within the NPPF.

#### **Map 15: CFS08 Garden Area West of No.7 Church Street**



3.27 The site lies within the Area of Great Landscape Value, and development proposals must consider the impacts on the landscape and townscape, including the setting of the village, to ensure it complies with Local Plan policy LP17. In accordance with Local Plan policy LP 25, proposed developments affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the areas character, appearance and setting. The site is also in proximity to Grade II listed heritage assets.

3.28 The site did not receive any negative comments from the statutory consultees. However, the WLDC conservation officer requested that the

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<sup>23</sup> Development footprint of a settlement is defined as the continuous built form of the settlement and excludes:

- a. individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;
- b. gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;
- c. agricultural buildings and associated land on the edge of the settlement; and
- d. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

existing stone and pantile building on site, which contributes positively to the conservation area's value, should be retained due to its architectural and historic values.

- 3.29 There was good community support for the development of this site. During the community consultation events in November 2018, 34 residents voted 'yes' to seeing one dwelling built on the site. The site did receive some comments about issues with on street parking and concerns over the impact of the new development on the character of the area. Please see the full report on the Hemswell Parish Council website for the full consultation comments.

### **Policy 1: Development of the Garden Area West of No.7 Church Street**

1. A planning application would be supported for the residential development of up to one dwelling on the site shown on Map 24, if the applicant can demonstrate that;
  - a) the new development incorporates the redevelopment of the existing stone and pantile building into the design of the site;
  - b) the new building has an active frontage that looks directly onto Church Street;
  - c) car parking will be provided onsite;
  - d) the height, scale, spacing, layout and orientation of new building respects and complements the surrounding character of the street;
  - e) the existing stone wall fronting Church Street will be retained as the principle front boundary treatment;
  - f) the development will respect the adjacent listed buildings and non-designated heritage assets (buildings of positive character and buildings of interest); and
  - g) the development will respect and enhance the character of the conservation area and the setting of the Area of Great Landscape Value.

### *The development of the former Stud Buildings, Dawnhill Lane*

3.30 The former 0.8 ha stud site on Dawnhill Lane, identified on map 16, is well located in relation to the village and is considered to be previously developed land, as identified within the SHELAA (site reference CL1293). The former stud yard received planning permission (M02/P/0890) in 2003 for nine dwellings. However, this permission has since lapsed.

#### **Map 16: CL1293 the former stud buildings, Dawnhill Lane**



3.31 As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of the village in accordance with Local Plan policy LP17. The development area is also within the conservation area. Local Plan policy LP 25 suggests that proposed developments affecting the setting of, or affecting views into or out of, Hemswell Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the conservation area's character, appearance and setting.

3.32 The site is adjacent to an important Open Space (see Map 8) as designated in the CLLP and this plan. Any development should respect and preserve this important feature.

3.33 The site scored 'Green' in the AECOM site assessment report and was very well received by the residents during the public consultation events in November 2018. Thirty-five residents out of 36 voted 'yes' to seeing development on this site. However, the following comments were received (for the full list of comments please see the Hemswell Parish Council Website):

- 'Could prove to be a valuable architectural benefit to village with meaningful sympathetic development'.

- 'Redevelopment of Stud Buildings is fine but feel the paddock should not be developed'.
- 'No problem with this one development of buildings'.
- 'The exterior appearance should be retained due to the character and attractive visual impact. Stable & yard only, Not the meadow (spoil views up the cliff, Barn Owls use the meadow)'.
- 'Danger re-access near blind corner a concern for additional traffic. So long as utilises current old buildings- middle buildings need to come down for additional parking & access road needs to be widened'.
- 'Would make good live/work buildings if done sympathetically & parking off road'.
- 'It would enhance the village. If done sympathetically for an appropriate number of houses each with sufficient gardens/outside space and parking'.
- 'I would not want to see the existing farmhouse demolished'.
- 'This makes perfect sense as it is already partly developed'.

3.34 The site did not receive any negative comments from the statutory consultees. However, the following consultee made some important notes for consideration (the full details of the comments can be found in **Appendix E**):

1. West Lindsey Planning and Conservation suggested that in principle the development would be supported. However, "*careful design is required and consideration should be given to retaining/convertng the existing buildings layout and the open green space and views out of the village needed to be maintained*". The northern paddock site should also be retained in line with the CLLP LP23.
2. West Lindsey Environmental Protection Officer stated that "*due to the site history there may be the potential for contamination and a contaminated land condition is likely to be attached to any permission granted. The site is also adjacent to/on the Lincoln edge and as such has potential for impact from a variable spring line and surface water flooding of the edge*".
3. West Lindsey Trees, Hedges and Landscape Officer stated that "*there is a small group of two cherry trees and a maple within the courtyard area of the southerly stable block. They have grown in close proximity to each other and formed one large canopy which is a prominent feature above the roof, and provides a positive contribution to the character and amenity of this area. The site is within the AGLV and conservation area, so the structural greenery plays an important role in the character and amenity of both these designations. In the first instance, the retention of the existing, established feature trees should be the intention of any development*".

## **Policy 2: Development of the Former Stud Buildings, Dawnhill Lane**

1. A planning application would be supported for the sensitive redevelopment and conversion of the existing buildings of up to nine dwellings on the former stud yard site, as shown on Map 25, if the applicant can demonstrate that:
  - a) the existing buildings are converted sensitively, ensuring their character and historic significance are preserved;
  - b) any new buildings or extensions have been designed to ensure they complement and respect the height, scale, spacing, layout and orientation of the existing and surrounding buildings;
  - c) the development is sensitively designed taking into consideration the impact on the Area of Great Landscape Value and the conservation area;
  - d) the development respects and preserves the adjacent northern paddock as an important Open Space;
  - e) residents and visitor car parking must be provided onsite;
  - f) the development takes advantage of the views towards Lincoln Cliff and respects and complements the views in and out of the village; and
  - g) the existing landscaping and trees on site should be retained wherever possible. In particular, the small group of trees within the courtyard area of the southern stable block should be retained and incorporated into the redevelopment plans.
2. The connection of surface water to the local foul sewers should be avoided. It should be ensured that a suitable outfall for surface water is identified early within the site design process.
3. The planning application must be supported by a short document explaining how the proposals for the site have been consulted upon with the local community, how these comments have been addressed, and how any issues or concerns raised by local people and the Parish Council will be addressed.



### *Summary of the site and allocations within this section*

3.35 This NP supports the allocation of two housing sites over the plan period. In addition, it also supports the implemented planning permission on a further three sites. One site not included within this process has subsequently been granted planning permission, during the production of this NP. The table below confirms the sites and the planning status of these. As demonstrated below, the allocations within the table can deliver 21 dwellings, three more than the target of 18 dwellings set out within the CLLP.

**Table 6: Allocated residential developments in Hemswell settlement**

Site	Number of Dwellings	Status
No.18 Church Street	Implemented permission for one dwelling	Numbers already taken into consideration by WLDC
Land West of Weldon Road/South of Church Street	Implemented permission for eight dwellings	Numbers already taken into consideration by WLDC
Blacksmith's Forge and Shoe House, 17B Brook Street	Implemented permission for one dwelling	Numbers already taken into consideration by WLDC
Land to rear of 12 Weldon, Road	Granted permission for one dwelling	Subsequent approval by WLDC
Development of the Garden Area West of No.7 Church Street	Allocated for one dwelling	Allocated by NP
Development of the Former Stud Buildings, Dawnhill Lane	Allocated and could potentially deliver up to nine dwellings	Allocated by NP

## 4 Residential Development – Windfall Sites.

- 4.1 This NP intends to apply the CLLP LP4 approaches (as discussed in paragraph 4.4 and 4.5 within this NP) to any other residential development. It does not propose any further residential development within the parishes other than those sites within the Hemswell settlement identified in the site allocations section of the NP.
- 4.2 As detailed within section 4 of this neighbourhood plan, the preferred sites for future housing growth within the village of Hemswell have been identified and allocated. Given that these sites along with the implemented planning permissions.
- provide more than the target housing numbers identified within the CLLP;
  - have been subjected to a number of community consultations; and
  - have gained community support;
- it does not propose any further residential development within the parishes.
- 4.3 In line with Policies LP2 & LP4 of the Central Lincolnshire Local Plan and Policy 3 of this Neighbourhood Plan, it requires all new housing development proposals that are not allocated by this Neighbourhood Plan to demonstrate they:
- a. are in appropriate locations inside the developed footprint of the settlement, i.e. if the site were to be developed, it would:
    - retain the core shape and form of the settlement;
    - not significantly harm the settlement’s character and appearance; and
    - not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement, and
  - b. have gained demonstrable support from the local community within Hemswell Parish.
- 4.4 Policy 3 further sets out how community support should be demonstrated.

### **Policy 3: Windfall Development (in Hemswell Only)**

1. Priority will be given to the development of the allocated housing sites identified within this Neighbourhood Plan. These sites will accommodate the housing requirement as identified within the Central Lincolnshire Local Plan. Any schemes proposing additional residential development outside of these allocated sites or propose a net increase in dwellings that exceed the specified capacity for the allocated sites:
  - a. will be judged primarily against CLLP policies LP2 and LP4: they will need to be in appropriate locations (LP2) and a preference will be given to brownfield sites inside the developed footprint of the settlement (LP4); and
  - b. demonstrate that they have gained demonstrable support from the local community within Hemswell parish.

#### **Criteria for demonstrating community support**

2. For all such schemes proposing additional residential development in Hemswell, the applicant must complete a consultation statement to demonstrate support from the local community (within the Hemswell parish) for the proposal. The applicant must ensure that the scope of the consultation statement is first agreed with Hemswell Parish Council before any consultation takes place. Written confirmation of this agreement, including scoping details, must be included in the statement. In terms of the scope, consideration must be given to including the following evidence in the consultation statement:

##### ***Who was consulted***

- a) a written explanation of how a broad cross-section of local residents in the immediate area (those likely to be affected by the development proposal) and in the wider Hemswell parish, were consulted on the development proposal, within a set timeframe;

##### **How they were consulted**

- b) a range of consultation methods should be used to involve and engage the local community during the consultation period. A variety of methods in which to input and collate the community's comments should also be made available. For example, written representation and opportunities to provide web-based comments as well as attending public events and meetings;

**Policy 3: Windfall Development (in Hemswell Only) cont.****Record of consultation feedback**

- c) a detailed written record of all comments expressed by the local community should be kept, and this must be provided to the Local Authority and Hemswell Parish Council for consideration;

**Consideration of feedback**

- d) an explanation of how the proposal has addressed any relevant planning issues or concerns raised by local people or Hemswell Parish Council through the consultation period;

**Benefits to the community**

- e) a description of how the proposal will benefit the local community; and

**Demonstrate "positive overall support"**

- f) an explanation that the feedback from the community has been positive overall towards the proposal.
3. A consultation statement must be submitted with the planning application as a supporting document. This will enable Hemswell Parish Council and WLDC to take into consideration the community support for the proposal when determining the application.
  4. Schemes that do not comply with part 2 of this policy, will not be supported.

## 5 Harpswell Settlement Classification

5.1 The Central Lincolnshire Local Plan policy *LP2: The Spatial Strategy and Settlement Hierarchy* sets out the spatial strategy for delivering growth across Central Lincolnshire. Within this policy, the settlement of Harpswell is not specifically named. This NP and the Harpswell community consider the settlement to fall within the classification of open countryside.

5.2 The Central Lincolnshire Local Plan policy LP2, defines a hamlet as:

*a settlement not listed elsewhere in this policy and with dwellings clearly clustered together to form a single developed footprint. Such a hamlet must have a dwelling base of at least 15 units (as at April 2012).*

It is evident that Harpswell does not meet the criteria to be defined as a hamlet, as the existing built form of Harpswell only contains 13 units (or 14 if the annex at Church Farm is taken into consideration. However, the annex is not classed as a permanent dwelling). This NP seeks to clarify that the settlement of Harpswell should be classified as open countryside and this is further demonstrated in Map 16, which shows the locations of the existing buildings within the village footprint. The remaining residences are located across the parish of Harpswell in sporadic individual dwellings or groups of dispersed buildings/farmsteads which are clearly detached and are not part of any continuous built-up area.

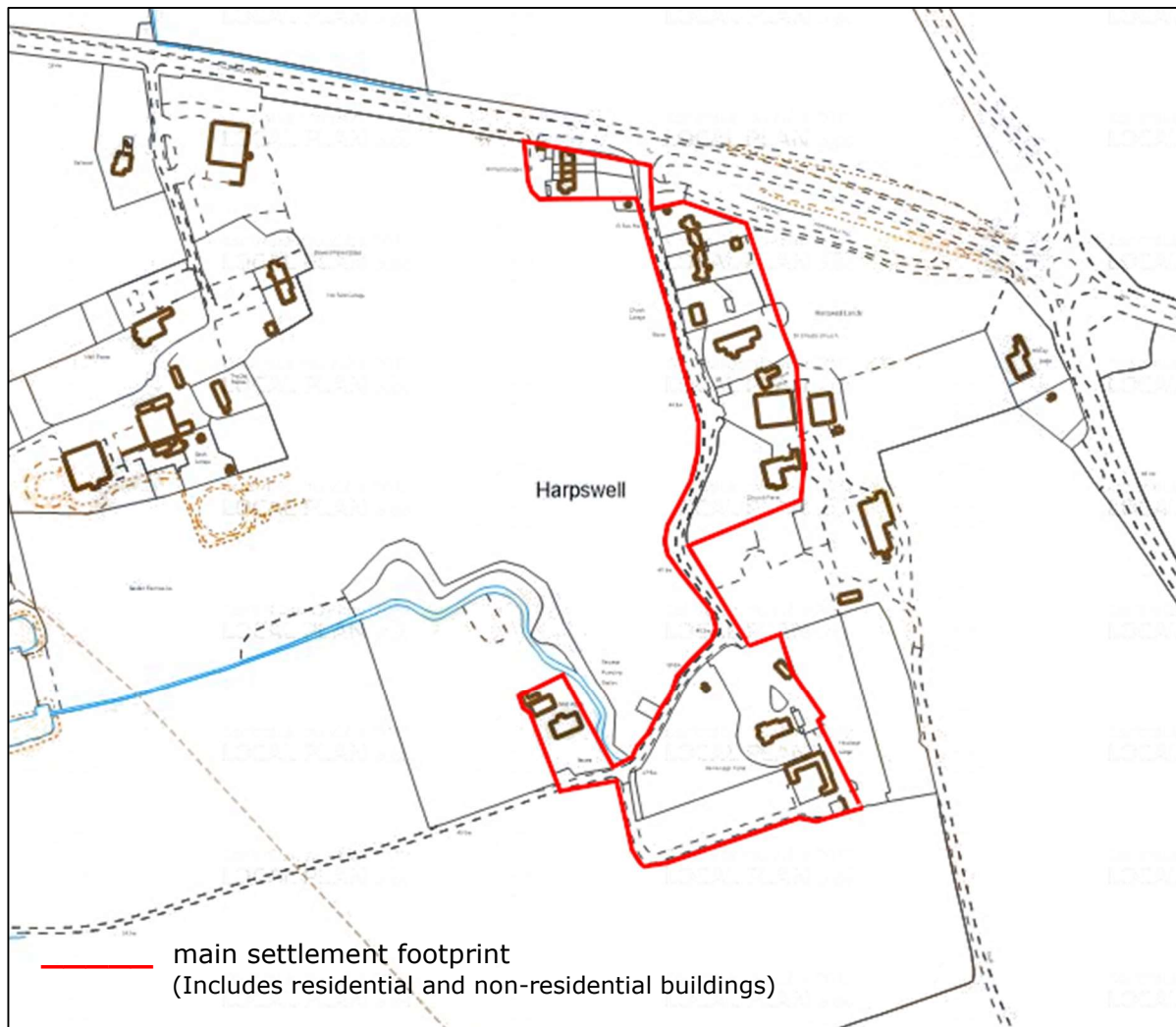
5.3 The *Hemswell & Harpswell Character Assessment 2018* further supports the classification of Harpswell as open countryside as it states:

*"Harpswell's village layout and structure has changed little from that in 1886, and aside for a small number of isolated dwellings (Bellwood and The Moat House) new construction has been focused on established development clusters at St Chad's Church and Hall Farm. Even today, much of Harpswell's road network retains a undeveloped edge, and the village is essentially a collection of small building clusters set within a much wider rural landscape. On this basis, Harpswell can be considered as a particularly sensitive context, where new development should be carefully designed and sited."*

5.4 When Harpswell residents were asked in the household survey what are the most positive features within the settlement the top five answers given were its rural setting / tranquil surroundings, its rural character, friendly community, existing facilities (footpaths, good road links, Hall Farm) and the settlement location with accessibility to the surrounding countryside.

5.5 It should be noted that previous planning decisions made by WLDC have been made on the basis that Harpswell has been identified as open countryside, and the Local Plan and National Policies that relate to this have been applied. Therefore, any future development proposals within Harpswell parish boundary will be considered and judged against the criteria in *Central Lincolnshire Local Plan LP55: Development in the open Countryside* but must also comply with the policies contained within this NP.

**Map 16: Harpswell settlement classification map**



#### **Policy 4: Classification of Harpswell Parish as Open Countryside**

Any future development proposals within Harpswell parish will be considered as development within the open countryside as defined and set out within the Central Lincolnshire Local Plan Policy LP2: The Spatial Strategy and Settlement Hierarchy.

## 6 Protecting the Landscape Character of Hemswell & Harpswell

- 6.1 The West Lindsey Landscape Character Assessment, published in 1999, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. Within this document it identifies that Hemswell and Harpswell are positioned within the narrow boundaries of the Cliff Landscape Character Areas (LCA's), whilst the western extents of the parishes lie within the Till Vale Landscape Character Area.
- 6.2 The landscape character of Hemswell and Harpswell is most influenced by the Lincoln Cliff and the prominent and pronounced slope created by the unique landform. The Cliff LCA documents the landscape character and qualities of this straight, limestone-capped scarp. These include the spring-line villages that lie at the foot of the scarp slope of the Cliff, such as Hemswell and Harpswell, and the attractive and historic character of these villages help shape the distinct character of the Cliff LCA.
- 6.3 The Landscape Character Assessment 1999, recommends that there is a need for encouraging high-quality design of new developments, along with a more locally based approach to design and planning. This approach is supported by the two communities who had a strong desire to work together on the neighbourhood plan. However, the feedback was also clear that Hemswell and Harpswell are two separate settlements which have their own identities and characters with differing future requirements. The two communities deemed it an important requirement for an independent locally specific character area assessment to be undertaken for both settlements identifying each settlement's unique character, as this would be a valued investment for both settlements' futures.
- 6.4 In July 2018, an independent character assessment was undertaken by Carroll Planning and Design to assess the character of the local area. This document was undertaken to assist with the policy development within this plan and to provide a comprehensive evidence base to the Character and Landscape of the two settlements. The *Hemswell & Harpswell Character Assessment 2018*, in **Appendix F**, should be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in the two parishes is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area.
- 6.5 The National Planning Policy Framework recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy. Specifically, paragraph 58 of the NPPF states that:

'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.'

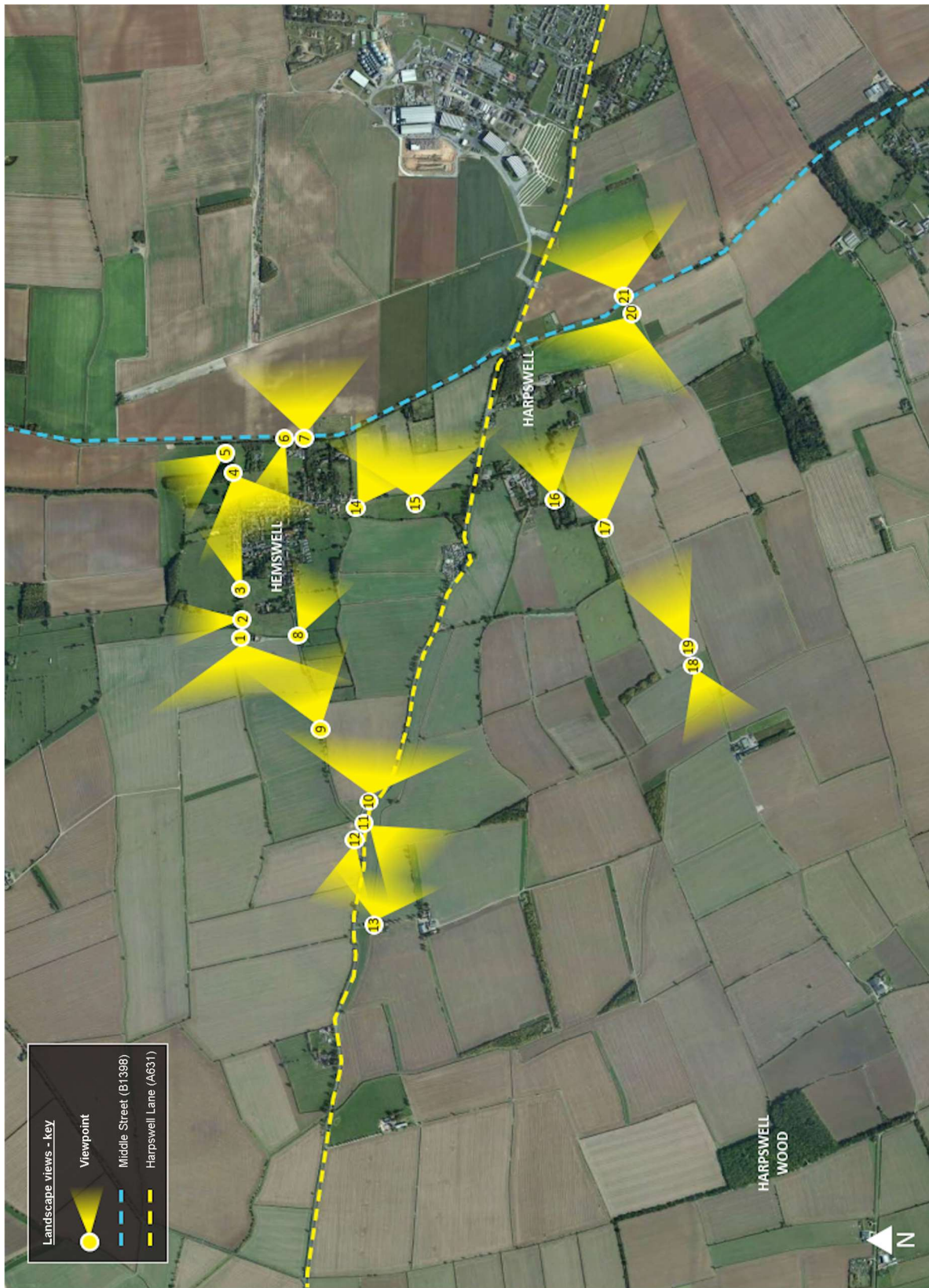
Planning policies and decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation’.

- 6.6 The *Hemswell & Harpswell Character Assessment 2018* sets out key recommendations for future development proposals in the NP area. The photography found within the document on pages 11-18 provides a visual record of the distinct character of Hemswell’s and Harpswell’s landscape setting. These images illustrate many of the key landscape characteristics, and each image is accompanied by descriptive text which provides further commentary on the distinct landscape setting displayed across Hemswell and Harpswell. Map 17 accompanies the images within the document, showing the locations from which each of the views were photographed. Sections 7.7 – 7.9 detail the main recommendations made within the character assessment.
- 6.7 Both Harpswell and Hemswell benefit from soft, verdant edges in long views towards the settlements, with built forms almost entirely screened from view. Poorly designed and/or located edge-of-village development that disrupts the village’s soft, generously planted village edges and gateways, should be resisted. All proposals for new development should integrate into the village’s landscape setting and avoid creating unsatisfactory, overly hard edges to the villages.
- 6.8 In views from the west, both Hemswell and Harpswell are read against the distinct and picturesque backdrop of the undeveloped, partially wooded escarpment that rises up behind them. This dramatic landscape feature is intrinsically linked to the character of both Hemswell and Harpswell. Therefore, development which would introduce exposed and prominent built forms along the Cliff should be resisted.
- 6.9 Outside of the established developed extents of Hemswell and Harpswell, new development forms, such as agricultural buildings, should be carefully sited and designed to minimise their visual impact on the landscape setting. This is particularly crucial within the flat and open landscape of the Till Vale, which characterises much of the western extents of the neighbourhood plan area. Across both parishes, the more established agricultural clusters are accommodated alongside mature tree planting, which acts to partially screen the development and help it integrate better into its setting. New development should explore opportunities to utilise existing tree planting in a similar manner, or alternatively, introduce new tree planting to mitigate against any potential harmful impacts on the landscape character.
- 6.10 The NPSG also commissioned AECOM to undertake the *Hemswell Village Design Principles 2019* which sets out clear design principles for development within the landscape of Hemswell.
- 6.11 The *Hemswell & Harpswell Character Assessment 2018* and the *Hemswell Village Design Principles* documents both advise that new developments utilise existing tree planting or, alternatively, introduce new tree planting as



a means of mitigating against any potential harmful impacts on the landscape character. Where new trees are introduced, it is recommended that sustainable drainage systems (SuDS) features are utilised such as tree pits to accompany the trees. By these means surface water can be managed sustainably, which supports the healthy development of the trees, manages surface water and provides wider benefits through the removal of surface water from the sewerage system.

**Map17<sup>24</sup>: Landscape views from the Character Assessment 2018**



All viewpoints are from PRow's except view 16 which is taken from a permissive footpath. For individual views refer to the character assessment.

<sup>24</sup> Taken from the Hemswell & Harpswell Character Assessment 2018 p.9.

### **Policy 5: Protecting the Wider Landscape Character and Setting of the Neighbourhood Plan Area**

- 1). In accordance with the Central Lincolnshire Local Plan policies LP 55 development in the Open Countryside and LP17 Landscape Townscape and Views, development proposals are required to demonstrate how they have taken into account the guidance and recommendations contained within the *Hemswell & Harpswell Character Assessment 2018* and the *Hemswell Village Design Principles 2019*.
- 2) In order to protect the wider landscape character and the AGLV, any new development within the neighbourhood plan area, is required to demonstrate that it has met the following criteria:
  - a) it would not represent a significant visual intrusion into the landscape setting and the landscape designations;
  - b) it would not have a significantly adverse impact on the publicly accessible views summarised on Map 17 and detailed in the Hemswell & Harpswell Character Assessment;
  - c) it would not have a significantly adverse impact the integrity, character, and appearance of the open countryside and the setting of the Area of Great Landscape Value.
  - d) it would use soft landscaping to provide generously planted green edges to site boundaries;
  - e) it would not introduce or expose any prominent built forms along the Lincoln Cliff;
  - f) it has explored opportunities to utilise existing tree planting, or, alternatively, proposes to introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character; and
  - g) where new tree planting is proposed, the use of sustainable drainage systems, such as tree pits, should be used to sustainably manage surface water.

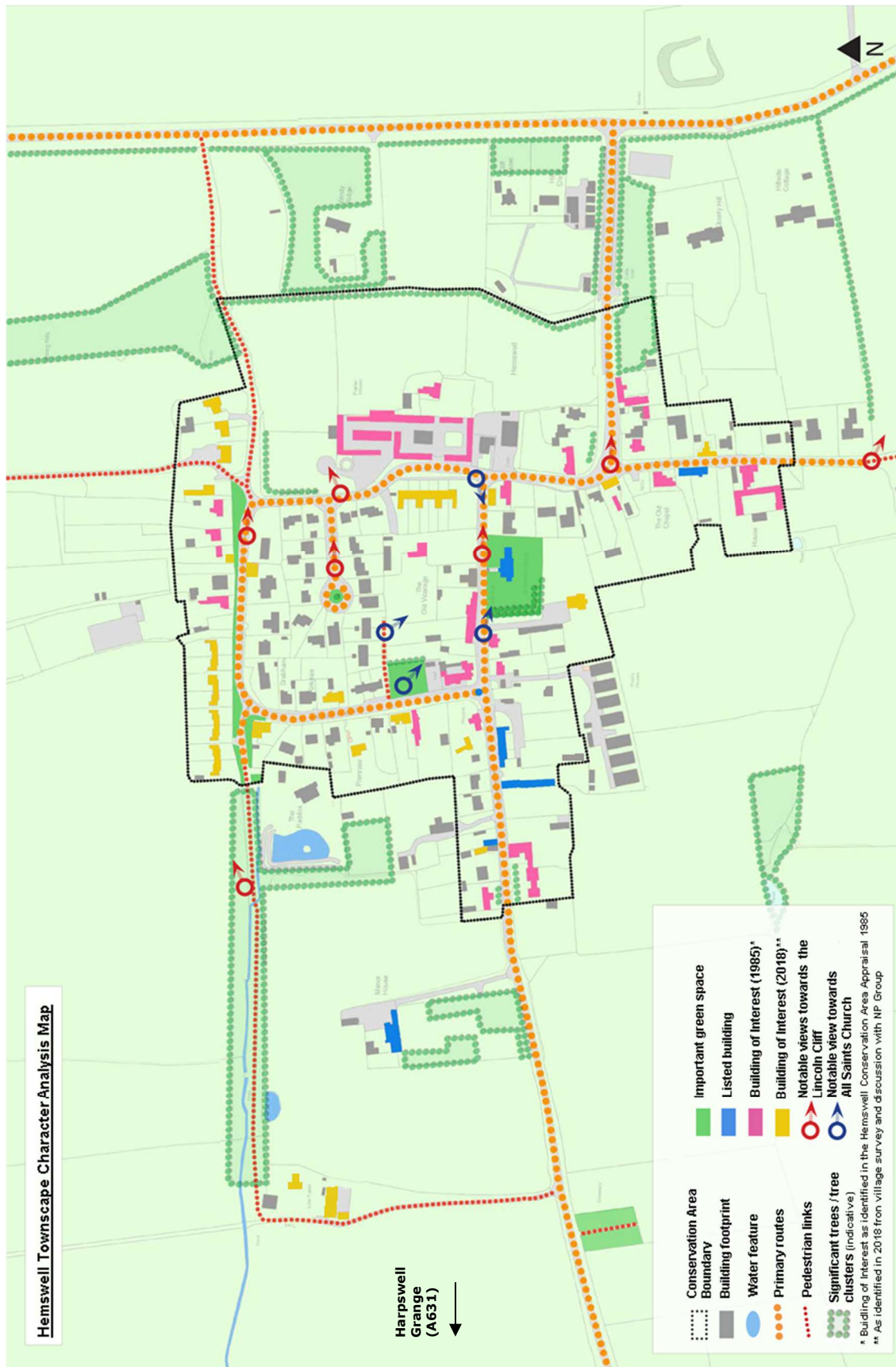
## 7 Design Principles

- 7.1 This section of the NP focuses on the importance of requiring good design in any new development proposals across the neighbourhood plan area, but also specifically relates to the new housing developments expected on the site allocations in Hemswell.
- 7.2 Paragraph 56 of the NPPF acknowledges that 'good design is a key aspect of sustainable development and is indivisible from good planning'.
- 7.3 Section 3 (Settlement Character Profiles) of the *Hemswell & Harpswell Character Assessment 2018* provides a comprehensive analysis of each settlement, including their historic development, present day qualities and locally distinctive contextual features. It examines the distinct aspects that make up their character and identity and identifies negative features which would benefit from enhancement.
- 7.4 The analysis of the character assessment is then concluded with useful recommendations about future development, and how change should be managed to ensure the distinct qualities of the settlements are preserved, and, where possible, enhanced.

### Hemswell

- 7.5 The Hemswell & Harpswell Character Assessment 2018 describes and documents the village of Hemswell, illustrating its key features. Map 18 within this NP identifies these key features.

**Map 18<sup>25</sup>: Hemswell village character analysis map**



<sup>25</sup> Taken from the *Hemswell & Harpswell Character Assessment 2018* p. 49 (amended).

## Key Findings for Hemswell taken from the Character Assessment 2018

- *New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of heritage value and positive character. However, rudimentary replications of existing styles and the progression of pastiche designs is discouraged.*
- *Development proposals should recognise and seek to reinforce the distinct local character in relation to the height, scale, spacing, layout and orientation of new buildings.*
- *In areas of poor or uninteresting character, such as along the southern side of Brook Street, development proposals should take the opportunity to create new buildings and areas of distinction on suitable sites.*
- *Fragmentation of frontage treatments through the removal of trees, hedgerows, shrubbery and grass verges should be resisted. The retention of such existing green features, which along with stone walling, characterise much of Hemswell's roadside environment and is one of the village's defining features, is crucial to protecting the village character. New developments should seek to utilise either stone walling or hedgerows (or a combination of both) as the primary boundary treatment. Timber is the preferred material for gates.*
- *Approaches into the village are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting. Development proposals should be designed to maintain the rustic, rural appearance of these approaches into Hemswell.*
- *Subdivision of residential plots and development within existing gardens, which can disrupt established plot and building patterns, and also result in the loss of green space and planted features, should be resisted.*
- *In the few circumstances where existing buildings have an uneasy relationship with the wider village character, such as at the Butcher Nook Club, retrospective planting schemes should be considered in order to partially screen these structures and help them better integrate them into the village context.*
- *Introduction of new, higher density residential development clusters into this rural village context would erode the existing village layout and development patterns. To date, Hemswell has largely been developed in an incremental, linear fashion along the established road network, with St Helens Way representing the only significant deviation from this approach. Further self-contained residential cul-de-sacs would likely harm the established village layout and structure, particularly if proposed on previously undeveloped sites along the village's outer edges.*
- *Hemswell has a very well-defined village boundary, with clearly established developed extents. Over the past 100 years' development has been accommodated within these boundaries, and the village has managed to resist any notable sprawl or outward ribbon development. Future development should be accommodated within these established village extents, with infill development representing the most appropriate development approach, and proposals which seek to extend out into the adjoining rural landscape will be resisted.*

- *Hemswell possesses numerous locally distinct and handsome views towards key building groupings, and unique landmarks and features such as Church of All Saints, the Maypole, and the Cliff. Future development should seek to retain and enhance key views, and explore opportunities to create new, distinct views within the village.*

## Harpswell

7.6 The Harpswell Village Character Analysis Map shown on Map 19 supports the descriptive text and images on pages 60 - 70, of the *Hemswell & Harpswell Character Assessment 2018*. This section provides an instant snapshot of the key elements that characterises Harpswell. In *section 3 of the Character Assessment 2018*, the settlement profile concludes with the key recommendations that would apply where limited development may be acceptable in Harpswell Parish. These are summarised below.

### Key recommendations for Harpswell taken from the Character Assessment 2018

- Limestone and buff brick represent the primary construction materials within the settlement. However, red brick is also utilised on occasion. Roofs, which are nearly always pitched, are generally finished with grey slate, though clay pantiles can also be found, particularly on some of those few remaining vernacular agricultural outbuildings. Façades tend to have a formal, symmetrical arrangement, achieved by the even distribution of fenestration and central positioning of entrance doorways. Chimney stacks, typically tall and slender with chimney pots, give many buildings in the village a distinct roof profile, and the positioning of these along the ridge and at gable ends tends to reinforce the symmetrical appearance of buildings. New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of positive character and heritage value (as shown on Map 19). However, rudimentary replications of existing styles and the progression of pastiche designs is discouraged.
- Development proposals should recognise and seek to reinforce the distinct local character in relation to the height, scale, spacing, layout and orientation of new buildings.
- Fragmentation of frontage treatments and roadside vegetation through the removal of trees, hedgerows, shrubbery and grass verges should be resisted. The retention of such existing green features which along with stone walling, characterise much of Harpswell's roadside environment and is one of the village's defining features, is crucial to protecting the village character. New developments should seek to utilise either stone walling or hedgerows (or a combination of both) as the primary boundary treatment.
- Approaches into Harpswell village are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting. Development proposals should be designed to maintain the rustic, rural appearance of these approaches into Harpswell.
- Subdivision of residential plots and development within existing gardens, which can disrupt established plot and building patterns, and also result in the loss of green space and planted features, should be resisted.

➤ Harpswell's village layout and structure has changed little since 1886 and aside for a small number of isolated dwellings (Bellwood and The Moat House) new construction has been focused on established development clusters at St Chad's Church and Hall farm. Even today, much of Harpswell's road network retains an undeveloped edge, and the village is essentially a collection of small building clusters set within a much wider rural landscape. On this basis, Harpswell can be considered as a particularly sensitive context, where new development should be carefully designed and sited. One-off infill development and the conversion of existing buildings to residential use represent the most appropriate manner in which to deliver new housing. Self-contained housing developments containing multiple units and requiring new, dedicated accesses would likely harm the village character and disrupt the centuries old village layout and structure, and therefore should be resisted.

➤ Several of Harpswell's more recent residential units have been delivered through the conversion and reuse of disused agricultural buildings of limestone construction, with examples including Hermitage Lodge and the old stables block at Hall Farm. This represents an innovative reuse of vernacular farm buildings that may otherwise become derelict and unused, creating new housing without the need for new construction and thus protecting the established village structure and layout. Further opportunities to reuse derelict or underutilised agricultural units for alternative uses should be explored\*. Hermitage Lodge represents a particularly successful conversion, carried out in a sensitive, well-considered manner that manages to retain the agricultural character of the original building and as such, proves a useful source of inspiration and guidance for others seeking to convert agricultural buildings in the village.

\* This recommendation does not extend to the demolition / removal of agricultural buildings to make way for new housing or other new buildings. It relates to the retention and reuse /conversion of existing historic agricultural buildings only.

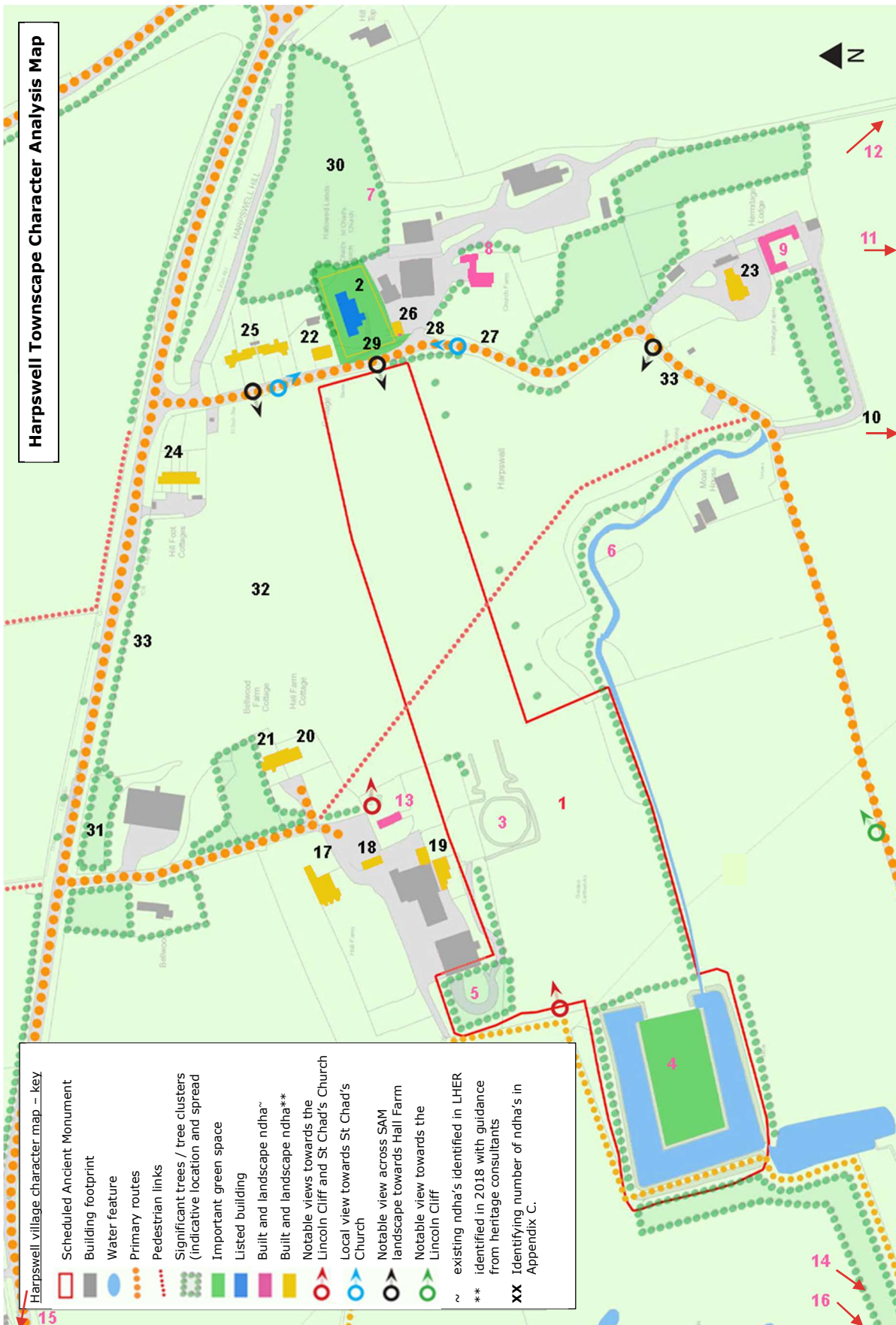
➤ Harpswell possesses numerous locally distinct and handsome views towards key stretches of buildings, and unique landmarks and features such as St Chad's Church and the Cliff, Hall Farm, and the historic landscape between these two parts of Harpswell. Future development should seek to retain and enhance these key views and explore opportunities to create new, distinct views within the village.

➤ The wooded character of the upper scarp as it rises above St Chad's Church and those neighbouring properties is a key feature of the church's setting and views towards the village core from the west. This wooded backdrop should be retained, and the removal of trees resisted.

➤ Harpswell is a historically and archaeologically rich environment, with numerous archaeological features having been recorded across the village (see appendices of the character assessment). In particular, the land in and around the scheduled monument of Harpswell Hall has offered up a wealth of archaeological finds, and this historic landscape is still attracting much interest from the archaeological community, having been the focus of several explorations and digs in recent times. All future development proposals should carefully consider the archaeological interest or potential of the development site and make provision for the protection of any identified assets of archaeological significance.



**Map 19<sup>26</sup>: Harpswell village character analysis map**



<sup>26</sup> Taken from the *Hemswell & Harpswell Character Assessment 2018* p. 71 (amended).

7.7 The AECOM report '*Hemswell Village Design Principles 2019*' has been developed to gain an in-depth understanding of Hemswell village in order to create design guidance to influence new housing developments within the village of Hemswell. The *Hemswell Village Design Principles 2019* is contained within **Appendix G** of this plan. The key design principle for design within this report are set out within the table below.

Subject	Design Principle
Setting and Surrounding: Hemswell	Any new development within the Hemswell area should consider, respect and protect the surroundings and, where possible, positively contribute to the character, environment and appearance of Hemswell village. Particular attention should be paid to respecting the Great Landscape Value area and wider open countryside.
Topography and Water Courses	No development should be proposed on Lincoln Cliff. New development should not affect the existing water courses to minimise the potential environmental impact. Topography should also be considered and respected with new development not changing or altering the landscaping of the area.
Movement Network	New development should retain and provide a clear hierarchy of road network. Existing PRoW should be retained and enhanced. Developers may apply for the PRoW diversion if the benefit of the diversion to the wider public is demonstrated. New development should positively contribute to the existing movement network carefully controlling any additional traffic not causing congestion or blocking any of the roads.
Movement Network: Legibility	New development should provide a well-connected and permeable network throughout the village. It should allow users to understand the hierarchy of the streets and to easily navigate them. The movement networks should be safe and legible to pedestrians, cyclists and drivers. Nodes, landmarks and focal points should help navigating around the village.
Movement Network: Public Rights of Way & Footpaths	PRoW are protected by law. Any new development should play a positive contribution to the walkability of Hemswell, respecting the PRoW and enhancing the footpaths where possible. Developers may apply for a PRoW diversion if the benefit of the diversion to the wider public can be demonstrated. Non-designated footpaths are important for the character and overall walkability of Hemswell. Hence any development of them should be resisted. Any new development within a setting of a footpath, should positively contribute to the character and state of the footpath, respecting its location, use and appearance.
Village Structure: Grain and Density	New development should retain Hemswell's unique layout formed with an east to west and north to south orientation and irregular positioning within a plot. It also should ensure that the existing typology, pattern and density be retained. Any new development should reflect and contribute to the existing character adopting adjacencies and contribute to the existing sense of Hemswell.
Historic Assets	New development should avoid potential harm to buildings of architectural or historic interest. New development located within proximity to a listed building should respect its character, setting and local identity. New development should reflect and consider the local architectural and landscape character of Hemswell.
Movement Network: Street scene	The streetscape within new development should be designed in line with the existing types. Development should be well connected and permeable, providing priority to pedestrians and creating pleasant environments. Variations of enclosure and openness, height to width ratios, vegetation and boundary use should correspond with existing typology.
Built Form: Architectural Style	New development should respect and enhance the character of the village with preference given to a more traditional architectural style. The new development should be of a high-quality design which compliments the traditional architecture.
Built Form: Scale	New development should be in keeping with the existing height and typology of Hemswell. It should not exceed 2 stories in height and the traditional varied and interesting roofscape should be retained. Rooflines should be designed to complement the existing patterns and character, achieving a strong "sense of place"
Built Form: Materials	New development should be of a high-quality design incorporating detailing which is consistent and complimentary with the existing examples. This should protect the heritage assets and improve the diluted character of Hemswell. Elevations of non-typical house types with unusual architectural features is not deemed appropriate. It is encouraged to propose structural materials, windows, doors, and roofs which are appropriate to the traditional context of the village.
Boundary Treatments	New development should ensure that private and public spaces are clearly defined. Spatial arrangements may differ but should be in keeping with the character of the surroundings. Public spaces, where possible, should be well overlooked and edged by active frontages such as doors, large windows, front gardens etc

- 7.8 In addition to the *Hemswell & Harpswell Character Assessment 2018* and the *Hemswell Village Design Principles 2019*, this NP also encourages the use of Building for Life 12 (BfL12)<sup>27</sup> by developers in the preparation of their planning applications. BfL12 is the industry standard endorsed by government for well-designed homes and local communities, Local Authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
- 7.9 BfL12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters: 'integrating into the neighbourhood', 'creating a place' and 'street and home'.
- 7.10 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:
- a) secure as many 'greens' as possible;
  - b) minimise the number of 'ambers'; and
  - c) avoid 'reds'.
- 7.11 The more greens that are achieved, the better a development will be. A red light gives warning that an aspect of a proposed development needs to be reconsidered. Nine greens are considered the threshold for good design.
- 7.12 New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the schemes will be of the highest design standards, reflecting the location of the sites adjacent to the open countryside and adjoining a rural village with significant heritage assets.
- 7.13 The National Planning Practice Guidance<sup>28</sup> sets out The Hierarchy of Drainage to promote the use of sustainable drainage systems, by aligning modern drainage systems with natural water processes.
- 7.14 Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
1. into the ground (infiltration);
  2. to a surface water body;
  3. to a surface water sewer, highway drain, or another drainage system;
  4. to a combined sewer.
- 7.15 All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.

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<sup>27</sup> <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

<sup>28</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

- 7.16 The removal of watercourses and ditches from development sites presents a risk for future growth and development as the natural water cycle can be disrupted resulting in a potential increase of on-site and off-site flood risk. The removal of these features would result in an increased need to connect surface water to the sewerage system. As identified above, this is against the drainage hierarchy outline in the Planning Practice Guidance.
- 7.17 The inclusion of sustainable drainage systems (SuDS) to help manage surface water flows will provide multiple benefits from the attenuation of surface water flows to minimise flood risk impacts, the treatment / capture of pollutants to improve water quality, and the development of spaces for enhanced biodiversity and amenity.
- 7.18 Sustainable drainage systems (SuDS) should be designed in accordance with current industry best practice, the SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface-water quantity and the wider benefits without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.
- 7.19 The principles for design for the area have been taken from the Hemswell & Harpswell Character Area Assessment, the AECOM Hemswell Village Design Principles, the national design standard criteria (BfL12) and the National Planning Practice Guidance document to form the basis of policy 6.

## **Policy 6: Design Principles**

### **Part 1: Applicable to Hemswell & Harpswell**

- 1) Any new development proposals within the Parishes of Hemswell & Harpswell should:
  - a) recognise and seek to reinforce the distinct local character in relation to the height, scale, spacing, layout and orientation of new buildings;
  - b) be designed to maintain the rustic, rural appearance of the approaches to the settlements;
  - c) draw inspiration from local vernacular architecture and recognised buildings of heritage value and positive character as defined on Maps 18 and 19 that have a scale and mass that provides views to the wider landscape;
  - d) seek to retain and enhance key views, as identified on Maps 17, 18 and 19, and explore opportunities to create new, distinct views within the village;
  - e) seek to utilise either stone walling or hedgerows (or a combination of both) as the primary boundary treatments;
  - f) demonstrate within the planning proposals how the development has taken into consideration the *Hemswell & Harpswell Character Assessment 2018* and the *Hemswell Village Design Principles 2019*;
  - g) demonstrate that all surface-water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, so that a discharge to the public sewerage system is avoided, where possible;
  - h) shall not prevent the continuation of existing natural or man-made drainage features; where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced;
  - i) retain access to drainage features for maintenance, and ownership of land should be clearly defined as part of the overall site maintenance plan;
  - j) prior to the alteration of any alignment, carry out an assessment to ensure that all connections into the watercourse are retained and that exceedance flows are not then directed away from the watercourse channel towards properties;
  - k) ensure that sustainable drainage systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate;

**Policy 6: Design Principles cont.**

- l) demonstrate they have considered all four aspects of good SuDS design: quantity, quality, amenity and biodiversity, and that the SuDS and development will fit into the existing landscape; and
- m) the completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.

**Part 2: Design Principles for Residential Developments in Hemswell Only.**

- 2) In addition to those criteria listed in Part 1, any new proposals for residential development within the Parish of Hemswell should:
  - a) demonstrate a high design quality that enhances the distinctiveness and quality that contributes to its rural character;
  - b) demonstrate that the scheme accords with national design standards (nine greens for BfL 12 or any subsequent equivalent);
  - c) be delivered in line with the allocation policies contained within this neighbourhood plan and in line with the Central Lincolnshire Local Plan;
  - d) not seek to extend out into the adjoining rural landscape, remaining within the existing developed footprint of the settlement; and
  - e) wherever possible, positively contribute and link into the walkability of the area, respecting the PRowS and enhancing the footpaths.

## 8 Protecting and Enhancing Non-Designated Heritage Assets

- 8.1 A range of buildings and structures within the neighbourhood plan area are not formally listed by Historic England but these buildings do have a local heritage value. It is proposed that within this section of the NP that these additional assets are formally recognised as non-designated heritage assets and will be added to the Lincolnshire Heritage Environment Record.
- 8.2 Map 18 shows the Hemswell Conservation Area and the location of the listed buildings and 'Buildings of Interest' which include, important buildings identified within the Hemswell Conservation Area Appraisal 1985, existing non-designated heritage assets described in the LHER and dwellings of local historical or architectural significance identified by the NPSG with guidance from our heritage consultant. The details of all built form heritage assets within Hemswell can be found in **Appendix C** of this document.
- 8.3 The majority of the village of Hemswell is covered by the Conservation Area. The Conservation Area Designation Appraisal 1985 states that:
- "The Character of Hemswell can be attributed to two factors firstly its landscape setting on the cliff edge and secondly the existence of a large number of attractive and well maintained dwellings (principally stone)".*
- 8.4 The heritage assets within Harpswell are identified on Map 19 which shows the location of the scheduled monument, one listed building, and the non-designated heritage assets. Some of the ndha's were already registered in the LHER whilst others were identified by the NPSG with guidance from our heritage consultants. The details of these Heritage Assets can be found in **Appendix C** of this document.
- 8.5 During the development of this NP, the NPSG in consultation with our heritage consultants, consolidated existing sources of non-designated heritage assets, and identified additional built form and landscape assets which make a positive contribution to the character of the settlements. The communities recognise these as valuable heritage assets, and this NP proposes to formally recognise them as an important part of the environment by listing them as non-designated heritage assets. These assets are shown on Maps 18 and 19 within this NP (referred to as Buildings of Interest and / or landscape assets).
- 8.6 The CLLP Policy LP25: The Historic Environment set out the policy for the historic environment across Central Lincolnshire. Policy 7 contained within this NP builds upon this policy and in particular, identifies and seeks to formally recognise the non-designated heritage assets within the NP area as they have a local heritage value.

## Policy 7: Protecting Non-Designated Heritage Assets`

- 1). The built and landscape assets listed below and shown on Maps 18 & 19 have been identified as the most important non-designated heritage assets for each settlement by the NPSG members with guidance from our heritage consultants.

<b>Hemswell</b>	<b>Harpwell</b>
<ul style="list-style-type: none"> <li>➤ 1-15 Brook Street**</li> <li>➤ Brook Cottage, 17 Brook Street*</li> <li>➤ Blacksmith's Forge and site of Shoeing House, 17B Brook Street~ *</li> <li>➤ Village Pinfold, Brook Street~</li> <li>➤ Blacksmith's Cottage, 19 Brook Street*</li> <li>➤ 21/23 Brook Street*</li> <li>➤ 25-35 Brook Street**</li> <li>➤ Spring Cottage, 1&amp;3 Bunkers Hill*</li> <li>➤ Groom's Cottage, 2 Bunkers Hill*</li> <li>➤ Two cottages adjacent to Lilac Cottage (4A &amp; 6A Bunkers Hill)*</li> <li>➤ Lilac Cottage, 6 Bunkers Hill*</li> <li>➤ Low Farm, Church Street~</li> <li>➤ Barn &amp; Outbuildings, Low Farm, Church Street~ **</li> <li>➤ Laburnum Cottage, 1 Church Street*</li> <li>➤ Elm House, 2 Church Street*</li> <li>➤ The Barn, 3b Church Street**</li> <li>➤ Millers Garth, 4 Church Street*</li> <li>➤ Rose Cottage, 5 Church Street*</li> <li>➤ 7 Church Street &amp; Outbuildings*</li> <li>➤ Former Schoolhouse &amp; School, 9 Church Street~ *</li> <li>➤ 11 - 15 Church Street*</li> <li>➤ The Old Vicarage, 17 Church Street*</li> </ul>	<ul style="list-style-type: none"> <li>➤ Earthworks~</li> <li>➤ Moated Site~</li> <li>➤ Prospect Mound~</li> <li>➤ The Serpentine~</li> <li>➤ Holy Spring (behind Church of St Chad)~</li> <li>➤ Church Farm and Yard~</li> <li>➤ Hermitage Farm Barns (now Hermitage Lodge)~</li> <li>➤ Low Road - Routeway between Hemswell/Harpwell/Glentworth**</li> <li>➤ Site of Brick Kiln~</li> <li>➤ Routeway with Ermine Street Junction~</li> <li>➤ Old Stables, Hall Farm~</li> <li>➤ Hermitage Low Farm and Barn (farmstead) ~</li> <li>➤ Harpswell Grange Farm~</li> <li>➤ Billyards Farm~</li> <li>➤ Hall Farm**</li> <li>➤ Hall Farm Workshop**</li> <li>➤ Hall Farm Outbuildings**</li> <li>➤ Hall Farm Cottage**</li> <li>➤ Bellwood Cottage**</li> <li>➤ Church Farm Cottage**</li> <li>➤ Hermitage Farmhouse**</li> <li>➤ 1-4 (inc.) Hillfoot Cottages**</li> <li>➤ 1-4 (inc.) Church Lane**</li> <li>➤ Victorian Post Box**</li> <li>➤ Low limestone wall – to the east of Church Farmyard entrance**</li> </ul>

~ Non designated heritage assets previously identified in the LHER

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP



## Policy 7: Protecting Non-Designated Heritage Assets cont.

Hemswell continued.	Harpwell continued.
<ul style="list-style-type: none"> <li>➤ 20 Church Street*</li> <li>➤ Forge Cottage, 22 Church Street*</li> <li>➤ Oak Lodge, 18 Church Street**</li> <li>➤ Sycamore House, 24 Church Street**</li> <li>➤ 1-11 Dawnhill Lane**</li> <li>➤ Poplar House, 4 Dawnhill Lane~ *</li> <li>➤ The Stud Outbuildings, Dawnhill Lane*</li> <li>➤ 1 (Cobweb Cottage) &amp; 3 Maypole Street **</li> <li>➤ Former Primitive Methodist Chapel, 2/4 Maypole Street~</li> <li>➤ Primrose Cottage, 10 Maypole Street**</li> <li>➤ 18 &amp; 20 Maypole Street**</li> <li>➤ The Shambles, 22/24 Maypole Street*</li> <li>➤ Weldon House, 3 Weldon Road**</li> <li>➤ Clover Cottage &amp; Outbuilding, 4 Weldon Road*</li> <li>➤ 12 Weldon Road**</li> <li>➤ 14 Weldon Road*</li> <li>➤ Former Wesleyan Methodist Chapel, 14A Weldon Road~ *</li> <li>➤ Ivy House, 24 Weldon Road~ *</li> <li>➤ Hemswell Grange~ *</li> </ul>	<ul style="list-style-type: none"> <li>➤ High limestone wall to the west of Church Farmyard entrance**</li> <li>➤ Limestone wall defining all four sides of St Chad's churchyard**</li> <li>➤ Ancient Track/Holloway (behind the Church of St Chad)**</li> <li>➤ Remains of the Village Pinfold**</li> <li>➤ Remains of Harpswell Hall Parklands (outside the scheduled monument)**</li> <li>➤ Limestone rubble wall surrounding Harpswell Hall Parklands**</li> </ul>

~ Non designated heritage assets previously identified in the LHER

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

- 2). The effect of a proposal on the significance of non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to be harmful to the significance of a non-designated heritage asset, especially full demolition, will require clear and convincing justification.

## 9 Local Green Spaces

### Evidence and Justification

9.1 The NPPF grants NPs powers to designate certain areas as Local Green Spaces. The designation of these spaces within NPs provides the same protection as green belt policy. Paragraph 100 of the NPPF states:

*"The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land".*

9.2 The CLLP policy LP23: *Local Green Spaces and other Important Open Spaces* has already identified five important open spaces within Hemswell which are identified on Map 8 and Map 20. The NP does not wish to duplicate information within the CLLP and therefore does not describe these open green spaces within the NP. However, it should be noted that the local community supports these identified Local Green Spaces within the CLLP and recognises the significances of protecting and preserving these spaces within the village.

9.3 The household survey results identified that 77.9% of the local residents that responded stated that what they most enjoyed about living in the area was the 'green open spaces'. A number of residents also specifically named the proposed Local Green Spaces as being the most important features within the villages. The NPSG wishes to propose a further six Local Green Spaces, and these are shown on Maps 20 & 21, with an aerial view showing the setting of the Harpswell Green Spaces on Map 22.

## Hemswell

### **Proposed Local Green Space: Beck Lane**

The popular pedestrian route along Beck Lane is enjoyed by residents and offers some of the best views towards the Grade II listed Manor House within Hemswell village. The land is 'common land' and is cared for by the community.

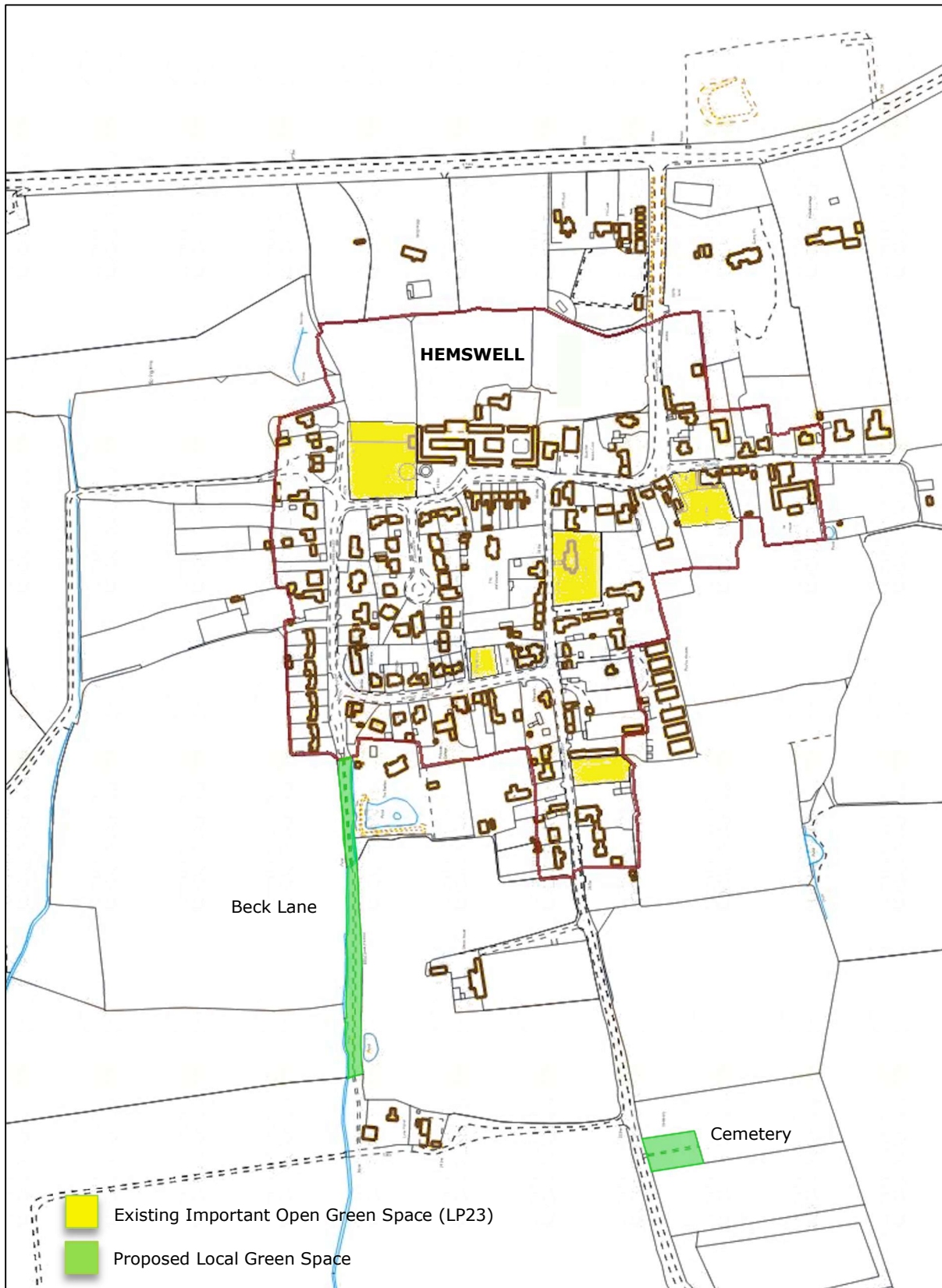


### **Proposed Local Green Space: Hemswell Cemetery**

Hemswell's cemetery is located east of the village on Hemswell Lane. The cemetery offers a tranquil space in a rural setting that offers opportunities for peaceful remembrance, contemplation and relaxation and panoramic views of the surrounding landscape.



**Map 20: Hemswell designated Local Green Spaces**



## Harpswell

- 9.4 Harpswell has a number of valued proposed Local Green Spaces, including the remains of the former landscape park and gardens focused on the now-demolished Harpswell Hall. Part of the remains of the park and gardens is protected as a scheduled monument. The *Hemswell & Harpswell Character Assessment 2018*, along with the community consultation exercise, highlighted the island of the medieval moat at Hall Farm (which lies within the bounds of the scheduled monument) as an important green space.
- 9.5 The site of Harpswell Hall and the medieval moat has evolved into a unique and picturesque green space, valued by all residents through the efforts of the owners of Hall Farm. The site is already protected as a scheduled monument. Nevertheless, the NP wishes to highlight that this site is valued by residents and visitors and its continued protection and enhancement is very well supported.
- 9.6 In the household survey, 82% of the respondents in Harpswell believed at least some or all green spaces should be protected and of those, 65% of respondents believed all green spaces should be protected. It should be noted that the proposed designated Local Green Spaces have been put forward by the local community and have been supported unanimously from all sectors of the community throughout the consultation on the NP.

### **Proposed Local Green Space:**

#### **Hallowed Lands & adjoining trees within Hilltop Bungalow boundary**

Crucial to St Chad's and the setting of the village of Harpswell is the densely wooded area positioned east of the church and spanning the upper parts of the escarpment. In long views towards the church this planting provides a handsome, soft backdrop to the church and village, in particular giving the church grounds a sheltered and private character. In addition, this wooded area would also appear to possess significant heritage value as it contains an ancient hollow-way and spring.



For additional views of this area, please refer to the Hemswell and Harpswell Character Assessment Figs 216, 254, 284-286 & 310 Appendix F.

### **Proposed Local Green Space: Hermitage Woods**

The wooded areas lying north-east, north, and south of Hermitage Lodge and Hermitage Farm contain mature, mixed woodland underplanted with native plants. These woodlands provide a home for the local population of tawny owls. The woodlands are crucial to the setting of the village in that they create a buffer between the village and the arable landscape beyond and nestles the village in views from Middle Street.



### **Proposed Local Green Space: Church Bank**

A grassy bank just outside the church walls, planted with spring bulbs and wildflowers and maintained by the community. Archaeological investigations have shown the bank pre-existed the road (Church Lane) and was truncated by it (probably when the Harpswell Hall Parklands were enclosed). The bank is important to the setting of the entrance to St Chad's.



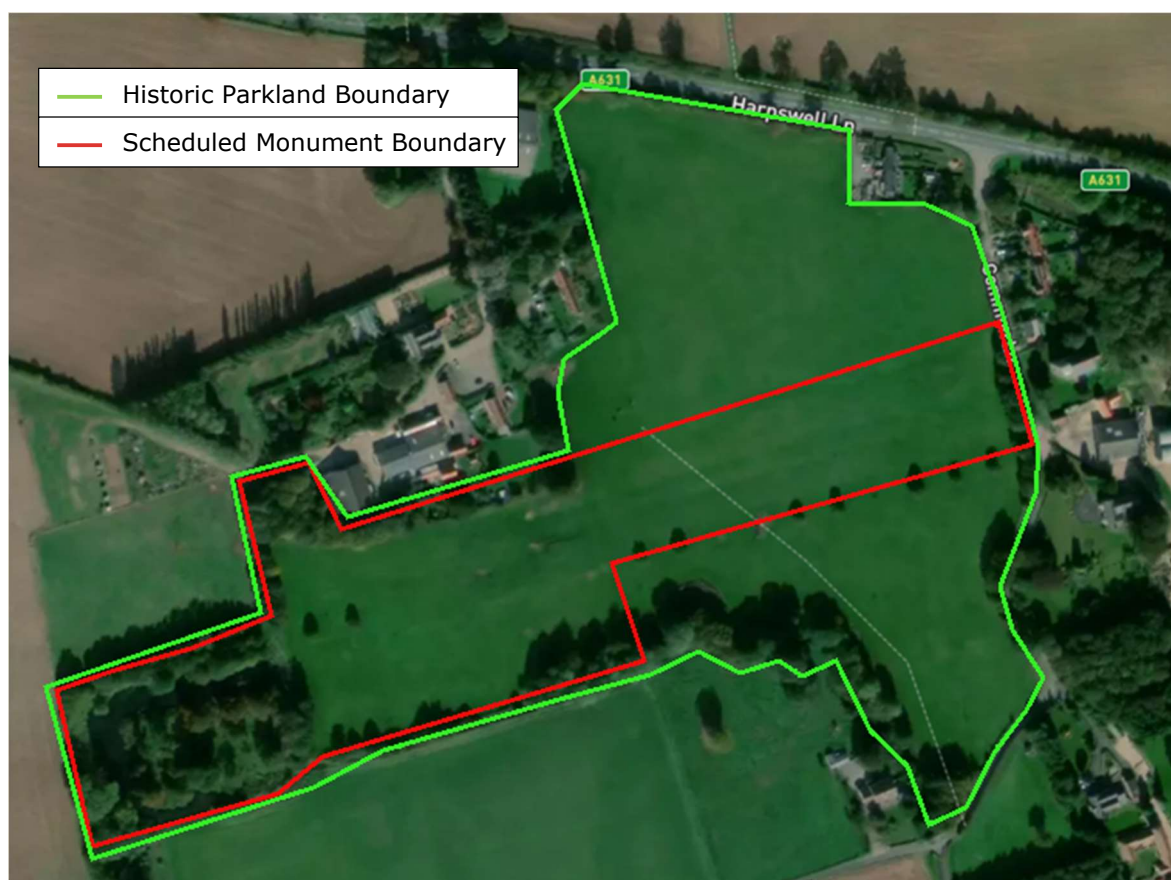
For additional views of this area, please refer to the Hemswell and Harpswell Character Assessment Figs 221 & 277 Appendix F.

**Proposed Local Green Space:  
Historic parkland and scheduled monument.**

A large 'open access' area that covers the entirety of the agricultural land that lies between the various parts of the settlement. The space includes

- the scheduled historic monument,
- the non-scheduled parkland,
- the Moat, and
- the Serpentine

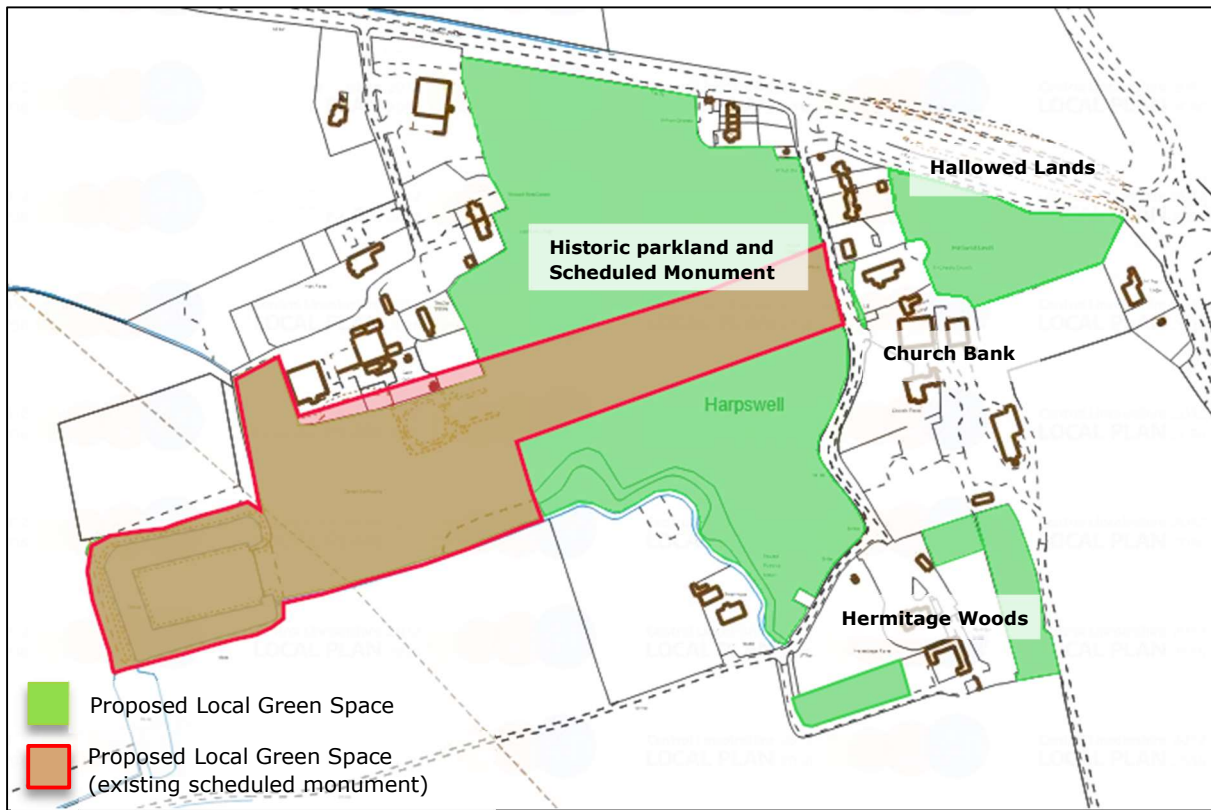
Permissive access is generously granted by the current landowner. The open access status of this land helps to link the various parts of Harpswell, whilst allowing locals and visitors alike to view the earthworks, moat, serpentine, and prospect mound that mark this scheduled historic landscape.



For views of the individual assets, please refer to the Hemswell and Harpswell Character Assessment (fig's 23, 217, 255-259 & 278), (fig 220), (fig's 23, 289 & 292) Appendix F.



**Map 21: Harpswell Designated Local Green Spaces**



**Map 22: Aerial View of Harpswell Designated Local Green Spaces**



**Policy 8: Designated Local Green Spaces**

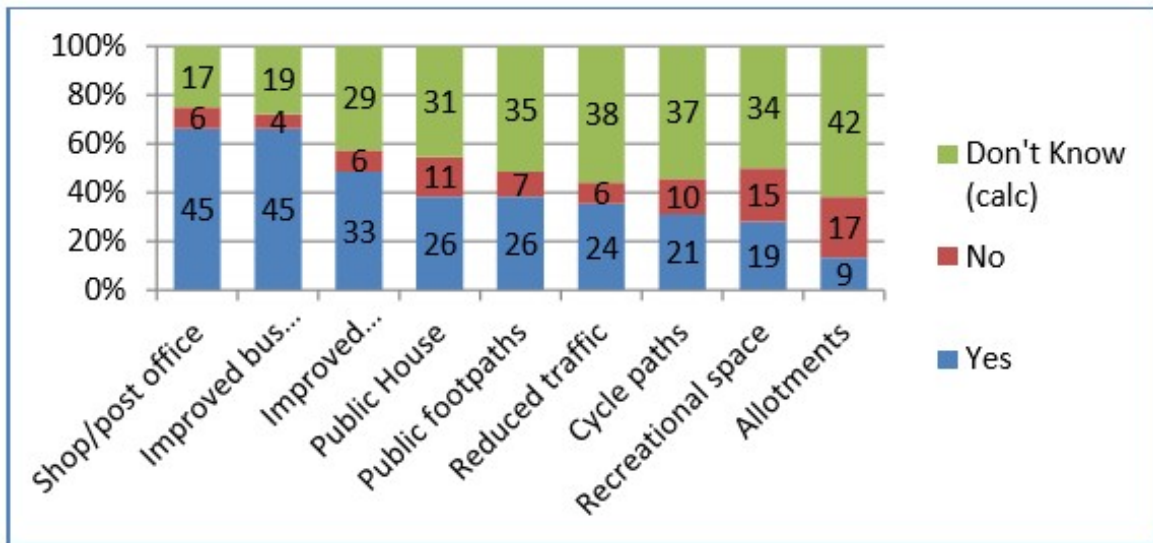
1. The sites identified in Maps 20 and 21 are designated as Local Green Spaces and are protected for their beauty, historical value, recreational value, tranquillity, and richness of wildlife.
2. Any development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except in very exceptional circumstances or if the development clearly enhances the Local Green Space.
3. As far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.
4. The development of flood alleviation schemes within areas of Local Green Space will generally be supported, provided that the primary function of the Local Green Space is not adversely affected.

## 10 Local Services and Facilities

### *Evidence and Justification*

- 10.1 Although Hemswell village has remained broadly unaltered over the past two centuries, the diversity of services and facilities within the settlement have deteriorated significantly. During the 19th century the village was mainly self-sufficient, accommodating a wide range of local services, businesses and community facilities, including a grocer, drapers, miller, butcher; carpenter; tailor; dressmaker; a village school; three places of worship (one Anglican and two Methodist); veterinary surgeon; and blacksmith. Changing times have seen all of these traditional trades and services disappear, and the three places of worship reduced to one.
- 10.2 Today, there are very few built facilities or services remaining within the two parishes, with residential uses dominating the settlements. Aside from a handful of local farms, the only community services remaining in and around the two settlements are:
- Church of All Saints Hemswell,
  - Hemswell Village Hall,
  - the Butcher Nook Club in Hemswell,
  - Children's playground in Hemswell,
  - Hemswell cemetery, and
  - Church of St Chad in Harpswell
- 10.3 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development. The consultation identified that the existing community facilities within the village were really valued assets and provided useful spaces in order to provide social activities.
- 10.4 The local communities wish to protect and enhance the existing community facilities they have but would also like to see more facilities provided such as a village shop and a public house. This was evident in the household survey as shown in Graph 2. The communities acknowledge that significant large-scale housing developments would bring about community gain, but this is not something the community would support in order to gain these additional community facilities.

**Graph 2: Which of the service and amenities would you like to see more of?**



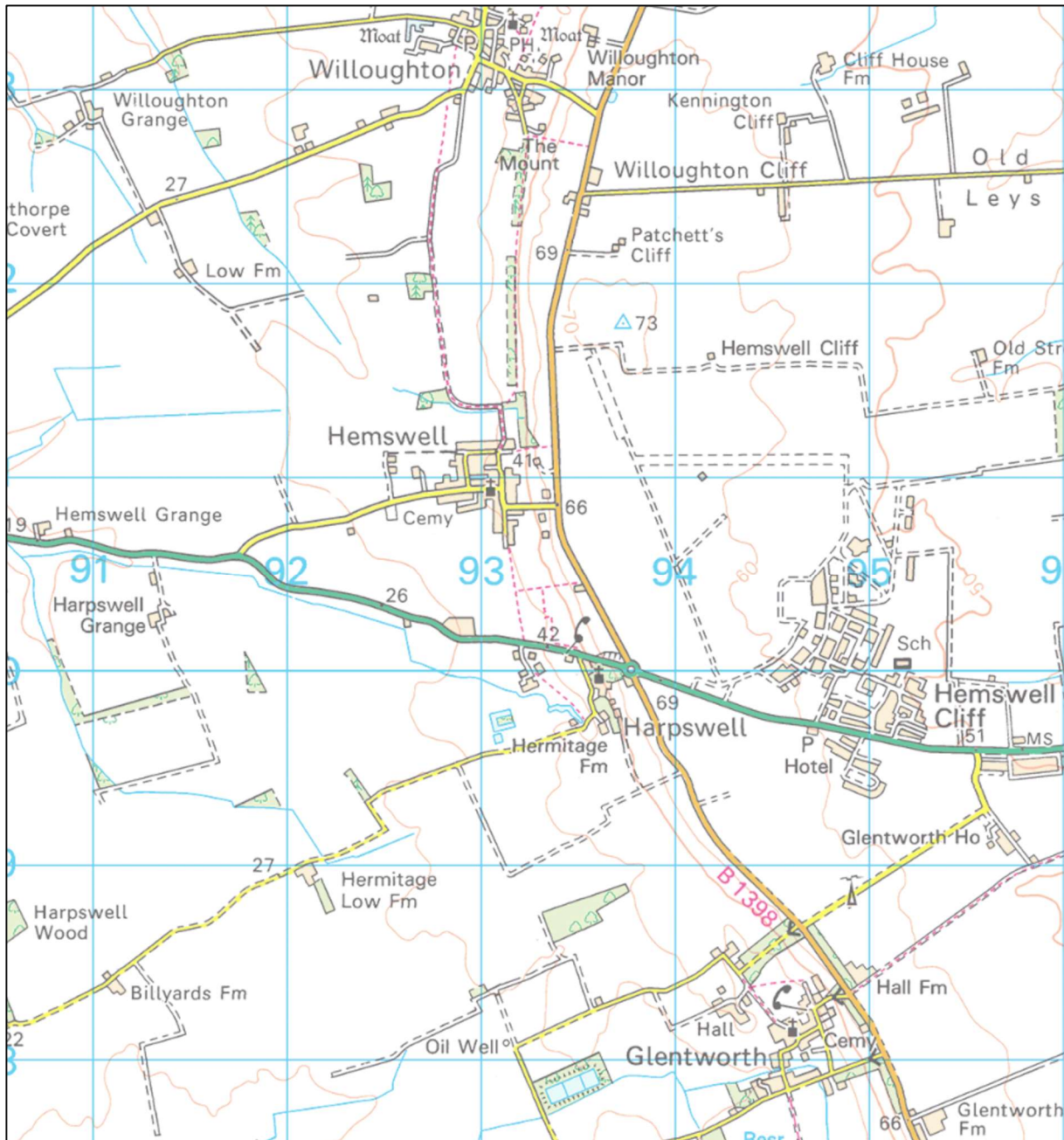
### **Policy 9: Community Facilities**

- 1). The following community facilities within the two parishes should be protected and enhanced wherever possible;
  - Church of All Saints, Hemswell,
  - Hemswell & Harpswell Village Hall,
  - The Butcher Nook Club in Hemswell,
  - Children's playground in Hemswell,
  - Hemswell cemetery, and
  - Church of St Chad, Harpswell
- 2) Development that improves these facilities or expands the range of services and facilities for the local community will be supported. Particular support will be given to development proposals that support the provision of a public house or village shop/ farm shop where it can be demonstrated that the proposal:
  - a) is meeting a local need;
  - b) is appropriate to its rural setting;
  - c) it does not adversely impact upon the amenity of neighbouring properties, including the effects of noise, light, and sound pollution; and
  - d) it also complies with all other local, district and national policies.
- 3). In order to protect and enhance the existing community facilities, and not withstanding permitted development rights, the redevelopment of community facilities for non- community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided elsewhere within the Parish in question.

## 11 Public Rights of Way and Footpath Network

11.1 One of the key assets of the two parishes, and an attraction to visitors, is the access to the open countryside and a range of formal and informal public footpaths which allows for direct engagement with the parishes' rural landscape settings and the recreational opportunities they offer. These footpaths are shown on Map 23.

**Map 23<sup>29</sup>: PRow and footpath network**

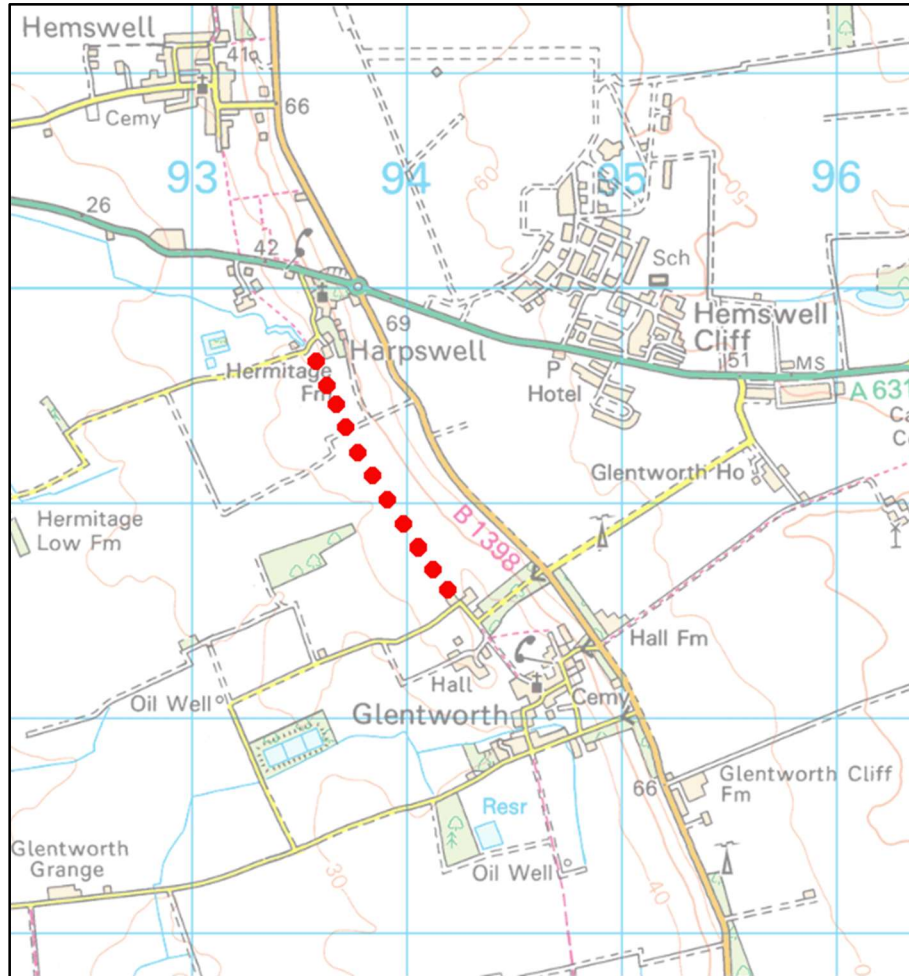


N.B. Permissive paths within Harpswell not shown on map.

<sup>29</sup> Lincolnshire Countryside Access Mapping  
<http://row.lincolnshire.gov.uk/map.aspx?act=Walking>

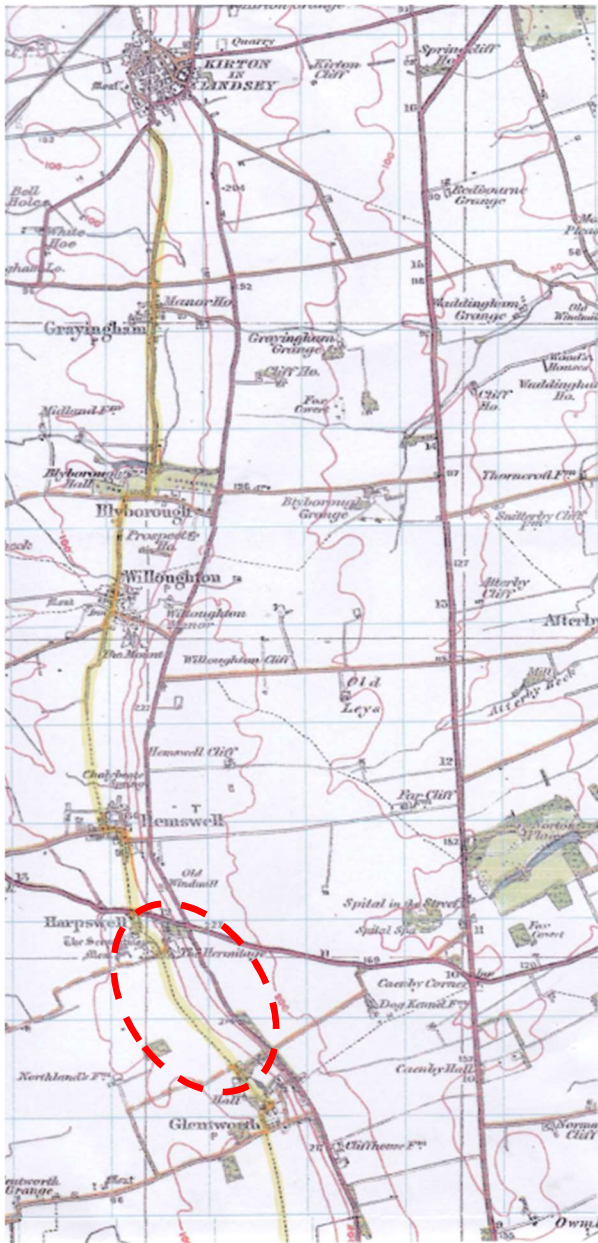
- 11.2 LP13 of the CLLP aims to deliver a network of walking and cycling routes and supports the maintenance and improvement of the existing infrastructure.
- 11.3 Maps 9, 10 and 23 show the existing public rights of way within the two parishes and these are recorded on the definitive maps and statement of public rights of way. There is an old footpath, not marked on the Definitive Map, that runs from Home Yard Farm in Glentworth to Hermitage Farm Harpswell. The route of the footpath can be seen in Extract 1 below.

**Extract 1: Glentworth to Harpswell**

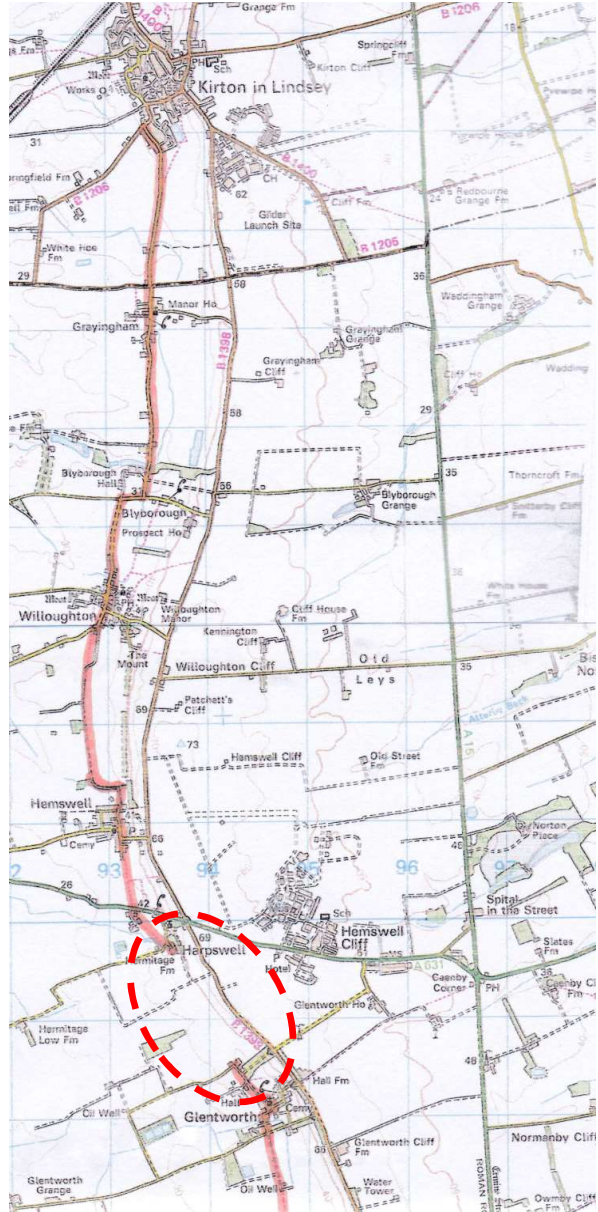



- 11.4 Extract 1 above shows the 'missing link' in a much longer route known as The Low Road, which links the spring-line villages along the cliff between Burton (near Lincoln) and Kirton in Lindsey. See Maps 24 & 26, which show the complete route in place in the 1920s, and Maps 25 & 27 for the same route today with the 'missing link'. Glentworth Parish Council is actively pursuing the recognition of this path as a public right of way (The Definitive Map Modification Order application is number 371). This neighbourhood plan seeks to support Glentworth Parish Council in reinstating this route as a public right of way.

**Map 24: Scunthorpe to Gainsborough OS 1:50,000 1923-24 edition**



**Map 25: Scunthorpe to Gainsborough OS 1:50,000 (Sheet 112) 2001 edition**

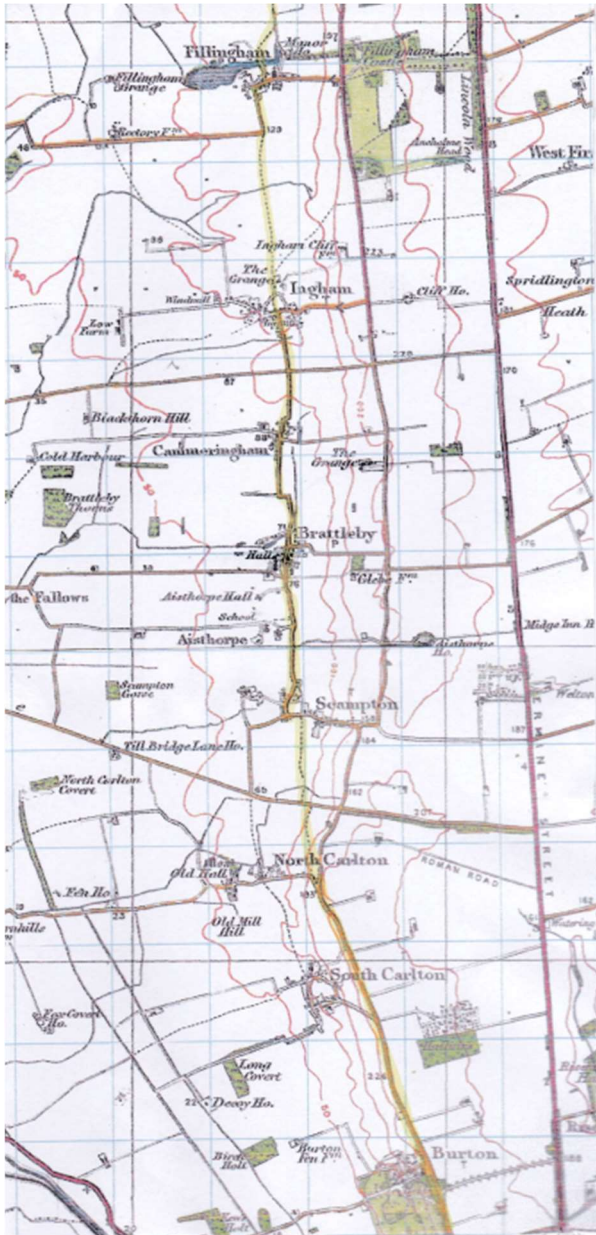


 Early maps show the unbroken Right of Way from Burton to Kirton in Lindsey

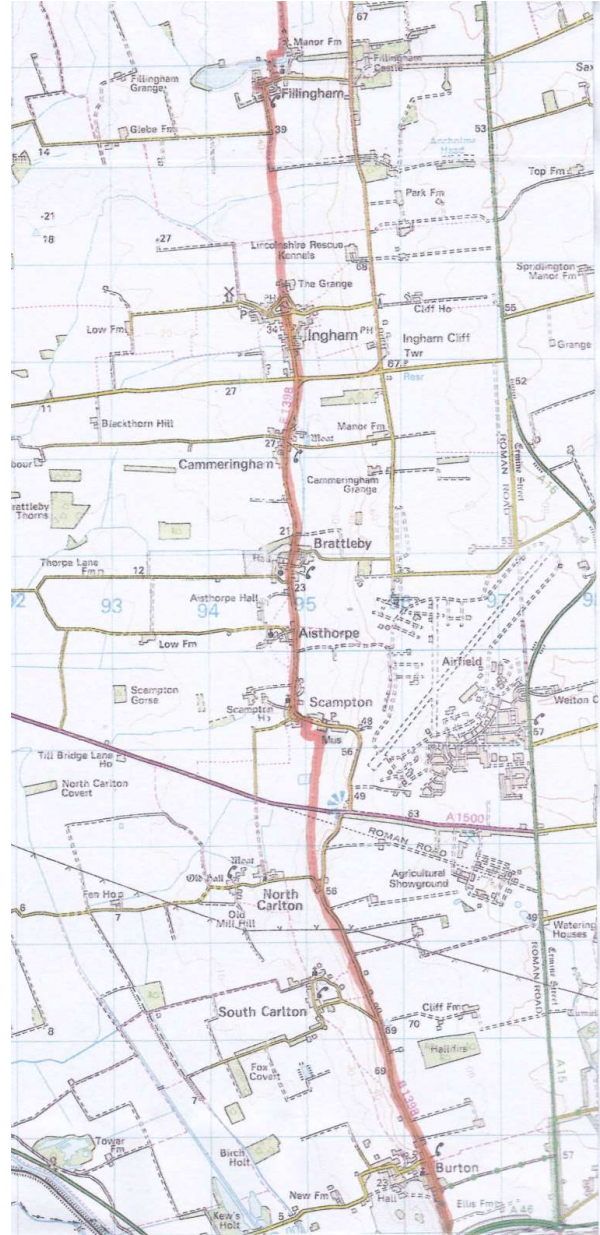
 Recent maps show the "Missing link" in the Spring line villages Right of Way between Glentworth and Harpswell



**Map 26: Lincoln to Newark  
OS 1:50,000 1921-23 edition**



**Map 27: Lincoln to Newark  
OS 1:50,000 (Sheet 121) 2006 edition**



11.5 Following feedback from residents of both Harpswell and Harpswell and in support of Community Objectives 6, 7 & 8, this neighbourhood plan supports the development of a footway along the A631 between Harpswell (foot of Church Lane) and Hemswell Cliff Post Office. If implemented, this footway would link the settlements of Harpswell and Hemswell with the larger settlement of Hemswell Cliff and would provide safe pedestrian and cycle access to the facilities there. Currently the only viable access to these facilities is via vehicular transport. This footway would also provide access for Hemswell Cliff residents to the existing PRow and footpath network. Extract 2 shows the route of the proposed PRow.

### **Extract 2: Proposed footway route**



Key:

●●●●● Proposed footway between Harpswell / Hemswell and Hemswell Cliff.

**Policy 10: Public Rights of Way and Footpath Network**

2. Existing Public Rights of Way, as identified on Maps 9, 10 & 23, and the route of the footpath from Glentworth to Harpswell as shown on Extract 1, should be retained and enhanced wherever possible.
3. Where appropriate, development proposals should contribute towards the protection, enhancement and provision of new public rights of way for the benefit of the community.
4. Where new Public Rights of Way are proposed, they will be supported if they provide safe and accessible paths, including footpaths and bridleways, to complement existing connections between the two parishes and provide direct linkages to other villages.
5. The reinstatement of the PRow linking Glentworth to Harpswell as shown on Extract 1 will be supported.
6. The creation of a new footway between Harpswell and Hemswell Cliff along the A631 as shown on Extract 2 will be supported.

## 12 Monitoring & Implementation

- 12.1 Once the NP is formalised and adopted, the impact of the NP policies have on influencing and shaping development across the NP area during the plan period will be monitored by Hemswell Parish Council and Harpswell Parish Meeting. The parishes will publish a combined report on the implementation of the NP periodically. The findings of this report will be shared with WLDC.
- 12.2 If it becomes apparent that any policy within this NP has unintended consequences or is ineffective it will be reviewed by a NPSG appointed by Hemswell Parish Council and Harpswell Parish Meeting and revised if necessary. The NPSG and the parishes expect that there will be a review of the Plan 5 years after it has been formalised and adopted.
- 12.3 Any amendments to the NP will only be made following consultation with WLDC, residents and other statutory stakeholders as required by legislation.

## 13 Basic Conditions

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Plans must meet a set of basic conditions. Supporting documents consisting of a Strategic Environmental Assessment (SRA) and Habitat Regulation Assessment (HRA) Screening Report (**Appendix H**) and the Basic Conditions Statement (**Appendix I**) were compiled. These supporting documents conclude that this NP meets these basic conditions.

## 14 Glossary of Terms

Affordable Housing	Affordable housing is not available on the open market. It is available as social rented, affordable rented or as shared ownership housing, and is managed by a Registered Social Landlord, who may be the local authority
Area of Great Landscape Value	An Area of Great Landscape Value (AGLV) is an area of land in England which is considered to have a particular scenic value and is therefore given a degree of protection by local authorities.
Basic Conditions Statement	The basic conditions statement must set out how your neighbourhood plan meets the requirements of each basic condition.
Development Footprint	Development footprint of a settlement is defined as the continuous built form of the settlement and excludes <ul style="list-style-type: none"> <li>a. Individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement.</li> <li>b. Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement.</li> <li>c. Agricultural buildings and associated land on the edge of the settlement. and</li> <li>d. Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.</li> </ul>
Brownfield / previously developed land	Previously developed land, often called brownfield land, is land that was developed but is now vacant or derelict, or land currently in use where potential for re-development has been identified.
Central Lincolnshire Local Plan	The Central Lincolnshire Local Plan is the Local Planning Authority's key land use plan for the area for the plan period (up to 2036).
Conservation area	The term conservation area nearly always applies to an area (usually urban or the core of a village) considered worthy of preservation or enhancement because of its special architectural or historic interest.
Consultation statement	A document that: <ul style="list-style-type: none"> <li>Contains the details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;</li> <li>Explains how they were consulted;</li> <li>Summarises the main issues and concerns raised by the persons consulted; and</li> <li>Describes how these issues and concerns have been considered and, where relevant, addressed in the Neighbourhood Plan.</li> </ul>

Community Infrastructure Levy (CIL)	The Community Infrastructure Levy is a charge that WLDC charges on new developments. Where a NP has been made the Parish Council will receive 25% of this money and it can be used to support community projects and improvements.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development and flood mitigation measures can be carefully considered.
Greenfield site	Greenfield sites are usually land not previously used for development which was last used for agriculture or forestry. Such sites are usually found next to or outside existing built-up areas.
Independent Examiner	Neighbourhood Plans are required to pass an examination by an Independent Examiner to ensure that it is compliant or conforms with National Planning Policy Framework and laws as well as the Local Plan for the area. Paid for by the district council, examiners are usually experienced and qualified planning consultants but may be current or former planning inspectors
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.
Local Green Space	The Local Green Space designation is a way to protect green areas or open spaces against development where they are of particular importance to local communities.
National Planning Policy Framework	The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. The Framework acts as guidance for Local Planning Authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
Neighbourhood Plan Steering Group	The small group of local volunteers tasked by the Parish Council to take the day-to-day lead on the development of the Neighbourhood Plan alongside its appointed professional advisors.
Site Allocations	Allocating sites for development, such as within the case of this neighbourhood plan for housing.
Strategic Environmental Assessment	Required under European legislation for all Plans which may have a significant effect on the environment. Abbreviated to SEA.
Sustainability Appraisal	A sustainability appraisal is an appraisal of the economic, environmental, and social effects of a plan.

## **15 Appendix A: Consultation Statement**

<http://parishes.lincolnshire.gov.uk/Hemswell/>

## **16 Appendix B: Community Projects**

### **Project 1**

A footway from Harpswell to the post office in Hemswell Cliff. This would link the three communities of Hemswell, Harpswell and Hemswell Cliff, providing a safe walking route, improving access to shops and employment opportunities. It would also reduce environmental impacts by lowering car use.

### **Project 2**

Support the upgrading of the children's play facilities and activities for young people to do in the village.

### **Project 3**

To support Glentworth Parish Council in pursuing the recognition of the 'missing link' in the 'The Low Road' PROW between Glentworth and Harpswell, Definitive Map Modification Order application 371.

## 17 Appendix C: Historic Assets

### HEMSWELL

#### Listed Buildings

Location, grade HE & Lincs HER Nos.	Descriptions
<p><b>Church of All Saints</b>, Church Street (II*)</p> <p>1166242 (HE)</p> <p>MLI50990 (LHER) (50990)</p>	<p><b>Historic England (HE) Description:</b></p> <p>Parish church. Early C13, 1764, 1858. Coursed ironstone rubble, limestone rubble and ashlar. Slate roofs with stone coped gables and finials. West tower, nave with north aisle and north porch, rectangular chancel. West tower of 1764 of 3 stages divided by flat string courses, with plinth and quoins. West doorway with round head and raised keystone, moulded impost and jambs and C20 plank door. South side has round opening. Opening above west doorway with round head blocked by stone inscribed with date of 1754 commemorating when medieval south aisle was removed and date of removal of original west tower and the completion of the present one in 1764. On north and south sides at second stage is single slit opening. Bell openings on all 4 sides, each a plain, round headed opening with chamfered sides. Moulded eaves above with corner gargoyles, parapet and ornate, corner pinnacles. Exterior of nave and chancel of 1858 with plinth running all the way round. North-west corner of nave has single stage angle buttress. North side of north aisle has 3 light pointed window with C19 porch to east with squat angle buttresses to east and west and a double chamfered pointed doorway under coped gable. Porch interior with chamfered pointed C19 doorway with plank door. 2 windows to the east of the porch, each of 2 pointed cusped lights under flattened triangular head. 2 stage diagonal buttress to east. North side of chancel has 2 pointed windows each of 2 cusped and pointed lights with quatrefoil above. Windows divided by 2 stage buttress with 2 stage angle buttresses beyond. East end has string course running under pointed window of 3 lights with oculus above containing cusped mouchettes, and hood mould. North east corner of chancel with 2 stage angle buttresses. South side of chancel plain with corbel table. South side of nave with 3 windows, each a cluster of pointed lights with round headed relieving arches above. Windows alternate with 4 two stage buttresses. Corbel table above. Nave interior with early C13 north arcade of 3 bays with barely pointed, double chamfered heads, broaches where they spring from abaci and simple heads in spandrels. Polygonal responds and piers all with plain capitals except eastern respond with broken volute capital. C19 chancel arch with polygonal responds and heavily moulded pointed head. Late C13 sedilia in south wall of chancel with 3 cusped and pointed heads with ornate crocketed gables and heads. C19 wooden roofs on stone corbels. C13 drum font on C19 base with traceried arcading and shields in spandrels. C19 organ loft. C20 pews, altar and altar rail. C18 hatchment. 3 small C19 monuments.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b></p> <p>All Saints' Church is late Decorated and Perpendicular in style. In 1964, it was in normal use.</p> <p>All Saints' Church has a west tower externally, dating from 1762 to 1764 with round-arched bell-openings and four heavy pinnacles. The south aisle was taken down in 1754. The rest was rebuilt in 1857 to 1865, probably by Henry Goddard, who had reported on the church in 1846. There is also a nave with a north aisle</p>



<p><b>Church of All Saints</b>, Church Street cont.</p>	<p>and two-bay chancel. On the south side, there are tripartite groups of stepped lancets. Nattes's drawing of 1794 showed the north aisle windows with Geometric tracery, suggesting a late 13th century rebuilding. Internally, there is an Early English three-bay north arcade, octagonal piers and double-chamfered arches which are only slightly pointed. The east respond has angle shafts and a stiff-leaf capital. In the chancel, there is a decorated sedilia and pointed trefoiling in the arches in open work. The font is also decorated, repaired in 1865. A painted royal coat of arms is signed 'I. Hawkesworth painter Gainsboro 1837', though he clearly only painted the shield, which is much cruder than the rest.</p> <p><b>Hemswell Conservation Area Appraisal (1985) Description:</b> Dates back to the C13. The tower was rebuilt in 1764. Grade A Listed Building</p>
<p><b>Maypole</b> - Church Street (II) 1063352 (HE) MLI50992 (LHER) (50992)</p>	<p><b>Historic England (HE) Description:</b> Maypole. C19. Wood and wrought iron. Tall wooden pole painted with spiralling red, white and blue alternating lines wedged into tall, rectangular base. Crowned with painted wooden orb with wrought iron weathervane with fox motif.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> In Church Street stands the maypole which is a rare survival. The maypole is shown at the junction of Church Street and Maypole Street on the 1905 Ordnance Survey County Series map.</p>
<p><b>5 Church Street</b>, Cottage (II) 1166204 (HE) MLI96768 (LHER) (55994)</p>	<p><b>Historic England (HE) Description:</b> Cottage. Early C19. Coursed limestone rubble, some red brick, pantile roofs with gable stacks. 2 storey, 2 bay front with brick quoins and central doorway with brick segmental head and partially glazed door. Doorway flanked by single sliding sashes with painted brick segmental heads with 2 sliding sashes above. C20 extension to right.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> An early 19th century, coursed limestone rubble, cottage. It has pantile roofs and gable stacks.</p> <p><b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone with red brick quoins and brick extension to the west. Pantiles. Horizontal sliding sash windows. Dated 1719 on gable end. A Listed Building</p>
<p><b>The Old Post Office</b>, Church Street (II) 1166218 (HE) MLI96770 (LHER) (55996)</p>	<p><b>Historic England (HE) Description:</b> House. Early C19. Coursed limestone rubble, pantile roof with single gable stack and dentillated eaves. 2 storey, 4 bay front with doorway to left with segmental head and panelled door. Single 3 light sliding sash to left, 2 similar windows to right. 4 sliding sashes above, that over the doorway of 2 lights, the others of 3 lights. All the windows have splayed brick lintels and segmental heads.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> An early 19<sup>th</sup> century, coursed limestone rubble, cottage. It has a pantile roof, a single gable stack and dentillated eaves.</p> <p><b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone with pantile roof. Small pane horizontal sliding sash windows. 2-storey with single storey extension to the south. Early C19. A Listed Building</p>

<p><b>Manor Farmhouse,</b> Church Street (II) 1359852 (HE) MLI97082 (LHER) (56308)</p>	<p><b>Historic England (HE) Description:</b> Farmhouse. C17, early C19, C20. Coursed limestone rubble, pantile roof with wooden eaves and 2 large ridge stacks. 2 storey, 5 bay front with C19 fenestration. 2 doorways with C20 glazing bar doors alternate with 3 long glazing bar sashes. 4 plain sashes above. All openings have wooden lintels. Interior contains room with C17 panelling said to come from church, with arcaded frieze, a plaque with grapes and vine leaves over fireplace and bench ends set into window seats.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> A 17<sup>th</sup> century, coursed limestone rubble, farmhouse which underwent alterations in the early 19<sup>th</sup> and 20<sup>th</sup> centuries. It has pantile roofs with wooden eaves and two large ridge stacks.</p> <p><b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone with pantile roof. 4-pane casement windows in original apertures. Dates from C17. A Listed Building</p>
<p><b>No 10 - 16 Church Street (II)</b> 1359853 (HE) MLI97083 (LHER) (56309)</p>	<p><b>Historic England (HE) Description:</b> 4 cottages. Late C18, C20. Coursed ironstone rubble, pantile roof with 3 ridge stacks and single, flat headed dormer with C20 casement to right. 2 storey with attic, 5 bay front with doorway to through passage to left with wooden lintel. Single sliding sash to left, 4 sliding sashes to the right, all with wooden lintels. 4 sliding sashes above, all with wooden lintels. Opening beneath dormer blocked. Irregular C20 extensions to rear.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> A late 18th century, coursed ironstone rubble, house, which underwent alterations in the 20th century, now four cottages. They have pantile roofs with three ridge stacks and a single, flat headed dormer with 20th century casement to the right.</p> <p><b>Hemswell Conservation Area Appraisal (1985) Description:</b> Terrace of three stone cottages. Pantiles. Original small vertical sliding sash windows. Dormer window in No 10. Modern casement windows in brick rear extension to No 16. C17. A Listed Building</p>
<p><b>No 16 &amp; 20 Weldon Road (II)</b> 1063354 (HE) MLI96393 (LHER) (55619)</p>	<p><b>Historic England (HE) Description:</b> 2 cottages, now one dwelling. Mid C18, C20. Coursed limestone rubble with pantiled and concrete tiled roof with gable stacks and 2 ridge stacks. 2 storey, 7 irregular bay front with doorway to left with plain lintels and partially glazed panelled door. Blocked opening with lintel to left with 3 C20 casements under wooden lintels to right with single narrow light beyond and blocked doorway with lintel further right. 3 C20 casements and one 1992 replaced Yorkshire sliding sash above.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Two, mid-18th century, cottages which underwent alterations in the 20th century and are now one dwelling. They were built of coursed limestone rubble with a pantiled and concrete tiled roof, gable stacks and two ridge stacks.</p> <p><b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone. Pantiles. Small pane casement windows. Mid C18. A Listed Building.</p>

### Non-designated Heritage Assets – Consolidated List

Location	Description	Linc HER No.
1-15 Brook Street**	<b>Neighbourhood Plan (2018) Description:</b> Built in the 1950s. 1-15 Brook Street is the first ‘planned’ residential development in Hemswell. Designed by Thomas Tatam (local architect). Multi-hued brick with red pantile roofing. Each semi-detached dwelling mirrors the other, with regular layouts, repeated designs with a simple yet rich palette of materials. All share gently curving roof pitch, red brick chimney stacks, single storey lean-to’s that slope away from the gable ends, regular fenestration, and doorways. No 1-15 Brook Street make a positive contribution to the village aesthetic.	tba
Brook Cottage, 17 Brook Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Pantiles. Coursed stone. Sliding sash windows. 17th Century.	tba
Blacksmith’s Forge and site of Shoeing House, 17B Brook Street~ *	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Late 19th century outbuildings including a blacksmith's forge and former shoe house (rebuilt as garage in sympathetic style 2006). The buildings are single storey and are of stone construction with pantile roofs and brick detail around the windows and doors. Traces of former adjoining buildings can be seen on some gables. The remains of a brick chimney, fireplace and forge are still visible internally (2006) although in a very poor state.  <b>Hemswell Conservation Area Appraisal (1985) Description:</b> Former smithy. Pantiles. Coursed stone. Small pane casement and sliding sash windows. Single storey stone contemporary outbuildings. C17.	MLI89168 (55329)
Blacksmith’s Cottage, 19 Brook Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Former smithy. Pantiles. Coursed stone. Small pane casement and sliding sash windows. Single storey stone contemporary outbuildings. C17.	tba
Village Pinfold, Brook Street~	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> The village pinfold stood in the angle between Dawnhill Lane and Brook Street. There are documentary references to Pinders in 1808 and 1815. In 1985 the pinfold was described as recently restored.	MLI50994 (50994)
21/23 Brook Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Pantiles. Coursed stone. Small pane casement windows. One dwelling. C17.	tba

~ Non designated heritage assets previously identified in the LHE

\* ‘Buildings of Interest’ as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* ‘Buildings of Interest’ and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.
25-35 Brook Street**	<b>Neighbourhood Plan (2018) Description:</b> Present on OS Map 1886. These 19th century buildings are of a buff/brown brick construction with red pantile roofing. Brick chimney stacks adorn the roof of each. Some of the lower walls of the buildings are constructed with coursed stone. The buildings display similar bulk and scale but with variances in roof forms and façade arrangements which gives each house its own distinct identity. The properties are enclosed by limestone walling, topped with upright coping stones.	tba
Spring Cottage, 1&3 Bunkers Hill*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone, pantile roof, small pane casement windows, also horizontal sliding sash windows. Formerly three cottages, now one dwelling. C17.	tba
Groom's Cottage, 2 Bunkers Hill*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Red brick, pantiles, small pane casement windows. Extant 1905.	tba
4A Bunkers Hill*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Brick, white colour wash, pantiles. Small pane casement windows.	tba
Two cottages adjacent to Lilac Cottage*		
Lilac Cottage, 6 Bunkers Hill*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> White colour wash on render at first floor and blockwork at ground floor. Pantile roof. Small pane casement windows. String course. Formerly two separate buildings, now 'L' shaped. Extant 1905.	tba
Low Farm, Church Street~	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. Isolated location. Large modern sheds are located to the side of the site.	MLI118021 (57527)
Barn & Outbuildings, Low Farm, Church Street~**	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> 19th century coursed limestone farm buildings including a 2-storey barn with attached shed and a livestock building. A photographic survey of these buildings was carried out prior to their conversion to residential use.  <b>Neighbourhood Plan (2018) Description:</b> C18? Coursed stone, pantile roof Lincs HER No. 55421	MLI90676 (55421)
Laburnum Cottage, 1 Church Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone with red brick arches and quoins, slate/pantile roof. Altered to form two dwellings. Extant 1905. Modern bungalow built in grounds.	tba
Elm House, 2 Church Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Brick with blue colour wash. Pantiles. Flush casement windows in original apertures. C18.	tba

~ Non designated heritage assets previously identified in the LHE

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.
The Barn, 3b Church Street **	<b>Neighbourhood Plan (2018) Description:</b> Present on OS Map 1886 and OS Map 1806. The Barn 3b Church Street has been built in an offset position from 5, Church Street. 5 Church Street is a Grade 2 listed property of coursed limestone with pantile roofing, with windows and doors topped with brick segmental heads. The Barn 3b Church Street shares the same construction and historical evidence suggests it is contemporaneous with 5 Church Street. Both buildings are side on to the street. The Barn 3b Church Street retains the arched barn entrance topped with brick segmental heads as is the single window to the front and an upper storey window in the gable end.	tba
Millers Garth, 4 Church Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone with pantile roof. Small pane casement windows. Extant 1905.	tba
7 Church Street & outbuildings*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Single storey, coursed stone with pantile roof. Original large pane horizontal sliding sash windows to the south and casement windows to the east. Single storey contemporary out-buildings. Extant 1906.	tba
Former Schoolhouse & School, 9 Church Street~ *	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Building of stone construction, with a datestone marked 1859. This is probably the school masters house. The brick-built school is attached to the rear. It is now the Village Hall.  <b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone/buff brick, slate roof, modern casement windows. Date 1859 inscribed in wall of No 9. Unsympathetic concrete lattice garden wall to No 9.	MLI116429 (56758)
11 - 15 Church Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone with brick quoins and arches. Small pane casement windows. Tile roof. Two dormer windows to No 15. Sympathetic recent extension to No 11. C17.	tba
The Old Vicarage, 17 Church Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Buff bricks, hipped, slate roof. Extant 1905.	tba
20 Church Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone, tiled roof, modern casement windows. Unsympathetic side extension. Extant 1905	tba
Forge Cottage, 22 Church Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone, pantile roof, modern casement windows. Extant 1905.	tba

~ Non designated heritage assets previously identified in the LHE

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.
Sycamore House, 24 Church Street**	<b>Neighbourhood Plan (2018) Description:</b> Present on OS Map 1886 and OS Map 1806. Sycamore House is positioned down a short track to the rear of the Church and as a consequence is overlooked. It is a very handsome, large dwelling built of coursed stone with slate roofing. Decorative grey brick work adorns the gable ends. Chimney stacks top the front, rear, and sides of the gable ends.	tba
1-11 Dawnhill Lane**	<b>Neighbourhood Plan (2018) Description:</b> Present on OS Map 1956. 1-11 Dawnhill comprise a row of two-storey terraced properties with a long symmetrical facade that is bookended by prominent gabled dwellings. A combination of buff brick and pantile roof exteriors and pitched roofs with chimney stacks positioned along the ridge help the buildings respond positively to the village's more established vernacular buildings and the linear layout respects the established pattern of linear road-side development in the village.	tba
Poplar House, 4 Dawnhill Lane ~ *	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Poplar House, Hemswell. Partially extant 19th century farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Located within or in association with a village. Large modern sheds are located to the side of the site.  <b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone, pantile roof, vertical sliding sash windows. C19.	MLI118018 (57524)
The Stud Outbuildings, Dawnhill Lane*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Stone/limestone set panels. Pantile/ asbestos roofing.	tba
1 (Cobweb Cottage) & 3 Maypole Street **	<b>Neighbourhood Plan (2018) Description:</b> C18? Coursed Stone, slate roof	tba
Former Primitive Methodist Chapel, 2 & 4 Maypole Street~	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> A former Primitive Methodist chapel is located on Maypole Street. It has been converted into a pair of semi-detached houses, and very little of the original building survives. The date on the building is 1871. It is not known where the original doorway was, and what the original appearance of the building was.  Red Brick, slate roof. Lincs HER No. 55011	MLI86965 (55011)
Primrose Cottage, 10 Maypole Street**	<b>Neighbourhood Plan (2018) Description:</b> C18? Coursed Stone, pantile roof	tba

~ Non designated heritage assets previously identified in the LHE

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.
18 & 20 Maypole Street**	<b>Neighbourhood Plan (2018) Description:</b> Present on OS Map 1886. 18-20 Maypole Street share a common façade of red brick, pantile roof (some black glazed) and chimney stacks with the neighbouring properties. 18-20 Maypole Street (along with 22-24 Maypole Street) form a distinct grouping of dwellings.	tba
The Shambles, 22/24 Maypole Street*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Now one dwelling. Coursed stone/red brick. Pantiles. Small pane casement: windows. C17.	tba
Weldon House, 3 Weldon Road **	<b>Neighbourhood Plan (2018) Description:</b> Present on OS Map 1886. Weldon House is a two-storey building with a red brick façade and pantile roof, built close to the road edge. The lower wall at the gable-end of the building is constructed with coursed stone. At the side of the property is a coursed limestone wall, topped by upright coping stones.	tba
Clover Cottage & outbuilding, 4 Weldon Road*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone, pantile roof. Small pane casement windows with red brick arches. Large dormer window. Single storey stone outbuilding to the north. Pantile roof. C17	tba
12 Weldon Road**	<b>Neighbourhood Plan (2018) Description:</b> Present on OS Map 1886. 12 Weldon Road has a red brick façade and pantile roof. The gable-ends of the property are constructed of coursed stone (single storey), topped with red brick on the upper storey. The building originally enjoyed a dual gable frontage, but these were removed in the 20th century. The alteration has had a negative impact on the appearance of the building but does not remove 19th century construction, as indicated by the coursed stone gable-ends.	tba
14 Weldon Road*	<b>Hemswell Conservation Area Appraisal (1985) Description:</b> Red brick, pantiles, sliding sash windows. Extant 1905.	tba
Former Wesleyan Methodist Chapel, 14A Weldon Road~ *	<b>Lincolnshire Heritage Environment Record (LHER) Description:</b> A Wesleyan chapel is recorded on Weldon Road on early twentieth century maps, and the date on the building says 1905. It is rendered and 'L-shaped', with modern windows. It was apparently converted in the 1980s, and much altered.  <b>Hemswell Conservation Area Appraisal (1985) Description:</b> Recently converted to a dwelling. Beige colour wash on smooth render. Modern casement windows in altered openings. Four dormer windows. C19.	MLI86966 (55008)

~ Non designated heritage assets previously identified in the LHE

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.
Ivy House, 24 Weldon Road~ *	<p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Ivy House, Hemswell. Partially extant 19th century farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is attached to a range of working buildings. There has been a partial loss (less than 50%) of traditional buildings. Located within or in association with a village.</p> <p><b>Hemswell Conservation Area Appraisal (1985) Description:</b> Coursed stone with pantile roof. Sliding sash windows. C17.</p>	MLI118020 (57526)
Hemswell Grange, Harpwell Lane ~	<p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Hemswell Grange, Hemswell. 19th century farmstead. Regular courtyard with multiple regular yards. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Isolated location. Large modern sheds are located on the site.</p>	MLI118023 (57529)

~ Non designated heritage assets previously identified in the LHE

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP



## HARPSWELL

### Scheduled Monuments

Location, HE & Lincs HER No.	Descriptions	Map 19 Location No.
<p>Harpwell Hall 1019068 (HE) MLI51004 (LHER)</p>	<p><b>Historic England (HE) Description:</b> A post-medieval house and gardens overlying medieval settlement remains immediately south of Hall Farm.</p> <p><b>Reasons for Designation:</b> Post-medieval formal gardens are garden arrangements dating between the early 16th and mid-18th centuries, their most characteristic feature being a core of geometric layout, typically located and orientated in relation to the major residences of which they formed the settings. Garden designs of this period are numerous and varied, although most contain a number of recognisable components. For the 16th and 17th centuries, the most common features are flat-topped banks or terraces (actually raised walkways), waterways, closely set ponds and multi-walled enclosures. Late 17th and 18th century gardens often reflect the development of these ideas and contain multiple terraces and extensive water features, as well as rigidly geometrical arrangements of embankments. Other features fashionable across the period include: earthen mounds (or mounts) used as vantage points to view the house and gardens, or as the sites of ornate structures; 'moats' surrounding areas of planting; walled closes of stone or brick (sometimes serving as the forecourt of the main house); and garden buildings such as banqueting houses and pavilions. Planted areas were commonly arranged in geometric beds, or parterres, in patterns which incorporated hedges, paths and sometimes ponds, fountains and statuary. By contrast, other areas were sometimes set aside as romantic wildernesses. Formal gardens were created throughout the period by the royal court, the aristocracy and county gentry, as a routine accompaniment of the country seats of the landed elite. Formal gardens of all sizes were once therefore commonplace, and their numbers may have comfortably exceeded 2000. The radical redesign of many gardens to match later fashions has dramatically reduced this total, and little more than 250 examples are currently known in England. Although one of many post-medieval monument types, formal gardens have a particular importance reflecting the social expectations and aspirations of the period. They represent a significant and illuminating aspect of the architectural and artistic tastes of the time, and illustrate the skills which developed to realise the ambitions of their owners. Surviving evidence may take many forms, including standing structures, earthworks and buried remains; the latter may include details of the planting patterns, and even environmental material from which to identify the species employed. Examples of formal gardens will normally be considered to be of national importance, where the principal features remain visible, or where significant buried remains survive; of these, parts of whole</p>	<p>1</p>

<p>Harpwell Hall cont.</p>	<p>garden no longer in use will be considered for scheduling. The foundations of the post-medieval house and formal gardens at Harpswell Hall survive well as a series of earthwork and buried deposits. The buried remains of the post-medieval hall will include information concerning its extent, construction and subsequent alterations. Established and maintained by one well-known family over a period of time it will contribute to an understanding of the development of a high status component of the post- medieval landscape. The garden remains reflect the changing social expectations, aspirations and tastes of the period, and the buried garden remains will include further information on layout and design. Waterlogging in the ornamental moat will preserve evidence such as seeds, for the past environment of the site. In addition, the artificially raised ground surface will preserve evidence of land use prior to the construction of the gardens. The association of the post-medieval remains with those of a medieval settlement demonstrates the development of the site over a period of nearly a thousand years and the buried remains of the settlement will include archaeological information about its form and layout. As a result of documentary research and archaeological survey the site is quite well understood.</p> <p><b>Details:</b> The monument includes the earthwork and surviving extent of the buried remains of Harpswell Hall, a post-medieval house with formal gardens immediately south of Hall Farm. In 1086 Harpswell was divided into two manors which both came into the hands of the Whichcote family by the 16th century. The settlement which had become established here during the Middle Ages was partly removed by the Whichcotes in the late 16th or early 17th century when the house and gardens were established. The Whichcote family remained resident at Harpswell until 1776 making additions and alterations to the gardens during the 17th and 18th centuries. Harpswell Hall was demolished in the mid-19th century and now survives as a buried feature, while the remains of the formal gardens and part of the earlier settlement are visible as earthworks. The estate remained in the hands of the Whichcote family until 1918. The remains of Harpswell Hall are situated in the southern part of the monument. Depicted on a late 18th century drawing by Nattes, it was an early 17th century H-shaped house with 18th century extensions to the main building. The location of the buried foundations is indicated by low earthworks. Immediately to the north of the Hall remains, are the earthworks of a square sunken garden, measuring 40m in width and up to 1m deep, with a central circular feature, 20m in diameter, thought to represent a flower bed. A rectangular extension to the east side of the sunken garden includes opposing hollows, on the north and south sides, thought to indicate the position of steps down to the garden or niches for statuary. A buttressed brick wall, thought to be 18th century in origin, lies immediately to the north of the sunken garden forming a retaining wall for terraced gardens to the north. Adjacent to the west of the sunken garden is a raised area indicating the location of former paths and flower beds, leading toward an ornamental moat and prospect mound, which lie at the western end of the formal garden. Approximately 150m to the west</p>	
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<p>Harpwell Hall cont.</p>	<p>of the site of the Hall is an oval mound, standing roughly 3.5m high, giving a view eastwards over the gardens towards the Hall and westwards over the surrounding countryside. A gazebo, depicted in the 18th century drawing of the house and gardens, formerly stood on top of the mound. Approximately 150m to the south west of the Hall lies the ornamental water-filled moat which may reuse or adapt an earlier manorial site. The moat arms, measuring up to 20m in width, create the effect of a broad angled canal enclosing three sides of a rectangular island. Access to the island, which is about 80m in length, is via a broad causeway on the eastern side of the island which is closed by a buttressed brick wall with a central opening, thought to be 18th century in date. Water is supplied to the moat via a stream flowing in at its south eastern corner. The moated site is raised at its western end above the general ground level where it is lined by an external bank. To the east of the ornamental moat the course of the stream was widened to produce a serpentine water feature, believed to be associated with alterations undertaken in the mid-18th century by Thomas Whichcote to create an informal garden and park in keeping with the landscaping ideas of the time. Whichcote family correspondence from the period indicates that the garden and parkland features were maintained at least until the latter part of the 18th century. A shallow rectangular hollow on the south side of the hall is believed to have formed part of the serpentine or an associated water feature and is included in the scheduling. The meandering course of the now defunct serpentine to the east of the hall is not included in the scheduling. Extending eastwards from the sunken garden is a broad embanked avenue, approximately 250m in length. Originally lined with trees along the south side, the avenue provided a vista of the village church beyond its eastern end, and remained in use during the 19th century. A brick wall, aligned north-south, which survives as a buried feature, is believed to indicate the eastern extent of the formal gardens. A hollow way lies to the north of, and parallel to the post-medieval avenue. The hollow way represents the remains of an earlier thoroughfare associated with the former medieval settlement now largely overlain by the formal gardens. Low banks at right angles to the hollow way are thought to indicate the position of former village property divisions. All fences are excluded from the scheduling although the ground beneath them is included.</p> <p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b> Extensive formal garden earthworks, apparently created by post medieval emparking, overlie the earthworks of the medieval settlement remains.</p> <p>The late 16th or early 17th century gardens at Harpswell were updated by the addition of a formal park around 1700 and then incorporated into a fully landscaped parkland, including a serpentine lake, in the mid 18th century. The gardens are almost certainly the creation of successive generations of the Whichcote family, perhaps prior to and following their removal of the village of Harpswell in the early 17th century. The earthwork remains comprise the buried</p>	
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<p>Harpwell Hall cont.</p>	<p>foundations of the Hall demolished in about 1836, a prospect mound (PRN 51002) to the north-west, an extensive terraced garden to the northeast, and in between these a fine sunken garden, just to the north of the site of the Hall. A broad sunken driveway, formerly tree-lined on its south side, ran in an easterly direction from the Hall and focussed the view on the church tower nearby. To the west of the Hall a large moat (PRN 50294) forms another ornamental element. To the south of the drive the natural watercourse has been widened into a 'serpentine' water feature (PRN 51005), which together with 'the wilderness' further south probably represents a later attempt to make the existing gardens and park less formal and more in keeping with the landscaping ideas of the mid 18th century. For a detailed history and description see Everson, Taylor and Dunn, 1991.</p> <p>The settlement which had become established at Harpswell during the Middle Ages was partly removed by the Whichcotes in the late 16th or early 17th century, when the house and gardens were established. The Whichcote family remained resident until 1776, making additions and alterations to the gardens during the 17th and 18th centuries. Harpswell Hall was demolished in the mid 19th century and now survives as a buried feature, while the remains of the formal gardens are visible as earthworks. Depicted on a late 18th century drawing by Nattes, the Hall was an early 17th century H-shaped house with 18th century extensions to the main building. Immediately to the north are the earthworks of a square sunken garden, and a rectangular extension to the east side includes opposing hollows thought to indicate the position of steps down to the garden or niches for statuary. Adjacent to the west of the sunken garden is a raised area indicating the location of former paths and flower beds, leading towards the ornamental moat and prospect mound.</p> <p>The course of the now defunct serpentine to the east of the Hall is not included in the scheduling. All fences are excluded from the scheduling, although the ground beneath them is included. See also PRNs 51002, 51003 and 50294, also included as part of the scheduling.</p>	
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## Listed Buildings

Location, grade HE & Lincs HER Nos.	Descriptions	Map 19 Location No.
Church of St Chad, Village Street (I) 1309029 (HE) MLI51008 (LHER) (51008)	<p><b>Historic England (HE) Description:</b></p> <p>Parish church. Late CII, C13, C14, restored C19. Coursed and uncoursed limes-tone rubble, some limestone ashlar, plain tiled roofs with stone coped gables. West tower, nave with south aisle and south porch, rectangular chancel. CII west tower with plinth and quoins. Pointed early C13 west window with hood mould and label stops. Stone with pointed head above with inscription commemorating the erection of a clock in 1746 in memory of the Duke of Cumberland's "victory over the rebels". South side has narrow rectangular light. Bell chamber openings on 3 sides, restored in C19, each with 2 round headed openings separated by deep-set round pier with primitive volute capital. Moulded eaves above with parapet with ornate corner pinnacles. North nave wall rebuilt in C19, with 2 rectangular windows each of 3 cusped lights with ogee heads, reticulated tracery and hood mould. Large 2 stage buttress to east. Lower C19 chancel with plain north and south walls, and 3 light pointed east window with geometric tracery. East end of south aisle with plinth and large, pointed early C14 window with tracery restored in C19, of 3 lights, that in the centre with ogee head flanked by round headed lights with 5 cusped mouchettes above. C14 hood mould and head label stops. South side of south aisle of uncoursed rubble with mid C14 tall rectangular window to east with 2 lights with cusped flattened ogee heads, 4 cusped mouchettes above, rectangular hood mould and head label stops. Large 4 light rectangular window restored in C19, to the west with 4 cusped flattened ogee heads and 8 cusped mouchettes, rectangular hood mould and label stop heads. C14 south porch with small 2 light window with cusped ogee heads under rectangular head, in east side. Low single stage buttress to east with large pointed south doorway with inner, chamfered order supported on polygonal capitals with polygonal responds, and scored and moulded outer order and hood mould. West side of porch has 2 stage C14 buttress with rectangular window in west side with 2 cusped ogee headed lights, restored in C19. Porch interior flanked by stone benches with pointed C19 doorway, C20 plank door and hood mould and re-used C14 label stop heads. Above, to the east a niche with shallow triangular head. South west corner of nave has 2 stage angle buttresses. Large, pointed late C13 west window of south aisle of 3 lights with trefoiled heads and plate tracery of 3 trefoils restored in C19. C14 interior tower arch with double chamfered pointed head supported on polygonal capitals and responds. South arcade of c.1300 of 3 bays. 2 bays of c.1300 to west with double chamfered round heads, semi-circular west respond and central round pier, with plain capitals, hood moulds.</p>	2

<p>Church of St Chad cont.</p>	<p><b>Lincolnshire Heritage Environment Record (LHER) Description:</b>  St Chad's Church, Harpswell, is Saxo-Norman to Perpendicular and was restored in 1891 to 1892. In 196, the church was in normal use. A church at Harpswell is mentioned in Domesday Book.  St Chad's Church has an Anglo-Saxon west tower (PRN 51007). An inscription on the tower commemorates the presenting of a clock (not this clock) in 1746 in honour of 'the victory over the rebels'. The arch towards the nave is probably 14th century in date and there is a late 13th century south arcade of three bays. There are also one circular and one octagonal pier with double-chamfered arches. A fine west window in the aisle with late 13th century plate tracery with trefoiled lights and three trefoils over also exists. The south windows of the aisle have flowing tracery and straight heads. One has two diagonally-placed pointed quatrefoils (or interlocked pointed figures-of-eight) as its tracery which is an interesting pattern. The church underwent restoration in 1891 to 1892. A transitional, drum-shaped font, with blank arcading and straight sided arches is present and a possible bench end panel has a shield displaying the wounds of Christ. Small bits of stained glass in the west window are mostly 14th century and originally were no doubt from the south aisle.  Monuments include an incised slab to John Gere, Rector in c.1300; immediately to the east in the south aisle is an effigy of William Harrington, Rector in c.1350 with, at his feet, a corbel with a green man's face. There are brasses to a Knight and a Lady, dating c.1480 and the figures are two feet long.  For a more detailed description see Trollope 1866.  Stained glass in this church dates to the late 13th to early 14th centuries.</p>	
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### Non-designated heritage assets

Location	Description	Linc HER No.	Map 19 Location No.
Earthworks~	<p><b>LHER Description:</b></p> <p>DESERTED VILLAGE EARTHWORKS APPARENTLY CREATED BY POST MEDIEVAL EMPARKING. EARTHWORKS OVERLAIN BY EXTENSIVE FORMAL GARDEN EARTHWORKS (PRN 51004). VERY LITTLE OF THE FIELD REMAINS CAN BE ASSOCIATED WITH THE MEDIEVAL SETTLEMENT OF HARPSWELL, APPARENTLY SO EFFECTIVELY REMOVED BY THE WHICHCOTES THROUGH EMPARKING BEFORE 1607. THE WOODED CLOSE EAST OF THE CHURCH, NAMED 'HALLOWED LANDS', CONTAINS A BROAD LINEAR HOLLOW CUT DEEPLY INTO THE SCARP. THE CONTINUATION OF ITS ALIGNMENT WESTWARDS IS PERHAPS MARKED BY THE IRREGULAR HOLLOW-WAY WHICH IS BLOCKED AT EITHER END BY THE EARTHWORKS OF THE LATER FORMAL GARDEN. SLIGHT SCARPS AT RIGHT ANGLES ON EITHER SIDE MAY INDICATE FORMER VILLAGE PROPERTY DIVISIONS. ON THE WEST EDGE OF THE EARTHWORKS, TWO FRAGMENTARY RECTANGULAR CLOSES, APPARENTLY NOT PART OF THE ADJACENT GARDEN, LIE ON THE SAME ALIGNMENT. WHERE THEY NOW LIE PARTLY IN ARABLE CULTIVATION A SCATTER OF MEDIEVAL POTTERY WAS RECOVERED DURING THE ROYAL COMMISSION'S SURVEY. THE MOAT (PRN 50294), THOUGH IN ITS PRESENT FORM AN ORNAMENTAL FEATURE, MAY POSSIBLY REUSE OR ADAPT AN EARLIER MANORIAL SITE. A BROAD DITCH OR HOLLOW-WAY WITH FRAGMENTARY REMAINS OF A BANK ON ITS SOUTH SIDE, PARALLEL TO THE MAIN ROAD IN THE NORTH, MIGHT BE AN ALTERNATIVE ROAD LINE DISTURBED BY TREE-PLANTING OR MARK THE BOUNDARY OF THE LATER PARK. FOR A DETAILED HISTORY SEE EVERSON, TAYLOR AND DUNN, 1991. HTM 40M</p> <p>In 1086, Harpswell was divided into two manors, which both came into the hands of the Whichcote family by the 16th c. The settlement which had become established here during the Middle Ages was partly removed by the Whichcotes in the late 16th or early 17th c., when the house and gardens were established. A hollow way lies to the east of the sunken garden, parallel to a post-medieval avenue. It is thought that the hollow way represents the remains of an earlier thoroughfare associated with the former medieval settlement. Low banks at right angles to the hollow way are thought to indicate the position of</p>	MLI51003	3

~ Non designated heritage assets previously identified in the LHE

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.	Map 19 Location No.
Earthworks~ cont.	former village property divisions. The course of the now defunct serpentine to the east of the Hall is not included in the scheduling. All fences are excluded from the scheduling, although the ground beneath them is included. {9} See also PRNs 51002, 51004 and 50294, also included as part of the scheduling.		
Moated Site~	<p><b>LHER Description:</b> A LARGE ORNAMENTAL MOAT THAT WAS APPARENTLY NEVER A COMPLETE ENCLOSURE; PROBABLY NOT EARLIER THAN ABOUT 1700. TO THE WEST OF THE SITE OF THE HALL, THE LARGE WATER-FILLED THREE-SIDED MOAT FORMS AN ORNAMENTAL ELEMENT IN AN ELABORATE EARLY C17 GARDEN: ITS BROAD EXPANSE OF WATER GIVES AN IMPRESSION OF AN ANGLED CANAL. THE BROAD CAUSEWAY ON THE EAST IS CLOSED BY A TALL BRICK SCREEN WALL WITH CENTRAL OPENINGS, PILASTER BUTTRESSES AND STONE CAPPINGS, IDENTICAL IN MATERIALS AND STYLE TO THOSE SURROUNDING THE TERRACED GARDEN AND SCREEN WALL OF THE HALL. THE MOAT, THOUGH IN ITS PRESENT FORM AN ORNAMENTAL FEATURE, MAY POSSIBLY REUSE OR ADAPT AN EARLIER, MEDIEVAL, MANORIAL SITE. HTM 40M The ornamental water-filled moat lies approximately 150m to the south-west of the Hall and may reuse an earlier manorial site. The moat arms, measuring up to 20m in width, create the effect of a broad-angled canal enclosing three sides of a rectangular island. Access to the island, which is about 80m in length, is via a broad causeway on the eastern side of the island, which is closed by a buttressed brick wall with a central opening, thought to be 18th c. in date. Water is supplied to the moat via a stream flowing in at its south-east corner. The moated site is raised at its western end above the general ground level, where it is lined by an external bank. The course of the now defunct serpentine to the east of the Hall is not included in the scheduling. All fences are excluded from the scheduling, although the ground beneath them is included. See also PRNs 51002, 51003 and 51004, also included as part of the scheduling.</p> <p><b>Neighbourhood Plan (2018) Description:</b> Further research using the Calendar of Court Roles provides evidence the manor of Harpswell was owned by Michael de la Pole in the mid-14<sup>th</sup> century. He obtained licence from the King to make a 'vinella and fishpond'. The description</p>	MLI50294	4

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Location	Description	Linc HER No.	Map 19 Location No.
Moated Site~ cont.	matches the moat feature at Hall Farm. Indeed, there is no other landscape feature that it could be. Therefore, the LHER description of the moat being no earlier in date than the 1700s is incorrect.		
Prospect Mound~	<p><b>LHER Description:</b> TO THE NORTHWEST OF THE SITE OF THE HALL A PROSPECT MOUND 3.5M HIGH, STANDS AT ONE CORNER OF THE FORMAL GARDEN OF THE LATE C16 OR EARLY C17. DESPITE DAMAGE BY THE ADJACENT MODERN BARN, A HOLLOWED SPIRAL PATHWAY CAN BE TRACED GIVING ACCESS TO THE SUMMIT, WHERE STOOD A GAZEBO SHOWN AS AN C18 GOTHICK BUILDING IN NATTES' DRAWINGS OF 1793.</p> <p>The prospect mound lies at the western end of the formal garden, approximately 150m to the west of the Hall, giving a view eastwards over the gardens towards the Hall and westwards over the surrounding countryside. A gazebo, depicted in the 18th c. drawing of the house and gardens, formerly stood atop the mound.</p> <p>The course of the now defunct serpentine to the east of the Hall is not included in the scheduling. All fences are excluded from the scheduling, although the ground beneath them is included.</p> <p>See also PRNs 51003, 51004 and 50294, also included as part of the scheduling.</p>	MLI51002	5
The Serpentine~	<p><b>LHER Description:</b> TO THE SOUTHEAST OF THE SITE OF THE HALL THE NATURAL WATERCOURSE HAS BEEN WIDENED INTO A 'SERPENTINE' WATER FEATURE, SHOWN ON ARMSTRONG'S COUNTY MAP OF 1778 AND SO NAMED ON EARLY OS 25' SHEETS. IT IS POSSIBLE THAT THE SERPENTINE LAKE IS THOMAS WHICHCOTE'S WORK AND WAS AN ATTEMPT TO MAKE THE EXISTING GARDENS AND PARK LESS FORMAL AND MORE IN KEEPING WITH THE LANDSCAPING IDEAS OF THE MID C18. A DOCUMENTARY REFERENCE TO A C14 FISHPOND AT HARPSWELL MAY POSSIBLY REFER TO AN EARLIER USE OF THE SITE? THE SERPENTINE IS APPARENTLY NO MORE THAN AN ORNAMENTAL WATER WAY, OF NO GREAT ANTIQUITY. SEVERAL SMALL ARTIFICIAL PONDS HAVE EXISTED IN THIS AREA, AT LEAST TWO NOW FILLED IN, AND FURTHER EARTHWORKS WERE PRESUMABLY ASSOCIATED WITH THE OLD MILL: ITS SITE IDENTIFIABLE BY A VAST MOUND IN FACT A GARDEN PROSPECT MOUND - PRN 51002 . NOTHING IN THIS COMPLEX SUGGESTS A DATING AS EARLY AS THE MEDIEVAL PERIOD. HTM 40M</p>	MLI51005	6

~ Non designated heritage assets previously identified in the LHE

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Location	Description	Linc HER No.	Map 19 Location No.
Holy Spring (behind Church of St Chad)~	<p><b>LHER Description:</b> IT MAY BE THAT THE CHURCH AT HARPSWELL (WITH AN ANCIENT DEDICATION) IS ON A MUCH OLDER PRE-CHRISTIAN RITUAL SITE, CONNECTED WITH WATER CULTS. THOUGH NOW SITUATED WITHIN WHAT REMAINS OF HARPSWELL VILLAGE, IT STANDS ON A SPRING, ONE OF A NUMBER AT THE FOOT OF THE JURASSIC LIMESTONE SCARP WITH SAINTLY OR RITUAL ASSOCIATIONS.</p> <p><b>Neighbourhood Plan (2018) Description:</b> It may be that the Church stands on a much older pre-Christian ritual site connected with water cults.</p>	MLI50422 (50422)	7
Church Farm and Yard~	<p><b>LHER Description:</b> Church Farm, Harpswell. Redeveloped 19th century farmstead. Regular courtyard of Z plan. The farmhouse is detached from the main working complex. Isolated location. Large modern sheds are located on the site.</p> <p><b>Neighbourhood Plan (2018) Description:</b> Redeveloped 19th C Z-plan farmstead and detached farmhouse.</p>	MLI118026 57532	8
Hermitage Farm Barns (now Hermitage Lodge)~	<p><b>LHER Description:</b> A building survey and photographic recording was undertaken on Hermitage Farm Barns, Church Street, Harpswell. The buildings form of a U-shape and enclose a crewyard. For the purposes of the recording, the buildings are a two storey barn with a single storey manger attached to its south gable and a single storey building attached at ninety degrees to its northwest elevation. The buildings would all appear to have been built sometime in the early to mid 19th century</p> <p>Hermitage Farm (The Hermitage), Harpswell. Partially extant 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location.</p> <p><b>Neighbourhood Plan (2018) Description:</b> Early 19th century limestone two storey barn and single storey manger. Converted to residential accommodation 'Hermitage Lodge'.</p>	MLI86737 (54986)	9

~ Non designated heritage assets previously identified in the LHE

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\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.	Map 19 Location No.
Low Road - Routeway between Hemswell / Harpwell / Glentworth **	<p><b>Neighbourhood Plan (2018) Description:</b> Ancient routeway (pre-Viking) running east-west between Glentworth, Harpswell and Hemswell (and beyond). This 'Low Road' is located at the bottom of the scarp slope and runs between the settlements strung out along the foot of the scarp slope from Lincoln to Kirton Lindsey (and probably beyond). It is marked by the lane to Hall Farm, whose alignment is continued northwards to Hemswell as shown on 1st edition OS mapping. The route still exists today as a PROW / Bridleway.</p> <p>Further evidence provided by Stocker &amp; Everson – 'Summoning St Michael' (Pages 84-85)</p> <p>NB. This routeway also links to the Holloway behind St Chads Church (see Stocker &amp; Everson - 'Change &amp; Continuity' – Rural Settlement in North-West Lincolnshire</p>	tba	10
Site of Brick Kiln~	<p><b>LHER Description:</b> A possible site of a brick kiln is indicated on the 1:10560 Ordnance Survey map of about 1888 as Brick Kiln Holt. From the Lincoln Gazette and Times in about 1903 (possibly slightly earlier), in an article entitled 'Village Life in Lincolnshire by the Author of "Forgotten Lincoln"', No.113. – Harpswell. [The author is Herbert Green and 'Forgotten Lincoln' was published in 1898.] In a section about Harpswell Hall it states: An old man living at Hemswell says the bricks of which the old Hall was formed were noted for their dark colour, the clay being so good, and that they were baked in a certain place on one farm still called Brick Kiln Holt.</p> <p><b>Neighbourhood Plan (2018) Description:</b> Possible Brick Kiln where bricks for old Hall were formed. On OS Map as Brick Kiln Holt. On Glentworth / Harpswell boundary.</p>	MLI53950 (53950)	11
Routeway with Ermine Street Junction~	<p><b>LHER Description:</b> A possible former major routeway is believed to have run east to west along the parish boundary of Hemswell and Harpswell. The routeway would have formed a cross-roads with Ermine Street at Caenby Corner.</p> <p><b>Neighbourhood Plan (2018) Description:</b> This routeway runs from Glentworth, along the north-east edge of the Harpswell parish boundary, crossing Middle Street to join Caenby Corner / Roman Road. Archaeological evidence has shown there was a Roman settlement (3rd century) on this route and it is likely that the route provided the link to the Roman Road (Ermine Street) and settlements beyond. This routeway is evident on the 1st edition OS mapping and still exists as a footpath (PROW).</p>	MLI53954 (53954)	12

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\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.	Map 19 Location No.
Routeway with Ermine Street Junction~ cont.	Further evidence in publications by Stocker & Everson - "Change & Continuity" – Rural Settlement in North-West Lincolnshire		
Old Stables, Hall Farm~	<p><b>LHER Description:</b> Traditional 19th century limestone stone stable block with red brick repairs, currently in poor condition with no roof. Several blocked doors and windows are visible. The original cobble and slate floors are also visible. The building is about to be converted to residential use and has been surveyed prior to this.</p> <p>Hall Farm, Harpswell. Redeveloped 19th century farmstead. Regular courtyard with multiple regular yards. The farmhouse is detached from the main working complex. Isolated location. Large modern sheds are located on the site.</p> <p>19th century limestone stable block. Converted to 2 bed residential accommodation 'The Stables'.</p> <p><b>Neighbourhood Plan (2018) Description:</b> 19<sup>th</sup> century limestone stable block. Converted to 2 bed residential accommodation 'The Stables'.</p>	MLI89044 (55318)	13
Hermitage Low Farm and Barn (farmstead)~	<p><b>LHER Description:</b> Hermitage Low Farm, Harpswell. Partially extant 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site.</p> <p><b>Neighbourhood Plan (2018) Description:</b> Redeveloped 19th century 'out farm'. L-plan range with limestone barns. Isolated location. Known as 'Hermitage Low Farm'.</p>	MLI118028 (57533)	14
Harpswell Grange Farm~	<p><b>LHER Description:</b> Harpswell Grange, Harpswell. Partially extant 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site.</p>	MLI118025	15
Billyards Farm~	<p><b>LHER Description:</b> Billyards Farm (Low Farm), Harpswell. 19th century farmstead. Regular courtyard of E plan. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Isolated location. Large modern sheds are located on the site.</p>	MLI118029	16

~ Non designated heritage assets previously identified in the LHE

\* 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

Location	Description	Linc HER No.	Map 19 Location No.
Hall Farm**	<b>Neighbourhood Plan (2018) Description:</b> Redeveloped 17th century limestone farm building with slate roof. Contemporaneous with Harpswell Hall. Bay windows added to front of the property in the 19th century.	tba	17
Hall Farm Workshop**	<b>Neighbourhood Plan (2018) Description:</b> 19th century building of brick and stone construction with pantile roof.	tba	18
Hall Farm Outbuildings**	<b>Neighbourhood Plan (2018) Description:</b> The brick sheds in the farm yard have used the arched garden wall that formed part of the ornamental gardens of Harpswell Hall. The arches can still be seen in the buildings structure both internally & externally.	tba	19
Hall Farm Cottage**	<b>Neighbourhood Plan (2018) Description:</b> Redeveloped 17th century limestone farm cottage. Contemporaneous with Harpswell Hall. Originally single storey dwellings with a thatched roof. Extra storey added in 1906, along with pantile roof.	tba	20
Bellwood Cottage**	<b>Neighbourhood Plan (2018) Description:</b> Redeveloped 17th century limestone farm cottage. Contemporaneous with Harpswell Hall. Originally single storey dwellings with a thatched roof. Extra storey added in 1906, along with pantile roof.	tba	21
Church Farm Cottage**	<b>Neighbourhood Plan (2018) Description:</b> Church Farm Cottage - 18th century limestone cottage with slate roof. Recorded on first OS map in 1820.	tba	22
Hermitage Farmhouse**	<b>Neighbourhood Plan (2018) Description:</b> Early 19th century limestone & brick construction with a slate roof. Has ornate tiled floor in the long hallway.	tba	23
1-4 (inc.) Hillfoot Cottages**	<b>Neighbourhood Plan (2018) Description:</b> Terraced houses (a row of 4 properties) of stone construction with slate roofing built in the early 1900s.	tba	24
1-4 (inc.) Church Lane**	<b>Neighbourhood Plan (2018) Description:</b> These semi-detached properties demonstrate the West Lindsey vernacular of the 1940/50s. Designed by Thomas Tatam (local architect), the properties are of brick construction with pantile roofs and chimneys. Each semi-detached property mirrors the other, with gable ends and angled entrances.	tba	25
Victorian Post Box**	<b>Neighbourhood Plan (2018) Description:</b> Victorian post box placed in wall of limestone outbuilding in Church Farm farmyard. The post box has never been updated and most letters don't fit the letter slot, but the residents value it non-the-less as a charming, unique and historic element within the village streetscape.	tba	26

~ Non designated heritage assets previously identified in the LHE

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Location	Description	Linc HER No.	Map 19 Location No.
Low limestone wall – to the east of Church Farmyard entrance**	<b>Neighbourhood Plan (2018) Description:</b> Low limestone wall with brick buttresses, topped with terracotta tiles / coping. The function of the wall appears to be to hide the road (similar to a ha-ha), so that the residents of Church Farm and enjoy uninterrupted views of the wider landscape. (Circa 19th C)	tba	27
High limestone wall to the west of Church Farmyard entrance**	<b>Neighbourhood Plan (2018) Description:</b> Tall limestone wall to the west of the entrance to Church Farm yard, and low limestone wall to its east. The low wall is capped by ceramic ridge tiles, and the wall has external brick buttresses.	tba	28
Limestone wall defining all four sides of St Chad's churchyard**	<b>Neighbourhood Plan (2018) Description:</b> Limestone wall defining all four sides of the churchyard. The walls lie within the curtilage of St Chad's Church (Grade 1 listed).	tba	29
Ancient Track/Holloway (behind the Church of St Chad)**	<b>Neighbourhood Plan (2018) Description:</b> Holloway behind St Chad's Church leading into village (referenced by Stocker & Everson).	tba	30
Remains of Village Pinfold**	<b>Neighbourhood Plan (2018) Description:</b> Remains of the coursed limestone walls of the village pinfold, including the original gatepost at the entrance. Present on first OS Map of Harpswell on route of 'lost' trackway to Hemswell. (Adjacent to A631).	tba	31
Remains of Harpswell Hall Parklands (outside the scheduled monument)**	<b>Neighbourhood Plan (2018) Description:</b> Remains of Landscape Park. The remains of the Landscape Park comprise all parts of the park not included in the designated area. The area contains the archaeological remains of the EARLY medieval village of Harpswell, as evidenced by geophysical surveys of the area and excavations undertaken by Bishop Grosseteste University in 2017/2018 and 2019'.	tba	32
Limestone rubble wall surrounding Harpswell Hall Parklands**	<b>Neighbourhood Plan (2018) Description:</b> Remains of the limestone walls surrounding Parkland – limestone rubble walls survive on three sides (running in alignment with the roads – Common Lane / A631) of the parklands. The walls date from the late 16th / early 17th century when the Whichcote family partly 'removed' the village to create the Parklands.	tba	33

~ Non designated heritage assets previously identified in the LHE

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\*\* 'Buildings of Interest' and landscape assets as identified by NPSG & heritage consultants during development of NP

## **18 Appendix D: AECOM Site Assessment Report**

<https://hemswell.parish.lincolnshire.gov.uk/homepage/13/hemswell-and-harpswell-neighbourhood-plan>

## **19 Appendix E: Consultation Results Community and Statutory Consultees**

<https://hemswell.parish.lincolnshire.gov.uk/homepage/13/hemswell-and-harpswell-neighbourhood-plan>

## **20 Appendix F: Hemswell & Harpswell Character Assessment**

<https://hemswell.parish.lincolnshire.gov.uk/homepage/13/hemswell-and-harpswell-neighbourhood-plan>

## **21 Appendix G: Hemswell Village Design Principles**

<https://hemswell.parish.lincolnshire.gov.uk/homepage/13/hemswell-and-harpswell-neighbourhood-plan>

## **22 Appendix H: Strategic Environmental Assessment (SRA) and Habitat Regulation Assessment (HRA) Screening Report**

<https://hemswell.parish.lincolnshire.gov.uk/homepage/13/hemswell-and-harpswell-neighbourhood-plan>

## **23 Appendix I: Basic Conditions Statement**

<https://hemswell.parish.lincolnshire.gov.uk/homepage/13/hemswell-and-harpswell-neighbourhood-plan>

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