

## **Appendix 2a – Parish Consultation – Character Assessment & Asset Mapping**

### **Parish Consultation - Neighbourhood Results – July 2021**

#### **Introduction**

This report presents the results of the Parish Consultation about the neighbourhood performed by the Hayton Neighbourhood Plan Steering Group.

The aim of this consultation was to combine a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick resident's feelings and experiences of a place, rather than just its physical assets. This consultation looked to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character. The findings focus almost entirely on the village area of Hayton.

The methodology involved 2 evidence gathering stages:

- Character Overview Forms: these took account of the characteristics of each Neighbourhood such as Land Use, Development Periods, Physical Boundaries; Administrative Boundaries, etc.
- Asset Mapping Forms: these aim to help understand the characteristics, the areas usage, the assets of the neighbourhood, the road and transportation system, and any additional features which are valued within the Parish and its community.

This Report presents the information gathered within these forms.

The forms were distributed through the monthly Village Newsletter in July 2021 and followed up by individuals of the Steering Group.

Returns totalled 9 Asset Mapping Forms and 25 Character Overview forms. Ages of respondents vary from primary school age to some of the eldest residents.

The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supportive document for the Neighbourhood Plan, which will refer back to it in order to detail design principles and recommendations. The document will be used by future developers and the Local Planning Authority when submitting or assessing planning applications, to determine whether or not the design and character of the proposed development protects and enhances the existing character of Hayton and Tiln.

Due to its small size and distinctly rural character throughout, the Steering Group decided to consider the village of Hayton as a whole, however, two main areas were focused upon and this is therefore reflected in the presentation of the findings.

## Character Overview

Table 1. Overview of character features identified

|                                 | Hayton's Main Street                                                                                                        | Church Lane & St Peter's Church                                          | Tiln                                                                |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------|
| Age of Buildings                | Varied<br>17th C to 60s/70s houses                                                                                          | 60's houses<br>Post war detached houses<br>12th Century Church           | 1900's onwards?                                                     |
| Main Land Uses                  | Residential<br>Small businesses<br>Farming & equine                                                                         | Agriculture<br>Residential<br>Worship<br>Recreational                    | Agriculture<br>Woodlands<br>Fishing Lakes                           |
| Layout                          | Linear with one secondary street<br>4 'offshoots<br>Mostly residential<br>Property at front, land at back                   | Playing field central to houses<br>Trees surrounding farm land           | 2 farms, 1 large house, 1 medium house and semi-detached farmhouses |
| Natural Features                | Canal<br>Clarborough Hill<br>River Idle SSSI<br>Escarpment running parallel with Main Street                                | Mature trees and established hedgerows                                   | River Idle                                                          |
| Open Spaces or Recreation Areas | Playing field with boules & play area<br>4 x public fields<br>Area by Boat Inn<br>Canal towpath<br>Millennium & Bull fields | Central playing field<br>Churchyard is open                              | Private only                                                        |
| Type of Access                  | Main road and byways<br>Through route to Clayworth (N) & Clarborough (S)                                                    | Serviced road then track/unadopted                                       | Single track in very poor condition                                 |
| Footpaths or Byways             | Many which are well kept<br>Mainly running E or W of Main Street                                                            | Byway to Church Lane<br>Footpath through Churchyard to Main Street       | Bridleways and footpaths                                            |
| Services & Facilities           | Church, Spar in Clarborough, Pub, Bus route, Caravan Park, Glamping, Book exchange                                          | Church<br>Access to Chesterfield Canal<br>Old School is now village hall | Electricity, private water supply, broadband                        |
| Landmarks                       | Vicarage is listed<br>Some dovecotes are listed<br>War memorial<br>Church<br>Hayton Castle                                  | Canal Bridges<br>Church                                                  | Commercial woodland<br>River Idle                                   |
| Important Views                 | Canal<br>Top of Clarborough Hill to Lincolnshire & Lincoln Cathedral on a clear day<br>Along Lover's Lane                   | Playing field on one side and countryside on the other                   | View to hill behind Clarborough/Hayton/Welham                       |

## Summary

The areas covered by the respondents can largely be categorised into the two residential streets within Hayton, with Main Street being a through route and Church Lane leading to the Church then becoming a byway. One respondent covered existing development at Tiln. The existing development along Hayton's streets is noted to be varied in both age and design. The Chesterfield Canal, the playing field, the church and the many public rights of way are regularly mentioned as accessible or visible from these areas. Land use is strongly residential or agricultural.

Key words which appear repeatedly are countryside, open, trees, farmland, footpaths, lanes, views, hill, river.

Words suggest a lack of industry or heavy built development and a strong rural character of the existing built development.

## Asset Mapping

Fig. 1. Asset Mapping form prompts

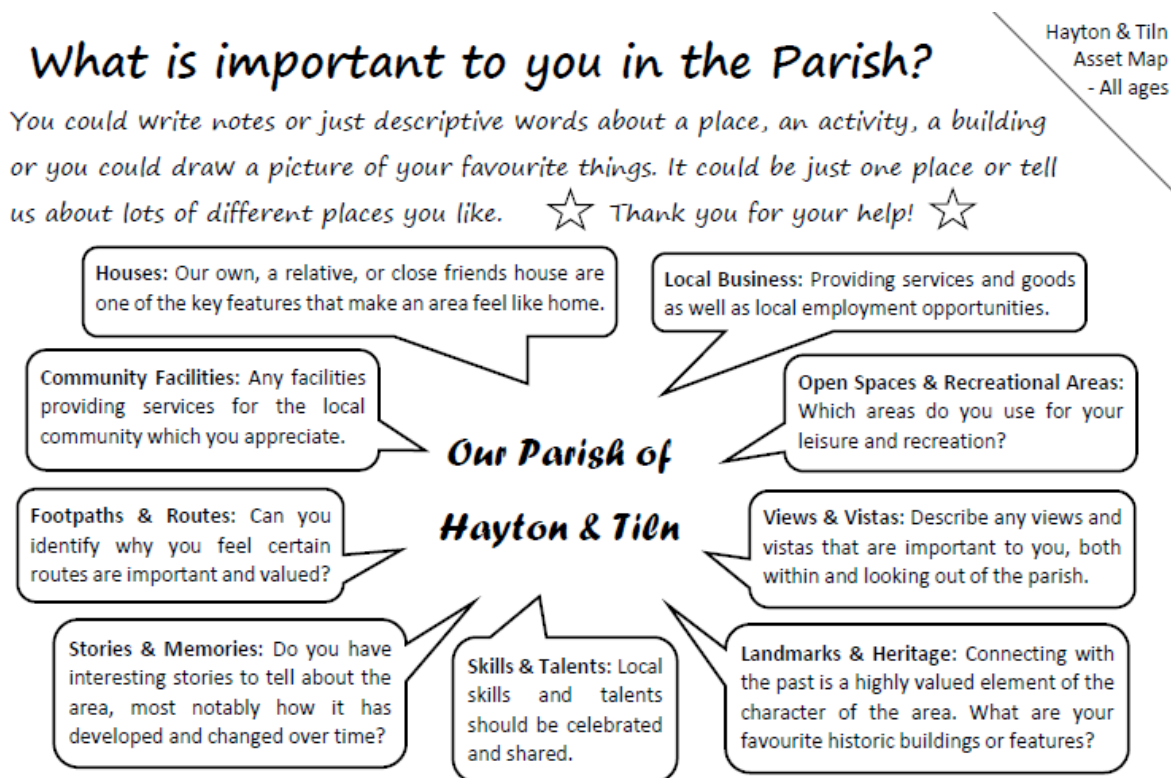


Table 2. Overview of Hayton village assets identified.

| What Hayton Residents Value in their Parish                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• The village hall</li> <li>• The team that runs the events in the village hall</li> <li>• The events – coffee mornings, evening events etc</li> <br/> <li>• The Boat Inn</li> <br/> <li>• The playing field for all ages</li> <li>• The Millennium Field and the ability to sit there</li> <br/> <li>• The Chesterfield Canal</li> <li>• Very well looked after footpaths, lots of options for walks</li> <br/> <li>• Views from the lane at the back, across Idle Valley and in the Lincolnshire direction</li> <br/> <li>• St Peter’s Church and it’s churchyard</li> <br/> <li>• The rural identity being maintained, the continued existence of working farms</li> <br/> <li>• Plenty of mature hedgerows and trees providing character and homes for wildlife</li> <br/> <li>• The community feel in the village, good neighbours, fun events</li> </ul> |

**Two key features stand out amongst the comments made on the Asset Mapping forms.**

### **The feeling of community**

Areas provided for use by the community were valued across all ages. Individuals were named as key players involved in the community run events and entertainment. The facilities available for these events were recognised.

Further development should ensure the community facilities identified remain protected or are enhanced.

### **The rural connection**

Use of the many well-kept Public Rights of Way (PRW) are highly valued along with the Chesterfield Canal Towpath running the length of the village. The value lies the accessibility they provide to walkers and as well the views and visible link they create to the rural surroundings. The most recent Footpaths Warden was praised for his contribution to the upkeep of the PRW.

### **Conclusions**

1. All development will need to consider its impact on the link to the rural surroundings. Public Rights of Way are protected under National Planning. Important views should be identified and protected within the Neighbourhood Plan.
2. Key community facilities should be identified and protected within the Neighbourhood Plan. These are to include both the built environment and the public open spaces provided for enjoyment.
3. Any development should avoid causing harm and provide support to the continued existence and use of the playing field, the village hall, St Peter's Church and the Boat Inn public house.
4. New development should take account of the existing residential and agricultural feel of Hayton village and introduction of adverse design, such as industrial or commercial by nature, should be avoided.