

Sustainability Appraisal Report for the Central Lincolnshire Local Plan Proposed Submission Draft (March 2022)

Appendix 5.1: Sustainability Appraisal of Preferred
Housing Site Allocations and Reasonable Alternatives
Considered

City of Lincoln



Contents

Note	3
Abbey	3
COL/ABB/001	3
COL/ABB/002	9
Birchwood	13
COL/BIRCH/001	13
Boultham	17
COL/BOU/001	17
COL/BOU/002	25
COL/BOU/003	30
Bracebridge	35
COL/BR/001	35
Carholme	40
COL/CAR/002	40
COL/CAR/004	45
COL/CAR/005	50
Castle	56
COL/CAS/001	56
Glebe	62
COL/GLE/001	62
Minster	67
COL/MIN/001	67
COL/MIN/004	72

COL/MIN/005	77
COL/MIN/006	82
Moorland.....	86
COL/MOOR/001	86
Park	91
COL/PAR/024.....	91

Table of Abbreviations

AGLV	Area of Great Landscape Value
AONB	Area of Outstanding National Beauty
AQMA	Air Quality Management Area
BOM	Biodiversity Opportunity Mapping
LGS	Local Geological Site
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NNR	National Nature Reserve
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest

Note

Where the 'site status' is shaded green, the site is allocated within the Central Lincolnshire Local Plan Proposed Submission Draft (March 2022). Where site status is shaded orange, the site has been subject to SA as a reasonable alternative. Reasonable alternatives are the different realistic options considered in developing the policies within the plan and form part of the evidence to inform the overall site selection process.

Abbey

COL/ABB/001

Site Ref: COL/ABB/001		Site Address: North East Quadrant, Land at Greetwell area, Lincoln.	
Area (ha): 82.9		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 1,400		Greenfield/Brownfield: Mixed	
Site Status: Existing Sustainable Urban Extension allocation		Policy Ref: S76 Residential development on Sustainable Urban Extensions	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	This large development would have the potential to provide a mix of market and affordable homes contributing to the housing needs of Lincoln.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The site is close to existing health facilities within Lincoln. The additional residents may increase demand on existing GP surgeries. The site is of a scale to provide new facilities or expansion of existing facilities.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Greetwell Hollow Quarry, Camshaws Road play area, Padley Road play area).	Development should seek to provide new, and/or improve links to, existing open space, taking into

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 3000m of Canwick Hill Allotment and South Common Allotments. The site is within 15km (15 min) drive time of strategic parks and gardens.</p> <p>The site is of a scale to provide new open space and play facilities.</p>	<p>account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.</p>
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	--/?	<p>The site contains part of Greetwell Hollow Local Wildlife site, Local Geological Site and SSSI.</p> <p>The site is within a BOM Opportunity for Management area and contains a small area of Opportunity for Creation.</p>	<p>Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the</p>

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			<p>effective creation of new habitat as part of a landscaping scheme.</p> <p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p>
4.2 Local Green Space	0	The site would not result in a loss of Local Green Space.	
5. Landscape and Townscape	-/?	The site is within 500m of Canwick to Washingborough Green Wedge.	Development should take into account impacts upon the green wedge through careful layout, design and landscaping.
6. Built and Historic Environment	-/?	<p>The site is within 500m of Listed Building The Lincolnshire Poacher and 1km of Greetwell Hall.</p> <p>There is potential for archaeological impacts, as advised by the City archaeologist.</p>	A heritage-led design of the scheme, taking into account the setting of Listed Buildings and views of Lincoln Cathedral
7. Natural Resources – Water	-/?	<p>The site falls within Source Protection Zone 2 and 3.</p> <p>New development would lead to an increase in demand for sewerage services and water usage, however, the site capacity is small.</p>	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure

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			could be used in the development
8. Pollution			
8.1 Air Pollution	+	Construction of the site may result in some short-term air pollution. The site is further than 1km from the AQMA.	The use of a construction management plan during the construction phase.
8.2 Noise Pollution	--/?	Construction of the site may result in some short-term noise pollution on neighbouring residential properties. The site is adjacent to the A15 Lincoln Eastern Bypass.	The use of a construction management plan during the construction phase. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site comprises a mix of uses, including greenfield and former minerals working. The site is within Grade 2 and 3 agricultural land.	
9.2 Minerals Resource	--	The site is partially within Limestone and Sand and Gravel Mineral Safeguarding Areas.	

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site is within Flood Zone 1 and is considered to be low risk of flooding. The site is at risk of surface water flooding.	Use of permeable materials and SuDs in the development to minimise flood risk.
13. Transport and Accessibility			
13.1 Access to services and facilities	++	The site is not within Lincoln City Centre but is located in close proximity to the Carlton Centre and Wragby Road Local Centre and has good access to the centre via public transport links. The site would be of a size and scale to provide new facilities as part of a mixed-use development.	New development could provide pedestrian and cycle links to existing facilities and provide new facilities.
13.2 Sustainable travel modes	+	The site is well placed for access to bus routes but is beyond 800m of Lincoln railway station.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	++	The site is located within Lincoln and is in close proximity to existing designated employment areas (Outer Circle Road and Allenby Industrial Estate), either by walking or other sustainable transport modes.	
14.2 Education, training and learning	++/?	The site is within 400m of Carlton Academy Primary School and 1km of Lincoln Christ Hospital School.	New development should seek to improve pedestrian

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 2km of Lincoln College and Bishop Grosseteste University.</p> <p>The site is of a scale to provide new or expand existing facilities.</p>	and cycle routes to education and training.
15. Local Economy			
15.1 Encourage and support local economy	+	<p>The site will not involve the loss of employment land.</p> <p>The scale of the site is expected to deliver mixed use development.</p>	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.	

Site Ref: COL/ABB/002		Site Address: Former Main Hospital Complex, St Anne's Road, Lincoln	
Area (ha): 0.98		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 50		Greenfield/Brownfield: Brownfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The development would have the potential to provide a mix of market and affordable homes contributing to the housing needs of Lincoln.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The site is close to existing health facilities within Lincoln. The additional residents may increase demand on existing GP surgeries. The site is not of a scale to create additional healthcare facilities.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Parkers Piece natural and semi-natural greenspace, Lindum Avenue Amenity Space, The Arboretum, The Arboretum Play Area, Monks Abbey Park).</p> <p>The site is within 1,200m of Wickham Gardens Bowling Green.</p> <p>The site is within 1,600m of Wragby Road, Clarence Street A and Clarence Street B allotments.</p> <p>The site is within 15km (15 min) drive time of strategic parks and gardens.</p>	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructure			

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Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site through design and landscaping.
4.2 Local Green Space	0	The site would not result in a loss of Local Green Space.	
5. Landscape and Townscape	+/?	The site is not located within or near any landscape designations	
6. Built and Historic Environment	-/?	The site is in close proximity to Listed Buildings, The Arboretum Historic Park and Garden and Lindum and Arboretum Conservation Area.	A heritage-led design of the scheme, taking into account the setting of Listed Buildings
7. Natural Resources – Water	-/?	The site falls within Source Protection Zone 2. New development would lead to an increase in demand for sewerage services and water usage, however, the site capacity is small.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used in the development
8. Pollution			

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Site Capacity: 50		Greenfield/Brownfield: Brownfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	-	Construction of the site may result in some short-term air pollution. Long term the site approximately 600m from the Lincoln AQMA and an increase in dwellings may result in a small increase in air pollution.	The use of a construction management plan during the construction phase.
8.2 Noise Pollution	0/?	The site is adjacent to a hospital. Construction of the site may result in some short-term noise pollution on neighbouring residential properties. Long term noise pollution is likely to be of normal residential levels.	The use of a construction management plan during the construction phase, including consideration of noise generated from adjacent hospital site.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site comprises of urban land in use as a car park.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area	
12. Climate Change Adaptation and Flood Risk	+	The site is within Flood Zone 1 and is considered to be low risk of flooding. The site is at risk of surface water flooding.	Use of permeable materials and SuDs in the development to minimise flood risk.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is not within Lincoln City Centre or within or adjoining a District or Local Centre, but it has good access to the centre via public transport links.	New development could provide pedestrian and cycle links to existing facilities

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Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		It would not be of a size and scale to provide any new facilities.	
13.2 Sustainable travel modes	+	The site is well placed for access to bus routes but is beyond 800m of Lincoln railway station.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	++	The site is located within Lincoln and is in close proximity to existing employment either by walking or other sustainable transport modes.	
14.2 Education, training and learning	++/?	The site is within 400m of Monks Abbey Primary School and 800m of Lincoln College and two secondary schools.	New development should seek to improve pedestrian and cycle routes to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site will not involve the loss of employment land.	
15.22 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.	

Birchwood

COL/BIRCH/001

Site Ref: COL/BIRCH/001		Site Address: Land to the rear of Birchwood Centre, Lincoln	
Area (ha): 3.21		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 49		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The site would be of a scale to provide a range of both market and affordable homes.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The site is within 400m of a GP surgery but an increase in dwellings could place pressure on existing services.	
2.2 Opportunities for healthy lifestyles	++	<p>The site forms part of Jasmin Road Amenity Space and therefore there would be a loss of amenity space.</p> <p>The site is within 400m of existing open space (Aberporth Drive, Birchwood Community Centre, Woodfield Avenue, Mildenhall Drive and Bawtry Close Amenity Spaces, Birchwood Play Area, Melbourne Rd natural and semi-natural greenspace and Birchwood Community Playing Fields.</p> <p>The site is within 1,200m of Birchwood Nature Park</p> <p>The site is within 1,600m of Melbourne Road allotments.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021

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Site Status: Existing allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Hospital Plantation and Birchwood Nature Park Local Wildlife Sites (and 1km from Hartsholme Country Park Local Wildlife Site and Swanholme Lakes SSSI). The site is not within a Biodiversity Opportunity Management area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site through design and landscaping.
4.2 Local Green Space	0	The site is not within a designated Local Green Space	The development should improve linkages to existing local green space.
5. Landscape and Townscape			
	+/?	The site is further than 200m from the Birchwood to Skellingthorpe Green Wedge and is set in a predominantly residential built-up area.	Appropriate design, layout, scale and massing to ensure any impact on green wedge is limited
6. Built and Historic Environment			
	0/?	There are no heritage assets within or in close proximity to the site.	
7. Natural Resources – Water			
	0	The site is not within a Source Protection Zone.	The use of SuDs and suitable water management strategies to ensure any water issues are appropriately mitigated.
8. Pollution			

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Site Status: Existing allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from the AQMA. The site may have a short-term increase in air pollution during the construction phase. Once completed the site would be expected to have normal residential levels of air pollution.	Use of construction management plan.
8.2 Noise Pollution	0/?	The site is approx. 500m from the A46 Lincoln Bypass road and is separated by a substantial tree buffer and other residential development.	
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is within an urban area and would not result in the loss of agricultural land	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area	
12. Climate Change Adaptation and Flood Risk	+	The site is within Flood Zone 1.	Appropriate layout and design of development, incorporating materials, technology and processes that are carbon neutral.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site adjoins Birchwood District Centre	Where possible the development should improve linkages to existing facilities between existing settlement, new development and local facilities.

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	+	The site is within 400m of several bus stops but is beyond 800m of a railway station.	New development should seek to maximise use of sustainable transport modes
Economic			
14. Employment			
14.1 Employment	+	The site is within 1600m of a designated employment area	
14.2 Education, training and learning	+/?	The site is within 400m of several primary schools with two secondary schools approx. 2km distance. College and universities can be reached in Lincoln via local bus routes and/or Hykeham Train station.	New development should seek to provide improved cycling and pedestrian routes to facilitate sustainable access to education and training facilities.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. The development would increase footfall for local services and businesses and could lead to possible expansion.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre however, it is likely that residents would utilise the services, shops and facilities within Lincoln City Centre, enhancing its status as a centre.	

Boultham

COL/BOU/001

Site Ref: COL/BOU/001		Site Address: Western Growth Corridor, Lincoln	
Area (ha): 355		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 3,200		Greenfield/Brownfield: Mixed	
Site Status: Existing Sustainable Urban Extension allocation (with permission)		Policy Ref: S76 Residential Development on Sustainable Urban Extensions	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The site is within 1km of GP surgeries at Birchwood and Boultham. The site is of a scale to potentially provide new GP services or expansion of existing services.	
2.2 Opportunities for healthy lifestyles	++	Skellingthorpe Road Playing Fields are within the site boundary. The site is within 400m of existing open space (Boultham Mere Nature Reserve, Hartsholme Country Park, Hartsholme Country Park Play Area and Fosdyke Navigation, Pyewipe Inn to Brayford Pool, Pyewipe to Odder Farm and Route 64: Skellingthorpe Community Centre to A46 green corridors).	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 1,200m of Birchwood Community and Leisure Centre Playing Fields to the south west, Boultham Park tennis courts, bowling green and putting green to the south east, and West Common cricket and football pitches to the north east. Access to some of these sites is restricted by the railway line, Fosdyke Navigation and main roads.</p> <p>The eastern half of the site is within 1,600m of a number of allotment sites, including Tritton Road, Boultham Glebe and Boultham Park.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>There are opportunities with a site of this scale to deliver new green infrastructure, open space and links to the existing green infrastructure network.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	--/?	Natural England has identified the following priority habitats on the site: open mosaic habitat, reedbeds and deciduous woodland; priority habitats listed on Section 41 of the NERC Act, however there is some uncertainty of this due to lack of habitat data.	Parts of the site could be of high environmental value due to the potential presence of priority habitats. Ecological surveys and assessments should be undertaken prior to

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>Old Decoy, Swan Pool, Catchwater Drain, Foal Close East and Mormon Field Local Wildlife Sites fall completely within the boundary of the site.</p> <p>Mormon Field Local Wildlife Site falls within the site boundary and Boultham Main Drain Local Wildlife Site falls partially within the site boundary.</p> <p>Boultham Mere Local Wildlife Site lies immediately adjacent to the site.</p> <p>The site is within 500m of Hospital Plantation, Blue Lagoon, Penistone Lake, Island Lake, Meadow Lake, Hartsholme Country Park, Hartsholme West, Spike Island, Pyewipe Junction, Fosdyke Navigation (Pyewipe Inn to Brayford Pool), Bishop's Bridge to Fosdyke Main Drain, West Common and Pyewipe to West Holmes Junction Local Wildlife Sites.</p> <p>The site is within 1km of Swanholme Lakes SSSI and Local Nature Reserve.</p> <p>There are BOM areas – ecological network high quality and opportunity for management, and opportunity for creation and more joined up within the site boundary.</p> <p>There are significant opportunities within a site of this scale to deliver biodiversity net gain, green infrastructure and links to the existing green infrastructure network.</p>	<p>development and should be used to inform development proposals.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.</p>

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not located within a designated Local Green Space.	
5. Landscape and Townscape	-/?	The site is not within an AONB, AGLV or Green Wedge, but is immediately adjacent to the Western Flank Green Wedge.	
6. Built and Historic Environment	--/?	There is a Scheduled Monument within the site (Skellingthorpe Duck Decoy). The site is within 250m of Swanpool Conservation Area, and Grade II listed Skellingthorpe Hall and The Hall Lodge.	Development should be sensitive to the Skellingthorpe Duck Decoy Scheduled Monument and its setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	-	The site is within 1km of an AQMA. New development would create a short-term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		development may contribute to an increase in air pollution due to increased car movements.	construction management methods
8.2 Noise Pollution	--/?	<p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p> <p>The site is immediately adjacent to the A46 and a railway line.</p>	<p>The use of a construction management plan during the construction phase. The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site is mainly greenfield land and located within mainly Grade 3 Agricultural Land.	

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.2 Minerals Resource	--	The site is within a Sand and Gravel minerals safeguarding area.	
12. Climate Change Adaptation and Flood Risk	--	<p>The site is predominantly within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.</p> <p>New development of this scale would lead to an increase in energy consumption and emissions from dwellings. Manufacture, delivery and construction of materials would have a climate change impact.</p>	<p>Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p> <p>Use of materials and processes that are carbon neutral. Incorporation of off-site provision if not possible on the site.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	++	The site is not within or adjoining Lincoln City Centre but is located less than 1km away.	Where possible provide new linkages for walking and

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Area (ha): 355		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 3,200		Greenfield/Brownfield: Mixed	
Site Status: Existing Sustainable Urban Extension allocation (with permission)		Policy Ref: S76 Residential Development on Sustainable Urban Extensions	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is of a scale which could provide new services and facilities within a Local Centre as part of a mixed-use development.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 400m of the site. The site is of a scale to potentially improve and extend existing bus routes into the development.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	++	The site is within 800m of Lincoln City Centre and Lincoln Science and Innovation Park. The site is of a scale to provide a mixed-use site that incorporate both employment and residential use.	
14.2 Education, training and learning	++/?	The site is within 1km of a number of primary schools (Woodlands Infant School, Lancaster School, Leslie Manser Primary School, Hartsholme Academy and Sir Francis Hill Primary School). The nearest secondary school is located within 80m of the site (The Priory Lincoln Academy. There are other Secondary schools (Priory Witham Academy and Priory LSST Academy) within 2km of the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.

Site Ref: COL/BOU/001		Site Address: Western Growth Corridor, Lincoln	
Area (ha): 355		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 3,200		Greenfield/Brownfield: Mixed	
Site Status: Existing Sustainable Urban Extension allocation (with permission)		Policy Ref: S76 Residential Development on Sustainable Urban Extensions	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Development of this scale could contribute to the existing education facilities of the area and provide opportunities for new schools or expansion of existing ones.	
15. Local Economy			
15.1 Encourage and support local economy	+	The scale of the development is likely to include an element of employment use as part of a mixed-use development.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre. However, new development would increase the use of existing local facilities, leading to possible expansion of existing businesses or potential creation of new services and facilities. Occupants are likely to access services within Lincoln.	

Site Ref: COL/BOU/002		Site Address: Monson Arms, Skellingthorpe Road, Lincoln		
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area		
Site Capacity: 10		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area		
SA Objectives		Likely Effects	Commentary	Proposed Mitigation
Social				
1. Housing	+	Growth in this location would result in a small number of units to contribute towards meeting local needs.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 900m away.		
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (The Pheasantry natural and semi-natural greenspace, Hartsholme Country Park, Skellingthorpe Road Playing Fields and Tritton Road allotments.</p> <p>The site is within 1,200m of Moorland "Backies" Community Centre Playing Fields, Boultham Park tennis courts and bowling green, and The Backies MuGA and Youth Shelter.</p> <p>The site is within 1,600m of several allotments, including Boultham Glebe, Boultham Park and Greenbank Drive.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is not of a scale which could offer opportunities to create new open space on-site.</p>		
Environmental				
4. Biodiversity and Green Infrastructure				

Site Ref: COL/BOU/002		Site Address: Monson Arms, Skellingthorpe Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Hartsholme Country Park Local Wildlife Site.</p> <p>There are no BOM areas within or immediately adjacent to the site.</p> <p>The site is not of a scale which could offer opportunities to create new habitat on-site.</p>	<p>Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.</p>
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Swanpool Conservation Area and 500m of Hartsholme Historic Park and Garden.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: COL/BOU/002		Site Address: Monson Arms, Skellingthorpe Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from the AQMA. New development would create a short-term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not within close proximity of a strategic road or railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is located within the urban area.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			

Site Ref: COL/BOU/002		Site Address: Monson Arms, Skellingthorpe Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities	-	The site is not within or adjoining the City Centre or a District or Local Centre. The site is approx. 100m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 400m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	+	The site is within 1600m of existing designated employment areas (Moorland Way Industrial Estate and Chieftain Way Trading Estate).	
14.2 Education, training and learning	++/?	The nearest primary school is approx. 300m from the site. The nearest secondary school (Priory Lincoln Academy) is located approx. 200m away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	

Site Ref: COL/BOU/002		Site Address: Monson Arms, Skellingthorpe Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre. New development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.	

Site Ref: COL/BOU/003		Site Address: Former Victory Public House, Boultham Park Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
Likely Effects	Commentary	Proposed Mitigation	
Social			
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1000m away.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (The Pheasantry natural and semi-natural greenspace, Hartsholme Country Park, Skellingthorpe Road Playing Fields and Tritton Road allotments.</p> <p>The site is within 1,200m of Moorland "Backies" Community Centre Playing Fields, Boultham Park tennis courts and bowling green, and The Backies MuGA and Youth Shelter.</p> <p>The site is within 1,600m of several allotments, including Boultham Glebe, Boultham Park and Greenbank Drive.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p>	

Site Ref: COL/BOU/003		Site Address: Former Victory Public House, Boultham Park Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is not of a scale which could offer opportunities to create new open space on-site.	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Boultham Main Drain, Catchwater Drain and Witham Corridor, North of Bracebridge Local Wildlife Sites. There are no BOM areas within or immediately adjacent to the site. The site is not of a scale which could offer opportunities to create new habitat on-site.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

Site Ref: COL/BOU/003		Site Address: Former Victory Public House, Boultham Park Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	-	The site is within 1km of an AQMA. New development would create a short-term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is located within the urban area.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	--	The site is falls entirely within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			

Site Ref: COL/BOU/003		Site Address: Former Victory Public House, Boultham Park Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities	-	The site is approx. 800m from Lincoln City Centre. The site is approx. 250m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 400m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	++	The site is within 1km of Lincoln City Centre but is adjacent to the Sunningdale Trading Estate employment area.	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 350m from the site. The nearest secondary school is located approx. 1.5km away.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			

Site Ref: COL/BOU/003		Site Address: Former Victory Public House, Boultham Park Road, Lincoln	
Area (ha): 0.27		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre. New development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to access services and facilities in Lincoln, enhancing the position in the hierarchy.	

Bracebridge

COL/BR/001

Site Ref: COL/BR/001		Site Address: Land rear of 2151-237 Calder Road, Lincoln	
Area (ha): 0.43		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	The site is small and would provide a small number of new homes.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The site is close to existing healthcare facilities (within 800m). Although an increase in households could put local services under increasing pressure, it is considered that this would be limited given the small size of the site.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Primrose Close amenity space, River Witham South of Bracebridge green corridor, Witham Valley South and Witham South natural and semi-natural greenspaces and, Pullan Close Play Area).</p> <p>The site is within 1,200m of Witham Fields Sports Ground and Redwood Playing Fields, Glebe Park BMX Track, North Hykeham Skateboard Park, Redwood, Newark Road, Glebe Park, Witham Fields Play Areas although access may be restricted by the River Witham and main roads.</p> <p>The site is within 1,600m of several allotments, including Simons Hill and Hykeham Road.</p>	

Site Ref: COL/BR/001		Site Address: Land rear of 2151-237 Calder Road, Lincoln	
Area (ha): 0.43		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is not of a scale which could offer opportunities to create new open space on-site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Witham Valley South Drain, Witham Corridor, South of Bracebridge, River Witham, Bracebridge to South Hykeham and Newark Road to River Witham Drain Local Wildlife Sites.</p> <p>It is wholly within a BOM area: Ecological Network – opportunity for management. The same BOM area is adjacent to the site boundaries to the north, west and south.</p>	<p>Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.</p> <p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p>

Site Ref: COL/BR/001		Site Address: Land rear of 2151-237 Calder Road, Lincoln	
Area (ha): 0.43		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Development could improve linkages and access to the river.
5. Landscape and Townscape	--/?	The site lies entirely within the Witham Valley Green Wedge.	Design, scale and layout of development.
6. Built and Historic Environment	0/?	The site is small scale and is not in close proximity to heritage assets.	Design, scale and layout of development
7. Natural Resources – Water	0	The site is not within a Source Protection Zone. The development would increase water consumption and sewerage disposal, both in the short term and long term after dwellings are occupied.	Use of SuDs and water management strategies to ensure no adverse impacts from development.
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km of from the AQMA. Short term during construction there is likely to be some air pollution. Once occupied air pollution is likely to be limited to a small increase in vehicular movements.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site is greenfield and is within Grade 3 Agricultural Land.	
9.2 Minerals Resource	0	The site not within a Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is mainly within Flood Zone 2. The site is in close proximity to the River Witham.	Incorporation of appropriate drainage and flood risk management strategies. Use of permeable materials

Site Ref: COL/BR/001		Site Address: Land rear of 2151-237 Calder Road, Lincoln	
Area (ha): 0.43		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			within the development. Incorporation into the development of materials, technology and processes that are carbon neutral or off-site provision.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is within 400m of Brant Road Local Centre.	
13.2 Sustainable travel modes	+	The site is located within 400m of existing bus routes. It is also close to local employment and services reducing the reliance on private vehicle use.	Development should promote the use of sustainable transport modes.
Economic			
14. Employment			
14.1 Employment	-	The site is between 1600m and 5km of Lincoln City Centre or a designated employment area. However, it does have sustainable transport links to employment areas in both North Hykeham and Lincoln city.	Development should encourage the use of sustainable transport modes to areas of employment.
14.2 Education, training and learning	+/?	There is adjacent to The Meadows primary school and there are several secondary schools within 2km of the site. There are bus routes and walking/cycle routes connecting the area to existing schools and College and University in Lincoln.	Development should seek to improve cycling and pedestrian links to existing education facilities.
15. Local Economy			

Site Ref: COL/BR/001		Site Address: Land rear of 2151-237 Calder Road, Lincoln	
Area (ha): 0.43		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site is not of a scale to provide new employment opportunities	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the Lincoln City Centre; however, it has existing bus, cycling and walking links to the city centre.	Promote the use of sustainable transport modes to reduce the reliance on the private vehicle for short journeys.

Carholme

COL/CAR/002

Site Ref: COL/CAR/002		Site Address: Farmland South of Long Leys Road	
Area (ha): 21.11		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 507		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The site would be of a size to provide a range of market and affordable homes to meet local needs.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	There is limited access to GP surgeries from this site, although the site could be of a size to potentially provide new facilities.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Long Leys Road allotments and the West Common).</p> <p>The site is within 1,200m of West Common cricket pitches, tennis courts and bowling green, and Whitton Park.</p> <p>The site is within 1,600m of several allotments, including Yarborough Crescent, Burton Ridge and Clarence Street A and B.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is of a scale which could offer opportunities to create new open space on-site.</p>	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.

Site Ref: COL/CAR/002		Site Address: Farmland South of Long Leys Road	
Area (ha): 21.11		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 507		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of, and is adjacent to, West Common and Burton Hall Local Wildlife Sites, and within 500m of West Cliff Burton Road and Bishop's Bridge to Fosdyke Main Drain Local Wildlife Sites.</p> <p>The site is within BOM areas - Ecological Network - opportunity for management, opportunity for creation and opportunity for creation – more joined up.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new</p>

Site Ref: COL/CAR/002		Site Address: Farmland South of Long Leys Road	
Area (ha): 21.11		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 507		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			<p>habitat as part of a landscaping scheme.</p> <p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p>
4.2 Local Green Space	0	The site is not located within a designated Local Green Space.	
5. Landscape and Townscape	--/?	The site is within Western Flank Green Wedge in an area of currently open space on the edge of Lincoln. The site would have potential to impact upon the loss of the Green Wedge, character of the area and views of the Lincoln cliff, Cathedral and Castle.	Design, scale and landscaping of the scheme could mitigate some of the impacts of development in this sensitive location
6. Built and Historic Environment	--/?	There are no heritage assets within the site, however, the site is located on the edge of the city, on undeveloped land. There is the potential for development in this location to impact upon the setting of Lincoln Cathedral and Castle.	Careful design, scale, layout, massing and landscaping of the site and creation of views.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone. New development would increase pressure on the sewerage and water systems.	Use of permeable materials, SuDs and water management strategies could mitigate any potential water issues.
8. Pollution			
8.1 Air Pollution	+	The site is not within Lincoln AQMA and is located further than 1km, however it would have the potential to	Development should encourage the use of

Site Ref: COL/CAR/002		Site Address: Farmland South of Long Leys Road	
Area (ha): 21.11		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 507		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		increase traffic into the city along the route that leads into the AQMA area.	sustainable modes of transport to avoid the use of the private vehicle.
8.2 Noise Pollution	--/?	The A46 bypass and A57 are immediately adjacent to the site and would have some noise impacts on future occupants of the development.	Design and layout of the site to reduce noise impacts on dwellings.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site is a greenfield site within Grade 3 agricultural land.	
9.2 Minerals Resource	0	The site is within a Petroleum Exploration Block but is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is within Flood Zone 2 and at risk of surface water flooding.	Incorporation of appropriate water and drainage management strategy to recognise any drainage issues and limit impacts of surface water. Development should utilise materials, process and technologies that are carbon neutral, including construction management plans.
13. Transport and Accessibility			
13.1 Access to services and facilities	++	The site is not within Lincoln City Centre.	Where possible the development should provide new services and improve

Site Ref: COL/CAR/002		Site Address: Farmland South of Long Leys Road	
Area (ha): 21.11		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 507		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		There are limited services and facilities available within walking distance of the site, however, the development is of a scale to potentially provide new services such as shops to the locality as part of mixed-use development.	linkages to existing development
13.2 Sustainable travel modes	+	The site is within 400m of a bus stop, but the railway station is more than 1600m away. Potential for the site to link up with existing cycle routes into the city.	Improve bus and cycle links for existing and new development.
Economic			
14. Employment			
14.1 Employment	++	The site is within 500m of an existing employment area (Long Leys Road) and is of a scale to potentially provide some employment opportunities within the development.	New development should seek to improve cycle, bus and pedestrian routes to existing employment areas.
14.2 Education, training and learning	--/?	The development would be more than 800m from the nearest primary school and 1600m from the nearest secondary school and is of a scale to require additional school places, possibly placing pressure on existing schools.	
15. Local Economy			
15.1 Encourage and support local economy	0	The development would not result in the loss of employment land and may include an element of employment use.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre. The site would increase footfall in Lincoln city centre, enhancing the centre.	

Site Ref: COL/CAR/004		Site Address: Church off Long Leys Road, Lincoln	
Area (ha): 0.46		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	Development would provide a limited range of housing to contribute to local need.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1km away.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Long Leys Road Cemetery, Long Leys Road Allotments and West Cliff natural and semi-natural greenspace).</p> <p>The site is within 1,200m of West Common cricket pitch, Yarborough Leisure Centre Playing Fields and Athletics Track and Whitton Park.</p> <p>The site is within 1,600m of several allotments, including Clarence Street A and B, Yarborough Crescent and Burton Ridge.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is not of a scale which could offer opportunities to create new open space on-site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			

Site Ref: COL/CAR/004		Site Address: Church off Long Leys Road, Lincoln	
Area (ha): 0.46		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Burton Hall and West Cliff, Burton Road Local Wildlife Sites.</p> <p>The site is not within a BOM area but is immediately adjacent to ecological network – opportunity for management to all boundaries.</p> <p>The site is not of a scale which could offer opportunities to create new habitat on-site.</p>	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	-/?	The site is located immediately adjacent to the Western Flank Green Wedge.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within proximity to any heritage assets.</p>	Design, scale and siting of development could ensure any important views of Lincolns historic skyline are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: COL/CAR/004		Site Address: Church off Long Leys Road, Lincoln	
Area (ha): 0.46		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8. Pollution			
8.1 Air Pollution	+	The site is not located further than 1km from the AQMA. New development would create a short-term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not immediately adjacent to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is brownfield, with approx. 50% of the site located in Grade 3 Agricultural land.	
9.2 Minerals Resource	--	The site is within a Limestone Mineral Safeguarding Area	
12. Climate Change Adaptation and Flood Risk	+	The site is within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to

Site Ref: COL/CAR/004		Site Address: Church off Long Leys Road, Lincoln	
Area (ha): 0.46		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site has some surface water risk and development would increase the impermeable footprint of the area.	ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is not within or adjoining Lincoln City Centre, a District or Local Centre. The site is not within 400m of a District or Local centre. The site is approx. 350m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 400m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	++	The site is within 800m of an existing designated employment area (Long Leys Road).	

Site Ref: COL/CAR/004		Site Address: Church off Long Leys Road, Lincoln	
Area (ha): 0.46		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	-/?	The nearest primary school is approx. 1.3km from the site, but the nearest secondary school is located approx. 1.5km from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre. New development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to access services and facilities in Lincoln, enhancing the position in the hierarchy.	

Site Ref: COL/CAR/005		Site Address: 128-130 Carholme Road, Lincoln	
Area (ha): 0.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	Development would provide a limited range of housing to contribute to local need.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The site is approx. 300m from a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Fosdyke Navigation, Pyewipe Inn to Brayford Pool green corridor, Pyewipe to West Holmes Junction and West Common natural and semi-natural greenspace, and West Common cricket pitch, bowling green and tennis courts).</p> <p>The site is within 1,200m of Wickham Gardens Bowling Green.</p> <p>The is within 1,600m of several allotments, including Long Leys Road, Burton Ridge and Clarence Street A and B.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is not of a scale which could offer opportunities to create new open space on-site.</p>	

Site Ref: COL/CAR/005		Site Address: 128-130 Carholme Road, Lincoln	
Area (ha): 0.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Fosdyke Navigation, Pyewipe Inn to Brayford Pool, Pyewipe to West Holmes Junction, Spike Island and West Common Local Wildlife Sites.</p> <p>There are no BOM areas within or immediately adjacent to the site.</p> <p>The site is not of a scale which could offer opportunities to create new habitat on-site.</p>	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is further than 200m of an AONB or AGLV and is not within or adjacent to a Green Wedge.	
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within 100m of Fosse House (Grade II) listed building but is unlikely to cause any adverse impact on this heritage asset.</p>	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: COL/CAR/005		Site Address: 128-130 Carholme Road, Lincoln	
Area (ha): 0.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8. Pollution			
8.1 Air Pollution	+	<p>The site is further than 1km from the AQMA.</p> <p>New development would create a short-term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
8.2 Noise Pollution	--/?	<p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p> <p>The site is immediately adjacent to the A57.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
9. Natural Resources – Land Use and Soils			

Site Ref: COL/CAR/005		Site Address: 128-130 Carholme Road, Lincoln	
Area (ha): 0.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	++	The site is located within the urban area.	
9.2 Minerals Resource	--	The site is within a Sand and Gravel Minerals Safeguarding Area	
12. Climate Change Adaptation and Flood Risk	-	The site is entirely within Flood Zone 2. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	Lincoln City Centre is approx. 600m away. The site is not within 400m of a District or Local centre, however there is a convenience store within 250m of the site. The site is approx. 100m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 100m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.

Site Ref: COL/CAR/005		Site Address: 128-130 Carholme Road, Lincoln	
Area (ha): 0.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Economic			
14. Employment			
14.1 Employment	++	The nearest designated employment site is less than 300m from the site, but with the River Witham and railway line in between. Lincoln City Centre is within 600m of the site.	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 160m from the site. The nearest secondary school is located approx. 1.5km away.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre. New development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to	

Site Ref: COL/CAR/005		Site Address: 128-130 Carholme Road, Lincoln	
Area (ha): 0.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		access services and facilities in Lincoln, enhancing the position in the hierarchy.	

Castle

COL/CAS/001

Site Ref: COL/CAS/001		Site Address: Land North of Ermine West (Queen Elizabeth Road), Lincoln	
Area (ha): 13.52		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 303		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with permission)		Policy Ref: S77: Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The site is of a scale to provide a range of both affordable and market dwellings to meet local need.	.
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgeries to the site are approx. 1km away. The site is within 800m of sports and recreation facilities at Yarborough Leisure Centre. When taken cumulatively with other development in Lincoln there is the potential for increased pressure on GP places in the area.	Development should improve pedestrian and cycle access to existing facilities to promote sustainable modes of transport.
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Nene Road Play Area, Yarborough Leisure Centre Playing Fields and Athletics Track and Aylesby Close Amenity Space).	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central

Site Ref: COL/CAS/001		Site Address: Land North of Ermine West (Queen Elizabeth Road), Lincoln	
Area (ha): 13.52		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 303		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with permission)		Policy Ref: S77: Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 1,200m of Sudbrooke Drive Playing Fields and Sobraon Barracks Playing Fields.</p> <p>The site is within 1,600m of several allotments, including Yarborough Crescent, Burton Ridge and Long Leys Road Allotments.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is of a scale which could offer opportunities to create new open space on-site (The planning permission for the site includes the provision of a new play area).</p>	Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of West Cliff, Burton Road and Burton Hall Local Wildlife Sites. The site is separated from the Burton Hall LWS by Burton Road.</p> <p>There are no BOM areas within or immediately adjacent to the site.</p>	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.

Site Ref: COL/CAS/001		Site Address: Land North of Ermine West (Queen Elizabeth Road), Lincoln	
Area (ha): 13.52		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 303		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with permission)		Policy Ref: S77: Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Create and enhance links with wider area
5. Landscape and Townscape	-/?	The site is adjacent to the Burton to Nettleham Green Wedge, however, the A46 bypass road separates the site from the Green Wedge and the site is located within an existing urban area.	New development could incorporate opportunities for landscaping and enhancing the edge of the city boundary.
6. Built and Historic Environment	-/?	There are no heritage assets within or immediately adjacent to the site. However, the site is on previously undeveloped land and could have an impact upon the setting and views of Lincoln Cathedral and Castle.	Careful design, layout and scale of development to ensure heights of buildings do not unduly impact upon views of the Cathedral.
7. Natural Resources – Water	-/?	The site falls partly within Source Protection Zones 2 and 3 and will increase demand on water and sewerage services in the area.	Use of permeable materials, design and layout of site and water management strategies to ensure any negative effects are adequately mitigated against.
8. Pollution			
8.1 Air Pollution	+	The site is more than 1km from Lincoln Air Quality Management Area.	The extent of air pollution arising from development

Site Ref: COL/CAS/001		Site Address: Land North of Ermine West (Queen Elizabeth Road), Lincoln	
Area (ha): 13.52		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 303		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with permission)		Policy Ref: S77: Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		It is closely situated next to the A46 bypass and the increase in dwellings is likely to increase vehicle movements through the city and the AQMA. There is likely to be some short-term increase in air pollution during the construction phase.	can be minimised through careful design and construction management plans.
8.2 Noise Pollution	--/?	The site is immediately adjacent to the A46 and A15 and is likely to have noise impacts on future occupants.	Use of site layout, design solutions, materials and landscaping to minimise noise impacts on new development.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	A small area to the north of the site is within Agricultural Land Grade 2, however, this is located within the bypass and is not of a scale to be utilised for productive agricultural use.	
9.2 Minerals Resource	--	The site is located within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1 and is considered at low risk of flooding. There are some small areas of surface water flooding on the site.	Incorporation of suitable drainage and SuDs to limit the impacts of surface water.

Site Ref: COL/CAS/001		Site Address: Land North of Ermine West (Queen Elizabeth Road), Lincoln	
Area (ha): 13.52		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 303		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with permission)		Policy Ref: S77: Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			New development should use opportunities to utilise renewable energy, improve energy efficiency and reduce greenhouse gases through materials, technology, design and construction management plans.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is not within or adjoining Lincoln City Centre. The site is within 400m of the Queen Elizabeth Road/ Trelawney Crescent Local Centre. There are existing bus routes for sustainable access to Lincoln city centre	New development should provide new linkages to encourage the use of sustainable modes of transport to reduce the reliance on the private vehicle for short trips.
13.2 Sustainable travel modes	+	The site is within 200m of existing bus routes on Queen Elizabeth Road and Burton Road. It is greater than 800m from Lincoln Railway Station.	New development should seek to provide links to existing bus cycle/pedestrian routes to maximise the use of sustainable transport

Site Ref: COL/CAS/001		Site Address: Land North of Ermine West (Queen Elizabeth Road), Lincoln	
Area (ha): 13.52		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 303		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with permission)		Policy Ref: S77: Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Economic			
14. Employment			
14.1 Employment	+	The site is within 1600m of Long Leys Road employment area.	
14.2 Education, training and learning	+/?	The site is within 800m of a Secondary School on Yarborough Road. The site is likely to put pressure on existing school places. Higher education facilities such as Universities and Lincoln College are located close by in Lincoln, with Bishop Grosseteste University approx. 1km from the site.	Development should seek to improve linkages to existing education and training facilities and promote sustainable travel where possible.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is located outside of Lincoln City Centre.	

Glebe

COL/GLE/001

Site Ref: COL/GLE/001		Site Address: Land off Wolsey Way, Lincoln	
Area (ha): 1.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	The site would provide a mix of affordable and market housing to meet local needs. The outline permission granted specifies 14 bungalows, further meeting the need for a variation of dwelling types.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The site is within 400m of a GP surgery with a further surgery approx. 900m away. There is the potential, when taken together with nearby sites, for a cumulative impact on local GP surgery capacity.	Where possible improve walking/cycling access links between existing development, existing facilities and new site.
2.2 Opportunities for healthy lifestyles	+	The site is immediately adjacent to King George V Playing Fields. The site is within 400m of Atwater Close Amenity Space and King George V Play Area. The site is within 1,200m of St Giles Community Centre Sports Court. The site is within 1,600m of Wragby Road allotments.	Development should ensure links to existing open space are maintained and enhanced where possible.

Site Ref: COL/GLE/001		Site Address: Land off Wolsey Way, Lincoln	
Area (ha): 1.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is not a scale which could offer opportunities to create new open space on-site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>There are no BOM areas within or immediately adjacent to the site.</p>	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.
4.2 Local Green Space	0	<p>The site is not a designated Local Green Space.</p> <p>The site is immediately adjacent to designated Important Open Space.</p>	Development should ensure links to open space are maintained and enhanced where possible.
5. Landscape and Townscape	+/?	The site is not located within 200m of an AONB, AGLV or Green Wedge.	Development should be of a scale and density to reflect and enhance local vernacular and character
6. Built and Historic Environment	0/?	The site does not contain any heritage assets and is not close to any heritage assets to impact upon their setting.	

Site Ref: COL/GLE/001		Site Address: Land off Wolsey Way, Lincoln	
Area (ha): 1.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3. New development will increase the demand for sewerage and wastewater network.	Development should utilise water management strategies and technology to ensure negative effects of the development are adequately mitigated against.
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from Lincoln AQMA. The site is small scale so impacts on local air quality are likely to be minimal.	Extent of air pollution from development can be minimised through careful design and construction management. Improve linkages to and promote the use of sustainable transport modes.
8.2 Noise Pollution	0/?	The site is in an existing residential area and not within 100m of a strategic road network. There may be some short-term impact on noise during the construction stage.	Use of design and construction management plan to minimise impact from noise.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	--	The site is entirely located within Agricultural Land Grade 2.	
9.2 Minerals Resource	--	The site is located within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is within Flood Zone 1 and is considered to be at low risk of flooding.	New development should, where possible, incorporate

Site Ref: COL/GLE/001		Site Address: Land off Wolsey Way, Lincoln	
Area (ha): 1.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			renewable technologies, materials and design to adapt to climate change. Use of appropriate drainage strategies to limit any impacts from future flooding and surface water issues.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is within 400m of Nettleham Road Local Centre and 700m to services and facilities at the Carlton Centre. Additional facilities and services are available nearby in Lincoln City centre. There are existing bus routes adjacent to the site that provide sustainable transport routes into the city.	New development should provide linkages for walking and cycling to existing facilities and developments. Where possible the promotion of sustainable transport modes for short trips.
13.2 Sustainable travel modes	+	The site is well linked to existing bus stops with one immediately adjacent to the site. Walking and cycle routes are available to the nearest local centres.	Development should seek to maximise use of existing sustainable transport and improve linkages between developments for walking and cycling.
Economic			
14. Employment			
14.1 Employment	+	The site is within 1600m of Outer Circle Road employment area and has good access and bus routes into the city centre for employment.	

Site Ref: COL/GLE/001		Site Address: Land off Walsey Way, Lincoln	
Area (ha): 1.08		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	-/?	<p>The site is approx. 750m from one primary school and 900m from two further primary schools. The site is approx. 1400m from a secondary school and 2km from a further secondary school and 2km from Lincoln Minster School.</p> <p>The site is located close to college and university opportunities within Lincoln, including Bishop Grosseteste University which is located less than 2km away.</p>	New development should seek to improve and promote sustainable travel links to existing education facilities.
15. Local Economy			
15.1 Encourage and support local economy	0	<p>The site would not result in the loss of employment land. It is not of a scale to include mixed uses.</p> <p>The increased footfall would help to support local centres nearby.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within the boundary of Lincoln City Centre.</p> <p>The site is small in scale; however, it is likely to contribute to the footfall within Lincoln city centre, enhancing the hierarchy of the city.</p>	

Minster

COL/MIN/001

Site Ref: COL/MIN/001		Site Address: Roman Gate 2, Land off Flavian Road, Lincoln	
Area (ha): 2.17		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The site is of a scale to provide a mix of affordable and market dwellings.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The site is within 600m of a GP surgery. There is the potential, when taken together with other development in the area, for cumulative impacts upon GP surgery capacity.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Harmston Close, Searby Road, Coleridge Gardens and Barkston Gardens amenity space).</p> <p>The site is within 1,200m of St Giles Community Centre Sports Court, Sudbrooke Drive Playing Fields and King George V Playing Field.</p> <p>The site is within 1,600m of Wragby Road allotments.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p>	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructure			

Site Ref: COL/MIN/001		Site Address: Roman Gate 2, Land off Flavian Road, Lincoln	
Area (ha): 2.17		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. There are no BOM areas within or immediately adjacent to the site.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.
4.2 Local Green Space	0	The site would not result in a loss of designated Local Green Space.	Development should promote and improve sustainable transport, walking and cycling routes to link open areas with developments.
5. Landscape and Townscape	+/?	The site is approx. 150m from the Burton to Nettleham Green Wedge and is separated by existing development and the A46 bypass road. It is located within an existing urbanised area and is not likely to have a significant impact upon the setting of the green wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within or adjacent to the site. The site is on the edge of the city and has the potential to impact upon views of the Cathedral.	Careful design, layout and scale of development to ensure views are not unduly harmed.

Site Ref: COL/MIN/001		Site Address: Roman Gate 2, Land off Flavian Road, Lincoln	
Area (ha): 2.17		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
7. Natural Resources – Water	-/?	The site is located within Source Protection Zone 2 and 3. New development will increase demand for sewerage and wastewater services.	Appropriate water management strategies should be used to ensure any water issues are minimised.
8. Pollution			
8.1 Air Pollution	+	The site is located further than 1km from the Lincoln AQMA, however an increase in dwellings is likely to result in an increase in vehicle movements in the AQMA areas.	Development should promote and enhance linkages to sustainable travel modes.
8.2 Noise Pollution	0/?	The site is in close proximity the A46 bypass route but is greater than 100m. Noise may require consideration for part of the site along the southern boundary due the existing commercial uses. An increase in noise pollution may occur during the construction phase of development.	Use of design, layout and landscaping to mitigate any potential noise pollution. Use of construction management plans to ensure impacts are mitigated against.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	--	The site is located predominantly within Agricultural Land Grade 2.	
9.2 Minerals Resource	0	The site is within a Petroleum Exploration Area but is not within a Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. There is an area of surface water flooding within the site.	Incorporation of suitable drainage, layout and Suds to limit the impacts of surface water. Use of

Site Ref: COL/MIN/001		Site Address: Roman Gate 2, Land off Flavian Road, Lincoln	
Area (ha): 2.17		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			permeable materials within the development.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is directly adjacent to Nettleham Road Local Centre and approx. 1km from other facilities and services at the Carlton Centre. The site is also close to existing bus routes into Lincoln city.	Where possible development should provide new linkages for walking and cycling between development and existing facilities.
13.2 Sustainable travel modes	+	The site is within 400m of a bus stop and within 3km of Lincoln train station. The Lincoln Park and Ride service is also within 100m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	+	The site is within 1600m of Outer Circle Road employment areas and there are existing bus routes into the city centre.	
14.2 Education, training and learning	-/?	The site has primary schools approx. 600m away and two secondary schools within 1600m. The site is also close to higher education facilities such as the college and universities in Lincoln.	New development should seek to provide improved cycling and pedestrian routes to facilitate sustainable access to education and training.
15. Local Economy			

Site Ref: COL/MIN/001		Site Address: Roman Gate 2, Land off Flavian Road, Lincoln	
Area (ha): 2.17		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land	
15.2 Protect and enhance hierarchy of centres	0	The site is located outside of the city centre; however, it is likely that occupants of the development will use the facilities and services in Lincoln and reinforce its position in the hierarchy.	Development should seek to promote the use of sustainable transport.

Site Ref: COL/MIN/004		Site Address: Land off Lee Road, Lincoln	
Area (ha): 2.56		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 77		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The site would provide a range of market and affordable homes towards the local housing need.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	There is a GP surgery within 800m of the site. When taken with other developments in the area there it is likely to put increased pressure on GP capacity. The site is also close to other health and recreational facilities within Lincoln.	
2.2 Opportunities for healthy lifestyles	--/?	The site is existing open space (Clayton Sports and Social Club) which includes a bowling green and playing pitches. The site is an Important Open Space and development would result in a loss of this open space known as Claytons Sports field. The site is within 400m of existing open space (Wragby Road allotments). The site is within 1,200m of St Giles Community Centre Sports Court, Wickham Gardens Bowling Green, King George V Playing Field and Sudbrooke Drive Playing Fields. The site is within 1,600m of Yarborough Crescent, Clarence Street A and B allotments.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.

Site Ref: COL/MIN/004		Site Address: Land off Lee Road, Lincoln	
Area (ha): 2.56		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 77		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
Likely Effects	Commentary	Proposed Mitigation	
	The site is within 15km (15 min) drive time of a number of strategic parks and gardens.		
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site and is located in an existing urban built up area. There are no BOM areas within or immediately adjacent to the site.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Development should seek to enhance and improve access to existing open space.
5. Landscape and Townscape	+/?	The site is not within close proximity to an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	The site is within 300m of several listed buildings, including Lincoln Christ Hospital School building. There is also the potential for the site to impact upon views of Lincoln Cathedral.	Careful design, layout and scale of development in keeping with the character of the area and minimising any impact on setting of heritage assets.
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	Appropriate use of water management strategies to

Site Ref: COL/MIN/004		Site Address: Land off Lee Road, Lincoln	
Area (ha): 2.56		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 77		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		New development will increase the demand for water and sewerage services.	ensure water issues are adequately addressed.
8. Pollution			
8.1 Air Pollution	-	The site is located within 1km of the Lincoln AQMA and would increase vehicle movements as a result of the development. A short-term increase in air pollution would occur during the construction phase of the development.	Development should seek to promote and improve sustainable transport modes to reduce vehicle movements. Extent of air pollution arising from the development can be minimised through construction management plans.
8.2 Noise Pollution	0/?	The site is approx. 200m from the A15/Wragby Road and is surrounded by residential development and a school. Some short-term noise pollution would occur during the construction phase of the development.	Careful use of design, materials and layout of development to minimise noise impacts. Use of construction management plans to minimise noise and disruption during the construction phase.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is in the urban areas and would not result in the loss of agricultural land.	
9.2 Minerals Resource	--	The site is within Lincoln Stone Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1 and is considered to be at low risk of flooding.	Development should use appropriate layout and design to manage flood risk.

Site Ref: COL/MIN/004		Site Address: Land off Lee Road, Lincoln	
Area (ha): 2.56		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 77		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
	Likely Effects	Commentary	Proposed Mitigation
		There is a very small area of surface water flood risk on the site.	Use of permeable materials, drainage strategy and SuDs to limit impacts of flood risk on the site and ensure the site does not increase the surface water risk to the surrounding area.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is further than 400m to the nearest District or Local centre (Carlton Centre/ Wragby Road District Centre). The site is within 200m of bus stops on Wragby Road.	Where possible development should provide links for walking and cycling between the development and existing services.
13.2 Sustainable travel modes	+	The site is within 400m of a bus stop on Wragby Road and is close to services and facilities including Lincoln City Centre. The site is approx. 1.5km from Lincoln Railway Station.	New development should seek to maximise the use of sustainable modes of transport and reduce the reliance on the private vehicle for short trips.
Economic			
14. Employment			
14.1 Employment	++	The site is within 800m of Outer Circle Road employment area and within 800m of Lincoln City Centre.	
14.2 Education, training and learning	+/?	The site is within 800m of a primary school and 200m of a secondary school. It is also close to college and university provision within Lincoln.	Development should seek to improve walking and cycling routes to facilitate sustainable access to

Site Ref: COL/MIN/004		Site Address: Land off Lee Road, Lincoln	
Area (ha): 2.56		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 77		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives			
Likely Effects	Commentary	Proposed Mitigation	
		education and training facilities.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre. The development would result in an increased use of local centres and occupants are likely to utilise the services and facilities within Lincoln city, further enhancing its hierarchy position.	

Site Ref: COL/MIN/005		Site Address: Land at Cathedral Quarry, Riseholme Road, Lincoln	
Area (ha): 2.74		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The site would provide a range of market and affordable homes.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The site is within 800m of a GP surgery. When taken cumulatively with other developments in the area there is the potential for development to increase the pressure upon the capacity of GP surgeries.	
2.2 Opportunities for healthy lifestyles	-/?	The site is currently designated as an area of Important Open Space and development would result in the loss of this, however the site was formerly used as a quarry and is not publicly accessible. The site is within 400m of existing open space (Laughton Way, Yarborough Leisure Centre and Blankney Crescent Amenity Spaces and Yarborough Leisure Centre Playing Fields and Athletics Track. The site is within 1,200m of Sudbrooke Drive Playing Fields, Wickham Gardens Bowling Green and Sobraon Barracks Playing Fields. The site is within 1,600m of several allotments, including Yarborough Crescent and Clarence Street A and B.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.

Site Ref: COL/MIN/005		Site Address: Land at Cathedral Quarry, Riseholme Road, Lincoln	
Area (ha): 2.74		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is within 15km (15 min) drive time of a number of strategic parks and gardens.	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	--/?	The site is a former quarry and is a designated Local Geological Site known as Cathedral Quarry. The minerals permission provides for biodiversity to be retained as part of the restoration of the site. There are no BOM areas within or immediately adjacent to the site.	Development should improve on biodiversity requirements from the minerals permission previously granted and seek to enhance green infrastructure and habitat linkages with the wider area.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Development should seek to retain areas of green space where possible.
5. Landscape and Townscape	+/?	The site is not within or near an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	The site is within 500m of Dial Cottage Grade II and Church of St John Grade II* listed buildings and Newport Earthworks Scheduled Monument.	Development should be designed to ensure the setting of listed buildings and other heritage assets are enhanced and not unduly harmed.
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3. New development would increase the demand for water and sewerage services.	Development should utilise appropriate water management strategies to

Site Ref: COL/MIN/005		Site Address: Land at Cathedral Quarry, Riseholme Road, Lincoln	
Area (ha): 2.74		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			ensure demand for water is available.
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from the AQMA. The increase in vehicle movements arising from the development may contribute to traffic travelling within the AQMA.	Development should improve and promote access to sustainable modes of transport to reduce private vehicle use for short trips.
8.2 Noise Pollution	0/?	The site is not within 100m of the strategic road network. Short term noise pollution may occur during the construction phase of the development.	Use of design and layout to minimise any noise impacts from sources of noise. Construction management plans can be used to minimise the extent of noise pollution arising from construction.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is within an urban area and would not result in a loss of agricultural land.	
9.2 Minerals Resource	--	The site is within a Site-Specific Minerals Safeguarding Area as it was previously a working quarry. This use has now ceased.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. There are areas of surface water flood risk within the site.	Use of appropriate design, layout and drainage strategies to avoid and mitigate areas at risk of surface water flooding.

Site Ref: COL/MIN/005		Site Address: Land at Cathedral Quarry, Riseholme Road, Lincoln	
Area (ha): 2.74		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is within 400m from Woodhall Drive/ Sudbrooke Drive Local Centre. There are bus stops within 200m of the site providing sustainable access to Lincoln City Centre.	Development should provide pedestrian and cycle links between existing facilities and bus stops to surrounding development.
13.2 Sustainable travel modes	+	There are bus stops within 200m providing sustainable transport options into the City Centre. Lincoln railway station is approx. 2.2km from the site.	Development should seek to maximise the use of sustainable transport modes.
Economic			
14. Employment			
14.1 Employment	+	The site is within 1600m of Long Leys Road employment area Lincoln City Centre, which provides employment opportunities.	
14.2 Education, training and learning	++/?	The site is within 400m of both a primary and secondary school. Higher education facilities such as the college and universities are in close proximity within Lincoln.	New development should seek to provide improved cycling and pedestrian routes to facilitate sustainable access to education facilities.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	

Site Ref: COL/MIN/005		Site Address: Land at Cathedral Quarry, Riseholme Road, Lincoln	
Area (ha): 2.74		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre; however, the occupants are likely to utilise the services and facilities within the city centre, enhancing its position in the hierarchy.	

Site Ref: COL/MIN/006		Site Address: Land at Nettleham Road, (Junction with Searby Road), Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	The site would result in both affordable and market homes being delivered.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The site is within 200m of a GP however, when taken cumulatively with other sites in the area, there could be increased pressure on services.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Harmston Close, Searby Road, The Oval, Coleridge Gardens and Lenton Green amenity spaces).</p> <p>The site is within 1,200m of Sudbrooke Drive Playing Fields, St Giles Community Sports Court and King George V Playing Field.</p> <p>The site is within 1,600m of Wragby Road, Clarence Street B and Yarborough Crescent allotments.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is unlikely to be of a scale to provide new open space onsite.</p>	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			

Site Ref: COL/MIN/006		Site Address: Land at Nettleham Road, (Junction with Searby Road), Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.
4.2 Local Green Space	0	The site is not located within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not located within or close to an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	The site is not in close proximity to, and is unlikely to impact on the setting of, any heritage assets.	
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3. New development would result in an increased demand for water and sewerage services.	Water management strategies to ensure new development would not adversely impact on water quality.
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from the AQMA. However, occupants of the development are likely to utilise service	Development should promote and improve sustainable modes of travel

Site Ref: COL/MIN/006		Site Address: Land at Nettleham Road, (Junction with Searby Road), Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		within Lincoln city, therefore increase the potential vehicular traffic in the AQMA area.	to reduce reliance upon private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within 100m of the strategic road network. Short term noise pollution would be increased during the construction phase of the development	Extent of noise pollution from construction phase can be minimised through careful construction methods and managements plans.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is within an urban area and would not result in the loss of agricultural land.	
9.2 Minerals Resource	0	The site is within a Petroleum Exploration License Block but is not within a Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. There is an area of surface water flood risk within the site.	Appropriate design, layout and permeable materials of development to avoid areas at risk of surface water. Use of suitable drainage and SuDs to ensure flood risk is mitigated.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is less than 100m from Nettleham Road District Centre. It is also within close proximity to the wider facilities and services of Lincoln.	Promote and improve walking and cycling routes to link to existing services and facilities.

Site Ref: COL/MIN/006		Site Address: Land at Nettleham Road, (Junction with Searby Road), Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	+	There is a bus stop within 100m of the site and Lincoln train station is approx. 2.5km away. The Lincoln Park and Ride service is also within 100m of the site.	New development should seek to maximise use of sustainable transport modes and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	+	The site is approx. 1.1km from Outer Circle Road employment area and 1.8km from Lincoln City Centre. It is located close to the Park and Ride facility providing sustainable access into the city centre.	Development should promote the use of and improve access to sustainable modes of travel.
14.2 Education, training and learning	+/?	The site is within 300m of two primary schools. There are also two secondary schools located approx. 1km from the site. Higher education providers such as Lincoln College and two universities are in close proximity in Lincoln.	New development should seek to provide improved cycling and pedestrian links to facilitate sustainable access to education.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre; however, occupants are likely to utilise the facilities and services available in the city centre, therefore, increasing footfall and enhancing the status of the city centre.	Promote and improve walking and pedestrian access to the existing facilities and services.

Moorland

COL/MOOR/001

Site Ref: COL/MOOR/001		Site Address: Land North of Hainton Road, Lincoln (known as Rookery Lane site)	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	The site is of a scale to provide a mix of affordable and market homes.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The site is within 400m of a GP and 800m of Boultham Park Medical Centre.	
2.2 Opportunities for healthy lifestyles	--/?	<p>This site is partly existing natural and semi-natural greenspace (Moorland Woodland and Pike Drain) and therefore development is likely to involve the loss of existing open space.</p> <p>The site is within 400m of numerous open spaces (Simons Hill allotments, Moorland Community Centre Amenity Space Moorland "Backies" Community Centre Playing Fields, The Backies play area and Boultham Park).</p> <p>The site is within 1,200m of Boultham Park Bowling green, tennis courts and putting green, Boultham Park play area and MuGA and the Backies Skateboard Park.</p>	Development should protect existing open space on site where possible and seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.

Site Ref: COL/MOOR/001		Site Address: Land North of Hainton Road, Lincoln (known as Rookery Lane site)	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p> <p>The site is unlikely to be of a scale to provide new open space onsite.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Boultham Park Local Wildlife Site.</p> <p>The site is not within a BOM area.</p>	Development should create new habitat and green infrastructure linkages with the wider area.
4.2 Local Green Space	0	The site is not located within a designated Local Green Space.	Development should seek to improve access to existing local green space.
5. Landscape and Townscape	+/?	The site is approx. 100m from the Witham Valley Green Wedge, however, the site is separated by a road and other residential development in an existing urban setting.	Use of design, layout and materials to ensure sensitive landscapes are not unduly affected by development.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site.</p> <p>Boultham Park Registered Park and Garden is within 200m of the site but is separated by existing residential development.</p>	Use of sensitive design, scale and materials to mitigate any adverse impact of development on the setting of the park and garden.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: COL/MOOR/001		Site Address: Land North of Hainton Road, Lincoln (known as Rookery Lane site)	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8. Pollution			
8.1 Air Pollution	-	The site is within 1km of the Lincoln AQMA area. Development may increase vehicular traffic along this route.	Development should promote use of sustainable transport to reduce reliance on private car for short trips.
8.2 Noise Pollution	0/?	The site is approx. 250m from the strategic road network (A1434 Newark Road) and separated by residential development. The development may produce some short-term noise pollution during the construction phase.	Pedestrian and cycle linkages to promote sustainable transport. Extent of noise pollution arising from construction can be minimised through construction management plans.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is within an urban area and would not result in a loss of agricultural land.	
9.2 Minerals Resource	0	The site is within a Petroleum Exploration Block, but not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1 with a small area of Flood Zone 2 to the eastern boundary. There is also an area of surface water flood risk within the site.	Appropriate layout, design and use of permeable materials to avoid areas at risk of flooding. Use of suitable drainage strategy and SuDs scheme to mitigate and limit any impacts of surface water.
13. Transport and Accessibility			

Site Ref: COL/MOOR/001		Site Address: Land North of Hainton Road, Lincoln (known as Rookery Lane site)	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities	+	The site is within 250m of Rookery Lane/ Newark Road Local Centre and 550m of Boutham Road - Skellingthorpe Road Local Centre.	Development should provide new linkages for walking and cycling between the development and existing facilities.
13.2 Sustainable travel modes	+	The site is within 100m of a bus stop and Hykeham Train station is 1.5km away.	New development should seek to maximise use of sustainable transport by improving existing and providing new linkages.
Economic			
14. Employment			
14.1 Employment	+	The site is approx. 1.4km from the nearest designated employment area (Chieftain Way Trading Estate).	
14.2 Education, training and learning	++/?	The site is within 400m of a primary school and a secondary school. There is a further secondary school within 600m of the site. College and universities are also in close proximity in Lincoln.	New development should seek to improve walking and cycling links to facilitate sustainable access to education facilities.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of the City Centre; however, occupants are likely to access the city for	

Site Ref: COL/MOOR/001		Site Address: Land North of Hainton Road, Lincoln (known as Rookery Lane site)	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 40		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		services and facilities, therefore increasing footfall and enhancing the position of the hierarchy.	

Park

COL/PAR/024

Site Ref: COL/PAR/024		Site Address: Land to the rear of Newark Road, Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 150		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	The site is of a scale to provide a mix of affordable and market homes.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The site is within 800m of Newark Road Surgery.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Simons Hill Allotments, Victoria Street play area, Witham Corridor, North of Bracebridge green corridor, Witham Marshes natural and semi-natural greenspace and Boultham Park).</p> <p>The site is within 1,200m of Moorland "Backies" Community Centre Playing Fields, The Backies play area and skateboard park, Boultham Park Tennis Courts, Boultham Park Bowling Club, Boultham Park Bowling Green, Boultham Park Putting Green.</p> <p>The site is within 1,600m of 10 allotment sites.</p> <p>The site is within 15km (15 min) drive time of a number of strategic parks and gardens.</p>	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.

Site Ref: COL/PAR/024		Site Address: Land to the rear of Newark Road, Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 150		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is of a scale which could provide new open space on site.	
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Boultham Park, Witham Corridor, North of Bracebridge, Witham Corridor, South of Bracebridge, Witham Leas and Witham Marshes LWSs.</p> <p>The site is wholly within a BOM area: Ecological network – opportunity for management.</p>	<p>Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.</p> <p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p>
4.2 Local Green Space	0	The site is not located within a designated Local Green Space.	Development should seek to improve access to existing local green space.

Site Ref: COL/PAR/024		Site Address: Land to the rear of Newark Road, Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 150		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
5. Landscape and Townscape	+/?	The site is adjacent to the Witham Valley Green Wedge; however, the site is close to other residential development in an existing urban setting.	Use of design, layout and materials to ensure sensitive landscapes are not unduly affected by development.
6. Built and Historic Environment	0/?	There are two listed buildings within 200m of the site (Grosvenor Hall and 210 Newark Road, both Grade II). Existing residential development and Green Wedge separates the site from these two heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	-	The site is within 1km of the Lincoln AQMA area. Development may increase vehicular traffic along this route.	Development should promote use of sustainable transport to reduce reliance on private car for short trips.
8.2 Noise Pollution	-/?	The site is less than 100m from the A1434 Newark Road. It is separated by residential development. The development may produce some short-term noise pollution during the construction phase.	Pedestrian and cycle linkages to promote sustainable transport. Extent of noise pollution arising from construction can be minimised through construction management plans.
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is within an urban area and would not result in a loss of agricultural land.	

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Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 150		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is mainly within Flood Zone 2 with a small area of Flood Zone 3 to the eastern boundary. There is also an area of surface water flood risk within the site.	Appropriate layout, design and use of permeable materials to avoid areas at risk of flooding. Use of suitable drainage strategy and SuDs scheme to mitigate and limit any impacts of surface water.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is less than 100m from Newark Road Local Centre and less than 400m from Rookery Lane/ Newark Road Local Centre.	Development should provide new linkages for walking and cycling between the development and existing facilities.
13.2 Sustainable travel modes	+	The site is less than 100m from a bus stop and is approx. 2.5km from Lincoln Railway Station.	New development should seek to maximise use of sustainable transport by improving existing and providing new linkages.
Economic			
14. Employment			
14.1 Employment	+	The site is approx. 1.5km from the nearest designated employment area (Sunningdale Trading Estate).	
14.2 Education, training and learning	++/?	The site is within 400m of a primary school and within 700m of a secondary school.	New development should seek to improve walking and cycling links to facilitate

Site Ref: COL/PAR/024		Site Address: Land to the rear of Newark Road, Lincoln	
Area (ha): 1.14		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 150		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		College and universities are also in close proximity in Lincoln.	sustainable access to education facilities.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of the City Centre; however, occupants are likely to access the city for services and facilities, therefore increasing footfall and enhancing the position of the hierarchy.	