

FINAL DRAFT

KEELBY
NEIGHBOURHOOD PLAN
2022 - 2040



“Towards the Future”

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1. Introduction and Background

The Keelby Neighbourhood Plan covers the Keelby parish area and broadly sets out a community vision and planning objectives for the next twenty years (2022 – 2040). It has been prepared over the last four years on behalf of Keelby Parish Council by a small core group of volunteers. The Parish Council now have the key responsibility for monitoring progress of development over this period and formally reviewing the Plan against actual developments and any changes in local requirements.

In 2008, a Keelby Parish Plan document was prepared and approved following a similar format and extensive community engagement process – it was also updated in 2010. The content, and many of the views expressed by local residents at that time still retain very many common themes, but one fundamental difference now is that this new Keelby Neighbourhood Plan forms an integral legal part of the statutory planning system.

The formal planning process remains the responsibility of West Lindsey District Council and (in respect of minerals and waste) Lincolnshire County Council with consultation from Keelby Parish Council. However, this new Keelby Neighbourhood Plan elaborates key and important views and aspirations on how residents would like to see the village developed over the period of the Plan.

2. Neighbourhood Plans

2.1 What are they?

A Neighbourhood Plan is a document, defined by the Localism Act 2011, which has now become an integral part of establishing general planning policies for the development and use of land in local parish areas. The Localism Act, which came into force in April 2012, amended the established Town and Country Planning Act 1990 and formally introduced new rights and powers allowing local communities to shape developments in their parish through the production of their own Plan.

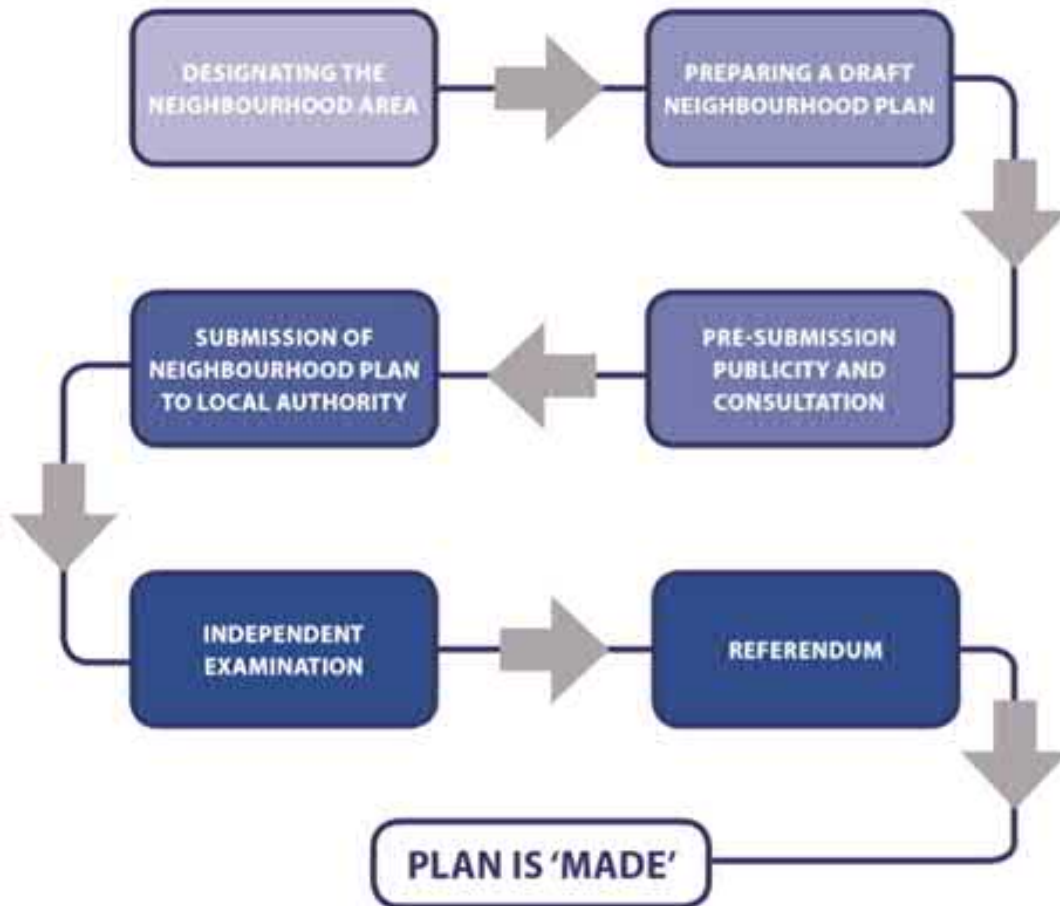
Whilst the purpose of a Neighbourhood Plan is to allow local people to have a greater say in the development of their areas, each Plan must be in line with and not contradict national or local level planning policy. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Plans must:

- have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF)
- contribute to the achievement of sustainable development
- be in general conformity with the strategic policies in the local plan for the area
- be compatible with social obligations including human rights requirements

Neighbourhood Plans are intended to be produced in conjunction with, and on behalf of, the Parish Council by local people in consultation with village residents. They also have to be formally approved through a local referendum of the people living in that area. This Keelby Neighbourhood Plan is therefore formally submitted by the Parish Council as the qualifying

body as defined by the Localism Act 2011. Once 'made' this Plan becomes part of the West Lindsey District Council (WLDC) statutory Local Development Plan and will be used in determination of planning applications within the Parish.

The Neighbourhood Planning Process



2.2 Why do we need one?

A neighbourhood plan is a way in which a community can have its views and objectives taken into account as part of the planning process.

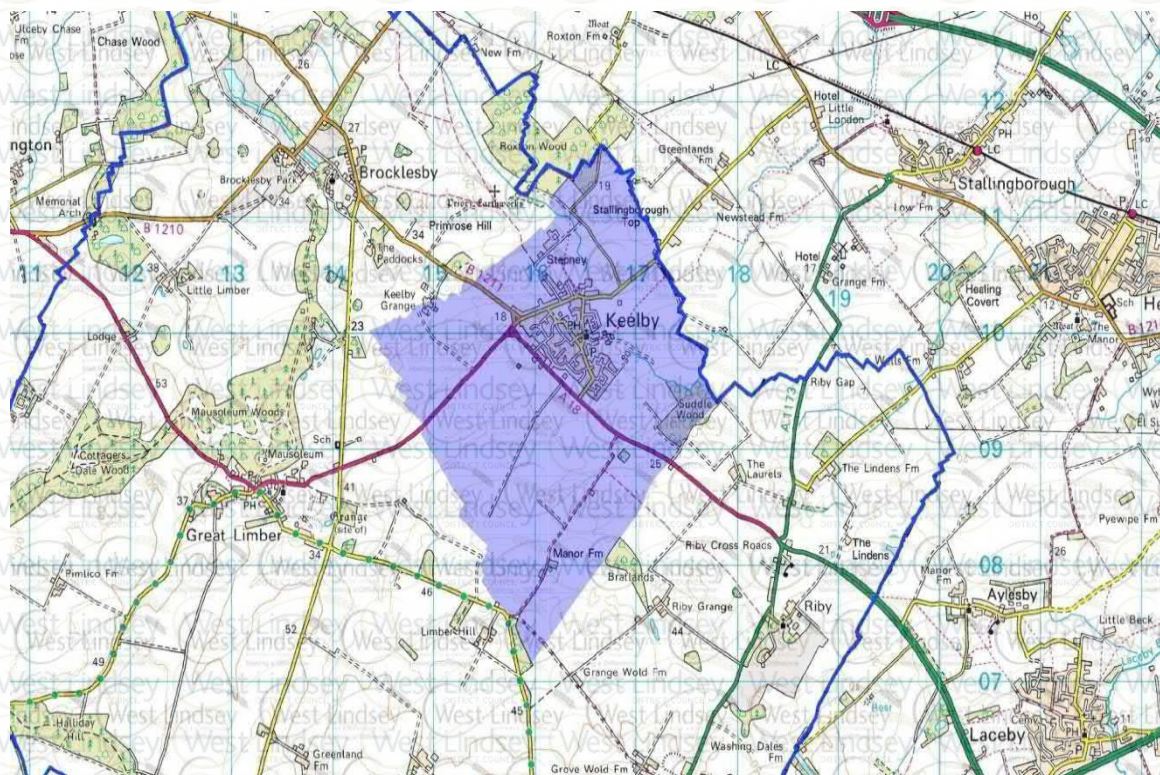
Neighbourhood Plans are now an integral part of the statutory planning system. This means that when decisions are made on planning applications in this Parish, the views and objectives within this document must be taken into account by the local planning authority, West Lindsey District Council.

There is also an important financial benefit to the village. The Community Infrastructure Levy (CIL) allows local councils to collect contributions from qualifying new developments. Where there is a Neighbourhood Plan in place, Town and Parish Councils receive an uncapped 25% of the Community Infrastructure Levy compared to a lower capped figure of 15% for those without a Plan. This income, known as 'Neighbourhood Funding', can be utilised on anything that deals with the extra demands that developments place on the area such as infrastructure, open space, school places and community facilities.

2.3. Keelby Designated Plan Area

This Plan applies to the Parish of Keelby in the West Lindsey District of Lincolnshire. West Lindsey District Council (WLDC), as the local planning authority in accordance with Part 2 of the Neighbourhood Planning Regulations, publicised the application for a designated plan area from Keelby Parish Council during a six-week consultation period. The application (ref. WLDC Keelby Publication of Neighbourhood Planning Area Consultation Statement) was approved by WLDC on 12th December 2016 and a larger version of the map below is included for reference in Appendix 1.

Figure 1: Keelby Designated Neighbourhood Plan Area



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2.4. What is the Process?

This Keelby Neighbourhood Plan has been prepared over recent years (2016 – 2022) by various core teams of local volunteers on behalf of Keelby Parish Council. Note: The process was significantly delayed as a result of the coronavirus pandemic.

The teams followed published guidance that outlines a generic, recommended, process to be followed in the preparation of Neighbourhood Plans. This essentially is covered by eleven key stages:

- Getting Started
- Neighbourhood Area
- Community Engagement & Involvement

- Building the Evidence Base
- Themes, Aims, Vision & Options
- Writing the Plan
- Consultation
- Submission
- Independent Examination
- Referendum
- The Plan is Made

A descriptive flowchart of this generic process is included in Appendix 2 for reference.

2.5. Central Lincolnshire Local Plan

The Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) began the preparation of the current Central Lincolnshire Local Plan (CLLP) in 2012 and the document was finalised and approved in April 2017, covering the planning period 2012-2040. It has importance in the overall planning process in that there is a clear requirement that our Keelby Neighbourhood Plan is in conformity with, and does not conflict with it, or other higher-level planning documents, such as the National Planning Policy Framework.

Subsequent to the adoption of the current Central Lincolnshire Local Plan a requirement was introduced that Local Plans (and Neighbourhood Plans) should be reviewed within a five-year period. Accordingly a review of the Central Lincolnshire Local Plan has been undertaken. The Local Plan is proposed to be formally submitted to the Secretary of State in summer 2022 with an examination in public later this year.

Due to the progression of the emerging Central Lincolnshire Local Plan review, this Neighbourhood Plan has been produced to be in line with the review Plans proposed content.

While this higher-level plan covers the whole of Central Lincolnshire (comprising the City of Lincoln Council, North Kesteven District Council and West Lindsey District Council) there are a number of key elements that are of important relevance locally to this Parish and have been extracted below:

- Keelby is classed as a large village, where some new development will be supported over the plan period
- Expectations are that large villages “maintain and enhance their roles in providing housing, employment, retail and key services / facilities for the local area while also being a focus for accommodating an appropriate level of growth”
- Most of the growth is expected to be “via sites allocated in this CLLP or appropriate infill, intensification or renewal within the existing developed village footprint”
- Two development sites were identified and adopted in the Central Lincolnshire Local Plan in April 2017 (see Appendix 3). They are both on the eastern edge of the village and are:

- WL/KEE/001 (previously CL1307) – 3.83ha of land south of Stallingborough Road, Keelby with 80 indicative dwellings (this site now has outline planning permission)
 - WL/KEE/003 (previously) CL1305 – 4.45ha land at Church Lane, Keelby with 100 indicative dwellings
- Key areas of importance also significantly highlighted in this CLLP are:
- Policy S64 “Local Green Space” (the allotment site and the sports ground)
 - Policy S65 “Important Open Space” (a paddock on South Street, two areas of land to the north west and one to the south east of the village and three areas between Barton Street and the village).

Policy S64 of the CLLP states that an area identified as a Local Green Space will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances. Policy S65 states that an area identified as an Important Open Space is safeguarded from development unless it can be demonstrated that certain specific criteria can be met.

3. Keelby – History and More Recent Development

3.1. Historical Background and Heritage

Keelby is referred to as far back in history as the Domesday Book when, as a small centre of population at that time, it was known as Chelebi – a Viking name meaning “ridge village”. A small Cistercian nunnery was established in the 12th Century (1135 – 1154) at Nun Cotham, the remains of which are to be found on the outskirts of the present village and is protected by Historic England.

The oldest building in the village is St Bartholomew’s Church, most of which is about 800 years old with some parts dating back to probably to the 12th Century. In the churchyard there is the base and lower part of the shaft of a Grade II Listed standing stone cross, mediaeval in date and constructed from limestone.

Close to the Church, down Church Lane, is another ancient building – a rare survival of a mediaeval hall built in chalk around the mid14th Century, possibly earlier, and now part of a private dwelling.

Keelby was classed as an “open village” up to the 18th Century with several scattered developments associated with a number of small landowners rather than the single powerful lordships evident in other areas of the country. Even in these earlier years there was considerable movement of people. Keelby was historically a “dispersed settlement village” (North End, South End, Town End, West End) but steadily grew together with growth and development.

There are nine buildings in the village that are currently on the Register of Listed Buildings. These are listed, plotted on a map and pictured in Appendix 4 for reference. They include the Church mentioned above and its’ associated Cross; the Village Hall and adjacent Rifle Range together with a small number of old privately owned houses and buildings. Further,

detailed, information is available from the Historic England website:

<https://historicengland.org.uk/listing/the-list/>

Keelby Village Hall, a Grade II Listed Building begun in 1897 as the Church Mission, was later known as the Church Institute until 1982 when it was bought on behalf of the village through community fundraising with some grants to cover the balance of the purchase price. The Hall continues to be managed as a Charitable Trust and overseen by a committee of volunteers (see also section 4.7).

These continue to provide a vital reminder of Keelby's past; however, in view of the fact that no further additions are being permitted to the Listed Building system, it is also important to identify and protect other older buildings in the village that are considered to capture its character (Non Designated Heritage Assets – Appendix 5). There are two registered Assets of Community value. These are the old school building (now used for the Library and Youth Club) on Victoria Road and the allotment site on Brocklesby Road.

Additional heritage information on the village can be found in an excellent series of books produced some years ago by the local branch of the Workers' Educational Association (WEA). They were titled "Keelby – Parish and People" (parts 1, 2 & 3), "Images from Keelby's Past" and "Keelby Remembers" (part 1 Between the Wars & part 2 The Way Things Were). These books are no longer in print but copies are held in the village library.

3.2. Population and Residential Growth

When the first census was taken in 1801 there were 313 people in Keelby living in 58 dwellings. By 1851 the population had risen to 859 but then settled back to around 650 in the early 1900's. Most people at this time were employed on the land, in service or as local trade people. The village has always had a fairly mobile population. Even in 1881 less than half the population had actually been born in the village, although many came from relatively nearby areas. Few new houses were being built and most people lived in rented accommodation with council houses starting to provide more modern homes from the mid 1920's.

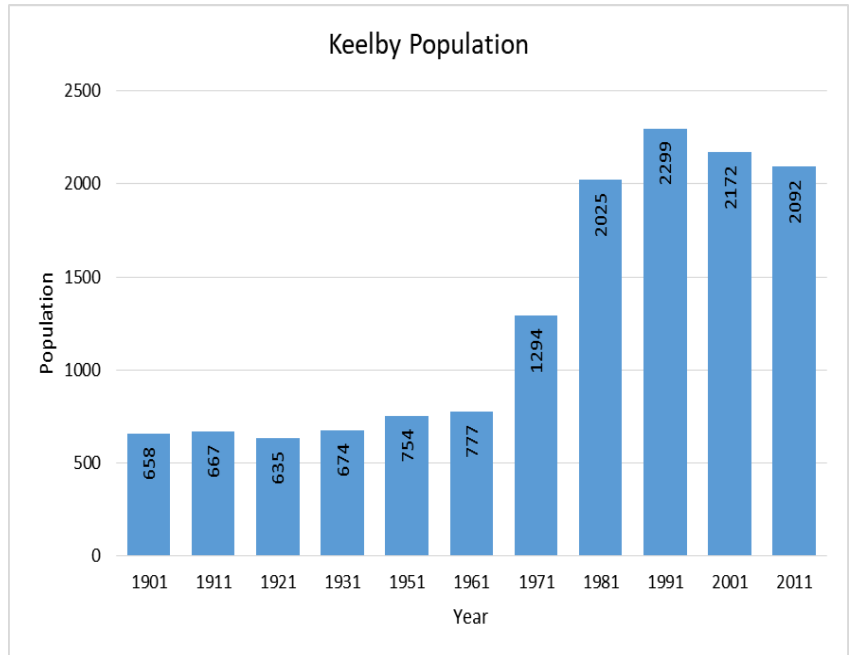
It is interesting to note that mains gas was not introduced into the village until 1931 with electricity following two years later in 1933. Mains water became available in 1949 and street lights from the 1950's.

During the majority of the 20th century, Keelby had both a fairly static population and number of residential dwellings. The 1961 National Census reported that Keelby had a population of 777 living in 294 dwellings. However, large-scale residential development was about to commence and continued through the 1970's and 1980's.

The associated rapid increase in village population is graphically illustrated below in Figure 2 (all figures from Census data) with many people moving into the neighbourhood to support industrial, commercial and service growth in the area. Over a period of around 25 years, between the late 1960's – late 1980's, the village almost trebled in population however in the last twenty years this has reduced slightly and become more stable again.

Figure 2 – Keelby Population

The location and timing of the new main housing developments are listed below for information and for reference the roads are also superimposed on a 1930 village map of Keelby (Appendix 6). There has been no further large scale residential development since the 1980's, although there have been small numbers of infill dwellings, and more recently a very limited number of small scale housing projects (5 – 10 dwellings).



1963 - 1966	St. Anne's Road, Churchill Avenue, West View Close
1963 - 1966	Milson Road, Caddle Road, Karen Avenue
1970 - 1973	Maple Avenue, Mulberry Close, Maple Close
1970 - 1971	Wivell Drive
1973 - 1975	The Limes
1974 - 1977	Longmeadow Rise
1977 - 1981	Eastfield Development
1980 - 1990	St Martin's Development
1981 - 1982	Aintree Court
2015	The Paddocks
2016	Mill Lane
2017	Dixon Close

At the present time, the population of Keelby is approximately 2100 with just over 950 dwellings in the parish.

4. Keelby – Our Present

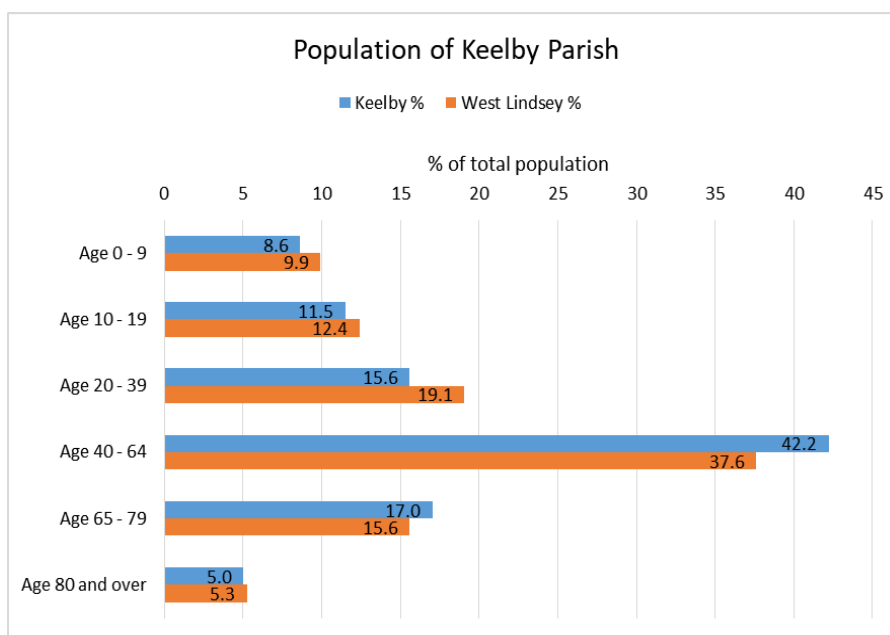
4.1 Village Profile

Keelby is classed as a large village, situated in the north-eastern corner of Lincolnshire (in the district of West Lindsey) and close to both the Humber Bank and the edge of the Lincolnshire Wolds. It is adjacent to the main A18 trunk road – approximately ten miles from Grimsby, twelve miles from Brigg and only a few miles from the Humber Bank industries. The two closest cities are Hull, reached in about forty minutes by road via the Humber Bridge; and Lincoln, also about forty minutes travelling distance by road on the A46 or via a local rail service.

4.2. Demographic Profile

Keelby has had a relatively stable population again in recent years (see Figure 2 and section 3.2). The Parish Plan questionnaire in 2007 found that over 61% of residents had lived in the village for more than 20 years and over 32% for more than 30 years. Many younger couples moved to Keelby during the 1970's and 1980's when major housing estate developments took place and a high proportion of these have remained in the village. This is to a large extent reflected in the graph from the most recent 2011 Census (Figure 3 below) which illustrates that 60% of the village population was in the 40-79 year age range.

Figure 3 – Demographic Profile (2011 Census)



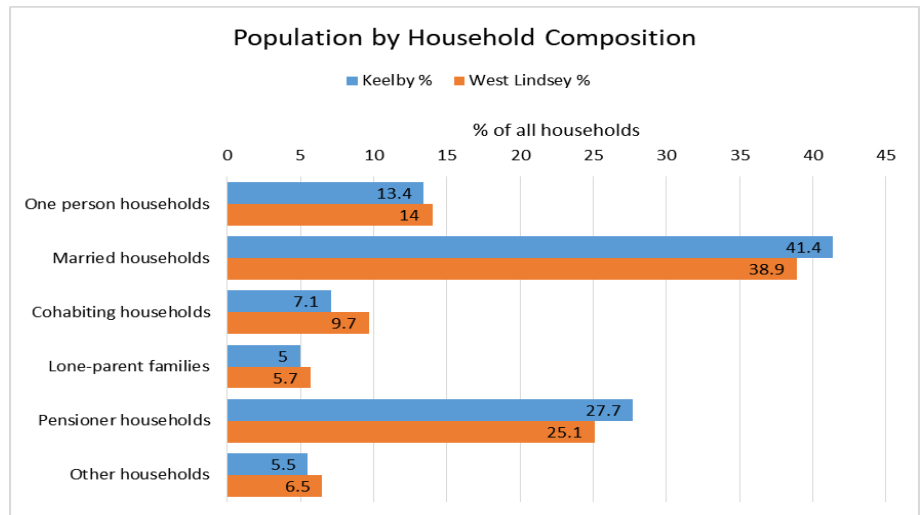
The change in population between the 2011 Census and 2001 Census is also interesting to note – Keelby experienced a 10% decrease in this period, whereas by comparison Lincolnshire had a 10% increase and England a 5% increase.

A consistent trend has remained for many years in that Keelby appears to have a population that is around 5% more than the national average in the 30-59 age group, but around 5% less than the national average in the 20-29 age group. Data from the 2011 census confirms a significantly lower percentage of black or minority ethnic groups in Keelby (1.1%) compared to the UK average of 20.2%. Also only 2.4% of Keelby residents were born outside the UK compared to a national average of 13.8%.

Keelby clearly also has an increasingly ageing population, therefore this needs to be given consideration in a number of aspects of the Neighbourhood Plan. Another important consideration, linked to the need to have a balanced community, is the need to ensure that the village remains accessible to younger people who want to make their homes here.

Figure 4 – Population by Household (2011 Census)

The most recent data available (from the 2011 Census) reflects this in a slightly different way by showing a comparison of data for Keelby population by Household Composition (Figure 4).



4.3. Housing Profile

The major residential developments in the village between the late 1960's through to the late 1980's (outlined in section 3.2) also had a significant impact on the housing profile in Keelby.

In the last forty years of the 20th Century, the number of dwellings trebled increasing from 294 in 1961 to over 900 in 2001. Significantly, the majority of the new housing during this period was two and three bedroom semi-detached properties, three and four bedroom detached properties and small detached bungalows together with a much more limited number of smaller link houses. In 2001, the Census data indicated that some 85% of housing was owner occupied with 6.3% privately rented and 8.5% socially rented.

Figure 5 – Housing Facts (2011 Census)

While the most recent Census data on the house ownership profile is not hugely different, it does illustrate a slight decrease in house ownership and a slight increase in privately rented properties. Interestingly, private rental figures still appear significantly lower than the national average where data indicates an increase from approximately 15% to 20% over the last thirty years (1990 to 2020). Other information on housing type and size is shown in Figure 5.

Total Number of Dwellings 990				
Housing Tenure	Owned	Socially Rented	Privately Rented	Living 'Free'
	79.4 %	7.6 %	9.7 %	3.4 %
Housing Type	Detached	Semi Detached	Terraced	Flats / Other
	50.9 %	33.0 %	10.8 %	5.3 %
Housing Size	1 bed	2 bed	3 bed	4+ bed
	3.8 %	24.9 %	49.5 %	21.8 %

The most recent local Housing Needs Survey, published by Community Lincs, was in 2008 (ref. Keelby Parish Council website). Although the response rate was relatively low, at just below 10%, the survey did endeavour to engage more with younger people in addition to household questionnaires. Important comments were captured on the need for more smaller (one or two bedroom) affordable housing in the Parish, which when combined with data from the WLDC housing register, suggested a need for some further 15-20 properties of this type. Although the 'handing over' of The Paddocks housing development off Riby Road in April 2017 delivered eighteen homes of this type it is clear that more are still required.

4.4 Employment Profile

Keelby has often been referred to as a 'dormitory' village with many residents employed by industrial, commercial and service businesses in the surrounding area most notably along the Humber Bank. However, over several years, increasingly employment has taken some people further afield while still retaining their main home in the village. In addition, in line with a national trend, there are also an increasing proportion of residents who work from home.

Figure 6 – Employment by Sector (2011 Census)

In preparation of the Neighbourhood Plan, as further background, it is useful therefore to consider information on employment profile and associated data – reference again is made to the 2011 Census as the most recent information available (Figures 6 & 7)

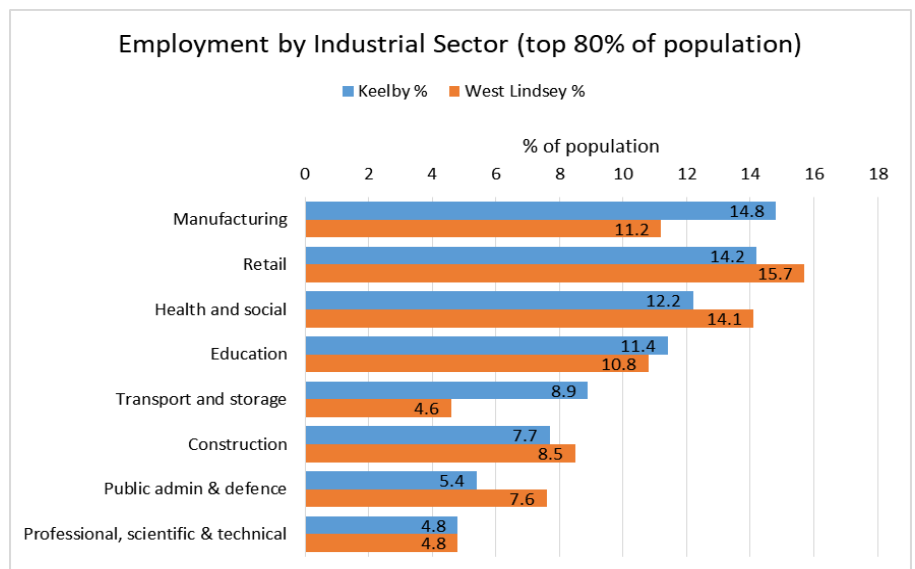
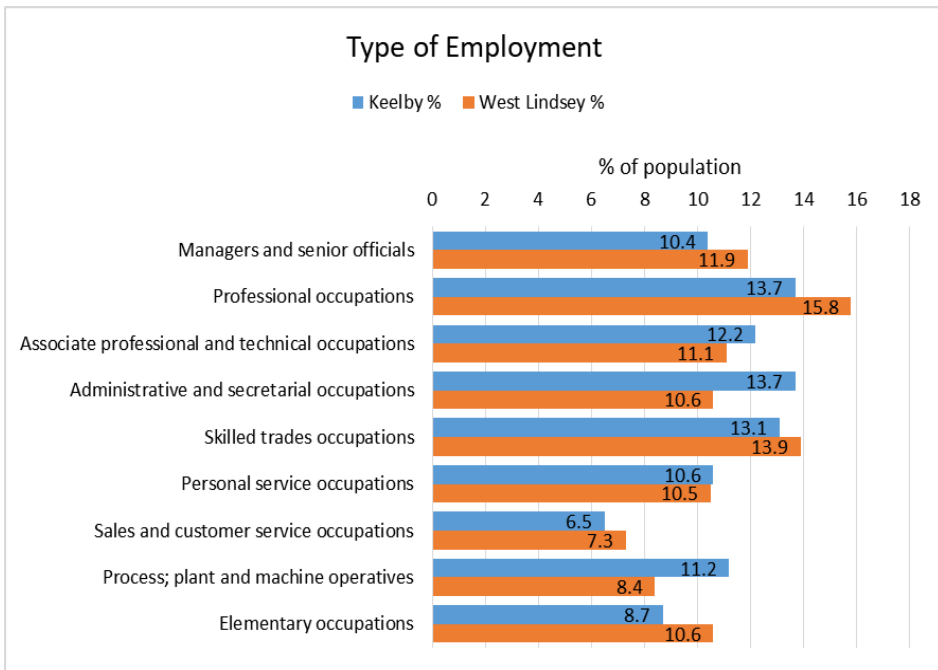


Figure 7 – Type of Employment (2011 Census)



It is interesting but perhaps not surprising to note, considering our close proximity to the major Humber Bank industrial area that the highest employment percentages are in manufacturing and retail closely followed by health, social and education. While the main interest in this data is clearly to focus on Keelby, there is a worthwhile comparison, particularly to the

England figures, which illustrate that while locally a significantly lower percentage travel less than 5km to work, a significantly higher percentage travel between 5km and 20km (see Figure 8 below). This links to the fact that 46% households in the village have two or more cars (ref. Section 4.5).

Figure 8 – Distance Travelled to Work (2011 Census)

Distance Travelled to Work	Keelby No. Of People	Keelby %	West Lindsey %	England %
Working from home	60	5.7	4.6	3.5
Less than 2km	115	11.0	19.2	20.0
Between 2km and 5km	55	5.2	9.3	20.1
Between 5km and 10km	380	36.2	17.8	18.3
Between 10km and 20km	295	28.1	18.6	15.2
More than 20km	140	13.3	18.2	12.6
Working offshore	5	0.5	0.1	0.1

4.5 Infrastructure

Keelby is served by an established infrastructure, which has nevertheless been in place for many years or associated with the major growth of the village in the 1960–1980's. However, although there have been some refurbishments since this time, there also actually appears to have been very limited change in infrastructure either in terms of new building, upgrade or replacement.

A new Lincolnshire Co-op convenience store has recently been opened in mid2021 as the first phase of new developments on land south of Stallingborough Road. Outline planning permission is also approved for a new Medical Centre with pharmacy to be built adjacent to this, both of which are associated with a proposed residential development (site allocation WL/KEE/001, previously CL1307 in the Central Lincolnshire Local Plan referred to in section 2.5 of this plan). Details of main facilities are as follows:

4.5.1 Health Centre

The current Keelby Health Centre is run by the Roxton Practice, which has provided healthcare services to patients in the village and the surrounding area for over 75 years.

The building provides consulting rooms for GPs, nurses / nurse practitioners and healthcare assistants and a dispensary to issue prescribed medicines – all core services for the residents of the village. Additional and more specialist services are available from the Pilgrim Primary Care Centre, Immingham and the Weelsby View Health Centre, Grimsby.

The Health Centre premises on Pelham Crescent are owned by NHS Property Services Limited and now have a relatively short remaining lifespan. The existing facility is barely fit for its current purpose, has limited parking and is incapable of extension to meet its growing needs. Maintenance, service and management costs for the facility have increased significantly over the last few years and there is now a clear intention by the Roxton Practice to develop the new Medical Centre and dispensary within the village so as to provide these essential services to the residents of Keelby and surrounding area in the future.

The outline planning application for a new Medical Centre and dispensary has recently been approved by WLDC (March 2020) as part of the new development referred to above and it will certainly be a valuable, important and much needed modern asset for the village.

4.5.2 Schools and Education

Keelby Primary Academy is part of the Enquire Learning Multi-Academy Trust and provides education for pupils aged 4 to 11 years. The school is centrally located in the village, next to the Village Green, and has close links to the local community. The majority of children at the school live in the village however pupils from further afield are also welcomed. In September 2019, 184 children were on roll with the school currently having an overall capacity of 210.

The school consists of a single storey building with all the equipment and facilities you would expect in a modern primary school. There are seven permanent classrooms, a large hall, a shared Learning Zone for KS1, a KS2 Learning Zone, outdoor play area for Foundation Stage and Y1, a library, a kitchen (meals are cooked on site), a 'pod' for music lessons, a hard-surfaced play area and a large grassed games field, part of which has been set aside as a wildlife garden.

There are also close links with the Ladybirds Preschool and Rascals Daycare which both operate in the village.

Ladybirds Preschool, located adjacent to the Primary Academy in the schools' grounds, operates as an independent business and provides services on weekdays during term-time only. There are around forty children currently on roll, however attendance times are very variable and could range from 3 – 30 hours per week. Eight part-time members of staff are employed with a maximum of twenty-two children permitted in the facility per session.

Rascals Day-care, operated as a private business in rented accommodation in the Village Hall, provides childcare services on weekdays throughout the year (closed Christmas week). Typically there could be up to sixty children on roll again with variable attendance times and up to eleven members of staff.

Secondary education is provided either at Caistor (seven miles distance) with Caistor Grammar School (via selected entry) and Caistor Yarborough Academy or at Healing (four miles distance) with Healing School (Science Academy). Free transport is provided for Keelby students to these schools.

Tertiary and further education is provided in Grimsby (ten miles distance) at either Franklin Sixth Form College or Grimsby Institute and University Centre. Some bus transport is available.

4.5.3 Library

Keelby Library, previously a local authority facility and service, is now run as a Charity for the residents of the Parish of Keelby and surrounding area. It is managed and overseen by a team of volunteers and operated by Greenwich Leisure Limited (GLL) on behalf of Lincolnshire Libraries.

Their aim and focus are that the Library continues to be used for educational, recreational and research purposes and as a place for access to community information. It also is a warm and welcoming place where visitors can relax enjoy a chat and a tea or coffee.

The Library is well supported and valued by the village – as well as providing a good range of fiction / non-fiction books for adults and children (including 'talking books' and Large Print), it also offers facilities for photocopying, laminating and free use of computers. A scheme for borrowing and exchanging jigsaws has also been independently set up by volunteers. The Library is visited monthly by younger children and their teachers from Keelby School and weekly by a nursery group from Rascals.

4.5.4 Water Treatment

The main wastewater treatment plant for the neighbourhood, which is operated by Anglian Water under authorisation from the Environment Agency, is located on the south-eastern edge of the village.

It was built in the late 1970's / early 1980's, has a design capacity equivalent to approximately 3200 pe (population equivalents) and is compliant with the Urban Wastewater Directive of 2016. It is understood that there are currently no plans for further upgrade of the facility, but clearly if the village population was to increase in the future beyond the works capability, then this would need to be addressed as an integral part of any significant residential development.

4.5.5 Transport Links

There are hourly bus services which serve the village on six days a week, from early morning until early evening, between Cleethorpes / Grimsby and Hull via Stagecoach East Midlands Service 250. This provides a vital link for many residents, not only to this nearby town and city, but also to neighbouring villages on its route. Additional specific bus services are provided to a local Tesco supermarket and Grimsby Institute for users of these facilities.

Local 'on demand' bus services remain somewhat fragmented linked very much to the fact that Keelby is on the boundary between Lincolnshire and North East Lincolnshire. 'Call Connect', the service provided by Lincolnshire County Council, does not allow travel into North East Lincolnshire; but equally 'Dial a Ride', a similar service provided by North East Lincolnshire Council, does not allow travel to the village.

Local and national rail connections are available via Habrough or Barnetby, some five or nine miles distant respectively, or via road on the M180 to Doncaster for direct services to London, the North, West and South. A limited direct service between Lincoln and London has also recently started and there may be an opportunity to extend this to Cleethorpes beginning in 2023. Humberside Airport is about five miles from the village and offers daily direct flights to Amsterdam and Aberdeen plus charter flights to several holiday destinations.

Communication links and public transport may have marginally improved in recent years, but for many residents the bus remains a key and essential service to the local area and surrounding villages. It must be continually emphasised not only how important public transport is to the community, but also that the limitations actually force most of the local population to rely almost entirely on their own cars particularly for work commitments and social activities. This is illustrated in the table below, which compares car ownership figures to West Lindsey and England as a whole (Figure 9):

Figure 9 – Car Ownership (2011 Census)

Cars or Vans in Households	Keelby Number	Keelby %	West Lindsey %	England %
None	105	11.1	15.1	25.8
1	405	42.9	42.6	42.2
2	320	34	31.8	24.7
3	80	8.3	7.6	5.5
4 or more	35	3.7	2.9	1.9

4.6. Businesses and Services

At the present time, there is a well-established range of businesses providing local services from premises in and around the centre of the village or on the edge of the village at North End:

- St. Martin's Place: Spar Convenience Store (Retail), Go Local Village Stores (Retail), Skizzers (Hairdressers)
- King Street: Magic Wok (Food Takeaway), Rascals (Child Day Care)
- Victoria Road: Kings Head (Public House), Chip Inn and Bono Pizza (Food Takeaway)
- Manor Street: Nags Head (Public House), Ladybirds (Pre-School)
- North End : Lilly's (Teashop and B&B), Lincolnshire Co-op Convenience Store (Retail), Hair Lounge (Hairdressers)

The central area of the village is quite constrained with narrow roads and very limited parking.

A small number of larger commercial businesses operate from premises around the edge of the village:

- S.H.Somerscales Ltd – Timber Merchants (off Roxton Lane)
- Keelby Motor Engineers (Roxton Lane)
- Motorhome Tow-Bars & Tow-Cars (on A18)
- Harvest Pet Products Ltd (Stonepit Lane)

There are also a significant number of other small and varied businesses that operate from the village – all of which provide valuable services both in the village and the surrounding area. These include: builders, plumbers, electricians, joiners, roofing services, decorators, vehicle services, taxi services, computer & IT services, gardening services, hairdressers, beauticians, care services, registered child minders, florists, hospitality providers, ironing services, photographers, caterers, etc.

Agriculture now employs significantly fewer people than in previous times; however a significant area of the land in the Parish continues to support farming. Agriculture is currently based essentially in three locations – North End Farm, Hollies Farm on South Street and Keelby Grange off Brocklesby Road. All agricultural activity is now almost completely arable based.

Also at North End a local Housing Association provides a self-contained, residential accommodation facility (Hubert Ward House), which has for many years been, and continues to be an important community service for elderly residents.

4.7 Village Amenities, Facilities and Recreation

The village has a number of prized amenities for use by the community, they include:

4.7.1 Village Hall

The Village Hall is a Grade 2 Listed building which held as a Charitable Trust for the inhabitants of the Parish of Keelby and surrounding area to be used for social, educational and recreational purposes. It is managed and overseen solely by a Committee of volunteers who strive to ensure that the facilities are accessible to the whole community.

The Hall is well supported and valued by the village with facilities heavily booked for numerous regular local activities and groups. These include Dance Classes, Keep Fit, Yoga, Fit Steps, Women's Institute, Scouts, Parish Council, Twinning Association, etc). There are also many other dedicated public and private functions – Village Pantomime, live entertainment, weddings, fund raising events, etc. An extremely well supported, and much valued function are the regular Keelby Luncheon Club lunches held throughout the year for older residents.

A number of improvement projects have been carried out in 2021 – most significantly to upgrade and refurbish the toilet facilities but also groundwork and landscaping in the garden area and internal decorating to several parts of the building. In the most recent June 2018 village questionnaire, 82% of respondents said the facility meets their requirements and 64% said that it was one of the things they enjoyed about living in the village. The Village Hall is also used as the Polling Station for local and national elections.

4.7.2 Village Green

The Village Green is a key feature in the centre of the village, is much valued by the community and clearly identified as an "Important Open Space" in Policy S65 in the Central Lincolnshire Local Plan. It is indeed the prime open space within Keelby and must be protected from any and all forms of development that could diminish this.

The Village Green is under the ownership of Keelby Parish Council having been purchased from the Riby Estate in 1968. There is a covenant within the deeds which states that "it shall forever after remain an open space and used for the purpose of a sport field only and no building shall be erected on the land other than the existing pavilion and changing room or any building erected in substitution thereafter".

The Village Green was therefore, for many years, the main focal point for recreation in the village – cricket, football, tennis, play area, school sports and galas. However, more recently all of the major sporting facilities and activities have moved to the new Sports Development on Stallingborough Road (formally opened in October 2008 – see below). The Village Green continues to be used for a limited number of organised training activities and informal sports. It is also used for events such as village galas. The disused tarmac tennis court area remains in one corner of the field and this would most definitely benefit from either restoration to its original grassed state or changed into a more attractive and useful feature for community use. Plans for a Community Orchard in the south-east corner of the Green, agreed in autumn 2020, have yet to be realised.

In the northeast corner of the Village Green is the Play Area, which has a small range of equipment suitable for infant and primary school age children. Additionally, a new Under 5s play area was opened in February 2022 after the parish council secured an investment from a FCC Community Action Fund grant with match funding awarded by West Lindsey District Council. It is acknowledged that the old play equipment would benefit from refurbishment and further investment, which is being planned by the Parish Council.



4.7.3 Religious Buildings

There are two places of worship – St. Bartholomew's (Church of England), dating back to the 12th Century, in the centre of the village and the Wesleyan Methodist Chapel on Yarborough Road, originally dating back to around 1824 but rebuilt in 1866. These buildings are in regular use today for religious services and other community activities – both performing a key and essential role in village life.

St. Bartholomew's continues to have an active membership, which has over recent years taken over a greater role in the day-to-day running of the church. One of their aims continues to be bringing the church into the community every day of the week. In addition to regular worship there is a Sunday School, Prayer Group, Mother & Toddler Group, Coffee Morning and Art Group plus several other "one off events" throughout the year in the adjoining Church extension. This Church extension is available for hire to small groups for community use.

The Cemetery, which is near the Church on the opposite side of Church Lane, is the resting place for several generations of Keelby residents.

Keelby Methodist Church also has an active membership and provides services and facilities to the community as well as their regular Sunday worship and prayer groups. Weekly coffee mornings and Knitters & Natters in the Edge are very popular, as is the Friendship Club. The main hall is also in regular use by the Kids N Us group, Table Tennis group, Brownies and Scouts. The Methodist Church has a close relationship with neighbouring Healing with whom they share services.

4.7.4 Sports Facilities

The sports ground and pavilion are on the eastern edge of the village on a nineteen-acre site adjacent to Stallingborough Road.

This development was secured as a 'Millennium' project to provide 'sports for all' for residents in Keelby and the surrounding villages. The Brocklesby Estate generously gifted the land to the parish and Sport England and the Football Foundation awarded substantial

funding to enable the development to be brought forward and delivered. Keelby Sports Association (KSA), a group of dedicated volunteers responsible for the management and promotion of sport and sporting activity in the village oversaw the project, which was officially opened in 2006. Overall ownership of the facility however remains with the Parish Council.

There is a large sports pavilion with function area, kitchen area and changing rooms for players and match officials. A separate upstairs room can also be used for meetings.

The site has several football pitches suitable in size for seniors (two pitches), intermediates (one pitch) and juniors (three pitches); a separate cricket pitch; a bowls green; two all-weather tennis courts and a skate park.

The main sports each have their own membership clubs (Football, Cricket, Bowls and Tennis) with representatives on the overall KSA Committee.

4.7.5 Youth Centre

The Youth Club, situated on Victoria Road, currently opens for one session per week. This is split into two parts to try to ensure any children attending are with others of similar age group - the younger group covers 7-11 years of age and the older one is for the 11+ age group.

Younger activities include art and crafts, musical and board games, sports activities and social topics. In summer months they also use the Village Green and the Sports Ground. Older activities include pool, darts, table tennis, football kick around, and social topics plus discos for celebrations at various times throughout the year.

4.7.6 Allotments

There are two allotment sites within Keelby.

Keelby Allotment Society is on land just off Brocklesby Road on a Parish Council rented site. It has ten well-tended plots, a gated car park and, although occasionally prone to flooding under extreme weather conditions, is much valued by allotment holders.

The second site is situated across on the west side of the A18 and is privately established by Keelby Hi-Field community allotments and consists of around 20 plots.

4.7.6 Other Organisations

In addition to those mentioned within this section of the Plan, a number of other organisations / clubs provide a wide range of recreational and social activities within and around the village. These include Women's Institute, Twinning Association, Rifle Club, Dance, Keep Fit, Badminton and others.

Uniformed organisations that are active in the village include Cubs, Beavers, Scouts and Brownies.

4.8 Environment and the Countryside

Keelby is not in a designated Conservation Area, but is surrounded by open countryside and is on the edge of the Lincolnshire Wolds to the southwest of the village (classed as an Area of Natural Beauty, AONB). Extension of the AONB to include Keelby is an opportunity that could, and should be pursued, by the Parish and West Lindsey District Councils. Proximity, and accessibility to, the surrounding countryside and open spaces are very important features of village life (emphasised by over 80% of respondents in the recent 2018 questionnaire) and local paths are well used and valued by many residents.

Reference was made earlier in this document (section 2.5) to the clearly identified 'Local Green Spaces' and 'Important Open Spaces' in the Central Lincolnshire Local Plan (CLLP). These must be retained, looked after and not compromised by future developments.

In addition to these, there are several recognised features that are considered as 'locally valued landscapes, footpaths and views'; please refer to Appendix 7. These include:

- Saddle Wood and Beck, just outside the village to the south east is an important wooded area with the beck meandering down to join Caddle Beck and North Beck Drain
- Roxton Wood, to the north of the village and also within the parish boundary, has several footpaths and a Protected Roadside Verge nearby. The verge is managed by Lincolnshire Wildlife Trust for its wildlife interest and supports a wide variety of wild flowers.
- Caddle Beck, from its source where spring water comes to the surface on private land off Riby Road, flows east out of the village and has the potential to be further sympathetically developed with limited access and perhaps a new footpath.
- The paddock, on the southwestern edge of the village, with its pond is a natural low point in the countryside and should be maintained as an open space. Other small fields and grazing land is also an important feature on this side of the village and provide a buffer to the A18 main road passing the village. This area has been registered as a new Important Open Space (in Policy S65).
- There are numerous well used and valued public rights of way with extensive countryside views from within and outside the village, including:
 - North-west from Cissplatt Lane across open fields towards Nun Cotham and Habrough
 - North-east from Cissplatt Lane via a path and open fields to Roxton Lane and beyond
 - North from Roxton Avenue across open fields to Roxton Lane
 - North east from Church Lane across open fields and countryside towards Little London and Stallingborough
 - South west across A18 from Topper Lane through Maple Avenue out of the village towards Great Limber
 - South west from the A18 along Stonepit Lane past Manor Farm to join up with the unclassified road at Limber Hill
 - South east from Stonepit Lane towards Riby
- Other potential Important Open Spaces surrounding the village are the fields immediately north of Stallingborough Road (between North End and Roxton Lane) together with fields either side at the end of Cissplatt Lane.

- There are over 600 trees growing in and around Keelby, which make an important contribution to the landscape character of the village. It is important that wherever possible these are retained and not threatened by future developments.
- The semi-natural woodland near the junction of Stonepit Lane and Barton Street has been removed in recent years and the area incorporated into a much larger field of limited environmental value. Remaining areas of wildlife and natural interest should be protected.
- There is good access for personal recreation to the north (Roxton Woods) and south (National Cycle Route 1) via a network of public paths, bridleways and other routes. Areas to the east of the Parish have more limited accessibility.

5. Future Development of The Village

This section sets out the planning guidance associated with the further development of the village, this has been influenced by community engagement and consultation as outlined in section 5.1 below.

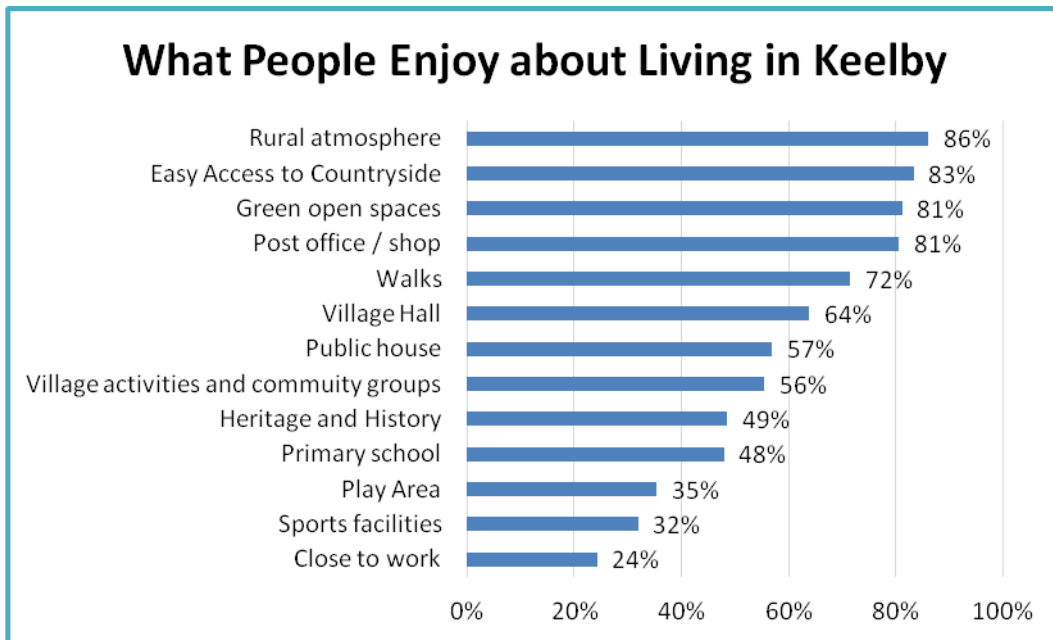
5.1. Community Consultation and Engagement

The initial formal community consultation was a key part of the input to the Neighbourhood Plan. This was completed with a questionnaire to all households in the village in mid2018 (144 completed and returned, 15% response) and then a follow-up open public meeting. This was extended by a further series of engagement activities in July 2022 during the Consultation Process with various public meetings, focused discussion and media communication to gain feedback and support around the draft Plan. An outline of the whole consultation and engagement process is included in Appendix 10 of this document.

Where appropriate, reference is also made in this section to information from previous extensive consultations linked to the 2008 Keelby Parish Plan where over 450 questionnaires were completed and returned (50% response). Numerous important and consistent views and aspirations of residents for development of the village at this time still remain, clearly illustrating and reinforcing the importance of latest development objectives.

All graphs in this section of the report are based on analysis of data from the 2018 questionnaire unless otherwise indicated. A fundamental piece of valuable feedback from this questionnaire is summarised by “what people enjoy about living in Keelby” and this understandably underpins several other responses in the consultation (Figure 10 below).

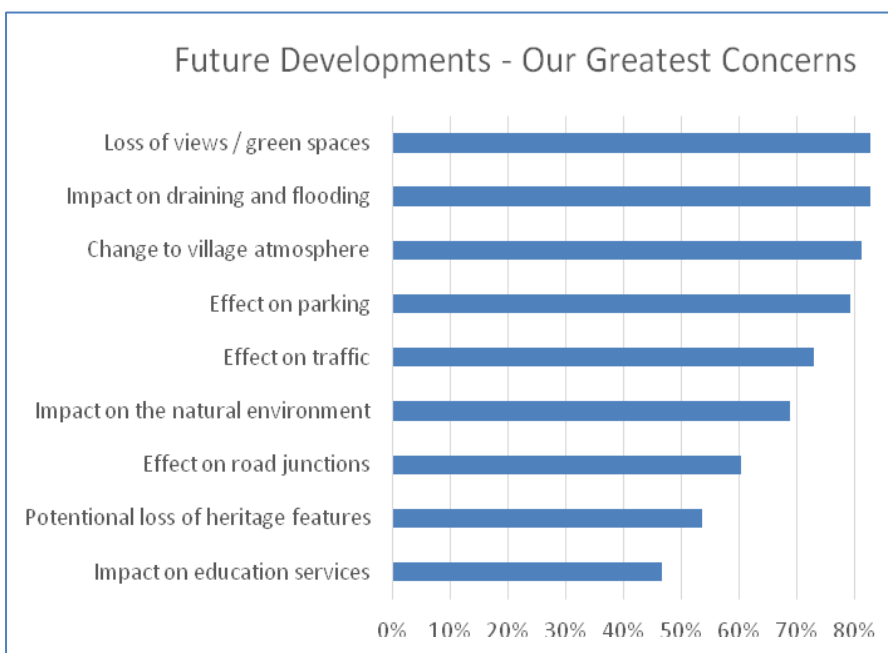
Figure 10 – What do people Enjoy About Living in Keelby



A very significant majority of respondents (over 80%) value the rural atmosphere, access to the countryside and green open spaces. This is a vitally important aspect to be retained and protected as part of any future development plans.

Key amenities (Shops, Post Office, Village Hall, School, Public Houses), along with recreational opportunities (walks, sports facilities), are also important and much valued features which all contribute not only to the community of the village today but are also essential to its long term sustainability.

Figure 11 – Future Development – Our Concerns



Similar views are therefore also reflected in responses to concerns about future development and priorities for asset protection and facilities development (Figure 11 above). Threats to green spaces, community facilities and the village atmosphere from future developments are concerns for a very significant majority of respondents. Almost all highlight these features as priorities for protection.

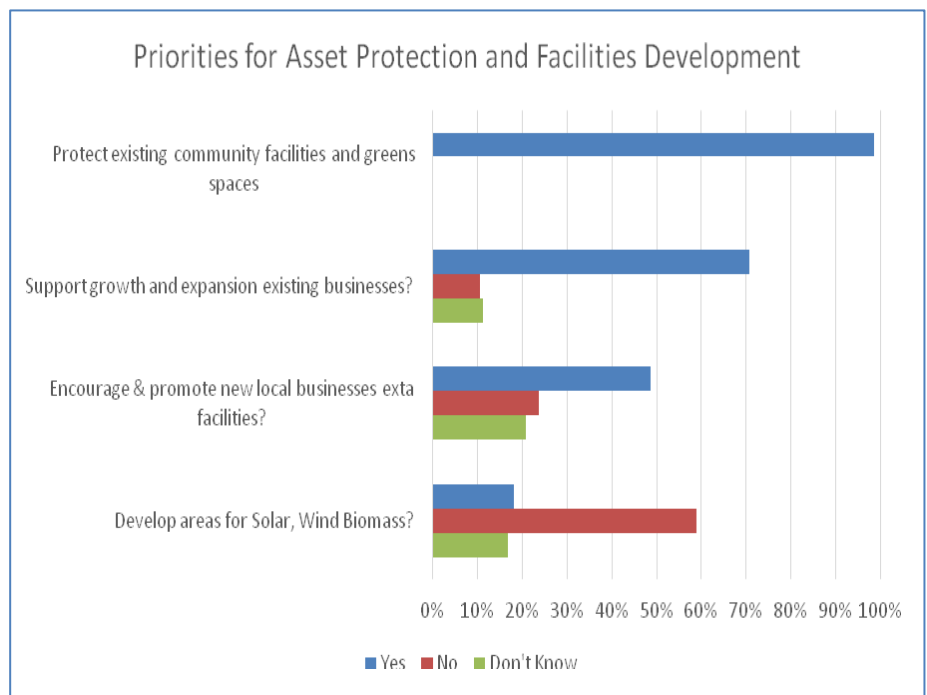
Detailed feedback from the questionnaire revealed respondents preferred locations for new developments – most strongly favoured options would be conversion of existing buildings and Brownfield rather than Greenfield sites. In addition, a number of smaller developments are clearly preferred to larger developments although exact sizes were not specified.

In addition, potential impacts on parking, traffic and road safety are high on residents' concerns, reflecting also feedback from the 2008 survey. Previous developments were not designed to cater for the volume of motor vehicles that exist today. Parking and road traffic are main key concerns for many residents. While this will always be a major challenge to resolve in older parts of the village and some roads in residential areas established from the 1960's and 1970's, it is essential that appropriate designs are incorporated into any new developments to avoid even more problems in the future.

Impacts on flooding, drainage and the environment are also significant concerns for a large percentage of respondents and probably reflect an increasing local and national focus on these issues. Flooding was not highlighted as a particular issue in 2008. Keelby thankfully has none of the potential issues of major flooding that exist in some areas of the country associated with rivers and flood plains. However, some small areas of land in and around the village do experience poor drainage and pond formation during periods of heavy and prolonged rainfall. Two maps illustrating potential River and Surface Water flood risk areas are included in Appendix 9 for reference.

Figure 12 – Priorities for Asset Protection & Development

Figure 12 illustrates that there is a good level of support for growth and expansion of existing businesses also with encouragement for new small local businesses. These are both certainly considered key features in the sustainability and future of many villages. Thriving small businesses will continue to make an integral contribution to the economic foundation of the village.



It is however also interesting to note that a majority of respondents are not in favour of developing areas for renewable energy facilities.

The two main development aspects which merit more detailed consideration, residential and infrastructure / amenities / services, are reviewed further in the following two sections.

5.2. Residential Development Perspective

Reference has previously been made (section 2.5) to the Central Lincolnshire Local Plan (CLLP) where there is an expectation that Keelby, as a large village, will have a foreseen growth level of 10% over the plan period. This is equivalent to approximately 90 dwellings. Most of the growth is expected to be “via sites allocated in the CLLP or appropriate infill, intensification or renewal within the existing developed village footprint”. Two development sites are identified and adopted in the CLLP and both are on the eastern edge of the village. WL/KEE/001 (previously CL1307) is on land south of Stallingborough Road and WL/KEE/003 (previously CL1305) is on land at Church Lane. The former has been earmarked in plans for many years and has had previous planning approval; whereas the latter is a much more recent addition in 2017. Other aspects of significant importance in the CLLP are the Local Green Spaces and Important Open Spaces which would be specifically excluded from future development (refer to Appendix 3).

5.2.1. Scale and Location of Development Considerations

Development site WL/KEE/001 (previously CL1307), referred to above, has partially completed as a result of the new Co-op being built. Outline planning permission for the additional eighty mixed residential properties and a new medical centre on this site has been granted. This residential development should offer a range of homes for first time buyers, both young and mature families and elderly residents with an expectation of 20% affordable housing and 15% elderly housing.

This is totally in line with the Central Lincolnshire Local Plan and will almost fully deliver the CLLP expectation for housing development in Keelby for the whole of this plan period (2022-2040). Any further small requirement for housing could easily then best be accommodated by Brownfield development or infill. This will certainly be within latest CLLP planning policy guidance for a reduced threshold of site allocations to less than ten dwellings.

While development of Brownfield sites is a favoured option for a majority of respondents in the Neighbourhood Plan questionnaire, there are actually no sites in the village specifically recorded in the West Lindsey Brownfield Sites Register (ref. <https://www.west-lindsey.gov.uk/brownfield-register>). Few potential sites currently exist either within or around the village although Dawkins Barn, at the bottom of Mill Lane; and, should this become available, the current site of the Health Centre on Pelham Crescent, could be considered as future development opportunities. Relatively few actual infill opportunities remain within the developed village footprint.

5.2.2. Housing Types and Design Considerations

Reference was made earlier (section 4.2) to the most recent housing needs survey for Keelby in 2008, which together with feedback from the latest Neighbourhood Plan consultation, and recommendations in the CLLP give some consistent guidance to current and future housing requirements. Other factors to be taken into consideration include the demographic and employments profiles of the village.

There needs to be the right mix of housing types with an appropriate balance in the provision of smaller properties (one or two bedroom dwellings) and affordable housing either for younger people who wish to stay in the village and start on the housing ladder or older people who wish to downsize but also remain in the village. If affordable housing were available aimed at people with local connections this would support the retention of family units in the community. Feedback from the Neighbourhood Plan questionnaire highlights

some preferences for bungalows, low cost / affordable / starter homes, housing for the disabled and retirement housing but certainly not three storey houses. Sheltered accommodation in the village for elderly residents may also become an increasing consideration, as there is concern about the long-term future and viability of Hubert Ward House.

It is not appropriate to go into detailed housing requirements in this Plan but it is relevant to indicate some broad expectations and requirements. All new housing developments, including infill and residential extensions, should preserve or enhance the appearance of the village. Design and build features are important to create an appearance which is compatible with the existing village buildings and rural surroundings. These include low-density layout plans, visual variety and type of housing, high quality frontage, good quality materials with appropriate provision of open space and landscaping. Retention of natural hedges wherever possible along with new hedging and trees is also an important feature and Home Building for Nature provides a very useful reference source.

Keelby is a village with limited transport links therefore all new developments must have adequate off-road car parking. New developments and individual new properties will need to have appropriate provision of vehicle charging points to take account of the developing focus on electric and other zero carbon vehicles.

5.3 Infrastructure, Services and Business Development Perspective

The future sustainable development of Keelby should maintain and enhance its role as a large community village, which provides housing, employment, retail, key services and facilities for the local area. This will require a careful focus to achieve an appropriate and manageable level of growth.

Solid infrastructure and services combined with successful and thriving local businesses form a key and essential part in the long-term sustainability of any local community.

While most of the infrastructure dates back to around the 1970's – 1980's, it appears to have capacity to meet the requirements for foreseen developments in the Plan period. The emphasis therefore could essentially be expected to focus more broadly on its maintenance and refurbishment.

The main retail area is currently in the centre of the village, however, this area is quite constrained with narrow roads and has no realistic prospects for improved car parking. Other small businesses are located nearby on Victoria Road and Manor Street or within walking distance at North End. Approved outline plans for a new Medical Centre on the WL/KEE/001 (previously CL1307) site adjoining South Street and Stallingborough Road will provide additional and modern facilities. These will meet community needs and reduce the need to travel further for these services.

The majority of respondents to the Neighbourhood Plan questionnaire are strongly against any industrial development, which would clearly be incompatible with the rural setting. However, there is some support for both appropriate growth of existing businesses and encouragement of some facilities for small-scale business development. There have been some discussions in the recent past regarding potential opportunities for a limited number of small-scale business premises on the edge of the village (sometimes called Beehive Units) but this has not been progressed.

Current plans to build a new Medical Centre and Dispensary may mean that the old building on Pelham Crescent might become available. This could then be suitable for conversion into a facility for a limited number of new small business units.

Another increasingly important feature of business support is the requirement for fast and reliable Broadband service provision. This is not only an integral requirement for established commercial businesses, but also supports people who work from home now and in the future.

6. Keelby Vision and Planning Objectives

Our Community Vision for Keelby

Keelby will continue to be a thriving large village community with provision of key services, a good selection of local businesses / shops / amenities a broad range of locally accessible employment opportunities.

It will maintain and improve its overall sustainability, retain its village character and rural atmosphere while ensuring that its valued historic Listed Buildings, non-designated heritage assets, local environment, Open and Green spaces are not compromised or lost.

6.1 Planning Objective 1 – Retain Village Character

6.1.1. Justification

Residents of Keelby, via recent / previous questionnaires and latest public consultation, overwhelmingly value many aspects which contribute to the village character – rural atmosphere, easy access to the countryside, green open spaces, facilities, amenities and community. Listed buildings and non-designated heritage assets also form integral and important features, which add to the character of the village and its appearance. Almost all respondents to the Neighbourhood Plan questionnaire gave priority to protecting community facilities and green spaces. A large majority of residents are strongly against any further large-scale residential or industrial development, which would significantly impact on the size and character of the village. Medium / small-scale development or small infill projects would be supported provided clear planning objectives and policies can be demonstrated.

The Village Green is classified as an Important Open Space in Policy S65 of the CLLP. It is protected by a covenant from future development, is an asset valued by the large majority of residents and has the potential to be an even more attractive focal point in the centre of the village.

Feedback from the vast majority of village residents (>80%) confirms the value and importance of open spaces, easy access to the countryside and real concern to prevent the future loss of green space.

The identified historic listed buildings and non-designated buildings of heritage interest add significantly to the character of the village. Many buildings in the Plan area reflect trades, business use and/or relative prosperity of the 18th, 19th and 20th Centuries through style, size, location and quality of materials used. The buildings of non-designated heritage interest are not formally designated heritage assets, but are considered to be of significance when any planning decisions are formulated. Such buildings are deemed significant due to the following factors:

- Date of heritage asset and degree of local heritage.
- Construction, materials and nature of buildings.
- Original function or purpose.

6.1.2 Objective and Planning Policy

Retain and enhance Keelby village character and appearance, as described within this Plan, and ensure that the impact of any new developments on our neighbourhood, environment and its surroundings is managed and minimised.

This Neighbourhood Plan aims to address the provision, location and type of any future medium/small scale residential or small-scale business development while also outlining broad planning objectives, policies and expectations for these and other developments.

Furthermore, we are keen to maintain and preserve identified historic listed buildings and buildings of non-designated heritage interest (as listed in Appendix 5)

Planning Policy 1: Retain Village Character

All development within Keelby will be designed to the highest standard to preserve its rural character and distinctiveness. All new development should:

- a) Safeguard identified Local Green Spaces and Important Green Spaces as identified in Appendix 3.
- b) Preserve existing designated and non-designated heritage assets and their setting, as identified in Appendix 4 and 5.
- c) Reuse brownfield land where possible and avoid the unnecessary development on Greenfield land to preserve high-grade agricultural land within the Parish.
- d) Consider the wider context of the area, including the important landscape towards the Lincolnshire Wolds and across the open areas of the Parish

6.1.3. Other Aspects and Actions

- Note: The village green is already protected by 'village green' status, so is not listed as a green space.
- The Parish Council should identify any additional and new areas of Local Green Space and Important Open Space and seek their inclusion in the revised 2022 Central Lincolnshire Local Plan (CLLP).
- The Parish Council should initiate, formalise and record a register of newly defined Non-Designated Heritage Assets for Keelby village and neighbourhood.
- The Parish Council should evaluate options for landscaping
- Improvements to the Village Green to enhance its' appearance and make it more attractive for community and recreational activities. Restore the old tennis court to a more attractive and useful feature.
- The Parish Council is committed to producing a character assessment document for the village to compliment the next iteration of the Neighbourhood Plan

6.2 Planning Objective 2 – New Residential Development

6.2.1 Justification

The emerging Central Lincolnshire Local Plan (Proposed Regulation 19 version March 2022) retains Keelby as a 'large village' designation through Policy S1:

'Large villages are defined as those with 750 or more dwellings at 1 April 2018. To maintain and enhance their role as large villages which provide housing, employment, retail, and key services and facilities for the local area, the following settlements will be a focus for accommodating an appropriate level of growth via sites allocated in this plan. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant'.

In addition, CLLP Policy S4 states: 'Large, Medium and Small Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites in the Local Plan, sites allocated in neighbourhood plans, or on sites in appropriate locations within the developed footprint of the village that are typically:

- up to 10 dwellings in Large Villages and Medium Villages; and
- up to 5 dwellings in Small Villages'.

Residential development on the WL/KEE/001 (previously CL1307) site has been approved and the build of the Lincolnshire Co-op has been completed; the building of the residential housing and the new medical centre has yet to commence, however, when completed, the new houses would almost completely fulfil the above requirements for residential development within the designated Keelby Neighbourhood Plan area for the duration of the current CLLP (2020 – 2040).

The Central Lincolnshire Local Plan review identifies an additional site WLKEE/003 for up to 100 homes. This site is proposed as an allocation in the latest version of the Local Plan and is reflected within this Neighbourhood Plan.

Other additional residential developments are therefore expected to be limited, only small scale and certainly below the CLLP criteria of 10 or less dwellings..

It also potentially provides an excellent opportunity for sensitive smaller scale residential units to contribute towards addressing some of the more specific housing needs in the Neighbourhood Plan area.

The favoured location of any future small residential developments should, wherever possible, be on Brownfield sites or other similar land within the Parish. It is however recognised that suitable sites of this nature are currently very limited (Dawkins barn area or perhaps in the future the old Health Centre plot). Infill or extensions are clearly likely to be within the existing boundaries of established properties within the established village, but equally here also similar planning objective and policy considerations need to be applied where appropriate.

New small-scale residential developments or infill should clearly be of appropriate location, size, layout, design and appearance, but these equally must also retain, preserve and enhance both the character and broader landscape of the village. Access and parking are likely to be key features.

6.2.2. Objective and Policy

Maintain the balance between the requirements of the Central Lincolnshire Local Plan (CLLP) and the desire of the majority of Keelby residents to limit further significant residential development.

Key Principles and Planning Policy requirements provide a focus for any new residential developments which should retain and complement the village character, support its longer term sustainability and provide a high quality, mixed tenure and type of properties suitable for existing and new.

**Planning Policy 2a: New Residential Developments
Land at Church Lane, Keelby (Site WLKEE/003)**

Land at Church Lane is allocated for the development of up to 100 residential dwellings and associated infrastructure, as identified in Appendix 3. The development of this site will be of the highest quality design and will need to demonstrate how it complies with the following design code. Development Should:

- a) Provide a mix of smaller homes to help meet local housing needs and retain younger and older people within the community. At least 20% of all dwellings proposed should be for 1 and 2 bedrooms.
- b) Provide an appropriate level of affordable housing provision, as prescribed in Local Plan Policy S22.
- c) Promote adaptive building living spaces to promote home working and sustainable living practices.
- d) Be designed sensitively to avoid the creation of a hard development edge between Keelby and the open countryside through the planting of trees and through a lower density of development towards the development edge with the countryside.
- e) Respond to local character by maintaining the building height levels that are consistent with other existing nearby residential dwellings.
- f) Allow for the use of passive solar energy through the appropriate orientation of the dwellings, where practicable.
- g) Use sustainable and locally sourced building materials, where practicable.
- h) Provide electrical capability for an external vehicle electric charging point at each property.
- i) Not lead to a detrimental impact to the existing highway capacity of safety;
- j) Use materials that reinforce local character and distinctiveness.
- k) Provide public open green space that promotes and encourages healthy and safe neighbourhoods.
- l) Provide new pedestrian footway links through to the neighbouring development site (to the north) to help connect the developments to the existing built up part of the village.
- m) Provide adequate on and offsite drainage infrastructure to the standards of the relevant water authorities.
- n) Provide a suitable and safe vehicular access to and from the site to the standards of the local highway authority.

Planning Policy 2b: New Residential Developments (Other)

1. Away from the identified housing allocations in Appendix 3, proposals for all new residential development will only be supported if it is filling a gap within existing* developed footprint of Keelby, as defined by Local Plan Policy S4 , and it meets all the following criteria:
 - a) It is only proposing up to 10 units, per site.
 - b) Has regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates.
 - c) Safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages.
 - d) Does not lead to the unnecessary loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene.
 - e) Provides sensitive landscaping to provide privacy for new and existing dwellings, where appropriate.
 - f) Provide suitable layouts to safeguard the existing private amenity of residential properties in the immediate locality.
 - g) Be designed and built to operate effectively within the local road network and not detrimentally affect the free flow of traffic and movement of pedestrians.
Adequate access and off-street parking must be provided relevant to property size.
2. Proposals must demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village, where appropriate.
3. New residential development should contribute to meeting the accommodation needs of the village and deliver a type and mix of properties linked to housing requirements particularly in relation to affordable housing or specialist housing for older people.
4. New residential development should take account of any flood risk issues by avoiding land within the higher risk flood zones (see Annex 9) and incorporate appropriate design and management solutions, where appropriate.
5. New residential development should make appropriate and proportional contributions towards the provision of any necessary improvements to or new local infrastructure, where appropriate.

6.2.3. Other Activities and Actions

- The Parish Council should make appropriate representations to the Central Lincolnshire Joint Strategic Planning Committee to secure agreement for the removal of the WL/KEE/003 (previously CL1305) allocation from future reviews of the Central Lincolnshire Local Plan (CLLP).
- The Parish Council should initiate and complete the formal identification and registration of appropriate Brownfield sites within the village boundaries.

6.3 Planning Objective 3 – Local Residential Design Principles

6.3.1. Justification

Residential design features which include low density layout plans, visual variety and type of housing, high quality construction and materials together with appropriate provision of open space and landscaping are important to create an appearance which is compatible with the existing established village and its rural surroundings.

Retention of mature trees, woodlands and native hedges will remain a vital feature but, if and where this may not be possible, then replacement with new native hedging and trees will also be an essential feature. Home Building for Nature provides a very useful reference source for these aspects.

The established village of Keelby essentially has no dwellings that are more than two-storey, therefore it is entirely reasonable and appropriate that this design feature is maintained to retain the village character.

Keelby's history goes back many years, has some historic buildings and features but it is not in a conservation area and the majority of its growth and development was through the mid1960's to the mid1980's. There are already a wide variety of materials used in buildings within the village from traditional brick and pantiles to more modern design and construction materials. Therefore, in this context it's not appropriate to be more prescriptive on this topic other than have a general guidance that design and building materials should be in keeping with, and sympathetic to, local surroundings.

Keelby continues to be a village with very limited public transport links in an essentially rural environment and a large number of properties have multiple car ownership (ref. Section 4.5, fig. 9). Feedback from residents continues to raise concerns about access and off-road parking and, while the Neighbourhood Plan is not specifically aimed at dealing with historic issues, it can and should focus on endeavouring to avoid or minimise similar issues with future residential developments. Specific car parking recommendations are made.

6.3.2. Objective and Policy

Provide design features and principles for new housing developments and extended properties which are both in line with current standards and requirements, but which also complement the character and appearance of their surroundings and minimise any adverse impact on the Neighbourhood.

Planning Policy 3: Local Residential Design Principles

1. All development within Keelby will be designed to the highest standard, as prescribed within the National Design Code, to preserve its rural character and distinctiveness. Development proposals will be supported where they have considered how the proposal responds positively to the specific character of the area and where the following criteria being met, where appropriate:
 - a) They should take inspiration from the use of local building materials where practicable.
 - b) They should respect the scale and density of nearby development. Proposals should not seek to over-develop smaller plots with a higher density than the existing neighbouring density.
 - c) They should draw inspiration from local vernacular architecture and the recognised buildings of heritage value.
 - d) They should integrate well with existing streetscapes, development patterns and characteristics which define that particular part of the village.
 - e) They should retain and work with existing boundary treatments wherever possible and where new boundary treatments are required, development proposals should use planting and/or walling materials that are locally distinct.
2. New residential developments should provide a minimum number of off-street car parking spaces per dwelling in line with the following recommendations:
 - 1 & 2 bedrooms – 1 spaces
 - 3 & 4 bedrooms – 2 spaces
 - 5 or more bedrooms – 3 spaces

6.3.3. Other Activities and Actions

- The Parish Council should consider the benefits of initiating and completing a new Housing Needs Survey to update the previous one from 2008.
- The Parish Council should consider initiating a road traffic and parking survey to explore and identify potential pragmatic and practical solutions to alleviate issues in “hotspots” around the village.

6.4 Planning Objective 4 – Businesses and Services Development

6.4.1. Justification

A key objective of the Neighbourhood Plan is to secure the long-term sustainability of the village and the wider Keelby parish. Successful and thriving local businesses form an essential and very important part in this long-term sustainability, economic viability and vibrancy of the local community. They contribute to the village in many ways providing valuable local services, employment opportunities and indeed essential social contact.

It is vital that existing businesses and services are supported and maintained, but equally also enhanced by encouraging and facilitating the appropriate development of new small businesses. A list of the current main businesses, which deliver a wide range of products and services in the village, is included in Section 4.6 for reference.

In a broader UK context, recent closures of many businesses serving local communities (post offices, banks, public houses, doctors' surgeries) are in particular clearly an issue in general society today. Therefore, considering the importance of our local businesses and services, the Neighbourhood Plan supports the continuing predominance of these and should both resist any development proposals that would reduce their number, but also actively endeavour to support and encourage their overall sustainability.

In recent years, throughout the UK many local amenities and businesses have sadly been closed. Although not necessarily focused on Planning Objectives and Policy, this element of the Plan aims to capture in a positive context the vital and important role of amenities, facilities and recreation in this aspect. Often even more critically, and often overlooked, is the essential voluntary engagement and contribution of residents in activities to ensure the long-term success of the local community. Although the majority of the following facilities are within public ownership, their provision and service is still vulnerable within the future. The Parish Council will explore whether any of the listed facilities should be put forward as a designated Asset of Community Value. If designated, then this would give the community first refusal on purchasing the building(s) and running them as a community facility.

In addition, numerous core village amenities and facilities underpin this aspiration; some of them are listed below. Although not exhaustive or in any particular order, these must be supported, retained and enhanced for the longer term sustainability of the village

- Health Centre
- Retail Stores, Post Office and Food Outlets
- Village Hall
- Public houses
- Village Green and Play Area
- Sports Ground and Facilities
- Church and Chapel
- Library

One feature of life in the village for very many years, but not easily captured by this Plan, has been the dedication of numerous volunteers who have ensured the success of organisations, clubs, functions and events. The increasing age profile of volunteers running many organisations is an area of on-going concern for their continuity.

The sense of village community, which most people clearly value and enjoy, will only survive if there is further healthy and energetic involvement of people willing and able to give their time and support to community affairs.

Community engagement will remain an essential and fundamental factor in the future sustainability of Keelby.

The fundamental importance to Keelby of a new and fully operational Medical Centre has already been highlighted (section 4.5) and this remains a core service provision for the village. It is considered to be a community priority to progress existing approved outline planning proposals for this new facility as soon as possible.

A local Housing Association has for many years provided a self-contained residential accommodation building (Hubert Ward House) for elderly residents and this continues to be a key service within the village.

Residents' feedback confirms a view that new industrial development is considered to be inappropriate in and around the rural Neighbourhood of the village. There also appears to be very little support for the development of renewable energy facilities within the Neighbourhood.

The importance of existing businesses, potential new businesses and an increasing number of village residents who work from home, raise the focus and importance of technology and support networks with high speed and reliable broadband now an essential and vital service.

6.4.2. Objective and Policy

Support the on-going success and longer term sustainability of existing businesses / service providers and also encourage and support potential new small local businesses, services and employment opportunities with the overall aim to ensure a thriving, sustainable community in and around Keelby for the medium and long term future.

Planning Policy 4: Business and Service Development

1. New small business development proposals and projects which enhance the sustainability and economic viability of the Plan area will be supported provided that they conform to other relevant policies of this plan.
2. Proposals for the redevelopment or the change of use of any of the identified key services, as listed below and identified in Appendix 12 to a non-community use will not be supported unless alternative services are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable.
 - Keelby Primary School
 - The Roxton Practice (GP Surgery)
 - Keelby Village Hall
 - The Nags Head (Public House)
 - The Kings Head (Public House)
 - Saint Bartholomew's Church
 - Keelby Methodist Church
 - Keelby Library
3. The sensitive conversion of existing buildings (or the development of well-designed new buildings which are compatible with the village character) will be supported for small businesses if they are located within the existing developed footprint of the village unless justified through national planning policy.
4. Proposals that propose a diversification of an existing agricultural and/ or other land based rural businesses will be supported provided that it can be demonstrated that the proposed use is necessary to support the existing use(s) economic viability and that they conform to other relevant policies of this plan.
5. Proposals for new Industrial developments and renewable energy schemes (solar, wind, biomass) that are not in line with local or national planning policy will not be supported.
6. The provision of high speed, reliable internet connectivity and infrastructure throughout the Parish will be actively supported to maintain support for local businesses and people working from home.

6.4.3. Other Activities and Actions

- The Parish Council should maintain contact with Housing Association to ensure longer-term future of self-contained residential accommodation at Hubert Ward House.

6.5 Planning Objective 5 – Environment and Countryside

6.5.1. Justification

An integral part of the character of Keelby continues to be that, although it is classed as a large village, its surrounding countryside remains quite rural. Although only a few miles from the important Humber Bank industrial and commercial zone, it is equally also very close to the edge of the Lincolnshire Wolds, part of which is a designated Area of Outstanding Natural Beauty.

Feedback from questionnaires and public consultation of residents continually emphasises the importance of retaining our village character, rural atmosphere, open spaces and easy access to the countryside. There are a number of existing public bridleways and established footpaths recorded on definitive maps and statements of public rights of way both around the village and neighbouring countryside. These are very well used mainly for recreational purposes (ref. also section 4.8 and appendix 8). Clearly there is strong support for these to be protected and enhanced, but also support to seek opportunities for new ones to be proposed and developed.

A key feature of the village and surrounding countryside are its established trees, woodland and native hedges, some of which are already protected. These features again enhance the appearance and character of Keelby and therefore should also be maintained and where possible enhanced.

Most of the land around Keelby has for many years been, and continues to be, used for agricultural purposes. This supports predominantly arable farming, which although primarily a commercial activity, also vitally makes an important contribution to maintaining and enhancing the environment, habitats, views and vistas around the village.

Avoiding or minimising detrimental environmental impact from any development in countryside around the village will clearly need to be very carefully assessed and managed.

6.5.2. Objective and Policy

Preserve and enhance the environment, countryside and wildlife habitats in Keelby and its neighbourhood for the benefit of present and future residents, businesses and visitors.

Planning Policy 5: Environment and Countryside

All new development should seek to preserve, and where possible, enhance the natural environment and open countryside to help maintain the rural character of Keelby.

Development should:

- a) Enhance existing environmental assets such as those identified in Appendix 7.
- b) Seek to minimise their environmental impact, demonstrate the use of best available environmental technology / practice and ensure no net loss of biodiversity or negative impact on local habitats.
- c) Ensure the protection and enhancement of Keelby's open countryside together with wildlife habitats.
- d) Undertake a formal local ecological assessment (particularly in the areas of Roxton Wood and Saddle Wood), where appropriate.

6.5.3. Other Activities and Actions

- The Parish Council should initiate a formal study to assess and identify opportunities for the creation of new walks, bridleways and cycle paths from Keelby around the neighbouring countryside.
- The Parish Council should actively seek to confirm, identify and formalise new local areas of Open Green Space within the updated Central Lincolnshire Local Plan (CLLP).

6.6 Planning Objective 6 – Roads and Transport

6.6.1. Justification

There are several areas of concern raised by residents in relation to roads and transport with the main topics covering condition of roads and pavements (85%), speeding (80%), access/parking (70%) and public transport.

The condition of roads and pavements, which is a constant current issue and frustration for residents, cannot realistically be addressed as a Neighbourhood Plan topic. Concerns are documented and covered in Other Actions and Activities below.

Keelby is not dissimilar in this respect to a great many established villages / towns in the UK, where historic road layouts and design did not foresee the levels of car ownership and vehicle traffic we have today. This has not been helped in more recent times where some new developments in the village have not been designed or well integrated with narrow roads and limited off-road parking causing access issues. Some future planning policies have been documented in Planning Objective 4 and are supported below in an attempt to minimise further issues and ensure that mistakes made in some past residential

developments are not replicated. It is however appropriate to document and profile these current issues and where possible propose some other activities and actions.

The A18 (Barton Street) passes adjacent to the west side of the village with dwellings and businesses next to it. Poor visibility, a hairpin bend and blind dips mean this section of the A18 passing the edge of Keelby remains a high risk unless speed restrictions are implemented. Speeding on Yarborough Road, a key route between the A18 and A1173 directly through the village, has been a major concern for many years despite having a 30mph limit in place.

While bus services have improved over recent years (ref. Section 4.5), Immingham, the closest town to Keelby, is still not accessible to village residents either via public transport or council provided 'on demand' services.

There are currently very limited specific cycle routes in and around Keelby and, with the increasing focus on this as a recreational activity, this should be a topic for consideration in future development.

6.6.2. Objective and Policy

Provide and maintain safe roads and transport infrastructure, which endeavour to more fully meet the requirements of Keelby residents either for pedestrians, cyclists, private and commercial vehicles or public transport. To ensure that Keelby roads are used in a safe and considerate way.

Planning Policy 6: Roads and Transport

Any redevelopment of major roads including the A18, A1173 and B1210 should not increase traffic through Keelby village.

Planning Policy 7: Walkways and Cycle Routes

1. New developments should provide links for walking routes between developments and central areas of Keelby to promote less short distance vehicle traffic in the village, where appropriate.
2. Any development opportunities for the creation of improved, safe cycle links to Immingham, Grimsby and National Cycle Route 1 will be actively supported.

6.6.3. Other Activities and Actions

- The Parish Council should seek to gain approval for a reduction in the speed limit on the A18 past the village to 50 mph (from the west before the junction with Brocklesby Road to approaching the junction with Riby Road to the south).
- The Parish Council should make further representations to relevant bodies (Lincolnshire County Council / Lincolnshire Road Safety Partnership / Lincolnshire Police) to address speeding issues on Yarborough Road.
- The Parish Council should continue to seek tangible support and action from Lincolnshire County Council to make significant improvements to the standard and maintenance of roads and pavements in the village.
- The Parish Council should make appropriate representations to relevant bodies for some public transport provision to Immingham.

7. Monitoring and Review of the Plan

Keelby Parish Council has the key responsibility to oversee and influence village development over the Plan period. To ensure this Neighbourhood Plan remains active, there needs to be two key management elements:

- a) A formal programme to monitor and report progress on specific actions identified in this Plan (annual update)
- b) A regular formal documented review of this Plan against actual developments and any changes in local requirements (every five years)

In view of the extended period of the Plan, it is recommended that the formal documented review, including an update where necessary and appropriate, is carried out every five years which is fully in line with requirements of the National Planning Policy Framework.

8. Acknowledgements

Members of the initial Steering Committee – consultation and approval of designated area and organisation of questionnaire for village residents (2017-18). Janet Clark (Community Lincs - Senior Rural Officer) – advice and support during early consultations, questionnaire and data collection. Nev Brown (WLDC – Senior Neighbourhood Plan Policy Officer) – advice and support for Neighbourhood Plan process and content. Core Working Group (Lead – Adrian Mitchell with William Scutcher, Owen Bierley, Carol Wakefield, Trevor Wright, Pam Bailey, also with contributions and input from Tony Close and Philip Newth) – analysis of questionnaire, data collection, evidence base and full compilation of the Draft Neighbourhood Plan with photographs and appendices for public consultation (2019-2022). Luke Brown (Independent Town Planner), External Advisor during the consultation process.

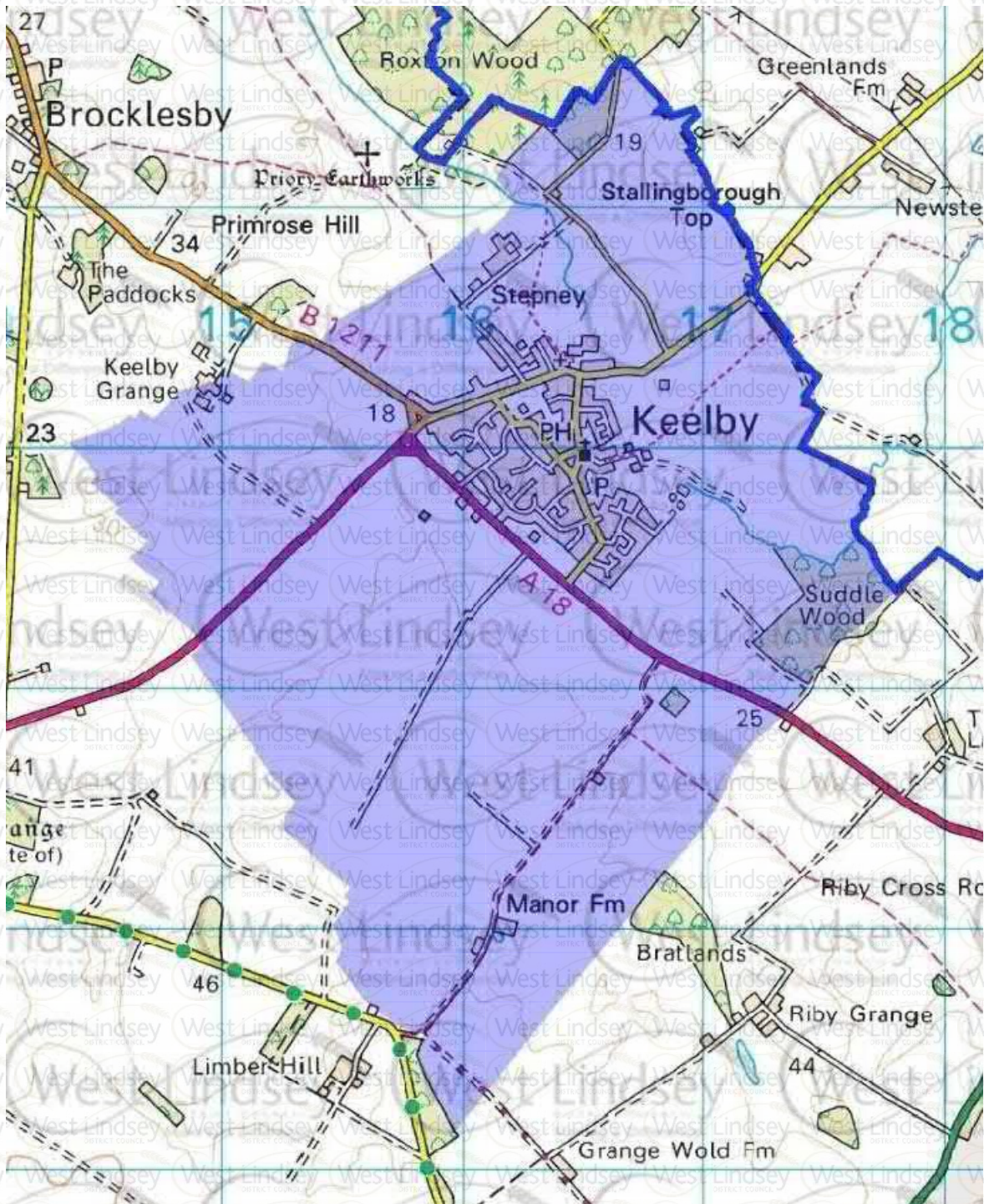
List of Appendices

- A1. Keelby Neighbourhood Plan – Designated Area
- A2. Neighbourhood Plan – Generic Process
- A3. Proposed Developments and Green Spaces Map
- A4. Register of Listed Buildings in Keelby and Maps
- A5. Keelby – Non-designated Heritage Assets
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- A7. Locally Valued Landscapes and Paths
- A8. Key Services
- A9. River Water Flood Risk Areas and Surface Water Flood Risk Areas
- A10. Outline of Consultation and Engagement Process for KNP

Central Local Lincolnshire Plan 2017 – Keelby Map

Appendix 1

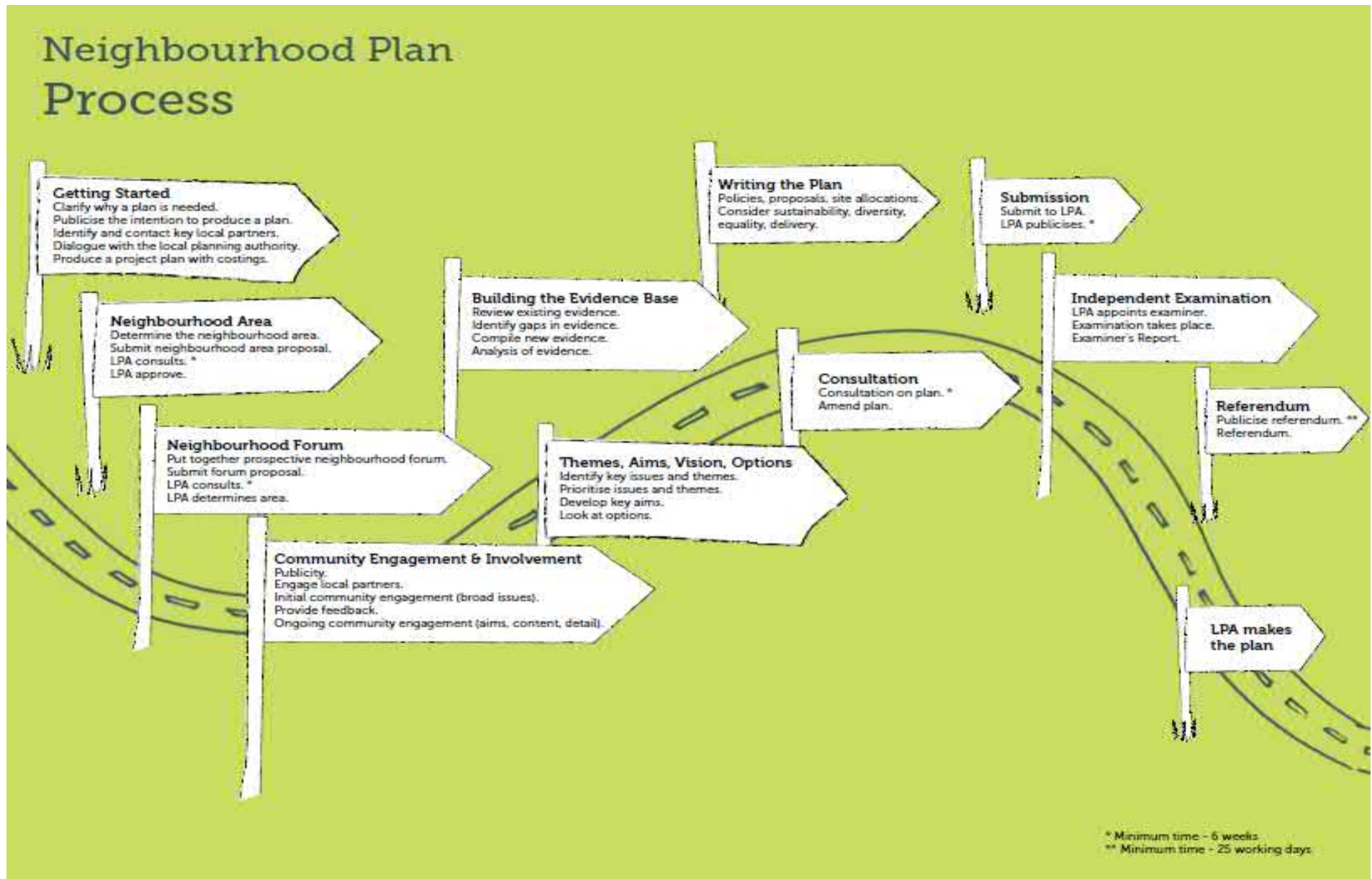
Keelby Neighbourhood Plan – Designated Area



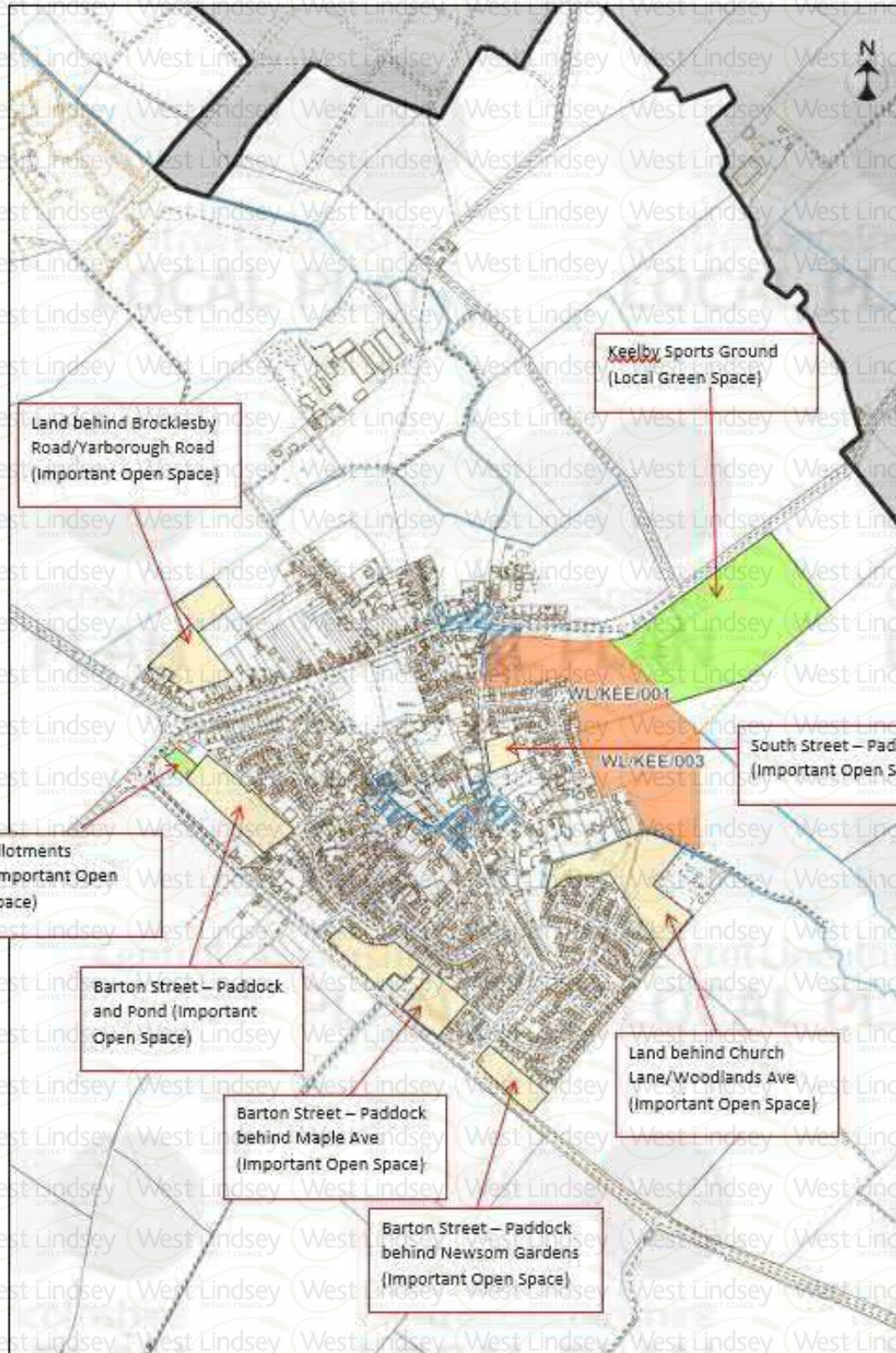
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Appendix 2

Neighbourhood Plan - Generic Process



Appendix 3 Proposed Developments and Green Spaces Map



37 - Keelby
 Regulation 19 Proposed Submission Policies Map, March 2022

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Appendix 4

Extract from Register of Listed Buildings in Keelby

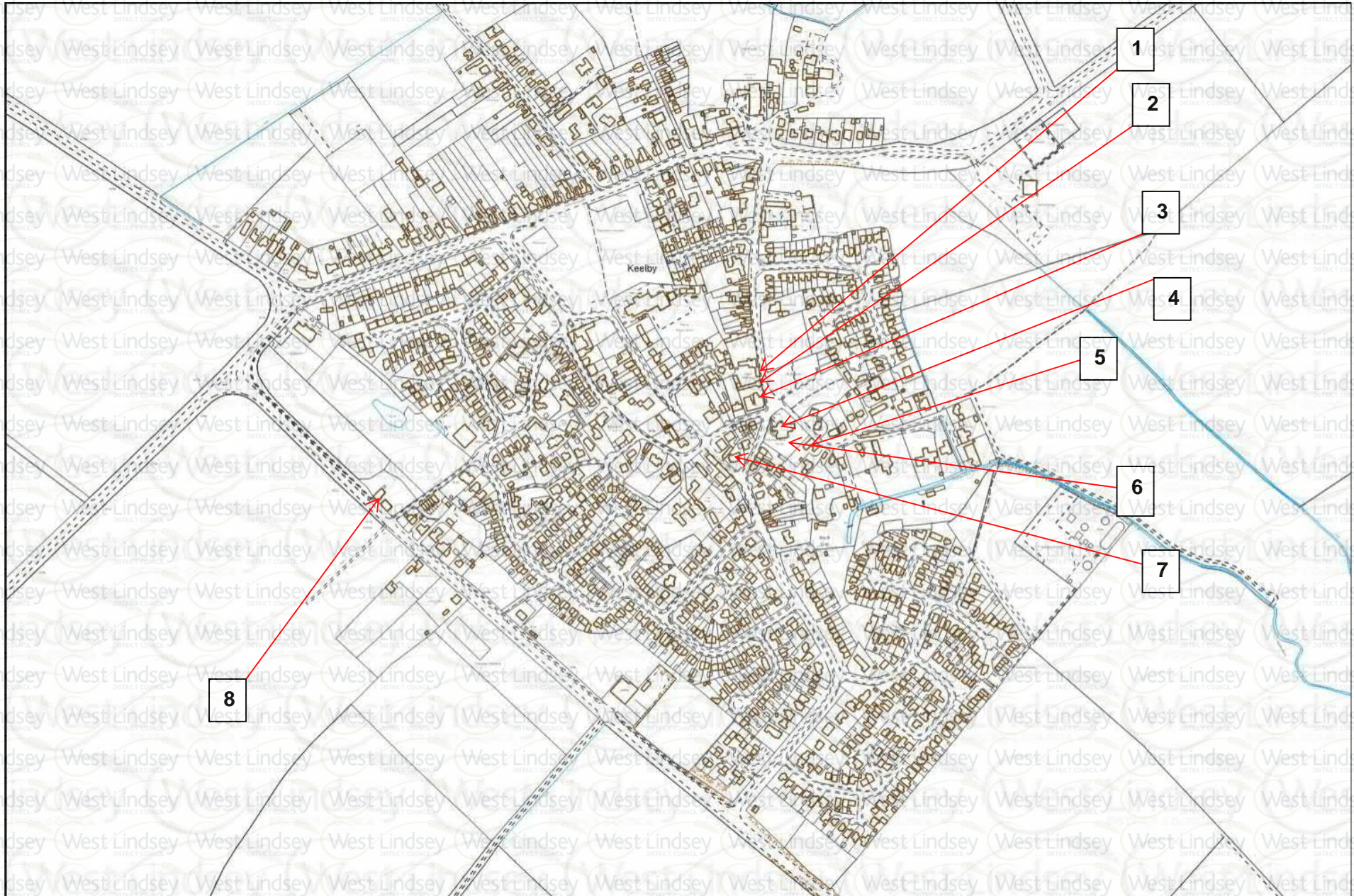
Ref	Grade	Listed Building	Location
1	2	No. 1 South Street Keelby, West Lindsey, Lincolnshire, DN41	South Street
2	2	Rifle Range Keelby, West Lindsey, Lincolnshire, DN41	South Street
3	2	Village Hall Keelby, West Lindsey, Lincolnshire, DN41	King Street
4	1	Church of Saint Bartholomew Keelby, West Lindsey, Lincolnshire, DN41	Church Lane
5	1	No 9 Shop and Church End Farmhouse Keelby, West Lindsey, Lincolnshire, DN41	Church Lane
6	2	Churchyard Cross at Church of Saint Bartholomew Keelby, West Lindsey, Lincolnshire, DN41	Church Lane
7	2	Manor House Keelby, West Lindsey, Lincolnshire, DN41	Manor Street
8	2	Stable Block and Coach House Next to Old Coaching House Keelby, West Lindsey, Lincolnshire, DN41	Barton Street

Appendix 4

Listed Buildings in Keelby

		
<p>1. 1 South Street</p>		<p>2. Rifle Range – South Street</p>
		
<p>3. Village Hall – King Street</p>		<p>4. St. Bartholomew's Church</p>
		
<p>5. Old Manor House – Church Lane</p>		<p>6. Churchyard Cross, St Bartholomew's</p>
		
<p>7. The Manor – Manor Street</p>		<p>8. Old Coach House and Stable</p>

Appendix 4 Listed Buildings in Keelby Map



Appendix 5

Buildings of Non-designated Heritage Interest

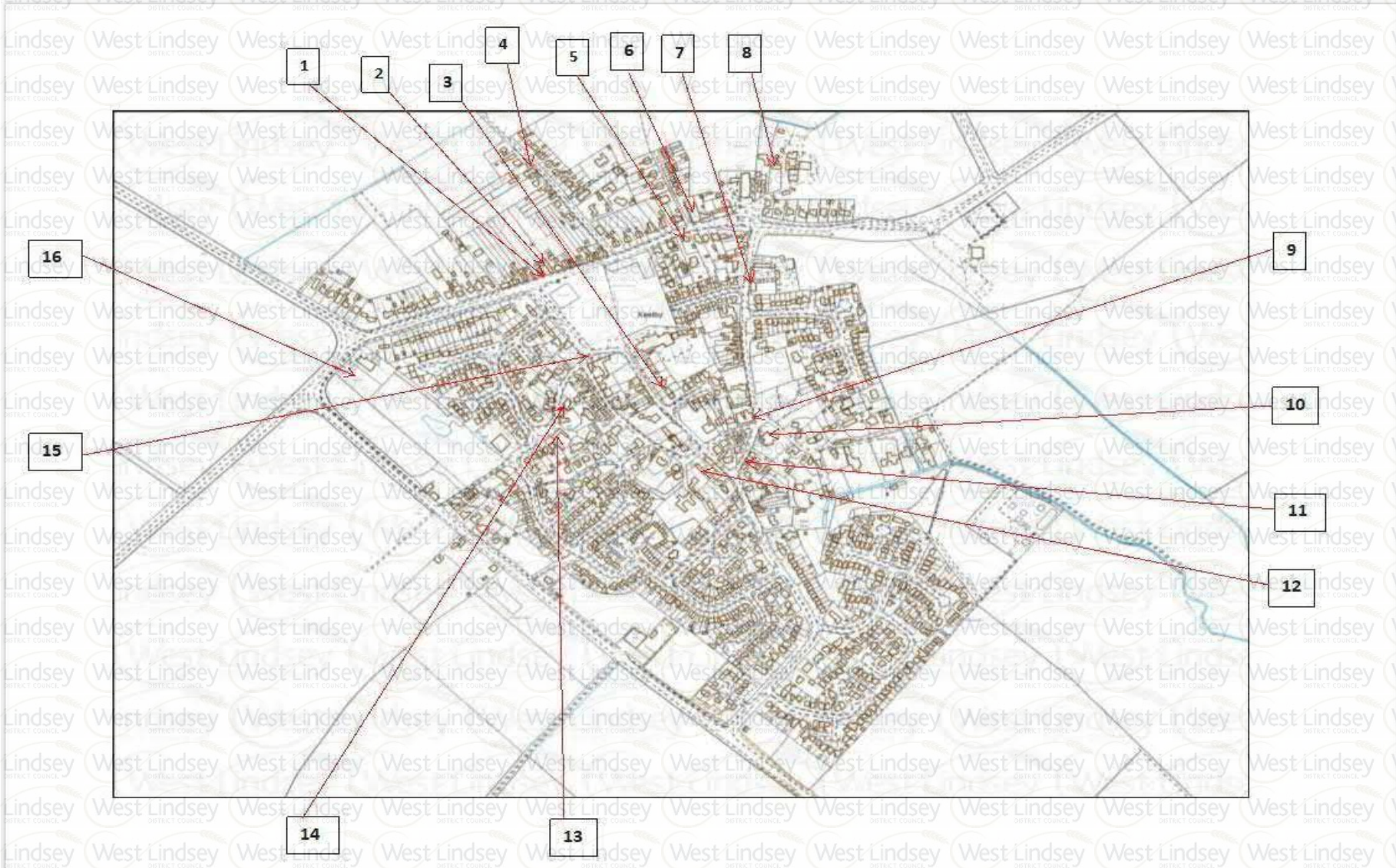
The locally important heritage assets identified below have been assessed using the criteria within the NPPF and by general consultation in the plan area.

The Heritage Assets map identifies the locations of both designated and non-designated heritage assets. The heritage assets considered in the Plan include important and monuments.

Ref	Asset	Ref	Asset
1	61 Yarborough Road	9	Village Hall
2	Old Bricklayers Arms	10	St Bartholomew's Church
3	Old School (Registered Community Asset)	11	Bartholomew Close
4	Cottages – Cissplatt Lane	12	Malkin Cottage
5	Yarborough House	13	Mill Cottage
6	Methodist Chapel	14	Pelham House
7	Hollies Farmhouse	15	War Memorial
8	North End Farmhouse	16	Allotments (Registered Community Asset)

Appendix 5

Buildings of Non-designated Heritage Interest Map



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Appendix 5

Buildings of Non-designated Heritage Interest

		
<p>1. 61 Yarborough Road</p>		<p>2. Old Brick Layers Arms</p>
		
<p>3. Old School</p>		<p>4. Cottages (Clissplatt Lane)</p>
		
<p>5. Yarborough House</p>		<p>6. Methodist Chapel</p>
		
<p>7. Hollies Farmhouse</p>		<p>8. North End Farmhouse</p>



1. Village Hall



2. St Bartholomew's Church



3. Bartholomew Close



4. Malkiln Cottage



5. Mill Cottage



6. Pelham House

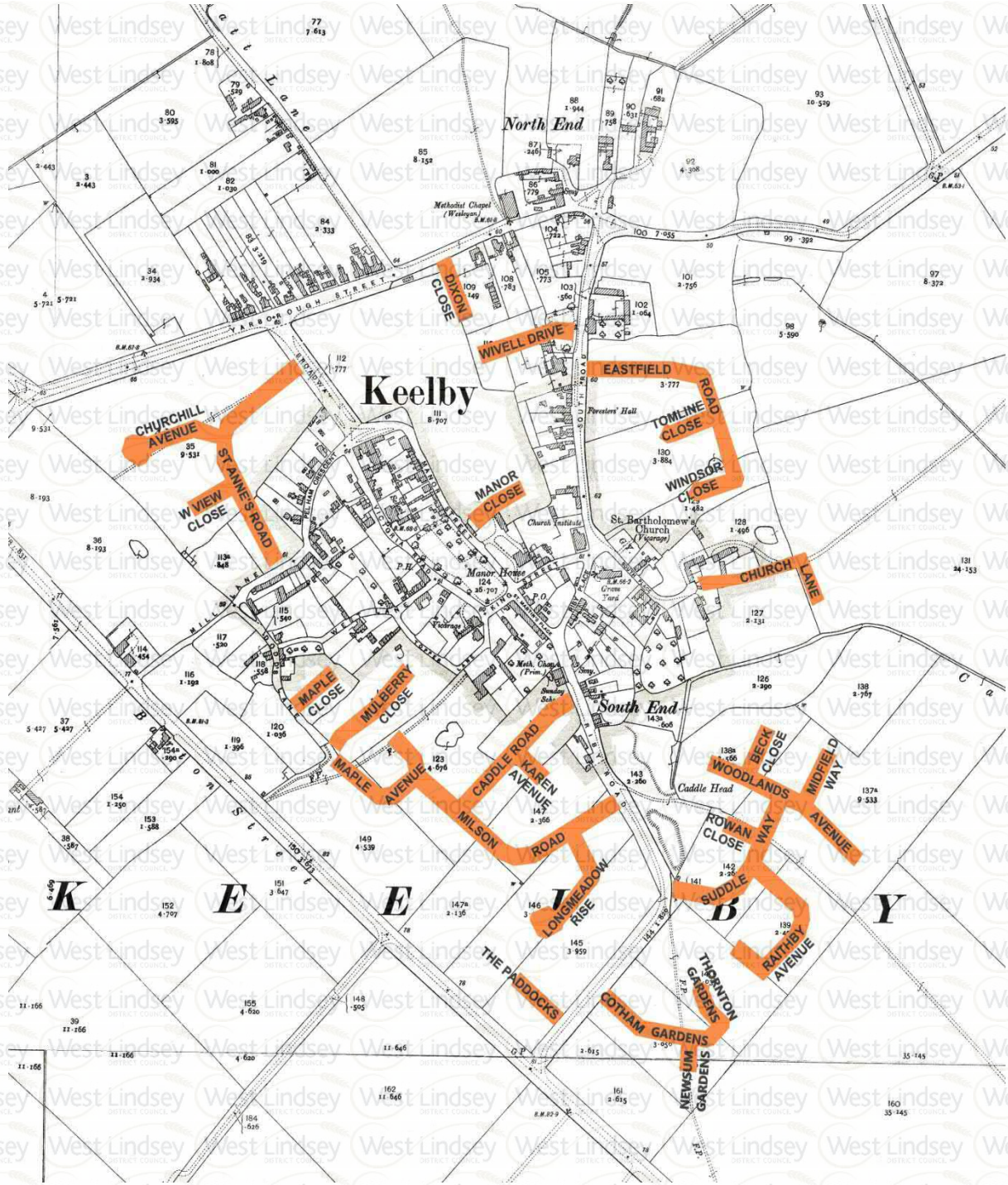


7. War Memorial



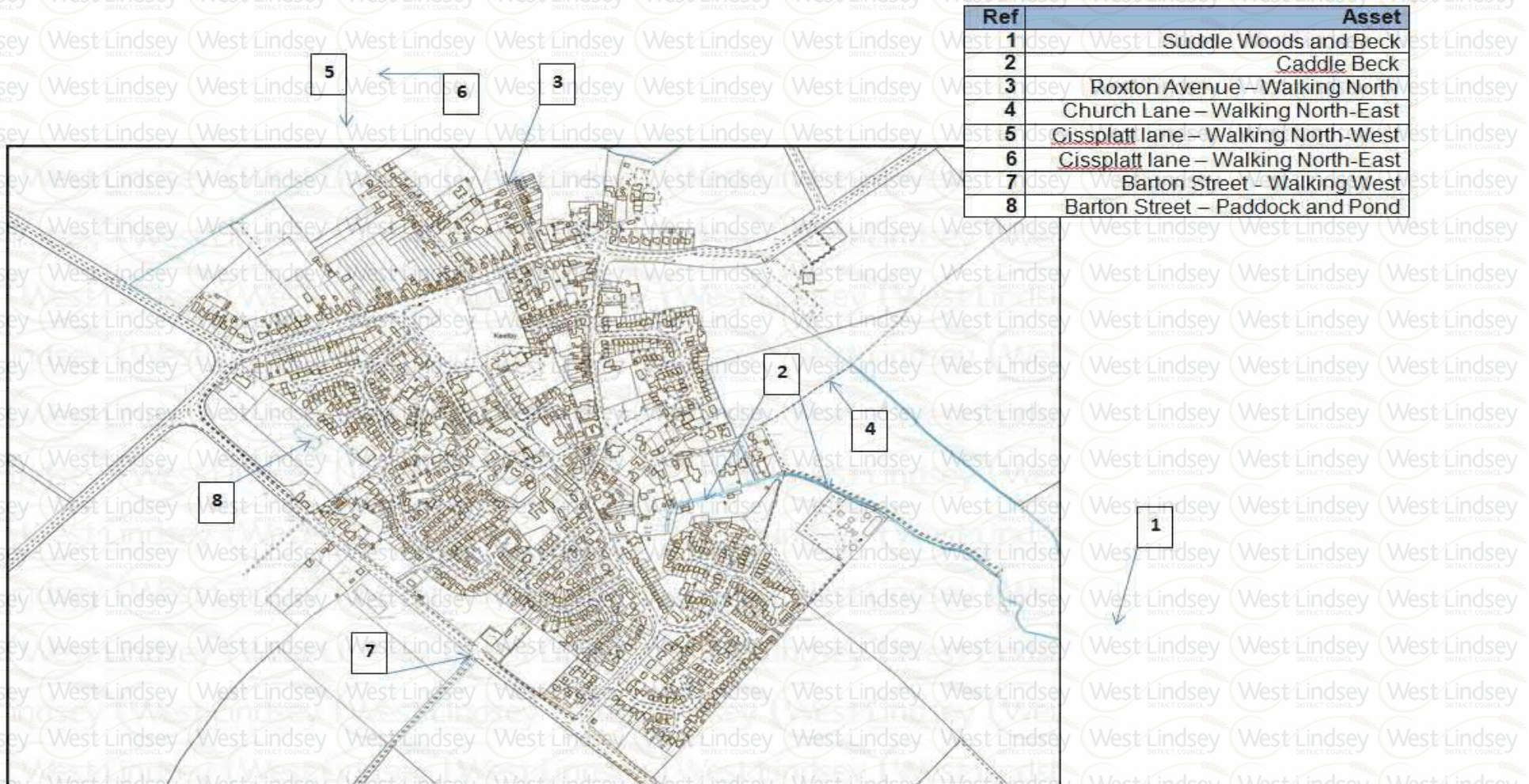
8. Allotments

Appendix 6 Keelby Residential Developments on 1905 Village Map



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Appendix 7. Locally Valued Landscapes and Paths



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Appendix 7.

Locally Valued Landscapes and Paths



1. Saddle Wood & Beck



2. Caddle Beck



3. Roxton Avenue - walking North



4. Church Lane - walking North-East



5. Cissplatt Lane - walking N-West



6. Cissplatt Lane - walking N-East



7. Barton Street - walking West



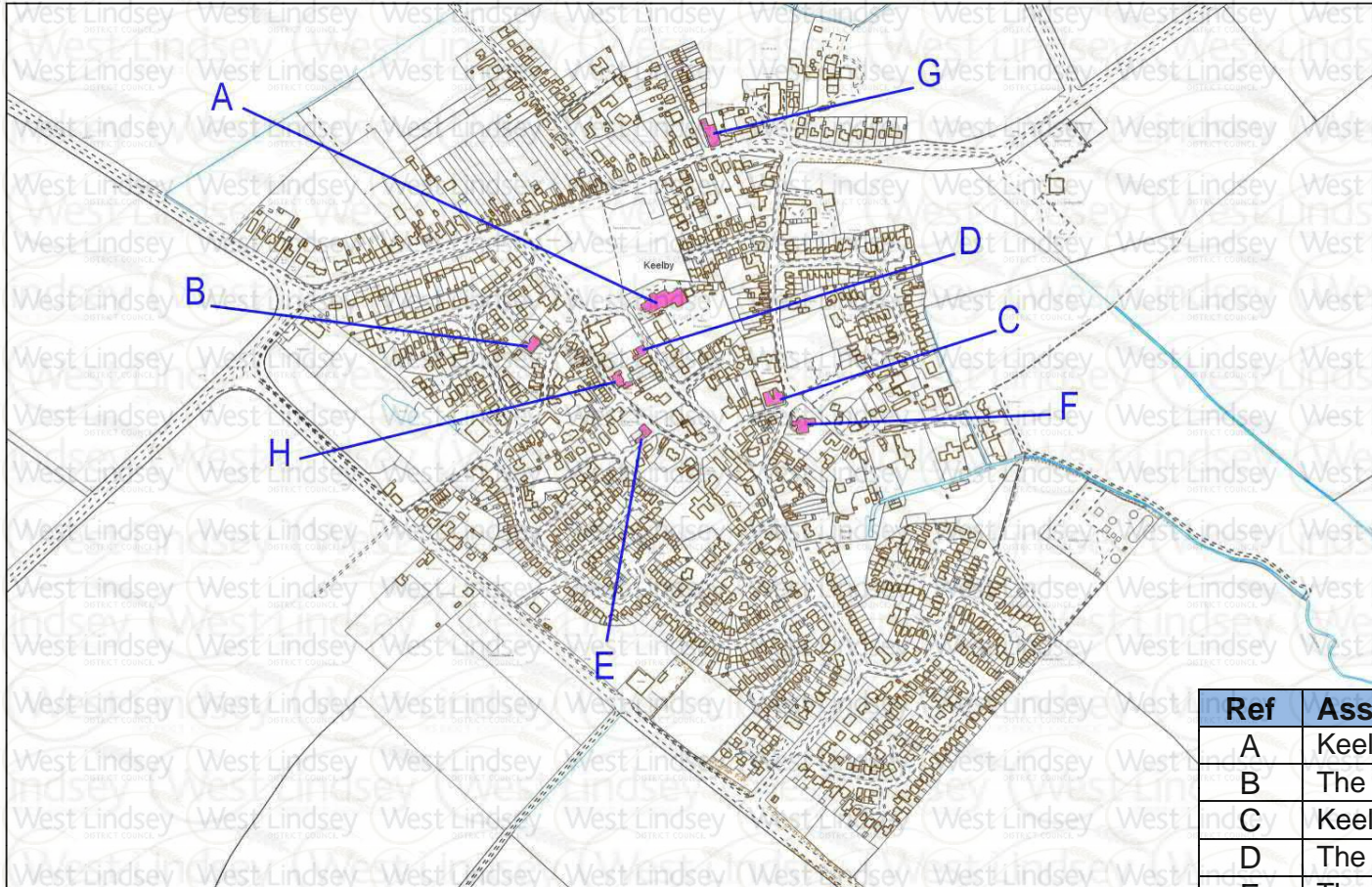
8. Barton Street - Paddock & Pond

Appendix 8. Key Services



Key Services

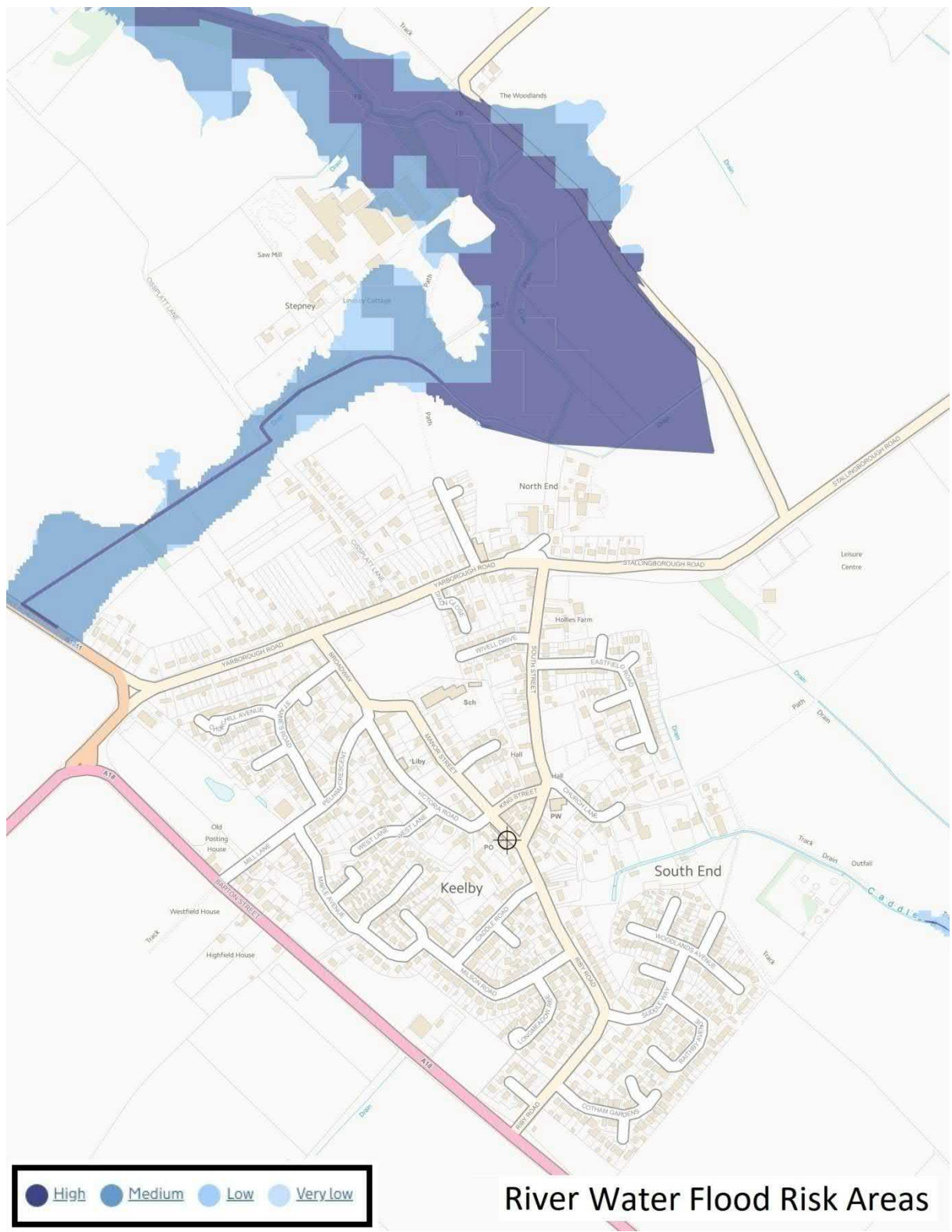
1:7000



Ref	Asset
A	Keelby Primary School
B	The Roxton Practice (GP Surgery)
C	Keelby Village Hall
D	The Nags Head (Public House)
E	The Kings Head (Public House)
F	Saint Bartholomew's Church
G	Keelby Methodist Church
H	Keelby Library

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Date	Event / Venue	Purpose	Outcome
07-Nov-2016	Open Public Consultation Village Hall	Initial consultation	Working Group established
2017 - 2018	Steering Group Meetings Village Library	Nine business meetings	Initial Project progress NP Designation Area
June 2018	Community Questionnaire N/A	Gather opinions and feedback from residents	144 completed and returned (15% response)
10-Jul-2018	Open Public Meeting Village Hall	Discussion / engagement on NP next steps	Effective engagement
Dec 2018 – Jan 2020	Core Team Meetings Yarborough House	Eight project meetings	Project programme Analysis of Questionnaire Collection of Evidence Base Draft Plan reviews
March 2020	Project on-hold	Work suspended due to COVID Pandemic	Work halted
March 2022	Working Group re-established to complete Plan	Completion and publication of plan	Final draft of plan issued for final consultation
April 2022	Updated Draft to KPC	Final preparation for Consultation	Approved
May-July 2022	Open Public Consultation inc. Public presentations at Gala and in Village Hall	Gather opinions and feedback from residents	Gather local support and seek comments on draft plan
July 2022	Approval of final draft by Keelby Parish Council	Final signoff after local consultation	Authority to proceed
August 2022	Submission	Formal approval from WLDC	TBA
August 2022	Examination	Quality Assurance	TBA
October 2022	Referendum	Final approval	TBA Plan published