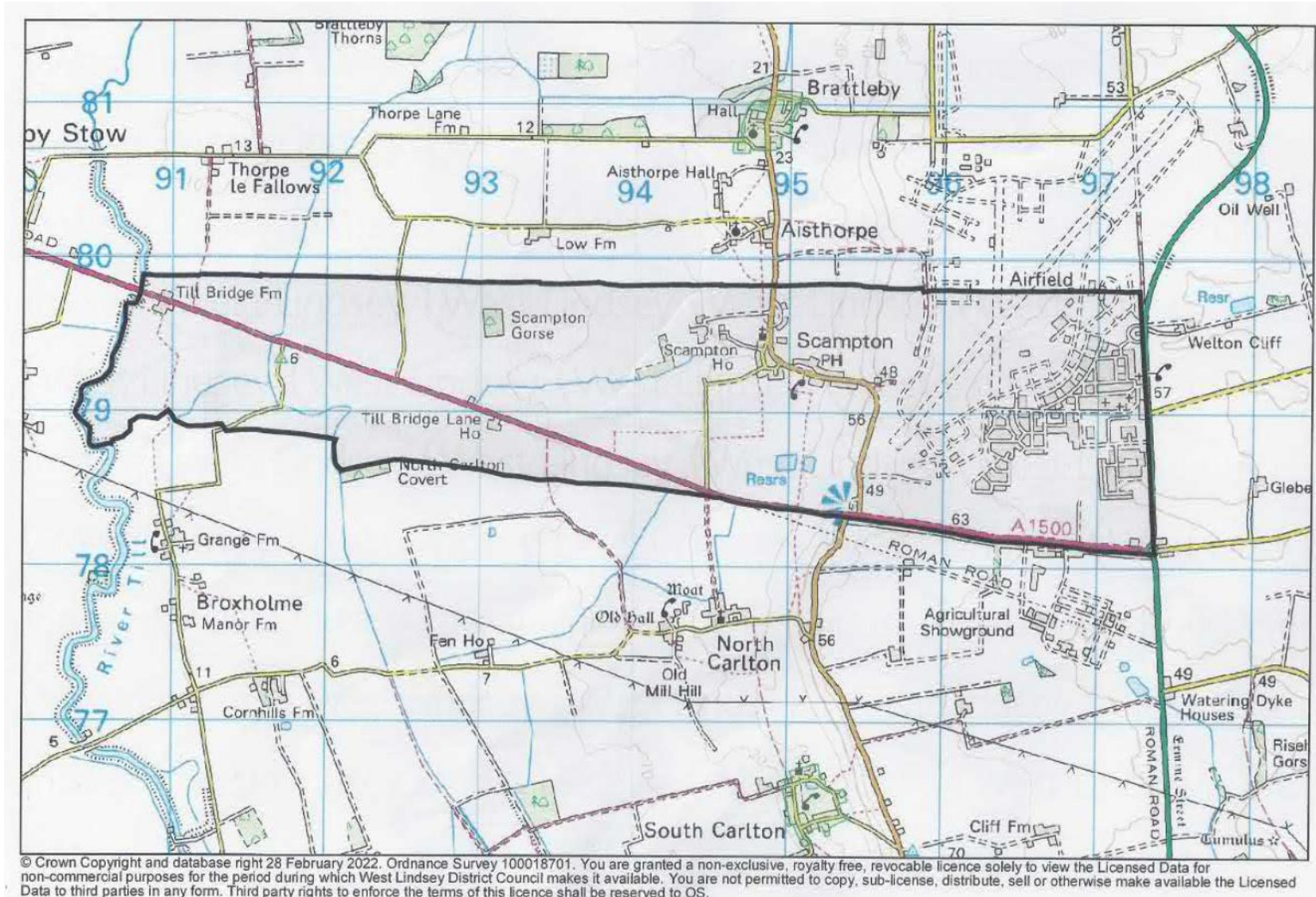


Preparing Scampton's Neighbourhood Plan



What is a Neighbourhood Plan?

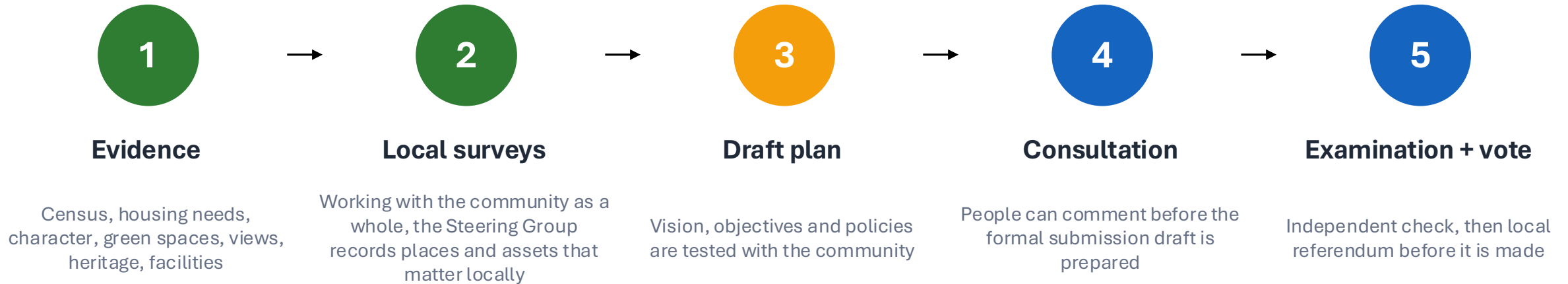
A local planning document prepared by the community for the place where they live.

- 1 It helps guide development and change in Scampton Parish from 2026 to 2040.
- 2 Once approved, it becomes part of the legal Development Plan used when planning applications are decided.
- 3 It must be based on evidence, support sustainable development and fit with national and local planning rules.
- 4 It cannot stop all development or overrule the Local Plan — but it can add local detail and community priorities.

What should the Plan try hardest to shape: homes, green spaces, design, heritage, movement, facilities — or something else?

Preparing the Scampton Neighbourhood Plan

The main stages of preparing the Neighbourhood Plan are outlined below:



An early working draft has now been prepared and published - now is the time to test it, improve it and fill the gaps.

Is this draft pointing in the right direction?

What is missing from the evidence?

Which people, groups or places still need to be heard from?

The Integrated Dual-Zone Parish Plan approach

Scampton is unusual. The Neighbourhood Plan has to cover the whole parish, but in two different planning ‘zones’.

Scampton Village + rural area

Full neighbourhood plan policies can shape:

- design and character
- infill and housing mix
- green and blue infrastructure
- Local Green Spaces
- community facilities
- heritage and important views

ONE
PARISH

Scampton Cliff / former RAF site

Central Lincolnshire Local Plan Policy S75 sets the main planning direction for this part of the Parish.

The Neighbourhood Plan will not replace Policy S75, which requires a masterplan to be prepared and approved before development starts.

It can, however, set out community principles for:

- integration with the wider parish
- heritage and identity
- landscape and environment
- movement and infrastructure

The aim is to connect the two places, not plan them as separate worlds.

Does this balance feel right? What must the future Scampton Cliff masterplan get right for the whole parish?

Overview of the Neighbourhood Area

Scampton Parish is one place - but it contains very different landscapes, communities and histories.

Scampton Village

small rural village
historic character
local facilities and green
spaces

Scampton Cliff

former RAF site
housing, airfield and heritage
major future change

Rural parish

farmland, Lincoln Cliff
views, paths, habitats
connections to nearby places

The Plan must deal with everyday village issues and the bigger long-term changes linked to the former RAF site.

Key point: Scampton is in transition after RAF closure. The Plan should help guide that change, not simply react to it.

What places, routes, views or issues must be shown clearly on the Neighbourhood Plan maps?

Scampton Village

A small rural village with its own character, needs and priorities.

VILLAGE

**Distinctive rural settlement
with local facilities, heritage
and a mainly agricultural setting**

The draft Plan says the Village policies should focus on:

- keeping village character and rural setting
- managing infill and small-scale development
- protecting green spaces and important views
- conserving local heritage
- supporting community facilities
- improving walking, cycling and road safety

The test: will future change strengthen the village, or slowly weaken what people value about it?

What makes Scampton Village feel like Scampton? What should change, and what should stay the same?

Scampton Cliff (former RAF Scampton)

A major part of the parish, the future of which must be planned carefully and connected to the wider community.

SCAMPTON CLIFF

**Former airfield • homes • buildings •
infrastructure • nationally important
RAF heritage**

Policy S75 sets the main strategic
rules.

The Neighbourhood Plan can add
community principles.

Main planning issues for Scampton Cliff:

- connect Scampton Cliff and Scampton Village better
- use a walkable neighbourhood model: homes, services, jobs and open space close together
- protect and explain heritage - RAF and Roman
- reuse suitable buildings and infrastructure
- create local jobs, services and community facilities
- improve walking, cycling, landscape, drainage and nature
- avoid isolated, piecemeal or poorly connected development

The aim is not a separate estate — it is one parish with better links and shared benefits.

What must Scampton Cliff get right for the whole parish, not just for the site itself?

Demographic profile

The 2021 Census is useful — but Scampton has changed since RAF Scampton closed.

2021 snapshot

PARISH
~1,300 people
~460 households

SCAMPTON CLIFF
~1,100 people
~380 households

SCAMPTON VILLAGE
~220 people
~90 households

What the evidence suggests

- In 2021, parish-wide figures were strongly shaped by the RAF community.
- Scampton Cliff was younger and more service-related than Scampton Village.
- Since closure, Scampton Cliff is becoming more civilian and more mixed.
- The 2025 Housing Needs Assessment shows Scampton Village has many owner-occupied, detached and larger homes.
- Village evidence points towards a need for some smaller, accessible and affordable homes where appropriate.
- The Plan must avoid treating the parish as if every part has the same needs.

Key message: use the 2021 data carefully, then test it with local knowledge and community responses.

Whose needs might be missing from the current evidence — young people, older people, families, renters, workers, businesses?

What the Steering Group is surveying

These surveys turn local knowledge into plan evidence.

A

Community facilities + assets

schools, halls, shop/pub, sports, play and meeting places

B

Local Green Spaces

special green areas that may deserve strong planning protection

C

Green + Blue Infrastructure

paths, trees, open spaces, watercourses, dykes and wildlife links

D

Important Views

public views that help define how Scampton looks and feels

E

Local heritage assets

buildings, places and features with historic value

F

Character + design

what makes each part of Scampton distinctive

Each entry needs a clear location, short description, photos, community value and any known threats or opportunities.

Which places should be checked, added or corrected before the draft plan is finished?

Community voice

The evidence must also test what people need and what they want to protect.

- What do you value most about Scampton?
- What worries you about future change?
- How should Scampton Village and Scampton Cliff connect?
- Which green spaces, views, routes and heritage features matter most?

The consultation should confirm, challenge and improve the evidence before policies are finalised.

Do these priorities feel right — and who else needs to be heard?

Housing needs

The Housing Needs Assessment says:

- Scampton Village has many larger detached homes.
- New small-scale housing should help widen choice.
- Smaller, accessible and affordable homes are important.
- Future housing at Scampton Cliff may affect village needs.

The consultation should confirm, challenge and improve the evidence before policies are finalised.

Do these priorities feel right?
Who else needs to be heard?

Key issues: One Scampton, two linked places

The Plan needs to bring the Village and Scampton Cliff together, while recognising that they are different.

1

Community + identity

Strengthen “One Scampton” without losing the distinct character of the Village and Scampton Cliff

2

Housing + local need

Focus on quality, mix, accessibility and affordability — not large new allocations in the Village

3

Scampton Cliff transition

make sure the shift from RAF base to civilian place is planned, joined-up and supported by services

Core choice: should the Plan strongly promote a single parish identity, or mainly protect the two areas as separate places?

Does this describe the biggest issues facing Scampton now? What is missing or overstated?

Key issues: character, landscape and green spaces

The draft Plan says future change should protect what people value, and improve green places where possible.

4

Village character

manage infill carefully; protect village scale, materials, setting, views and rural approaches

5

Green + blue network

map and connect footpaths, rights of way, trees, hedgerows, watercourses, dykes and reservoirs

6

Local Green Spaces

test candidate spaces at Scampton Cliff and the Village for community value, ownership and planning status

7

Better open spaces

make open spaces more useful, biodiverse, comfortable and well managed — especially at Scampton Cliff

Core choice: which spaces and routes need policy protection, and which need improvement projects?

Which green spaces, views, paths or landscape features would people most miss if they changed?

Key issues: movement, heritage and delivery

The draft Plan treats access and heritage as central to making future development work well.

8

Movement + access

improve safe walking and cycling links between the Village, Scampton Cliff, Woodlands Edge, Riseholme and the Showground

9

Traffic impacts

make sure future redevelopment does not overload village roads, rural lanes or unsafe junctions

10

Heritage as an asset

use RAF Scampton's nationally important history and Roman archaeology to shape a distinctive future place

11

Infrastructure + maintenance

secure services, facilities and long-term management arrangements in step with redevelopment

Core choice: what must be delivered first if major change comes forward at Scampton Cliff?

What principles should guide the S75 masterplan: routes, traffic, heritage, facilities, green space, or all of these?

Wider issues: the bigger picture

The Plan is local — but it needs to respond to changes affecting all places.

Climate change

warmer summers, wetter winters, better drainage, shade and resilience

Health + wellbeing

places that make walking, play, sport and social contact easier

Sustainable travel

safer walking, cycling, buses and fewer unnecessary car trips

Net zero

development that uses less energy and supports low-carbon living

Housing needs

nationally, there is an identified need for more homes

Heritage-led change

using Scampton's RAF and village history to shape a distinctive future

Nature recovery

more connected habitats, trees, hedges, grassland and water features

Work + services

home-working, rural services, local employment and digital connectivity

Rural life

protecting what makes the parish a village, not just a development site

Which of these wider issues feel most important for Scampton now? Is anything missing?

Vision: what Scampton could be by 2040

A short picture of the future that the policies should help deliver.

Scampton Village

Keeps its village character, rural setting, green spaces, local views and heritage. New development is modest, well-designed and evidence-led.

Scampton Cliff

Becomes a civilian place planned around walkable neighbourhood principles, RAF heritage, local jobs, homes, facilities and strong links to the village.

Whole parish

A stronger, greener and more connected community — with better walking and cycling, more nature, good facilities and a proud sense of place.

In one sentence: **Scampton should grow carefully, protect what is special, and turn the former RAF site into a well-connected place that benefits the whole parish.**

Does this vision sound like the future you want for Scampton? What would you change?

Objectives: place, housing and design

These objectives turn the vision into practical planning aims.

1

One Scampton

Connect the Village and Scampton Cliff physically, socially and environmentally.

2

Village character

Protect the distinctive scale, setting and rural character of Scampton Village.

3

Housing choice

Support inclusion of smaller, accessible and more-affordable homes where evidence shows need.

4

Good design

Make development distinctive, accessible, energy-efficient and right for its setting.

Should these objectives be kept broad, or should any of them be made stronger and more specific?

Are these the right priorities for shaping homes and development quality?

Objectives: environment and movement

These objectives focus on climate, nature, green spaces and how people get around.

5

Sustainable development

Support change that brings social, economic and environmental benefits.

7

Biodiversity + nature recovery

Make development deliver biodiversity net gain and stronger nature networks.

6

Green + blue infrastructure

Protect and connect green spaces, habitats, trees, hedgerows, routes and water features.

8

Sustainable movement

Improve walking, cycling and public transport, especially between the Village and Scampton Cliff.

The question is not only “protect or develop?”

It is also: how can change make Scampton healthier, greener, safer and easier to move around?

Where should green, blue and movement improvements happen first?

Objectives: facilities, heritage and delivery

These objectives focus on what the community needs and what must be protected.

9

Community facilities

Protect and improve the facilities people need for everyday community life.

10

Heritage

Conserve and celebrate Scampton's village, RAF and archaeological heritage.

11

Important views + landscape

Protect views and landscape qualities that give Scampton its sense of place.

12

Future of Scampton Cliff

Make sure redevelopment is planned, heritage-led, sustainable and good for the whole parish.

13

Infrastructure + delivery

Make sure roads, paths, utilities, facilities and services keep pace with development.

A plan is only useful if it helps decisions.

These objectives should guide policies, evidence gathering and community projects.

Do these objectives cover what matters most? Which need stronger wording?

Policy SP1: Sustainable Development

Parish-wide policy — what this policy is trying to do.

PURPOSE

Sets the overall test for development in Scampton Parish: change should make the parish more sustainable, healthy, connected and resilient.

SP1

Parish-wide policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	development that fits its location, improves place quality and supports local wellbeing.
Expects	low-carbon design, efficient use of resources, active travel and access to local facilities.
Protects	heritage, landscape, green and blue infrastructure, biodiversity and local amenity.
Resists	development that causes serious harm unless that harm is avoided, reduced or clearly outweighed.

Question

Does this give the right overall test for development in the parish?

Policy SP2: Design and Character

Parish-wide policy — what this policy is trying to do.

PURPOSE

Makes sure new development responds to the character of its exact place — village, countryside, Scampton Cliff or former RAF land.

SP2

Parish-wide policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	well-designed buildings, streets and spaces that feel right for Scampton.
Expects	proposals to use local character evidence, including Scampton Cliff character areas and RAF Historic Characterisation.
Requires	attention to scale, layout, materials, boundaries, trees, access, parking and climate resilience.
Resists	generic or poor-quality design that harms character, setting or local distinctiveness.

Question

What features make development feel “right” for Scampton?

Policy SP3: Green and Blue Infrastructure

Parish-wide policy — what this policy is trying to do.

PURPOSE

Protects and connects the parish’s network of green spaces, trees, hedges, water features, footpaths and wildlife corridors.

SP3

Parish-wide policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	better connected green spaces, routes, habitats, drainage and access to nature.
Expects	development to retain and improve trees, hedgerows, grassland, watercourses, dykes, ponds and public routes.
Encourages	new habitat, natural drainage, community gardens, orchards and more useful open spaces.
Resists	unnecessary loss, damage or fragmentation of the green and blue network.

Question

Which green or blue links are most important to protect or improve?

Policy SP4: Biodiversity and Nature Recovery

Parish-wide policy — what this policy is trying to do.

PURPOSE

Helps wildlife recover by making development protect habitats first, then improve or replace them where needed.

SP4

Parish-wide policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	development that delivers real biodiversity gain and strengthens local nature networks.
Expects	use of the mitigation hierarchy: avoid harm first, then mitigate or compensate.
Requires	long-term management of biodiversity features, with native and climate-resilient planting where suitable.
Resists	significant harm to habitats, wildlife corridors or nature recovery opportunities.

Question **Where could Scampton do most to help nature recover?**

Policy SP5: Sustainable Movement

Parish-wide policy — what this policy is trying to do.

PURPOSE

Supports safer, easier and greener movement around the parish, especially walking, cycling and public transport.

SP5

Parish-wide policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	safe and attractive routes to homes, facilities, open spaces, jobs and public rights of way.
Expects	better links between Scampton Village and Scampton Cliff, and protection of existing routes.
Requires	cycle parking, safe access, public transport consideration and highway safety.
Resists	development that increases severance, danger, traffic harm or damage to rural lanes.

Question

What movement problem should the Plan put highest on the list?

Policy SV1: Settlement Boundary

Scampton Village and rural area policy — what this policy is trying to do.

PURPOSE

Draws a clear line around Scampton Village so small-scale development is guided to the right place and countryside is protected.

SV1

Scampton Village and rural area policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	appropriate development inside the village boundary where it fits the place and has suitable access and infrastructure.
Clarifies	land outside the boundary is countryside for planning purposes.
Requires	development to respect village character, setting and amenity.
Excludes	Scampton Cliff / Policy S75 land, which has its own strategic planning route.

Question

Does the emerging settlement boundary draw the right line around the village?

Policy SV2: Infill, Small-Scale Residential Development and Housing Mix

Scampton Village and rural area policy — what this policy is trying to do.

PURPOSE

Allows limited additional housing in the village where appropriate, while using housing evidence to encourage a better mix of homes.

HOW IT WOULD GUIDE DEVELOPMENT

Supports	infill, redevelopment or conversion within the settlement boundary where it respects the village.
Encourages	smaller, more-affordable and accessible homes, where evidence supports them.
Expects	careful attention to amenity, heritage, views, drainage, biodiversity, trees and highway safety.
Resists	poorly related expansion that erodes rural setting or harms character and infrastructure.

SV2

Scampton Village and rural area policy

Question

What kind of homes would best meet local needs in Scampton Village?

Policy SV3: Local Green Spaces

Scampton Village and rural area policy — what this policy is trying to do.

PURPOSE

Identifies green spaces that are demonstrably special to the local community and deserve strong planning protection.

SV3

Scampton Village and rural area policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	formal protection of spaces that meet national Local Green Space tests.
Expects	clear evidence: local character, close proximity, community value and not an extensive tract of land.
Protects	openness, recreation, beauty, tranquillity, history and wildlife value.
Resists	development in designated Local Green Spaces except in very special circumstances.

Question

Which spaces are truly special enough for Local Green Space designation?

Policy SV4: Community Facilities

Scampton Village and rural area policy — what this policy is trying to do.

PURPOSE

Protects facilities and assets that support everyday community life, and encourages improvement or new provision.

HOW IT WOULD GUIDE DEVELOPMENT

Supports	improvements, extensions, replacements and new facilities that meet community needs.
Protects	identified facilities from unnecessary loss or harmful change of use.
Allows loss	only where no longer needed, not viable, replaced, or outweighed by clear community benefit.
Encourages	reuse of suitable former RAF / Scampton Cliff facilities where this fits Policy S75.

SV4

Scampton Village and rural area policy

Question

Which facilities would the community most miss if they were lost?

Policy SV5: Non-designated Heritage Assets

Scampton Village and rural area policy — what this policy is trying to do.

PURPOSE

Recognises locally important heritage features that may not be listed, but still matter to Scampton’s identity.

HOW IT WOULD GUIDE DEVELOPMENT

Supports	development that conserves, reveals or improves understanding of local heritage.
Expects	proposals to assess effects on each asset and its setting.
Uses	a balanced judgement: significance, harm, conservation benefits and public benefits.
Resists	unnecessary loss, substantial harm or unsympathetic alteration.

SV5

Scampton Village and rural area policy

Question

Are the right local heritage features being identified and assessed?

Policy SV6: Important Views

Scampton Village and rural area policy — what this policy is trying to do.

PURPOSE

Protects locally important views that help define Scampton’s landscape, village setting and RAF heritage setting.

HOW IT WOULD GUIDE DEVELOPMENT

Supports	development that is designed and sited to protect key views.
Expects	careful attention to height, massing, siting, lighting, materials and landscaping.
Protects	relationships between built form, countryside, Lincoln Cliff, heritage and open airfield landscape.
Resists	development that blocks, interrupts or seriously detracts from identified views.

SV6

Scampton Village and rural area policy

Question Which views best explain Scampton’s sense of place?

Policy SC1: Community Principles for Redevelopment

Scampton Cliff framework policy — what this policy is trying to do.

PURPOSE

Sets the community’s top principles for the future of Scampton Cliff, while respecting Local Plan Policy S75.

SC1

Scampton Cliff framework policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	comprehensive masterplanning, not piecemeal or isolated development.
Expects	“One Scampton”, heritage-led regeneration, mixed uses and strong community engagement.
Requires	infrastructure-first thinking and clear environmental improvement.
Resists	development that treats Scampton Cliff as separate from the village and wider parish.

Question **Do these principles say clearly enough what the community expects from Scampton Cliff?**

Central Lincolnshire Local Plan Policy S75: RAF Scampton

Policy S75 identifies the former RAF Scampton site as a major regeneration opportunity and seeks to ensure that its redevelopment is planned comprehensively rather than through separate, piecemeal proposals.

Before major development takes place, an agreed site-wide masterplan with formal Development Plan status must be prepared. The masterplan will be expected to:

- establish an appropriate mix, scale and layout of development and its relationship with existing uses and communities;
- set clear design principles covering building heights, materials, landscaping, movement, connectivity, important features and views;
- assess and mitigate effects on the surrounding landscape;
- protect and enhance the site's distinctive historic character, heritage assets and their settings;
- provide the community facilities, transport, utilities and other infrastructure needed to support development, delivered at the appropriate time;
- prioritise walking, cycling and public transport and minimise dependence on private cars, including through improved connections with Lincoln and other settlements;
- demonstrate how new development will integrate with the existing community and reflect meaningful community and infrastructure-provider engagement;
- incorporate measures to achieve net-zero-carbon development, reduce embodied carbon and explore opportunities to improve the energy performance of existing homes;
- ensure compatibility with any continuing activities on the site or within its airspace, including addressing safety and amenity considerations;
- protect and enhance habitats, ecological networks and biodiversity;
- provide clear arrangements for phasing, construction management and mitigation of effects on nearby communities; and
- demonstrate that the development is viable, deliverable and consistent with the wider Development Plan.

Development that accords with the approved masterplan and meets these requirements will be supported.

Policy SC2: Integration and Connectivity

Scampton Cliff framework policy — what this policy is trying to do.

PURPOSE

Makes integration a core requirement so Scampton Cliff becomes part of the parish, not a separate development island.

SC2

Scampton Cliff framework policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	safe, direct walking and cycling links within Scampton Cliff and to the Village, facilities and countryside.
Expects	better links to Lincoln and nearby settlements, including public transport where feasible.
Requires	connected layouts, legible routes, safe access and early delivery of movement infrastructure.
Resists	layouts that worsen severance, traffic impacts, isolation or safety concerns.

Question **What links must be created first if Scampton Cliff changes?**

Policy SC3: Heritage and Identity

Scampton Cliff framework policy — what this policy is trying to do.

PURPOSE

Uses RAF Scampton’s nationally important heritage as the starting point for future identity, design and public interpretation.

SC3

Scampton Cliff framework policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	heritage-led regeneration, sensitive reuse and strong interpretation of RAF history.
Expects	full use of the RAF Scampton Historic Characterisation report and character areas.
Requires	careful treatment of layout, buildings, structures, views, memorials and archaeological potential.
Resists	development that fragments, obscures or trivialises the site’s historic character.

Question

How can RAF heritage shape a living place, not just a visitor story?

Policy SC4: Landscape and Environmental Quality

Scampton Cliff framework policy — what this policy is trying to do.

PURPOSE

Ensures Scampton Cliff redevelopment protects its landscape setting and delivers a much stronger environmental network.

SC4

Scampton Cliff framework policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	connected open spaces, green and blue infrastructure, biodiversity gain and climate resilience.
Expects	assessment of landscape, topography, Lincoln Cliff, long views, dark skies and rural setting.
Requires	retention and enhancement of trees, hedgerows, open areas, ecological features and candidate green spaces.
Resists	visual intrusion, light pollution or significant harm to landscape, views, ecology or environmental quality.

Question Which environmental qualities must redevelopment protect from the start?

Policy SC5: Community Infrastructure Expectations

Scampton Cliff framework policy — what this policy is trying to do.

PURPOSE

Makes sure development provides the facilities and infrastructure needed for a healthy, joined-up community.

SC5

Scampton Cliff framework policy

HOW IT WOULD GUIDE DEVELOPMENT

Supports	reuse or adaptation of existing facilities where they can serve the wider community.
Expects	provision for meeting space, education, health, play, sport, local services, open space and digital connectivity.
Requires	phased delivery and clear management of streets, paths, drainage, lighting and shared spaces.
Encourages	long-term stewardship models where normal market delivery may not protect community assets.

Question

What infrastructure must be in place before major new development is occupied?

Please use the response form to let us know your thoughts about the emerging Neighbourhood Plan.

Scan the QR code below to fill in the form.



What parts of the emerging draft neighbourhood plan do you particularly like or support?

Is there anything in the draft neighbourhood plan that you think should be changed? If so, what and why?

Do you think the draft neighbourhood plan reflects what is important to our community? Why or why not?

Have we missed anything that you think is important for the future of the parish?

Are there any ideas in the draft neighbourhood plan that you would like to see developed further?

Is there anything in the draft neighbourhood plan that concerns you?