

Greatford Parish Plan

Greatford Parish
Council

Draft V1.0

March 2019

Introduction

Why have we developed the Greatford Parish Plan?

Understanding how we can best protect, maintain and improve the environment and amenities in our village and the surrounding area is a primary concern for the Greatford Parish Council. We live in a beautiful rural environment and we want future generations to be able to continue to do so.

This Parish Plan does not carry any statutory importance from a planning perspective. However following our local survey it does allow us to provide a summary of the views and reflections of our local community so that we can use this to influence future planning and service decisions made by South Kesteven District Council (SKDC) on your behalf.

Developing this plan and recommendations on the back of the survey results enables the Parish Council to argue for planning issues that support the residents views and recommendations, or to argue against those that don't.

Most of the results from the survey are clear and have therefore enabled us to create a strong set of recommendations, knowing we have the support of and mandate from the majority of local households. Having a majority agreement amongst the Greatford parishioners will help to influence decisions in our favour.

Finally I wanted to thank all respondents and parishioners who have supported the creation of the plan.

Nigel Ashby, Chair, Greatford Parish Council



Greatford Parish



Greatford Parish

Greatford is a small village of about 100 houses plus a few other dwellings elsewhere within the parish boundaries, located roughly equidistant between Market Deeping, Stamford and Bourne. The village took its name from the old gravel (or "grit"/ "grete") ford across the river. This gives rise to the common local pronunciation of the name as "Gretford." The Domesday Book refers to village as under the names Griteford and Greteford.

The village is bounded by Braceborough and Wilsthorpe to the North, the roman road King Street to the East, and Barholm to the South. Trollope-Bellew Estates lie to the West. The Greatford Cut, a flood mitigation channel dug in 1954, serves to take surplus water from the River Glen to the River Welland at Market Deeping.

Greatford Parish Church is dedicated to St Thomas Becket. The ecclesiastical parish of Greatford is currently one of the seven parishes which form the Uffington Group of Churches. The Church is largely Early English (twelfth century) with traces of Norman work in the north wall. In the North Transept there is a memorial to Dr Willis, referring to him treating King George III.

The village public house is the Hare and Hounds on Village Street. There is a village hall, erected in 1911, by the village playing fields on Carlby Road.

Local History and Planning Context

Local History

Greatford is listed in the 1086 Domesday Book, named as "Greteford" and "Griteford". The parish contains the now untraceable medieval hamlet of Banthorp (west of Greatford).

Greatford Hall was originally a manor house built by Edmund Hall in 1610. It was the home and private asylum for Dr Francis Willis, who treated King George III of his 'madness' in 1788 as recorded in the memorial in the church. In 1922 the hall burned down and was rebuilt in a similar style to the original. In the 20th century Greatford Hall was the residence of Harry Dowsett who formed the civil engineering company Dow-Mac that first developed the use of prestressed concrete, made at Tallington.

Shillingthorpe Hall was built in 1796 for Dr John Willis, who also treated the King. In common with many Lincolnshire houses, it was used by the army during World War 2. It was demolished around 1960.



Planning Context

SKDC developed a Local Development Plan (LDP) in 2010 which has been taken into the Local Plan for development to 2036. The Local Plan categorises Greatford as a 'Small Village', that is permitting a maximum of 3 new dwellings within the existing village boundaries.

The Core Strategy of the LDP sets guidelines for permitted village development for -

- A. affordable housing (rural exception or allocated sites)
- B. agriculture, forestry or equine development
- C. rural diversification projects
- D. local services & facilities
- E. replacement buildings (on a like for like basis); or
- F. conversions of buildings, (subject to some requirements)

Much of Greatford lies within a Conservation Area (W of The Beehive Cottage). Extra planning restraints cover road-facing details, such as cladding, satellite dishes and certain buildings and walls. SKDC requires permission for trees wider than 75 mm to be felled or lopped.

The Parish Council monitors all planning applications and seeks to amend if necessary and where possible.

The Core Strategy and other documents setting out the details of the LDP may be found on the South Kesteven website in the *Planning & Building Control* section >Local Plan & Local Development Framework page

Parish Plan Survey

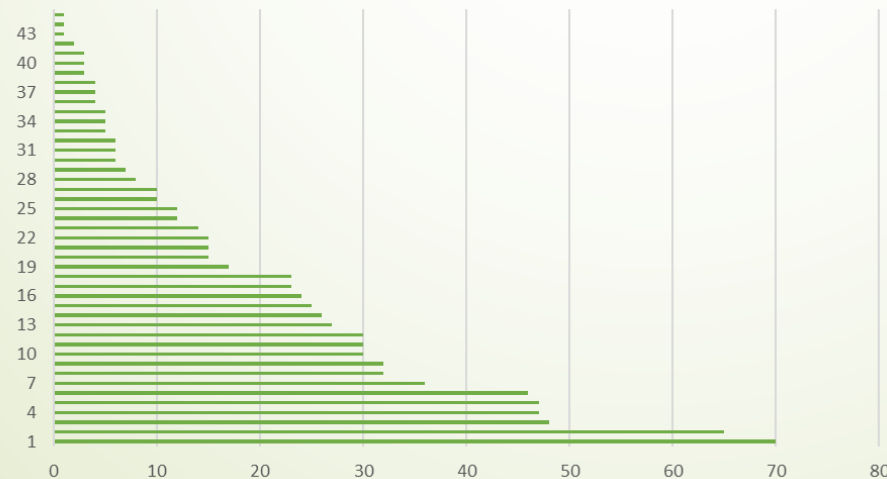
When and how?

The Greatford Parish Plan survey was conducted in spring 2018. Residents were invited to participate by either completing a survey on line or via completing a printed hard copy of the survey.

Over 30 questions were asked and Greatford parishioners were asked to confirm whether they agreed or strongly agreed (or not) with certain questions. Respondents were also able to add comments against any question which has additionally given the Parish Council real insight into some specific issues.

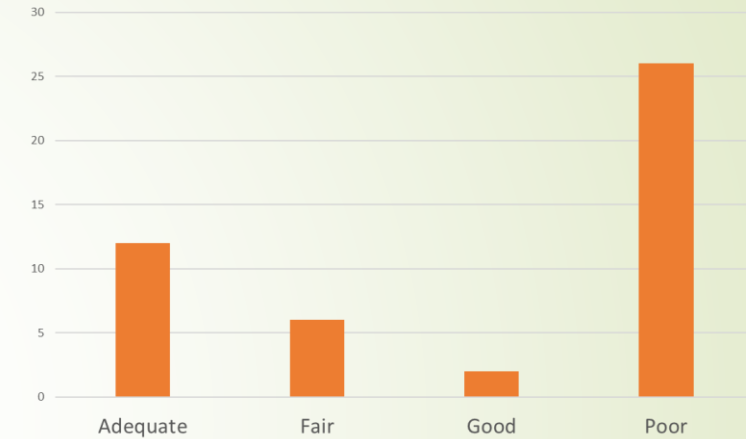
Results were collated and analysed and are presented over the following pages. In total 47 households responded to the survey. There was also good response/spread in terms of time spent living in the village – from under 12 months to 70 years.

Number of years lived in village



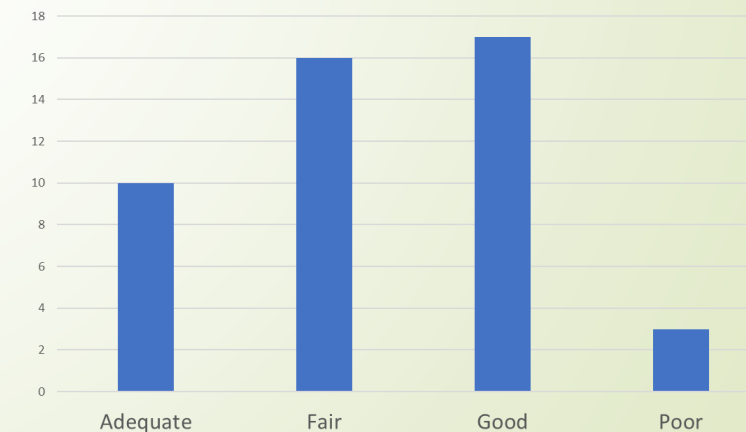
Quality of roads

Please rate the quality of roads in the village and the surrounding area



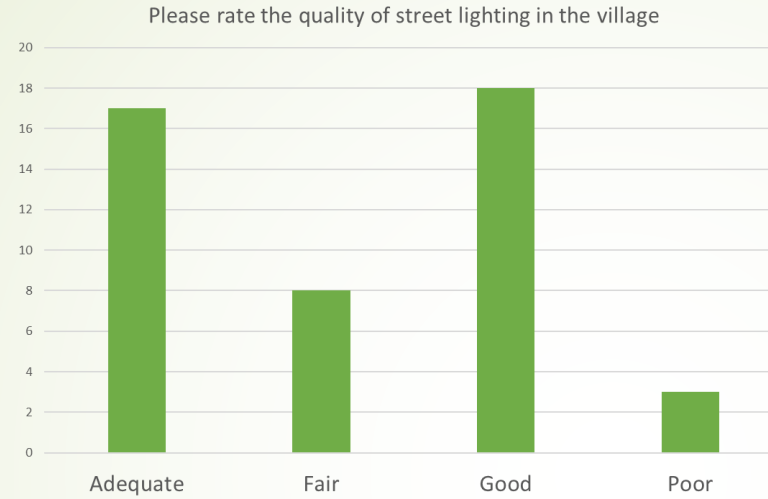
Quality of paths

Please rate the quality of footpaths in the village and the surrounding area

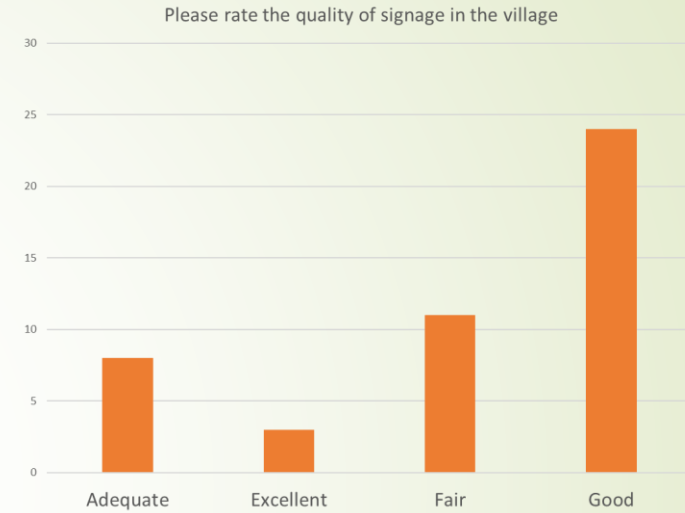


Survey Results

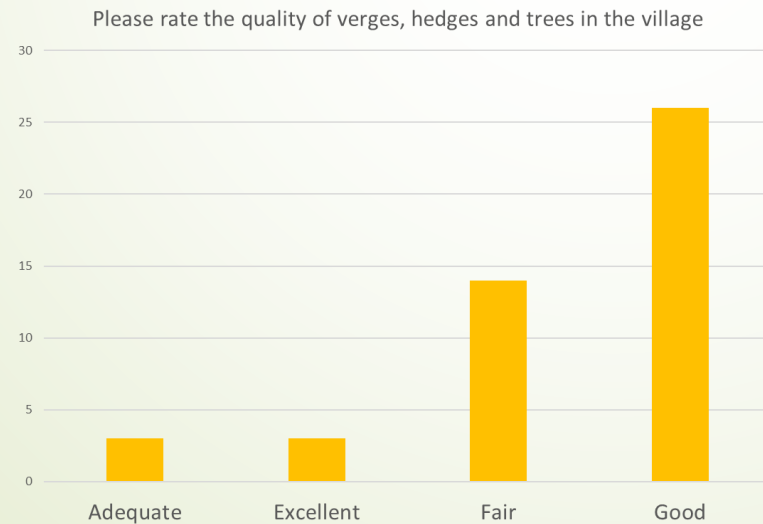
Quality of lighting



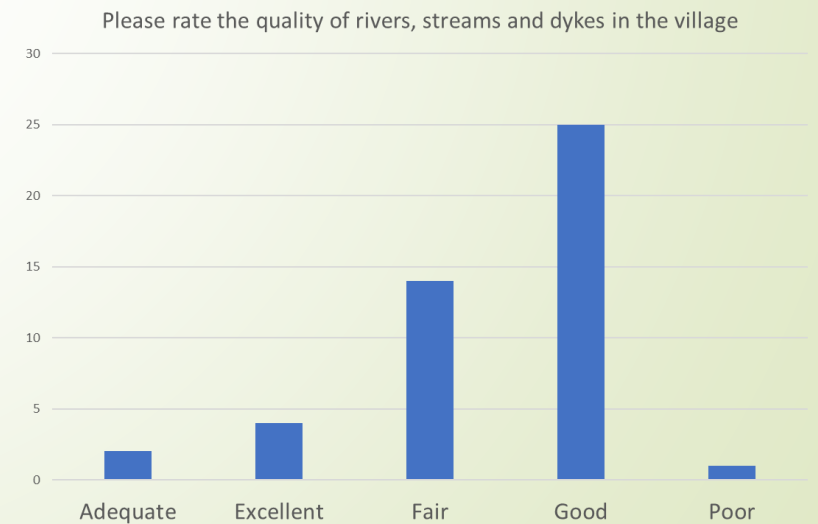
Quality of signage in the village



Verges, hedges and trees



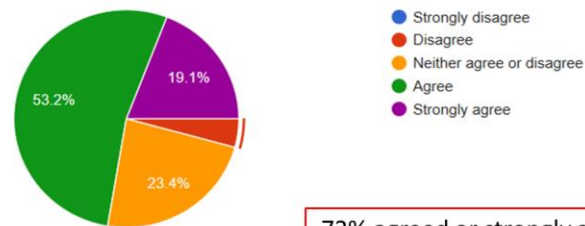
Rivers, streams and dykes



Survey Results - Development

Development - I am happy for development of property to be supported where it enhances the existing character of the village (e.g. using appropriate materials)

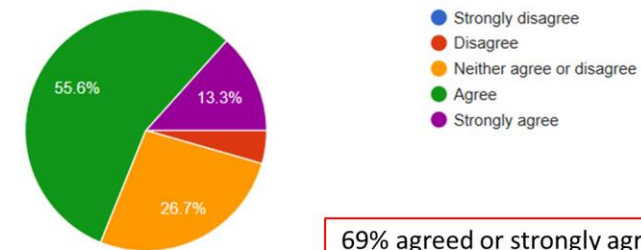
47 responses



72% agreed or strongly agreed

Development - I am happy for development of property to be supported if the development reflects local vernacular building styles

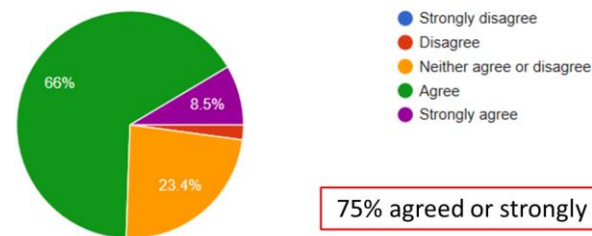
45 responses



69% agreed or strongly agreed

Development - I am happy for development of property to be supported where it involves extensions of existing properties.

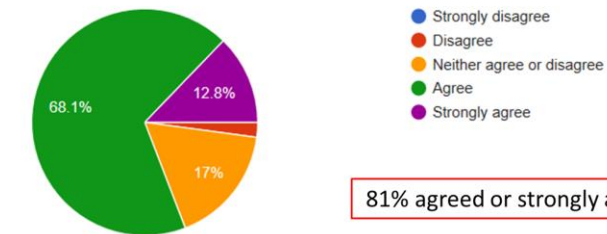
47 responses



75% agreed or strongly agreed

Development - I am happy for development of property to be supported where it involves barn conversions.

47 responses

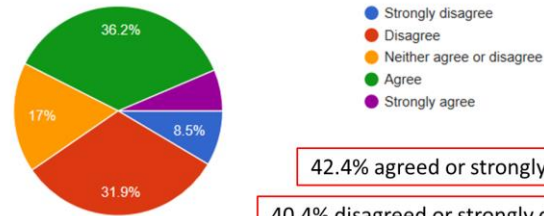


81% agreed or strongly agreed

Survey Results - Development

Development - I am happy for development of property to be supported where it involves infill development on existing roads/street frontages.

47 responses

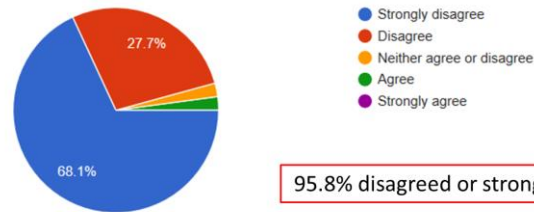


42.4% agreed or strongly agreed

40.4% disagreed or strongly disagreed

Development - I am happy for development of property to be supported where it involves development of greenfield sites.

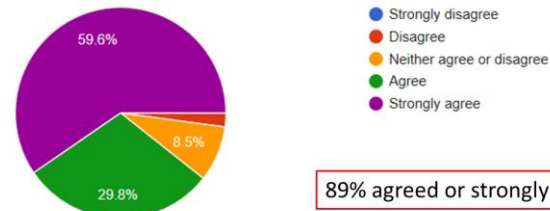
47 responses



95.8% disagreed or strongly disagreed

Development - I am concerned about the impact further gravel extraction on sites close to the village may have on the village and the local environment

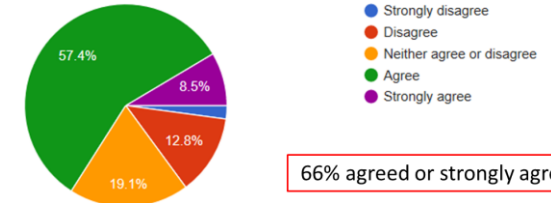
47 responses



89% agreed or strongly agreed

Development - I am happy for development of property to be supported where it involves development of brownfield sites (sites already used for buildings or other use).

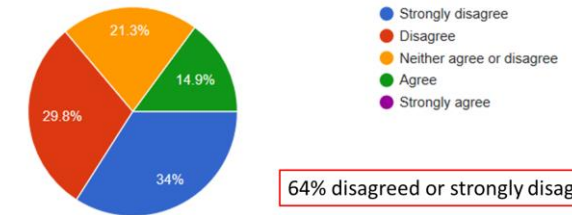
47 responses



66% agreed or strongly agreed

Development - I am happy for development of property to be supported where it involves development at the edge/boundary of the village

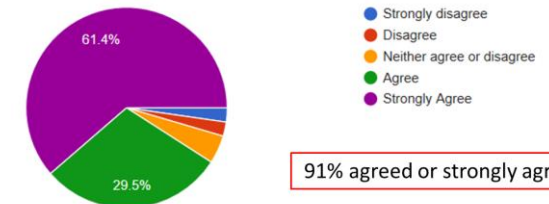
47 responses



64% disagreed or strongly disagreed

Development - I believe that any local gravel extraction in the Parish should include investment to ensure restoration or an enhancement to the local environment

44 responses

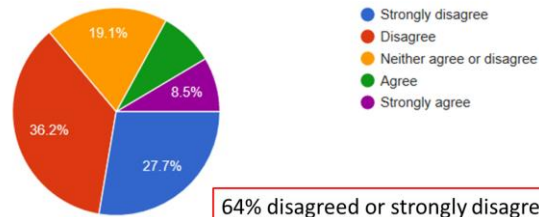


91% agreed or strongly agreed

Survey Results – Traffic and Safety

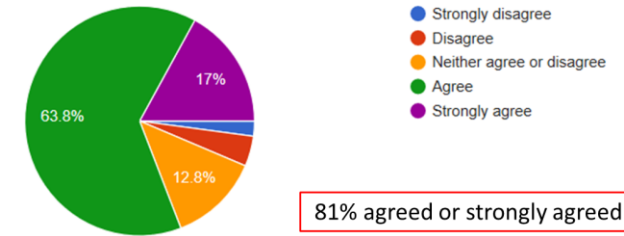
Traffic and Safety - I am content with the level of traffic speed and the measures in place to control traffic in and around the village

47 responses



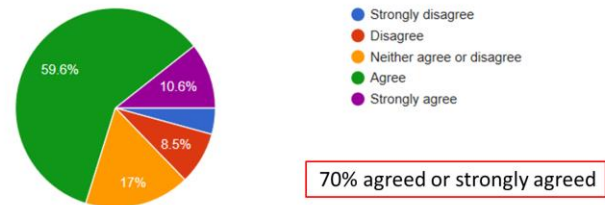
Traffic and Safety - I feel safe in my home

47 responses



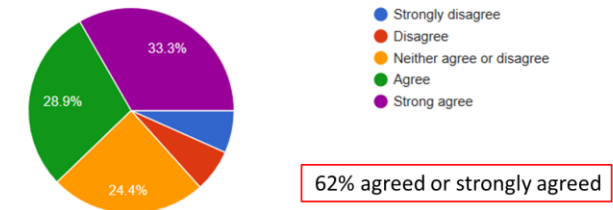
Traffic and Safety - I feel safe walking and travelling in and around the village and surrounding area

47 responses



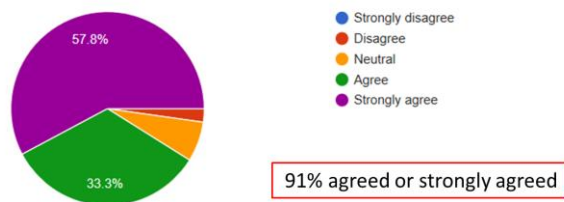
Traffic and Safety - I am concerned about the impact of the potential road closure associated with the Greatford Level Crossing

45 responses



Traffic and Safety - I believe a HGV environmental weight limit in the Village would be warranted i.e. a ban on HGVs through the village except for deliveries

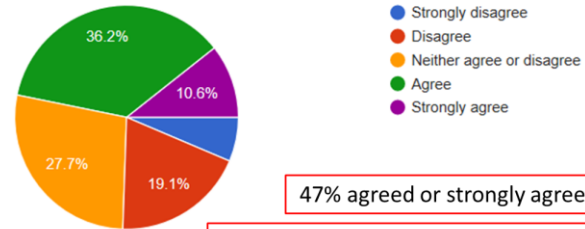
45 responses



Survey Results – Environment

Environment - I consider dog fouling to be a problem in the village

47 responses

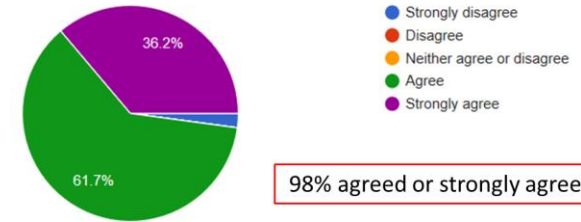


47% agreed or strongly agreed

26% disagreed or strongly disagreed

Environment - I consider litter and fly tipping to be a problem in the village and surrounding area

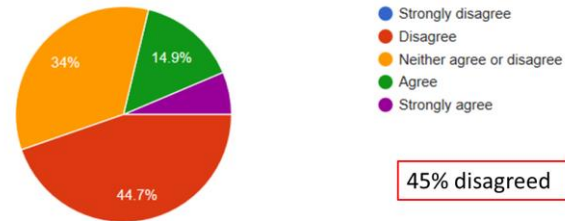
47 responses



98% agreed or strongly agreed

Environment - I consider overgrown hedges and footpaths being blocked to be a problem in the village and surrounding area

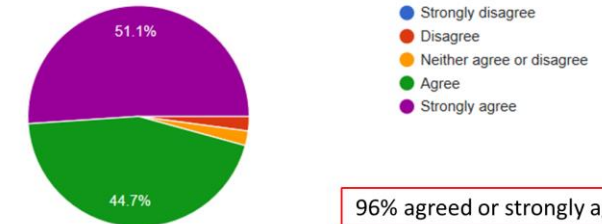
47 responses



45% disagreed

Environment - I consider protection of existing trees, hedges, other habitats and green spaces to be important

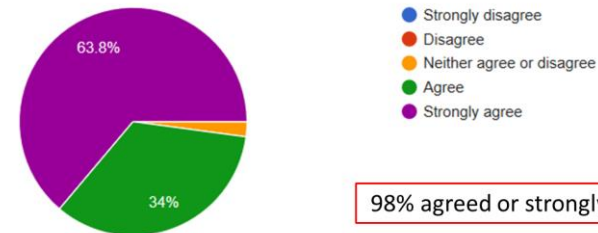
47 responses



96% agreed or strongly agreed

Environment - I consider protection of the conservation area to be important

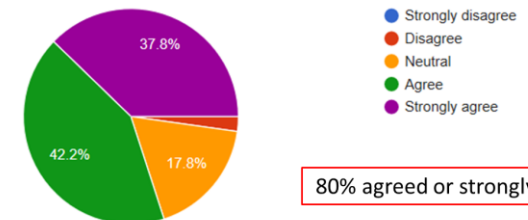
47 responses



98% agreed or strongly agreed

Environment - I think that developing natural flood defences upstream of Greatford to further reduce the risk of flooding would be a good idea

45 responses

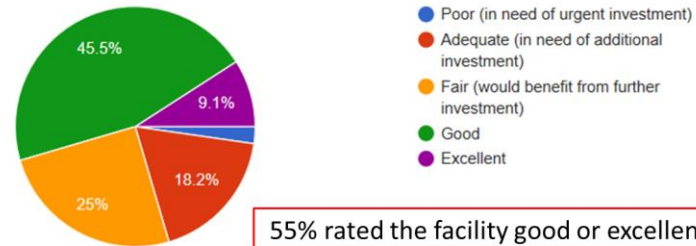


80% agreed or strongly agreed

Survey Results – Environment

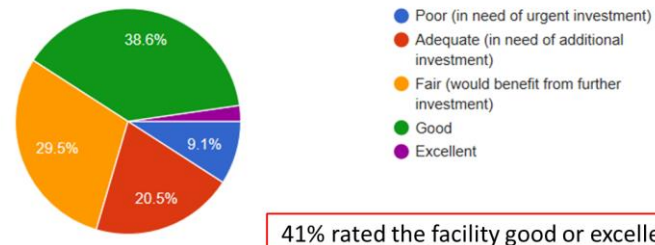
Environment - Regarding our community facilities, please rate the quality of the village hall

44 responses



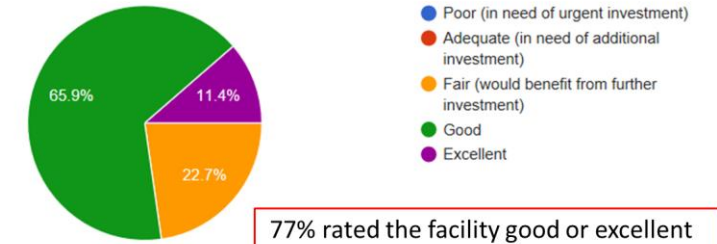
Environment - Regarding our community facilities, please rate the quality of the playing field

44 responses



Environment - Regarding our community facilities, please rate the quality of the parish church and churchyard

44 responses



Verbatim quotes from survey respondents:

"It's beautiful and full of nature and we must keep it that way."

"Protective and kind neighbours who have made us feel very welcome."

"Sense of local community. Quite rural character. Open countryside views."

"Greatford is a lovely village with a good community feel. It is a great place to live and bring up a family."

"Conservation Area status important."

"I like living in a peaceful village with a good sense of community."

"Greatford is a great village to live in, rural but not cut off (except in deep snow)!"

"Greatford is an attractive rural and friendly village. We may not have a shop, a bus service and other convenient facilities; but we must be thankful for what we have."

"Whatever faults there are, I love it and always have!"

Parish Plan Recommendations

The Parish Council has used the survey to develop a set of recommendations. These enable the Parish Council to argue for planning issues that support the residents' views and preferences, or to argue against those that don't.

Development:

1. Recommendation that no development is supported on greenfield sites (96% of residents objected to greenfield development).
2. Recommendation that development of property is supported if it is in keeping with the character of the village (e.g. appropriate materials, vernacular style).
3. Recommendation that developments involving barn conversions are supported (subject to recommendation 1).
4. Recommendation that developments involving extensions of property are supported (subject to recommendation 1).
5. Recommendation that gravel extraction schemes within the parish should be objected to, unless suitable associated schemes to restore and enhance the environment post extraction are guaranteed.

Traffic and Safety:

6. Recommendation that improvement in road quality (including pot hole repair) is explored by LCC/SKDC.
7. Recommendation that speed restrictions are explored with LCC/SKDC.
8. Recommendation that HGV restrictions are explored with LCC/SKDC.

Environment:

9. Recommendation that protection of the conservation area is maintained.
10. Recommendation that the Parish Council continues to work with SKDC to identify initiatives to reduce fly tipping and litter.
11. Recommendation that existing trees, hedges, other habitats and green spaces are protected in the village.
12. Recommendation that further development of natural flood defences upstream of the village, to reduce the risk of flooding, be explored with all relevant agencies.
13. Recommendation that investment in the maintenance and enhancement of the playing field and village hall be explored.