

Chapter 22

Horncastle Area

Horncastle

Horncastle Town Centre

Tetford

Baumber

Belchford

Bucknall

Hagworthingham

Hemingby

Minting

Thimbleby

West Ashby

Chapter 22

Horncastle Area

22.1. Horncastle is the second largest market town in East Lindsey and is the primary focus for a host of minor settlements in the area, with only one main village, Tetford. Many of these smaller settlements still retain much of their original character due partly to a slow and incremental growth rate over the years. However, the Council would expect that, in the absence of a choice of main villages capable of absorbing overspill development from Horncastle, pressure for development may increase in these more sensitive smaller settlements in the future.

22.2. For these reasons particularly it is appropriate that growth should be concentrated in Horncastle itself where it can more effectively reinforce the existing facilities (shopping, banking, health, education, employment etc.) on which the outlying settlements depend.

22.3. Tetford is classed as a main village mainly because of its range of facilities which serve several scattered settlements in a wide rural area. Otherwise, its relatively small size, separation from main roads and essentially rural character do not warrant the application of growth policies to the same extent as most other main villages.

22.4. In addition, locally significant housing allocations are made in Baumber and Bucknall where there are facilities to both support and be supported by housing development. This would help to protect smaller more sensitive settlements from sudden and great expansion which could harm their character and that of the countryside in which they are set.

22.5. At the same time the Local Plan provides housing land in those other

medium sized villages to provide for local growing needs and opportunities and, where possible, to help support local services. Accessibility and public transport is particularly important in this rural area where many small villages are primarily serviced by one main centre.

Horncastle (Inset Maps 84, 84.1)

22.6. The Plan's general policies have been applied to Horncastle's special circumstances. They reflect the objectives identified in the Horncastle Local Plan prepared in 1989 and they are equally applicable today. In particular, they aim to:-

- Promote Horncastle as a centre for employment, shopping and services to serve the people of the town and surrounding villages;
- Maintain a sufficient supply and choice of housing land to allow for growth and local need in line with the Structure Plan requirements;
- Generate more job opportunities by promoting investment in the development of manufacturing, service and tourism industries;
- Encourage the development of Horncastle as a visitor centre in the Wolds. This to be based on its historical character, status within Tennyson Country, antiques and craft trade and its handy location for touring;
- Ensure a pleasant living environment by separating residential areas from non-compatible uses, also ensuring that new housing areas are close to amenities such as shops, schools and the open countryside;
- Protect and enhance the role and character of the town centre to make it more attractive for shoppers and visitors;
- Provide initiatives for investment in redevelopment of underused and untidy sites in and around the town centre;
- Take account of the needs of the elderly, disabled and other disadvantaged people;
- Plan for the foreseeable needs of the community in terms of leisure, recreation and amenity facilities;
- Consider ways of alleviating the flooding problem in Horncastle Town Centre;

- Make sure that future development does not aggravate the flood problems in the town;
- Control the spread of the town into the adjoining countryside and along arterial roads in particular.

22.7. The Plan sets out to encourage the continued growth of Horncastle in line with its present growth rate but also allows for any acceleration of growth which may suggest itself over the next ten years.

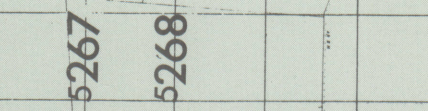
Land for Housing

22.8. Sufficient housing land with immediate development potential is allocated on Sites A,B,C,D and E under Policy H1 to cater for projected needs and to provide for a choice of site. In this way, there should be less risk of land remaining unreleased for lengthy periods during the Plan period. The Plan also recognises that other sites exist within the town where residential development could be appropriate but where constraints to development exist to be overcome.

22.9. Housing sites have been listed in the sites schedule at Appendix 4 and have been located to try to balance the development around the town to give easy access to the town centre and to remain convenient to existing services. Yet they are also segregated from non-conforming uses and reflect a variety of character suitable for introducing a wide range of housing types which will suit all family circumstances and special needs.

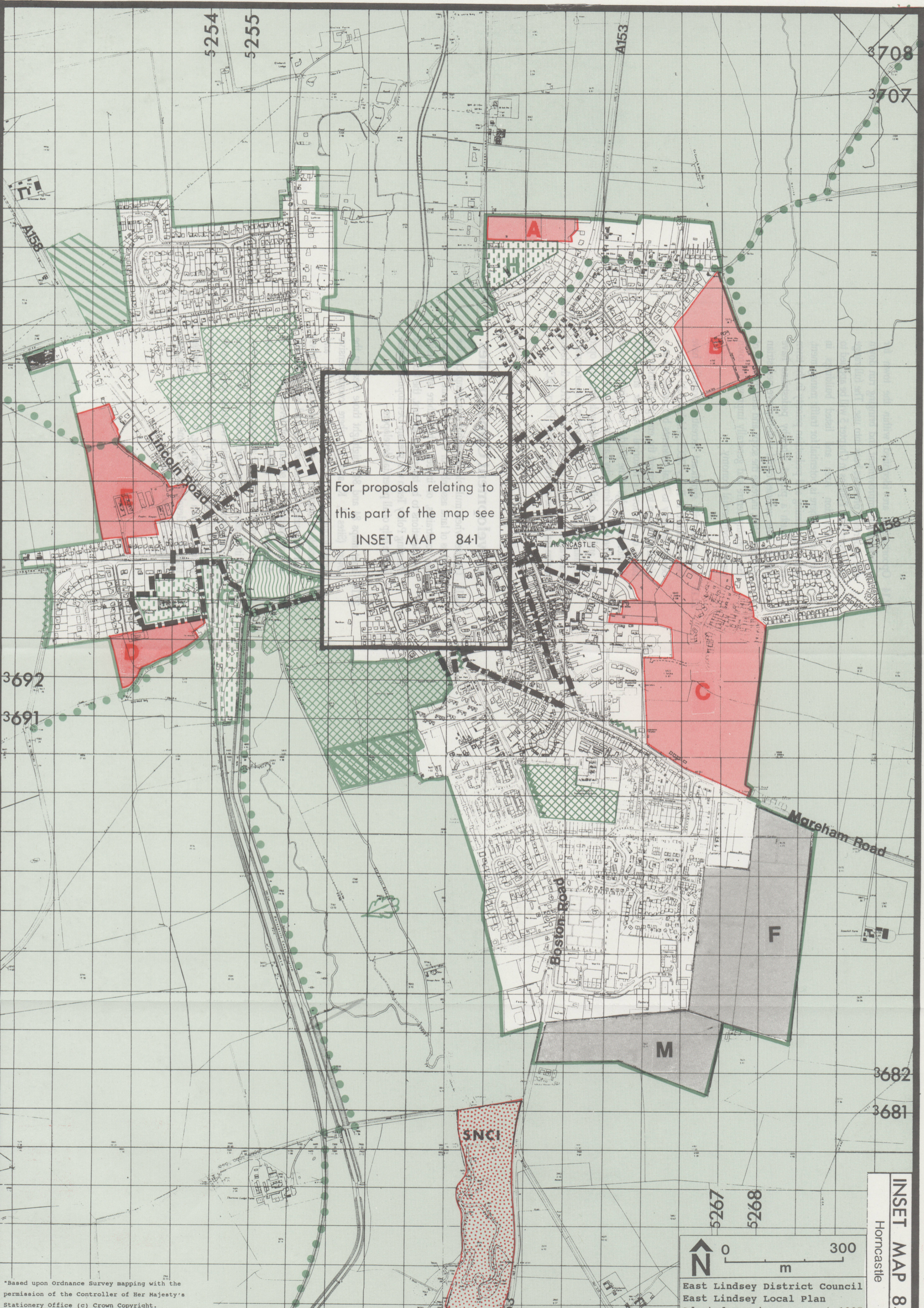
22.10. Housing development is to be encouraged closer to the town centre where it can add to the 'life' of the centre and the benefit from the closeness of services and shops. At the same time, the Plan tries to make sure that the town does not sprawl out into the countryside and unnecessarily eat into agricultural land through Policy DC1.

For proposals relating to
this part of the map see
INSET MAP 84.1



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INSET MAP 84
Horncastle



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Land for Industry

22.11. Land for industrial expansion is being set aside on Sites F and M under Policy EMP1 which will triple the size of the present estate off Boston Road. Even then, there will be scope for further expansion should the need arise. Policies EMP1, EMP6, EMP7 and EMP8 provide for the development of small business throughout the town provided there is no nuisance to the nearby residents or environment.

22.12. The promotion of small businesses is particularly important in the light of recent central government incentives to re-introduce rural and starter businesses and the potential evident in Horncastle reflected in high unemployment levels and a growing service sector, particularly aimed at the expanding antiques, shopping and tourism trade.

22.13. Horncastle is expected to expand its role as a shopping and visitor centre. The Local Plan promotes this with proposals under Policies S1, S2, S4, T1 and T8 to expand and consolidate the shopping centre and provide additional tourist facilities as well as Policies which make the town more attractive to shoppers and visitors alike.

22.14. Opportunities are identified within the town for environmental improvement and bringing run down and underused premises back into use. The full range of Conservation Policies in Chapter 5 will be applied to the Conservation Area and listed buildings in Horncastle. There is potential for traffic management, including calming, pedestrian priority in the town centre. Such a project whereby pedestrians have priority over vehicles could well improve pedestrian shopper safety, increase the scope and attractiveness of the shopping centre and generally improve the town centre's commercial economy.

22.15. Two areas with significant recreation potential have been identified in Policy REC2 which would prove of benefit not only to local residents but would act as a visitor attraction to support the emerging tourism role based on the town's historical character and handy location on the edge of the Wolds. The Bain Valley area from the former Hemingby Lane tip into the town centre site and from Jubilee Way southwards into the open countryside, have the potential to form a linear country park allowing for easy pedestrian access from the town centre out into the open countryside (Policy REC6).

Development Opportunities

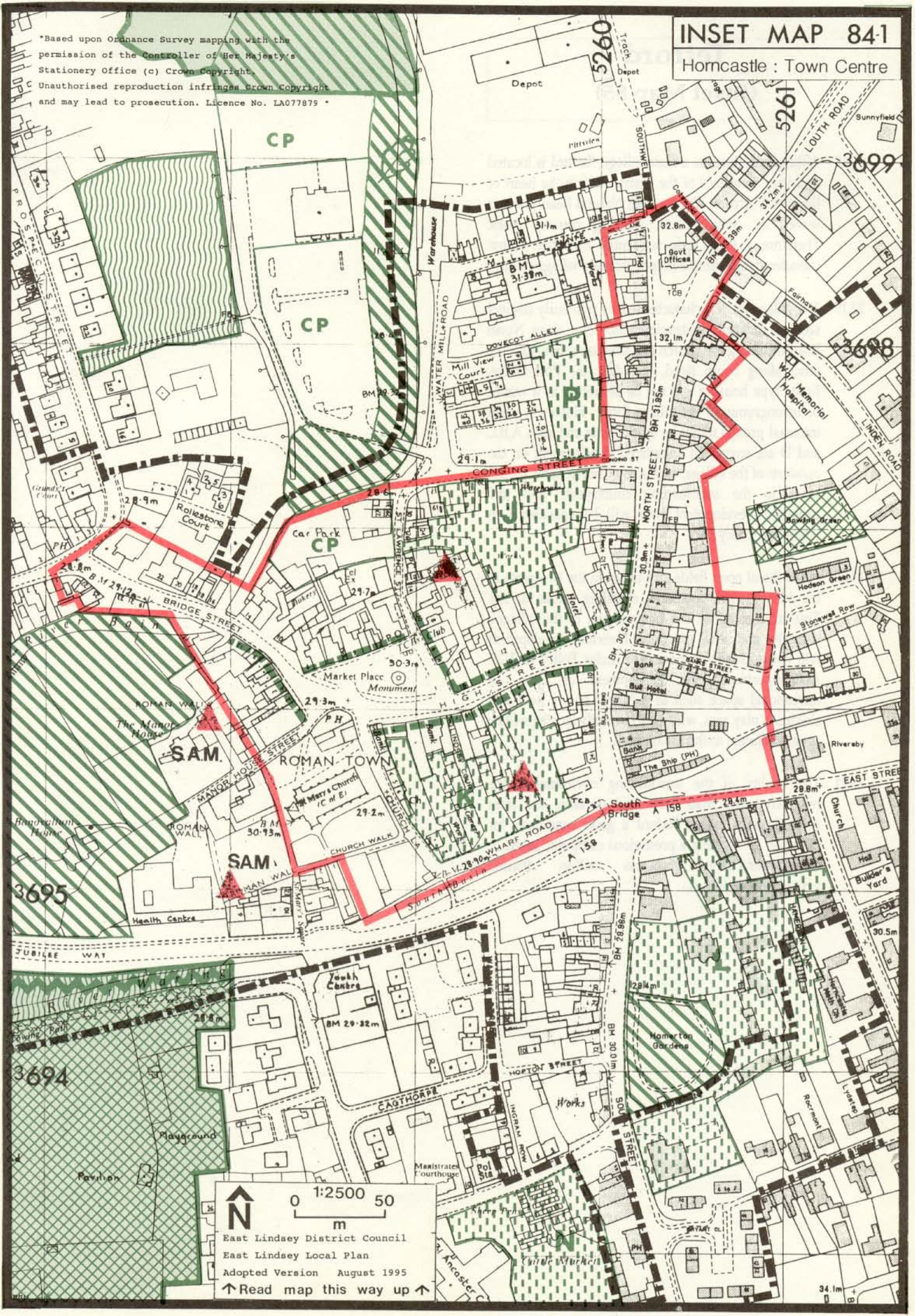
22.16. On sites where multiple ownership may complicate the process of land assembly or where there are particular site constraints, or indeed where there are special considerations to be taken into account, the Council's Planning Policy Team will prepare Development Briefs for the help of all potential developers.


22.17. Inset maps 84 and 84.1 highlight those areas in the town (Sites J, K and L) where comprehensive redevelopment is considered both feasible and desirable to improve the range and quality of town and community facilities, services and even residential accommodation. The schedule of development sites in Appendix 4 includes a brief description of the uses which would be preferred or required on these sites, but in all cases, development would need to be guided by a Development Brief which would be drawn up by the Council. In particular, where these sites already include an area of car parking, it would be expected that any redevelopment scheme would replace and add to the number of spaces.

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INSET MAP 841

Horncastle : Town Centre




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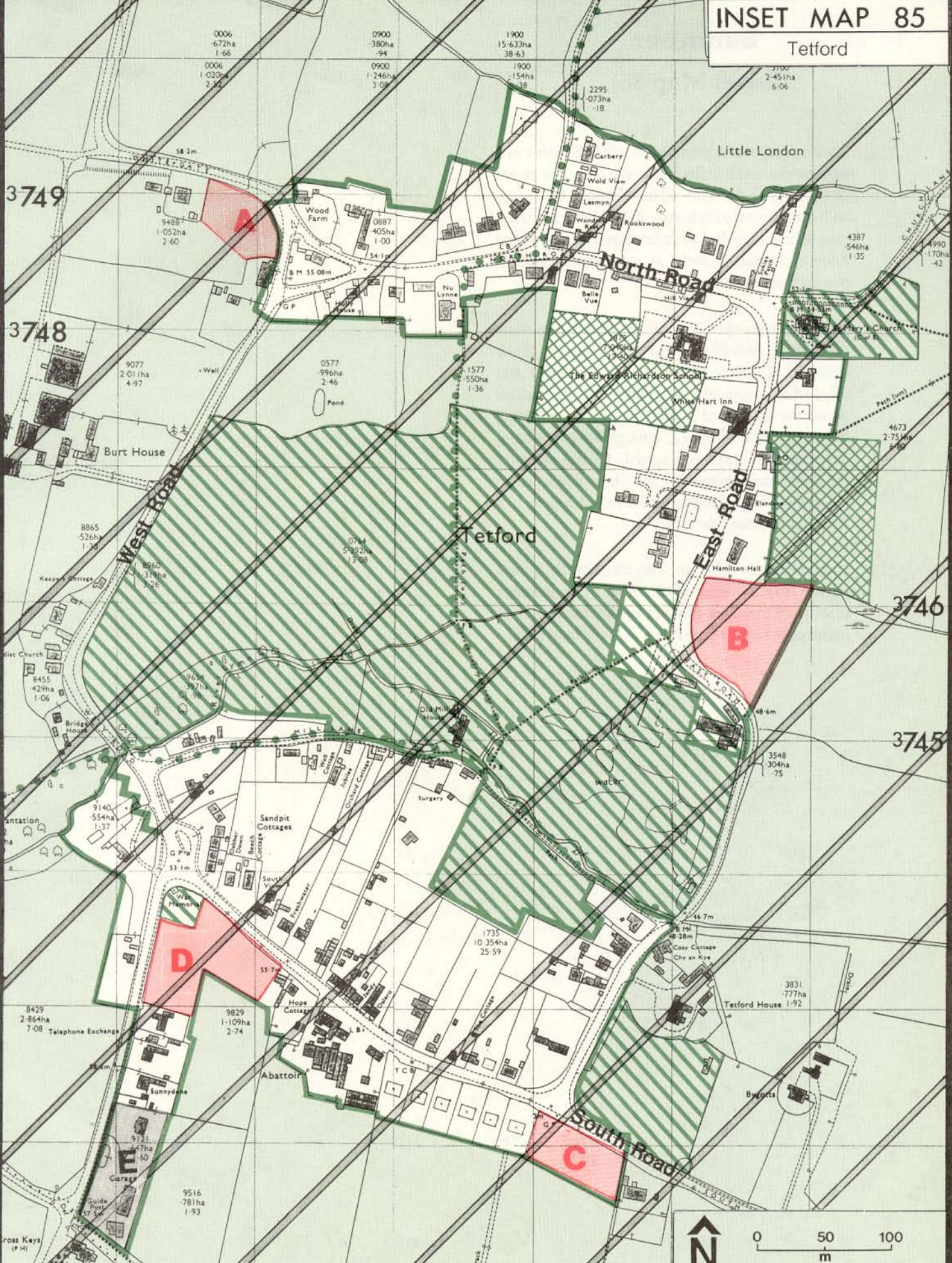
Tetford (Inset Map 85)

22.18. Although defined as a main village, Tetford is located in a very rural part of the District within the heart of the Wolds Area of Outstanding Natural Beauty and is served by only narrow, winding country lanes. Therefore, a large scale residential allocation is not considered appropriate despite its main village status.


22.19. The village form is characterised by two fairly distinct sections of frontage development; one along North Road including the church and primary school and the other along South Road, including the Post Office. Estate type housing will not be permitted as it would be incongruous to the village form. However, small informal groups might be appropriate and sites A,B,C and D are suggested. Scattered development on the outskirts of the village, such as on Church Lane, relates more to the surrounding countryside and any proposed development here will be considered in relation to Policy DC1.

22.20. A swathe of open fields cuts between the two parts of the village, with footpaths affording public access. This is an essential and integral part of the village's character and sense of place. Therefore development will not normally be permitted under Policy ENV20. An opportunity for development of open air recreational space such as a formal sports field and children's play area, which are currently lacking will be sought adjacent to the Village Hall.

22.21. The quality of the surrounding environment, the relatively poor road links and pressure for farm diversification makes Tetford a good candidate, for example for locating a prestigious computer based or telecommunications business within disused agricultural buildings.



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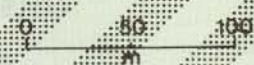
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Baumber (Inset Map 86)

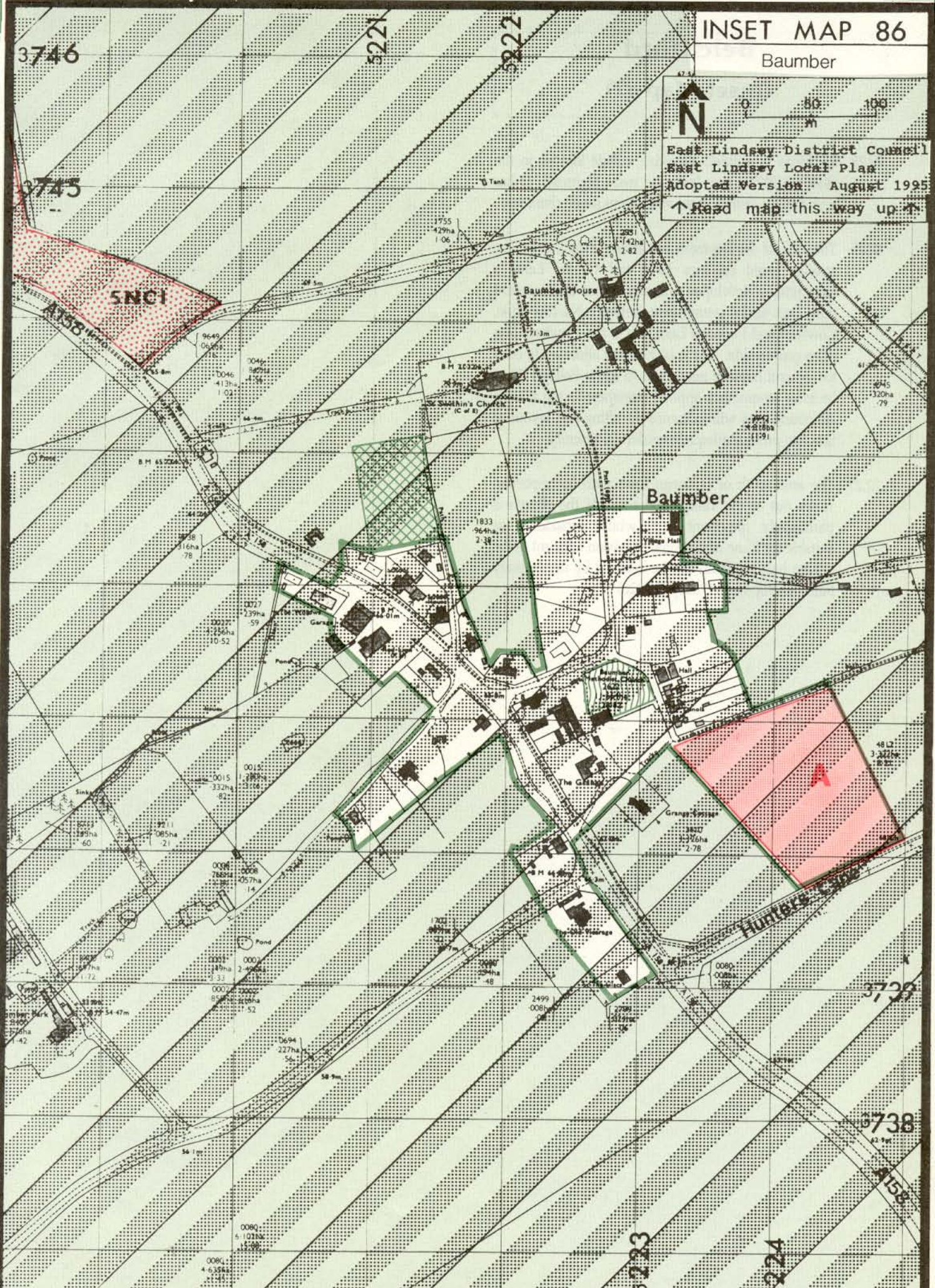
22.22. The Plan proposes to promote the role of Baumber as a local service centre in the Horncastle area. The recent de-trunking of the A158 which provides the village with good access to Horncastle and Wragby/Lincoln is seen as providing the key rather than the constraint to future development insofar as access constraints will be significantly reduced.

22.23. Site A has been identified with the potential to allow the growth desirable if that future role is to be achieved. Development of this site can boost and benefit the community and consolidate its position during the Plan period subject to a scheme integrating the site into the village e.g. through the provision of direct footpath links, being agreed. Careful design of the layout must ensure that the site is developed to reflect the village character and does not appear as a suburban or estate-type layout.

22.24. In following this Policy, the Plan intentionally focuses activity around the core of the village. Low Baumber is set apart from this area and is considered to be of countryside nature where Policy DC1 will be applied.

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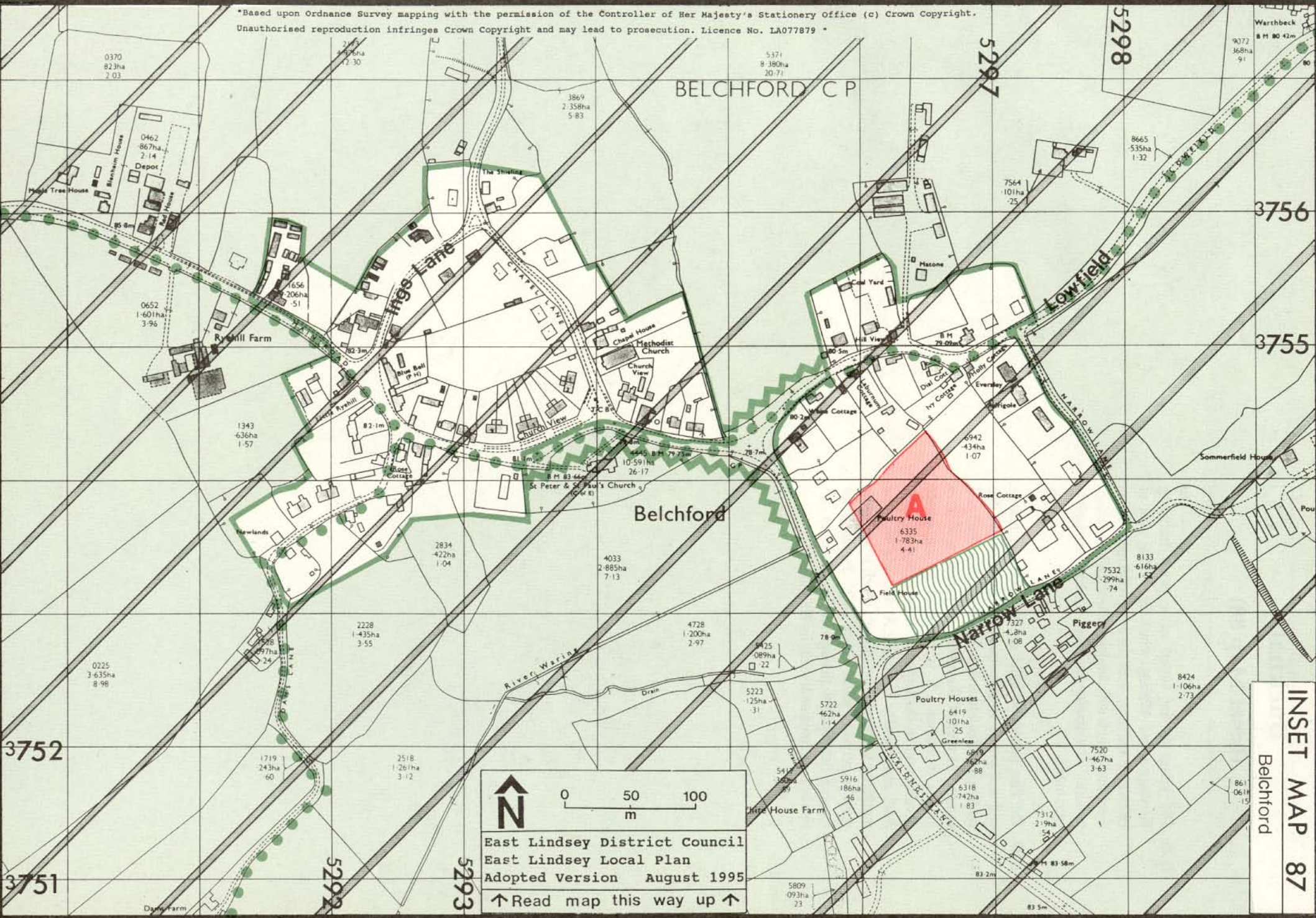
Belchford (Inset Map 87)

22.25. Belchford is a quiet, attractive village located in the Wolds AONB, away from the main highway. It has seen limited development and retains much character.

22.26. The bulk of development lies around two loops. The smaller based on Ings Lane and Chapel Lane is substantially developed and any future development must look to the second loop, between Narrow Lane, Cowfield and Furlongs Lane, if it is not to extend into open countryside. Site A is therefore allocated to cater for general housing needs and to allow Policy H10 to be more strenuously applied elsewhere in the village. Adjoining uses will influence the siting and layout of Site A to provide adequate residential amenity.

22.27. The area south of Furlongs Lane with its important views out of the village and towards the church is particularly important and, whilst considered as suitable for some recreational provision adjacent to the village hall, it should not be debased by unnecessary built development, (Policy ENV20).

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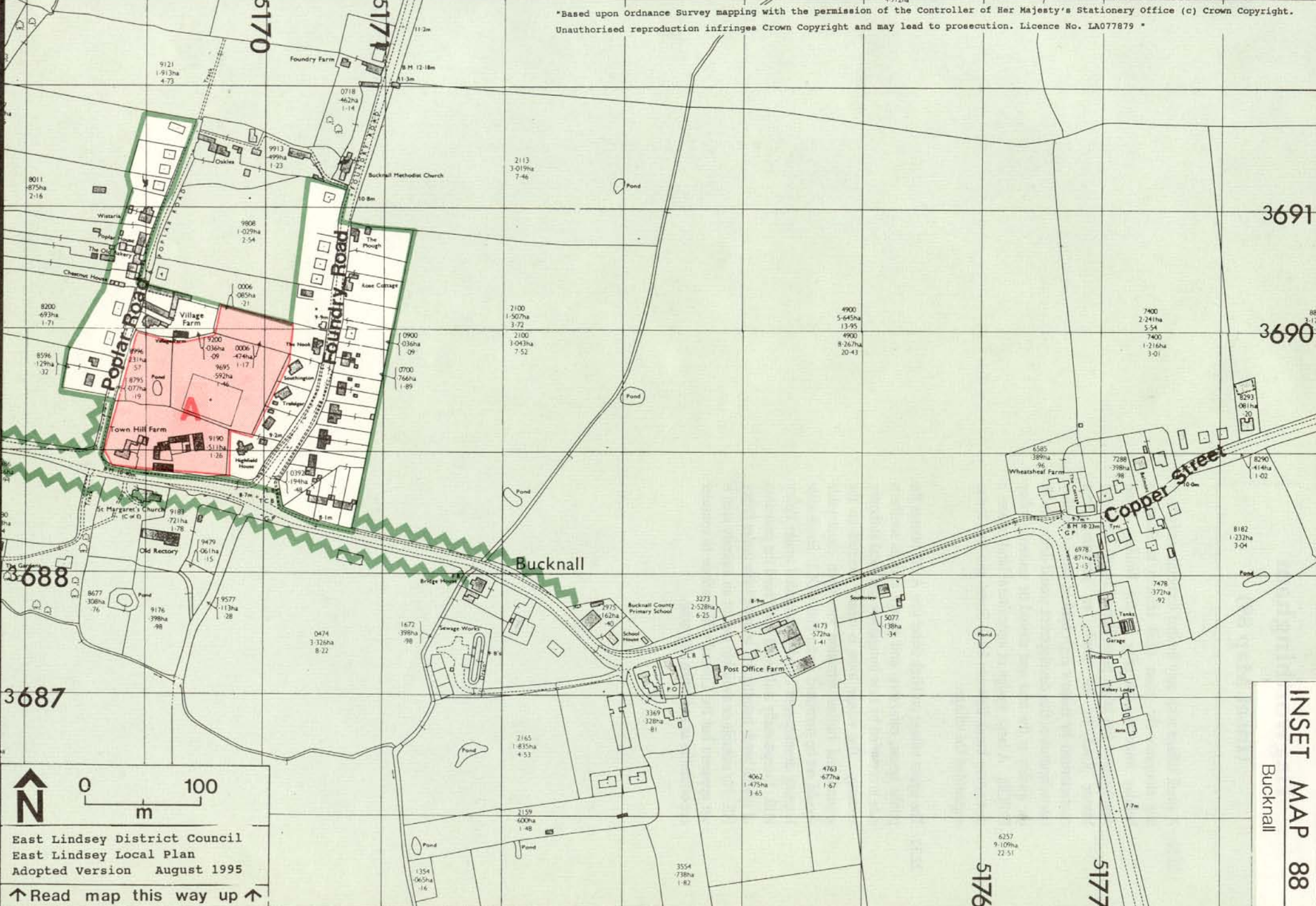
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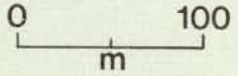
INSET MAP 87
Belchford

Bucknall (Inset Map 88)

22.28. The village is the largest of a group including Horsington and Minting which lie to the west of Horncastle and away from the main A158 road. It has some connections with Bardney where the beet factory provides local employment and creates considerable local traffic.

22.29. The Plan intends to build on this local significance within the area to help maintain and improve the existing facilities which include school, village hall and garage. At present, the settlement pattern is of three groups of houses. It is proposed to concentrate development in the largest of these between Poplar Road and Foundry Road (Site A) and deal with the remaining scattered development, which is set in the open countryside, under Policy DC1. Proposals for housing development throughout the settlement can also be considered under Policies H5 and H10.



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INSET MAP 88
 Bucknall

Hagworthingham (Inset Map 89)

22.30. A small village with only limited economic activity, it lies alongside the main A158 Lincoln to Skegness holiday route on the edge of the Wolds. Some development has taken place along Church Lane and Manor Road to the south, an attractive area characterised by narrow high banked lanes. Further intensification of this development would detract from the quality of the area and should be resisted (Policy ENV20). A large wedge of agricultural land creates a distinctive break between High Street and this lower segment of the village.

22.31. The upper village on High Street (the A158) houses the public house, cafe/shop and garage and its southern side is occupied by new bungalows and local authority housing. The village form is clearly defined on the ground and further intrusion into open countryside should not be permitted under Policy DC1. Small scale housing development could be provided under Policy H10. Exceptionally and based upon need the provision of special needs housing will be acceptable under Policy H5. No suitable or available site for an amenity area is yet apparent but the Council will continue to consider opportunities as and when they arise.

INSET MAP 89

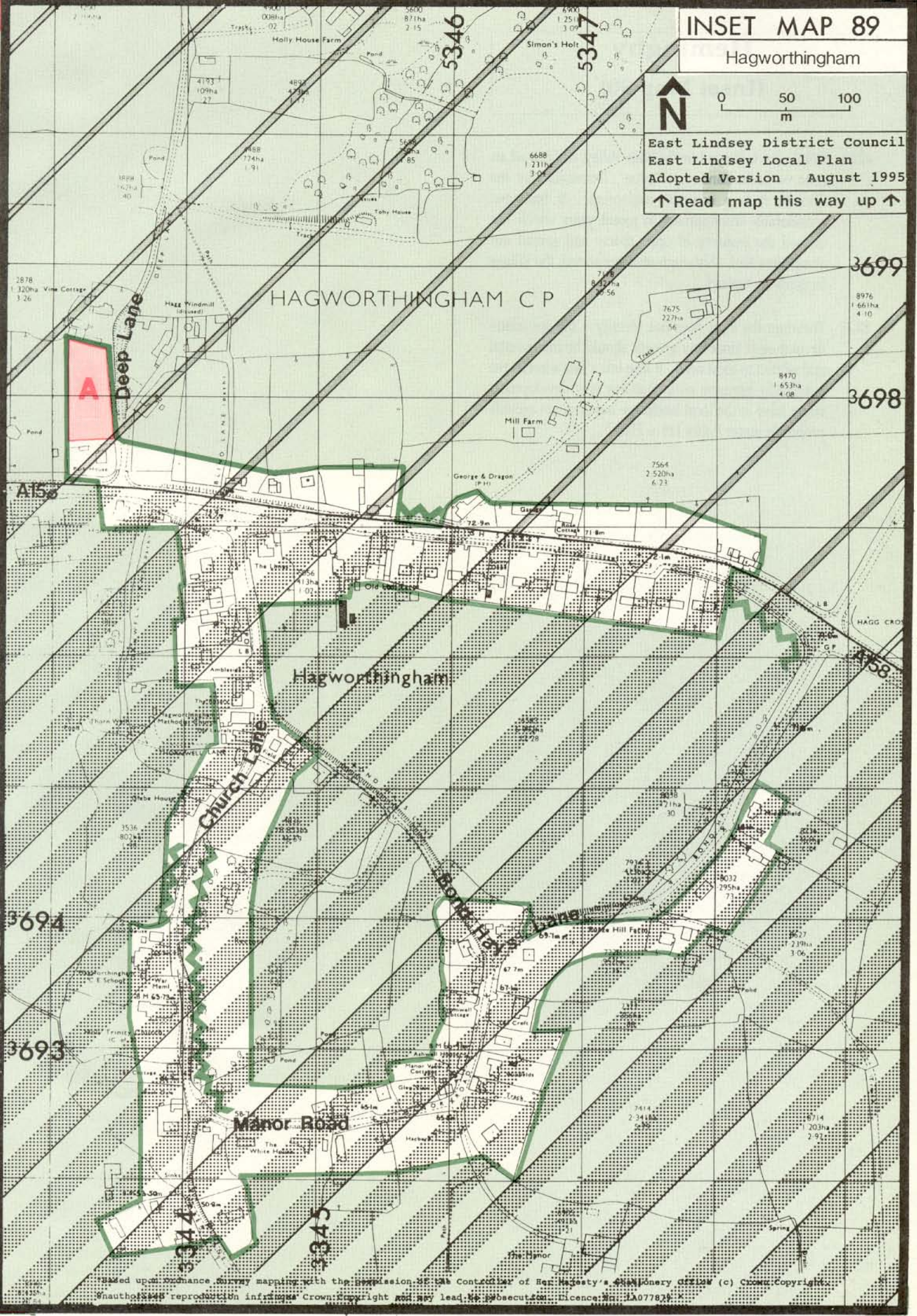
Hagworthingham



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Hemingby (Inset Map 90)

22.32. Hemingby is located in the Bain Valley, designated an Area of Great Landscape Value. Dominated by the Church, it is a compact settlement. It has seen considerable development in recent years which has utilised the majority of open spaces and spread out along New End. Although well supported, the village facilities are limited.

22.33. Therefore the Plan does not identify a site for future development since any growth should be incremental and related to local need. It also takes into account the potentially intrusive effect that any new development might have in the local landscape but does not exclude proposals under Policy H5 or H10.

INSET MAP 90

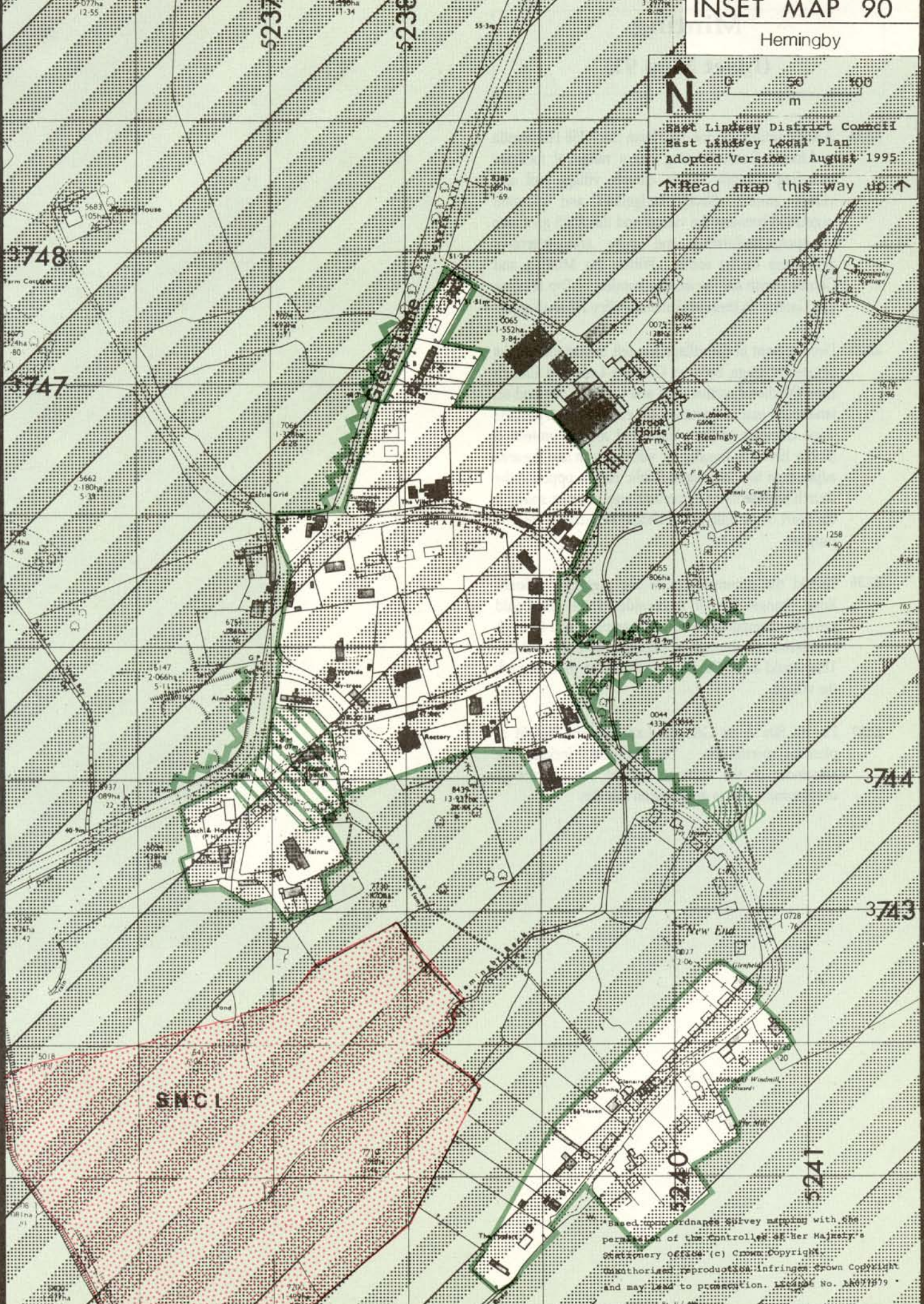
Hemingby



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Minting (Inset Map 91)

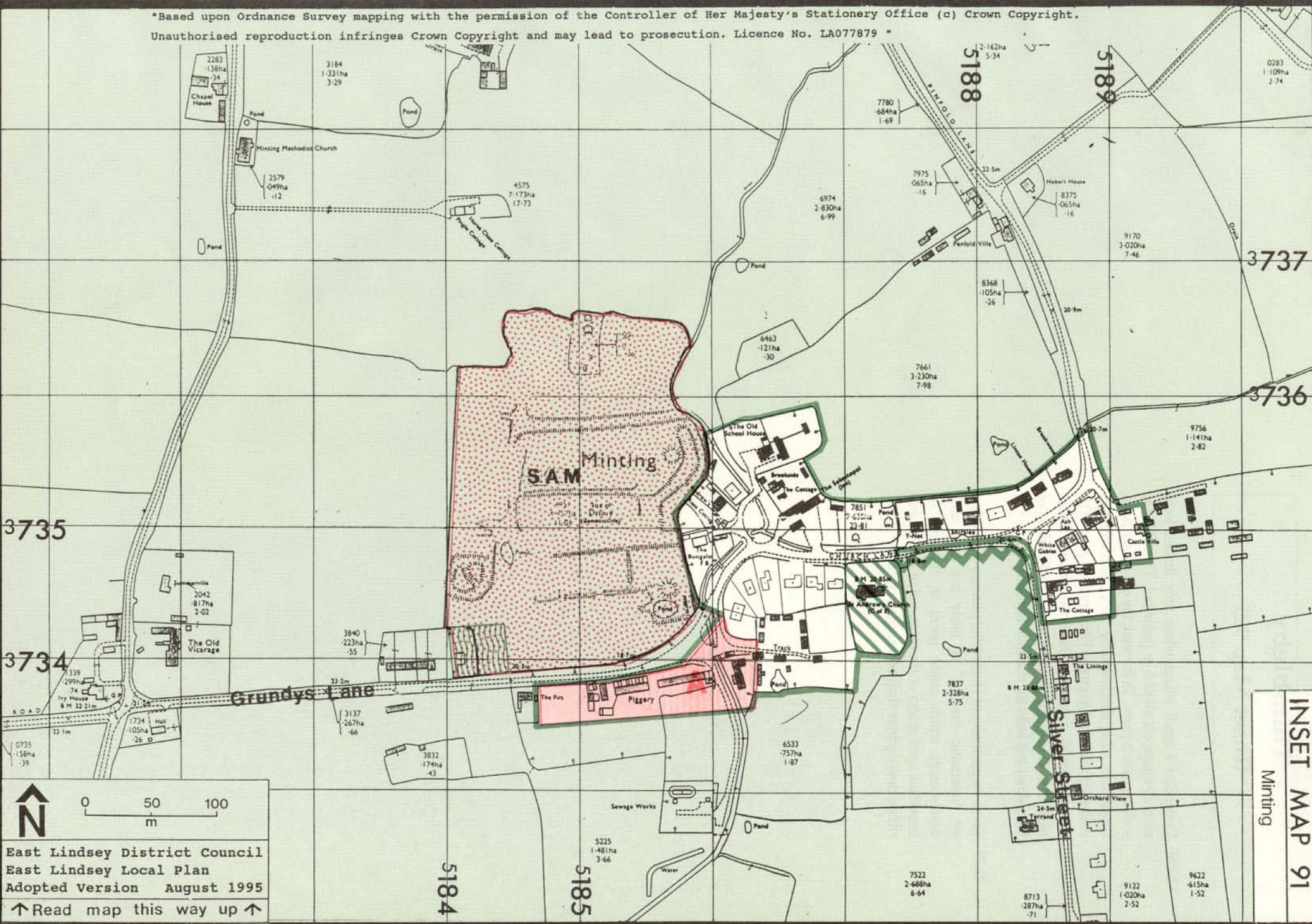
22.34. A small settlement one mile from the A158 Horncastle to Lincoln Road, Minting has a range of facilities including a public house, church, village hall and village green. Strong hedgelines and plentiful vegetation between the village and the A158 give way to open, undulating and more arable-intensive agriculture to the south. Within the Minting and Gautby Parish are the smaller hamlets of Top Minting and Gautby. In these settlements Policy H4 shall apply.

22.35. Development in the village has left important lengths of open frontage, between Grundys Lane and Church Lane (Medieval earthworks) and Church Lane and on land to the east and south of the church which provide some character to the village and require protection (Policy ENV20). Equally the village green and the area adjacent to the Sebastopol Public House opposite the church represents an important area of open space at the heart of the village and should be retained for that purpose.

22.36. Should the circumstances of the piggery on South Road change, then it is considered the site could provide an opportunity for local employment through conversion or through application of Policy EMP5. This would avoid the need for traffic to pass through the village.

22.37. Part of Site A on Grundys Lane has the benefit of planning permission. The proposals include the remainder of the frontage to that site. Frontage development only is desirable on this site.

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 Minting

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Thimbleby (Inset Map 92)

22.38. Designated a small village where only limited local need development should be permitted, Thimbleby is a village in two parts. To the west, the old village has a single main street dominated by the Church which is contained within a designated Conservation Area. The eastern portion comprises the Public House, some older individual properties and more recent infilling of bungalows and lacks the charm of its counterpart.

22.39. Given its proximity to Horncastle, pressure to develop for "commuter housing" is likely but any such development which might result in the loss of important open spaces or the extension of undesirable ribbon development shall be strongly resisted.

West Ashby (Inset Map 93)

22.40. Just a mile outside Horncastle, West Ashby is a compact village quite densely developed around its core. To the north the transition between village and country through park and wood is rapid. To the south the distinction between village is less precise and scattered development extends some way towards Horncastle beyond the Village Hall.

22.41. It is identified as a small village where Policy H3 shall apply, limiting development to single or small groups of houses. West Ashby should only see minimal, incremental growth related to local need under Policy H10. The impact of any development should be assessed from external viewpoints as the village lies within the environmentally sensitive AGLV.

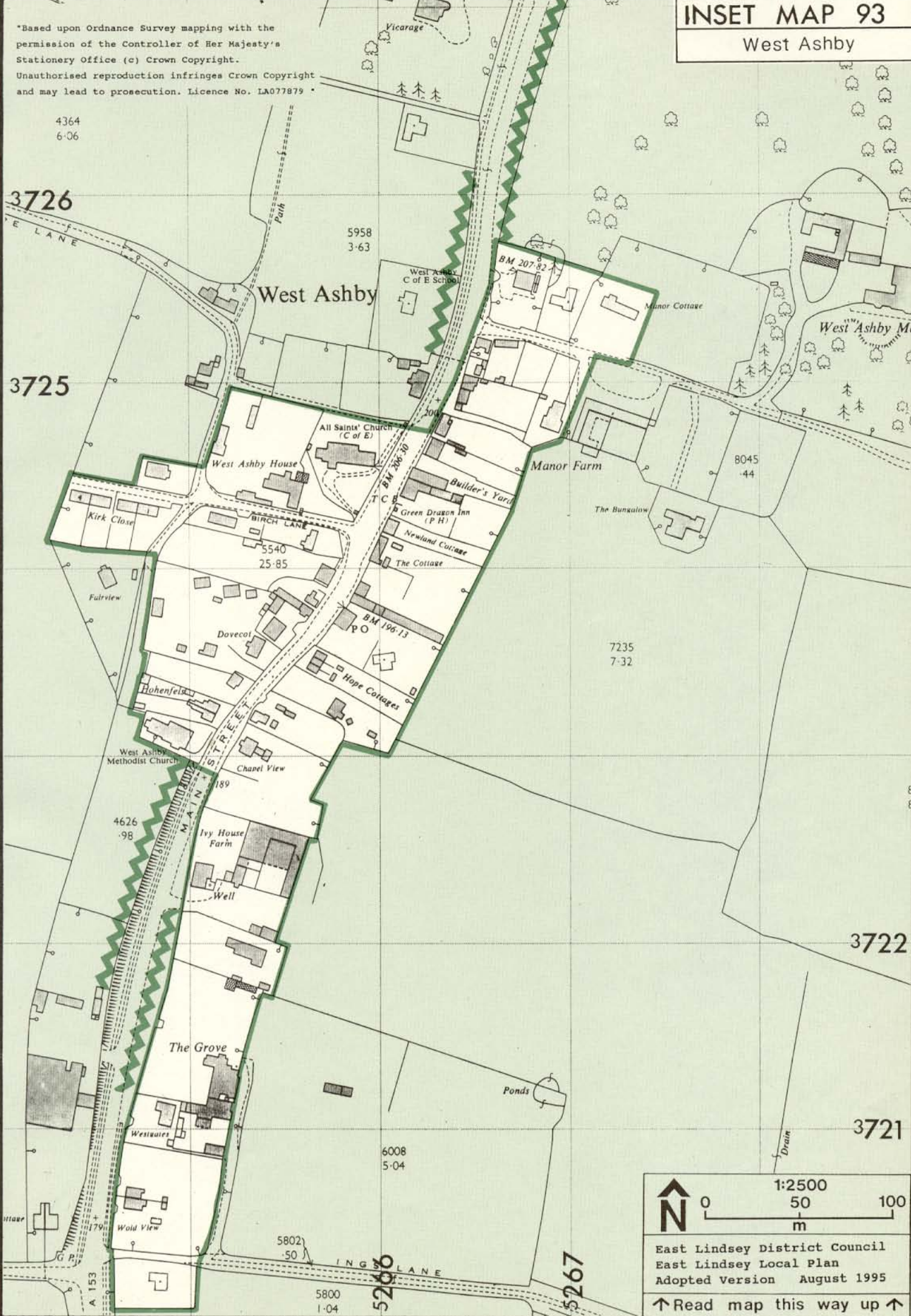
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INSET MAP 93
West Ashby

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