

“Growth with a sense of Place”



Cherry Willingham Revised Neighbourhood Plan 2026-2040

For Public Consultation 16.3.26 to 28.4.26

Please email any comments to the Parish Council

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or hand in written comments to the Millenium Hall, High St.

***The Community's Vision for Cherry Willingham
over the duration of the Revised Neighbourhood Plan***

In 2040, Cherry Willingham will continue to have a strong sense of identity and community spirit. It will have adapted to its own growth and to that of Lincoln without losing its rural setting, character and historic environment.

The growth of housing, businesses, employment and services will have increased the attractiveness of the village as a place to live.

New developments over the period to 2040 will all be within the settlement boundaries set out in this Revised Plan, will have 'raised the bar' in terms of design and layout and resulted in increased support for local facilities and services so that residents look to services and facilities in the village rather than to Lincoln.

The transport infrastructure within the village and to neighbouring communities will have improved in extent (including new pedestrian and cycle routes), safety, reliability and sustainability to allow safe and attractive journeys to work, school, shopping and leisure both within the village and further afield.

The village and its rural surrounds will be a greener and more biodiverse place with increased access to pleasant areas of open space throughout the village and improved links to the nearby countryside.

Note

In this Plan 'Cherry Willingham or 'the village' refers to both settlements (as designated by the Central Lincolnshire Local Plan 2023) within the parish taken together. The 'Main village' refers to the larger built-up area to the east, 'Little Cherry' to the built-up area to the northwest, which has no formal name and was previously usually referred to as 'Hawthorn Avenue'.

Acknowledgements

Cherry Willingham Parish Council would like to thank the residents who responded to consultations and the questionnaire and served on the focus and working groups both in the preparation of the original (2019) Neighbourhood Plan and this 2026 revision. They are also grateful for the advice of Steve Kemp of Open Plan for his consultancy input for the 2026 revision.

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1. What is a Neighbourhood Plan ? An introduction to planning policy

1. Over the past decades England's population has increased, and it has become necessary to plan for major housing development, new businesses and the infrastructure to support them both in existing built-up areas and on greenfield sites, especially those in the vicinity of larger urban areas. Central government has set out national strategy and policies in the National Planning Policy Framework (the NPPF). Some of these such as major infrastructure projects (e.g. High-Speed Rail,

nuclear power plants and large solar farms) are the direct responsibility of central government but the detailed implementation of the NPPF is delegated to a more local level. Local Planning Authorities (LPAs) must produce a Local Plan (LP) to implement the strategies and policies of the NPPF.

2. The LPA for Cherry Willingham¹ is West Lindsey District Council (WLDC)². It has worked with neighbouring LPAs (North Kesteven and the City of Lincoln Council) to produce a joint Central Lincolnshire Local Plan (CLLP or simply the Local Plan, LP) which covers all three council areas, from north of Gainsborough to Sleaford as it makes local strategic sense to group them in terms of development, travel and environment. The CLLP came into effect in April 2023 and one of the reasons for revising the Cherry Willingham Neighbourhood Plan (NP) is to ensure that it is in harmony with the CLLP.

3. The CLLP covers a large area with a population that was 317,000 at the 2021 census, has increased considerably since and will continue to grow. There is a wide range of communities within it, from inner city and historic Lincoln to market towns and small hamlets as well as a number of large villages around Lincoln which remain distinct communities in terms of both their people and their sense of identity within a rural landscape.

4. Rather than imposing development on existing communities the Localism Act 2011 provides powers for Parish Councils and Community Forums to prepare planning documents for land use (Neighbourhood Plans) so they can influence the planning process within the overall strategic planning framework of the Local Plan.

5. The CLLP has a 'settlement hierarchy'(CLLP Policy S1 p15): the main part of Cherry Willingham is considered a 'Large Village' with more than 750 houses, providing employment, retail services and community facilities for residents within the parish and the surrounding area. 'Little Cherry' is a 'medium village' with 250—749 houses.

6. The CLLP has allocated several areas on the edge of the current built-up area of the main village for house building which along with potential development on infill sites within the village is likely to raise the population from 4,206 in the 2021 Census to around 6,000 by 2040, a 42% increase. 'Little Cherry' has no new allocations in the 2023 CLLP.

¹ "Cherry Willingham' in this context refers to the civil parish as shown in map 1 . Elsewhere it may refer to the built-up area within the parish, which consists of the original 'main' village, a settlement which goes back to at least mediaeval times and 'Little Cherry', a separate settlement around 2 km north west which began to be developed in the late nineteenth/early twentieth century.

² WLDC will become part of a wider entity at some point after this revised Neighbourhood Plan (NP) comes into effect. It is expected that the new entity will continue to recognise the validity and standing of existing NPs.

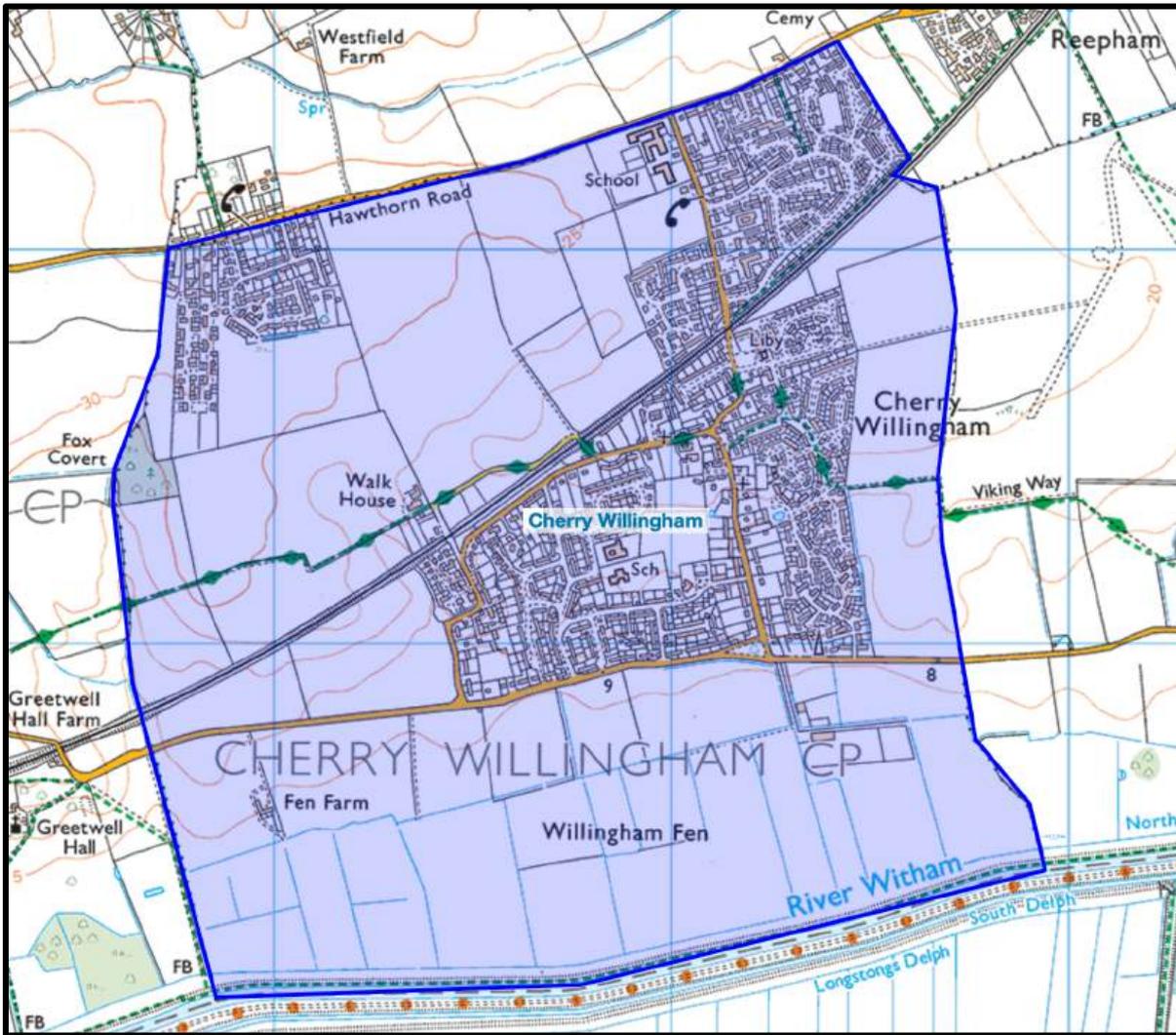
7. These changes will have a major impact on the village and its infrastructure : development is inevitable but having a well thought out Revised Neighbourhood Plan with village level policies that have been modified and improved in the light of experience gained in the implementing of the original (2019) Neighbourhood Plan currently in place means that the village can continue to have a strong voice in how developments are implemented and help ensure that the essential character of the village and its rural surroundings is maintained, assured and improved for many years to come.

1.8 In addition having an approved Neighbourhood Plan entitles the parish to 25% of the Community Infrastructure Levy (CIL) payable on all new developments rather than the 12.5% payable to communities without a NP. This CIL money can be used to provide additional amenities (such as green spaces, play areas and seats) above and beyond those provided by developers or local authorities (see section 20 p63).

1.9 The Neighbourhood Plan and Local Plan must be in 'general conformity' with the National Planning Policy Framework to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2024.

1.10 Once the revised Neighbourhood Plan has been approved and adopted it becomes an important part of the planning process at planning authority level and will also be helpful as a resource for all those who are considering any sort of development in the area as well as giving guidance to the Parish Council Planning Committee as it makes comments and recommendations on planning applications³, as well as helping determine priorities for improving amenities, infrastructure and general development in the village as it grows.

³ Parish Councils are invited to comment on all planning applications made to the LPA. They cannot refuse applications themselves, but the LPA must consider their comments when deciding on an application and consider Neighbourhood Plan policies as well as their own.



Map 1 – Area covered by the Cherry Willingham Neighbourhood Plan
 It coincides with the boundaries of the civil parish (*Ordnance Survey*)

2. The background to Cherry Willingham’s Neighbourhood Plan and its revision

2.1 In 2010 the village had expanded considerably over the previous 25 years, and socioeconomic and environmental issues had inevitably affected the Parish. Infrastructure had not increased to match the demands of new housing which exacerbated pressure on local facilities and services. These concerns were explored through the community consultation and preparation of the ‘Cherry Willingham 20/20 Community Plan’ (2013) and continue to be very relevant over a decade later.

2.2 There was also concern that local context was not always being given sufficient consideration within the planning system. The national provision for Neighbourhood Plans was intended to address this, and the Parish Council took the decision to develop its own based on the 2013 Community Plan

2.3 The Civil Parish area shown in map 1 was designated as a Neighbourhood Plan area and Cherry Willingham Parish Council was designated in 2013 as a qualifying body to prepare a Neighbourhood Plan.

2.4 The first Cherry Willingham Neighbourhood Plan (entitled 'Raising the Bar') was prepared on behalf of the residents of Cherry Willingham by a steering group under the auspices of the Parish Council and after several years of hard work was approved by a village referendum before being agreed by West Lindsey District Council.

2.5 It was formally adopted as a "made" Neighbourhood Plan in March 2019 and took into account the type and amount of development that was required by the strategic planning requirements of both the NPPF and the Local Plan at that time. It was intended to help shape future development across the parish from 2019 to 2036.

2.6 As explained in section 1, the NPPF and the CLLP have recently been updated: the CLLP now runs to 2040 and as noted in 1.9 the Neighbourhood Plan needs to remain in 'general conformity' with the new CLLP if it is not to be 'left behind' with consequent loss of influence on planning authority decisions and possible risk of loss of entitlement to CIL money (1.8).

2.7 In addition it has become clear that although the 2019 Neighbourhood Plan has been very helpful in maintaining the characteristics of the village and continuing to ensure it remains an attractive place to live, changes since 2019, the likely scale of future development and the experience of the practical application of its policies by the Planning Committee have also made a revision necessary.

2.8 The Parish Council therefore decided that it was appropriate to revise the Neighbourhood Plan to ensure that it continues to comply with the strategic plans of the new CLLP whilst seeking to ensure that the village remains sustainable and grows in a manner that serves current and future residents needs whilst at the same time protecting the rural setting and characteristics that make the village an attractive place to live.

2.9 This revised Neighbourhood Plan has been prepared by the Planning Committee of the Parish Council in consultation with residents of the Parish through public meetings, focus groups, and a questionnaire in order to gain an understanding of the views of residents who live and businesses that operate within the Parish.

2.10 It conforms with the current Local Plan's allocation of sites in Cherry Willingham but looks to influence how those sites are developed and to ensure that the infrastructure that a larger village will require is in place.

2.11 Its policies are also intended to maintain and improve the general environment, amenities, access and atmosphere of the village. This includes policies on developments (including house extensions and alterations) other than those allocated in the Local Plan.

3. Community Issues and Neighbourhood Plan Objectives

3.1 The preliminary consultation work for the 2019 Neighbourhood Plan and the 2013 Community Plan made it clear that the community wanted planning policies to safeguard and improve the quality of life in the village and that such policies should clearly set out:

- clear design objectives for new development
- the key considerations for all developers in preparing planning applications
- the wider needs and opportunities that must be addressed to achieve sustainable growth

3.2 The NPPF states that sustainable development requires the planning system to seek economic, social and environmental gains simultaneously and that planning policies and decisions must play an active role in guiding this.

3.3 Specifically, sustainable development involves seeking positive improvements in the quality of the built, natural and historic environments as well as in people's quality of life.

3.4 These improvements include:

- making it easier to create jobs in cities, towns and villages
- moving from a net loss of biodiversity to achieving net gains for nature
- replacing poor design with better design
- improving the conditions in which people live, work, travel and take leisure
- widening the choice of high-quality homes.

5. Table 1 sets out the issues raised by the community during the consultation for the 2019

Neighbourhood Plan: there is no evidence these have changed. They are summarised in the Vision Statement on page 3.

Community Issues Raised	Neighbourhood Plan Aims
<p>Managing future housing development to enjoy sustainability and quality of life</p>	<ol style="list-style-type: none"> 1. To support the planned growth identified within the Central Lincolnshire Local Plan and ensure the community has a say on how identified sites should be developed. 2. To continue to address identified needs within the community and safeguard and improve its character. 3. To clearly demarcate the boundaries of the village to minimise the risk of development into the rural surroundings
<p>Ensure the development of Open Space and recreation provision, giving the community a greater say on any proposed changes as well as ensuring new developments contribute to the social and recreational needs of a growing village</p>	<ol style="list-style-type: none"> 1. To protect and enhance the open spaces within the village and its rural setting, and if possible to increase their number wherever possible so as to increase biodiversity and provide more resources for recreation.
<p>Access to other parts of the village and neighbouring villages, especially for non-vehicle users</p>	<ol style="list-style-type: none"> 1. Maintain existing public rights of way and other access routes. 2. Enhance existing public rights of way and seek opportunities for new routes and connections to the existing network
<p>The need to retain and strengthen community facilities, local shops and other businesses, especially within the village centre</p>	<p>Protect and enhance existing facilities and retail outlets.</p> <ol style="list-style-type: none"> 1. Encourage new services, businesses and facilities within the village. <p>Encourage the updating and improvement of The Parade</p>

Table 1 Community Concerns and Neighbourhood Plan Objectives

4. Cherry Willingham - location, landscape and history

4.1 Location

4.1.1 The Parish of Cherry Willingham, with an area of 4.21 sq. km (1.63 sq. miles) as shown in map 1 is located within the district of West Lindsey in the County of Lincolnshire and had a population of 4,206 people at the 2021 Census (a population density 999.5/sq. km or 2580/sq. mile). The centre of the City of Lincoln lies 9km (5.6m) west of the centre of the village with Gainsborough (the administrative centre of West Lindsey district) 26 km (16 m) to the northwest.

4.1.2 The village consists of 2 parts: the “main village” to the east and south and a separate satellite settlement 2 km (1.25 miles) northwest of the centre of the main part of the village, usually referred to as ‘Little Cherry’, as it has no formal name. The 2021 Census showed it consisted of approximately 200 houses (it has grown since) divided between the Parish of Cherry Willingham (south of Hawthorn Rd) and the neighbouring Parish of Reepham.

It has minimal facilities with no shops; residents have to travel to the main village or to Lincoln for services.

4.2 Landscape, geology and ecology

4.2.1 Cherry Willingham is set on the eastern slope of the ridge of limestone that runs north-south through western Lincolnshire. To the south it overlooks the northernmost extremity of the fens and the River Witham which cuts through the limestone ridge at Lincoln, and to the north and east gives on to the gently rolling country of the Vale of Lindsey, with the Lincolnshire Wolds visible about 34 km (21 m) to the east. More details are given in Appendix 3.

4.2.2 Neighbouring villages include Fiskerton, 1.6km (1 mile) to the east, Reepham (the same distance northeast) and Nettleham 2.5 km (1.5m) to the northwest, with the “lost” mediaeval village of Greetwell 1.25km (0.75m) to the west.

4.2.3 The Landscape Character Assessment (Appendix 3) identifies several different character areas reflecting the underlying geology. The band of limestone forming the Lincoln Cliff to the west underlies the main part of the village: to the east and north is the clay of the Vale of Lindsey with the silt fenland of the Witham valley lying to the south. In effect the village straddles the boundaries between the most northern extension of the Fens, the reverse slope of the limestone Lincoln Cliff and the slightly undulating Vale of Lindsey

(see “The Lincolnshire Landscape - an exploration” by Jon Fox , Green Plover Books 2015).

4.2.4 The British Geological Survey Bedrock Map shows that the fields to the west of the village are on a band of Blisworth Clay, whilst the centre of the parish and most of the built-up areas sit on Cornbrash (shelly limestone) and Kellaways Beds (a mix of sandstone, siltstone and mudstone). Oxford Clay underlies the east of the parish towards Reepham and Fiskerton. These underlying rocks are covered in a layer of mixed glacial outwash with a lens of till⁴ covering the northern and eastern half of the main village. Willingham Fen along the river, also has a covering of superficial deposits of silt and peaty material with sand and gravel beneath.

4.2.5 The topography to the north of the railway line is gently undulating, with the area to the north of Fox Covert wood being the highest point of the parish. The central area of the parish slopes very gently from Hawthorn Road in the north to Fiskerton Road in the south. South of Fiskerton Road the land continues to slope down to Willingham Fen and the River Witham which used to flow closer to the village. These differing topographical areas of the Parish are consistent with the underlying geology (see Appendix 3 for more detail).

4.2.6 The Landscape Character Assessment confirms the largely open agricultural setting of the village. This gives important open views west to the Cathedral and east to Fiskerton Church and wide horizons south towards the Witham Valley, east towards the Lincolnshire Wolds and north from Hawthorn Road. This openness is emphasised by the open fen. The new woodland of Cherry Fields helps compensate for the overall paucity of woodland.

4.2.7 In contrast, there are places where there is a sense of the village being enclosed, along Green Lane and Waterford and Church Lanes.

4.2.8 On most sides of the built-up area of the main village is well defined by the landscape, roads and the railway, though in ‘Little Cherry’ the edge of the built-up area is less clear cut. The whole eastern side of the village is little more than a field boundary: more areas of woodland planting in association with new developments would create and aid definition of the settlement area and frame important views.

4.2.9 There are some significant trees within the parish (though none with preservation orders) and a small area of woodland near ‘Little Cherry’ (Fox Covert) but the only local designated Site of Nature Conservation Interest lies to the west of the parish boundary.

However the wetter land bordering the River Witham is rich in biodiversity with rare plants

⁴ Till is unsorted, unstratified glacial drift deposited directly by a glacier, consisting of a mix of clay, sand, gravel, and boulders.

and nesting birds often seen within the reed beds and along the banks in spring and summer. The development of Cherry Fields, between Fiskerton Road and the line of the original bed of the River Witham and which won an environmental award in 2024, has increased this biodiversity which will be further enhanced by the marina and its associated land to the east and potentially, to the west, where the land has been acquired by the Environment Agency.

4.3 Green Wedges (see section 19 and policy OS2)

The CLLP identifies areas of “Green Wedge” between the settlements of Cherry Willingham and Reepham, and between Cherry Willingham and Washingborough, Greetwell, and Lincoln. The purpose of Green Wedges is to prevent the coalescence of separate built-up areas so avoiding the development of urban sprawl and the loss of separate community identities. This Neighbourhood Plan supports these designations and has a policy (OS2) to prevent any such merging with neighbouring settlements.

4.4 Local History

4.4.1 The context of the village and its historic development have been significantly influenced by its relationship to the ‘sacred landscape’ of the Witham Valley with its prehistoric and monastic sites and the growth in importance of nearby Lincoln. The earliest documentary evidence for Cherry Willingham is its entry in the Domesday Book of 1086 which mentions the Manor House and fishponds, one of which was restored in the 1990s.

4.4.2 There are also many traces within the village and the surrounding area of the Bronze and Iron Ages as well as the Roman, Anglo-Saxon and Medieval periods. There are some 18th century buildings including the Grade 1 Listed Georgian Church (1753).

4.4.3 The original agricultural core of the village along High St expanded slowly in the 19th century with railway workers’ cottages (the Lincoln to Grimsby railway which now bisects the main part of the village was built in 1848), a school (built 1872, now the Church hall), a Methodist chapel and some larger houses.

4.4.4 The first houses along Hawthorn Rd were built around the start of the 20th century (as shown on the 1907 Ordnance Survey map) and since the second world war there has been significant building, both in Little Cherry and the main village, initially along the existing roads and since the 1960s on greenfield sites with several large (and sometimes rather unsympathetically designed) residential areas being added around the original core of the village.

5. Cherry Willingham Today

Housing and boundaries

5.1 The village is surrounded by pastoral and arable divided by hedgerows with small areas of woodland. The eastward flowing River Witham lies 750m south of the edge of the village, across Willingham Fen so that the village overlooks its shallow valley, across to the higher ground on the other (south) side of the river.

5.2 Despite its proximity to Lincoln, Cherry Willingham retains its distinctiveness as a community in a rural setting and is in no way a suburb of the city although its closeness to Lincoln is a key factor in shaping the identity of the village and its services and facilities. It is a commuter village for people employed in Lincoln and other centres but has also attracted many people of retirement age and has a range of retail outlets and other facilities.

5.3 The 2021 Census showed the population was 4,206 (an increase from 2947 in 2001 and 3506 in 2011, giving a 42% increase over 20 years or 1.8% a year). 35% of the population is aged over 60 (higher than the national average of 24%) and 19% are under 20 (lower than the national average of about 24%). 94% of the population were born in the UK and the deprivation score is low compared to England and West Lindsey.

5.4 There are approximately 1850 houses in the village, as well as a residential care home and some sheltered housing for older residents, accommodating around 4,200 residents (2021 census). The composition of the village's housing stock is approximately 70% detached, including bungalows, making it attractive to those over 60. 81% of houses are owned outright or with a mortgage or loan: only about 4% are socially rented properties.

5.5 The village is split into two distinct built-up areas; the main village which is classified in the CLLP as a 'large village' (CLLP policy S1) and is itself split by the Lincoln to Grimsby railway into northern and southern sections and 'Little Cherry', a cluster of developments on Hawthorn Road towards Lincoln to the northwest of the main village.

5.6 'Little Cherry' is classified by the CLLP as a 'medium village' in its own right and initially developed before and after First World War in an unplanned way along and to the south of Hawthorn Road. Recently there have been several housing developments onto farmland to the south. The houses on the north side of Hawthorn Rd are in Reepham parish.

5.7 The area of settlement in the main village to the north of the railway is made up of 'ribbon development' along Croft Lane and Hawthorn Rd towards Reepham with more recent developments behind the main road frontages so they have a more 'suburban' form.

5.8 The larger southern part of the main village is centred on the historic core which extends from the church and Manor House on Croft Lane north to the junction with High St. and then west to the summit of a slight hill and the junction with Green Lane. Around this are a number of developments of varying size dating from the 1960s (Witham View) to the 2010s (Lady Meers Rd) .

5.9 The railway has created a development boundary for the southern part of the main village. Similarly, Fiskerton Road defines the southern boundary of the main village, Hawthorn Road the northern boundary for the main village (and for 'Little Cherry') and Waterford Lane the western boundary.

5.10 These roads have contained development and reduced its spread into the countryside. The built eastern boundary is currently defined by the edges of the Rudgard Avenue and Lady Meers estates but will be extended eastwards across the approximately 250m of open field to the parish boundary by housing developments allocated in the CLLP.

5.11 'Little Cherry' lies in the angle of the northern and western boundaries of the parish but has less well-defined visual boundaries: nevertheless the agricultural land to the east (which in effect is a 'green wedge', though not allocated as such in the CLLP) and south is an essential feature of the rural landscape as is the land to the west (extending to the Lincoln eastern bypass in Greetwell parish).

Village businesses and facilities

5.12 Unfortunately the significant housing development of the past few years has not prevented a decline in the number of retail facilities in the village: at least 7 have been lost over this period, including the Post Office.

5.13 The Parade, in the centre of the main village, does however provide a doctor's branch surgery (the main surgery is in Nettleham, 10 minutes' drive away and not easily accessible by public transport⁵) , a small volunteer- run community public library with limited opening hours, three take-away outlets, a café, a hairdresser and a pub. There is another pub and a take-away elsewhere in the village along with other beauty and hairdressing businesses run from homes.

5.14 "Little Cherry" has also grown substantially over the past 30 years and is now a sizeable residential community but without any bus routes, public facilities or services other than a post box

⁵ Access by public transport involves 2 buses and a half mile walk, though the surgery runs a voluntary car transport scheme.

and a small play area. Residents are therefore reliant on services in the main village about 1 mile away by road or in Lincoln⁶ and are heavily dependent on car transport.

5.15 The needs of children and young people from the village and surrounding area are served by the primary and secondary schools (both part of an Academy network), the Children's Centre and several pre-school centres. The County Music Centre is also based in the village. There is a wide range of clubs, societies and voluntary organisations for young people with facilities including a Scout Hut and an Army Cadet Force hut.

5.16 Adjacent to the Primary School there is a Parish Council-owned playing field shared by the cricket and bowls clubs alongside a children's play area. There is an additional Parish Council children's play area in the north of the village off St Paul's Avenue and privately operated small play areas on Jubilee Close and in 'Little Cherry'. The secondary school has a wide range of sports facilities including a sports hall and 3G pitches.

5.17 The Village Hall is shared with Reepham and is located between the two villages in Reepham parish. There is a Church Hall available for use by the community close to the Millennium Hall (the former Methodist Chapel) which now houses the Parish Council office.

5.18 There are three active churches in the village, including the Parish Church. The Vine is based in and runs the community library, and the Methodist Church meets in the Church Hall. A large number of clubs and groups meet in the village although others have recently closed due to falling numbers and ageing membership.

5.19 The main village is served by a half hourly day-time bus service to Lincoln but there are no evening or Sunday services and no services that serve 'Little Cherry'.

5.20 Responsibility for the operation of many of the public services lies with the three Councils which have administrative responsibility for the area: Cherry Willingham Parish Council, West Lindsey District Council and Lincolnshire County Council.⁷ At a local level the Parish Council has a long history of working to improve the village's facilities and appearance.

5.21 The village has a low crime rate (42.6/1000), compared with West Lindsey (47.4), Lincolnshire (64) and England (67)⁸ and is "considered a nice place to live, especially for families, due to its peaceful, family-friendly atmosphere, low crime rate, and strong sense of community. The village

⁶ The nearest large supermarket is a 2.7 mile drive (almost the same as the 3.1m from the centre of the main village) despite being 1.3miles closer in a straight line, due to the limited access from Hawthorn Rd onto the bypass,

⁷ It is not known at the time of writing what impact the proposed changes to local government structure will have, although parish councils will not be directly affected.

⁸ These figures are from different sources and may not be strictly comparable.

offers a blend of rural charm and modern conveniences and is known for being welcoming and well-maintained.” (from an AI overview)

6. Neighbourhood and Local Plan Housing Development Planning Policies

6.1 The policies in this Neighbourhood Plan are intended to inform the planning and delivery of development in Cherry Willingham from the plan’s adoption until 2040⁹. The policies have been developed in the light of the community objectives and vision and will contribute to the delivery of the sustainable growth requirements as laid out in the National Planning Framework and the Central Lincolnshire Local Plan (see 8.2).

2. All proposals for new developments within the Neighbourhood Plan Area will be assessed and comments and suggestions made to the Planning Authority in accordance with the policies contained in the Neighbourhood Plan as well as with those of the Central Lincolnshire Local Plan and National Planning Framework.

3. NPPF guidance requires that 24,224 dwellings are built in the CLLP area between 2018 and 2040 (2,102 a year) At the same time it sets a target of 24,000 new jobs in the CLLP area over the same period. To ensure new homes are built to match job creation the CLLP has set its own housebuilding target at 29,150 new dwellings by 2040 (1,325 a year) (CLLP Policy S2).

4. Although most of these new homes will be in urban areas, large villages (with 750+ dwellings as of April 2018) such as the main part of Cherry Willingham have been allocated sites for housing development. The sites allocated to Cherry Willingham are shown in Map 2 and Table 7 (CLLP Policy S80).

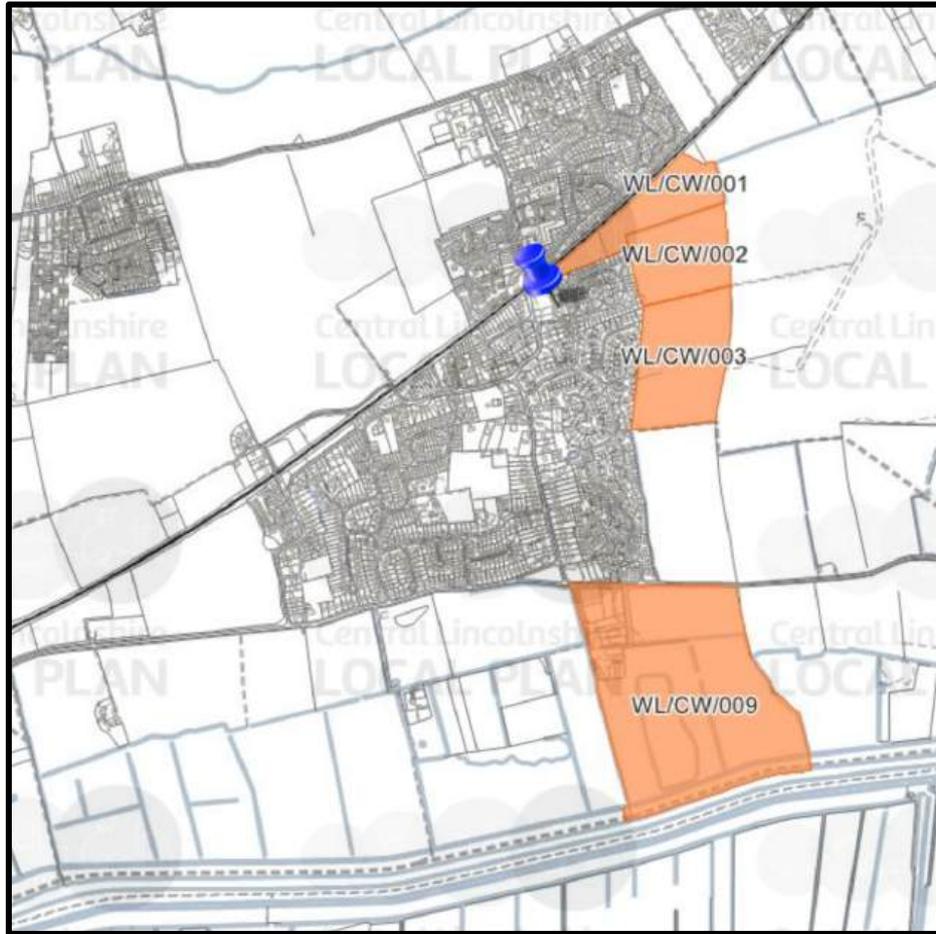
5. Medium villages with between 250 and 749 dwellings as of April 2018 such as ‘Little Cherry’ may have some limited growth in allocations but otherwise housing development will be limited. ‘Little Cherry’ has no new allocations in the current (2023) Local Plan (CLLP Policy S81)¹⁰.

6. Overall housing needs assessment, the allocation process and the numbers of dwellings required are carried out at Local Plan level to ensure appropriate development site distribution according to land availability, estimated population needs etc. and does not necessarily take into account the existing size of villages or the amount of post war development already in place¹¹.

⁹ The “expiry date” of the Central Lincolnshire Local Plan, although amendments may be required sooner than this

¹⁰ At the time of writing a planning application is in progress for an “exception “ site south of the current settlement.

¹¹ The village (2021 census population 4,201) has 651 dwellings allocated cf Welton (4,584) 746, Nettleham(4472) 336.



Map 2 – Land allocated for house building in the 2023 Central Lincolnshire Local Plan

The blue pin shows The Parade

Note that WL/CW/009 includes the marina basin and green space as well as the housing area, which is approximately the northern one third of the site

7. However the existence of a current Neighbourhood Plan can influence the nature of major developments on Local Plan allocated land in terms of density and design as well as meeting specific community needs such as housing for the elderly and green space. The Neighbourhood Plan can also be used to ensure that “infill” sites – areas within the settlement boundaries that are suitable for small developments – and extensions and alterations to existing properties are appropriate in design

and scale so that they maintain and even add to the character of their immediate surrounds and the village as a whole.

8. The CLLP sets out to provide 12,000 affordable homes across its area by 2040. The proportion of such homes varies in different zones of the CLLP area: for the zone that includes Cherry Willingham it is 20%. (CLLP Policy S22). The Neighbourhood Plan welcomes this as it should

encourage an age-balanced community whilst accepting that in some developments (such as that associated with the marina and small infill sites) this requirement needs to be modified to ensure the viability of the development.

9. To rebalance the demography of the village with its ageing population the Neighbourhood Plan wishes to encourage a mix of new properties that will diversify the housing stock and accommodate the future housing needs of a more sustainable community.

6.10 Although there are some larger (4 or more bedrooms) houses in the Neighbourhood Plan Area many are of older design, often without amenities such as en-suite bathrooms. Larger properties with modern amenities are increasingly desired by people needing to accommodate a growing family, so they can provide unshared bedrooms for older children, accommodate older family members relatives in the home, office space for home working or simply to provide a guest room. The Neighbourhood Plan therefore considers it important for larger houses to be available within the housing mix as well as affordable ‘starter’ homes .

6.11 Encouraging a more balanced demographic structure (see 5.3) will also help achieve the continuing viability of the village schools, local shop and other services. The next section outlines housing provision in the village in 2025 .

7. Current housing in Cherry Willingham

Detached	1274 (69.8%)
Semi-Detached	370 (20.3%)
Terraced	126 (6.9%)
Purpose built Flat, Maisonette or Apartment	43 (2.4%)
Other	16 (0.6%)
total	1829

Table 2. Types of property in Cherry Willingham

7.1 This section provides a baseline for assessment of future development proposals. It is based on the 2021 census: a small number of new properties were built between then and 2025.

Table 2 shows the types of property in the village (the main village plus ‘Little Cherry’). Cherry Willingham has a high proportion of detached homes: most of the terraced properties have been built recently in ‘Little Cherry’ where the most recent housing has tended to be urban in style.

7.2 Table 3 shows the mix of property tenure in the village.

	Cherry Willingham	West Lindsey (2025)
Owned outright	847 (46.5%)	30,772 (69.3% combined)
Owned with mortgage or loan	634 (34.8%)	
Rented (landlord or agency)	200 (11.4%)	9,048 (20.4%)
Social rent	78 (4.3%)	4,572 (10.3%)
Other (including rent free)	54 (3%)	n/a
Total	1813	44,392

Table 3. Property tenure in Cherry Willingham (2021)

The high proportion of “owned outright” probably reflects the relatively large older population compared to the national average. There is a low proportion of social housing compared to West Lindsey as a whole, where it is concentrated in less affluent areas.

7.3 Table 3 indicates both the size of properties (number of bedrooms) and the average occupancy for each size across the 2023 Local Plan area. It can therefore be used to predict the likely increase in population resulting from a new development whose property mix is known or proposed. This can be combined with the age group distribution of the wider population of the area to estimate for instance, the number of school age children in the community.

Bedrooms	Number of properties	Percentage of properties	Average occupancy
1	47	2.6	1.3
2	550	30.2	1.7
3	696	38.2	2.3
4 or 5	529	29	2.6 (3.1 for 5 bedroom)

Table 6. Number of Bedrooms and average property occupancy

7.4 The 2025 questionnaire suggests about 2/3 of respondents thought there was an adequate range of property types and sizes in the community..

8. Sustainable Development

8.1 Sustainable development is defined as “meeting present needs without compromising future generations' ability to meet their own, focusing on three dimensions which must be pursued together through planning to achieve a strong society, economy, and healthy environment, guided by principles like living within limits and using sound science” (NPPF). Rephrased, this means

development that meets the needs of the present without compromising the ability of future generations to meet their own needs and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

The Government's overall objective of achieving sustainable developments as stated in the National Planning Policy Framework (NPPF p 5 2024). Neighbourhood Plans are clearly identified as a key means of achieving them in a way that is shaped to the local context (NPPF p7).

8.2 The NPPF goes on to set out what sustainable development means in practice. It sets out the three mutually dependent dimensions of sustainable development.

- **the economic dimension** – “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.”
- **the social dimension** – “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflects the community's needs and support its health, social and cultural well-being”; and
- **the environmental dimension** – “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”. *(Quotes from NPPF)*

8.3 Cherry Willingham already demonstrates these dimensions of sustainability. With its established schools, a range of recreational facilities and community organisations the village enjoys a strong sense of community cohesion (social dimension – see section 16). It has a good range of retail and service businesses (economic dimension – see sections 14 and 15). It is situated within easy reach of the facilities and services offered in the City of Lincoln yet remains a village with a historic core within a rural setting including award winning open access green space (environmental dimension – see sections 18 and 19).

8.4 The community accepts the need for new housing and appropriate business development (economic dimension) and believes this can be achieved whilst retaining and improving social and recreational facilities and community cohesion (social dimension), and also the character of the

village and its rural surroundings (environmental dimension) thus achieving the objective of “Growth with a Sense of Place.”

8.5 The Parish Council is therefore committed to taking a positive approach to planning and development in its comments on planning applications that reflects a presumption in favour of sustainable development when it comments on development proposals. It will seek to work proactively with the Local Planning Authority and applicants for planning permission to develop and implement solutions that ensure development that improves the economic, social and dimensions of village life.

8.6 The Parish Council will also continue to take a proactive role in the areas of village life for which it has responsibility, such as the provision of amenities and the maintenance of the public spaces. It will use Community Infrastructure Levy (CIL) funds to maintain and improve amenities and where possible increase the areas and attractiveness of public open space (policy OS3).

9 . Development Principles and site allocations for Cherry Willingham

9.1 The size of the village has increased greatly since the start of the building of the Witham View estate in the 1960s, and as explained in 7.3, the Central Lincolnshire Local Plan Policy S2 classifies the main part of Cherry Willingham as a “large village”. It has allocated 4 sites that would provide 551 new dwellings during the period 2018-40. The size of the allocations was a prominent issue in the community consultations that informed both the original Neighbourhood Plan and this revision.

9.2 In fact the allocated sites will provide up to 632 new dwellings over the period to 2040 as the application for site WL/CW/001 was submitted before the CLLP was approved and has a higher density than shown in the CLLP.

9.3 These new dwellings will be located on the eastern side of the village as identified on map 2. No new sites have been allocated for ‘Little Cherry’ in the current Local Plan, although a planning application under the CLLP “exemption” provision for low-cost housing has been made for land outside the southernmost edge of the settlement boundary shown in Map 3 (p28).

site reference	location	A r e a (ha)	N u m b e r o f h o u s e s allocated/approved	D e n s i t y (d w e l l i n g / ha)
WL/CW/001	North of Rudgard Ave	5.17	Allocated 97	18.76
			Planning permission 144	27.85
WL/CW/002	East of Rudgard	5.93	Allocated 133	22.43
WL/CW/003	East of Thornton way	8.87	Allocated 200	22.54

WL/CW/009	“Eastfield Rise farm” (marina)	29.25	Planning permission 155	(5.3 – see below)
Total	Allocated in LP = 585 Allocated (lines 2&3) + Planning Permission (lines 1&4) = 632 At an average of 2.4 residents /dwelling this would give a population increase from the current 4,200 to approximately 5,700 (36% increase)			

Table 7 Sites allocated for development in the Central Lincolnshire Local Plan

WL/CW/001, 002 and 003 will be built sequentially and must have pedestrian and cycle connectivity routes between each other and the rest of the village. The marina site area includes the marina itself and a large area of land set aside for biodiversity as well as housing.

9.4 A planning application for the Bleak House Farm site of approximately 0.65 ha on the south side of High Street in the historic heart of the village has recently been submitted and the Parish Council has made comments (January 2026) intended to contribute to the careful and sensitive planning that will ensure it is fully in harmony with its surroundings and is of an appropriate housing density.

9.5 In addition there are a number of other sites within the main village that are potential sites for small developments.

9.6 To ensure the successful outcome of both developments and the ambition for the village to remain “a good place to live” all new developments (on both allocated and infill sites) should meet modern standards for quality, efficiency and sustainability in their design and layout in accordance with CLLP policies S6 (Design Principles for Efficient Buildings) and S7 (Reducing Energy consumption - Residential Development). Good design is inseparable from good planning and placemaking: high quality sustainable design will have minimal long-term impact on the environment, will be adaptable and will remain fit for purpose over a long period .

9.7 A fundamental part of achieving high quality sustainable design and sustainable places is the need to develop a thorough understanding of the local character and the qualities that contribute to local distinctiveness: another purpose of this Neighbourhood Plan is to establish the important aspects and features of local character that contribute towards the local distinctiveness of both the immediate vicinity of a proposed development site and the neighbourhood area as a whole. Sections 4, 5 and 18 are included to aid this understanding.

9.8 It is therefore obvious that all proposed building developments must be individually assessed on their merits to ensure they will make a positive contribution to the character and appearance of the environment in its broadest sense, taking proper regard of local context and ensuring there will be no negative impact on the community.

9.9 Retaining the rural setting and ‘sense of place’ of the Neighbourhood Plan area and its community is a key priority for this Neighbourhood Plan.

9.10 It is therefore critical that the relationships and visual connections between the village and the surrounding countryside be not only retained but enhanced, so that new developments are not “bolted on” to the edges of village with no regard to either existing buildings or the surrounding countryside.

9.11 The Cherry Willingham Landscape Character Assessment 2014 with its accompanying Character Appraisal (Appendix 3) will therefore continue to be used as a foundation for the design and assessment of all new developments in the Neighbourhood Plan area.

9.12 In addition new developments must relate to and integrate with the existing village, so that they give the feeling of being part of the whole settlement thus further contributing to ‘place making’.

9.13 To do this, new developments must make it possible for new and existing residents to move easily to and from the village centre and key services and also between the new development and existing housing and these connections must be safe, direct, and pleasant to use on foot and by bicycle as well as by car.

9.14 Designs for new developments must recognise the importance of the spaces between and around new homes which are vital to the quality and attractiveness of a place. This Neighbourhood Plan therefore endorses the approach identified by ‘Building for a healthy Life – a design toolkit’ (2020).

10. Housing Development Policies

10.1 The policies laid out in this section will form the basis for the design, detailed planning and assessment for all proposed developments within the Neighbourhood Plan area and their relationship and compatibility to the existing settlement of Cherry Willingham in terms of location, scale, design and building materials.

10.2 ‘Developments’ include:

- Development on sites allocated in the 2023 Central Lincolnshire Local Plan.
- Development of other sites (infill sites of whatever size) within the settlement boundaries.
- Any and all proposals for development that are covered by planning regulations but lie outside the settlement boundaries.

- Alterations and extensions to existing properties.
- Commercial, business, industrial and agricultural development within or outside the settlement boundaries.

10.3 These policies are in accordance with the relevant policies of the CLLP for the future provision, scale, location and type of housing that is appropriate for the village in order to allow growth whilst maintaining its character.

10.4 In addition to policies on this section all other relevant policies in the Neighbourhood Plan will be used when considering any type of development proposal.

10.5 These policies seek to achieve the delivery of 632 dwellings on the four CLLP allocated sites plus an appropriate number of dwellings on the Bleak Farm site in a way that will allow growth of the village without detriment to its setting in the countryside or its basic character.

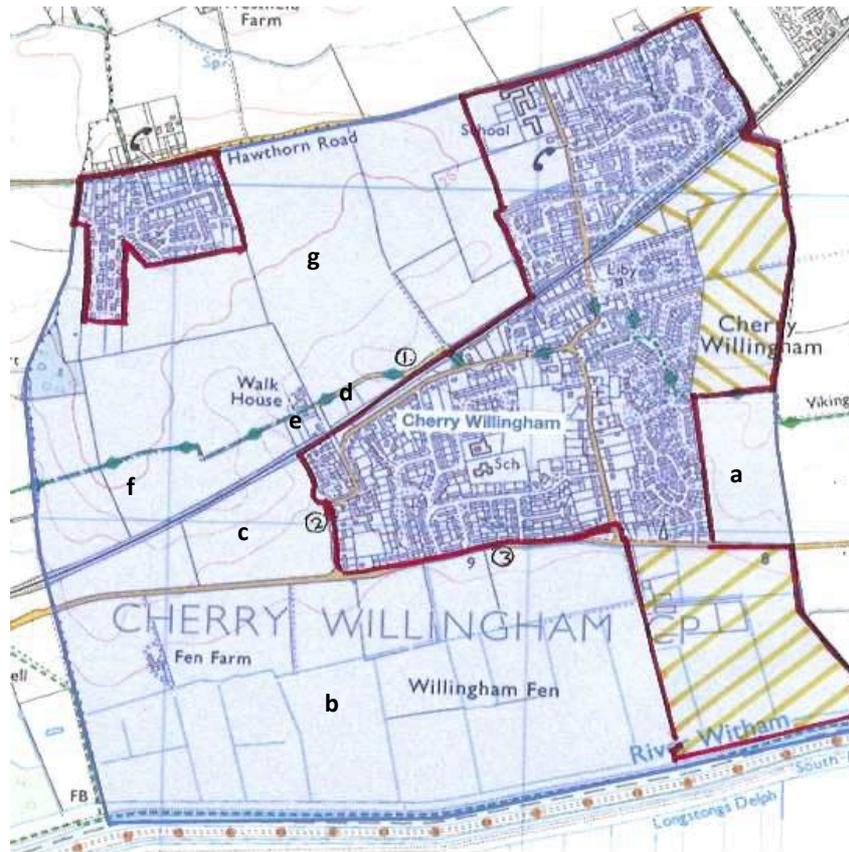
10.6 The policies will ensure the basic principles of sustainable and appropriate development are the basis of the planning process so as to ensure the design, (including climate design) layout and integration of housing schemes (including masterplans and the sequential development of adjacent sites) results in the highest possible quality of design

10.7 The policies also set out the requirements for appropriate scale and design¹², housing mix, open space provision, biodiversity net gain (BNG) and sustainable drainage and off-street parking as well as the avoidance of “hard edges”(especially on the settlement boundaries).

10.8 As already discussed the community accepts the need for housing development : indeed it has not only accepted the 3 sites to the east of the village allocated in the previous Local Plan but has welcomed the housing in the marina proposal before it was formally allocated in the current CLLP.

10.9 Policy H1 sets out the Local Plan Housing Allocations for the Neighbourhood Area. It also sets out the details of the boundaries of the settlement including ‘Little Cherry’ as shown in Map 3 below.

¹² The 2025 questionnaire showed that except for one small development residents have not been impressed with the designs of recent developments in the village.



Map 3 – Settlement Boundaries (Developed Footprints)

Blue - Neighbourhood Plan/Civil parish boundary

Red– settlement boundaries Yellow hatching – allocated sites

1. Green Lane 2. Waterford Lane 3. Fiskerton Rd

Policy H1: Settlement Boundaries and Housing Development Allocations (map 3)

The spatial strategy for housing development in Cherry Willingham during the plan period is to focus new residential development within defined settlement boundaries and on sites allocated in the Central Lincolnshire Local Plan, as shown on Map 3, Housing Allocations and Focus for Growth.

Land for new housing development, comprising approximately 632 dwellings across the four allocated sites (including the Central Lincolnshire Local Plan allocations and an appropriate quantum on the Bleak House Farm site), is identified on Map 3.

1. Allocated sites will be the primary focus for residential development in Cherry Willingham

over the plan period. Proposals on these sites will be supported where they comply with relevant statutory requirements, the Central Lincolnshire Local Plan, and the policies of this Neighbourhood Plan, including the development principles set out in Policies H2 and H3.

Settlement Boundaries and Areas of Restraint

2. Residential development outside the defined settlement boundaries of Cherry Willingham and Little Cherry, as identified in the Central Lincolnshire Local Plan and shown on Map 3, will not be supported unless it is consistent with policies in the Central Lincolnshire Local Plan that allow for development beyond settlement boundaries.
3. In applying this approach, particular importance is attached to safeguarding the following areas,
which perform a critical role in maintaining settlement identity, landscape setting, and separation from neighbouring settlements, in accordance with Central Lincolnshire Local Plan Policy S4 and related policies:
 - land (a) between the southern edge of site WL/CW/003 and Fiskerton Road;
 - land (b) south of Fiskerton Road, designated as a Green Wedge under Policy S63, other than the already allocated site WL/CW/009, with no expansion beyond the area currently allocated for development ;
 - land (c) west of the Kingfisher Close development and the southernmost stretch of Waterford Lane to the western boundary of the Neighbourhood Plan area ;
 - land (d) lying south of Green Lane between the railway bridge and the Walk House properties, which are detached from the continuous built-up area of the settlement ;
 - land (e) within the Walk House area, other than a potential single infill plot on the west side of the track between Green Lane and the railway pedestrian crossing ;
 - land (f) between the railway and Green Lane from the western edge of the Walk House area to the western Neighbourhood Plan boundary ;
 - land (g) between Green Lane and the railway to the south, the edge of the main village settlement boundary to the east, Hawthorn Rd to the north and the Neighbourhood Plan area boundary to the west and Hawthorn Road, excluding the area within the settlement boundary of 'Little Cherry'.
4. This policy is committed to contribute to meeting identified housing needs, in accordance with the Central Lincolnshire Local Plan, and to reflect the strategic role of Cherry Willingham as a large rural settlement within the Lincoln Travel to Work Area.

4. This policy expects the efficient use of land within the settlement footprint, with priority given to previously developed (brownfield) sites where available, and demonstration of how the scale, form, and appearance of development integrate coherently with surrounding properties.

Policy H2: Basic Principles for all Housing Developments

Housing development proposals will be supported where they demonstrate that they:

1. Relate positively to the existing settlement pattern of Cherry Willingham, including both the main village and 'Little Cherry', in terms of location, scale, layout, design, and use of materials appropriate to the local character.
2. Respond sensitively to the village's landscape setting, particularly on sites at the edge of the built-up area, by safeguarding important landscape features and maintaining or enhancing the relationship between the settlement and the surrounding countryside.
3. Make appropriate and proportionate provision for, or contributions towards, local infrastructure, including transport access, pedestrian and cycle connectivity, green spaces, and community amenities, having regard to the scale of development and any relevant Community Infrastructure Levy or other funding mechanisms.
4. Are designed to function safely and effectively within the local highway network, incorporating measures that support sustainable modes of travel and avoid unacceptable impacts on traffic safety or the operation of the road network.
5. Contribute to meeting identified housing needs, in accordance with the Central Lincolnshire Local Plan, and reflect the strategic role of Cherry Willingham as a large rural settlement within the Lincoln Travel to Work Area.
6. Make efficient use of land within the settlement footprint, with priority given to previously developed (brownfield) sites where available, and demonstrate how the scale, form and appearance of development integrate coherently with surrounding properties.
7. Proposals for development within adjoining parishes that would materially affect the rural setting of Cherry Willingham or its physical separation from neighbouring settlement will be expected to demonstrate how these impacts have been avoided or successfully mitigated, having regard to this Neighbourhood Plan and the Central Lincolnshire Local Plan

Policy H3: Development Proposals for Allocated Housing Sites

Proposals for housing development on allocated sites will be supported where they demonstrate that they:

1. Provide a mix of dwelling sizes, types and tenures that is appropriate to the site and contributes to achieving a balanced and inclusive demographic profile for Cherry Willingham as a whole.
2. Are informed by proportionate and up-to-date evidence, including, where relevant:
 - strategic housing market assessments and related evidence supporting the Local Plan;
 - the local demographic context and anticipated future trends;
 - any locally derived assessments of housing need and demand.
3. Support the provision of housing for older people, including supported or specialist accommodation, where a clearly identified local need is demonstrated and where the proposal:
 - contributes positively to the overall demographic balance of the Neighbourhood Plan area; *and*
 - is supported by, or makes appropriate provision for, the necessary local services and infrastructure to sustain a vibrant and balanced community.
4. Are designed to achieve an appropriate residential density, having regard to the characteristics of the site, the surrounding area, and the requirement to deliver the approximate number of dwellings identified for each allocated site in Table 7, paragraph 9.4, and the Central Lincolnshire Local Plan.
5. Integrate sensitively with the surrounding landscape, particularly where site boundaries adjoin open countryside, by avoiding abrupt or visually intrusive edges and by incorporating landscape-led design that respects existing views, vistas, and features contributing to local character and distinctiveness.
6. Improve connectivity within the village, including the provision of safe and convenient pedestrian and cycle links—particularly at site edges—so as to enhance accessibility, amenity, and the enjoyment of views and open spaces by residents.
7. Incorporate sustainable drainage and flood mitigation measures, including Sustainable Urban Drainage Systems (SuDS) where appropriate, designed as an integral part of the development and, where relevant, within individual plots.
8. Comply with relevant Central Lincolnshire Local Plan requirements, including those relating to parking provision, sustainable energy, biodiversity net gain, and other

environmental standards, as detailed in Policy H4.

Policy H4: Design Considerations for all Development Sites

Development proposals will be supported where they demonstrate high-quality, sustainable, and context-responsive design, having regard to the following principles.

Architectural Quality

1. Designs respond positively to local context, including density, height, scale, materials, and detailing, in a manner that reflects the character of Cherry Willingham without resorting to pastiche or inappropriate replication of historic styles.
2. Designs exhibit particularly high standards of design quality on prominent or gateway sites, reinforcing a positive sense of place and respecting the relationship between the development, the wider settlement, and its surroundings.

Environment and Landscape

3. Designs should retain and protect existing mature trees, hedgerows, and landscape features that make a positive contribution to local character, amenity, or biodiversity, unless it can be clearly demonstrated that removal is unavoidable and appropriate mitigation is provided.
4. Designs should incorporate landscape-led boundary treatments, including native planting where appropriate, to soften development edges and ensure a sensitive transition between built development and adjoining land, particularly where sites adjoin open countryside.
5. Designs should respect settlement boundaries and designated green wedges, as identified in Policy H1, recognising their role in preventing coalescence with neighbouring settlements (including Fiskerton, Reepham, North Greetwell, and the City of Lincoln) and in providing opportunities for recreation and wildlife enhancement.
6. Designs should deliver measurable Biodiversity Net Gain, in accordance with national and Local Plan requirements, seeking to achieve at least a 10% net gain sustained for a minimum of 30 years. Biodiversity enhancements should be delivered within the Neighbourhood Plan area wherever practicable, or otherwise as locally as possible.

Construction, Sustainability, and Resilience

7. Designs should incorporate energy-efficient and low-carbon design principles, consistent with national standards and Local Plan policies, including the use of renewable energy technologies,

modern construction methods, and materials that reduce carbon emissions and energy consumption during both construction and occupation.

8. Designs should take account of relevant best-practice guidance, including the most recent version of *Building for a Healthy Life*, guidance on climate change adaptation and resilience, and applicable CLLP policies relating to sustainable design and biodiversity.
9. Designs should address flood risk and surface water management appropriately, incorporating Sustainable Urban Drainage Systems (SuDS) and other mitigation measures in line with current national and local guidance.
10. Alterations and extensions, where relevant and reasonably practicable, should reflect the principles set out in this policy and contribute positively to the appearance and sustainability of the original building and surrounding area.

Parking Provision and Electric Vehicle Charging

11. Designs should ensure there is provision for vehicle parking in accordance with Local Plan standards, including those set out in CLLP Table A2:1, unless site-specific circumstances justify an alternative approach.
12. Designs should integrate parking areas sensitively into site layouts, particularly where parking is not provided within individual plots, through clearly defined and well-designed parking bays that minimise visual impact and support accessibility.
13. Designs should make appropriate provision for visitor parking, particularly within larger /more complex developments, to reduce on-street parking pressures and maintain the quality of the public realm.
14. Designs should Include infrastructure for electric vehicle charging, in accordance with Central Lincolnshire Local Plan Policy NS19 or any successor policy.

11. Affordable Housing

11.1 Although house prices in Cherry Willingham have historically been rather lower than in surrounding villages, they still present an obstacle for first time buyers and lower income households wishing to move into the village. Less than half of the respondents to the 2025 questionnaire thought housing was sufficiently affordable for all members of the community.

11.2 The Neighbourhood Plan supports CLLP policy S22 which sets a level of affordable housing provision on allocated sites and sets that level for the zone which includes Cherry Willingham at 20% . It also mandates developers of infill sites to provide affordable housing on sites where 10 or more dwellings are proposed and /or have an area of 0.5ha or more.

11.3 This Neighbourhood Plan accepts that 11.2 will not apply to the marina development (WL/CW/009) as it is a special case in that the proposed housing will finance the marina development and to include affordable housing in the total build would increase the size and density of the housing part of the development with a potential deleterious effect on the areas of the site reserved for natural habitat within the marina development.

Policy H5: Affordable Housing

Housing development proposals will be supported where they make appropriate provision for affordable housing in accordance with the following principles.

1. Provision on allocated sites.

Housing development on sites allocated in the Central Lincolnshire Local Plan will be expected to provide affordable housing in accordance with the proportions and requirements

set out in the Local Plan, or any successor policy (currently Policy S22, requiring 20%), unless site-specific circumstances or existing planning permissions indicate otherwise. This requirement does not apply to site WL/CW/009 (the marina development), where an alternative approach has already been agreed through the planning process.

2. Provision on unallocated or infill sites.

Proposals for housing development on infill or windfall sites of 10 or more dwellings, or sites of 0.5 hectares or more, will be expected to provide affordable housing in line with the thresholds and proportions set out in the Local Plan.

3. Design and integration of affordable housing.

Where affordable housing is provided

on-site, it should be:

- fully integrated with market housing;
- designed to be visually indistinguishable in terms of appearance, materials, and quality;
- be distributed throughout the development in a manner that supports inclusive and mixed communities.

4. Local connection and allocation priorities

Proposals that support the allocation of

affordable housing to households with a strong local connection to Cherry Willingham will be encouraged, where this is consistent with national legislation, Local Plan policy, and the policies of registered housing providers.

For the purposes

of this policy, a local connection may include, in order of preference:

a) people born

in the Cherry Willingham Neighbourhood Plan area who have lived there for a continuous period of five years or more;

b) people who have lived in the area for five

years or more, or who previously lived in Cherry Willingham but moved away due to a lack of affordable housing; and

c) people who have been permanently employed

within the parish for five years or more.

12. Infill development (Housing Development on sites not allocated in the Central Lincolnshire Local Plan)

12.1 There are number of areas within the existing settlement footprint of the main village which have the potential for sensitive small-scale residential development that could contribute to addressing housing needs in the plan area in addition to development of the CLLP allocated areas.

12.2 These additional developments could make an effective and appropriate use of available land within the parish and contribute to the overall appearance and character of the village, especially in the centre of the main village.

12.3 There have however been several insensitive and poorly designed infills and 'back land' (tandem) developments that have not been helpful to the established character of the village and have in some instances reduced the amenity of neighbours and interfered with vehicle and pedestrian movements because of inadequate provision of on-site parking.

12.4 The area to the northwest of the parish, 'Little Cherry', is a detached built-up area in the

northwest of the parish, which falls into the 'medium village' category within the CLLP settlement hierarchy. It has no facilities other than a post-box and small play area and no public transport connections to the main village, neighbouring villages or to Lincoln. In the light of this and its existing density of development the 2023 CLLP has not allocated any new housing to the area.

12.5 Infill developments in 'Little Cherry' are inhibited by lack of open land and are at best limited to the division of existing plots: this risks increasing the density of housing beyond an acceptable level with adverse effects on neighbouring properties and applications for such developments will not be supported unless it is clearly demonstrated that these risks have been mitigated.

Policy H6: Infill Development

This policy applies to proposals for residential development on land not allocated in the Central Lincolnshire Local Plan (infill or windfall sites) involving the creation of one or more dwellings within the defined settlement footprint of Cherry Willingham or Little Cherry, as shown on Map 3, during the plan period. Residential development on infill sites will be supported where proposals demonstrate that they:

1. Are located within the defined settlement footprint and do not conflict with areas identified in Policy H1 as being excluded from development due to their role in maintaining settlement character, landscape setting, or separation between settlements.
2. Make efficient and appropriate use of land, including, where suitable:

- the conversion or reuse of existing buildings;
 - modest subdivision of plots; and
 - the sensitive development of corner or underutilised sites.
3. Provide housing of a size, type, and tenure appropriate to the site and its surroundings, contributing positively to the overall housing mix and character of Cherry Willingham.
 4. Are of a scale, density, and layout that reflect the specific characteristics of the site and its immediate context, including the prevailing built form, plot sizes, building lines, and surrounding environment, with particular regard to the historic context and the use of traditional local building styles and materials where appropriate (see also Policy H7).
 5. Are designed to integrate successfully with the surrounding townscape and landscape, including:
 - respecting the setting of listed buildings and identified non-designated heritage assets;
 - reinforcing positive building lines and boundary treatments;
 - incorporating native species planting where appropriate to enhance local character and biodiversity.
 6. Respect the character of settlement edges, particularly where sites adjoin open countryside, by avoiding visually abrupt or intrusive boundaries and by incorporating landscape-led design that maintains or enhances important views and vistas contributing to local distinctiveness.
 7. Incorporate sustainable drainage and flood mitigation measures, including Sustainable Urban Drainage Systems (SuDS) where appropriate, designed as an integral part of the development and, where relevant, within individual plots.
 8. Comply with relevant Local Plan and Neighbourhood Plan policies, including those relating to parking provision, energy efficiency, biodiversity net gain, and environmental performance.
 9. Are of a scale consistent with the surrounding area: all proposals are expected to demonstrate that the resulting density, form, and layout remain compatible with adjacent built-up areas and will not appear incongruous in their context.
 10. Custom and self-build housing proposals will be supported where they comply with Central Lincolnshire Local Plan Policy NS24 or any successor policy.
 11. Proposals for houseboat moorings or caravans will be supported where they accord

with Central Lincolnshire Local Plan Policy S26 or any successor policy.

13. Alterations and extensions to individual properties

13.1 It is perhaps a tribute to the attractiveness and appeal of Cherry Willingham that there have been many planning applications to extend or alter existing properties rather than residents seeking to move on to larger properties elsewhere in order to meet their changing household needs.

13.2 However some applications have had or would have had an adverse impact on the existing built environment because of increased size or change in appearance or insufficient parking provision.

13.3 It is therefore appropriate for this revised Neighbourhood Plan to have a new policy that specifically applies to alterations and extensions which can be referred to when such proposals are at the design stage.

13.4 The policy is intended to allow alterations and expansion without having a deleterious effect on the street scene or a loss of amenity to neighbours.

Policy H7: Extensions and Alterations to Existing Properties

Proposals for extensions and alterations to existing dwellings will be supported where they are well designed, respect the character of the original building and surrounding area, and

do not result in unacceptable impacts on neighbouring properties or the wider environment.

In particular, proposals should demonstrate that they:

1. Respect established building lines and frontages, maintaining the horizontal alignment of the existing front elevation, except where extensions are proposed at the outer end of a terrace or row and can be shown to respond appropriately to corner or junction locations.
2. Are proportionate in height and massing, with roof forms that relate sympathetically to neighbouring properties. The removal of redundant or unsympathetic features, such as chimney stacks, will be supported where this improves the overall appearance of the building.
3. Avoid forward projection beyond the prevailing building line, except for minor features such as modest porches where these are appropriate in scale and character.
4. Use windows, doors, rooflights, and dormers that reflect the character of the host property and surrounding buildings, including alignment, orientation (portrait or landscape), and scale, while allowing for high-quality contemporary solutions where these are contextually appropriate.
5. Ensure rear extensions are proportionate and well related to the plot, avoiding:
 - an excessive increase in the building footprint;
 - the loss of an unreasonable proportion of private garden space;
 - harm to the amenity of neighbouring occupiers;
 - adverse impacts on biodiversity.
6. Maintain adequate on-site parking provision, if garages (integral, attached, or detached) are proposed to be converted to other uses, in accordance with Local Plan parking standards (CLLP appendix 2 p212) Where necessary, replacement parking should be provided within the site boundaries to ensure standards continue to be met.
7. Avoid the siting of garages or similar structures forward of the principal elevation, unless it can be demonstrated that the proposal would not harm the character of the street scene or local townscape.
8. Use materials that are sympathetic to the host building and surrounding area, including cladding and render, in terms of colour, texture, and finish.
9. Ensure proposals for annexes comply with the relevant Central Lincolnshire Local Plan policy (currently Policy NS27) or any successor policy.

14. Employment and business opportunities

14.1 A key aspiration of the Neighbourhood Plan is to secure the long-term sustainability of the village and the wider parish as a local retail and business centre, with opportunities for existing businesses to develop and new ones to start and thrive.

14.2 In recent years several local businesses and facilities have closed, including the post office. This means residents need to travel outside the village to access some services (and so may bypass those local businesses that remain) or use online services and shopping. This is likely to result in more vehicle travel (with an increasing impact on traffic density and environmental and climate impact), the loss of more local businesses, a reduction in community cohesion as people use village facilities less and potential disadvantaging of vulnerable sections of the population who do not have access to private transport.

14.3 This section of the Plan therefore aims to help develop a positive context for business growth and development which will continue to provide both employment and a wider community and social function within the village.

14.4 The Plan area has a wide variety of businesses open directly to the public¹³. These include:

- Two public houses (*one on The Parade, one on Laburnum Drive*)
- Co-op supermarket
- Convenience store
- Pizza Takeaway
- Café
- Tea room at Fen Farm (*off Fiskerton Rd, opposite the allotments entrance*)
- Fish and Chip shop
- Hairdressers (*on The Parade and as businesses at home*)
- Two Asian food takeaways (*one on The Parade, one on Laburnum Drive*)
- Chemist
- Gym (*on the secondary Academy school site*)
- Car sales and repairs (*Laburnum Drive*)¹⁴
- Car body repair workshop (*Laburnum Drive*)

¹³ All on The Parade unless otherwise specified

¹⁴ Fuel and public electric vehicle charging points are not available in the village – the nearest are approximately 5 km by road

- There are also a number of service businesses such as hairdressers and dog walkers based in private dwellings, though this has the potential to increase on-street parking.

14.5 The Covid pandemic further encouraged the development of small home-based businesses as well as increased working at home for people employed outside the village¹⁵.

14.6 The Neighbourhood Plan also recognises the importance of smaller businesses in sustaining the vitality and viability of the community during the working day and so reducing the need to commute to larger centres: proposal for ‘maker spaces’, coworking and research and development would be welcome.

14.7 The 2025 questionnaire indicated a desire for business facilities in the village, principally retail but also small office and light industrial units.

14.8 The village was fortunate to have early access to fibre optic broadband but there are concerns that some areas still have unreliable broadband connections.

14.9 Sections EB1 and EB2 set out policies that identify, encourage and protect the areas of retail outlets and other businesses and support the development of new businesses in the Plan area.

14.10 In accordance with the approach set out in the NPPF, support will be given to the following business projects and proposals that:

- support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
- promote the development and diversification of agriculture and other land based rural businesses.
- support sustainable rural tourism and leisure.

14.11 There are only limited opportunities and space to extend the premises surrounding The Parade, where businesses in Cherry Willingham are concentrated but there may be scope for the redevelopment of existing premises and the plans for the Marina (see below) give opportunities for business and leisure developments.

14.12 Policies EB1 and EB2 set out policies that identify, encourage and protect the areas of retail outlets and other businesses. They support the development of new businesses in the Plan area.

¹⁵ There may be a requirement for “change of use” when setting up a business in a residential dwelling.

14.13 In accordance with the approach set out in the NPPF and the CLLP¹⁶ support will be given to business projects and proposals that:

- support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
- promote the development and diversification of agriculture and other land based rural businesses.
- support sustainable rural tourism and leisure.

14.14 All such proposals must ensure that:

- amenity is safeguarded
- incorporate measures that guard against any increased risk of flooding (including surface water flooding) especially south of Fiskerton Rd

Cherry Willingham Marina

14.15 Planning permission for a new marina development on Willingham Fen close to the southern edge of the built-up area of the village has been granted. It is expected to have ancillary facilities, such as a bistro/restaurant, a chandlery and business units on the site which should have a positive impact on business development for the whole village.

14.16 The planning permission stipulates the eventual construction of a foot/cycle bridge over the River Witham which will give access to the long-distance route from Lincoln to Boston (the Water Rail Way) , thus encouraging safe cycling into Lincoln and potentially increasing visitors to the village.

14.17 The village community supported the proposal prior to the production of the original Neighbourhood Plan because of the employment, environmental and leisure opportunities it gives.

14.18 This revised Plan continues to support the development and the employment opportunities it offers.

Renewable Energy

14.19 A large solar farm is currently (March 2026) under construction a short distance east of the Neighbourhood Plan area. The community accepts the need for this as part of national policy and welcomes further small-scale renewable energy developments but considers that large scale

¹⁶ The Neighbourhood Plan area does not include any Established Employment or Local Employment areas (CLLP Policies S31 and S32).

developments would be inappropriate within the Neighbourhood Plan area considering the proportion that is already built up and the impact on the village's surroundings.

Policy EB1: Employment and Business Opportunities (within settlement boundaries)

Proposals for new employment uses, or for the expansion, regeneration, or change of use of existing businesses (including leisure and tourism-related activities), within the defined settlement boundary of Cherry Willingham, as shown in Map 3, will be supported where they contribute positively to the local economy and comply with relevant statutory requirements, the Central Lincolnshire Local Plan (including Policy SP33 or any successor), and other Neighbourhood Plan policies.

In particular, proposals should demonstrate that they:

1. Improve or maintain the quality of the local environment, including through high-quality design that enhances visual amenity and contributes positively to the character of the area.
2. Avoid unacceptable impacts on neighbouring uses, including from traffic generation, parking demand, noise, vibration, odour, lighting, or other emissions, and are compatible with the surrounding residential environment.
3. Respond sensitively to nearby heritage assets, where present, by recognising their significance and ensuring that the design, layout, and operation of development preserves or enhances their setting.
4. Safeguard residential amenity, ensuring that any impacts on nearby properties are reasonable and proportionate in relation to the nature, scale, and location of the proposal.
5. Protect and, where possible, enhance the local environment and biodiversity, seeking opportunities to deliver environmental improvements that go beyond minimum Biodiversity Net Gain requirements where this is proportionate and feasible.
6. Make effective use of existing buildings, including the reuse or adaptation of vacant or underutilised premises, particularly where buildings are of historic or townscape merit, where this supports sustainable development objectives. Purely agricultural development proposals are addressed separately under Policy EB2.
7. Development, expansion, or redevelopment for employment or retail purposes within the village centre, defined as The Parade and its immediate environs, will be supported where proposals:

- a) provide safe and appropriate access arrangements and sufficient parking provision; *and*
- b) do not result in unacceptable impacts on the amenity of nearby properties, including from increased motorised traffic; *and*
- c) contribute positively to the vitality, viability, and day-to-day functioning of the village centre.

Policy EB2: Employment and Business Opportunities Outside the Settlement Boundaries

Land outside the defined settlement boundaries of Cherry Willingham performs an important agricultural, environmental and landscape role. Proposals for employment and business-related development in these areas will be considered in accordance with the Central Lincolnshire Local Plan and the following principles.

Agricultural and Land-Based Development

1. Agricultural and land-based development proposals will be supported where they contribute to the sustainable use and management of land, including food production, ecologically sensitive farming, and environmental protection and enhancement.

In particular, proposals should demonstrate that they:

- include only the minimum scale of buildings and infrastructure necessary to support the proposed activity;
- are well designed and enhance, or do not detract from, the visual quality of the surrounding landscape;
- provide opportunities to increase biodiversity and strengthen ecological networks;
- take account of opportunities to contribute to flood management and resilience, particularly in the area between Fiskerton Road and the River Witham, where this is appropriate and feasible;
- support the restoration of landscape features associated with the pre-drainage character of the area, including through planting, habitat creation, or rewilding initiatives; and

- contribute to increased tree cover, including through hedgerow planting or the creation of small woodland areas.

Other Employment and Business Proposals in the Countryside

2. Proposals for non-agricultural business and employment uses in the countryside will be supported where they accord with Central Lincolnshire Local Plan Policy S34 or any successor policy, and where they are of a scale, nature, and design appropriate to their rural location.

Renewable Energy Proposals

3. Renewable energy development proposals will be considered in accordance with national policy and the Central Lincolnshire Local Plan.

a) Small-scale renewable energy installations that are appropriately located, sensitively designed, and do not result in unacceptable harm to landscape character, visual amenity, or the natural environment will be supported in principle.

b) Proposals for larger-scale, non-domestic renewable energy development within open countryside will be expected to demonstrate, through proportionate evidence, that impacts (including cumulative impacts) on landscape character, visual amenity, biodiversity, and the wider environment would be acceptable, having regard to the benefits of the proposal and relevant national and Local Plan policy.

15 Retail Provision and the Village Centre



15.1 Retail provision is an important asset for village life: the 2025 questionnaire showed that nearly 79% of respondents used local outlets at least once a week, with over 54% using them 2 or 3 times a week. 83% of respondents rate the range of shops, cafes and pubs good or excellent.¹⁷ This confirms the importance of protecting and enhancing existing retail provision to support a growing and sustainable community. The village has a village centre (The Parade) which provides a wide range of facilities for residents and the surrounding communities. Despite losses, Cherry Willingham has retained a reasonable range of retail class E(a), E(b), E(c), E(e) and E(g)¹⁸ units within the centre, including a small supermarket and some independent shops and takeaway food outlets which function alongside the public house, library and doctors' surgery. The centre is well located to be accessible from the surrounding residential areas.

¹⁷ However 71% said they would “never” or “only occasionally” use a village Post Office if one were to be re-established.

¹⁸ This means the services are retail, sale of food or drink for consumption mainly off the premises, financial and professional services, health services and offices but no sports facilities, creches/ day care or research/industrial processes. See Glossary for more details.

15.2 Throughout the public consultation for the 2019 Neighbourhood Plan it was evident that residents would appreciate a wider choice in the retail offer and also wished to see the public area around the local shops improved, so as to sustain and improve the centre. The Neighbourhood Plan therefore contains policies to protect and extend the range of retail provision within the centre and encourage its improvement.

15.3 Given the support for local shops by the community, it is important that Neighbourhood Plan policies support the continuing predominance of retail units and resists proposals that would reduce the number of these units within the village centre. Proposals to change the use of any further units within the established village centre will only be supported where it can be shown that such a change would enhance the retail experience by providing alternative services and facilities.

15.4 It is important that future retail development elsewhere in the parish is managed in a way that does not undermine the vitality and viability of the village centre although it is recognised that the physical constraints imposed by the form and design of the village centre (The Parade) are likely to constrain additional development.

15.5 The Parade was built over 50 years ago, and the buildings are very much of their time: the library and the surgery (both flat roofed) will probably reach the end of their design life before the end date of this Neighbourhood Plan (2040).

15.6 The community would welcome any proposals to redevelop the area to provide more retail, community and perhaps small business opportunities

15.7 The future of the library is of particular concern. It serves not only as a volunteer-run library but as a church meeting place and a centre for dementia sufferers and their carers, as well as for other groups. It is the only facility within the village large enough for public meetings such as Parish Council and other Annual Parish meetings. It belongs to the Local Authority and could be at risk from policy changes or a requirement for major repairs.



Map 4 : The Village Centre

The wedge-shaped area to the north of the red line will be occupied by the houses of the WL/CW/001 development, with a footpath to Croft Lane at the western end and road access off Rudgard Avenue at the east end.

Policy R1: The Village Centre

The Village Centre, as defined on Map 4, is a focal point for retail, service, and community activity in Cherry Willingham. The Neighbourhood Plan seeks to maintain its vitality, viability, and role in supporting the day-to-day needs of the community.

Change of Use from Retail Uses

1. Proposals for the change of use of ground-floor premises within the Village Centre from retail and service uses within Use Class E (including E(a), E(b), E(c), E(e), and E(g)) to non-retail uses will be supported where it can be demonstrated that the proposal would not undermine the vitality, viability, or overall function of the Village Centre.

In particular, proposals should demonstrate one or more of the following:

- a) The continued use of the premises for retail or service purposes is no longer economically viable or feasible, and there is no reasonable prospect of securing an alternative retail or service use; or
 - b) The proposed use would meet an identified local community need, contribute positively to village life, and support the wider sustainability of Cherry Willingham.
2. Where evidence of lack of viability is relied upon, this should be proportionate and robust,

and may include marketing evidence demonstrating that reasonable efforts have been made to sell or lease the premises for an appropriate retail, service, or community use at a realistic market price over a continuous period of at least 12 months.

3. Any change of use should ensure that the proposal:

- a) maintains an active and attractive ground-floor frontage appropriate to the Village Centre;
and
- b) does not result in an unacceptable concentration of non-retail uses that would harm the integrity or long-term sustainability of the centre.

15.9 Policy R1 works alongside Policy EB1 to support a diverse and active Village Centre. While retail and service use remains central to its function, the Plan recognises that a mix of complementary uses - including small businesses, services, community facilities, and leisure use - can help sustain vitality and viability, provided that ground-floor activity is maintained and the overall retail function of the centre is not undermined.

Policy R2: Retail and Non-Residential Uses Outside the Village Centre

The Village Centre, as defined in Policy R1, is the primary focus for retail and commercial activity in Cherry Willingham. Proposals for retail and non-residential uses outside the Village Centre will be supported where they are appropriately located, of a suitable scale, and do not undermine the vitality or viability of the Village Centre.

Development Outside the Village Centre

1. Proposals for new development within Use Class E (including E(a), E(b), E(c), E(e), and E(g)(i), including within Little Cherry, will be supported outside the designated Village Centre where proposals demonstrate that they:

- a) Are located within the defined settlement boundaries, as shown on Map 3, unless otherwise permitted by the Central Lincolnshire Local Plan;

and

- b) Are of a type, scale, and form appropriate to their location, reflecting the character and function of the surrounding area;

and

- c) Do not undermine the vitality, viability, or primary retail and service role of the Village

- Centre as the focus for commercial and community activity in Cherry Willingham; *and*
- d) Provide adequate servicing, access, and car parking, appropriate to the nature and scale of the development; *and*
- e) Comply with relevant infrastructure, surface water drainage, and Biodiversity Net Gain requirements; *and*
- f) avoid unacceptable impacts on the amenity of nearby residential properties, including from noise, activity, or traffic generation.

Historic Core and Sensitive Locations

2. Proposals to introduce new retail, commercial, or industrial units within the historic core of the village, including the Bleak House Farm site on the High Street, will not be supported where they would conflict with the character, function, or heritage significance of the area.

Marina Development Exception

3. Retail and service uses directly related to boating, leisure, or marina activities will be supported within the marina development area where they are appropriately located in relation to the basin and operate as ancillary uses, even where they are physically separated from the main built-up area of the village.

16. Community facilities



Children's Centre, Lime Grove



Riverside entrance to the track to Cherry Fields

16.1 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development. Their loss may have a detrimental effect on community life and cohesion especially if the population continues to grow.

16.2 The consultation identified that the ‘built’ community facilities within the village were of a good quality and provided useful spaces to provide social activities. 95% of respondents to the 2025 questionnaire thought there were enough venues for community events and activities (although there are no such facilities in ‘Little Cherry’).

16.3 Not all community facilities are essential for growth, but there are some community services and facilities that can support new development and attract residents to the village.

16.4 Regular use of facilities will encourage their retention and enhancement to the benefit of the community as a whole.

16.5 New developments should wherever possible be within easy reach of these facilities preferably by walking or cycling, with new or enhanced walking and cycling links where necessary to achieve this.

16.6 Protected Community Facilities (Policy CF1)

For the purposes of this Neighbourhood Plan, community facilities are those that meet the definition set out in Central Lincolnshire Local Plan Policy S50, including facilities that provide social, cultural, health, educational, recreational, and community services, together with Assets of Community Value. The facilities listed below have been identified through community engagement and local evidence as making an important contribution to day-to-day life in Cherry Willingham and are therefore protected by Policy CF1.

Community Halls and Meeting Places

- Church Hall (used by many groups including the Methodist Church)
- Millennium Hall (including Parish Office and small meeting space)
- Village Hall (shared with Reepham; located in Reepham parish but serving Cherry Willingham residents)
- Library / Community Hub (with space for larger public gatherings including The Vine Community Church)

Education, Learning, and Youth Facilities

- Secondary School
- Primary School)
- Children’s Centre) *all located on the same site*
- County Music Centre)
- Army Cadet Hut

- Scout Hut
- Youth Club Building (not in use at the time of plan preparation)

Health, Care, and Wellbeing Facilities

- Doctors' Branch Surgery
- Care Home (Willow Court)
- Sheltered accommodation for the elderly (Le Grand Luce)
- Chemist
- Gym (located on the secondary school site)

Cultural, Faith, and Heritage Facilities

- St Peter and St Paul's Church

Sports, Recreation, and Open Community Assets

- Laburnum Drive Playing Field (owned by the Parish Council), including:
 - Cricket and football pitches
 - Sports pavilion
 - Bowling green and clubhouse
- Children's Play Areas, including:
 - adjacent to Laburnum Drive Playing Field (parish Council run)
 - St Paul's Avenue (with outdoor adult gym equipment (Parish Council run)
 - smaller privately run play areas off Jubilee Close and in 'Little Cherry'
- Cherry Fields (Parish Council-owned open space), including a
 - dog exercise area
 - woodland and grassland
 - bike track
 - horticultural project
 - access to the riverbank
- Allotments and adjacent land at Tanfaine (owned by the Parish Council)

Commercial Facilities with a Community Role

- The Wishing Well Public House
- The Cherry Tree Public House

Childcare and Early Years Facilities

- Privately run children's nurseries and day-care centres

Civic and Essential Community Infrastructure

- Burial Ground (owned and operated by the Parish Council, adjacent to the churchyard)

16.7 The community supports the retention of existing community facilities and would welcome new developments appropriate in nature and scale as an opportunity to further improve the attraction and community cohesion of the village.

Policy CF1: Community Facilities

Community facilities are integral to creating and maintaining sustainable, well-integrated and inclusive communities. The Neighbourhood Plan seeks to protect existing community facilities and support the provision of new and improved facilities.

Protection of existing community facilities

1. Proposals that would result in the **loss** (including through redevelopment, demolition or change of use) of an existing community facility identified in this Plan will be supported where it is demonstrated that one or more of the following applies:
 - a) The facility is demonstrably no longer fit for purpose, and the site is not viable to be redeveloped for a new or reconfigured community facility; *or*
 - b) The service provided by the facility is met by alternative provision within reasonable proximity, having regard to the nature of the facility and its catchment; *or*
 - c) A replacement facility of a similar nature and of a similar or greater size and quality is provided in a suitable on-site or off-site location, preferably within the settlement footprint, or where justified, in an accessible location directly adjacent to it.
2. Where loss is justified on grounds of viability, feasibility, or lack of demand, supporting evidence should be and may include (where relevant) marketing evidence demonstrating that reasonable efforts have been made to secure the continuation of the facility or an alternative community use at a realistic market price over a continuous period of at least 12 months, having regard to local market conditions.

Provision of new or improved community facilities

3. Proposals for new, expanded, or redeveloped community facilities will be supported where
 - a) they meet an identified community need and are appropriate in nature, scale and function;
 - b) provide safe and convenient access, prioritising walking, cycling and public transport

where proportionate to the facility's catchment;

c) are accessible to all members of society and are capable of adapting to future needs

where practicable;

d) avoid unacceptable impacts on the amenity of nearby properties, particularly when they are open in the evening;

e) are well integrated with their surroundings, respecting the character and ambience of the historic core where relevant.

17. Transport and Access

To Lincoln

17.1 Cherry Willingham village centre is approximately 6.75 km (4 ¼ miles) from Lincoln City Centre (the Stonebow or the Cathedral) by road. There is a half hourly bus service into the lower part of Lincoln, though it does not operate after 7pm or on Sundays and does not serve 'Little Cherry'.

17.2 Some of the "door to bus stop" distances considerably exceed the "ideal" of 400-500 metres, especially in the newer parts of the village.

17.3 Bus and car journeys into the centre of Lincoln take about 15 minutes, although parking and taxis in Lincoln can be expensive.

17.4 The village's access to uphill Lincoln has been affected by the nature of the junction with the bypass with Hawthorn Rd which only allows for left turns, so diverting uphill traffic to Greetwell roundabout and adding to traffic congestion at the edge of Lincoln. On the positive side, access to the south side of Lincoln, main routes south (the A15 and A607 and (when the southern bypass is built) to Newark and the southwest, avoiding Lincoln City and the overloaded western bypass entirely has been much improved. 57% of the 2025 questionnaire responders said that the bypass had made journeys quicker/easier though 19% found their journeys slower/more difficult.

17.5 It might appear from maps that cycling would be an easy and inexpensive method of travel into Lincoln. There is a cycle path along Hawthorn Road and on to Outer Circle Drive and thereafter

along a busy but fairly wide urban road to the Cathedral quarter¹⁹, but the route into “downhill Lincoln” is along the “bottom road” which is increasingly busy with a long fast section heading west from the edge of the main settlement, 2 short but steep hills plus a climb up to the footbridge over the bypass, a blind double bend at Greetwell and a complex roundabout system before even reaching the urban road network. There is no provision of any safe traffic-separated cycleway along this route.

Within the village

17.6 There is a high level of car and van ownership/access within the village: 89% of households have personal access to one or more vehicles. (2021 census data).

17.7 Parking on the Parade is sometimes in high demand, and some roads become very congested at school opening and closing times. On-street parking is an issue in some areas with damage to verges and partial obstruction of pavements and potentially to emergency vehicles.

17.8 Only 2.5% of questionnaire respondents would use a public electric vehicle (EV) charging point. 52.5% of respondents did not have an EV and had no interest in acquiring one: the rest already either charged an EV at home or elsewhere or would do so if they acquired one.²⁰

17.9 Cycling within the village is reasonably safe and easy in comparison with riding into Lincoln and there is a combined cycleway/footway from the secondary school to ‘Little Cherry’

17.10 Most of the built-up area of Cherry Willingham except ‘Little Cherry’ lies within a 1 km radius of the village centre with a maximum walking distance of around 1.2 km (15-20 minutes), helped by some distance saving “cut throughs”, but this is more than the 800m stated in the “Active England Travel Advice Note: Active Travel and Sustainable Development Recommendations” (June 2024)

17.11 This emphasises the importance of maintaining the nuclear nature of the main settlement and not extending the settlement boundaries for new development and re-creating the local travel disadvantages already faced by ‘Little Cherry,’ most of which is more than 1.75 km by road from the village centre.

17.12 The growth of the village will result in an increase in vehicle traffic generated within the village, both for journeys within the village itself and out of and into the village particularly along Croft Lane, Church Lane, High St, Waterford Lane and Fiskerton Rd.

¹⁹ Onward cycling into downhill Lincoln involves a steep and very busy hill: cycling up it is difficult and potentially hazardous

²⁰ Although there may be a need for EV charging points for visitors when the marina is developed

17.13 Housing development in settlements east of the village (e.g. Bardney) will also generate through traffic, especially along Fiskerton Rd.

17.14 Without a radical increase in public transport provision and convenience there would be appear to be little that can be done to decrease traffic volumes related to journeys beyond the village itself.

17.15 This makes it important to minimise and if possible reduce vehicle journeys within the village itself as well as ensuring the maximum possible free flow of traffic through the village whilst maintaining safety especially for pedestrians, cyclists and equestrians.

Policy TA1 Reducing the Need for Car Use

The Neighbourhood Plan seeks to reduce reliance on the private car by supporting developments that enable safe, convenient, and attractive alternatives, particularly walking, cycling, and public transport.

1. Walking and cycling connectivity.

Development proposals will be supported where they demonstrate that safe and convenient walking and cycling routes are provided within the site and between the development and key destinations, including the Village Centre, schools, public open spaces, community facilities, and public transport stops.

2. Strategic pedestrian and cycle links from allocated sites.

Proposals for development on allocated sites WL/CW/002 and WL/CW/003 will be expected to deliver high-quality pedestrian and cycle connections to the Village Centre. Where feasible, these routes should be:

- as direct as possible;
- designed to minimise conflict with motorised traffic; *and*
- integrated with existing or planned routes, including opportunities for public access along the eastern edges of these sites where this supports connectivity.

3. Highway safety and inclusive movement.

Development proposals should avoid unacceptable impacts on highway safety and should take account of the needs of all users, including pedestrians, cyclists, mobility-impaired users, and children, in the design of access

and movement arrangements.

4. Public transport accessibility.

Development proposals will be supported where they are designed to maximise access to existing public transport services, including through:

- the location of development within reasonable walking distance of bus stops where practicable; *and*
- the provision of safe and convenient pedestrian routes to those stops.

5. Reducing car dependency through design.

Where proportionate and appropriate to the scale of development, proposals should demonstrate how site layout, access arrangements, and travel choices have been designed to reduce the need for short car journeys, including opportunities to support walking, cycling, and shared travel.

17.16 The Parish Council will continue to work with the Highway Authority, public transport operators, and other partners to monitor road safety, encourage walking and cycling, and support improvements to public transport provision, including service frequency, routing, and bus stop accessibility. Initiatives to encourage car sharing and other forms of shared travel will also be promoted where feasible.

Policy TA2: Car Use, Parking and Traffic Management

Development proposals should be designed to manage car use and parking in a way that supports highway safety, protects residential amenity, and functions effectively within the existing road network.

1. Parking provision for all development.

All development proposals, including alterations and extensions, will be supported where they provide appropriate off-street parking in accordance with the standards set out in the Central Lincolnshire Local Plan, unless site-specific circumstances justify an alternative approach (see also Policy H4).

2. Parking provision for non-residential development.

Proposals for new or expanded retail, commercial, industrial, or community facilities will be supported where they demonstrate that adequate off-street parking, servicing, and access arrangements are provided to meet the operational needs of the development without causing

unacceptable impacts on the surrounding highway network.

3. **Traffic impact and highway safety.**

Development proposals will be expected to:

- avoid unacceptable impacts on the safety of all road users, including pedestrians and cyclists; *and*
- function effectively within the capacity of the local highway network, taking account of cumulative impacts where relevant.

4. **Managing traffic growth.**

Where development is likely to generate additional traffic within or through the Neighbourhood Plan area, proposals should demonstrate how traffic impacts have been appropriately assessed and mitigated, having regard to advice from the Highway Authority and other relevant bodies.

17.17 Policy TA3 covering Public Rights of Way and Cycle Routes is included in the Green Infrastructure section (p67).

18. The Historic Built Environment

18.1 The history of the village is more fully described in section 4.4 but apart from the church, many visitors to the village may not be aware of its long history and the many “hidden assets” which are an important and highly valued contribution to the fabric of the village and its atmosphere and will only see a community of housing estates around a small historic core.

18.2 The village has some important listed buildings and designated heritage assets . These are shown in Map 9 in Appendix 1.

- **St Peter and St Paul’s Church.** Built in 1753 and described by Nikolaus Pevsner and John Harris in the Lincolnshire volume of “The Buildings of England” (1964) as “one of the most distinguished Georgian churches in Lincolnshire”. It has a Grade 1 Listing.
- **The Manor House** - Even though much of the structure of The Manor House is not the original it still merits a Grade 2 Listing.
- The “**stone cottages**” on High St , originally built in the early 19th century and extended later that century are a good example of the domestic use of local stone.
- **Gilbert’s Pond** off Ladymeer’s Rd is a mediaeval fishpond and Local Green Space.

18.3 Although the Central Lincolnshire Local Plan planning policies and national legislation already afford protection to Listed Buildings and Conservation Areas, they also recognise ‘Non-Designated Heritage Assets’ within communities that have an important relevance culturally or historically or which make a notable contribution to its character. They are listed in Appendix 2 (map 10).

Policy HE1: Protecting the Historic Environment

Cherry Willingham’s designated and non-designated heritage assets make an important contribution to local character, identity, and sense of place. Development proposals affecting heritage assets will be supported where they conserve, and where appropriate enhance, their significance.

Designated Heritage Assets

1. Proposals affecting a designated heritage asset, as identified on Map 6, including development involving alteration, extension, or demolition, will be supported where they demonstrate that the significance of the asset has been conserved, having particular regard to:
 - a) its setting;
 - b) important views to, from, and within the setting of the asset;
 - c) the relationship between the asset and its site;
 - d) the design, scale, and massing of the proposal; and
 - e) the use of materials appropriate to the asset and its context.
2. Proposals for the change of use of designated heritage assets will be supported where the proposed use represents an appropriate and viable use that is compatible with the asset’s fabric, interior, character, and setting, and helps to secure its long-term conservation.
3. Proposals that would result in harm to the significance of a designated heritage asset will not be supported unless it can be clearly demonstrated that such harm is justified in accordance with national planning policy and that appropriate mitigation or public

benefits are provided.

Non-Designated Heritage Assets

4. Proposals affecting a non-designated heritage asset, as identified on Map 10 and listed in Appendix 2, will be supported where they demonstrate that the significance of the asset has been taken into account and that the proposal:

- a) conserves the asset's historic fabric, appearance, and character; *and*

- b) avoids unreasonable harm to its significance, having regard to its local heritage value.

19. The Green environment

Cherry Willingham's green infrastructure is made up of a connected system of open spaces, green wedges, landscapes, habitats, and linear routes that together support biodiversity, recreation, health and wellbeing, landscape character, and sustainable movement. This includes designated Local Green Spaces, Green Wedges, public open spaces, and the network of footpaths, bridleways and cycleways that link the village, surrounding countryside, and neighbouring settlements. The policies in this section seek to protect and enhance these assets, manage development affecting them, and support opportunities to strengthen connectivity, ecological resilience, and access for all. Policy TA3, while numbered within the Transport and Access chapter, is included here because non-vehicular routes form an integral part of Cherry Willingham's green infrastructure and contribute both to sustainable movement and the environmental quality of the village.

Local Green Spaces

19.1 A "Local Green Space" designation is a way to provide special protection against development of green areas of particular importance to local communities." (Planning Practice Guidelines: Open Green Space and Local Green Space Paragraph: 005 Reference ID: 37-005-20140306).

19.2 They soften the built fabric of the community as well as providing small wildlife habitats and allowing for informal leisure activities. They may have been designed as part of the development of an area or be "left behind " from an earlier stage in the village's history (e.g. the green triangle at the bottom of Church Lane).

19.3 In the context of this Neighbourhood Plan they are the smaller areas of open space within the village settlement boundary that have been assessed against the criteria set out in the NPPF which states that a local green space should be:

- in reasonable proximity to the community it serves *and*
- demonstrably special to a local community and holding local significance, for example its beauty, historic significance, recreational value, tranquillity or richness of its wildlife *and*
- local in character and not an extensive tract of land.

19.4 They provide small areas of greenery and although they are not usually specific destinations they contribute to the openness and attractiveness of the village.

19.5 In some cases such as Gilbert's Pond they also provide wetland habitats and environments for wildlife to flourish.

19.6 The 2019 Neighbourhood Plan designated a number of such Local Green Spaces which vary significantly in their size and function. They contribute to the character of the village and provide different opportunities for their use: they include significant areas of recreational space.

19.7 All these Local Green Spaces are included in this Revised Plan, and it is expected that as new developments are built more will be added.

19.8 These local spaces are shown in maps 6 and 7 and are:

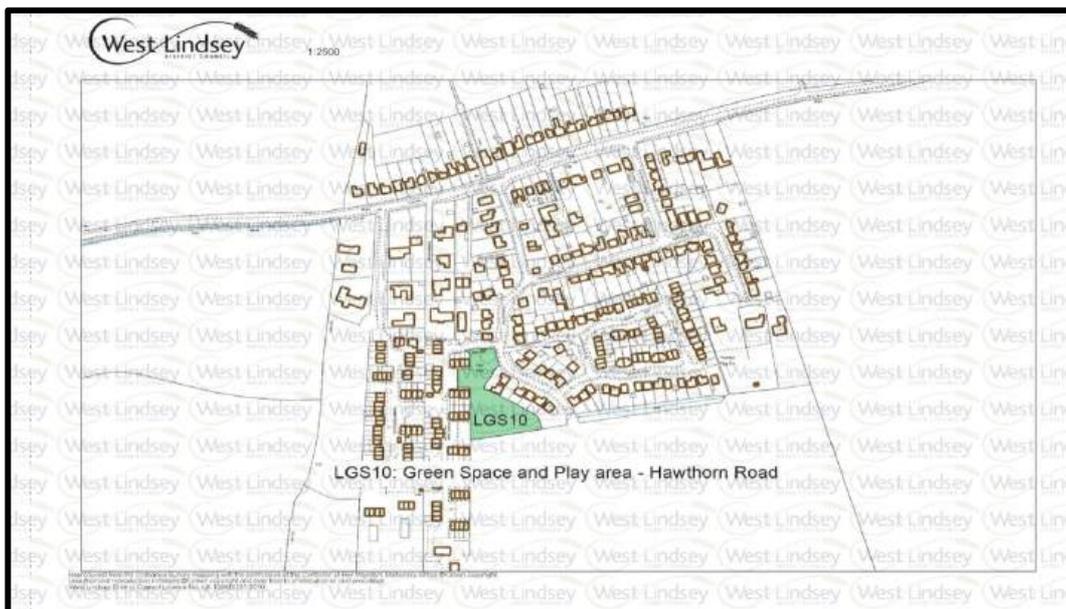
- LGS 1: The Triangle – Church Lane/Fiskerton Road junction
- LGS 2: Laburnum Drive Playing Field;
- LGS 3: St Paul's Play Area;
- LGS 4: Jubilee Close Play Area
- LGS 5: Minster Drive Amenity Space (between Minster Drive and the railway)
- LGS 6: Gilbert's Pond and the green area sloping up to the back gate of the burial ground
- LGS 7: The Parade (Grand Luce Gardens)
- LGS 8: Pembroke Academy School playing field;
- LGS 9 Laburnum Drive (by the Cherry Tree pub)
- LGS10: Green space and play area in 'Little Cherry'.

19.9 The detailed justification for the Local Green Space designation of these areas can be found in Appendix 4.

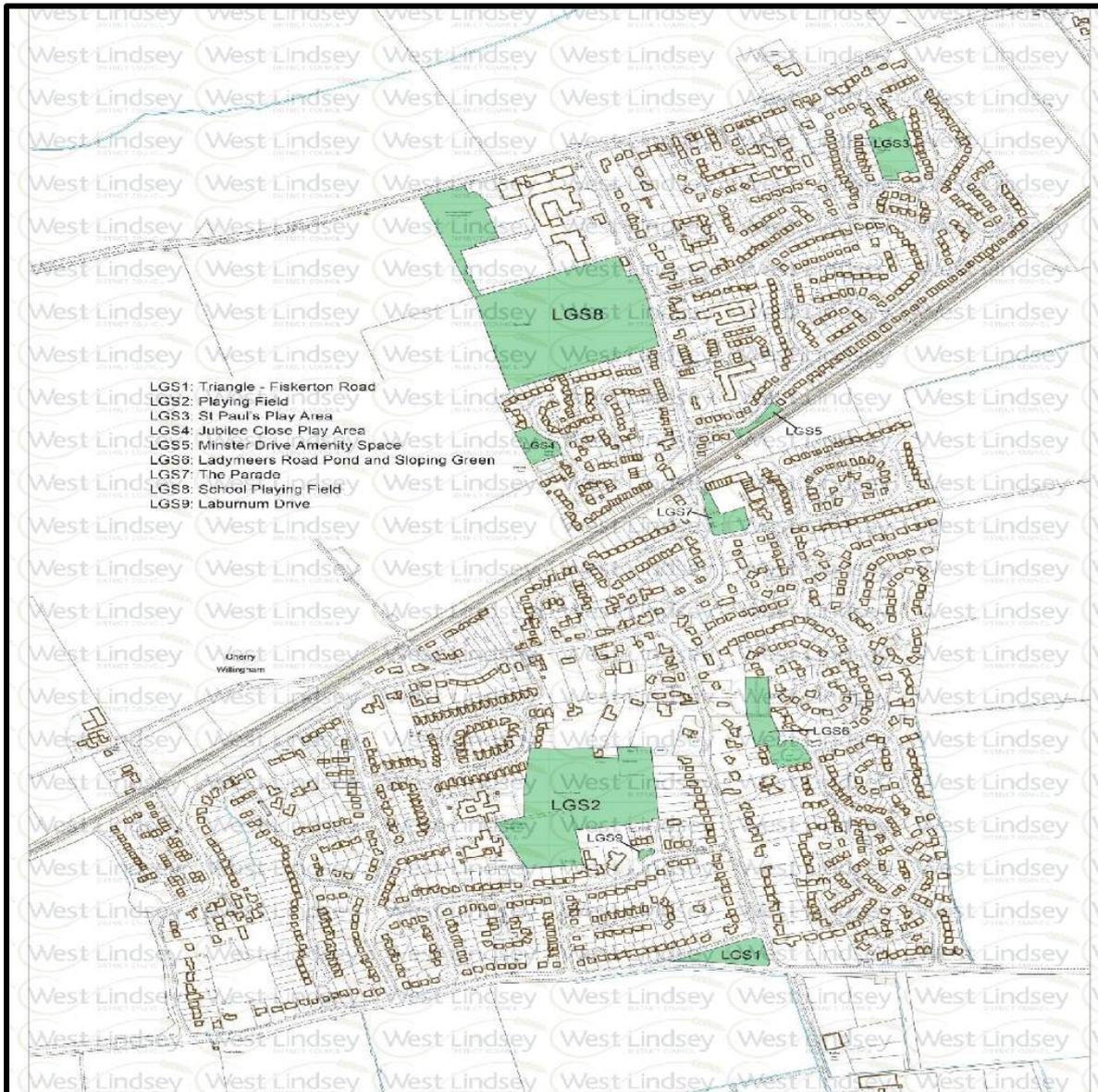
19.10 It should be noted that the ownership of these spaces varies: it is not necessary that a Local Green Space be in public ownership.

Policy OS1: Local Green Space

1. The areas, as identified on Maps 5 and 6, are designated as Local Green Spaces. They shall be protected from development due to their local significance or community value.
2. Development on land designated as Local Green Space shall only be permitted in exceptional circumstances, where it can be demonstrated that the development will not conflict with the designation. (CLLP policy SP64)
3. The Parish Council will maintain a list of suggestions for the improvement of local green spaces and additions to their number and will consider the use of the Community Infrastructure Levy and other monies to carry out such improvements.



Map 5 Local Green Spaces – 'Little Cherry'



Map 6 Local Green Spaces - main village

Green wedges

19.11 These are areas designated in the Central Lincolnshire Local Plan (Policy SP63) that have been identified for several reasons. The pertinent reasons in terms of this Neighbourhood Plan are in order to:

- Prevent the physical merging of settlements in order to preserve their separate identity and their local and historic character.
- Conserve and enhance local wildlife and protect links between wildlife sites to support wildlife corridors.

19.12 The CLLP identifies (map 7) :

- A wedge between Cherry Willingham and Reepham (lying within Reepham Parish).
- A wedge extending from the western border of the marina site, through Cherry Fields and along the area south of Fiskerton Rd to the edge of the Neighbourhood Plan area and then onward to the bypass.

19.13 In addition this Neighbourhood Plan wishes to identify as 'green wedges' the areas described in Policy H1 and Map 3 in accordance with CLLP Policy S63 : this is seen as critically important in view of the community's proximity to Lincoln, particularly with regard for any proposals for expansion of development outside the line of the eastern bypass.

Policy OS2: Green Wedges

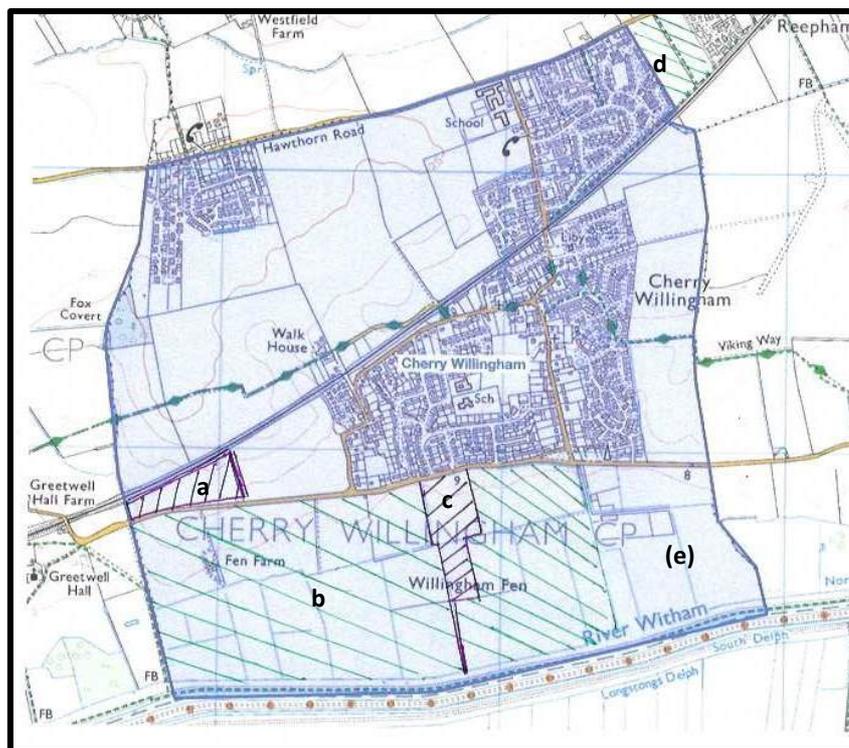
Green Wedges, as designated in the Central Lincolnshire Local Plan and shown on Map 6, perform an important role in maintaining the open and undeveloped character of the landscape, preventing the coalescence of settlements, and supporting green and blue infrastructure networks.

1. Development within Green Wedges will be supported only where it can be demonstrated that the proposal:
 - a) preserves the open and undeveloped character of the Green Wedge and its role in maintaining physical separation between settlements; and
 - b) does not result in unacceptable harm to landscape character, heritage assets, biodiversity, or green infrastructure function; or
 - c) is essential to be located within the Green Wedge and the benefits of the proposal clearly outweigh any residual harm.
2. Development proposals within Green Wedges should demonstrate how they have taken account of:
 - a) the retention and enhancement of footpaths, cycleways, bridleways, and public access, where appropriate to the function of the Green Wedge;

- b) opportunities to strengthen green and blue infrastructure networks, having regard to Central Lincolnshire Green Infrastructure strategies and Biodiversity Opportunity Mapping; and
- c) the historic and landscape context of the Green Wedge.

3. Development proposals adjacent to Green Wedges will be supported where they demonstrate that:

- a) the function and integrity of the Green Wedge would not be undermined, having regard to scale, layout, design, landscape treatment, and boundary design *and*
- b) opportunities have been taken, where appropriate, to enhance connectivity to and within the Green Wedge.



Map 7 Public Open Spaces (purple hatch) and Green Wedge (green hatch) designation

a) Tanfaine b) Cherry Fields c) Willingham Fen d) "Reepham Green Wedge"

e) Marina development (possible open space). Churchyard and Burial Ground not shown

Public Open Spaces

19.14 Other green spaces within the Neighbourhood Plan area play an essential role in creating maintaining and improving the environment in and around the community and so contributing to its health, well-being and quality of life as well as visual amenity and the encouragement of biodiversity. Such spaces will not be developed and will be added to as opportunity offers²¹. Such Open Spaces (Map 8) currently include:

19.15 Cherry Fields

Cherry Fields is a 16.7-acre (6.54ha) area of open space situated to the south of the main village. The former agricultural land was purchased by the Parish Council and since 2016 has been transformed into a mixture of woodland, open grassland, paths, ponds and picnic and play facilities. It won a county environmental award in 2024 and has attracted much attention from other villages.

Some of the land is rented by a horticultural project run by a local charity and a bike track runs through the woodland. It also gives access to the north bank of the Witham and therefore access to longer walks. Results from the 2025 questionnaire suggest it is the most widely used area of open space in the Neighbourhood Plan area.

19.16 Churchyard and Burial Ground

The original churchyard around St Peter and Paul's church is contiguous with the current Parish Burial Ground for the village. Together they form a readily accessible important tranquil green space in the centre of the village.

19.17 Tanfaine

This 12.45-acre (5.04 ha) field to the west of the main village between Fiskerton Rd and the railway is owned by the Parish Council. It has been partly developed as allotments (currently fully occupied with a waiting list) but considerable space remains for a variety of possible uses that will benefit the community as a whole.

19.18 It should also be noted that although agricultural land is not public open space the fact that it surrounds both the main village and 'Little Cherry' (both within and beyond the Neighbourhood Plan area) makes a vital contribution to the character of the settlements by giving them a rural setting and separating them from other built-up areas.

Potential new Public Open Spaces

19.19 The Central Lincolnshire Local Plan acknowledges that accessible, quality open spaces and sport and other recreation facilities make a significant contribution to the health, wellbeing, and social cohesion of communities. They also have wider environmental benefits.

²¹ The marina area will include a significant area of green open space on its eastern side.

- They support biodiversity, providing valuable habitat and links within the existing green network, facilitating wildlife migration and adaptation to our changing climate.
- high-quality natural areas, parkland and green transport corridors can also contribute to the perception of an area as an attractive place to live, work and visit.
- They can also play a key role in flood risk management and are key elements to developing

successful Sustainable Urban Drainage Systems (SuDS).²²

19.20 Engagement with the community during the development of the 2019 Neighbourhood Plan highlighted a lack of provision and access to areas of useable open space, particularly in ‘Little Cherry’. Although Cherry Fields contributes considerably to meeting this need there is no reason to think the concern has been completely met and as the village expands more open space of all types will be needed if the village is to retain its character and attractiveness.

19.21 New developments will be required to include new open spaces and recreation provision to meet the growing population’s needs in accordance with CLLP policies S64 and S65 and the policies set out in this Neighbourhood Plan.

19.22 The approved planning application for the marina includes a considerable area of open space in the SE quadrant - this is potentially a new area of Public Open Space.

Policy OS3: Provision of New Public Open Space

Public open space is a key component of Cherry Willingham’s green infrastructure network, supporting recreation, biodiversity, health, and climate resilience.

1. Where development proposals are required to provide new public open space, such spaces should be designed to:

a) be accessible, safe, and inclusive for all users, except where ecological objectives justify restrictions;

b) safeguard and enhance biodiversity, habitats, and landscape character;

c) connect to existing footpaths, cycleways, or open spaces where feasible.

2. The design and layout of new public open spaces should, where appropriate, support habitat and species connectivity by linking new spaces with existing green infrastructure and ecological networks.

3. Proposals for new public open spaces, including Local Green Spaces within or adjacent to

²² The fields between Cherry Fields and the parish boundary to the west are now owned by the Environment Agency and although their use is still under consideration they may come to play an important role in flood protection.

the settlement boundary, will be supported where they reflect the principles set out in criteria 1 and 2.

4. Where Biodiversity Net Gain requirements cannot be fully delivered within a development site, proposals should demonstrate how opportunities have been taken to deliver biodiversity enhancements within new or existing public open space within the Neighbourhood Plan area, where feasible.

19.23 The Parish Council will seek opportunities to secure, manage, and enhance public open spaces and Local Green Spaces as opportunities and resources allow.

Footpaths, Bridleways and Cycleways²³

19.24 The village is fortunate to have 2 long distance routes of national importance running through it. The Viking Way long distance footpath (Barton on Humber to Oakham) enters across the fields from Fiskerton and runs through the village centre and on down Green Lane towards Lincoln. The Hull to Harwich cycle route (National Cycle Route 1) runs along Fiskerton Rd.

19.25 The construction of a bridge across the Witham as part of the marina development will give a link to the Water Rail Way (Lincoln to Boston) / National Cycle Route 1 (Dover to Tain) on the south bank of the Witham and will provide a 7.25 km (from the Parade) largely traffic-free route into Lincoln:

19.26 Although a network of field paths connects the village to other settlements (see Map 8) there are gaps in the network. The community would also like to see the further enhancement of the public access network within the Neighbourhood Plan area with the upgrading of the condition, context and/or status of existing paths as well as the creation of new off-road routes so as to provide a range of safe and attractive interconnected network for cyclists, walkers and (where possible) horse riders.

19.27 These routes are:

- A more direct off-highway access route to 'Little Cherry' running north from Green Lane to reduce its detachment from the main part of the village.
- A safe pedestrian and cycle route to run alongside the existing road from Fiskerton, along the southern edge of Cherry Willingham and on to Greetwell and Lincoln.

²³ Footpaths are pedestrian routes across open country. Footways run alongside roads. Bridleways are usually in open country and can be used by pedestrians and bicycles as well as horses, but not by motorised vehicles

- A route along the eastern edge of development areas WL/CW/002 and 003 (and on south to Fiskerton Rd.
- A path north from the railway bridge to connect Green Lane to Hawthorn Rd.

Policy TA3: Footpaths, Bridleways and Cycleways

The Neighbourhood Plan seeks to protect and enhance the network of footpaths, bridleways, and cycleways in and around Cherry Willingham, supporting safe, inclusive, and sustainable movement and access to the countryside.

1. Improvements to non-vehicular routes

Development proposals that provide new, improved, or extended non-vehicular routes, including those identified on Map 8, will be supported where they demonstrate that they:

- a) respect landscape character and ecological value, having regard to the most recent Cherry Willingham Landscape Character Assessment *and*
- b) avoid unacceptable impacts on the amenity and privacy of nearby or adjoining properties.

2. Strategic connections to neighbouring areas

Proposals that enhance connectivity along existing public rights of way or other non-vehicular routes between Cherry Willingham, Little Cherry, Reepham, Fiskerton, Greetwell, and the south bank of the River Witham will be strongly supported where they improve accessibility, connectivity to other routes and user safety.

3. Integration with development proposals

Where relevant to the scale and location

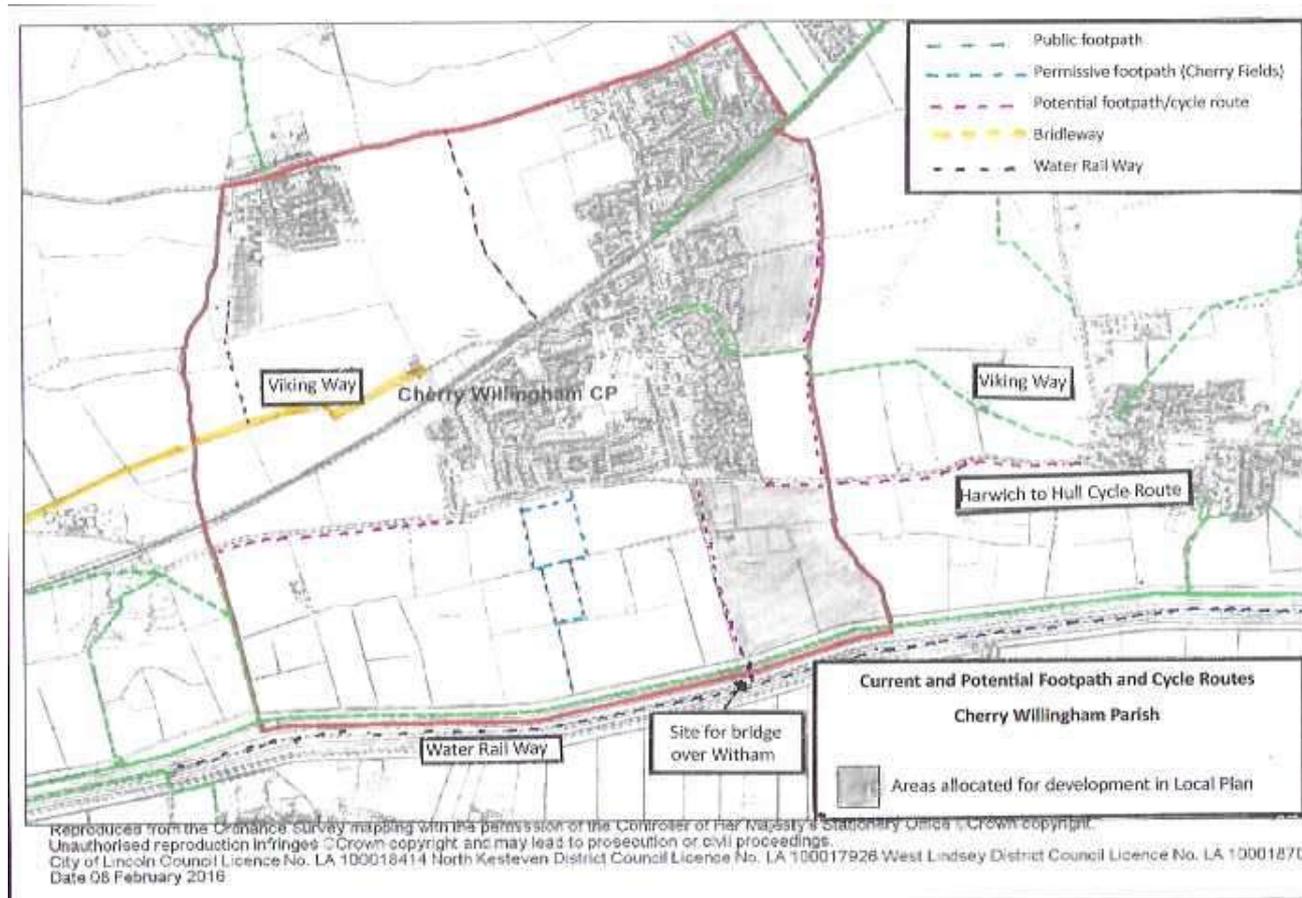
of development, proposals should demonstrate how opportunities have been taken to:

- safeguard existing public rights of way *and*
- improve route quality, surfacing, or accessibility *and*
- strengthen links between new development and the wider footpath, bridleway, and cycleway network.

19.28 Every effort will be made to ensure the community is made aware of Public Rights of Way (PRoW) in the area and to take responsibility for identifying access needs and advocating for access (including new and improved PRoW) and maintenance.²⁴

19.29 The involvement of local volunteers to maintain local footpaths will be encouraged in line with official guidelines.

19.30 Future opportunities to develop the footpath and cycleway network (such as the self-registration of permissive paths) will be explored as they arise.



Map 8

Existing and potential footpaths and cycle routes in the Neighbourhood Plan area

²⁴ taken from the gov.uk website:

20. The Community Infrastructure Levy



20.1 The Government recognises that investment in local infrastructure is needed if development is to be sustainable in all the ways set out in section 8:2 (p23).

20.2 The National Planning Policy Framework and the Central Lincolnshire Local Plan both identify this need and the Community Infrastructure Levy is intended to provide resources to meet it.

20.3 However there is continued concern within the local community that the significant levels of new development that are planned will exacerbate existing infrastructure issues.

20.4 Many of the topics were raised during the preparation of the 2019 Neighbourhood Plan but are now even more relevant in the light of future planned development. Many of them have already been mentioned but to summarise they include:

- Limited public transport connections (especially to 'Little Cherry' and in the evenings).
- Increasing traffic flow and consequent congestion through the village onto the bypass and then on into Lincoln, due to an increasing population, the use of Fiskerton Road as a commuter route and the limited access junction onto the bypass from Hawthorn Road.
- Excessive vehicle speeds, particularly on Croft Lane, Fiskerton Road and parts of Hawthorn Road, despite speed warning signs and the efforts of the community Speedwatch group.
- Poor provision of access to other villages and Lincoln itself via footpaths and cycle ways, despite the opportunities provided by proximity and relative lack of inclines.

- Unreliable broadband access in some areas.
- On and off-street parking provision within new housing estates.
- The capacity of existing water, sewage and drainage systems.
- The flood risk from inadequate surface water run-off in several parts of the village. Although the issue affecting the primary school appears to have been resolved there has been recurrent flooding of the village along the westernmost stretch of Fiskerton Rd and road flooding between Church Lane and The Parade.

20.5 The community realises that the Community Infrastructure Levy (CIL) on all new developments helps fund new strategic infrastructure such as roads, sewerage facilities and medical facilities: these are the responsibility of other agencies.

20.6 However 25% of the total CIL for a development to improve local facilities²⁵ is made available to the relevant Parish Council if it has an approved Neighbourhood Plan. Assuming the current system remains in place, and all the allocated and possible infill developments take place this will result in many tens of thousands of pounds becoming available over the lifetime of this revised Neighbourhood Plan which can be used to improve “local” infrastructure and thus make community life more sustainable and attractive.

21. Community Priorities

21.1 The village share of the CIL along with other financial resources has made possible the achievement of at least some part of the broad aims (as shown in Table 1 p12) of both the original Neighbourhood Plan and this revision by supporting appropriate local infrastructure projects.

21.2 Planning agreements and conditions under section 106 of the Planning Act may also be required to mitigate the impact of development on the community. It will be necessary for the Local Planning Authority (West Lindsey District Council or its successor) to continue to negotiate with developers appropriate packages of measures to limit the impact of adverse effects of development on the local environment and residents in addition to spending the CIL appropriately.

21.3 The Community Priorities that follow were identified through public consultation for the 2019 Neighbourhood Plan: consultation for this Revision has not indicated any changes need to be made..

21.4 Not all of the priorities can be delivered through planning policies or within the level of funds likely to come forward and some of the objectives are more in the nature of aspirations that can

²⁵ A powerful reason in itself for having a Neighbourhood Plan -parishes without one receive a much lower percentage!

only be achieved in the long term: where possible the priorities have been referenced to relevant policies.

21.5 Additional issues may arise over the lifetime of this Revised Neighbourhood Plan which will need addressing with more or less urgency.

21.6 The Priority List must therefore be considered as a 'work in progress' and will require periodic review by the Parish Council and the community as a whole.

21.7 The list is not intended to be consecutive or prioritised : the numbering is for convenience and work on any or all of the work needed may be simultaneous or sequential in and between priorities.

Community Priority 1: The Witham Valley Access Project

Objectives (see 19.24 – 19.27 p66 Policy TA3 p67)

- Footpath/cycle route from Fiskerton to Greetwell Church to give a circular, off-road routes via riverbank, existing footpaths and the Viking Way.^{26 27}
- Footpath/cycle route access to the Water Rail Way via a bridge over the Witham near Cherry Willingham.²⁸
- Safe footpath/cycle route from 'Little Cherry' to the centre of Cherry Willingham²⁹
- Improved surfacing (for winter conditions) at key locations on existing paths.

Benefits:

- Promoting environmentally beneficial energy saving by encouraging use of alternative transport with the provision of safe routes for work and leisure.
- Encouraging exercise by providing local circular walks and enhancing existing networks to give easier safe access to existing amenities;
- Opening educational opportunities for local school children with access to nature

²⁶ A continuation from Greetwell to Lincoln is highly desirable but would be outside the Neighbourhood Plan area

²⁷ The 2019 Neighbourhood Plan has achieved its objective of a footpath/cycle path to give access to the river from the main village.

²⁸ Provision of such a bridge is a planning condition for the marina development.

²⁹ There is already a shared foot and cycle path from 'Little Cherry' to the secondary school but there is scope for an alternative route via Green Lane to High St (see map 9).

in a safe environment;

- Connecting communities and encouraging active involvement across local villages.

Community Priority 2: Traffic management measures

Objectives (see 17.6 – 17.16 p53-55 Policies TA1 p54 and TA2 p55)

- To ensure that the growing level of traffic passing through the village is safely managed.
Some of this growth appears to be due to the need to use Croft Lane and Church Lane to reach the lower part of Lincoln but major new developments will generate many more vehicle movements from within the village.
- To reduce excessive speeds, particularly on Croft Lane, Fiskerton Road and parts of Hawthorn Road.
- To reduce inconsiderate parking and congestion around the schools at arrival and leaving times.

Benefits

- Increased road safety.
- Less congestion in the busier parts of the village.
- A more pleasant environment with less pollution.

Community Priority 3: Improved sustainable transport infrastructure

Objectives (see 17.1 – 17.5 p52 Policies TA1 p54 and TA2 p55)

- To improve public transport (bus) connections to Lincoln by:
 - introducing evening and Sunday services.
 - ensuring all parts of the village (including 'Little Cherry') have access to bus stops within 5 minutes/400m walking distance .

- To encourage walking and cycling by:
 - creating new foot paths and cycle links to the surrounding access network.
 - encouraging the use of existing path and cycle routes by improving their safety and convenience .

Benefits

- Decreased car use, with its consequent health, safety and environmental benefits
- Increased attractiveness of the community as a good place to live.
- Easier access to Lincoln.

Community Priority 4: New areas of tree planting, woodland and open space

Objectives and benefits Section 19 p58 Policies OS1 p60, OS2 p62 and OS3 p65)

- To strengthen the village connection with its surrounding rural context.
- To secure a better quality of development and improve the attractiveness of the village as a place to live.
- To 'green' the environment by:
 - improving biodiversity.
 - increasing tree cover along hedges especially on the approaches to the village and the edges of new developments.
 - planting more extensive areas of trees in existing open areas and in new developments.

Community Priority 5: Improvements to the built fabric and public realm in the village centre

Objectives (5.12 -18 p17 section 15 p45, section 16 p49 Policies R1 p47 and R2 p48, CF1 p51)

- To enhance the appearance and attractiveness of the village centre, including the buildings which are “of their time”.
- To attract new retail and other businesses and enable existing ones to develop.
- To re-create the ‘heart of the village’ of which all can continue be proud.

Benefits

- A wider range of retail and community facilities which will reduce the need to travel elsewhere.
- The encouragement of new retail and other start-ups with a positive impact on both business and the attractiveness of the village.

Community Priority 6: Cultural aspirations Art/Events/Sculptures

Objectives (section 16 p49 policy CF1 p51)

- To encourage “cultural” events of all sorts within the village from simple scarecrow/plant pot character festivals to musical events within the village.
- To develop opportunities for temporary and permanent displays of art that are publicly accessible.

Benefits

- An increased sense of community, especially as the village grows.
- An opportunity for local people to showcase their work.
- Attracting people from elsewhere to visit the village with consequent benefits to local businesses and our reputation.
- An increased sense of well-being and the sense of Cherry Willingham being a good place to live and work.

22. Implementation of the Revised Neighbourhood Plan

22.1 This Revised Neighbourhood Plan will form part of the established planning process for both the Local Planning Authority and the Parish Council.

22.2 The Local Planning Authority will be responsible for the overall management of development in terms of locality planning, granting of planning permission and developing strategic infrastructure, giving due weight to the Neighbourhood Plan as it does so.

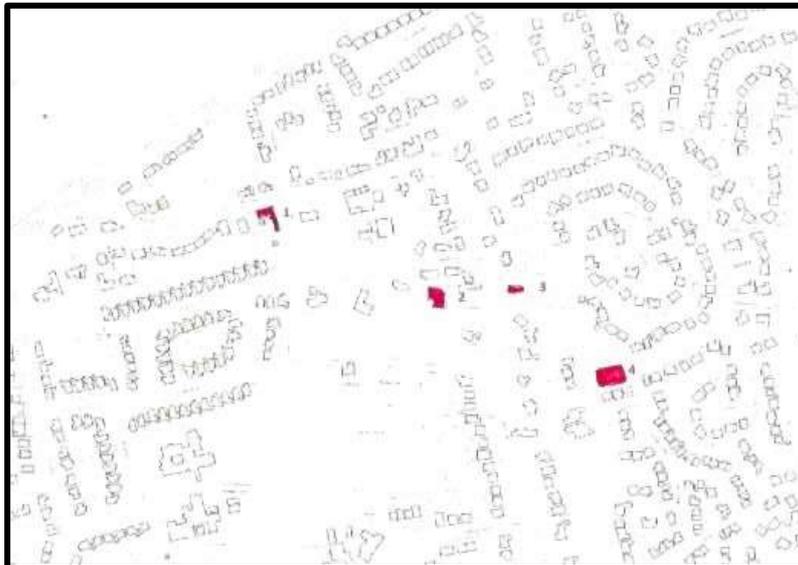
22.3 Cherry Willingham Parish Council will:

- use the Neighbourhood Plan to inform all its representations on planning applications submitted to the Local Planning Authority.
- will look to higher tier Local Government investment programmes where a policy and/or project can be shown to be delivering their objectives.
- will monitor the impact of Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area.
- will periodically review the community priorities listed in section 20 above, adding to them as need arises.
- will develop and implement plans to use the Community Infrastructure Levy and other available funds to the fullest possible extent in order to address community priorities and improve the appearance, amenities, facilities and built and green environment of the village and the Neighbourhood Plan area, whether or not they are specifically mentioned within this Plan.
- will periodically review this Revised Neighbourhood Plan in order to identify changes that need to be made in response to new circumstances or policies that appear to be ineffective, need clarification or modification or appear to have unintended consequences.

22.4 Any amendments to the Neighbourhood Plan will only be made following consultation with the Local Planning Authority, residents and other stakeholders as required by legislation.

22.5 This Neighbourhood Plan will be reviewed in the financial year 2031/32 in accordance with the Neighbourhood Planning Act 2017 which provides opportunities for all 'made' Neighbourhood Plans to be reviewed every 5 years so that they continue to conform to and include changes in legislation.

Appendix 1 –Designated Heritage Assets



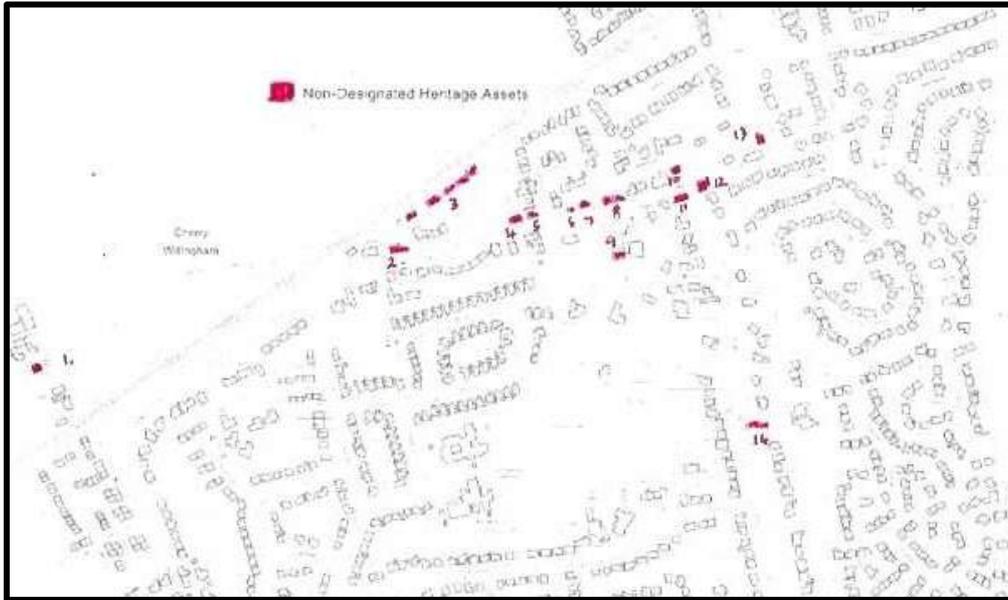
Map 9 -Designated Heritage Assets (courtesy WLDC)

1. Stone cottages
 2. Manor House
 3. St Peter's and Paul's Church
 4. Gilbert's Pond
- (for details see section 18 p57)

1.	Stone Cottages	Early 19 th century farm cottages on High St, altered and extended over the years in local limestone.	
2.	The Manor House	Grade 2 listed building on the site of the Gilbert de Ghent's manor (mentioned in the Domesday Book of 1089) and altered over the years.	
3.	St. Peter and St. Paul's Church	Grade 1 listed Georgian church built by Thomas Becke 1753, with a fine reredos and a beautiful light interior.	
4	Gilbert's Pond	Early mediaeval: gravity fed from the spring lines, which run from east to west through the village. Domesday Records of 1086 and the only remaining one of a number that provided fish for the Manor House and village .	

Appendix 2 – Non-Designated Heritage Assets³⁰

³⁰ The 2019 NP included the Dairy cottage near the church: this had to be demolished as part of redevelopment of the land behind as renovation was not feasible.



Map 10 – Non-designated Heritage Assets (courtesy WLDC)

Numbers correspond to table below

		Historic Value	Contribution to local character	Photograph
1.	Walk House	This former farm house is recorded in 19 th century censuses as well as early maps. Milk was delivered by horse and cart from here,	Standing in a large garden at the end of Green Lane ,it was one of the first farms in the village and although now a private house it still retains its farmhouse appearance.	
2.	The White House. 2 Waterford Lane	Originally a post office, one of the first houses in the village	Stands on a corner plot at the start of Green Lane. It sits on the brow of the hill in a prominent position.	

3.	<p>The Railway Cottages. 26-42 High Street (there are new houses in front of the original line)</p>	<p>The Old Railway Cottages, built in the 1800s, were for railway workers and later used by the workers from Greetwell Ironstone Quarry</p>	<p>Positioned along the railway line and at the entrance to Green Lane. Stand back from the road with long front gardens, unusual in Cherry Willingham, although there have been some new developments built in front of two of them.</p>	
4.	<p>Seeley's Cottages 22-24 High St</p>	<p>Originally a row of cottages now converted into 2 properties. No 24 - Seeley's Cottage was built for Robert Seeley, a high-class grocer in Bailgate and a devout Methodist.</p>	<p>Part of the original village standing in a prominent position on the High Street. It fronts straight onto the footpath, not a usual feature in the village.</p>	
5.	<p>John Speeds Farm House 21-23 High St</p>	<p>This is the former home of Farmer John Speed and his large family. This building would have been the home of several farming families during the 1880's.</p>	<p>Stands out on the High Street as a focal point and backs onto a connection path between the old village and new estate.</p>	
6.	<p>The Old School High Street</p>	<p>This was built in the 19th century as the village school when the 1870 Education Acts made schooling for 5 -12-year-olds compulsory.</p>	<p>The separate entrances for boys and girls can still be seen. It is now the Church Hall. Used as a meeting facility.</p>	

7.	Millennium Hall 16 High Street	Originally built as a Methodist Chapel in the 1870s and now the Parish Office.	Stands in a prominent place on the High Street and retains many original features.	
8.	Vine Cottage 8 -10 High Street	Originally a row of cottages , the last one a post office – 1 of 4 different buildings in the village that have been a post office in the last 150 yrs	Now two cottages with additions but with many original features. The original post box outline can be seen in the wall on number 8.	
9.	Bleak Farm House	Home of the late Roy Bowser. His grandfather bought the house in 1920s as one of four acquired so that each of his four sons could farm.	An example of a Victorian farm house left to fall into decay. Work to restore and renovate it to its original appearance began as this Plan was being prepared.	
10.	Walnut House 1, Croft Lane	Walnut House. No.1 Croft Lane, home of the old Blacksmiths and stood on the village green.	Stands proudly on the bend looking down Church Lane. Has recently been renovated but retains its charm.	

11.	1,High Street	Traditional brick and pantile house at the junction which formed the nucleus of the pre-1950's village.	A key feature of the original village, standing as it does at the junction of High St and Church Lane.	
12.	2, Croft Lane	1930's house that was once the post office and village shop.	This was an important local facility before The Parade was built.	
13.	Holyrood 8 Croft Lane	Once the vicarage for St Peter & St Paul's dating back to 1745.	Now renovated as a private home. Stands back from the road with a large front garden and enclosed back yard.	
14.	Orchard House 28,Church Lane	Orchard Cottage is one of the oldest houses in the village, once the site of extensive cherry orchards stretching down to the road. It has been extended but not in recent years.	Stands sideways to Church Lane looking down to the river although its view is now blocked by new houses. The orchards have now gone but it still has a large garden and some trees.	

The following non-designated assests lie north of the railway line and mark the gradual expansion of the village beyond its historic core.

15.	38, Croft Lane	Originally a World War I army hut (one of 3 along Croft Lane) now brick clad and converted to a comfortable home.	The village had a WW2 airfield along its eastern edge: along with the war memorial gate to the parish church this is a link to an earlier conflict.	
16.	5 2 , Hawthorn Rd	One of a number of large houses shown on the 1907 Ordnance Survey map: would have been within walking distance of Reepham Station (opened 1848)	Forms an impressive entrance to the northern end of the main village, especially when set against the Academy School on the other side of the road	

Appendix 3 – Landscape Character Assessment (LCA)

District wide Landscape Character Assessment

The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Cherry Willingham lies on the boundary of two character areas:

Area 6 The Lincoln Fringe LCA, the key characteristics of which the WLLCA describes as:

- Flat agricultural landscape with several expanded settlements;
- Medium sized fields with low hawthorn hedge boundaries and few hedgerow trees;
- Approaches to settlements generally dominated by the built form;
- Views to Lincoln Cathedral (over both the limestone of the Lincoln Cliff and the northernmost reach of the Lincolnshire Fens).

Area 8 Lincolnshire Lime Woods, whose key characteristics are:

- Diverse, undulating landscape crossed by many rivers and streams ;
- Ancient lime woodland caps the shallow hills and forms contrast to surrounding arable fields;
- Medium sized fields, with good hedgerow boundaries and some hedgerow trees;

- Tiny, dispersed settlements and individual farms, linked by an extensive network of minor roads and lanes (as can be seen in settlements a few miles east of Cherry Willingham).;
- Desertion and shrinkage of some settlements (e.g. Greetwell) .

The Landscape Character Assessment (both the Lincoln Fringe LCA and the Cherry Willingham LCA can be found at: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planningpolicy/evidence-base-and-monitoring/landscape-character-assessment/>

Cherry Willingham landscape character assessment ³¹

The descriptions in the District Landscape Character Assessment clearly have limited value when applied at a very local level, so a more detailed Landscape Character Assessment for Cherry Willingham was carried out in 2014 in preparation for the original Neighbourhood Plan of 2019. This identified three areas of landscape character.

Character Area 1 - North of the Railway



Map 11- Northern Character Area

Key Features

- Relatively open rolling agricultural area with areas of enclosed paddocks near the main village, a small area of woodland (Fox Covert) and extensive views northward across the shallow vale of Reephams beck.
- Matrix of drainage ditches and broken boundary hedges: field pattern has been eroded by modern agriculture but evidence of smaller traditional fields to the east. Mature trees and hedges to the south of Green Lane.

³¹ This is an edited version of the original version in the 2019 Neighbourhood Plan that takes account of the changes in the built environment since 2014.

- The area is separated by the railway line from the main part of the village and adjoins the smaller area of the main settlement to the northeast, 'Little Cherry' to the northwest and the small development around Walk farm to the south.
- Limestone ridge rising east to west to the highest point of area before sloping down to the west. This gives important and extensive views of Lincon Cathedral to the west, the Witham Valley landscape to the south and the distant wolds to the northeast which can be seen from the PRow of Green Lane beyond Walk Farm.



Character Area 2 – Central strip



Map 12 – Central Strip

Key Features

- Rolling agricultural land to the east and west of the main settlement, bounded to the north by the railway and to the south by Fiskerton Rd with extensive vistas to the south across the Witham Valley (along the whole length of Fiskerton Rd).



- The area to the east (above) is at the time of writing composed of larger open fields sloping north to south. Although the northern part the area shown on map 12 is allocated for housing development (see map 2) there is still opportunity for the edge character to be retained by providing public access along the eastern boundary of the development giving views across to the Lincolnshire Wolds to the east, and ensuring the area south of the west to east public footpath remains undeveloped (map 3, policy H1).



- The area to the west is composed of more enclosed rolling agricultural landscape with mature trees and hedges. It is physically separated from the main settlement by the southernmost stretch of Waterford Lane (although new development - Kingfisher Close - now occupies the unshaded space closest to the railway). The land slopes north to south and west with extensive views across the Witham Valley to the south and to the west with visual links towards Greetwell Church and the Cathedral.

Character Area 3 – land to the South of Fiskerton Rd



Map 13 – South of Fiskerton Rd and Willingham Fen

Key features

- Large scale open landscape gently sloping from north to south from Fiskerton Rd to Willingham Fen. There are extensive views west towards the cathedral and east towards Fiskerton church.

- There are some areas of traditional field boundaries with large mature trees and a farmstead (now the Fenland Hideaway tea room) to the west, with good views towards Greetwell Church.
- There are extensive and important views to the south across the fen.
- Willingham Fen is the northernmost extension of the fens which was not drained until the 19th century. This is a flat open flood plain landscape used increasingly as pastoral rather than arable land. There is a matrix of extensive drainage dykes and broken boundary hedges. The embanked River Witham lies along the boundary of the Neighbourhood Plan area to the south and there are views across to the rising land on the south side of the Lincoln Gap.
- The Witham Valley is an important archaeological area (bronze age barrows in the Greetwell area and iron age sites on the Washingborough side of the river and at Fiskerton) and there is potential for further discoveries in the area.



west towards the cathedral



east towards Fiskerton

Appendix 4 – Local Green Spaces - details

Name of LGS	Why is it special	Recreational value	Historical Value
LGS1: Triangle – Fiskerton R o a d 	<p>This area leads into Church Lane from the open country to the south. It is planted with mature trees and the WI donated and planted many daffodil bulbs, so it is a riot of colour in the spring.</p>	<p>There is a seating area to appreciate the views across the Witham Valley.</p>	<p>The story is that the road on the north side was the original road into the village and a new road had to be built to the south during the WW2 so ammunition trucks could negotiate the bends. But the 1907 OS map shows just the same layout as today...</p>

<p>LGS2: Playing Field - Laburnum Drive</p> 	<p>The is one of two Parish Council owned playing fields. This area is home to the cricket and bowls clubs and has a football pitch. It also has a well-equipped up to date children's area</p>	<p>The cricket and bowls clubs have their own pavilions. It is the only public place in the village for sports teams to play league sports. The children's play park is well used by pre-school and primary school pupils.</p>	<p>This field was bought from a friendly local farmer by the residents in the '60s because at that time there were no leisure facilities in the village. The money was raised by weekly door collection and fundraising events, a tradition that continues.</p>
<p>LGS3 – St. Paul's Play area</p> 	<p>This is the only playing space on the Cathedral View Estate. Once again there were no green spaces put in as a part of the developments so when the opportunity came to make it into a play area the Parish Council put in equipment, which has been recently added to.</p>	<p>This is now a well-equipped play area. It is used by pre-school groups for picnics in the summer and it is accessible to wheelchairs. There are items of play equipment suitable for all age groups of children and also adult gym equipment.</p>	<p>The area was originally on land that straddled the parish boundary with Reepham and was turned over to both parishes as part of the 1960's and '70s development of the area. A boundary change placed it entirely in the village although ownership of the field was only transferred to Cherry Willingham in</p>
<p>LGS4- Jubilee Close Play Area</p> 	<p>This was provided as part of the Jubilee Close development and is looked after by a management committee. It forms a boundary to the settlement area looking west towards Lincoln over open fields.</p>	<p>There is a very small children's play area with equipment. The rest is the only green space for general play on this estate.</p>	<p>That it was included in the development marks a change in planning policy to try and ensure that new houses are provided with social infrastructure.</p>

Name of LGS	Why is it special	Recreational value	Historical Value
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<p>LGS5 - Minster Drive</p> 	<p>This is a small green area, which connects the public footpath from Croft Lane to a public footpath to Reepham alongside the railway line.</p>	<p>There is a seat in the area, and it has mature trees for the wildlife.</p>	<p>Parish Council has owned and maintained it since the Cathedral View Estate was built in the 60s & 70s. It is a good example of how even very small green areas benefit wildlife and contribute to the natural 'feel' of the built</p>
<p>LGS6: Ladymeers Rd – Gilbert's Pond and slope up to burial ground</p> 	<p>The pond's great-crested newts saved it from being filled in during the development of the neighbouring estate. It is the only green oasis in a large modern housing estate. The slope has a memorial oak tree from the Queen's estate.</p>	<p>The pond has seating and information boards and is the home to a moorhen who regularly raises her young. The sloping area has a wildlife area and mature trees whilst the rest has been planted with new hedging and young rowan trees to encourage more wildlife. This extends the green space of the churchyard and burial ground.</p>	<p>Excavations undertaken in 1980 on the western side of the complex revealed evidence of occupation from the 5th to the 12th century including a sunken hut, drainage gullies, fences and an iron-smelting furnace. A Saxon fish house was excavated on the slope and then reburied. The area is mentioned in the Domesday Book and is named after the Lord of</p>
<p>LGS7 - The Parade (Le Grand Luce Garden)</p> 	<p>This was developed as part of the village's retail centre in the 1970s and has something of the atmosphere of a French village square. The pub, the library and the small branch surgery all face onto it.</p>	<p>The area is shaded by mature trees and has several benches. It is a place for outdoor gatherings – the church fete, the village Christmas tree lighting and events with its flagpoles, WW1 figures and information boards.</p>	<p>The Parade is very much the focal point of the village and could be seen as a modern village green. It provides a green heart for the village</p>

Name of LGS	Why is it special	Recreational value	Historical Value
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<p>LGS8 - Pembroke Academy playing field, Croft Lane</p> 	<p>This provides a green buffer between the school and the housing to the south. It houses the Army Cadet Hut.</p>	<p>The field is an important facility for the Academy and has been used by local clubs.</p>	<p>The Academy site was originally arable fields. A reaper and binder (predecessor to the combine) was used there in the 1960s.</p>
<p>LGS9 - Laburnum Drive</p> 	<p>The first new shops were built here, set back behind a small green area with a pub alongside. One of the 4 original shops is a takeaway and another is a preschool nursery. The central two are now homes.</p>	<p>There is seating and a post-box: the trees provide a small oasis that contrasts with the gardens along Newstead Avenue and Laburnum Drive.</p>	<p>There is a plaque and a stand of trees planted to commemorate Sir Winston Churchill. The change of use from the original shops show how even newer areas of a village can change over a few decades.</p>
<p>LGS10- Amenity Green Space and Play Area – ‘Little Cherry’</p> 	<p>This is a small green area on the new estate; it breaks the density of housing and provides a tiny play area for under 10s. This area is not adequate for a site of this size.</p>	<p>The play area is very small, and the grass is just an area for walking and taking shortcuts. The area is management maintained and there is no space to develop facilities for older children.</p>	<p>The area is an object lesson of what can happen when an area is developed piecemeal over many years with no requirement to consider the wider social infrastructure. ‘Little Cherry’ now has over 200 houses with no facilities of any sort except for this small green site and a</p>

Appendix 5

Cherry Willingham Neighbourhood Plan

Schedule of Modifications assessed against the Neighbourhood Planning Act 2017 and Planning Practice Guidance (PPG)

Purpose of this table

This table demonstrates how the proposed revisions to the Cherry Willingham Neighbourhood Plan have been assessed against:

- the **Neighbourhood Planning Act 2017** (modifications to neighbourhood development plans), and

- the **Planning Practice Guidance (PPG)** (Neighbourhood Planning – Modifying a neighbourhood plan).

It is intended to assist the Local Planning Authority in determining:

- whether the proposed changes are **minor (non-material)** or **material**, and
 - whether the **material modifications change the nature of the plan**.
-

Statutory and PPG framework (summary)

Under the Neighbourhood Planning Act 2017, a qualifying body may propose:

- **non-material modifications**, or
- **material modifications**, provided they **do not change the nature of the plan**.

PPG confirms that a change is likely to **change the nature of the plan** if it:

- introduces a fundamentally different strategy,
 - allocates significant new development not previously tested,
 - removes or undermines key protections,
 - or otherwise departs substantially from the original vision and objectives.
-

Summary of changes from the 2019 Neighbourhood Plan

Policy / Change Area	Summary of Change	Type of Modification	Relevant PPG Test	Assessment Against “Change of Nature” Test
Plan period & context	Plan period updated to 2026–2040; background text updated to reflect latest Census data and adopted Central Lincolnshire Local Plan	Material modification	PPG: Updating plans to reflect new evidence or policy context	Does not change the nature of the plan. The vision and spatial strategy remain unchanged.
Policy H1 – Housing Strategy & Location	Updated housing figures reflecting Local Plan allocations/permissions; clearer identification of settlement boundary and areas of restraint	Material modification	PPG: Clarifying or updating policies to align with strategic policies	Does not change the nature of the plan. No new strategic allocations introduced by the NP.
Policy H2 – Principles for New Housing Development	Expanded and clarified development principles (connectivity, infrastructure, placemaking)	Material modification	PPG: Strengthening existing policies without altering strategy	Does not change the nature of the plan. Reinforces existing intent.
Policy H3 – Housing Mix, Density & Type	More detailed and evidence-led requirements, including provision for older persons’ housing	Material modification	PPG: Adding detail to improve decision-making	Does not change the nature of the plan. No shift in housing objectives.
Policy H4 – Affordable Housing (new)	Introduces a discrete affordable housing policy aligned with Local Plan	Material modification	PPG: Introducing new policies where consistent with plan strategy	Does not change the nature of the plan. Supports existing objectives on meeting local needs.
Policy H5 – Self-Build & Custom Housing (new)	Supports small-scale self-build/custom housing	Material modification	PPG: Supplementary policies consistent with NPPF	Does not change the nature of the plan. Adds optional delivery routes only.
Policy H6 – Extensions & Alterations (new)	New development management policy for household extensions	Material modification	PPG: New DM policies where previously absent	Does not change the nature of the plan. No strategic implications.
Policy H7 – Design Quality	Replaces former design policy with expanded, clearer design requirements (sustainability, biodiversity, EVs)	Material modification	PPG: Strengthening design policies	Does not change the nature of the plan. Same design objectives, clearer delivery.
Policies EB1 & EB2 – Employment & Home Working	Replaces former E1 policy with two clearer, more focused policies	Material modification	PPG: Restructuring policy suite for clarity	Does not change the nature of the plan. Employment support retained and clarified.

Policy / Change Area	Summary of Change	Type of Modification	Relevant PPG Test	Assessment Against "Change of Nature" Test
Policy CF1 – Community Facilities	Updated wording and clearer criteria for protection of facilities	Material modification	PPG: Refining policies to improve effectiveness	Does not change the nature of the plan. Protection remains in place.
Policies R1 & R2 – Retail & Recreation	Updated wording and criteria; intent unchanged	Material modification	PPG: Clarification and updating	Does not change the nature of the plan.
Policy HE1 – Heritage Assets	Revised wording and structure; protection retained	Material modification	PPG: Updating heritage policies	Does not change the nature of the plan.
Policies TA1–TA3 – Transport & Movement (new)	Introduces policies on sustainable travel, traffic management, and walking/cycling routes NOTE: Policy TA3 is included in a Green Infrastructure chapter along with Policies OS1, OS2 and OS3.	Material modification	PPG: New topic-based policies consistent with strategy	Does not change the nature of the plan. Supports existing sustainability aims.
Policy OS1 – Local Green Space	Updated wording aligned with NPPF; renumbered	Material modification	PPG: Updating policies for national conformity	Does not change the nature of the plan. Existing designations retained.
Policy OS2 – Green Wedges (new)	New policy protecting Green Wedges identified in Local Plan	Material modification	PPG: Adding policy where designation already exists	Does not change the nature of the plan. Reflects strategic policy already in force.
Policy OS3 – Public Open Space	Expanded criteria including biodiversity and connectivity	Material modification	PPG: Strengthening environmental policies	Does not change the nature of the plan.

Overall Conclusion of Cherry Willingham Parish Council

The proposed modifications to the Cherry Willingham Neighbourhood Plan constitute **material modifications within the meaning of the Neighbourhood Planning Act 2017**, but **do not change the nature of the plan**.

The revisions update the plan period, strengthen and clarify existing policies, and introduce new policies that are consistent with the original vision, objectives and spatial strategy of the made plan. No fundamentally new development strategy or untested site allocations are introduced.

Glossary

Term	Definition
Affordable Housing	Annex 2 of the NPPF (2012) defines Affordable Housing as social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. (“Definition and types of Affordable Housing”)
Building for Healthy Living	A partnership guide based on NPPF and incorporating a traffic light system for assessing how well development proposals respond to key design quality questions. (See Appendix 5).
Central Lincolnshire Local Plan (CLLP) *	The Central Lincolnshire Local Plan is an adopted Development Plan for the area until 2040 produced jointly by Lincoln City Council, North Kesteven District Council and West Lindsey District Council covering the area for Gainsborough to Sleaford .
Cherry Willingham Community Plan (CW 20/20) - adopted in 2013 *	A shared vision for the future of Cherry Willingham (developed through widespread community engagement) along with plans and actions to deliver it. The process was a major trigger for the preparation of the Neighbourhood Plan.
Defined Community Need	A demonstrable local need arising from such evidence as community consultations, surveys, engagement exercises parish plans, service audits or other relevant studies indicating that a proposed use would provide a facility or service that contributes to the social, economic, health or well-being needs of the community.
Evidence base	A collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other strategies and policies.

<p>E classification for retail and other businesses</p> <p>(from planninggeek.co.uk , which is a helpful explanation and summary of the planning regulations)</p>	<p>E(a) Display or retail sale of goods, other than hot food</p> <p>E (b) Sale of food and drink for consumption mostly on the premises</p> <p>E (c) Provision of:</p> <ul style="list-style-type: none"> E (c) (i) Financial services E (c) (ii) Professional services (other than health or medical services) E (c) (iii) Other appropriate services in a commercial, business or service locality <p>E (d) Indoor sport, recreation or fitness (not involving motorised vehicles, firearms or use as a swimming pool or skating rink)</p> <p>E (e) Provision of health services (except the use of premises attached to the residence of the practitioner)</p> <p>E (f) Creche, day nursery or day centre (not including a residential use)</p> <p>E (g) Uses which can be carried out in a residential area without detriment to its amenity</p> <ul style="list-style-type: none"> E (g) (i) Offices to carry out any operational or administrative functions E (g) (ii) Research and development of products or processes E (g) (iii) Industrial processes.
<p>Term</p>	<p>Definition</p>
<p>Housing Needs Assessment</p>	<p>A locality based strategic study aimed at determining a notional “fair share” of housing development, within the context of a Strategic Housing Market Assessment, that a Neighbourhood Plan area can contribute,</p>
<p>Infill site</p>	<p>A potential site for housing development on sites not allocated in the Local Plan. It lies within the existing built-up area and may be either an empty site or lie within the boundaries of an existing built property.</p>
<p>Infrastructure Delivery Plan.</p>	<p>This supports the Local Plan and identifies the physical, social and green infrastructure (such as flood resilience, transport, education, primary healthcare and green infrastructure and carbon reduction measures) required to deliver the growth aspirations of the plan. It also quantifies costs, funding gaps and potential funding partners.</p>
<p>Landscape Character Assessment</p>	<p>A process of identifying and describing variation in the character of landscape by mapping and describing character types.</p>
<p>Listed Buildings</p>	<p>Buildings and structures which are listed by the Department of Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are subject to legal inspection before any works are carried out.</p>
<p>Local Green Spaces</p>	<p>It is a designation to provide special protection of a green area of importance to the local community, using the criteria of paragraphs 76-77 of the NPPF.</p>
<p>Localism Act</p>	<p>An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up Neighbourhood Development Plans for their local area.</p>

Local Planning Authority (LPA)	The local government body (currently (2026) West Lindsey District Council) responsible for planning and development matters: they receive, advise on, consider and decide on applications for developments (either at officer or committee level) other than for those for national Infrastructure projects.
National Planning Policy Framework (NPPF) *	The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government’s strategic planning policies for England and how these are expected to be applied in development planning documents, including neighbourhood plans, and in decisions on planning applications.
Neighbourhood Plan (NP) *	Neighbourhood Plans are a way for communities to decide the future of the places where they live and work. The Government introduced the right to do Neighbourhood Planning through the Localism Act 2012. The LPA has to approve them but is bound to give weight to them when making planning decisions.

Term	Definition
Open Space	All open space of public value, including not just land, but also areas of water which offer important opportunities for sport, recreation and can act as a visual amenity.
Settlement	“ a defined, built-up area—ranging from small villages to large cities—where people live and work, used to direct sustainable development and prevent urban sprawl.’ (Google AI summarised definition)
Settlement Boundary (Developed Footprint in the LP)	The built-up area of a community defined so as to exclude inappropriate development in the surrounding countryside. The Developed Footprint of a settlement is defined as the continuous built form of the settlement and excludes: <ul style="list-style-type: none"> • individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement; (<i>e.g. the Walk Farm group of buildings and Fenland Hideaway</i>) • 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; • agricultural buildings and associated land on the edge of the settlement; and • outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement. (CLLP glossary)
Strategic Housing Market Assessment	An early stage in Local Plan preparation and enables Councils to accurately and consistently assess the scale and nature of housing needs and demand in their area.
Sustainable Drainage Systems (SuDS)	Drainage for surface water which mimics natural processes and aims to avoid direct channelling of runoff into networks of pipes and sewers.
Sustainability Appraisal	A process by which the potential impacts of a plan can be identified and reported.

Sustainability Scoping Report	The first stage of a Sustainability Appraisal which, amongst other things, establishes whether the correct information is being focussed on.
West Lindsey District Council (WLDC)	The Local Planning Authority for Cherry Willingham at the time this Plan was produced.
Windfall Sites	Sites including conversions which are not included as part of the housing land supply at the base date of the plan, but which subsequently become available for appropriate housing development, other than through Local Plan or neighbourhood plan allocation process.

* This denotes a principal source of reference for this Revised Neighbourhood Plan. They are most easily found by typing the term into your browser. Other references are given in the main text.

