



LP48-54  
Residential Allocations Evidence Report  
Addendum  
18 April 2016

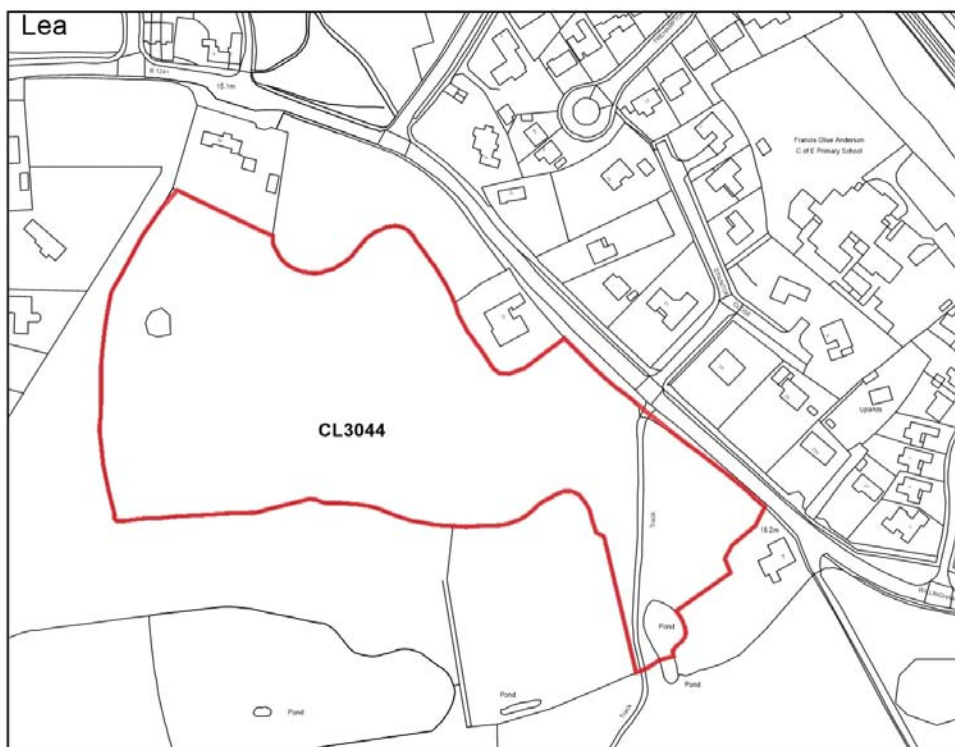
**Please Note:**

This addendum contains additional sites in the Gainsborough Area that were omitted from the main report. This addendum should be read in conjunction with the main report (PS.EVR48-54) published on 15 April 2016 also on the Central Lincolnshire website.

CL3044

Land south of Willingham Road, Lea,  
Gainsborough

Preferred Allocation



### Site Information

This gently undulating site is used for pasture and includes a pond, some isolated trees and a track running through the site. Thick tree belts border the site to the north, west and south. There are large detached houses to the west, east and north and woodland and fields to the south.

Indicative capacity	68	Current use	Agricultural
Site size (hectares)	3.04	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - access unsafe as 150m from a bend in road, part of site in flood zone, impact on wildlife, impact on Lea, and lack of adequate capacity in infrastructure.

### Conclusion

This site is a greenfield area in Lea that is fairly well connected to the urban area. It is within an area of landscape value but it is quite contained by surrounding features and as such any impact is considered to be minimal. It is near to a number of wildlife sites, but it is considered that any development on this site would have a negligible impact on these sites. It is near to a grade I listed building but there is significant screening between the site and this heritage asset. It is within an area categorised as grade 3 agricultural land and is in agricultural use. This is the most suitable site in the Lea area of Gainsborough to help meet the area's growth needs.

CL3044

Land south of Willingham Road, Lea,  
Gainsborough

Preferred Allocation

**Constraints and Sustainability Assessment****Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

**Built and Landscape Character and Heritage Constraints**

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	R
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

**Education Considerations**

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have limited capacity with some options for limited expansion. Secondary schools have some limited capacity with scope to accommodate some small development.

**Transport Considerations**

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle to a residential development on this site. There is currently no frontage footway. A crossover point will be required to enable access to the footway on the opposite side of Willingham Road.

**Other Infrastructure Considerations**

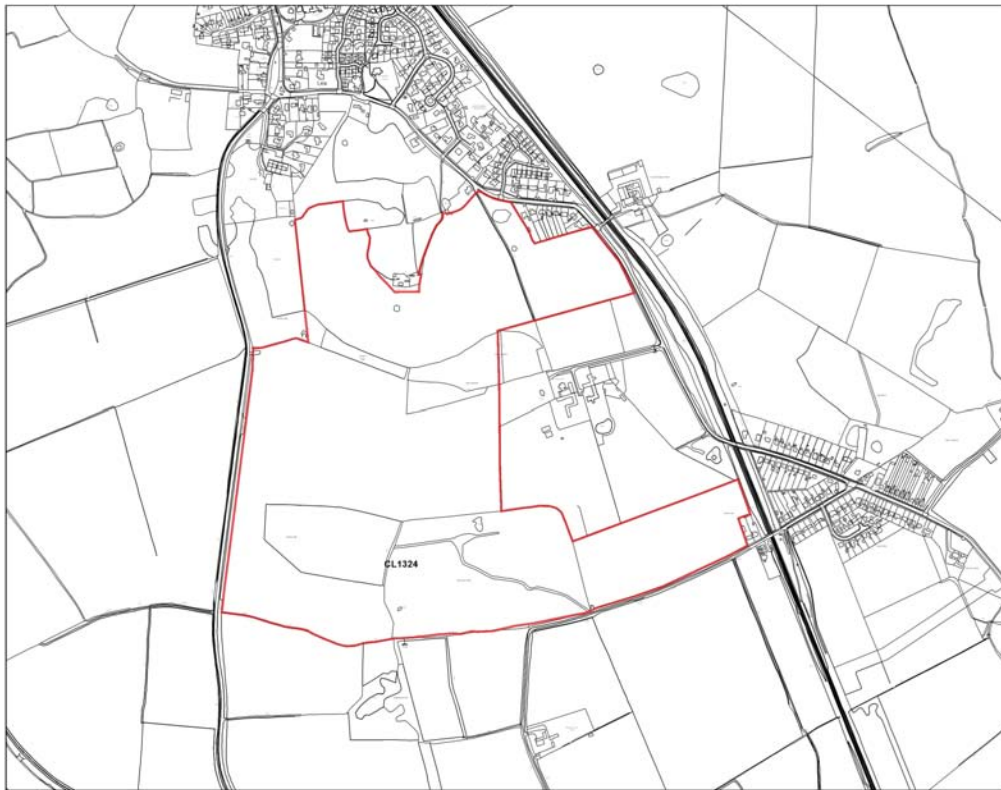
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Known capacity issues in this location. Further assessments required and improvements needed

**Integrated Impact Assessment Score**

No significant positive effects. Significant negative effects: 5



**Site Information**

This site includes arable fields and two woodland areas. There are also watercourses, ponds, tracks within. To the west, east and south is mainly arable fields with some isolated houses, farm buildings and woodlands. To the north of the site is some houses woodland and park land.

<u>Indicative capacity</u>	1251	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	69.52	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

**Conclusion**

This site is a large area compared to Lea and would not be a logical extension to the settlement. It is near a Site of Nature Conservation Importance and a Local Nature Reserve and it is within 500m of an ancient woodland. It is within an area of great landscape value. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites available in the Gainsborough area to meet its growth needs.

**Constraints and Sustainability Assessment****Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	A
Surface water flood risk	A	TPO	R
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

**Built and Landscape Character and Heritage Constraints**

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

**Education Considerations**

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools full, site of this size would need to deliver a 1 or 1.5FE school. Secondary schools full and development of this size with other proposed would require a new site.

**Transport Considerations**

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Existing capacity issues on A156/B1241 junction. A Transport Assessment & Travel Plan required to determine extent of off site mitigation works & S.106 contributions required to bring development forward - likely significant.

**Other Infrastructure Considerations**

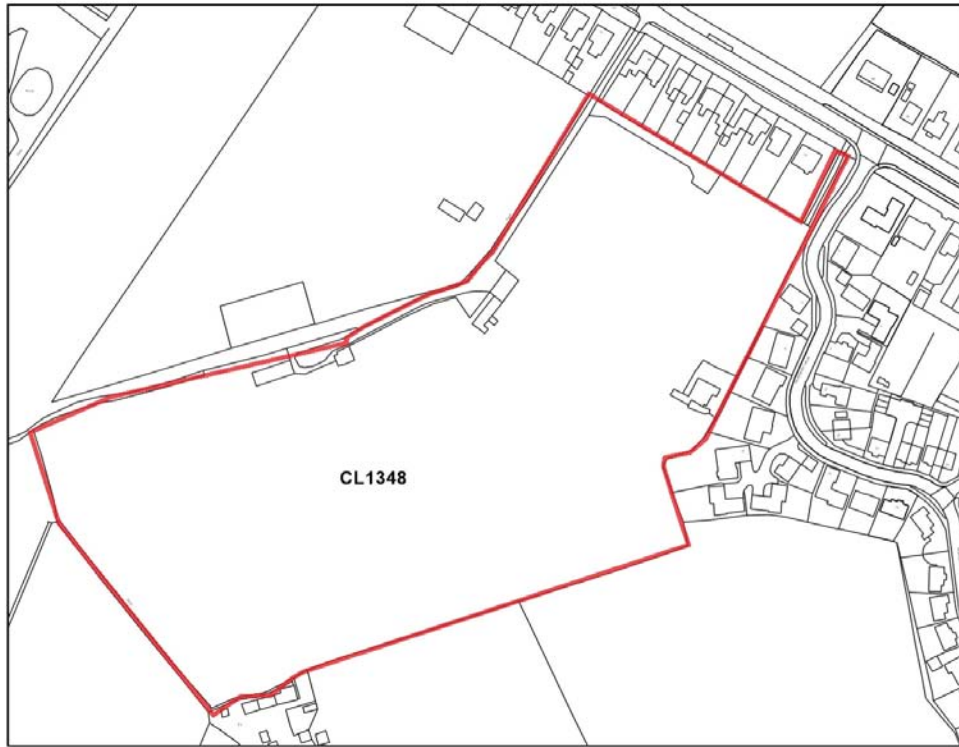
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancement to sewerage treatment required for this scale.

**Integrated Impact Assessment Score**

Significant positive effects: 1. Significant negative effects: 5, 7



**Site Information**

This flat site is used as horse paddocks with open fences around and across the site and some structures. To the south, west and north are undeveloped areas some in agriculture, some as paddocks and there are some agricultural buildings to the south. To the east is a residential area.

Indicative capacity	110	Current use	Paddocks and Stables
Site size (hectares)	4.87	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Empty box for summary of comments.

**Conclusion**

This greenfield site is entirely in flood zone 3. It is reasonably well connected to the Morton area with development on two sides, although development here would extend beyond existing built extents. It is reasonably well located for access to some services. It is near to two Sites of Nature Conservation Importance, but it is not expected that development here would impact on these. It is within an area categorised as grade 3 agricultural land and is undeveloped. There are many better sites available in the Gainsborough area.

**Constraints and Sustainability Assessment****Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

**Built and Landscape Character and Heritage Constraints**

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

**Education Considerations**

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some scope to expand. Secondary schools have some limited capacity to accommodate small developments.

**Transport Considerations**

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle to a residential development on this site. Access should be from Nursery Vale. A Transport and Travel Plan required to determine whether any off site mitigation or S.106 developer contributions required.

**Other Infrastructure Considerations**

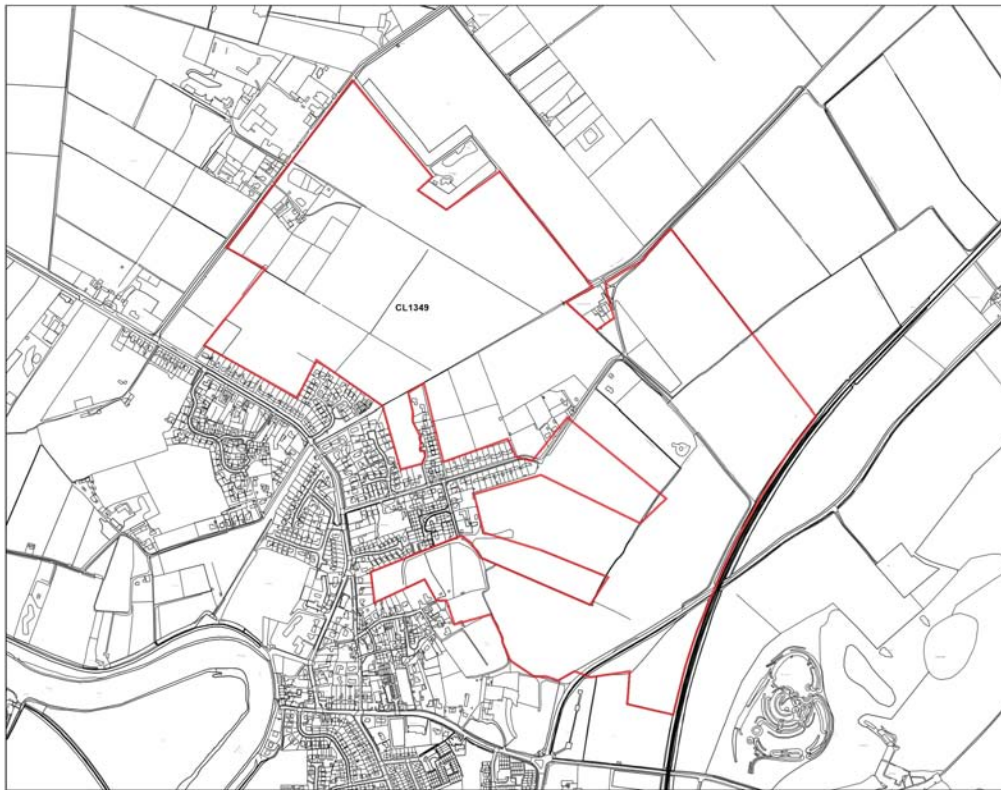
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Pumping will likely be required to nearby sewers, no known capacity issues but upgrades may be required and further investigation needed.

**Integrated Impact Assessment Score**

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



**Site Information**

This large site is mainly arable fields but includes some properties. Fields divided by hedgerows and trees in some places, others by ditches/watercourses. The site wraps around Morton and is surrounded mainly by arable fields but there are houses to the west, and some houses and an industrial area to the north. The A159 cuts through the southern section.

Indicative capacity	1575	Current use	Agricultural
Site size (hectares)	87.48	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Empty box for summary of comments.

**Conclusion**

This greenfield site is entirely in flood zone 3. It is reasonably well connected to the Morton area, but the whole site is larger than Morton itself. It is fairly well located for access to services and facilities and given the size of the site it would likely deliver additional facilities if developed. The site contains a Site of Nature Conservation Importance, although its presence is not likely to preclude development across the entire site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is near to some grade II listed buildings and a Scheduled Ancient Monument but their presence is unlikely to preclude development. There are many better sites available in the Gainsborough area to meet growth needs.



**Constraints and Sustainability Assessment****Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	A	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	R	Contaminated land	A

**Built and Landscape Character and Heritage Constraints**

Scheduled Ancient Monument	A	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	A
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

**Education Considerations**

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Primary schools full, site of this size would need to deliver a 1.5FE school. Secondary schools full and development of this size with other proposed would require a new site.

**Transport Considerations**

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

A number of access points required and unclear from information available where these may be located. A Transport Statement and Travel Plan required to determine off site mitigation works and contributions required.

**Other Infrastructure Considerations**

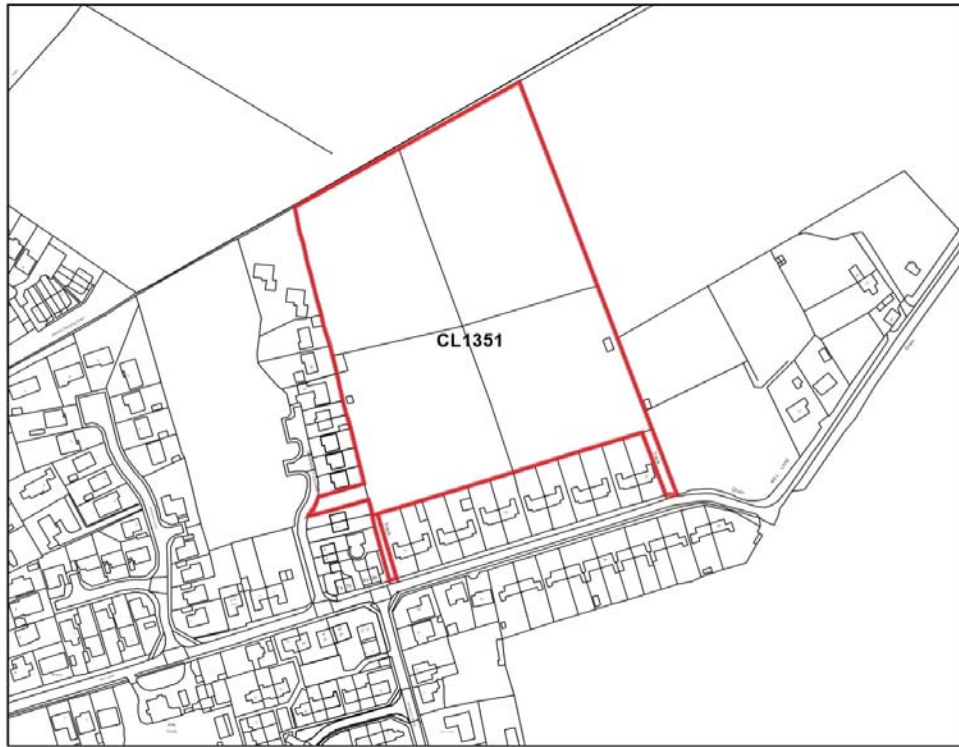
Water and waste water provider rating	R	Proximity to Health Care	G
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Additional comments from water and waste water provider

Capacity upgrades will be required for this level of development and further assessments will be needed

**Integrated Impact Assessment Score**

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



**Site Information**

This flat site is used as horse paddocks with open fences around and across the site and some small structures. A watercourse runs along the northern edge with trees. Some trees /hedges along other boundaries. To the north and east are arable fields. To the south and west are rows of houses.

Indicative capacity	66	Current use	Paddocks and Stables
Site size (hectares)	2.94	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

**Conclusion**

This greenfield site is entirely in flood zone 3. It is quite well connected to the Morton area with development on two sides and it would not extend beyond existing built extents. It is near to a Site of Nature Conservation Importance and a grade II listed building, but neither of these are expected to preclude development here. It is within an area categorised as grade 3 agricultural land and the site is undeveloped. Whilst this is arguably the most suitable site promoted for development in Morton, there are many better sites available in the Gainsborough area to meet growth needs.

**Constraints and Sustainability Assessment****Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	G	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

**Built and Landscape Character and Heritage Constraints**

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

**Education Considerations**

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some scope to expand. Secondary schools have some limited capacity to accommodate small developments.

**Transport Considerations**

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

The highways authority were consulted on an outline planning application (132760), which was refused by WLDC. There were no objection to the outline application. A link footway onto Mill Lane was requested.

**Other Infrastructure Considerations**

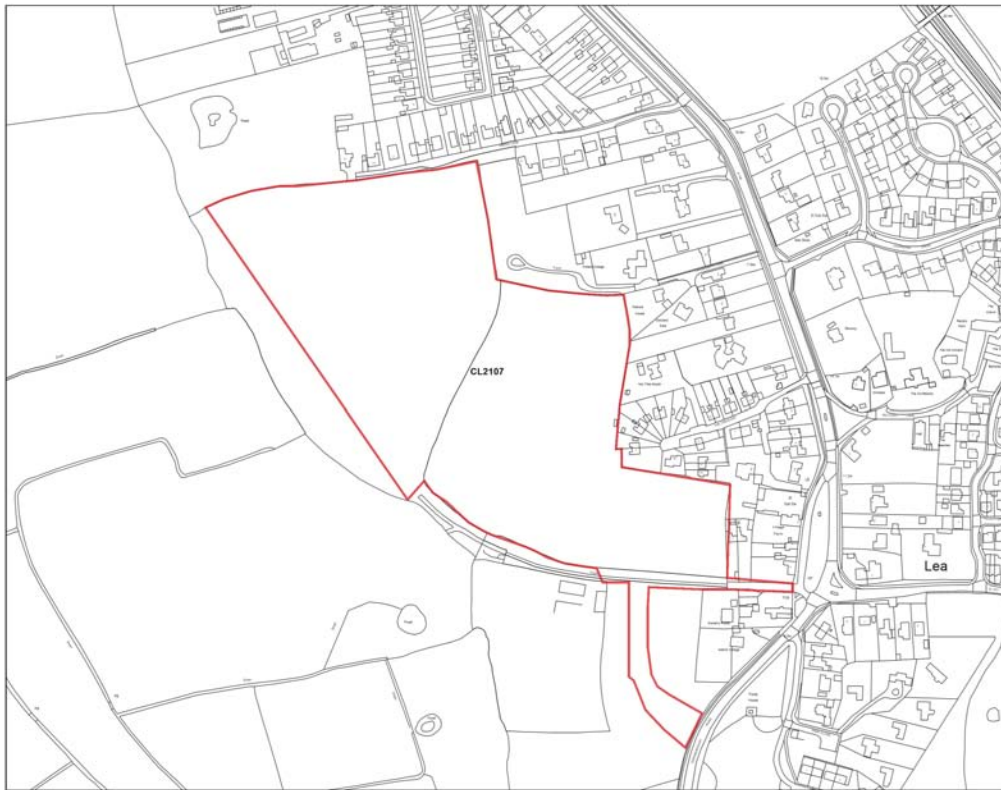
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing through. No known capacity issues in this area.

**Integrated Impact Assessment Score**

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



**Site Information**

This site slopes down from east to west and is used for pasture. Hedges and trees mark some boundaries around and within the site. The western boundary cross through the middle of a field. There is housing to the north and east undeveloped pasture or arable land to the west and south.

<u>Indicative capacity</u>	210	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	9.34	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - sustainable location for up to 135 dwellings, outside of flood risk zones, no major constraints, suitable access can be delivered, and could include some limited commercial floorspace to serve Lea.

**Conclusion**

This greenfield is entirely in flood zone 2 and includes some large areas at risk of surface water flooding. It is within an area of great landscape value and the site includes a Local Wildlife Site and is near to a number of other wildlife sites including a Site of Special Scientific Interest. It is near to a number of grade II listed buildings, but development here would be unlikely to impact on these buildings. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites available in the Gainsborough area to meet its growth needs.

**Constraints and Sustainability Assessment****Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	A	Agricultural land classification	A
Locally Important wildlife site	R	Contaminated land	G

**Built and Landscape Character and Heritage Constraints**

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

**Education Considerations**

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school does not have capacity for this and other sites, but new school could potentially be delivered with CL1324. Secondary school has limited capacity but could cope with small development.

**Transport Considerations**

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle to a residential development on this site. A Transport assessment and Travel Plan will be required whether any off site mitigation works and S.106 developer contributions will be required.

**Other Infrastructure Considerations**

Water and waste water provider rating	N/A	Proximity to Health Care	R
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Additional comments from water and waste water provider

**Integrated Impact Assessment Score**

Significant positive effects: 1. Significant negative effects: 5