



Chapter 21

Coningsby / Tattershall Areas

Coningsby

Tattershall

Tattershall Leisure Park

Mareham Le Fen

Woodhall Spa (Witham Road)

Woodhall Spa (The Broadway)

Woodhall Spa / Roughton

Kirkby On Bain

New York

Tattershall Thorpe

Chapter 21

Coningsby/Tattershall Area

21.1. Coningsby/Tattershall's area of catchment is considerably foreshortened because of the surrounding strong influences of Boston, Horncastle, Sleaford and Lincoln. To a certain extent there is also a duplication of services provided at Woodhall Spa.

21.2. To increase social and employment opportunities for the whole area, the Council feels it important to concentrate those opportunities into the area's centre where they can benefit from economies of scale and thereby be more likely to materialise. A Magistrates Court, for example, is a facility identified as being lacking. The Plan, therefore, concentrates its growth policies upon Coningsby/Tattershall. It will accommodate the particular local needs of the other settlements by appropriate allocations of land for housing, employment and recreational uses.

21.3. By more clearly defining the area settlement hierarchy, the Council will be in a better position to control development in the more sensitive smaller settlements scattered around the countryside.

Coningsby (Inset Map 74)

21.4. Coningsby and Tattershall are historically separate parishes, each with their own identities. They are separated by the River Bain. However, they meet at the River and have strong community links through their common connections to the RAF station. The significant differences between the two are firstly, the extent to which more private development has occurred in Coningsby and secondly, the presence of the small industrial estate in the village.

21.5. The majority of Coningsby's development lies to the south of the A153, between it and the RAF station. Accordingly the junction of High Street (A153) and Silver Street - which leads to the station - experiences considerable traffic movement.

21.6. Coningsby centre is poorly defined and, it spreads along High Street and Silver Street away from their junction. Despite adequate parking off Silver Street the range of shops is limited and the Local Plan seeks to reinforce the level of provision locally.

21.7. Private residential development has in recent years been focused off Park Lane (Hoplands Road) and Old Boston Road (Lancaster Road). Site A remains in this area and Sites B and C have been allocated, principally along Old Boston Road, in close proximity to the centre but not intruding into open countryside. Development Briefs will be prepared by the Council's Planning Policy Team for these sites to ensure that longer term opportunities are protected.

21.8. Coningsby's role as a local centre cannot rely solely on the presence of the RAF. A preferred site for industrial use (Site D) has been identified to supplement the existing estate which is substantially complete. The site, off Tumbly Road, has a joint access with the residential area

occupying the old station site. Any future extension will benefit from the intervening open space of the disused railway line and the Pingle but this will require reinforcing to protect the amenity of the Hoplands Road Estate to the West. However, alternative provision will be sought if this site is not forthcoming.

21.9. The footpath of The Pingle links to the proposed recreation routes of the Bain Valley which, itself, serves as an important buffer between Coningsby and Tattershall. This will be retained under Policy ENV20. The existing recreation ground to the west of the primary school is an important element in helping to provide for growing local community recreation needs and contributing significantly to the open space wedge between the two settlements.

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INSET MAP 74

Coningsby

For proposals relating to
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INSET MAP 75



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Tattershall (Inset Map 75)

21.10. Tattershall was a relatively small historic village until it was engulfed by development connected with the Coningsby RAF Station. Large service quarters lie either side of the core area which is bounded on the south by the River Bain, Tattershall Castle and the Leisure Park. To the north the housing quickly gives way to open countryside.

21.11. The economic activity associated with, and generated by, the RAF Station is clearly significant for the village and any growth will be a reflection of the future levels of activity on the Camp. This is equally true for the housing market which is influenced by the attitude of servicemen to home ownership and retirement.

21.12. Three sites have been identified for further residential development. The area to the east of Thorpe Road (Site C) provides an element of local choice. It is as closely related to Coningsby as it is to Tattershall.

Sites A and B lie either side of Lodge Road, north of the Market Place, and provide the bulk of the allocation on sites close to the village centre. It is desirable that closer links also be established between the centre and the Clinton Park area estates, avoiding the High Street while improving the pedestrian link through to Blacksmiths Corner.

21.13. Site B and C represent what are expected to be the first ten year phase of long term housing development on land which, in each case, lies alongside and to the east of the allocated site. Therefore, the eastern-most boundary of each site is to be seen as sufficiently flexible to allow a more effective and attractive first phase layout which can better be integrated into more comprehensive, longer term layout.

21.14. Sufficient housing land has been allocated now to cater for the calculated housing needs of the next ten years but

the facility for the extension of sites B and C allows this to be increased, if necessary, at the Plan's first review stage.

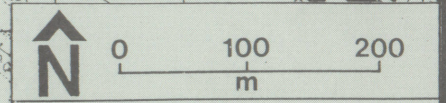
21.15. The area south of Tattershall between the High Street, Hunters Lane and the River Bain between the Castle and Wharfe Lane in Coningsby provides an important open space between the village and the sand and gravel workings and particularly between the two settlements. It is dominated by the Castle and the Gartree School with their associated open space and contains the riverside footpath running the length of the villages. The Local Plan will protect this important green area under Policy ENV20.

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INSET MAP 75
Tattershall



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INSET MAP 74



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Tattershall Leisure Park (Inset Map 76)

21.16. Inset Map 76 and the southern edge of Inset Map 75 show the area occupied by the Tattershall Leisure Park. The area is based upon the worked out sand and gravel pits adjacent to Tattershall Castle and the main A153 Sleaford to Skegness road. It is also well related to the potential market created by the air base personnel.

21.17. The A153 bounds the site to the north west. North and north east lie Tattershall Castle and the River Bain and Horncastle Canal beyond which, along the River Bain, mineral workings continue to add to the potential of the area for further leisure related activities.

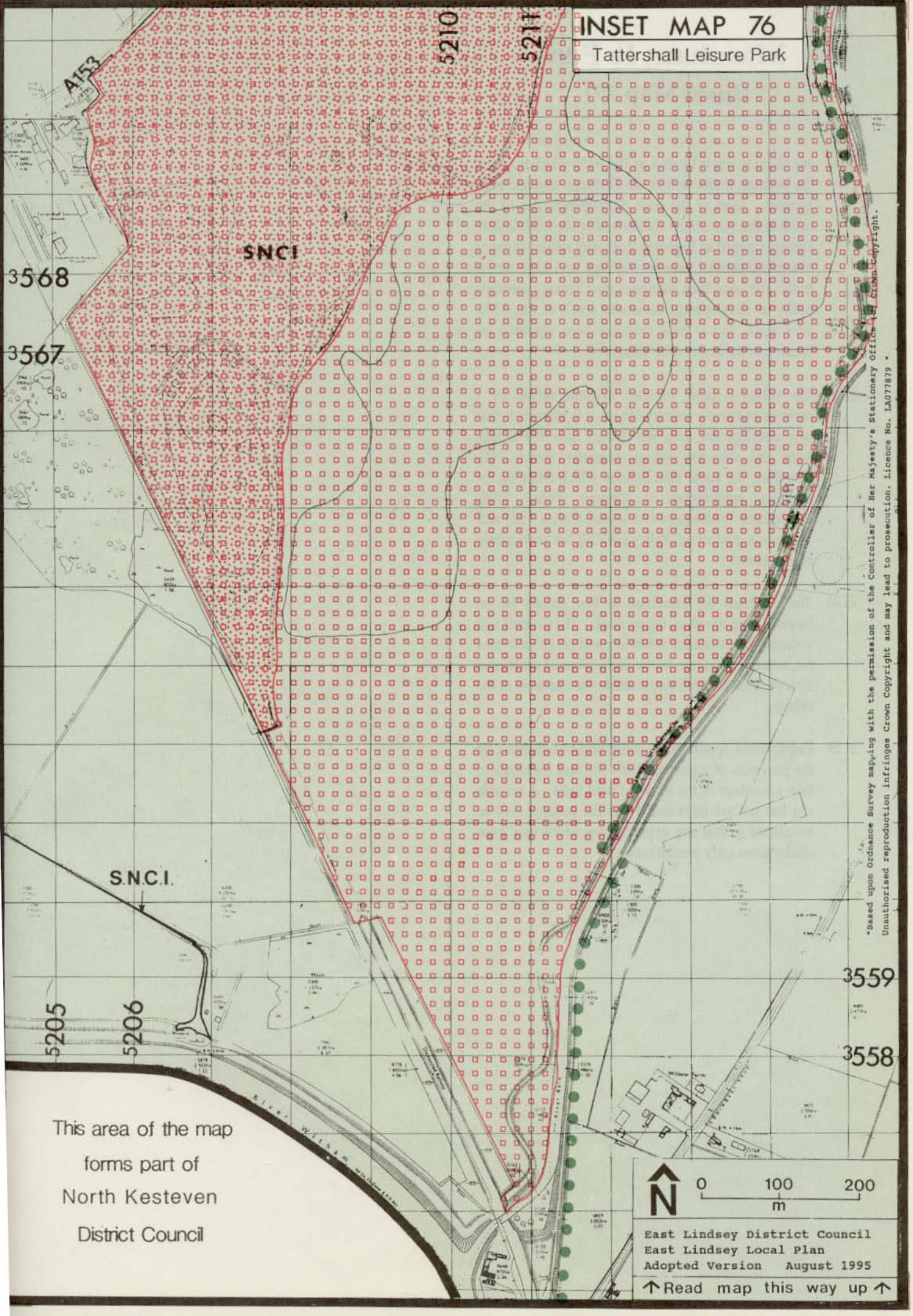
21.18. To the east the site is bounded by the RAF Station and to the south by the River Bain and disused railway. As part of a potentially larger area this western boundary might be considered for extension as far as the River Witham with its own attendant activities and wider linkages.

21.19. The bulk of activities associated with the Park are water based and with the exception of the water skiing, the majority are passive, quiet or relatively low key. Applications have also been made to extend the facilities by the provision of a hotel and chalet accommodation whilst close by there is a weekly open market and caravan/camping site.

21.20. This site can therefore be considered part of a wide leisure area which the Plan seeks to encourage, subject to any schemes integrating successfully with the local area and, in particular, the important historic site of Tattershall Castle. Any development will be referred to the MoD to ensure that no conflict between the air base and potential users occurs.

INSET MAP 76

Tattershall Leisure Park



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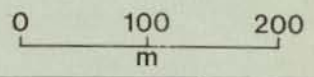
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forms part of
North Kesteven
District Council



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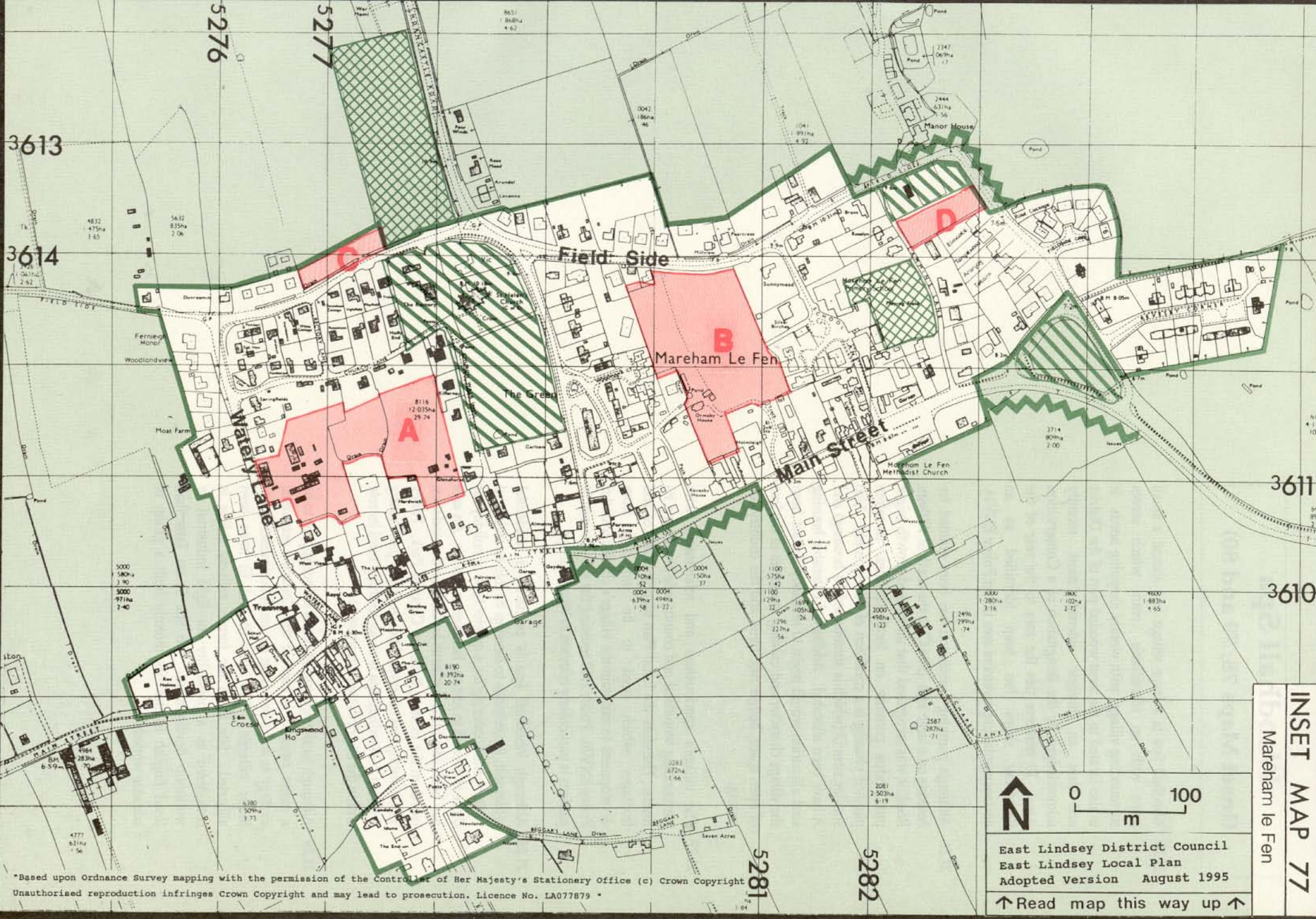
Mareham le Fen (Inset Map 77)

21.21. Mareham le Fen is located on the A155 which is one of the primary routes within the District's strategic road network. Most of the built development lies to the north of the main road. As advised by the Lincolnshire County Council as Highway Authority and so as not to exacerbate conflict between through and local access traffic, the Local Plan continues the Council's previous policy of development constraint south of the A155. Sites A,B,C and D have therefore been allocated for housing in the body of the village.

21.22. The village is fairly compact in form, served by a network of narrow country lanes. It is important that new development does not detract from the village form and attractive village character (Policy H1). Therefore, the Local Plan Policies which relate to, for example, subdivision of gardens (Policy H10), sympathetic road access and layout (Policy TR3) and open space protection (Policy ENV20), are particularly relevant here.

21.23. The emphasis for Mareham le Fen should be on consolidating or enhancing its assets. The Council will welcome proposals for refurbishment of, or new uses for, existing buildings, particularly those of traditional style or interest which contribute to the character of the village.

21.24. Employment opportunities could best be expanded by the provision of a purpose built site and buildings to take advantage of the strategic road links. A suitable site has not yet been found but the position will be monitored so that any opportunities which may arise can be given early consideration.




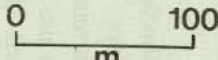
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INSET MAP 77
 Mareham le Fen

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Woodhall Spa (Inset Maps 78,79 and 80)

21.25. Woodhall Spa is a large village and almost a small town with an identifiable centre which serves surrounding villages with weekly shopping needs. It is also located in the most wooded part of the District and has an historic interest most recently acknowledged by the designation of a Conservation Area. To reinforce this the area to the rear of the Broadway shops has been identified as an environmental improvement area under Policy ENV14.

21.26. Although planning permission has been granted for housing on a large area (Site C) to the north of Witham Road, it was recognised that unchecked growth might put undue pressure on local facilities, therefore planned phasing is a condition of development. Also smaller sites D (which is surrounded by housing) and A have been allocated. Additional extensive housing land allocation would begin to seriously detract from the village character and existing amenities in the loss of open space, hedgerows, trees, and the countryside setting.

21.27. The village's spaciousness and relationship with surrounding woodland and countryside are among its assets. Therefore the Local Plan identifies spaces and frontages which need to be protected from development to maintain the village's character under Policy ENV20. Policy H10 resisting the sub-division of gardens is particularly relevant to Woodhall Spa.

21.28. Although Woodhall Spa is primarily a residential settlement, it continues to develop its role as an inland visitor centre, catering for a quieter type of holiday for those interested in history, heritage or culture. An area has been identified for new holiday accommodation based on the existing Bainland Caravan Park. Policy T10, resisting loss of serviced hotels, is also particularly relevant if Woodhall Spa

is to successfully fulfil its role within the District's tourism strategy.

21.29. Although local employment needs do not appear to be a major issue, it is part of the Council's economic strategy to make provision for small businesses in the larger villages. Two sites (B and E) have been allocated. Site B on the former railway siding is considered as a possibility for light industrial or workshop development. On Site E, on Tattershall Road English Estates has recently built a group of advance workshops.

INSET MAP 78

Woodhall Spa : Witham Road

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For proposals relating to this part of the map see INSET MAP 79

Green Lane

Mill Lane

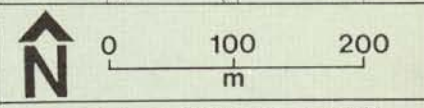
Witham Road

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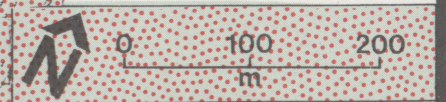
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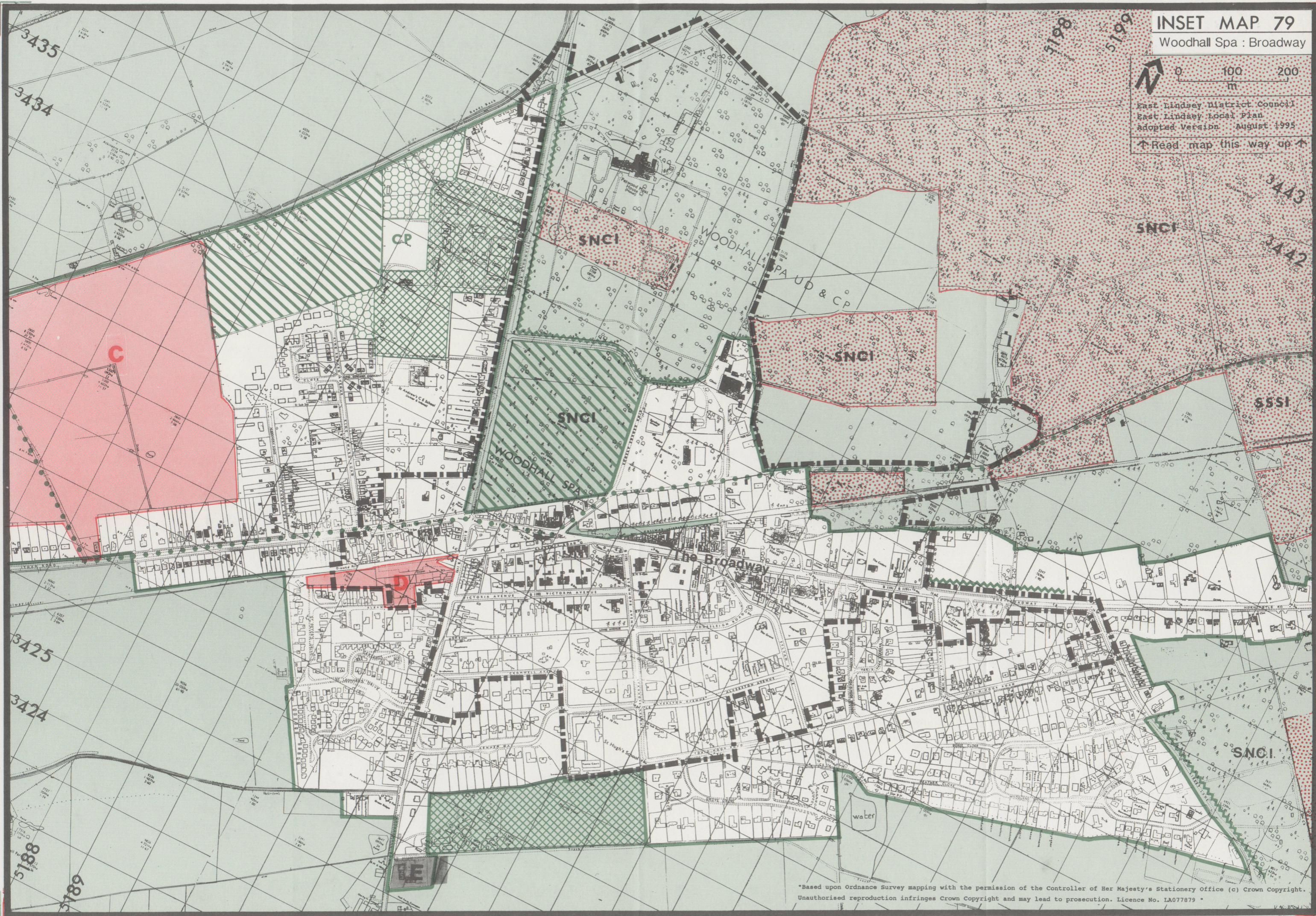
INSET MAP 79

Woodhall Spa : Broadway

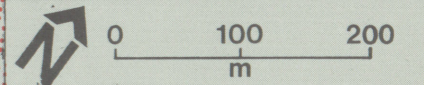


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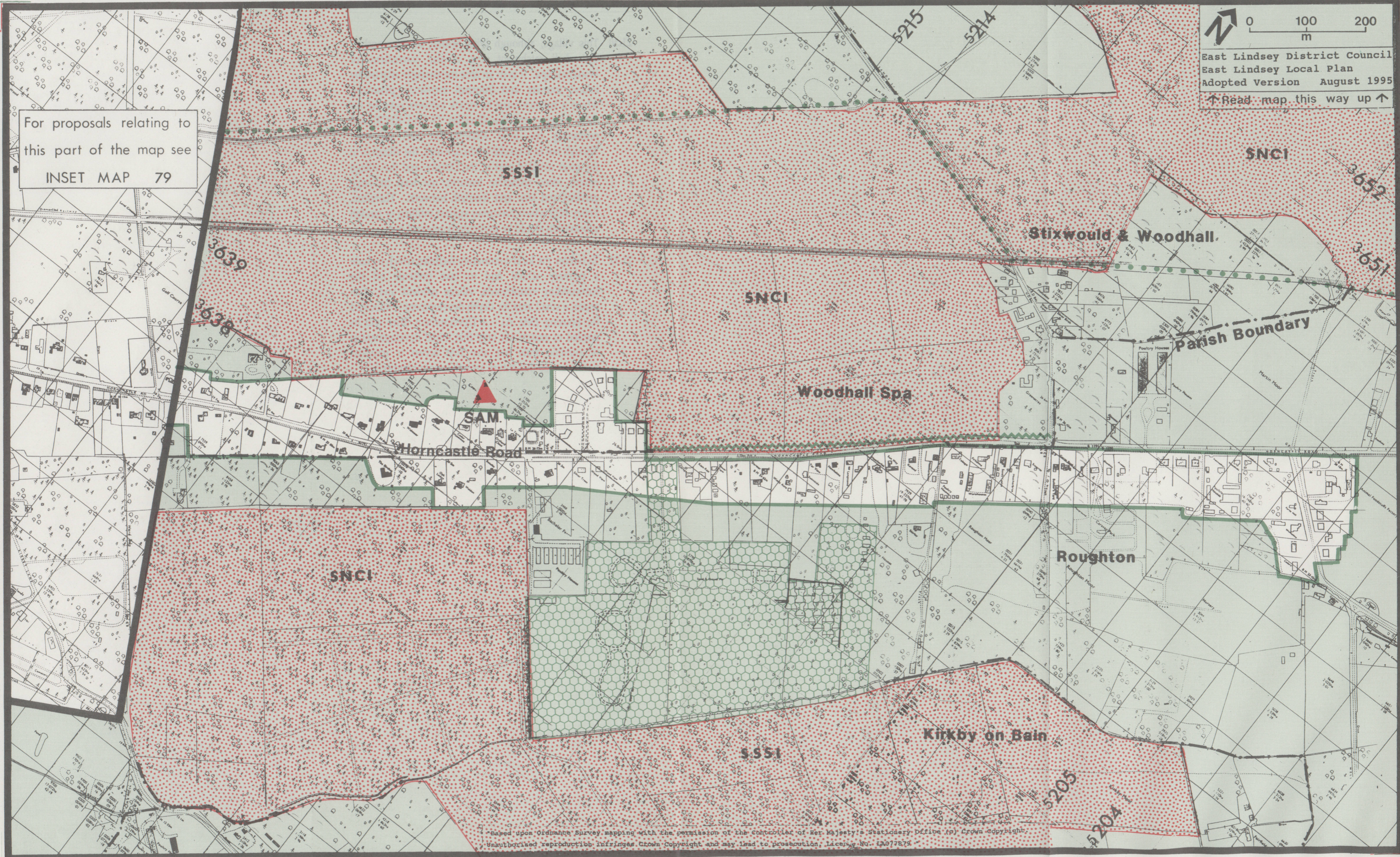
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INSET MAP 79



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Kirkby on Bain (Inset Map 81)

21.30. This village, although lying within the Coningsby/Tattershall catchment area, is also convenient for Woodhall Spa. It is in an area increasingly affected by inland tourism and informal recreation pressures, where a balance must be struck between catering for these leisure activities (Policies T8 and REC9) and protecting the local environment and character. Though not in a special landscape area, the village is in the most wooded part of the District, and the village retains some attractive features, not least its large gardens and lane and footpath network. Therefore, Policy H10 which presumes against infilling or garden subdivision would be particularly relevant here.

21.31. To bolster the local community facilities which include a primary school and to take pressure off the surrounding countryside, village gardens and open space, a small area for depth development is allocated for housing (Site A). A Development Brief will be needed to ensure not only that initial development is of suitable scale but also that access is reserved northward so that future growth is not prejudiced.

INSET MAP 81

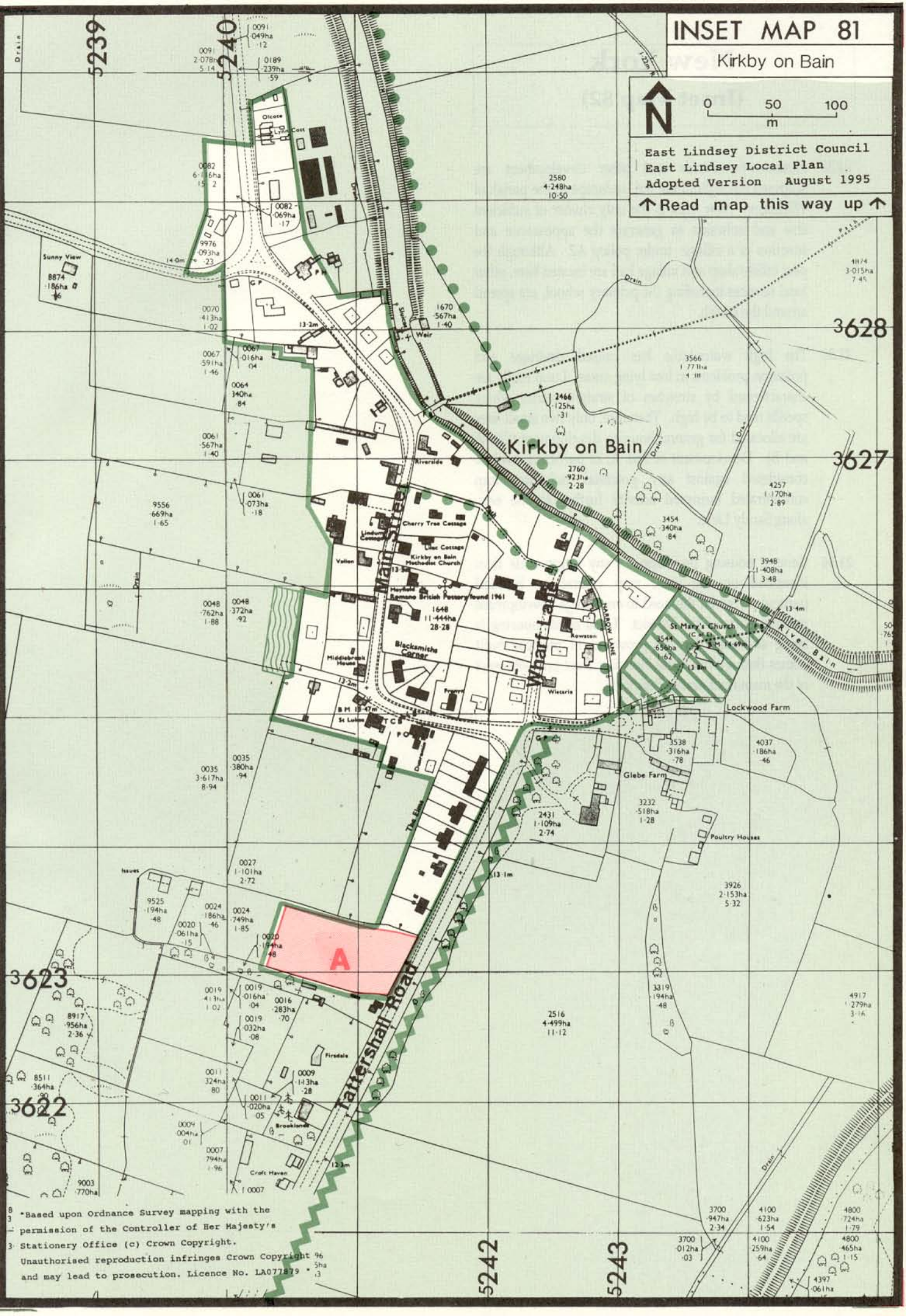
Kirkby on Bain



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New York (Inset Map 82)

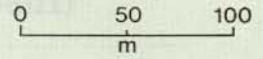
21.32. Houses, farmsteads and other development are scattered throughout the fen landscape of the parish of Wildmore. New York is the only cluster of sufficient size and cohesion to generate the appearance and function of a village under policy A2. Although the post office/shop and village hall are located here, other local services including the primary school, are spread around the parish.

21.33. The high water-table has caused drainage and pollution problems in low lying areas. Local roads are characterised by stretches of straight routes where speeds tend to be high. Therefore, only two small sites are allocated for general housing development (Site A and B). Development of Site A, in particular, will be considered against any potential nuisance from concentrated farmyard activity further to the east, along Sandy Lane.

21.34. General housing provision on any larger scale than identified on the inset map cannot be justified particularly given the need to encourage development in other parts of the District. Local needs housing is being addressed by the provision of purpose built homes through the Rural Housing Trust on a site west of the main road, under Policy H5.

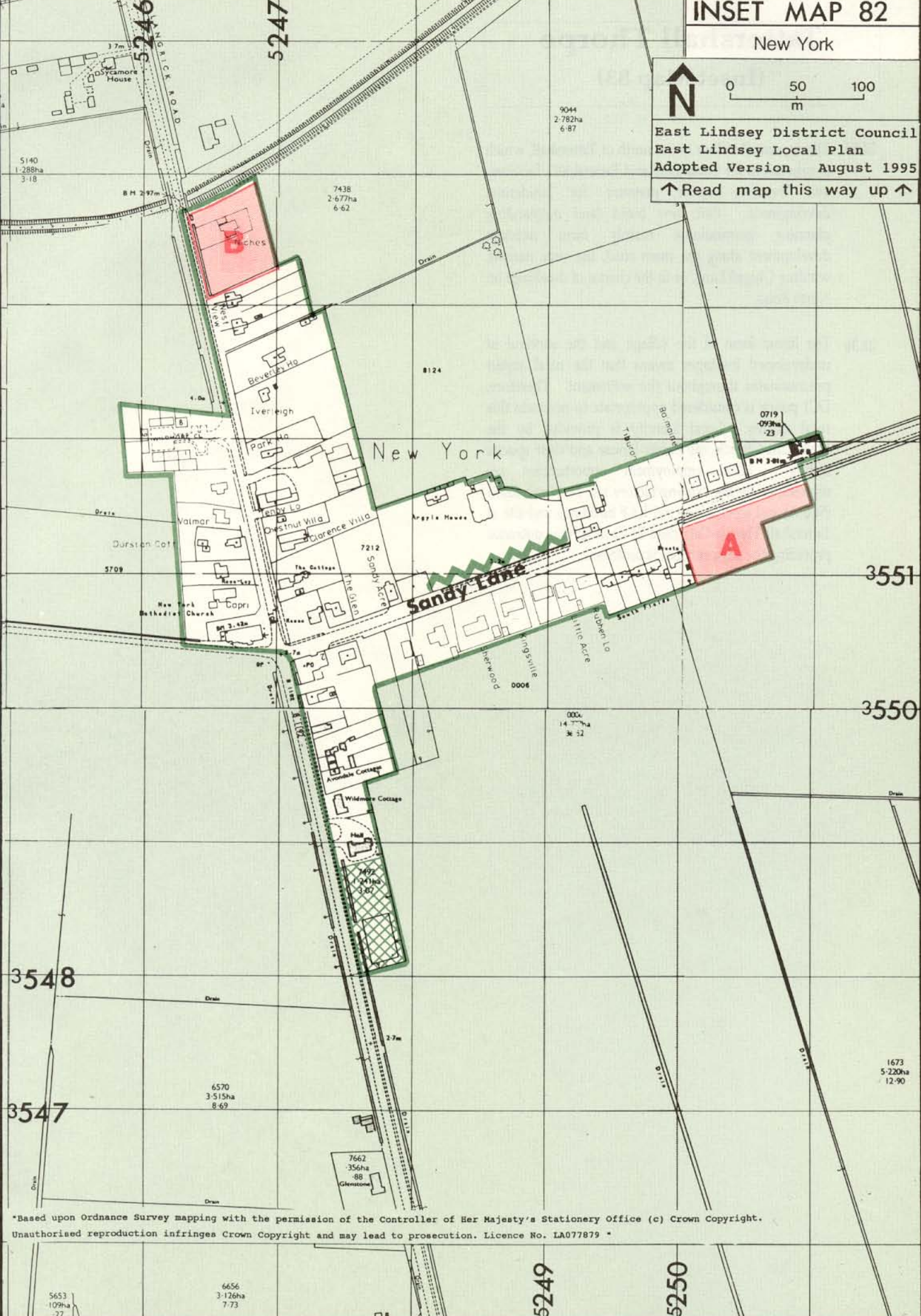
INSET MAP 82

New York



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5653
109ha
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6656
3.126ha
7.73

7662
356ha
88
Glenstone

5249

5250

1673
5.220ha
12.90

0006
14.77ha
36.52

7212
Sandy Lane

New York

Sandy Lane

New York
Methodist Church

Durston Cott

Valmar

OS Sturt Villa

Clarence Villa

Apple House

Park Ho

Iverleigh

Beverly Ho

BM 297m

0719
093ha
23

BM 381m

8124

9044
2.782ha
6.87

7438
2.677ha
6.62

5140
1.288ha
3.18

3.7m

5246

5247

BM 297m

Drain

Drain

3709

BM 3.48m

The Cottage

The Grove

BM 3.48m

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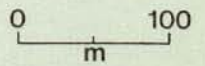
Tattershall Thorpe (Inset Map 83)

21.35. This is a small village to the north of Tattershall, which is convenient for Coningsby and Tattershall's facilities, and therefore under pressure for residential development. Past new build (and outstanding planning permissions) mainly form frontage development along the main road, the very narrow, winding Chapel Lane, or in the cluster of dwellings on North Road.

21.36. The linear form of the village and the survival of undeveloped frontages means that the rural aspect predominates throughout the settlement. Therefore, DC1 policy is considered appropriate to maintain this rural quality. Local identity is provided by the Methodist Church, the Public House and their spacial setting. Local employment opportunities are represented by the existing factory site on North Road (Site A) and some of the old RAF buildings and site at Tattershall Thorpe Carr (Site B) have further potential providing the adjacent SSSI is protected.

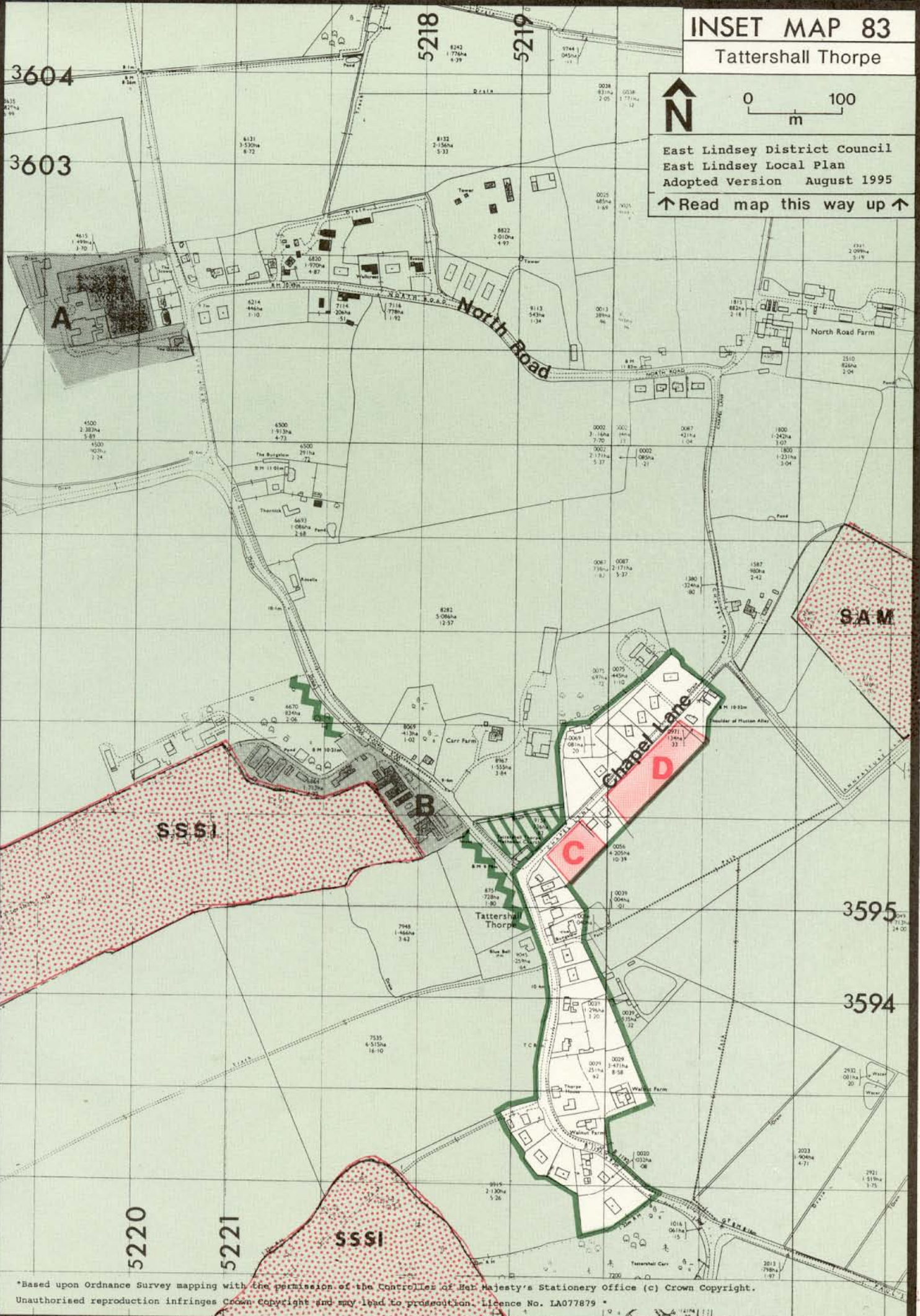
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Tattershall Thorpe



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