

Scampton Neighbourhood Plan 2026–2040

Pre-Submission Consultation Draft



Contents

1. Introduction	4
What is a Neighbourhood Plan?	4
Preparing the Scampton Neighbourhood Plan	4
The Integrated Dual-Zone Parish Plan approach	5
Consultation and community involvement	6
2. About Scampton Parish and its Community	8
Overview of the Neighbourhood Area	8
Scampton Village	8
Scampton Cliff	9
Demographic profile	10
Built heritage	11
Natural environment, landscape and green & blue infrastructure	14
Movement, access and connectivity	16
Community facilities and assets	17
Housing and community needs	19
Local economy and employment	21
3. Evidence Base and Community Engagement	21
Evidence base	21
Community facilities and assets survey	22
Local Green Space	22
Green and Blue Infrastructure assessment	23
Important Views assessment	25
Non-designated Heritage Assets assessment	25
Character and design assessment	26
Community consultation and emerging issues	28
Housing Needs Assessment	28
Scampton Cliff Placemaking Framework	29
4. Higher-Tier Planning Policy Context	30
National planning policy	30
Central Lincolnshire Local Plan	30
Policy S75 RAF Scampton	31

Relationship between plans and decisions	31
5. Our Future	33
Key issues	33
Vision.....	35
Objectives	35
6. Neighbourhood Plan Policies.....	37
Policy structure	37
Core Policies Map.....	37
Parish-Wide Policies.....	38
Policy SP1 Sustainable Development Strategy	38
Policy SP2 Character and Design	40
Policy SP3 Green and Blue Infrastructure Network.....	41
Policy SP4 Biodiversity and Local Nature Recovery Priorities	42
Policy SP5 Sustainable Movement Network.....	43
Scampton Village and Rural Area Policies	43
Policy SV1 Scampton Village Settlement Boundary	43
Policy SV2 Small-Scale Housing and Housing Mix	46
Policy SV3 Local Green Spaces.....	47
Policy SV4 Locally Important Community Facilities	48
Policy SV5 Non-designated Heritage Assets	49
Policy SV6 Important Views.....	50
Scampton Cliff and Former RAF Scampton Policies.....	51
Application of Policies SC1 to SC7.....	51
Policy SC1 Community Principles for Regeneration.....	52
Policy SC2 Integration and Connectivity	54
Policy SC3 Heritage and Identity.....	56
Policy SC4 Landscape and Environmental Quality.....	57
Policy SC5 Infrastructure Delivery and Stewardship	58
Policy SC6 Community Facilities Sport Play and Local Services.....	60
Policy SC7 Housing and a Mixed Community.....	62
7. Community Aspirations and Delivery Projects	63
Purpose and status	63

Delivery programme.....	63
8. Monitoring and review	65
Appendix 1: Community Facilities and Assets Schedule	66
Appendix 2A: Green and Blue Infrastructure Assessment Schedule	71
Appendix 2B: Green Infrastructure Assessment Schedule for Scampton Cliff	74
Appendix 2C: Local Green Space Assessment Schedule	82
Appendix 3: Heritage Assets and Character Features Schedule	83
Appendix 4: Important Views Schedule	84
Appendix 5: RAF Scampton Historic Characterisation Summary	85

1. Introduction

What is a Neighbourhood Plan?

1.1 Introduced through the Localism Act 2011, Neighbourhood Plans enable local communities to prepare planning policies for the places where they live and work. Once made, a Neighbourhood Plan becomes part of the statutory Development Plan for the area it covers. This means that planning applications must be determined in accordance with the policies in the Development Plan, including the Neighbourhood Plan, unless material considerations indicate otherwise.

1.2 A Neighbourhood Plan cannot prevent all development and cannot override the strategic planning framework for its area. To proceed to referendum and be made, the Scampton Neighbourhood Plan must satisfy the Basic Conditions and other legal requirements that apply at the time it is submitted. In practical terms, this means that the Plan must have regard to national planning policy and guidance, contribute to the achievement of sustainable development, comply with relevant environmental and human rights obligations and meet all prescribed procedural requirements. It must also be prepared in a way that supports, and does not undermine, the strategic policies of the Development Plan for the area, principally the Central Lincolnshire Local Plan. The Plan must not seek to reduce or prevent the level of housing or other strategic development provided for through the Local Plan, but it may add locally specific, non-strategic planning policies and community-led principles to shape how development is designed, located, integrated and delivered within Scampton Parish.

1.3 The Scampton Neighbourhood Plan has been prepared by Scampton Parish Council (with the support of a Steering Group comprising councillors and residents), to help guide development and change within Scampton Parish over the period 2026 to 2040.

1.4 The Scampton Neighbourhood Plan is intended to add local detail and community priorities to the planning framework for Scampton Parish. It does not duplicate the Central Lincolnshire Local Plan. Instead, it supplements that Plan by setting out local planning policies and community-led principles that reflect and address the particular circumstances of Scampton.

Preparing the Scampton Neighbourhood Plan

1.5 Scampton Parish Council decided to prepare a Neighbourhood Plan for the whole parish to give the local community a clearer and stronger voice in shaping future development.

1.6 The preparation of the Plan is being overseen by a Neighbourhood Plan Steering Group made up of residents and Parish Council representatives. The Steering Group has been gathering evidence, surveying local assets, identifying important features, liaising with the local community and shaping the Plan's Vision, Objectives and Policies.

1.7 Neighbourhood Plans must be evidence-based. The evidence base for the Scampton Neighbourhood Plan includes:

- Census and demographic information;
- Scampton Housing Needs Assessment (AECOM for Scampton Parish Council, September 2025);
- Scampton's Future: A Placemaking Framework for Scampton Estate (OpenPlan for West Lindsey District Council, December 2020);
- local character and design evidence;
- community facilities and assets surveys;
- Local Green Space assessments;
- Green and Blue Infrastructure mapping;
- Important Views assessment;
- Non-designated Heritage Assets assessment;
- information on housing, community needs and local infrastructure;
- community consultation findings;
- relevant policies and evidence from the Central Lincolnshire Local Plan.

1.8 A provisional outline draft of the Neighbourhood Plan was used to test the proposed scope, structure and policy direction with the local community. The responses broadly supported the Vision and dual-zone approach and identified matters requiring stronger treatment, especially infrastructure delivery, community facilities, sport and play, active travel, green-space stewardship and continuing community involvement. This "Pre-Submission" draft incorporates those changes.

The Integrated Dual-Zone Parish Plan approach

1.9 Scampton Parish is unusual because it contains two very different places:

- **Scampton Village and the surrounding countryside**, including the historic village, rural landscape, local facilities, open spaces and agricultural land; and
- **Scampton Cliff¹** - the former RAF Scampton site, both the housing areas and the former operational airfield, all of which is subject to strategic planning policy in the Central Lincolnshire Local Plan.

The Neighbourhood Plan therefore takes an “Integrated Dual-Zone Parish Plan” approach.

1.10 For **Scampton Village and the rural parts of the parish**, the Plan includes full Neighbourhood Plan policies dealing with design, infill development, green infrastructure, biodiversity, community facilities, heritage and important views.

1.11 For **the former RAF Scampton site**, the Plan recognises that Central Lincolnshire Local Plan Policy S75 already provides a strategic policy framework. The Neighbourhood Plan does not seek to replace, duplicate or undermine Policy S75. Instead, it offers community-led principles intended to inform future masterplanning and decision-making, especially in relation to integration with the wider parish, heritage, landscape, community infrastructure, transport and environmental quality.

1.12 This approach seeks to ensure that the whole parish is covered by a single Plan, while recognising the different planning status and future development context of its two main parts.

Consultation and community involvement

1.13 The Scampton Neighbourhood Plan has been shaped through community engagement with residents of Scampton Village and Scampton Cliff, local businesses, landowners, community organisations, service providers and other bodies with an interest in the parish.

1.14 A preliminary consultation on an Outline Draft was undertaken in July and August 2026. The consultation asked what people supported, what should change, whether the draft reflected community priorities, what had been missed, which ideas should be developed further and what caused concern.

¹ Although it is not (yet) the officially recognised name for the former RAF Scampton, Scampton Cliff is the name being promoted for that area following the support it received in response to a community survey conducted by the Parish Council when the closure of RAF Scampton was announced. Scampton Cliff is, therefore, the name being used in this Neighbourhood Plan.

1.15 The six most strongly supported themes were:

- protection of green spaces and the rural environment;
- a more cohesive parish;
- community benefit from the redevelopment of RAF Scampton;
- improved infrastructure, access and active travel;
- more community, leisure, sport and play facilities; and
- development that is balanced, sustainable and supported by services.

1.16 This Pre-Submission Consultation draft responds by strengthening the policies for movement, infrastructure phasing, community facilities, housing mix, long-term management and community engagement. It also distinguishes between land-use policies and matters that require separate action by the Parish Council and its partners.

1.17 The consultation now being undertaken is in accordance with the requirements of Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The Parish Council will consider the representations received and will publish a Consultation Statement explaining any changes that are made to the Plan in response.

2. About Scampton Parish and its Community

Overview of the Neighbourhood Area

2.1 The Scampton Neighbourhood Area covers the whole of Scampton Parish, which includes Scampton Village, the former RAF Scampton site - Scampton Cliff - and rural land outside the settlements.

2.2 Scampton is a parish of considerable significance, locally and more widely. It includes the established rural village, a distinctive landscape setting on and near the Lincoln Cliff, and a former RAF site of national historic importance.

2.3 The parish has long been shaped by its relationship with RAF Scampton. For much of the twentieth and early twenty-first centuries, the military base formed a major part of the parish's population, land use, identity and economy. Since the closure of RAF Scampton as an operational military base, the parish has entered a period of transition and uncertainty.

2.4 The Neighbourhood Plan must, therefore, address both the everyday planning needs of the existing community and the long-term implications of major change at the former RAF site.

Scampton Village

2.5 Containing a range of dwellings, local facilities and heritage features, and set within a predominantly agricultural landscape, Scampton Village is a small rural settlement with distinctive historic character. Most of the village is located within the Lincoln Cliff Area of Great Landscape Value, as defined in the Central Lincolnshire Local Plan (Policy 62 sets out criteria and principles for managing development within this area).

2.6 The village is separate from, but historically and functionally related to, the former RAF Scampton site. It has its own character, community life and local priorities.

2.7 Key planning issues for Scampton Village include:

- retaining village character and rural setting;
- managing infill and small-scale development;
- protecting valued green spaces and views;
- conserving local heritage;
- supporting community facilities;

- improving walking, cycling and road safety;
- ensuring that development is of high quality and responsive to local character.

Scampton Cliff

2.8 In both size and population, the former RAF Scampton forms a major part of the parish. It includes the former operational airfield, military buildings, heritage assets, infrastructure and the residential area now referred to locally as Scampton Cliff.

2.9 The report *Scampton's Future: a Placemaking Framework for Scampton Estate*, prepared for West Lindsey District Council in 2020, by OpenPlan, focused on the mainly residential area then referred to as Scampton Estate (now Scampton Cliff). Its purpose was to guide the transition of that area from being the residential quarters of a military airbase to becoming a place that could work well as a village. As explained in the report, *"The overarching aim of this Placemaking Framework is to guide Scampton Estate's transition to a sustainable village, with its own distinct character and sense of place, anchored in its 20th Century RAF origins whilst responding to 21st Century challenges and opportunities"*.

2.10 The Placemaking Framework highlights that Scampton Cliff is only about 1 kilometre from Scampton Village as the crow flies, but more than 4 kilometres by road. It is accessed from the A15 through a single main junction and has historically been shaped by the security, separation and self-contained layout requirements of an operational airbase.

2.11 This inherited military structure creates particular placemaking challenges. Scampton Cliff has/had useful internal assets and a strong central concentration of facilities, but it also has weak links to Scampton Village and surrounding places, limited direct walking and cycling connections, and areas where former military functions have produced separation rather than integration.

2.12 The Placemaking Framework identifies several broad character areas at Scampton Cliff, including a core area that contains - or contained - most community facilities; residential areas of former civilian and officers' housing; former military housing areas; and the operational RAF Scampton area. These character areas have provided a useful starting point for more detailed character and design work through the Neighbourhood Plan and the Policy S75 masterplanning process.

2.13 The future of the former RAF Scampton site is of strategic importance and is addressed by Central Lincolnshire Local Plan Policy S75. This policy requires a comprehensive masterplanning

approach before major development proposals come forward. The Neighbourhood Plan will work within that strategic framework.

2.14 Key local planning issues for Scampton Cliff include:

- better integration of Scampton Cliff and Scampton Village;
- use of a “walkable neighbourhood” principle to support local access to facilities, services, open space and employment;
- protection, interpretation and celebration of RAF and Roman heritage;
- reuse of existing buildings and infrastructure where appropriate, including community facilities and heritage assets;
- provision of local employment, local services and community facilities;
- sustainable transport and active travel connections, including new direct walking and cycling links;
- landscape and visual impacts, especially from and around the Lincoln Cliff;
- environmental enhancement, tree planting, sustainable drainage and biodiversity net gain;
- infrastructure phasing, adoption, maintenance and long-term management;
- avoiding fragmented, isolated or piecemeal development.

Demographic profile

2.15 At the time of the 2021 Census, Scampton Parish had a population of approximately 1,300 people living in around 460 households. Scampton Cliff accounted for most of the parish population, with around 1,100 people and approximately 380 households. Scampton Village had around 220 people and approximately 90 households.

2.16 The 2021 demographic data still reflected the parish's military function. The parish as a whole was strongly influenced by the age, household composition, occupation and tenure patterns associated with RAF Scampton.

2.17 Scampton Cliff had a younger and more service-related population profile than Scampton Village, while Scampton Village had a smaller, more settled and more typically rural village population profile.

2.18 Since the closure of RAF Scampton, the demographic position has changed, and is continuing to change. There is no complete updated dataset currently available, but Scampton

Cliff is now known to be much less dominated by service households and more mixed in terms of civilian household types, age groups, employment patterns and community needs.

2.19 The 2025 Housing Needs Assessment provides a more focused picture of Scampton Village. It records that the 2021 Census identified 223 residents, 88 households and 93 dwellings in Scampton Village, representing modest population growth since 2011.

2.20 The Housing Needs Assessment also shows that Scampton Village has a very high level of owner occupation and a housing stock strongly skewed towards detached and larger homes. This differs from Scampton Cliff and from the parish-wide figures, and reinforces the need to distinguish between Scampton Village, Scampton Cliff and the parish as a whole when drawing planning conclusions.

2.21 This creates some important planning implications. The Neighbourhood Plan seeks to:

- avoid relying uncritically on 2021 Census data as a description of the current or future position;
- distinguish between Scampton Village, Scampton Cliff and the parish as a whole;
- recognise that Scampton Village has specific housing needs, especially for smaller, accessible and affordable homes;
- plan for a predominantly civilian community at Scampton Cliff;
- support community infrastructure and facilities that can serve the whole parish;
- encourage physical and social integration and interconnection between Scampton Village and Scampton Cliff;
- ensure that future development responds to a broad range of needs, including families, older people, young adults and people working from home.

Built heritage

2.22 Scampton Parish has a rich and layered heritage. This includes the historic village, St John the Baptist Church and churchyard, rural buildings and landscape features, Roman archaeology, commemorative planting and memorials, and the internationally significant military heritage of RAF Scampton.

2.23 The heritage assessment distinguishes designated heritage assets, locally significant Non-designated Heritage Assets, positive character features and wider heritage evidence relevant to the masterplanning required by Policy S75. It draws on Historic England records, the Lincolnshire

Historic Environment Record, ownership information, local evidence and advice from West Lindsey District Council.

2.24 **St John the Baptist Church and churchyard** are identified in the local assessment as a highly significant historic, architectural, communal and commemorative asset within Scampton Village. The assessment highlights the church's role as one of the oldest surviving buildings in the village, its continuing use for worship, reflection and community events, and the significance of memorials and war graves within the churchyard, including connections with RAF Scampton. It contains 64 Commonwealth war graves and eight German war graves.

2.25 **The Dambusters Inn** is identified as an important heritage and community asset because of its long-standing role as a public house and meeting place, its association with RAF Scampton and No. 617 Squadron, and its contribution to preserving and interpreting the parish's Dambusters and aviation heritage.

2.26 **The Roman villa west of Scampton Cliff Farm** is a nationally designated archaeological asset. The assessment describes it as the buried remains of a substantial Romano-British villa complex dating from approximately the 2nd to 4th centuries AD, with evidence of a large stone-built double-courtyard villa, mosaic floors, stone coffins, wall plaster and domestic artefacts. Although no above-ground remains are visible, the site is a major archaeological feature that demonstrates the depth of Scampton's history before the RAF period.

2.27 **The former RAF Scampton technical site and wider airfield** are identified in the evidence as a historic military landscape of exceptional local, national and international significance. Its significance derives not only from individual listed buildings, memorials and structures, but also from the relationship between the runway, hangars, technical buildings, Officers' Mess, Headquarters Building, roads, open spaces, domestic areas and wider airfield layout.

2.28 The former RAF Scampton site is associated with the First World War, the Second World War, 617 Squadron and Operation Chastise, the Cold War, the Blue Steel missile period and the Red Arrows. This heritage is central to the identity of the parish and has wider regional, national and international resonance. The 2020 Placemaking Framework emphasises that RAF heritage is also reflected in the layout, streets, spaces, trees, landscaping and character of Scampton Cliff.

2.29 The Steering Group's assessments also identify several specific heritage features within or associated with Scampton Cliff, including **Trenchard Square, the memorial/grave associated with Wing Commander Guy Gibson's dog, the Queen's Canopy commemorative avenue**,
Scampton Neighbourhood Plan 2026–2040: Pre-Submission Consultation Draft October 2026 12

and the historic landscape tree network across the former RAF site. These features should be considered as part of the wider RAF Scampton heritage landscape and, where appropriate, identified as Non-designated Heritage Assets or positive heritage features.

2.30 For the former RAF Scampton site, detailed heritage assessment and masterplanning will be required through the Policy S75 process. The Neighbourhood Plan's role is to set out local expectations that heritage should be conserved, interpreted and positively integrated into future uses, rather than being treated as an obstacle to redevelopment.

2.31 The Heritage Assets Schedule distinguishes designated heritage assets, identified Non-designated Heritage Assets, positive character features and wider evidence to inform the Policy S75 masterplanning process.

2.32 The RAF Scampton Historic Characterisation report, prepared by Atkins for English Heritage in October 2004, is a key evidence source for understanding the former RAF Scampton site. It was prepared as part of English Heritage's wider work on twentieth-century military aviation sites and provides a detailed character-based assessment of the airfield, technical, domestic, recreational and service areas.

2.33 The report is important because it explains RAF Scampton's significance as more than a group of separate buildings. It identifies the former base as a coherent historic military landscape, in which the layout of the runways and dispersal areas, hangars, technical areas, domestic areas, roads, paths, open spaces, landscaping, views and buried archaeology all contribute to understanding the site's development and meaning.

2.34 The Historic Characterisation identifies twenty Character Areas across the former RAF site and associated residential areas. These include the Hangars and Technical Area, WWII and Cold War runway and dispersal areas, Unit Storage, Blue Steel, Parade Ground, Officers' Mess, Accommodation and Administration, School, and the 1930s, 1950s and 1960s Married Quarters. These areas should be used as an important reference point when considering the character, sensitivity and capacity for change of different parts of Scampton Cliff and the wider former RAF Scampton site.

2.35 The report is directly relevant to future conservation, development and redevelopment. It does not imply that change should be prevented. Rather, its characterisation approach is intended to provide the context needed to enable change to take place in a way that conserves significance,

reinforces local distinctiveness and allows new uses and development to fit into the historic fabric of the site.

2.36 For Neighbourhood Plan purposes, the report supports a heritage-led approach to the future of Scampton Cliff and the former RAF Scampton site. Development proposals, masterplanning work and design guidance should therefore take full account of the report's character areas, value assessment, risks, vulnerabilities and management opportunities.

Natural environment, landscape and green & blue infrastructure

2.37 Scampton Parish contains a network of green and blue infrastructure including open countryside, hedgerows, trees, grassland, watercourses and drainage features, public rights of way, recreational spaces and informal green areas.

2.38 These features support biodiversity, landscape character, recreation, health and wellbeing, climate resilience and local distinctiveness.

2.39 The 2020 Placemaking Framework highlights that Scampton Cliff has an unusually high proportion of open space for a settlement of its size. It identifies more than 10 hectares of common open space, representing about 22% of the area then assessed as Scampton Estate. It also identifies approximately 650 trees and hedgerows from aerial survey.

2.40 The open and green character of Scampton Cliff is valued by residents and is one of the area's defining qualities. However, some open spaces are quite exposed and featureless. The Placemaking Framework therefore recommends making open spaces more visually interesting, comfortable, usable and productive through additional planting, biodiversity enhancement, recreation, community gardens, orchards and other community uses.

2.41 The Placemaking Framework also notes that Scampton Cliff's exposed escarpment-top position makes shelter, shade, tree planting and climate adaptation important placemaking considerations. Future development and management should use green infrastructure to make streets and open spaces more comfortable and resilient.

2.42 Ongoing survey work by members of the Steering Group is translating this general understanding into a mapped Green and Blue Infrastructure evidence base – see Appendix 2A. At Scampton Cliff, eight green infrastructure components on or associated with Scampton Residents Company Ltd land have been recorded. These include larger amenity greenspaces, a

pedestrian green corridor, several smaller neighbourhood greens and the former tennis courts. Collectively, these spaces provide visual amenity, informal recreation, pedestrian connectivity, tree cover and habitat value within the residential parts of Scampton Cliff.

2.43 The Scampton Cliff green infrastructure evidence identifies: GI1, an amenity greenspace adjacent to Northumberland Avenue, comprising a large open grassed area with mature and semi-mature trees, which is highly visible from surrounding streets but is also noted as being subject to outline planning permission; GI2, a pedestrian green corridor off Suffolk Road beside farmland, with grass, trees, informal footpaths and paved routes linking residential streets; GI3, the Pollyplatt Lane amenity greenspace, a large open grassed area with groups of mature trees and informal footpaths, closely integrated with surrounding homes; GI4, GI5, GI6 and GI8, smaller neighbourhood greens enclosed by or overlooked by housing; and GI7, the former tennis courts, which remain part of the legacy recreational infrastructure and sit within grassland and mature trees.

2.44 For Scampton Village, the green infrastructure evidence identifies a network of footpaths, Public Rights of Way, woodland/tree groups and the village green. These include routes through and around the village, routes linked to the school, the Paddock Field, 617 Court, the Old High Street and St John the Baptist Church, as well as Public Rights of Way extending towards Aisthorpe, North Carlton, Tillbridge Lane, Back Lane, Thorpe le Fallows and Sturton by Stow. Woodland and tree groups have also been noted at the A15/B1398 viewpoint, on the hilltop east side of the road and around the village green.

2.45 Main components of the parish's blue infrastructure include the River Till on the western edge of the parish boundary and a network of streams, dykes and drainage features around Scampton Village. These include watercourses and dykes south of St John the Baptist Church, between the cottages on Old High Street and the church, around Anderson Court and 617 Court, along Back Lane, towards Tillbridge Lane, towards the B1398 and towards Sturton by Stow. There are also two reservoirs south of the village. All these features are important not only as drainage and water-management assets, but also as part of the parish's habitat and landscape network.

2.46 The Local Green Space Assessment identifies three spaces at Scampton Cliff that satisfy the national criteria: LGS1, the wooded and open area adjacent to Northumberland Avenue; LGS2, the field and green corridor off Suffolk Road; and LGS3, the Pollyplatt recreational field. Their significance arises from their proximity to residents, local character, beauty, recreation, tranquillity, wildlife value and contribution to the open structure of Scampton Cliff.

2.47 The assessments address land ownership, planning status, Policy S75, relevant permissions and the relationship with comprehensive masterplanning. Designation does not change ownership, create a right of public access or by itself secure maintenance; these matters are addressed through the delivery programme and stewardship arrangements.

2.48 Taken together, the three Local Green Spaces reinforce the Scampton Cliff Placemaking Framework's identification of openness, common greenspace, mature trees and the estate's open-plan structure as defining features. The spaces form part of the wider green infrastructure, recreation and biodiversity network.

2.49 Important Views are also being assessed. These may include views towards and from the Lincoln Cliff, views across open countryside, views towards heritage features and views that contribute strongly to the setting of Scampton Village or the former RAF site. **Residents of Scampton Parish are invited to identify views that they consider to be particularly valuable and in need of protection from visually intrusive or obstructive development.**

Movement, access and connectivity

2.50 The parish's movement network includes local roads, the A15 corridor, public rights of way and routes linking Scampton Village, Scampton Cliff, the surrounding countryside and nearby settlements.

2.51 The 2020 Placemaking Framework identifies connectivity as one of the central challenges facing Scampton Cliff. While the estate was designed to function as part of a secure and relatively self-contained military base, a sustainable civilian village needs to be outward-looking, permeable and well connected.

2.52 Weak links identified in the Placemaking Framework include inadequate foot and cycle paths between the eastern and western parts of Scampton Cliff, the absence of a direct foot and cycle path link with Scampton Village, and the lack of a user-friendly link with Woodlands Edge, Riseholme College and the Lincolnshire Showground.

2.53 The Placemaking Framework's walkability analysis indicated that Scampton Cliff itself was capable of working as what was referred to as a "15-minute neighbourhood" because most homes were within a short walk of the central cluster of facilities. However, many of the facilities have since been lost – either temporarily or permanently - and Scampton Village is considerably more than 15 minutes' walk away by existing routes and could only be connected effectively if a more

direct route were provided, potentially following or reflecting the historic alignment of Pollyplatt Lane across the former airfield.

2.54 Future redevelopment of RAF Scampton could significantly affect movement patterns. It may create new opportunities for walking, cycling, public transport and improved connections, but it could also generate traffic pressures and construction impacts.

2.55 The completed movement assessment identifies a network of key connections, including a direct active-travel corridor between Scampton Village and Scampton Cliff, stronger east-west links within Scampton Cliff and routes towards Woodlands Edge, Riseholme College, the Lincolnshire Showground and the wider rights-of-way network. The assessment also identifies matters requiring detailed testing through Policy S75 masterplanning, including additional vehicular access and the management of traffic and construction impacts.

Community facilities and assets

2.56 Community facilities and assets are important to the social wellbeing, identity and sustainability of Scampton Parish. They provide places for education, childcare, meeting, worship, recreation, sport, local services, heritage, social activity and informal community support.

2.57 The recent Community Facilities and Assets Assessment records the places and facilities that matter to residents in Scampton Village, Scampton Cliff and the wider community served by the parish. It assesses location, ownership where known, current use, accessibility, condition, capacity, community value and realistic opportunities for retention, improvement or reuse.

2.58 **In Scampton Village**, the assets identified include **Scampton Church of England Primary School** on High Street, **St John the Baptist Church**, and **The Dambusters** public house. The nearby Brattleby, Scampton and Aisthorpe Village Hall is also recognised as a community asset, although it is situated just outside Scampton Parish. These assets perform different but complementary roles: education, worship, heritage, tourism, meeting space, social contact and community support.

2.59 **The Dambusters** public house is identified as both a social and cultural asset. It serves local residents, provides food and drink, includes a microbrewery, can host small informal meetings, and attracts visitors because of its RAF and 617 Squadron/Dambusters associations. Local comments recorded so far are generally positive, although parking and access can be difficult on busy days.

2.60 **Scampton Church of England Primary School** is identified as an important village education asset, currently serving primary-age children and retaining an association with the original school house.

2.61 **St John the Baptist Church** is also identified as a place of worship, a heritage asset and a visitor destination, with Commonwealth War Graves Commission graves and occasional exhibitions, talks, weddings and christenings.

2.62 Although located outside Scampton Parish, **Brattleby Scampton and Aisthorpe Village Hall** is nevertheless important to Scampton residents. It is shared by the three villages, is used regularly by local and wider community groups, hosts Parish Council meetings and other clubs and activities, and has an emergency and civic role. Because it lies outside the Neighbourhood Area, it cannot be protected directly through Scampton Neighbourhood Plan policy, but it is important that its role is recognised in the community aspirations and action plan.

2.63 **At Scampton Cliff**, the 2020 Placemaking Framework report identified a particularly important cluster of community, education, childcare, sport and recreation facilities. At that time, these included Pollyplatt Academy School, Children's Links Nursery, a community shop, a hairdresser, the Barnes-Wallis Community Centre, the Gymnasium and Sports Hall, the playing field, the play park and zip line, the Multi-Use Games Area, the skate park, tennis courts and squash courts.

2.64 Although some facilities valued by the community remain in use, others are closed, disused or affected by disposal arrangements. The former shop closed in May 2023, creating a significant gap in everyday services. The Barnes-Wallis Community Centre and Gymnasium and Sports Hall are currently closed. Some sports facilities, including the tennis and squash courts, require investment before safe and viable use can resume.

2.65 The assessment identifies isolation as a recurring issue. Alternative facilities are often in Welton, Lincoln or elsewhere, and can be difficult to reach without a car. This gives added importance to retaining and repurposing suitable local assets, especially those serving children, young people, families, health, recreation and social contact.

2.66 The assessment supports Policy SV4, which identifies locally important facilities, and Policies SC5 and SC6, which address infrastructure delivery and community provision at Scampton Cliff. Separate community actions address feasibility work, Asset of Community Value nominations, funding, ownership and stewardship.

Housing and community needs

2.67 The Central Lincolnshire Local Plan provides the strategic housing framework. The Scampton Neighbourhood Plan is not currently expected to allocate large housing sites, particularly given the strategic role of Policy S75 for the former RAF site and the Local Plan's indicative housing requirement position for Scampton.

2.68 The Scampton Housing Needs Assessment, prepared by AECOM in September 2025, focuses on Scampton Village and the surrounding countryside rather than the former RAF site. This is because the former RAF site is expected to be considered separately through the Policy S75 masterplanning process.

2.69 The Housing Needs Assessment records that Scampton Village had 223 residents, 88 households and 93 dwellings at the time of the 2021 Census. Between 2016/17 and 2024/25, 24 new dwellings were built in Scampton Village and the surrounding countryside, of which 7 were Affordable Housing. As of August 2025, there were outstanding commitments for 7 further dwellings, none of which were identified as Affordable Housing.

2.70 The Housing Needs Assessment confirms that Scampton Village is strongly owner-occupied, with 86.4% of households owning their home in 2021. It also records very limited affordable housing provision, with no shared ownership households and only 2.3% social renting at the time of the Census, although 7 Affordable Housing units have since been delivered.

2.71 Affordability evidence indicates that average-income households can generally access home ownership locally, and two lower quartile earners may be able to afford entry-level purchase. However, market housing remains out of reach for households with one lower quartile earner, and private renting is generally affordable only to average-income households or two lower quartile earners at entry-level rents.

2.72 AECOM estimates a need in Scampton Village for approximately 0.4 Social/Affordable rented homes per year, equivalent to about 6 over the Neighbourhood Plan period, and potential demand for approximately 0.3 affordable home ownership dwellings per year, equivalent to 4.8 over the same period. The HNA suggests that, where Affordable Housing is required, a local tenure mix of around 70% Social/Affordable Rent and 30% affordable home ownership would be appropriate, with shared ownership likely to be the most useful affordable home ownership product locally.

2.73 The Housing Needs Assessment also identifies some mismatch between the existing housing stock and likely future needs. In 2021, 73.9% of households in Scampton Village lived in detached dwellings, only 10.3% lived in 1-2 bedroom homes, and 43.7% lived in homes with 4 or more bedrooms. Bungalows accounted for only 7.1% of dwellings in the wider Scampton area in 2024, below both West Lindsey and national levels.

2.74 The ageing of Scampton Village's population is significant. Between 2011 and 2021 the number of residents aged 65-84 increased by 44.1%, and population growth to 2040 is expected to be driven mainly by older households. Under-occupancy is very common, with 92.1% of households living in a dwelling with at least one more bedroom than the household would normally be expected to need.

2.75 AECOM's modelling suggests that new housing in Scampton Village should focus mainly on smaller homes, especially 2-bedroom dwellings, with some 1-bedroom and 3-bedroom provision. Larger 4+ bedroom dwellings should not necessarily be prohibited, but they should not dominate new provision.

2.76 There are currently no specialist housing units for older people in Scampton Village or the wider Neighbourhood Area. AECOM's report estimates a potential need for around 4 specialist accommodation units for older people over the Plan period, but also notes that Scampton Village may be a less suitable location for specialist accommodation because of its place in the settlement hierarchy and limited amenities. The more immediate Neighbourhood Plan implication is therefore likely to be support for accessible, adaptable and smaller mainstream homes that enable older residents to remain in the community.

2.77 For Scampton Village, the Plan will focus on managing infill and small-scale residential development within or adjoining the existing built form where this is acceptable in planning terms, while encouraging housing types that respond to evidenced local needs.

2.78 At Scampton Cliff and the former RAF Scampton site, the scale and distribution of housing will be determined through Policy S75 and the required Development Plan Document. Policy SC7 adds local expectations for housing mix, accessibility, integration with existing homes and infrastructure-led phasing. In this context, it is important that Scampton Cliff's particular housing tenure characteristics are taken fully into account, including its relatively low level of home ownership and its relatively high level of affordable housing.

Local economy and employment

2.79 The closure of RAF Scampton has created a major transition in the local economy. The military base previously supported direct and indirect employment and contributed to the parish's identity and function.

2.80 Future redevelopment and repurposing of the former RAF site is expected to create significant employment opportunities. These should be planned in a way that complements heritage, landscape, sustainability and community infrastructure objectives.

2.81 The 2020 Placemaking Framework identifies local employment and working close to home as important components of the transition to a sustainable civilian village. It anticipates that working from home, hybrid working and demand for local meeting, business support and digital infrastructure will remain important influences on the future of the place.

2.82 Outside the former RAF site, the Neighbourhood Plan will support appropriate small-scale rural enterprise, home working, local services and community-oriented economic activity, provided such development is compatible with local character and residential amenity.

3. Evidence Base and Community Engagement

Evidence base

3.1 Every Neighbourhood Plan must be supported by evidence that is adequate, proportionate and relevant to the policies proposed.

3.2 The evidence base includes the following material:

- Census and demographic profile;
- Scampton Housing Needs Assessment (AECOM, September 2025);
- Scampton's Future: a Placemaking Framework for Scampton Estate (OpenPlan, December 2020);
- Central Lincolnshire Local Plan policies and evidence;
- Policy S75 evidence and any subsequent masterplanning material;
- community survey results;
- community facilities audit;
- Local Green Space assessment;

- Green and Blue Infrastructure mapping;
- Important Views assessment;
- Non-designated Heritage Assets assessment;
- character and design appraisal;
- flood risk and water management information;
- transport and connectivity information;
- consultation statements and event records.

Community facilities and assets survey

3.3 The Community Facilities and Assets Assessment identifies facilities and assets that are important to community life. They are recorded in Appendix 1.

3.3 The assessment supports Policy SV4, Policies SC5 and SC6, and the delivery programme in section 7.

3.4 The assessment identifies a broad range of assets. In Scampton Village these include the primary school, church and public house. At Scampton Cliff they include education and childcare facilities, a closed local shop, community meeting space, sports and recreation facilities, play and youth facilities, and buildings with potential for future community reuse. The Brattleby, Scampton & Aisthorpe Village Hall serves the Scampton community but is located just outside Scampton Parish in Aisthorpe.

3.5 Appendix 1 identifies operational facilities, closed or disused facilities with realistic potential for reuse, heritage assets, facilities within the Policy S75 area and facilities outside the Neighbourhood Area that serve Scampton residents but cannot be protected directly by this Plan.

Local Green Space

3.6 Local Green Space designation is a specific planning designation. It should only be used where spaces meet the national planning tests.

3.7 The assessment applies the following considerations:

- whether the space is in reasonably close proximity to the community it serves;
- whether it is demonstrably special to the local community;
- whether it has particular local significance because of beauty, historic significance, recreational value, tranquillity or richness of wildlife;

- whether it is local in character and not an extensive tract of land.

3.8 The Local Green Space Schedule records the spaces assessed and identifies those designated by Policy SV3.

3.9 The assessment identifies three Local Green Spaces at Scampton Cliff: LGS1, the wooded and open area adjacent to Northumberland Avenue; LGS2, the field and green corridor off Suffolk Road; and LGS3, the Pollyplatt recreational field.

3.10 LGS1, the wooded and open area adjacent to Northumberland Avenue, is approximately 0.65 hectares. It comprises maintained grass and established trees, is accessible from surrounding roads and paths and contributes to local character, views, informal recreation, tranquillity and wildlife. The assessment addresses the site's planning history and relationship to Policy S75 and concludes that the mapped space satisfies the national Local Green Space criteria.

3.11 LGS2, the farmers field/green corridor off Suffolk Road, is recorded as approximately 0.35 hectares in area. It is described as a defined grassed area with established trees, located within Scampton Cliff and adjacent to agricultural land. The assessment identifies value for visual amenity, the sense of openness at the edge of the settlement, views across farmland, everyday walking, dog walking, informal play, tranquillity, wildlife and habitat connectivity. The site also provides ongoing access to the neighbouring farmer for care of livestock, reinforcing its local and rural-edge character.

3.12 LGS3, the Pollyplatt recreational field, is approximately 1 hectare. It is a large neighbourhood green with mature trees and informal paths, enclosed and overlooked by housing. Its beauty, spaciousness, informal play, children's recreation, community gatherings, tranquillity, wildlife and long-established social role give it particular local significance.

3.13 The assessment concludes that the spaces satisfy NPPF Policy HC2 and that their designation is compatible with the local planning of sustainable development. Their mapped boundaries are capable of enduring beyond the Plan period.

Green and Blue Infrastructure assessment

3.14 Green and Blue Infrastructure includes the network of natural and semi-natural features that support biodiversity, recreation, landscape character, climate resilience and wellbeing.

3.15 The assessment identifies:

- public open spaces;
- hedgerows and trees;
- watercourses, ponds and drainage features;
- public rights of way;
- wildlife corridors;
- habitat areas;
- recreational routes;
- opportunities for enhancement and connection.

3.16 This evidence supports Policies SP3 and SP4.

3.17 The Scampton Cliff green infrastructure schedule identifies eight components. These include amenity greenspaces at Northumberland Avenue and Pollyplatt Lane, a pedestrian green corridor off Suffolk Road, smaller neighbourhood greens behind Norfolk Crescent/Dorset Place, Devonshire Road/Shropshire Road, Third Avenue/Fourth Avenue and Suffolk Road/Cornwall Close, and the former tennis courts. These spaces perform different but complementary functions as visual amenity, informal recreation, pedestrian connection, neighbourhood setting, tree cover and habitat.

3.18 The Scampton Village green infrastructure schedule identifies a local route network including footpaths through the village, around the school and Paddock Field, between the village green and 617 Court, from St John the Baptist Church towards Aisthorpe and from the village towards North Carlton, Tillbridge Lane, Back Lane, Thorpe le Fallows and Sturton by Stow. The route network supports the Plan's sustainable movement, active travel and green infrastructure policies.

3.19 The same evidence identifies green components including woodland/tree groups at the A15/B1398 viewpoint, on the hilltop east side of the road and on or close to the village green. These features should be considered as part of the parish's landscape structure and habitat network.

3.20 The blue infrastructure schedule identifies the River Till on the western parish boundary, streams and dykes around St John the Baptist Church, Old High Street, Anderson Court, 617 Court, Back Lane, Tillbridge Lane and the B1398, together with reservoirs south of the village. The assessment records their drainage, biodiversity, landscape and connectivity functions.

3.21 The schedule and mapping record locations, ownership where known, designations, access status, condition and photographs. They distinguish features protected through policy from enhancement and management projects in the delivery programme.

Important Views assessment

3.22 The Important Views Assessment considers views from publicly accessible locations. Each assessed view is described and photographed.

3.23 The assessment records:

- viewpoint location;
- direction of view;
- what can be seen;
- why the view is important;
- relationship to landscape, heritage or settlement setting;
- sensitivity to change.

3.24 At this time, the Important Views Assessment is ongoing, and **all residents of Scampton Parish are invited to identify views that they consider to be particularly valuable and in need of protection from visually intrusive or obstructive development.** To qualify for consideration, views must be from publicly accessible locations. These may include views towards and from the Lincoln Cliff, views across open countryside, views towards heritage features and views that contribute strongly to the setting of Scampton Village or Scampton Cliff and the former RAF site.

Non-designated Heritage Assets assessment

3.25 Non-designated Heritage Assets are locally important buildings, structures, places, landscapes or features that have heritage significance but are not statutorily listed or otherwise nationally designated.

3.26 The heritage assessment considers assets and features across Scampton Village, Scampton Cliff and the former RAF Scampton site. It includes St John the Baptist Church, the Roman villa, the Queen's Canopy, the Dambusters Inn, the memorial associated with Wing

Commander Guy Gibson's dog, historic trees and landscape planting, and the former RAF Scampton technical site.

3.27 The assessment applies the following criteria:

- age and rarity;
- architectural or historic interest;
- archaeological interest;
- artistic or designed interest;
- group value and relationship to other heritage assets;
- local associations, memory and communal value;
- contribution to townscape, village-scape or landscape character;
- condition, integrity and vulnerability;
- relationship with designated heritage assets and their settings.

3.28 The assessment distinguishes assets that are nationally designated from those identified locally. The Roman villa is a Scheduled Monument and St John the Baptist Church is treated according to its confirmed statutory status. The Plan records their local significance and applies the relevant national and Local Plan policies to their setting.

3.28 Appendix 3 lists designated heritage assets, identified Non-designated Heritage Assets, positive character and landscape features, and strategic heritage evidence that informs Policy S75 masterplanning.

3.29 The identified assets and features are listed in Appendix 3. Within the Policy S75 area, the schedule informs Policies SC1 and SC3.

Character and design assessment

3.30 The Character and Design Assessment identifies the distinctive qualities and design sensitivities of different parts of the parish.

3.31 The assessment uses the following character areas:

- Scampton Cliff urban core, including the central cluster of community facilities;
- Scampton Cliff former civilian housing areas;
- Scampton Cliff former officers' housing areas;
- Scampton Cliff former military housing areas;

- historic Scampton Village;
- later village housing areas;
- village edge and rural approaches;
- rural farmland and open countryside;
- former RAF operational and airfield areas;
- Lincoln Cliff landscape and wider setting.

3.32 For the former RAF Scampton site and Scampton Cliff, the RAF Scampton Historic Characterisation report provides an established character area framework. This should be used alongside the 2020 Placemaking Framework, local survey work and any further heritage assessment prepared through the Policy S75 masterplanning process.

3.33 Character should be understood broadly. It includes not only the appearance of buildings and spaces, but also historic function, layout, hierarchy, movement patterns, open space structure, landscape planting, views, setting, buried archaeology and the relationship between operational, technical, domestic and community areas.

3.34 This evidence informs Policy SP2 and may also support a separate Scampton Design Guide or Design Code. For the former RAF Scampton site, it informs the interpretation and application of Policies SC1, SC2, SC3, SC4 and SC5.

Community consultation and emerging issues

3.35 Preliminary consultation on the Provisional Draft broadly supported the Vision and overall direction of the Plan. It also identified areas where the Plan needed greater clarity, stronger delivery provisions or additional evidence.

3.36 The table below summarises the principal themes and the Plan's response.

What residents said	How the Plan responds
Protect green spaces and rural character	Policies SP2 to SP4, SV1, SV3, SV6 and SC4 are supported by completed character, green infrastructure, Local Green Space and Important Views evidence.
Create a more cohesive parish	The Vision, Objective 1 and Policies SP1, SC1 and SC2 require physical, social and environmental integration while respecting the distinct identities of the Village and Cliff.
Secure community benefit from RAF Scampton	Policies SC1 to SC7 address heritage-led regeneration, integration, infrastructure, facilities, housing and long-term community outcomes.
Improve access, transport and active travel	Policy SP5 identifies the parish movement network. Policy SC2 safeguards the Village-Cliff corridor and requires early delivery of sustainable connections.
Provide more community, sport and play facilities	Policy SV4 identifies existing facilities. Policies SC5 and SC6 set site-specific expectations for a community hub, local services, sport, recreation and play.
Ensure balanced development with services	Policies SP1, SC5 and SC7 connect development phasing with infrastructure, facilities and a mixed community. Section 7 identifies delivery actions and monitoring.

3.37 The consultation summary records themes rather than quantified levels of support. The Plan treats the findings as evidence of issues to address.

3.38 Further engagement will test the detailed policies, completed evidence schedules and Policies Map.

Housing Needs Assessment

3.39 The 2025 Housing Needs Assessment is a useful evidence document for Scampton Village. It provides evidence to inform the Plan's approach to housing type, size, affordability, older people's housing and accessible homes outside the Policy S75 area.

3.40 The main planning implications are that limited further housing development in Scampton Village should, where practicable, help to diversify the stock by providing some smaller, accessible and more affordable homes, rather than simply adding to the existing supply of larger detached houses.

3.41 The Assessment also provides a basis for dialogue with West Lindsey District Council about affordable housing tenure mix, exception sites and the relationship between housing needs arising in Scampton Village and any future residential development at Scampton Cliff, where there is relatively low level of home ownership and a relatively high level of affordable housing.

Scampton Cliff Placemaking Framework

3.42 Scampton's Future: a Placemaking Framework for Scampton Estate, prepared for West Lindsey District Council in December 2020, remains an important evidence document for Scampton Cliff, although it predates the adopted Central Lincolnshire Local Plan Policy S75 and uses the former name Scampton Estate.

3.43 The Framework's most significant messages for the Neighbourhood Plan are:

- Scampton Cliff should be planned as a sustainable civilian village;
- a “15-minute neighbourhood” concept is a useful guiding principle;
- community facilities should be retained and strengthened where possible;
- better walking, cycling and access links are essential;
- open spaces, trees and biodiversity should be protected and enhanced; and
- RAF and Roman heritage should shape future identity and design.

3.44 These conclusions have informed the Scampton Cliff / Former RAF Scampton Framework Policies in this Plan. They should also be considered in future Policy S75 masterplanning, infrastructure planning and community engagement.

4. Higher-Tier Planning Policy Context

National planning policy

4.1 The National Planning Policy Framework published in August 2026 applies to this Plan because the Plan had not been submitted under Regulation 15 by 17 August 2026.

4.2 NPPF Policy PM5 enables neighbourhood plans to identify and address community priorities that can be met or supported through planning. Locally specific policies may address infrastructure and community facilities, regeneration, design, environmental improvements and local heritage.

4.3 NPPF Policy PM6 requires plans to address only necessary and relevant matters, avoid unnecessary duplication of other development plan policies, and not duplicate, substantively restate or conflict with national decision-making policies.

4.4 This Plan therefore concentrates on Scampton's mapped assets, locally specific requirements and the distinctive planning circumstances of Scampton Village and RAF Scampton. National decision-making policies remain applicable and are not repeated in full.

4.5 The Plan must satisfy the Basic Conditions and other legal requirements.

Central Lincolnshire Local Plan

4.6 The Central Lincolnshire Local Plan adopted in April 2023 is the principal strategic development plan for West Lindsey, the City of Lincoln and North Kesteven.

4.7 The Scampton Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan. It adds local detail and does not seek to reduce or prevent the development provided for by strategic policy.

4.8 The Central Lincolnshire authorities began a review of the Local Plan in 2025. The Parish Council will monitor the review, engage at each relevant stage and consider whether any change to this Plan is needed before submission or after it is made.

4.9 The adopted Local Plan identifies Scampton Village as a Small Village and RAF Scampton separately as a Medium Village. This supports the Plan's distinction between the Village and the Scampton Cliff and former RAF area.

4.10 The adopted Local Plan gives Scampton a neighbourhood-area housing requirement of 25 dwellings to 2040. The Housing Needs Assessment records that this has been met through completions and commitments. The Plan does not allocate a large housing site in Scampton Village, but supports appropriate small-scale development and guides housing mix and quality.

4.11 Scampton is in Affordable Housing Value Zone B. Where affordable housing is required, Local Plan Policy S22 and any successor policy apply, informed by the local Housing Needs Assessment.

Policy S75 RAF Scampton

4.12 Local Plan Policy S75 identifies former RAF Scampton as an opportunity area and requires a comprehensive masterplan with Development Plan Document status before major development proposals are submitted.

4.13 The required masterplan must address the layout, mix and scale of uses; design; landscape and views; infrastructure; transport and active travel; heritage; energy and embodied carbon; community and infrastructure-provider engagement; utilities; integration with the existing community; compatibility with ongoing operations; phasing; construction impacts; viability; conformity with the Development Plan; and biodiversity net gain.

4.14 Policy S75 requires an adequate range of infrastructure to be delivered in tandem with or ahead of development. It also requires sustainable transport and active-travel links, details of community engagement, integration with the existing community, and phasing of development and infrastructure.

4.15 Policies SC1 to SC7 provide locally derived, site-specific principles that complement Policy S75. They do not determine the overall quantum or strategic distribution of development and do not replace the required Development Plan Document.

Relationship between plans and decisions

4.16 National planning policy informs the preparation of the development plan and is a material consideration in planning decisions. The adopted Central Lincolnshire Local Plan, including Policy S75, provides the strategic framework. Any subsequent RAF Scampton Development Plan Document will add site-specific strategic detail. Once made, this Neighbourhood Plan will form part of the development plan and will apply alongside those documents.

4.17 Planning applications will be determined against the development plan as a whole and the national decision-making policies. Conditions, planning obligations, Community Infrastructure Levy where applicable, land agreements and funding programmes may be used to deliver necessary infrastructure and mitigation.

4.18 This Plan can identify locally important sites and routes, set locally specific policies, identify community priorities and establish a delivery programme. It cannot determine land ownership, compel a land sale, regulate private service charges, operate bus services, enforce parking controls or replace the Policy S75 plan-making process.

4.19 Matters outside statutory planning policy are clearly identified in section 7. They guide Parish Council action, partnership working and funding decisions but do not form part of the development plan policies.

5. Our Future

Key issues

5.1 The evidence base and preliminary consultation identify the following issues for the Plan.

Community and identity

- Scampton should develop as one parish while retaining the distinct identities of Scampton Village and Scampton Cliff.
- Existing and future residents need shared facilities, accessible routes and continuing opportunities to influence change.

Housing and community needs

- Small-scale development in Scampton Village should diversify the housing stock by providing some smaller, accessible and affordable homes where opportunities arise.
- Housing at Scampton Cliff should form part of a mixed community and be phased with services, facilities and transport.
- Specialist housing should be located where residents can reach everyday services, community facilities, healthcare and public transport.

Scampton Cliff and RAF Scampton

- Regeneration should proceed in a timely but comprehensive way through Policy S75, protect nationally important heritage and deliver lasting benefits for existing and future residents.
- Development should avoid isolated phases and should provide clear infrastructure, maintenance and stewardship arrangements.

Village character and rural setting

- The scale, character and setting of Scampton Village, the surrounding countryside and important views require locally specific protection.

Green infrastructure and recreation

- The parish-wide network of Local Green Spaces, open spaces, routes, trees, hedgerows, habitats and water features should be protected and enhanced.
- Residents need more inclusive opportunities for play, sport, informal recreation and access to nature, supported by clear long-term management.

Movement and access

- A direct active-travel connection between Scampton Village and Scampton Cliff, stronger internal links at the Cliff and connections to nearby communities and destinations (including

Woodlands Edge, Riseholme College, and the Lincolnshire Showground) are central to the Plan.

- Development should address traffic, road safety, construction impacts, parking and public transport in proportion to its scale and effects.

Heritage

- RAF and Roman heritage, the historic village and locally significant buildings, spaces, views and landscape features should shape future development and interpretation.

Wider Issues

- The Neighbourhood Plan also needs to respond to wider issues, including:
 - climate change mitigation and adaptation;
 - transition to net zero carbon development;
 - biodiversity recovery;
 - sustainable transport;
 - health and wellbeing;
 - housing affordability and changing household needs;
 - changing patterns of work, including home working;
 - rural service provision;
 - heritage-led regeneration.

Vision

By 2040, Scampton Parish will be a stronger, greener and better-connected rural community. Scampton Village will have retained its distinctive character, rural setting, valued green spaces, views and heritage. Development in and around the village will be modest, well designed and responsive to local needs.

Scampton Cliff and the former RAF site will have been comprehensively repurposed as an integrated civilian place. Regeneration will respect the nationally important RAF heritage and Roman archaeological context, support employment, provide a suitable mix of homes, services and facilities, and connect physically and socially with Scampton Village and the wider parish.

Across the parish, residents will have access to better walking, wheeling and cycling connections, a strengthened green and blue infrastructure network, inclusive sport and play opportunities, and community facilities that support everyday life. Infrastructure and long-term management arrangements will be provided when they are needed.

Objectives

The objectives of the Scampton Neighbourhood Plan are:

- 1. One Scampton:** To create a more cohesive parish in which Scampton Village and Scampton Cliff are connected physically, socially and environmentally while retaining their distinct identities.
- 2. Village character:** To conserve and enhance the distinctive character, scale and rural setting of Scampton Village.
- 3. Housing choice and affordability:** To support housing types, sizes and tenures that respond to evidenced needs.
- 4. Good design:** To secure locally distinctive, inclusive and climate-resilient design that responds to the completed Character and Design Assessment.
- 5. Sustainable development:** To guide development to appropriate locations and ensure that change supports the long-term social, economic and environmental sustainability of the parish.
- 6. Green and blue infrastructure:** To protect, enhance and connect the mapped network of green spaces, habitats, water features, trees, hedgerows and recreational routes.

7. **Biodiversity and Nature Recovery:** To direct biodiversity gains towards identified local recovery priorities and long-term ecological connections.
8. **Movement and access:** To improve walking, wheeling, cycling and public transport, safeguard the Village-Cliff connection and manage development-related traffic impacts.
9. **Community facilities, sport and play:** To protect locally important facilities and secure accessible community meeting space, local services, sport, recreation and play provision.
10. **Heritage:** To conserve and enhance designated and non-designated heritage assets, , including the Roman heritage the historic village and the nationally important heritage of RAF Scampton, and to ensure that these inform regeneration, design and interpretation.
11. **Important views and landscape:** To protect the mapped views and landscape qualities that contribute to local character and sense of place.
12. **Future of Scampton Cliff:** To support timely, comprehensive and heritage-led regeneration that benefits existing and future residents across the parish.
13. **Infrastructure and stewardship:** To secure necessary infrastructure at the appropriate stage and establish clear adoption, funding, management and maintenance arrangements.
14. **Community involvement and monitoring:** To maintain meaningful community involvement and monitor whether the Plan's policies and delivery programme are achieving their intended outcomes.

6. Neighbourhood Plan Policies

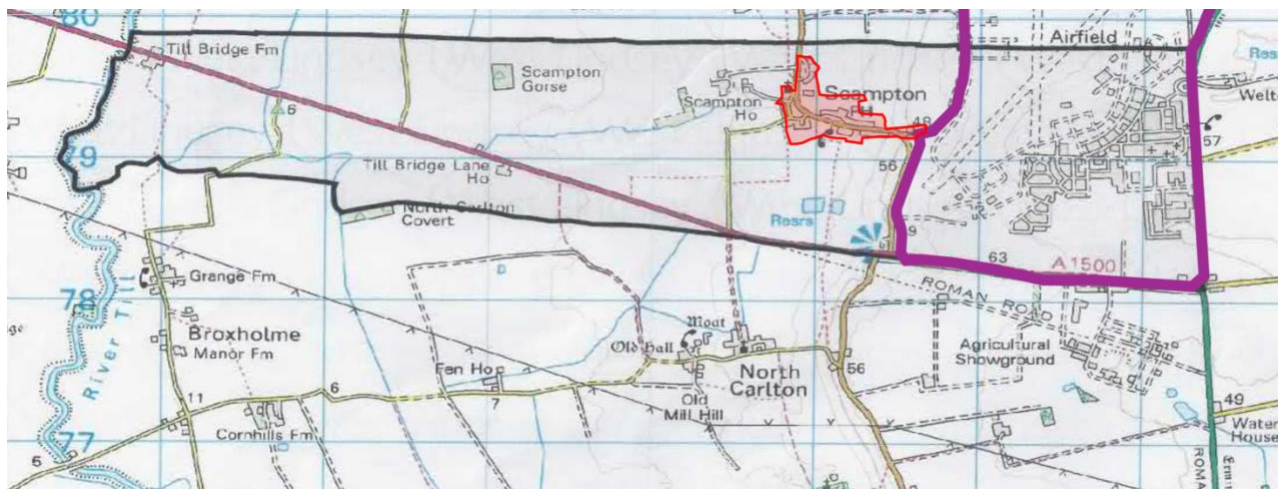
Policy structure

6.1 The policies are grouped into Parish-Wide Policies, Scampton Village and Rural Area Policies, and Scampton Cliff Policies.

6.2 National decision-making policies and the Central Lincolnshire Local Plan apply alongside this Plan. The policies below add Scampton-specific requirements and should be read together.

Core Policies Map

The Map below – Map 1 - shows: the Neighbourhood Area; Scampton Village Settlement Boundary; and the CLLP Policy S75 boundary



Contains Ordnance Survey data© Crown copyright and database right. Map 1 licence 100018701; Map 7 source attribution as shown on the supplied map.

KEY:

-  Scampton Neighbourhood Area
-  Scampton village settlement boundary
-  CLLP Policy S75 boundary (within the plan area)

Parish-Wide Policies

Policy SP1 Sustainable Development Strategy

Policy outline

6.3 Policy SP1 sets the locally specific spatial strategy for the whole parish. It supports development that meets local needs, responds positively to local character, reduces environmental impacts, supports healthy communities and contributes to the long-term sustainability of the parish.

Explanation and justification

6.4 The strategy coordinates the protection of Scampton Village and the countryside with substantial and regenerative development at Scampton Cliff. It responds directly to priorities that emerged in preliminary community consultation: a cohesive parish, infrastructure-led change, protected green space and accessible community facilities.

Policy SP1 Sustainable Development Strategy

1. Development proposals should contribute to the following spatial strategy:

- Scampton Village will remain a small rural settlement. Small-scale development will be focused within the settlement boundary and should respond to local housing needs and village character;
- The countryside outside the settlement boundary and Policy S75 area will be managed in accordance with countryside policies, with particular regard to rural setting, landscape, heritage and the mapped green and blue infrastructure network;
- Scampton Cliff and the former RAF site will be planned comprehensively, under Central Lincolnshire Local Plan Policy S75, as a mixed-use, heritage-informed and sustainable place;

2. Development should also, as appropriate to its type, scale and location:

- a) support One Scampton by connecting existing and future homes with community facilities, employment, open space and the key movement network;
- b) support the health, wellbeing and safety of residents;

- c) protect and enhance the natural environment, green and blue infrastructure and biodiversity;
- d) conserve and enhance heritage assets and their settings;
- e) minimise carbon emissions and make efficient use of energy, water and materials;
- f) support active travel and reduce unnecessary dependence on private car journeys
- g) support the walkable neighbourhood principle by, where relevant, improving access to local facilities, services, employment, open space and public transport.

3. Facilities and infrastructure should be located and phased so that they are accessible to the communities they serve and available when needed.

4. Development should not:

- i. prejudice the creation/enhancement of a Village-Cliff active-travel corridor;
- ii. fragment the green and blue infrastructure network; or
- iii. create isolated phases of housing or employment.

Policy SP2 Character and Design

Policy outline

6.5 Policy SP2 seeks to ensure that development throughout Scampton parish is well-designed and responds positively to the character of its surroundings.

Explanation and justification

6.6 The Character and Design Assessment identifies the historic village core, later village development, rural edges, open countryside, Scampton Cliff's community core and residential areas, former officers' and military housing, and the operational airfield and technical areas. The RAF Scampton Historic Characterisation provides additional evidence for the former RAF site.

Policy SP2 Scampton Character and Design

Development should respond to the character area in which it is located and to the design principles in the Scampton Character and Design Assessment. In particular:

- a) In Scampton Village, development should respect established plot forms, building lines, scale, roof forms, materials, boundary treatments and the transition to the rural edge.
- b) At Scampton Cliff, development should retain legible relationships between residential areas, the community core, open spaces, tree belts, routes and the inherited RAF layout.
- c) Within or affecting the former RAF site, proposals should demonstrate how the Historic Characterisation character area, surviving fabric, movement hierarchy, open spaces, landscape structure, views and archaeological potential have informed the design.
- d) Development should reinforce locally distinctive streets and spaces and integrate parking, servicing, cycle storage, waste storage and utilities without avoidable visual clutter.
- e) Development at settlement edges should provide a sensitive transition to the countryside and retain important trees, hedgerows and landscape features identified in the evidence base.

Where a Design and Access Statement is required, it should identify the applicable character area and explain how the proposal responds to the relevant local design principles.

Policy SP3 Green and Blue Infrastructure Network

Policy outline

6.7 Policy SP3 protects the function and connectivity of the parish-wide network as shown on the Policies Map.

Explanation and justification

6.8 Green and blue infrastructure is important for biodiversity, landscape character, recreation, walking and cycling, drainage, climate resilience and health and wellbeing. Scampton's green and blue infrastructure network is made up of several interconnected systems: the open spaces and tree groups within Scampton Cliff; the village green, footpaths, Public Rights of Way and woodland/tree groups around Scampton Village; and blue infrastructure including the River Till, streams, dykes, drainage features and reservoirs.

Policy SP3 Green and Blue Infrastructure Network

Development within or adjoining the green and blue infrastructure network should maintain and, where practicable, strengthen the function and connectivity of that network. In particular:

- a) Development at Scampton Cliff should retain the role of the Northumberland Avenue open area, Suffolk Road corridor, Pollyplatt recreational field, neighbourhood greens, former tennis-court area and connecting paths as an integrated open-space network.
- b) Development affecting Scampton Village should retain the continuity of village footpaths, public rights of way, the village green, tree and woodland groups, and connections to the surrounding countryside.
- c) Development affecting the River Till, streams, dykes, reservoirs or drainage features should protect their drainage, habitat, landscape and connectivity functions and take opportunities for nature-based enhancement.
- d) Where development changes part of the network, the proposal should demonstrate that the overall function, accessibility and connectivity of the network will be maintained or improved.

Enhancement should be directed to the priorities in Appendix 2 and the completed Green and Blue Infrastructure Assessment.

Policy SP4 Biodiversity and Local Nature Recovery Priorities

Policy outline

6.9 Policy SP4 directs required biodiversity measures towards locally identified recovery priorities and supports biodiversity protection, biodiversity net gain.

Explanation and justification

6.10 Scampton Parish contains a range of habitats and landscape features that support biodiversity. The future redevelopment of the former RAF Scampton site may present significant new opportunities for nature recovery if planned comprehensively. The 2020 Placemaking Framework recommends an ecology-led approach including protection of trees and hedgerows, more planting, habitat creation, sustainable drainage, permeable surfaces, renewable energy and local food production.

Policy SP4 Biodiversity and Local Nature Recovery Priorities

Where biodiversity enhancement or net gain is required, proposals should have regard to the Local Nature Recovery Strategy and contribute, where relevant and proportionate, to the priorities identified on the Policies Map and in Appendix 2, including by:

- restoring and connecting hedgerows, tree belts and woodland groups between Scampton Village, Scampton Cliff and the wider countryside;
- strengthening the River Till, streams, dykes, reservoirs and sustainable drainage features as connected habitat corridors;
- increasing habitat diversity within Scampton Cliff's open spaces while retaining their recreation and landscape functions;
- using native and climate-resilient planting that reinforces the historic and rural landscape structure;
- providing management arrangements that maintain the intended ecological function for the lifetime of the development.

Policy SP5 Sustainable Movement Network

Policy outline

6.11 Policy SP5 safeguards and seeks to improve the locally important movement network.

Explanation and justification

6.12 The network includes the Village-Cliff active-travel corridor, east-west routes through Scampton Cliff, links to Horncastle Lane, Woodlands Edge, Riseholme College and the Lincolnshire Showground, village paths and the wider rights-of-way network.

Policy SP5 Sustainable Movement Network

Development affecting the key movement network should protect existing routes and, where relevant and proportionate, deliver or enable the improvements identified on the Policies Map. In particular:

- Land within the identified Village-Cliff active-travel corridor should be safeguarded from development that would prevent or materially hinder a safe, direct and attractive connection;
- Development at Scampton Cliff should improve east-west movement between existing and future residential areas, the community facilities cluster, employment areas and open spaces;
- Relevant proposals should connect safely to nearby services, public transport stops, public rights of way and the routes towards Woodlands Edge, Riseholme College and the Lincolnshire Showground;
- Movement infrastructure required to serve a development phase should be available by the occupation or use trigger established for that phase;
- Access proposals should be informed by evidence on highway safety, traffic, construction impacts, accessibility and the rural character of surrounding lanes, and potential additional access points should remain options until their safety, necessity and deliverability are demonstrated.

Scampton Village and Rural Area Policies

Policy SV1 Scampton Village Settlement Boundary

Policy outline

6.13 Policy SV1 defines the settlement boundary for Scampton Village and distinguishes the built area from the surrounding countryside.

Explanation and Justification

6.14 Scampton Village is a small rural settlement. Most of the village is within an area designated in the Central Lincolnshire Local Plan as an Area of Great Landscape Value (AGLV) which also includes an extensive area of the Lincoln Cliff to the north and south of Scampton. The purpose of the settlement boundary is to distinguish the built-up area of the village from the surrounding countryside and ALGV, thus allowing for appropriate infill and small-scale development within the village. The settlement boundary is defined by the red line in the aerial image of the village, below.

Map 2 – Scampton Village Settlement Boundary



Policy SV1 Scampton Village Settlement Boundary

The Scampton Village settlement boundary is shown in the aerial view on page 48 and on the Core Policies Map.

- Within the boundary, development should be appropriate to the scale, form, use and character of the village and have suitable access, drainage and infrastructure.
- Outside the boundary, land will be treated as countryside and development will be supported only where it accords with countryside policies in the development plan.

The settlement boundary does not apply to the Policy S75 area, where development will be guided by Central Lincolnshire Local Plan Policy S75 and any approved masterplan or Development Plan Document prepared under that policy.

Policy SV2 Small-Scale Housing and Housing Mix

Policy outline

6.15 Policy SV2 guides small-scale residential development in Scampton Village and responds to the Housing Needs Assessment.

Explanation and justification

6.16 The adopted housing requirement is recorded as met. The local need is for a more balanced stock, with particular emphasis on smaller and accessible homes rather than further concentration of large, detached housing.

Policy SV2 Small-Scale Housing and Housing Mix

Small-scale residential development within the settlement boundary will be supported where it comprises infill, conversion or sensitive redevelopment and responds positively to village character and amenity.

- Housing proposals should have regard to the need for 2-bedroom homes, with some 1-bedroom and 3-bedroom homes where appropriate.
- Accessible and adaptable homes, bungalows and other homes suitable for older people and people with mobility needs will be supported in locations with reasonable access to everyday services.
- Proposals should avoid an over-concentration of detached homes with four or more bedrooms unless the resulting mix is justified by the site and current evidence.
- Where affordable housing is required, the tenure mix should be informed by the Housing Needs Assessment and agreed with West Lindsey District Council. The current local evidence supports an indicative mix of approximately 70 percent Social or Affordable Rent and 30 percent affordable home ownership, subject to the adopted strategic policy, viability and site circumstances.

Development should demonstrate that access, drainage and other infrastructure required for the proposal can be provided without unacceptable effects on the village or surrounding network.

Policy SV3 Local Green Spaces

Policy outline

6.17 Policy SV3 designates the spaces supported by the Local Green Space Assessment.

Explanation and Justification

6.18 Local Green Space designation provides strong protection for spaces of particular local importance. Sites identified for such designation are:

LGS1, the wooded/open area adjacent to Northumberland Avenue, which provides trees, open views and informal recreation;

LGS2, the farmers field/green corridor off Suffolk Road, which provides a rural-edge green corridor and pedestrian connection; and

LGS3, the Pollyplatt recreational field, which provides a larger central recreational field and community focal point.

These spaces meet the national criteria for Local Green Space designation, in that they are close to the community they serve, local in character, not extensive tracts of land and valued for reasons including beauty, recreation, tranquillity and wildlife.

Policy SV3 Local Green Spaces

The following spaces are designated as Local Green Space and are shown on the Policies Map:

- LGS1 Wooded and open area adjacent to Northumberland Avenue, Scampton Cliff;
- LGS2 Field and green corridor off Suffolk Road, Scampton Cliff;
- LGS3 Pollyplatt recreational field, Scampton Cliff.

Development affecting these spaces will be determined in accordance with national policy for Local Green Space. Development adjoining a Local Green Space should respect the qualities and local significance described in Appendix 2.

Notes:

- i. Designation does not change land ownership, create additional public access rights or determine maintenance responsibility.
- ii. Stewardship and management are addressed in section 7.

Policy SV4 Locally Important Community Facilities

Policy outline

6.19 Policy SV4 identifies facilities of particular local importance and the Scampton-specific considerations relevant to proposals affecting them, and supports improved or new provision.

Explanation and Justification

6.20 Community facilities are essential to the social sustainability of Scampton Parish. They provide places for meeting, worship, recreation, learning, sport, community activity and local service provision. Several valued community facilities have been lost over recent years, so the policy seeks both to prevent further losses and to support provision of replacement and additional facilities.

Policy SV4 Locally Important Community Facilities

1. The community facilities identified in Appendix 1 and shown on the Policies Map are locally important facilities to which National Planning Policy Framework policies HC3 to HC7 and relevant Local Plan Policy S50 apply when considering proposals for their provision, improvement or loss. The following local considerations should be taken full into account:
 - a) the facility's catchment, its role in reducing isolation, its accessibility without a private car and its relationship with other community uses;
 - b) opportunities for improvement, shared use, flexible use and appropriate expansion , which will be supported where the proposal responds to an identified need and is compatible with its surroundings;
2. At Scampton Cliff, proposals affecting existing community, education, childcare, sport, recreation and local-service facilities should be considered as part of the comprehensive strategy required by Policies SC5 and SC6.
3. At Scampton Cliff and within the former RAF Scampton Policy S75 area:
 - a. the retention, reuse, improvement or replacement of existing community, education, childcare, sport, recreation and local service facilities will be supported where this is consistent with Policy S75, any approved masterplan or Development Plan Document, and Policy SC5 of this Neighbourhood Plan; and

- b. Where the loss of a valued facility at Scampton Cliff is proposed through masterplanning or subsequent development, equivalent or better provision should be considered as part of the comprehensive infrastructure and community facilities strategy for the site.

Policy SV5 Non-designated Heritage Assets

Policy outline

6.21 Policy SV5 identifies locally significant Non-designated Heritage Assets and records the evidence needed to apply national historic-environment policies.

Explanation and Justification

6.22 Scampton Parish contains many buildings, structures, places, landscapes and commemorative features that contribute strongly to local identity and historic character. Some are already statutorily designated. Others are considered appropriate for local identification as Non-designated Heritage Assets.

Policy SV5 Non-designated Heritage Assets

The Non-designated Heritage Assets listed in Appendix 3 are identified as locally important heritage assets.

Proposals affecting an identified asset or its setting should use the significance summary in Appendix 3 and explain how the asset's locally important character, association, setting and relationship with the wider RAF, Roman or village heritage have informed the proposal.

Designated heritage assets recorded in Appendix 3 are included for context and will be considered under the applicable statutory and national policies.

Policy SV6 Important Views

Policy outline

6.23 Policy SV6 applies to the views identified by the completed Important Views Assessment.

Policy SV6 Important Views

The Important Views shown on the Policies Map and described in Appendix 4 are locally significant views.

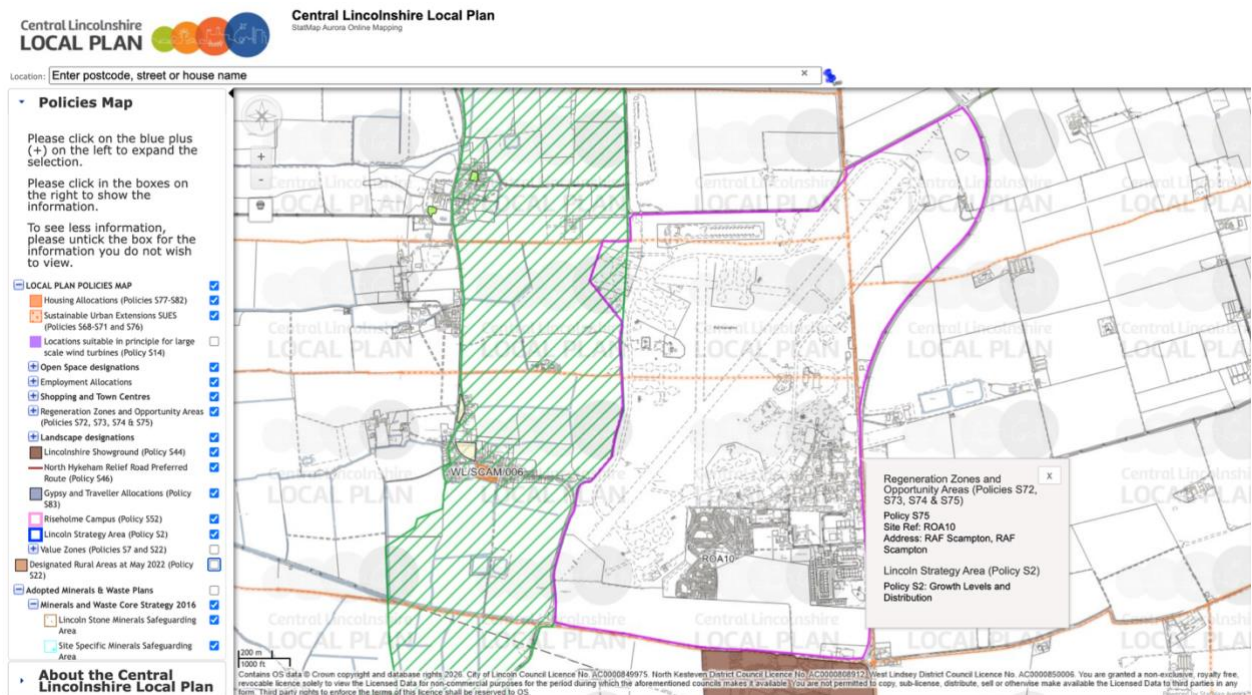
Development affecting an Important View should demonstrate how siting, scale, height, massing, materials, lighting and landscape treatment respond to the features and sensitivity recorded in Appendix 4.

Proposals should retain the legibility of the relationship between built form, the Lincoln Cliff, the historic village, the former airfield, heritage assets and the surrounding countryside where that relationship forms part of the identified significance.

Scampton Cliff and Former RAF Scampton Policies

Application of Policies SC1 to SC7

6.24 Policies SC1 to SC7 complement Local Plan Policy S75. They apply to the preparation of the required Development Plan Document and to masterplans, development briefs, infrastructure proposals and planning applications affecting the former RAF site and Scampton Cliff. The area to which Policy S75 applies is outlined by the purple boundary line on the map below, reproduced from the Central Lincoln Local Plan Policies Map.



6.25 The policies in this section of the Scampton Neighbourhood Plan do not replace Policy S75 or determine the strategic quantum of development. They set out locally specific outcomes and evidence derived from the neighbourhood planning process.

Policy SC1 Community Principles for Regeneration

Policy outline

6.26 Policy SC1 establishes the community principles for timely and comprehensive regeneration.

Explanation and Justification

6.27 The former RAF Scampton site is of major importance to the future of the parish. Its redevelopment should create a sustainable, integrated place that respects heritage, supports local employment, provides appropriate homes and facilities, and benefits the whole parish. The 2020 Placemaking Framework identifies the walkable neighbourhood concept, supported by the themes of Community, Connectivity, Ecology and Character, as a useful guiding concept for this transition.

Policy SC1 Community Principles for Regeneration

Regeneration and repurposing of the former RAF Scampton site should be guided by the following principles:

1. **Comprehensive planning:** development should proceed through the coordinated plan-making and masterplanning process required by Policy S75;
2. **Timely reuse:** proposals and suitable meanwhile uses that secure buildings, reduce vacancy or deterioration and support the long-term strategy will be encouraged where they do not prejudice comprehensive planning, safety, heritage or deliverability.
3. **One Scampton:** regeneration should improve physical, social and environmental connections and should benefit existing residents in both the Village and Cliff.
4. **Heritage-led regeneration:** RAF and Roman heritage should shape land use, layout, design, interpretation, tourism, education and economic activity.
5. **Mixed community:** employment, housing, local services, community facilities, sport, play, open space and visitor uses should be planned as a coherent whole.
6. **Walkable neighbourhood:** The layout and mix of uses should enable residents to meet many day-to-day needs locally, with community facilities, services, employment, open space and active travel routes arranged so that they are easy to reach on foot or by cycle.
7. **Infrastructure-led phasing:** infrastructure and facilities (including transport, utilities, education, health, community facilities, open space and digital connectivity) should be available at the stage required by the development they serve.

8. **Environmental improvement:** Development should deliver measurable environmental gains, including biodiversity net gain, green and blue infrastructure, sustainable drainage, energy efficiency and climate resilience.
9. **High-quality design:** Development should be distinctive, well-designed and responsive to the historic, landscape and spatial character of the former RAF site.
10. **Community benefit:** proposals should identify measurable benefits relating to access, facilities, employment and skills, heritage, recreation, green infrastructure and environmental improvement.
11. **Community involvement:** engagement should include residents of Scampton Village and Scampton Cliff, explain realistic choices and publish how proposals changed in response.

Development that clearly advances these principles and accords with Policy S75 and the approved Development Plan Document will be supported.

Policy SC2 Integration and Connectivity

Policy outline

6.28 Policy SC2 secures the movement and spatial connections needed to avoid isolated development.

Explanation and Justification

6.29 One of the greatest concerns locally is that the former RAF site could be redeveloped as a separate place, disconnected from Scampton Village and the wider parish. The 2020 Placemaking Framework identifies poor walkability to surrounding places, weak internal links and the absence of a direct route to Scampton Village as key issues. The Neighbourhood Plan therefore seeks to support redevelopment that improves connectivity and contributes to a coherent parish-wide structure.

Policy SC2 Integration and Connectivity

- 1. The Policy S75 Development Plan Document and subsequent proposals should include a comprehensive movement framework based on the routes and corridors shown on the Policies Map. In particular:**
 - a) The Village-Cliff active-travel corridor should be safeguarded and delivered as a safe, direct and attractive walking, wheeling and cycling connection (its detailed alignment may reflect the historic line of Pollyplatt Lane where evidence demonstrates suitability);
 - b) Connected east-west routes should link existing and future homes at Scampton Cliff with the community facilities cluster, employment areas and open spaces;
 - c) Routes towards Horncastle Lane, Woodlands Edge, Riseholme College, the Lincolnshire Showground, nearby settlements and Lincoln should be improved where this is necessary and deliverable;
 - d) Existing residential areas should be integrated into the street, path, open-space and facility network and should not be left as isolated enclaves;
 - e) The transport strategy should assess public transport, accessibility, road safety, traffic effects on the Village and rural lanes, construction traffic and the need for additional access;
 - f) No additional access location is supported in principle until evidence demonstrates safety, need and deliverability.

2. Connections required for a development phase should be usable by the agreed occupation or commencement trigger for that phase.

Policy SC3 Heritage and Identity

Policy outline

6.30 Policy SC3 applies the RAF Scampton Historic Characterisation and completed heritage evidence to future planning.

Explanation and Justification

6.31 The future of the site should be heritage-led. RAF Scampton has played a significant role in military, aviation and social history. Its heritage is important locally, regionally, nationally and internationally. The emerging heritage evidence emphasises the significance of the former technical site and wider airfield as a coherent historic military landscape, rather than as a collection of isolated buildings.

Policy SC3 Heritage and Identity

Masterplanning and development proposals should conserve, enhance and interpret the significance of RAF Scampton as a coherent historic military landscape. In particular:

- a) Proposals should use the Historic Characterisation character areas, historic layout, buildings, structures, road and path networks, open spaces, landscape planting, views, associations and archaeological potential as design evidence;
- b) Roman archaeological potential should be investigated at an early stage and reflected in land use, preservation, design and interpretation;
- c) Designated and non-designated assets and their settings should be integrated into viable uses wherever practicable, with particular consideration given to the former Officers' Mess and the relationship between the technical, domestic and operational areas;
- d) Memorials, commemorative features, the Queen's Canopy, historic tree belts and other features identified in the evidence base should be retained, managed and interpreted in an accurate and accessible way;
- e) New development should respond to the scale, geometry, openness and character of the relevant area and should avoid fragmentation or loss of legibility;
- f) Heritage Statements and Design and Access Statements should identify the applicable character area and explain how its significance and management guidance have shaped the proposal.

Policy SC4 Landscape and Environmental Quality

Policy outline

6.32 Policy SC4 responds to the site's prominent position on the Lincoln Cliff and its inherited open-space and landscape structure.

Explanation and Justification

6.33 The former RAF site occupies a prominent position in the landscape. Scampton Cliff also contains a substantial inherited network of open spaces, trees and hedgerows that contributes to character, wellbeing and biodiversity. The 2020 Placemaking Framework identifies the need to improve exposed and featureless spaces through tree planting, habitat creation, shelter, sustainable drainage and more varied community uses.

Policy SC4 Landscape and Environmental Quality

Masterplanning and development proposals should protect the landscape structure shown on the Policies Map and deliver a connected, accessible and climate-resilient environment. In particular:

- a) Building height, massing, lighting, infrastructure and planting should respond to long-distance views, topography, the Lincoln Cliff and the site's relationship with the surrounding rural landscape;
- b) Local Green Spaces, neighbourhood greens, tree belts, hedgerows, open areas and ecological features should be integrated into the site's layout and connected with the wider parish network;
- c) Open spaces should provide an appropriate combination of recreation, play, meeting space, biodiversity, shelter, sustainable drainage and productive uses such as gardens, orchards or allotments;
- d) The landscape strategy should protect dark skies where compatible with safety and operational requirements and should provide shade, shelter, resilient planting and water management;
- e) Long-term management, replacement planting and maintenance responsibilities should be set out in the infrastructure and stewardship strategy required by Policy SC5.

Policy SC5 Infrastructure Delivery and Stewardship

Policy outline

6.34 Policy SC5 converts the community's infrastructure-first concern into a proportionate delivery and phasing requirement.

Explanation and Justification

6.35 The future redevelopment of the former RAF site could significantly increase or change the needs of the parish. Infrastructure must be planned comprehensively and delivered in step with development. The 2020 Placemaking Framework also highlights the importance of resolving long-term maintenance and adoption arrangements for roads, paths, drainage, street lighting, open spaces and shared infrastructure.

Policy SC5 Infrastructure Delivery and Stewardship

1. The Policy S75 Development Plan Document/Masterplan and relevant proposals should be supported by an infrastructure delivery and stewardship strategy.
2. The strategy should identify transport and active travel, utilities, drainage, energy, digital connectivity, education, early years, healthcare, open space and other infrastructure needed for each development phase. For each item, the strategy should state the delivery body, funding mechanism, land requirement, programme, dependency and occupation or use trigger.
3. Infrastructure necessary to make a phase acceptable should be available when required by the people or uses that phase introduces. Where permanent provision follows later, any interim arrangement should be suitable, funded and time limited.
4. The strategy should set adoption, ownership, management, maintenance, inspection and replacement arrangements for streets, paths, lighting, drainage, open spaces, play areas, landscape and shared infrastructure.
5. Where private or community stewardship is proposed, the strategy should demonstrate accountable governance, a sustainable funding model and arrangements for community representation where relevant to the facility or space.
6. The strategy should provide for monitoring and corrective action where infrastructure is not delivered by an agreed trigger.

Policy SC6 Community Facilities Sport Play and Local Services

Policy outline

6.36 Policy SC6 identifies the facilities and services requiring specific consideration through comprehensive planning.

Explanation and Justification

6.37 Existing facilities on the former RAF site and at Scampton Cliff may provide opportunities for reuse or adaptation to serve the wider community. The 2020 Placemaking Framework and the Steering Group's Community Asset assessments identify a significant existing facilities base, including Pollyplatt Academy School, Children's Link Nursery, the former shop/Post Office, the Barnes-Wallis Community Centre, the Gymnasium/Sports Hall, the playing field, play park, MUGA, skate park, tennis courts and squash courts. Some of these assets are operational; others are closed, disused or uncertain in their future. Their future should be considered comprehensively through the Policy S75 masterplanning process.

Policy SC6 Community Facilities Sport Play and Local Services

1. The Policy S75 Development Plan Document and relevant proposals should provide a community facilities strategy serving existing and future residents across Scampton Parish.
2. The strategy should assess the retention, repair, adaptation, replacement or relocation of Pollyplatt Academy School, Children's Link Nursery, the former shop, Barnes-Wallis Community Centre, Gymnasium and Sports Hall, playing field, play park and zip line, Multi-Use Games Area, skate park, tennis courts and squash courts.
3. A conveniently located and accessible community hub should be identified. The Barnes-Wallis Community Centre should be considered first, with equivalent or better provision identified if reuse is not feasible.
4. Provision should include convenient access to everyday local services, including a shop or flexible local-service premises where evidence demonstrates a viable need.
5. Sport, play and recreation provision should form a connected and inclusive network, with facilities for children, young people, families, adults, older people and disabled users.
6. Children, young people and families should be engaged in the design of new or improved play facilities.

7. Facilities needed by a development phase should be provided or secured by the relevant occupation trigger, with management and maintenance addressed under Policy SC5.

Policy SC7 Housing and a Mixed Community

Policy outline

6.38 Policy SC7 adds local expectations for any housing included in the Policy S75 strategy without determining its strategic quantum.

Policy SC7 Housing and a Mixed Community

1. Where housing forms part of the redevelopment of former RAF Scampton, the Development Plan Document and subsequent proposals should demonstrate how it will contribute to a mixed, inclusive and integrated community.
2. The housing mix should be informed by up-to-date evidence for the site and wider parish and should include a suitable range of sizes, tenures and accessible or adaptable homes.
3. New housing should integrate with existing homes at Scampton Cliff through connected streets, paths, open spaces, facilities and public realm.
4. Housing phases should not form isolated enclaves and should have suitable access to everyday services, community facilities, open space and sustainable transport.
5. Specialist housing for older people or others requiring support should be located where residents can access appropriate services, healthcare, community facilities and public transport.
6. Affordable housing and specialist provision should be determined under the applicable strategic policies and viability evidence, informed by local Housing Needs Assessment and site-specific evidence, taking into account that the current level of home ownership is relatively low and there is a relatively high level of affordable housing.
7. Housing should be phased with the infrastructure and facilities identified under Policies SC5 and SC6.

7. Community Aspirations and Delivery Projects

Purpose and status

7.1 The policies in section 6 form part of the statutory development plan once the Neighbourhood Plan is made. The actions below address delivery, management, services, funding and partnership matters that cannot be secured solely through planning policy.

7.2 The actions do not have development plan status. They guide the Parish Council's work, engagement with delivery bodies, funding priorities and use of Community Infrastructure Levy where applicable.

Delivery programme

7.3 The delivery programme should be reviewed annually and following any material change to the RAF Scampton ownership, Policy S75 programme or Central Lincolnshire Local Plan.

Ref	Action	Lead and partners	Timing or trigger	Delivery and monitoring
A1	Complete the parish walking, wheeling and cycling improvement plan and progress the Village-Cliff link.	Parish Council; WLDC; LCC; landowners	Before Regulation 14 and through Policy S75	Map adopted; corridor safeguarded; delivery milestones reported
A2	Improve links to Woodlands Edge, Riseholme College, the Showground and nearby settlements.	Parish Council; LCC; neighbouring councils	As schemes and funding arise	Route projects, grants and developer contributions where justified
A3	Pursue public transport, road-safety, parking and construction-traffic improvements.	Parish Council; LCC; operators; WLDC	Ongoing and at major proposals	Issues log, operator engagement and agreed mitigation
A4	Prepare the Barnes-Wallis Community Centre options appraisal and identify the preferred community-hub solution.	Parish Council; owner; WLDC; community groups	Early Policy S75 stage	Preferred option, business case, funding and management model
A5	Assess and prioritise indoor sport, playing field, play park, MUGA, skate, tennis and squash provision.	Parish Council; owner; Sport England; users	Before facility strategy is fixed	Condition, demand, cost and accessibility assessment completed

Ref	Action	Lead and partners	Timing or trigger	Delivery and monitoring
A6	Explore reopening or replacing a local shop and flexible everyday-service premises at Scampton Cliff.	Parish Council; owner; operators; WLDC	During masterplanning	Market testing and identified premises or alternative service model
A7	Engage children, young people and families in play and recreation design.	Parish Council; schools; providers; developer	Before detailed design	Participation record and published design response
A8	Progress heritage protection, interpretation, trails, learning and suitable reuse of former RAF buildings.	Parish Council; WLDC; Historic England; owner	Ongoing and through masterplanning	Assets secured; interpretation and reuse projects delivered
A9	Deliver hedgerow, tree, habitat, orchard, community-garden and sustainable-drainage projects.	Parish Council; landowners; environmental partners	Annual programme and development phases	Area or length enhanced and management secured
A10	Pursue Local Green Space stewardship, Asset of Community Value nominations and appropriate community ownership opportunities.	Parish Council; residents' bodies; owners	Ongoing	Nominations, agreements and funded management plans
A11	Agree adoption and long-term management arrangements for streets, paths, lighting, drainage and shared spaces.	WLDC; LCC; owner; management bodies	Before relevant occupation triggers	Adoption or stewardship agreements in place
A12	Maintain dialogue on affordable housing, accessible homes, older-person housing and parish housing needs.	Parish Council; WLDC; housing providers	At Local Plan review and major proposals	Evidence updates and recorded policy responses
A13	Support community energy and low-carbon infrastructure opportunities consistent with heritage and landscape evidence.	Parish Council; owner; network operators	During masterplanning and funding rounds	Feasibility studies and schemes progressed
A14	Maintain a parish-wide RAF Scampton engagement forum	Parish Council; WLDC; owner; community	Quarterly or at key milestones	Meetings held; reports published; changes explained

Ref	Action	Lead and partners	Timing or trigger	Delivery and monitoring
	and publish progress and feedback reports.			
A15	Support suitable meanwhile uses that secure buildings and maintain activity without prejudicing the long-term plan.	Owner; WLDC; Parish Council	Before permanent redevelopment	Vacancy reduced and heritage condition monitored
A16	Review delivery of infrastructure, facilities and community benefits and update priorities.	Parish Council with delivery partners	Annually	Annual monitoring report and action-plan update

8. Monitoring and review

8.1 The Parish Council will publish an annual monitoring note. It will record progress on the delivery programme and any planning decisions that materially affect the Plan.

8.2 Monitoring indicators will include delivery and safeguarding of movement routes; retention, replacement and use of community facilities; compliance with infrastructure triggers; condition and management of Local Green Spaces; changes to the green and blue infrastructure network; housing mix; heritage outcomes; and participation in RAF Scampton engagement.

8.3 A review should be considered if key evidence or circumstances change, if monitoring shows that a policy is not achieving its intended outcome, or if a new Central Lincolnshire Local Plan or RAF Scampton Development Plan Document creates a material conflict

Appendix 1: Community Facilities and Assets Schedule

The Community Facilities and Assets Assessment records the facilities below. Final evidence references, current-status updates and Policies Map references will be inserted at the next production stage.

Ref	Facility / Asset	Location	Type	Community value	Current issues / opportunities
CA1	Scampton Primary School	High Street, Scampton Village	Primary school / education	Provides primary education for local children aged 4-11. The assessment records 63 pupils and notes the original school house adjoining the school.	Operational. No planning application or current threat recorded. Candidate for direct policy protection, subject to verification.
CA2	St John the Baptist Church	High Street, Scampton Village	Place of worship / heritage	Monthly worship, weddings and christenings, Commonwealth War Graves Commission graves, exhibitions/talks and visitor interest. Supports social, cultural, historic and wellbeing functions.	Operational. No planning application recorded. May also be relevant to heritage evidence and visitor/interpretation themes.
CA3	The Dambusters Public House	23 High Street, Scampton Village	Public house / food / microbrewery / visitor attraction	Local social venue, food and drink, small informal meeting space, RAF/617 Squadron/Dambusters memorabilia, tourism draw and beer festival.	Operational and not currently under threat. Parking and access issues noted. Potential candidate for ACV/policy protection.
CA4	<i>Brattleby Scampton and Aisthorpe Village Hall</i>	<i>Village Hall Lane, Aisthorpe (outside the Neighbourhood Area)</i>	<i>Village hall / meeting space</i>	<i>Shared by Brattleby, Scampton and Aisthorpe. Used seven days a week by community groups, Parish Councils, coffee club, yoga, dog training, clubs, polling station and emergency evacuation function.</i>	<i>Important to Scampton residents but likely outside the Neighbourhood Area. Recognise in evidence/action plan; direct policy protection may not be available.</i>

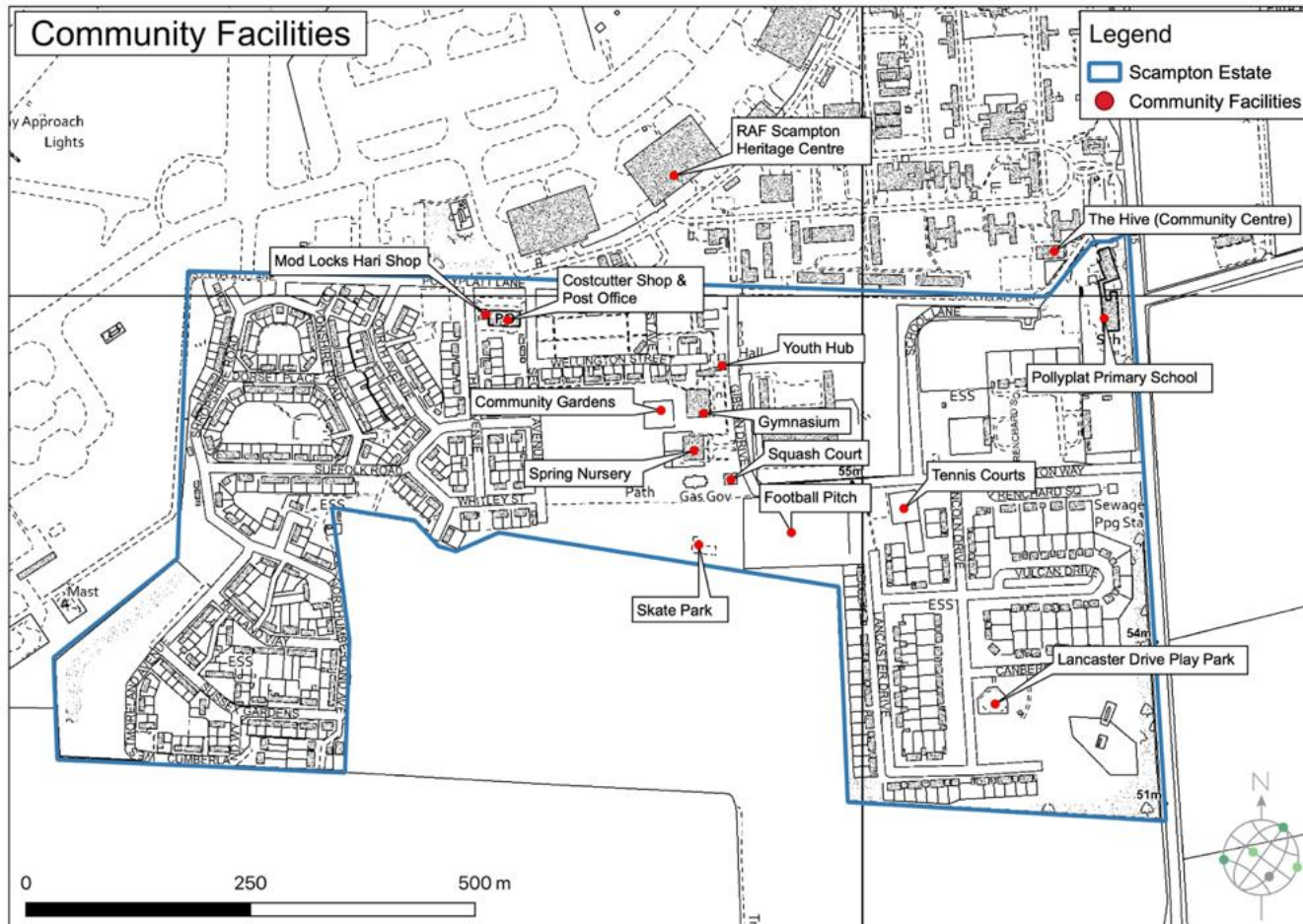
Ref	Facility / Asset	Location	Type	Community value	Current issues / opportunities
CA5	Pollyplatt Academy School	School Lane, Scampton Cliff	Primary school / education	Primary education for children aged 4-11 at Scampton Cliff. Assessment notes social, recreational, cultural and wellbeing value.	Within Scampton Cliff/Policy S75 area. Future should be considered through the S75 masterplan and SC5.
CA6	Children's Links Nursery	Gibson Drive, Scampton Cliff	Childcare / early years	Privately operated nursery providing daily childcare for families at Scampton Cliff. No nearby equivalent; Welton identified as alternative but distance and vacancies are issues.	Assessment recommends protection and ACV consideration.
CA7	Former Scampton Cliff Community Shop	Scampton Cliff	Local shop / former convenience facility	Former shop used by RAF personnel and civilian residents. Closed in May 2023. Replacement shop would benefit the local community.	Closed. Alternative Spar at Showground roundabout involves difficult/safety-constrained access across/along A15 for some residents. Support replacement/local service provision through SC5.
CA8	Barnes-Wallis Community Centre	Gibson Drive, Scampton Cliff	Community centre / village hall-type facility	Former RAF and civilian community centre; potential for Scouts, Cubs, Guides, cadets, book club, yoga, health clinics, functions and Parish Council meetings. Toilets/refreshment facilities support adjacent open field events.	Currently closed and future options are uncertain pending finalisation of sale/disposal. Assessment recommends both NP protection and ACV consideration.
CA9	Gymnasium / Sports Hall	Gibson Drive, Scampton Cliff	Indoor sport / recreation	Building includes offices, large basketball court and weights/cardio room. Potential for sports clubs, badminton,	Currently closed. Internal condition/maintenance unknown. Threat/uncertainty through sale/disposal. Requires

Ref	Facility / Asset	Location	Type	Community value	Current issues / opportunities
				pickleball, fitness and wellbeing activities.	feasibility and condition assessment.
CA10	Playing Field	Gibson Drive, Scampton Cliff	Playing field / outdoor sport	Large grassed area formerly used for RAF/local football matches. Occasional community use now; potential youth/adult teams and organised matches.	Not currently used to full potential; ownership/maintenance uncertain. Assessment suggests protection and ACV consideration.
CA11	Play Park and Zip Line	Gibson Drive, Scampton Cliff	Play / recreation	Enclosed play area with multiple apparatus and zip line; well maintained and used daily by local families. Important for young children, families, wellbeing and social contact.	No current planning application; assessment recommends protection in the Neighbourhood Plan. Future maintenance needs to be secured.
CA12	Multi-Use Games Area (MUGA)	Gibson Drive playing field, Scampton Cliff	Youth sport / recreation	Enclosed ball games area with goals and basketball hoops. Provides a safe space for children and teenagers and supports youth activity.	Condition appears good. Usage to be tested through community consultation. Maintenance/insurance and ownership arrangements need review.
CA13	Skate Park	Gibson Drive playing field, Scampton Cliff	Youth recreation	Skateboarding, roller skating, BMX and informal youth meeting space. Structure appears in reasonable condition.	Usage and community support to be tested. Maintenance/insurance and ownership arrangements need review.
CA14	Tennis Courts	Gibson Drive, Scampton Cliff	Outdoor sport / recreation	Two tarmac tennis courts with perimeter fencing; former recreational facility.	Out of use for over four years and fencing needs repair/replacement. Feasibility depends on community demand and repair/maintenance costs.

Ref	Facility / Asset	Location	Type	Community value	Current issues / opportunities
CA15	Squash Courts	Gibson Drive / near Pollyplatt Nursery, Scampton Cliff	Indoor sport / recreation	Brick building with two squash courts.	Out of use for over four years due to roof problems. Assessment notes limited likely community benefit relative to repair cost unless consultation shows demand.
CA16	Trenchard Square	1-10 Trenchard Square, Scampton Cliff	Historic residential cul-de-sac / potential heritage asset	Former high-ranking RAF officers' housing, associated with RAF Scampton's pre-war expansion, the "Trenchard Boom" era and wider RAF/Dambusters history.	Primarily a candidate Non-designated Heritage Asset/heritage character area rather than a community facility. Consider under Policy SV5/SC3 and S75 masterplanning.

Scampton Cliff

The map below shows the community facilities that were available when the Placemaking Framework was produced in 2020. Several of the facilities identified at that time have since closed.



Appendix 2A: Green and Blue Infrastructure Assessment Schedule

The completed Green and Blue Infrastructure Assessment supports the network and enhancement priorities below. Final evidence and map references will be inserted at the next production stage.

Ref	Feature / Area	Type	Location	Existing function	Opportunity for enhancement
GI-SC1	Northumberland Avenue open area	Amenity greenspace	Scampton Cliff - 53.29668, - 0.55709	Large grassed area with mature/semi-mature trees; visual setting to housing; informal recreation; also candidate LGS1.	Outline Planning Permission was granted in 2024 for 9 houses to be built here. ; retain trees and open-space function where possible; strengthen biodiversity and recreation value.
GI-SC2	Suffolk Road / farmers field corridor	Pedestrian green corridor	Scampton Cliff - 53.29712, - 0.55468	Maintained grassed area with trees, informal/paved routes and connectivity between residential streets; farmer access retained; also candidate LGS2.	Protect route function; enhance trees, biodiversity and edge-of-settlement character.
GI-SC3	Pollyplatt Lane / Pollyplatt recreational field	Amenity / recreational greenspace	Scampton Cliff - 53.29874, - 0.55049	Large open grassed neighbourhood green with mature trees, informal paths and strong relationship with surrounding housing; also candidate LGS3.	Retain as focal open space; consider play, informal sport, community use, biodiversity and tree management.
GI-SC4	Norfolk Crescent / Dorset Place green	Neighbourhood green	Scampton Cliff - 53.29877, - 0.55308	Small grassed open space, pedestrian access only, enclosed and overlooked by housing.	Maintain as pocket green; enhance planting, informal amenity and habitat value.
GI-SC5	Devonshire Road / Shropshire Road green	Neighbourhood green	Scampton Cliff - 53.29815, - 0.55589	Small grassed open space, overlooked by housing, accessible by pedestrian routes/car park.	Improve amenity, biodiversity and local stewardship arrangements.
GI-SC6	Third Avenue / Fourth Avenue green	Neighbourhood green	Scampton Cliff - 53.29828, - 0.55308	Small grassed open space, overlooked by housing and visible from main road into estate.	Protect visual gateway role and improve tree/landscape structure.

Ref	Feature / Area	Type	Location	Existing function	Opportunity for enhancement
GI-SC7	Former tennis courts	Former recreational facility / greenspace	Scampton Cliff - 53.29908, - 0.55309	Former tennis courts within grassland and mature trees; visible and accessible from housing and footpaths.	Assess potential for renewed recreation, play, community use or greening.
GI-SC8	Suffolk Road / Cornwall Close green	Neighbourhood green	Scampton Cliff - 53.29714, - 0.55618	Small grassed open space, pedestrian access only, enclosed and overlooked by housing.	Maintain pocket green function and enhance local biodiversity.
GI-V1	Scampton Village internal footpaths	Footpath network	Village routes around Old High Street, school, Paddock Field, 617 Court, St John the Baptist Church and village green	Local walking routes supporting daily movement and access to green spaces, school, church and village core.	Map accurately; improve accessibility, signage, surfacing and links where appropriate.
GI-V2	Public Rights of Way network	PROW / countryside routes	Routes towards Aisthorpe, North Carlton, reservoir, Tillbridge Lane, Back Lane, Thorpe le Fallows and Sturton by Stow	Connects Scampton Village to the wider countryside and neighbouring settlements.	Protect and improve continuity, accessibility, wayfinding and links with active travel proposals.
GI-V3	Woodland and tree groups	Woodland / trees	A15/B1398 viewpoint, hilltop east side of road and village green area	Contributes to landscape character, habitat, visual amenity and shelter.	Assess for protection, replacement planting, habitat enhancement and landscape management.
BL1	River Till	Blue infrastructure	Western edge of Scampton Parish boundary	Strategic watercourse and landscape/habitat feature at parish boundary.	Protect riparian corridor; explore habitat, access and natural flood management opportunities.
BL2-BL16	Streams, dykes and drainage features	Blue infrastructure / water management	Around St John the Baptist Church, Old High Street, Anderson Court, 617 Court, Back Lane, Tillbridge Lane, B1398 and towards Sturton by Stow	Local drainage network, water-management features, habitat and landscape structure.	Map and assess condition; protect from culverting/loss; enhance for biodiversity and sustainable drainage.
BL17-BL18	Reservoirs south of village	Reservoir / blue infrastructure	South side of Scampton Village	Water bodies forming part of the blue infrastructure and landscape setting.	Assess biodiversity, drainage, landscape and access value.

Appendix 2B: Green Infrastructure Assessment Schedule for Scampton Cliff

Ref	Type of Green Inf.	Location	Current Designation – if any	Description	Photograph
LGS 1	Amenity greenspace	53.29668, -0.55709 Adjacent to Northumberland Avenue	Undesignated green space; land subject to outline planning permission	The site currently comprises a large, open grassed area with mature and semi-mature trees, located adjacent to residential development and local roads. The space is highly visible from surrounding streets and provides a green setting to nearby housing. Although the land is subject to outline planning permission for development, it continues to perform a green infrastructure role in its existing form and contributes to the wider network of neighbourhood green spaces.	

LGS 2	Pedestrian green corridor	53.29712, -0.55468 Next to farmers field, off Suffolk Road	Undesignated green space	The site comprises a maintained grassed area with mature and semi-mature trees, located along the edge of the residential area adjacent to agricultural land. Informal footpaths and paved routes run through and alongside the space, providing pedestrian connectivity within the neighbourhood and linking residential streets. The site also provides ongoing access to the farmer for care of livestock.	 
--------------	---------------------------	---	--------------------------	---	--

LGS 3	Amenity greenspace	53.29874, -0.55049 Adjacent to Pollyplatt Lane	Undesignated green space	The site comprises a large, open grassed area with groups of mature trees and informal footpaths, centrally located within a residential neighbourhood. Residential properties directly surround the space, with some front gardens opening onto the green area, creating strong visual and physical integration between the open space and the community.	 
-------	--------------------	--	--------------------------	---	--

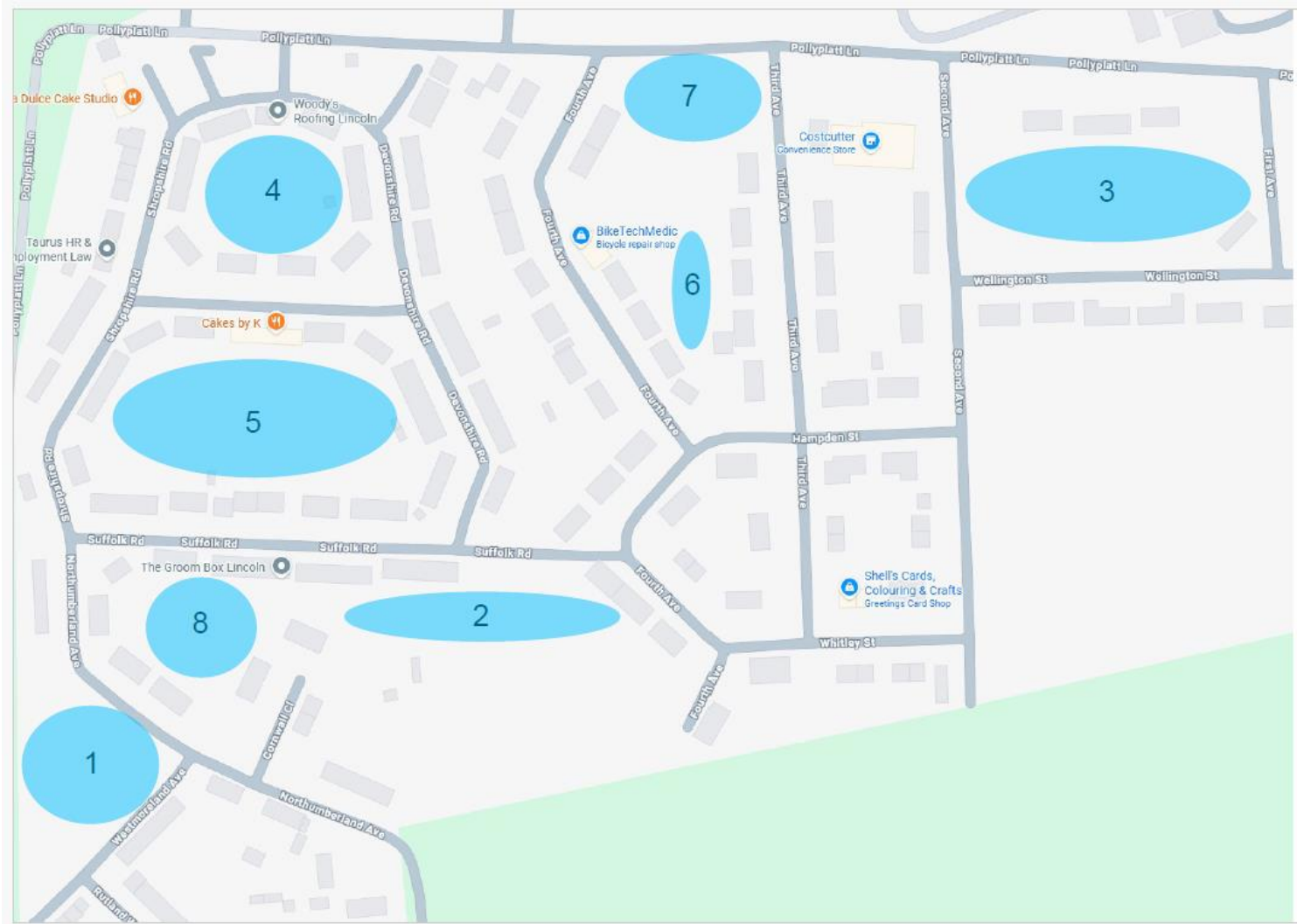
LGS 4	Neighbourhood green	53.29877, -0.55308 Behind Norfolk Crescent/Dorset Place	Undesignated green space	The site comprises a small grassed open space enclosed by surrounding residential development, with access available via pedestrian routes only. The space is clearly integrated into the neighbourhood and is overlooked by adjacent housing, giving it a strong local character.	
LGS5	Neighbourhood green	53.29815, -0.55589 Behind Devonshire Road/Shropshire Road	Undesignated green space	The site comprises a small grassed open space enclosed by surrounding residential development, with access available via car park or pedestrian routes. The space is clearly integrated into the neighbourhood and is overlooked by adjacent housing.	

					
LGS 6	Neighbourhood green	53.29828, -0.55308 Behind Third Avenue/Fourth Avenue	Undesignated green space	The site comprises a small grassed open space enclosed by surrounding residential development, with access available via car park or pedestrian routes. The space is clearly integrated into the neighbourhood and is overlooked by adjacent housing. The site is also visible from main road into estate.	

LGS 7	Former Tennis Courts	53.29908, -0.55309	Undesignated green space (former recreational facility)	The site comprises former tennis courts set within an area of maintained grassland and mature trees. Although the courts are no longer in active use, the site remains highly visible and accessible from surrounding housing and footpaths, as well as the main road into the estate. The surrounding grassed areas and established trees contribute to visual amenity, while the hardstanding forms part of the legacy recreational infrastructure of the area.	 
-------	----------------------	--------------------	---	--	--

LGS 8	Neighbourhood green	53.29714, -0.55618 Behind Suffolk Road/Cornwall Close	Undesignated green space	The site comprises a small grassed open space enclosed by surrounding residential development, with access available via pedestrian routes only. The space is clearly integrated into the neighbourhood and is overlooked by adjacent housing.	
-------	---------------------	---	--------------------------	---	--

Scampton Cliff Green Infrastructure Map



Appendix 2C: Local Green Space Assessment Schedule

The completed Local Green Space Assessment supports the designations below.

Ref	Local Green Space	Local significance	Relationship to the network	Policy treatment and management priority
LGS1	Wooded and open area adjacent to Northumberland Avenue, Scampton Cliff	Mature trees, open views, informal recreation, tranquillity and wildlife close to surrounding homes.	Part of the western open-space and tree network at Scampton Cliff.	Designated under SV3. Protect local significance and secure a funded management arrangement.
LGS2	Field and green corridor off Suffolk Road, Scampton Cliff	Rural-edge character, walking, informal play, tranquillity, views and habitat connectivity.	Links residential streets with the settlement edge and wider countryside.	Designated under SV3. Retain route and habitat functions and agree long-term stewardship.
LGS3	Pollyplatt recreational field, Scampton Cliff	Large central green used for play, recreation, gatherings and informal movement, with mature trees and strong local identity.	A principal recreational and green-infrastructure focus for Scampton Cliff.	Designated under SV3. Maintain open recreation, biodiversity and community functions.

Appendix 3: Heritage Assets and Character Features Schedule

The heritage assessment distinguishes designated heritage assets, identified Non-designated Heritage Assets, positive character and landscape features, and strategic heritage evidence.

Ref	Asset / feature	Location	Evidence status	Significance
HA1	St John the Baptist Church and churchyard	Scampton Village	Designated heritage asset and associated memorials / war graves	Long-standing spiritual, social and commemorative focus, valued for its architecture, materials, memorials and RAF-related war graves.
HA2	The Dambusters Inn	High Street, Scampton Village	Identified Non-designated Heritage Asset and community facility	Important meeting place with direct associative value relating to Scampton Village, RAF Scampton, 617 Squadron and Dambusters heritage.
HA3	Roman villa west of Scampton Cliff Farm	West of Scampton Cliff Farm	Scheduled Monument	Buried Romano-British villa complex demonstrating the depth of settlement and archaeological significance along the Lincolnshire Edge.
HA4	Former RAF Scampton technical site and wider airfield landscape	Former RAF Scampton / Policy S75 area	Strategic heritage landscape and group evidence	Exceptional local, national and international significance associated with military aviation, 617 Squadron, the Second World War, the Cold War, Blue Steel and the Red Arrows.
HA5	Trenchard Square	Scampton Cliff	Identified Non-designated Heritage Asset and positive character area	Rare formal group of former officers' houses associated with pre-war RAF expansion and the domestic history of the station.
HA6	Memorial associated with Wing Commander Guy Gibson's dog	Former RAF Scampton technical site	Identified Non-designated Heritage Asset / commemorative feature	A modest but highly associative memorial linked to Wing Commander Guy Gibson, 617 Squadron and Operation Chastise.
HA7	Queen's Canopy commemorative avenue	Scampton Cliff large field / pathway	Identified Non-designated Heritage Asset and positive landscape feature	Avenue planted in 2022 with communal, commemorative and landscape value and potential to become a stronger feature as it matures.
HA8	Historic landscape tree network associated with RAF Scampton	Across the former RAF site	Positive historic landscape and character network	Mature belts, avenues, boundary planting and landscaped areas contribute to setting, spatial legibility, shelter, ecology and character.

Appendix 4: Important Views Schedule

Policy SV6 is drafted on the basis that the assessment identifies views from publicly accessible locations with demonstrable local significance.

Residents are invited to identify views that they consider important and in need of protection from visually intrusive or obstructive development.

The completed Important Views Schedule will be inserted at the next production stage with the final viewpoint references, descriptions, significance, sensitivity and mapped view cones.

Appendix 5: RAF Scampton Historic Characterisation Summary

Purpose of this Appendix

A7.1 This appendix summarises the RAF Scampton Historic Characterisation report prepared by Atkins for English Heritage in October 2004. It is included to help the Parish Council, Steering Group, West Lindsey District Council, landowners, developers and the community understand how the report should inform the Scampton Neighbourhood Plan and future masterplanning or development proposals affecting the former RAF Scampton site.

A7.2 The summary does not replace the full report. Applicants, masterplanners and decision-makers should consult the original report, including its figures, maps and Character Area descriptions, when preparing or assessing proposals.

Scope and approach of the report

A7.3 The report explains that RAF Scampton originated as a First World War training aerodrome and Home Defence Flight Station, was redeveloped under the RAF Expansion Scheme in the 1930s, became closely associated with 617 Squadron and Operation Chastise during the Second World War, and later formed part of the Cold War V-bomber and Blue Steel missile infrastructure. It also records the more recent association with the Red Arrows.

A7.4 The report uses historic characterisation as a way of understanding how the site developed and how different parts of the former base contribute to its present character and significance. The report stresses that characterisation is intended to provide context for spatial planning and development, and to enable appropriate change, rather than simply to prevent change.

A7.5 The methodology combined documentary research, historic maps, aerial photographs, site survey, GIS-based mapping, consultation and character area assessment. It considered historic origin, function, building form, scale, survival, condition, layout, views, landscape, archaeological potential and management opportunities.

Main areas of significance

A7.6 The report identifies five broad value themes that should inform future planning, conservation and redevelopment:
Scampton Neighbourhood Plan 2026–2040: Pre-Submission Consultation Draft October 2026

Historic and political associations - including the First World War, the RAF Expansion Period, the Second World War, 617 Squadron, Operation Chastise, the Cold War, the V-bomber role, Blue Steel and later use by the Red Arrows.

Reflection of military technologies and processes - including the relationship between runways, dispersal areas, hangars, technical buildings, storage, operational areas, domestic areas and support infrastructure.

Quality of plan and surviving fabric - including the survival of historic layout, road and path networks, spaces, building groups, landscape structure and original or early features.

Potential for community and public appreciation - including the ability of the site to support interpretation, education, local identity, tourism and public understanding.

Research potential - including the built fabric, interiors, documentary records, oral history and buried archaeological potential, including Roman and earlier remains as well as remains associated with military use.

Character Areas identified in the report

A7.7 The report divides RAF Scampton into twenty Character Areas. These areas should be used as a key reference when considering character, significance, capacity for change, conservation priorities and the design of new development.

Character Area	Summary of relevance for planning and management
Hangars and Technical Area	Expansion Period hangars and associated technical buildings, including strong associations with 617 Squadron and the Red Arrows. The report highlights the importance of surviving layout, building groups, spacing, road/path structure and original landscaping.
Runway and Dispersal - WWII	Runway, hardstanding and dispersal infrastructure reflecting wartime operational use and the scale and geometry of the airfield. The open character and relationship with technical areas are important.
Runway and Dispersal - Cold War / 1950s	Post-war runway and dispersal infrastructure associated with reactivation, Cold War requirements and V-bomber adaptation. Scale, openness and relationship to Blue Steel and technical areas are key considerations.

Unit Storage	A distinctive storage area with strong survival of planned layout and functional relationships. The report identifies potential for community appreciation and interpretation where intact features remain legible.
Blue Steel	Area associated with Cold War nuclear deterrent infrastructure and deployment of Blue Steel. The report treats this as highly significant for understanding Scampton's Cold War role and technological history.
Storage and Parking	Support area whose layout and function contribute to understanding how the base operated. Even utilitarian areas may contribute to overall character and should be assessed before alteration.
Base Entrance	The entrance area contributes to the identity, hierarchy and legibility of the base. It is important to the way the site is approached and understood.
Parade Ground	Formal open and built area important to the planned layout, ceremonial life and community/public appreciation of the base. The report identifies opportunities for interpretation and retention of character.
Accommodation and Administration	Administrative and accommodation buildings that help explain the domestic and organisational structure of the base. Layout, interiors and relationships with other areas may be significant.
Officers' Mess	Important formal building group and landscape setting associated with officers' accommodation, hospitality and command culture. The report identifies potential for reuse, recording, interpretation and retention of landscape features.
Accommodation - Cold War	Post-war accommodation associated with the continuing development of the base. It contributes to understanding Scampton as a living workplace as well as an operational airfield.
Recreation	Recreational and social infrastructure that helps explain daily life on the base and the relationship between operational, domestic and welfare functions.
Sports and Medical	Sports, health and welfare facilities contributing to the social infrastructure of the base and to its potential future community function.

Services and Utilities	Functional infrastructure supporting the base. The report emphasises that apparently modest or technical features can still help explain the planned system of the airfield.
Derelict Operations Area	Area with former operational functions and potential research value. The report emphasises the need for recording and assessment before alteration or redevelopment.
Post-War Clearance	Areas where buildings have been removed but layout, roads, paths, garden features, street furniture or buried archaeology may survive. These remains can retain research value and should inform redevelopment.
School	Cold War primary school reflecting the base as a living community. Its setting, landscape and archaeological context remain relevant to wider character understanding.
Married Quarters 1930s	Formal senior-rank housing, including the Trenchard Square area, reflecting rank hierarchy and Expansion Period planning. The report notes its contribution to understanding the original base layout and possible archaeological potential near Ermine Street.
Married Quarters 1950s	Post-war family housing reflecting reactivation and increased activity. Building types, layout, grassed verges and views to airfield features contribute to character.
Married Quarters 1960s	Later Cold War family housing with curvilinear streets and open-plan lawns. It reflects later phases of base growth and has archaeological sensitivity due to proximity to Scampton Roman villa.

Future management principles and advice

A7.8 The report sets out a series of general management principles that are directly relevant to the Neighbourhood Plan and to future masterplanning. In summary, these are:

Recognise the historic fabric of the base as a valuable asset, with a presumption that key buildings and areas should be protected where their significance justifies this.

Treat the plan and layout of the site - including landscaping, spaces and the hierarchy of technical and domestic areas - as vital to understanding the development of the airfield and the events and processes that took place there.

Preserve the road network and original access arrangements where possible, so that the historic movement structure and legibility of the base can continue to be understood.

Recognise that even small, functional or apparently unremarkable buildings and features may contribute to appreciation of the planned site and should be properly assessed and recorded before alteration or removal.

Consider reuse of existing building stock before demolition and redevelopment.

Consider restoration of original building and landscape features where this would enhance legibility and support viable reuse.

Provide interpretation and educational opportunities for residents, workers, visitors and the wider public.

Assess buried archaeological potential before development takes place, especially in areas with little previous disturbance or known Roman, earlier, or early airfield potential.

Undertake further research where the significance, origin or development of buildings, interiors, structures or landscape features is not yet fully understood.

Risks and vulnerabilities identified by the report

A7.9 The report identifies several risks and vulnerabilities that should be considered when development or redevelopment is proposed:

Loss of valuable buildings, layouts, landscapes or character areas through demolition or redevelopment.

Natural deterioration of buildings and areas that remain vacant or unused.

Poor decisions arising from lack of knowledge or understanding of significance.

Alteration of road networks, spaces between buildings, hierarchy between domestic and technical areas, building details, signage, street furniture, landscaping, trees, hedges and open areas in ways that erode distinctiveness.

Failure to recognise the significance of hangars, technical areas, runways, hardstandings, Blue Steel and Cold War features.

Loss of research potential, including interiors, wall art, fixtures, archaeological remains and oral history opportunities.

Missed opportunities for interpretation, education, community appreciation and heritage-led identity.

Opportunities for the Neighbourhood Plan and future masterplanning

A7.10 The report identifies opportunities that align strongly with the Neighbourhood Plan's proposed Dual-Zone Parish Plan approach and with Policy S75 masterplanning:

Use the Character Area Plan and character area descriptions as a starting point for masterplanning, design briefs, heritage impact assessment and development management.

Prepare a clear heritage-led spatial framework that works with the historic layout rather than treating the former base as a blank development site.

Record buildings, interiors, street furniture, landscape features and archaeological evidence before change takes place.

Reuse and adapt existing buildings where feasible, especially where this supports community facilities, employment, visitor uses, education or heritage interpretation.

Develop interpretation boards, trails, guided walks, digital material, publications and learning resources based on the Historic Characterisation evidence.

Collect oral history from former service personnel, families, workers and residents connected with RAF Scampton.

Use archaeological investigation and recording as an opportunity for community involvement and education, where appropriate.

Ensure that new development responds to the scale, geometry, openness, routes, planting structure and character of the relevant Character Area.