

Residential Allocations

Evidence Report

2022

Appendix 3

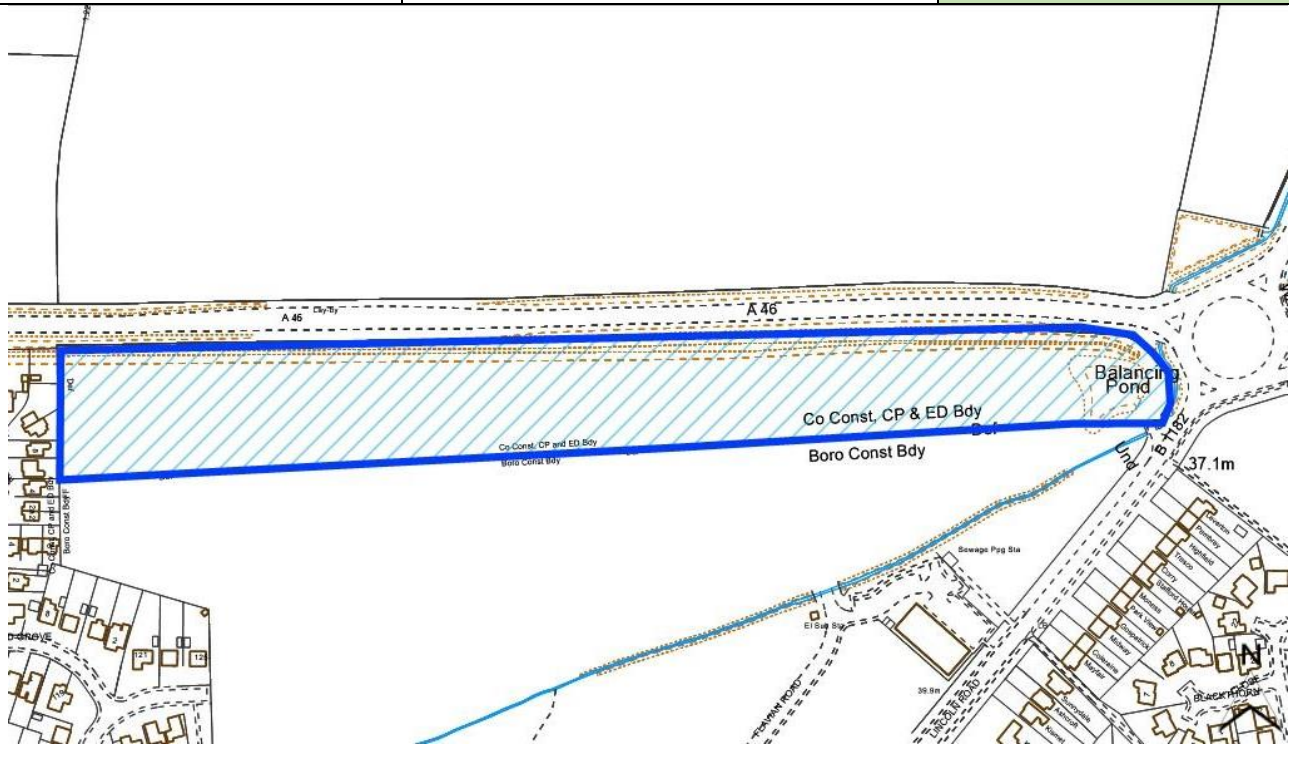
West Lindsey

Part 2

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Nettleham

Ref: WL/NHAM/001	Site Address: Land at Nettleham Road, Lincoln	Status: Allocate (Existing allocation to be retained)
		
Size(ha): 3.77	Current use: vacant	
Indicative capacity: 76 (remaining)	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>The site is a narrow strip of land to the south of the A46 bypass. A new housing development is being built to the south of the site, and there are existing dwellings to the south-east and west. To the north is the Burton/Nettleham Green wedge.</p> <p>Conclusion:</p> <p>The site is located within the A46 bypass route and is well placed to access local services and those within Lincoln City centre. The site is an existing allocation forming part of a wider housing site under construction. Proposed to be retained as an allocation.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site forms a narrow strip of land in WLDC between the A46 bypass and land within Lincoln City. It is in Source Protection Zones 2 & 3 and has noise nuisance potential in relation to its proximity to what is effectively a trunk road.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

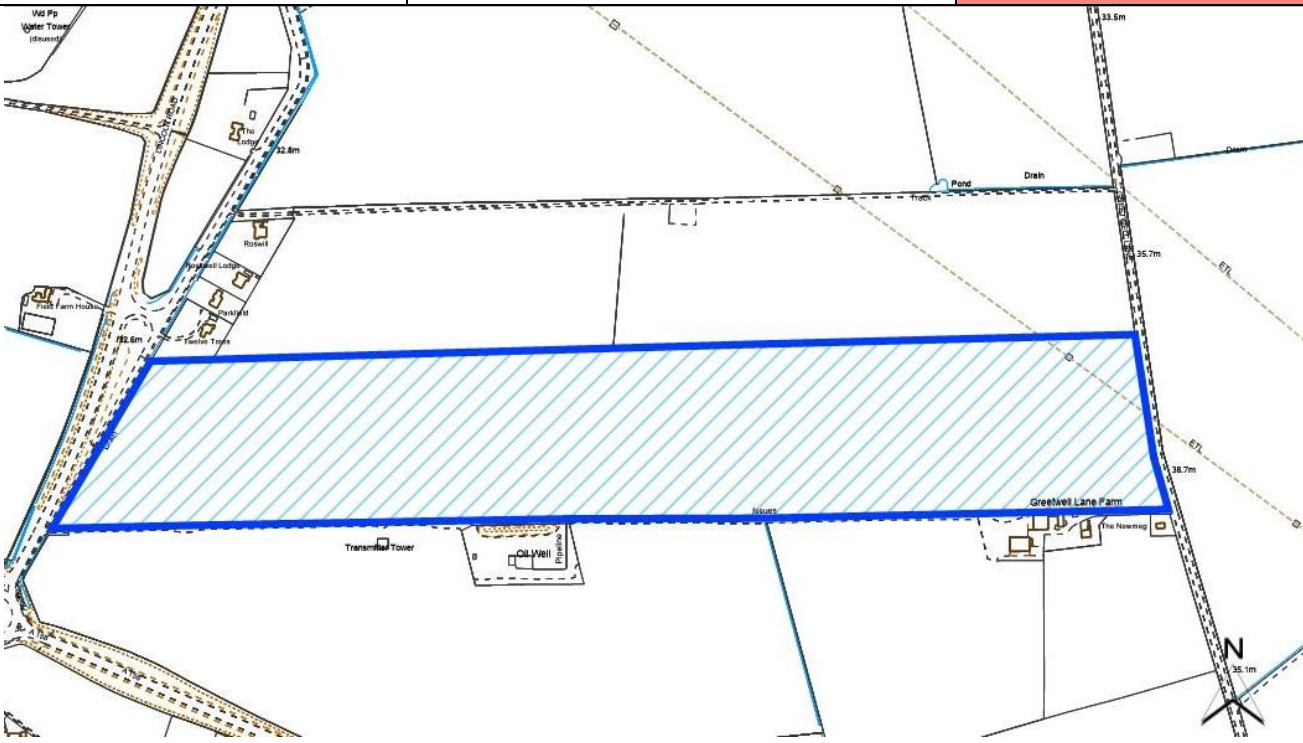
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Access so close to the roundabout is unlikely to be supported. Would need to be served from adjacent sites with good permeability into existing estates. Would need increased pedestrian and cycle links. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable	

Ref: WL/NHAM/002	Site Address: Land adjacent Lincoln Road, Nettleham	Status: Rejected
		
Size(ha): 21.37	Current use: vacant	
Indicative capacity: 385	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is an isolated strip of farm land to the north of Lincoln. Site slopes down towards the A46. There are TPO's to the northern boundary. The site is within the green wedge.</p> <p>Conclusion:</p> <p>The site is detached from the built footprint and within the green wedge. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

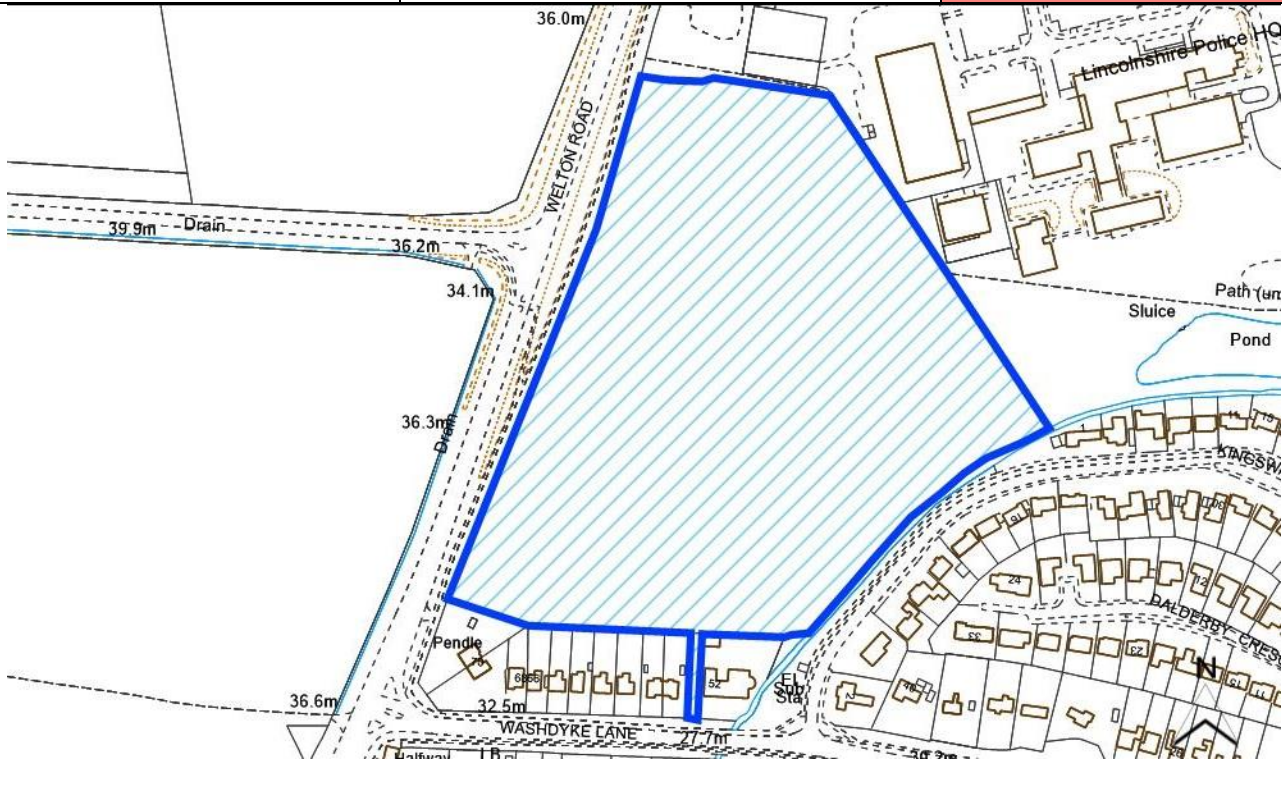
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Site considered unsustainable, no pedestrian connections to amenities in Nettleham.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/003	Site Address: Land to the north of Kingsway, Nettleham, Lincoln, LN2 2PY	Status: Rejected
		
Size(ha): 5.86	Current use: Agricultural	
Indicative capacity: 110	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This is a fairly large field that slopes down slightly from the west. Nettleham Beck runs along the eastern boundary and the A46 runs along the western boundary. There are hedges and trees along most of the site boundary. To the west are arable fields, to the north is the Lincolnshire Police headquarters and to the south and east are houses.</p> <p>Conclusion:</p> <p>The site would result in the loss of open space and does not accord with the Neighbourhood Plan. Other sites preferable.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
The site bounds the A46 to the East and as such has potential for noise nuisance from it and to properties on Kingsway between which access and egress appears to be proposed the south of the site abuts a riparian watercourse that has history downstream of the village of flooding upstream in the village. It is mapped as having the east bank as abutting the watercourse and as being in flood zones 2 & 3.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

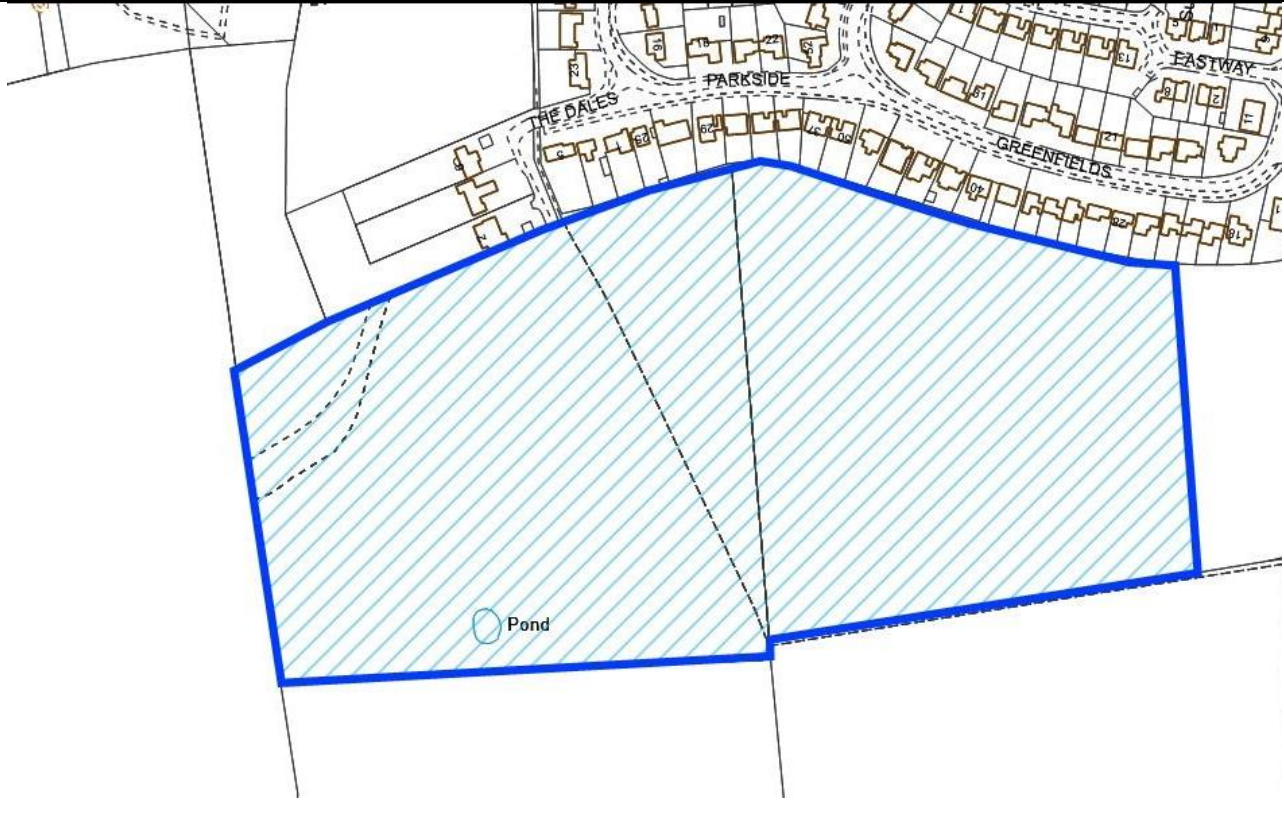
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access onto the A46 would not be permitted. Access onto Kingsway would have to be provided. Mitigation works/S.106 contributions may be required following the assessment of the TA & TP.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/004	Site Address: Land off Mill Hill Allotments, Nettleham	Status: Rejected
		
Size(ha): 9.53	Current use: Agricultural	
Indicative capacity: 179	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This site is made up of two undulating arable fields with hedgerows at the boundaries and running through the middle of the site and a pond at the southern edge. To the west and south are arable fields, to the east is a sports ground and to the north is a housing estate.</p> <p>Conclusion:</p> <p>The site extends away from built footprint and is constrained by the setting of the Scheduled Ancient Monument and a lack of access.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

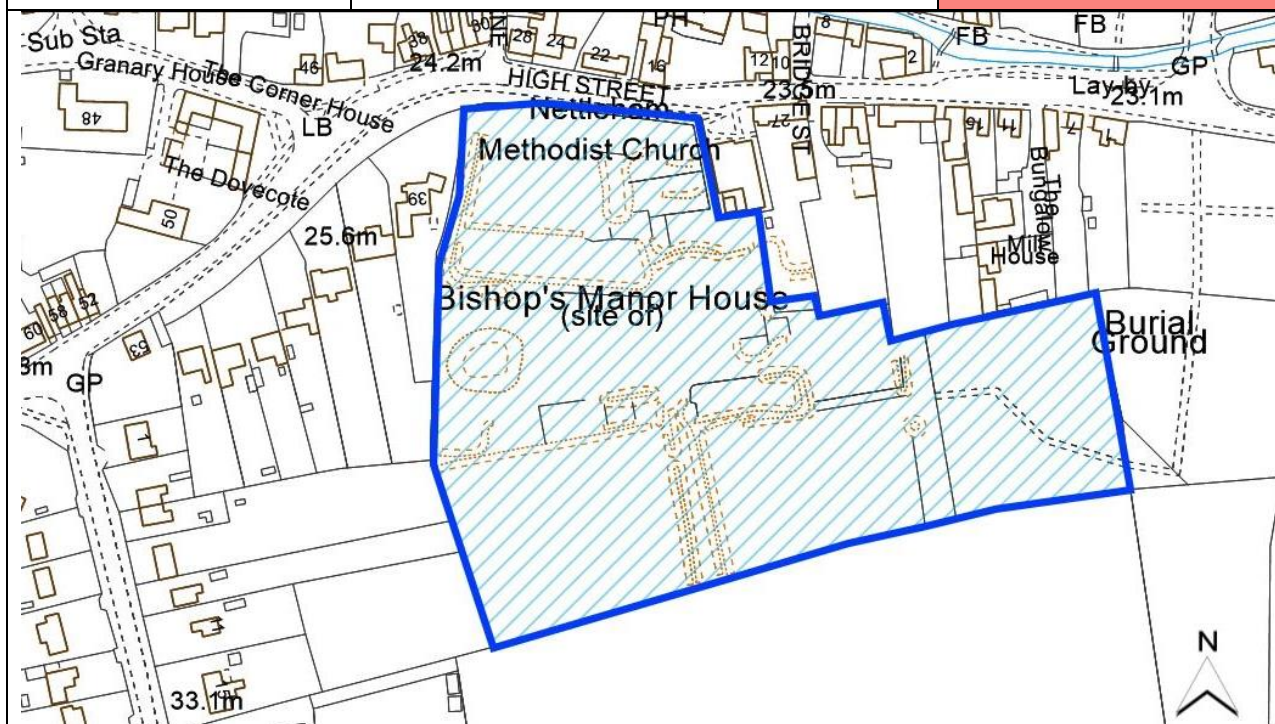
Scheduled Ancient Monument	Within 200m	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Site appears to be 'land locked' with no obvious access points. Details of proposed access points required to enable the Highways Authority to make further comment. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and delivery	

Ref: WL/NHAM/005	Site Address: Land off Mill Hill, Bishops Manner Field, Nettleham	Status: Rejected
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Size(ha): 2.75	Current use: Recreational
Indicative capacity: 51	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is located to the south of High Street and contains the site of a Scheduled Ancient Monument. There are dwellings to the east and west of the site and fields to the south.</p> <p>Conclusion:</p> <p>The site contains a Scheduled Ancient Monument. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site would appear to be one of archaeological interest, in merged source protection zones 2 & 3 and have an element of potential for contamination resulting out of a small area of quarrying			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

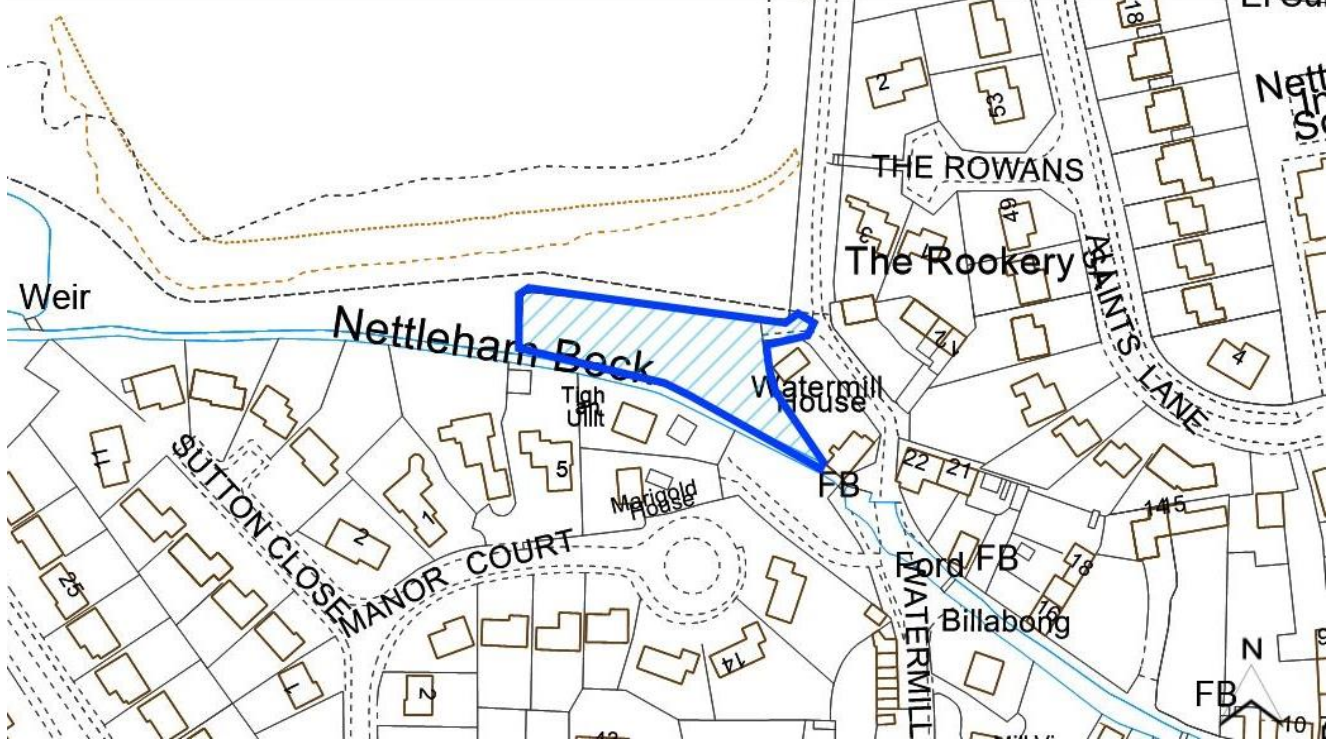
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Yes	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/006	Site Address: Rear of Watermill House, Watermill Lane, Nettleham	Status: Rejected
		
Size(ha): 0.16	Current use: Grazing	
Indicative capacity: 4	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is an area of land to the west of Watermill House. Nettleham Beck runs along the southern boundary of the site. There are dwellings to the south and east of the site. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

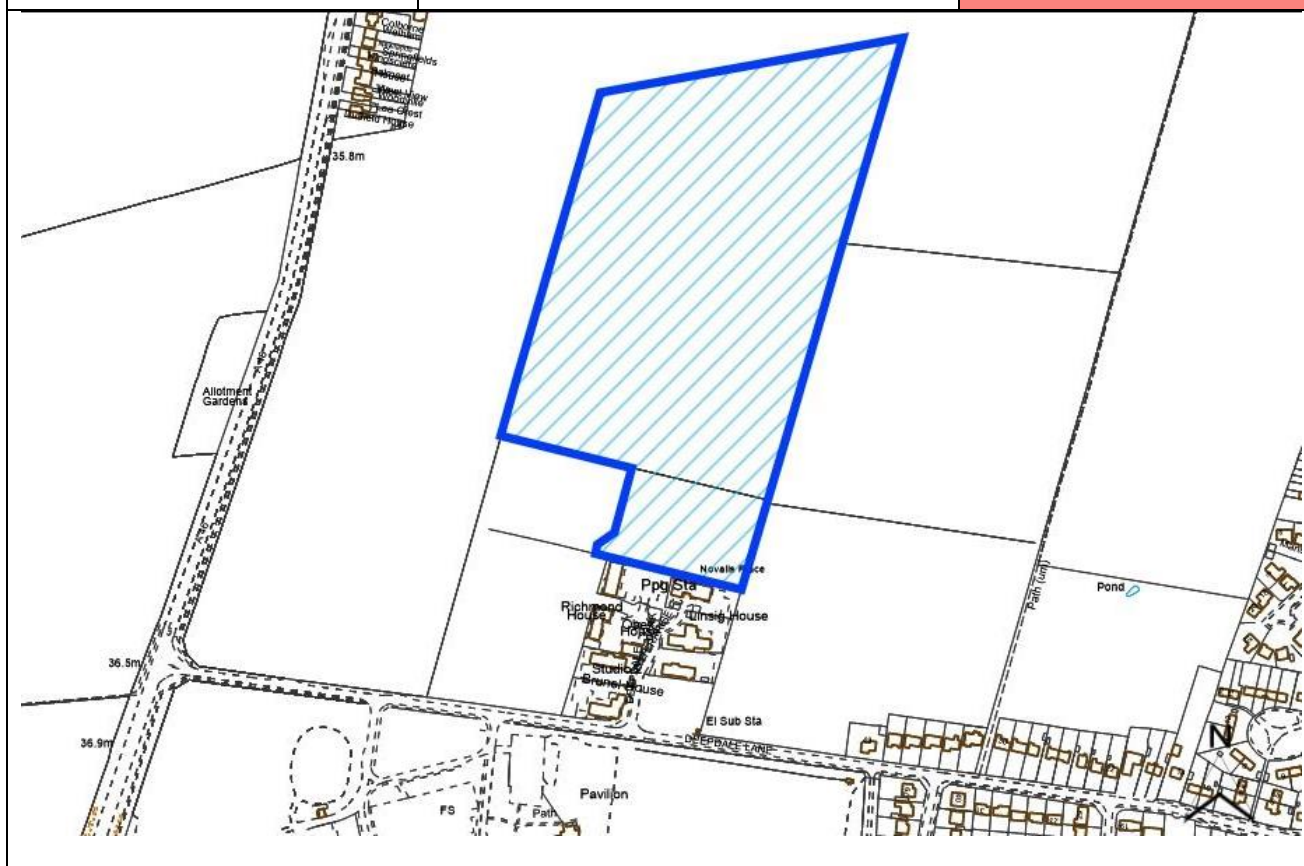
Scheduled Ancient Monument	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/007	Site Address: Land north of Deepdale Lane, Nettleham	Status: Rejected
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Size(ha): 7.96	Current use: Agricultural
Indicative capacity: 179	Brownfield/Greenfield: Greenfield
Hierarchy (new): Countryside	

Summary:

This site is a fairly flat arable field that wraps around a modern business park. The boundaries are marked by hedgerows and some trees and there are two hedgerows running through the site. There are arable fields to the west, north and east and the Lincolnshire Police headquarters are to the south.

Conclusion:

The site extends into the countryside away from the built footprint. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

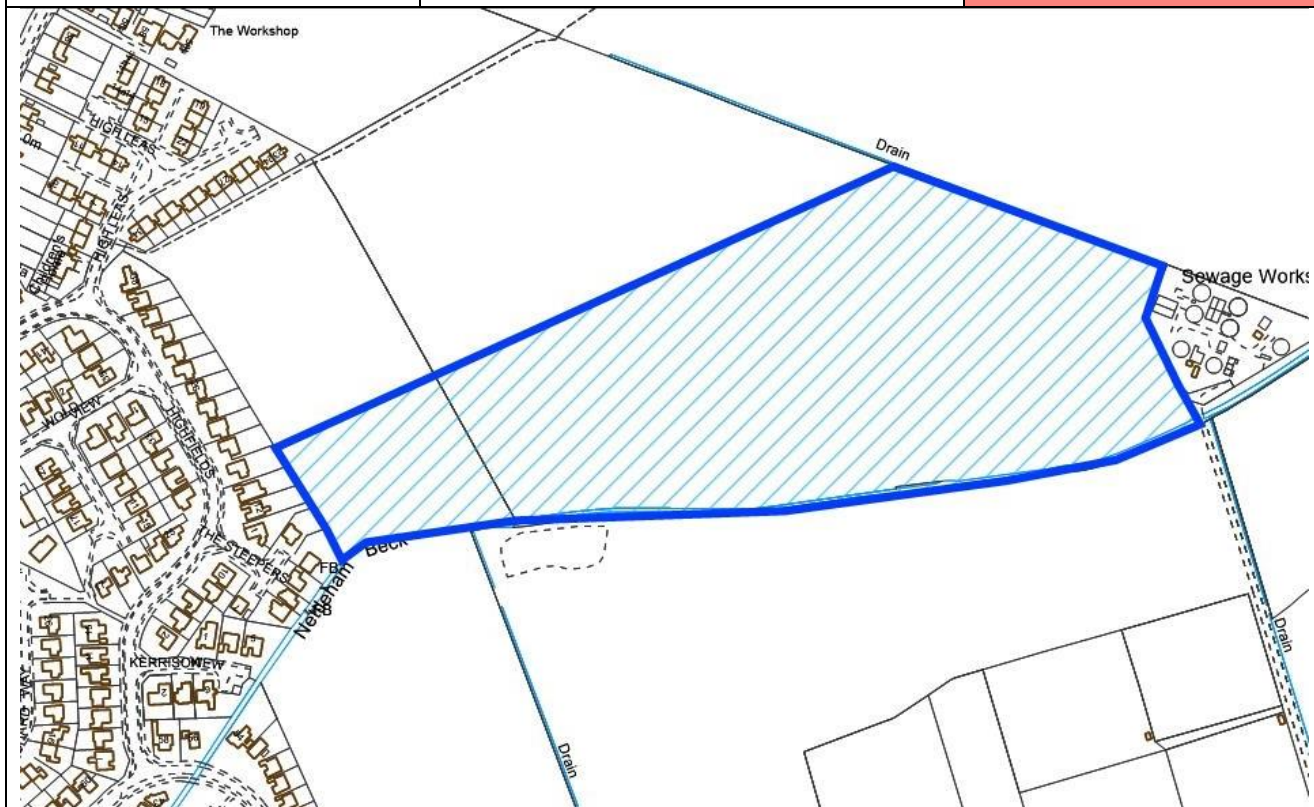
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Access must be via Deepdale Lane and a loop road created within the site. Frontage footway required to link to existing footway and crossover points to the bus stop. Other mitigation/S106 likely required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/008	Site Address: Land off High Leas, Nettleham	Status: Rejected
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Size(ha): 7.76	Current use: Agricultural
Indicative capacity: 145	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is three large arable fields that slopes down from west to east. The southern boundary is marked by Nettleham Beck and trees, whilst hedgerows mark other boundary including field edges within the site. There are arable fields to the north and south, a sewage works to the east and housing estates to the west. The southern edge of the site is within flood zone 2 and 3.

Conclusion:

The site extends away from the built footprint of the village and is constrained by proximity to sewage treatment works, flood risk and lack of access. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
The east of the site abutts a sewage treatment works that brings with it the potential for odour and flies whilst the south abutts a watercourse under riparian ownership, the condition of which was material in flooding in the village of Nettleham during the 2007 floods.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area	R		

Built Environment, Heritage and Landscape

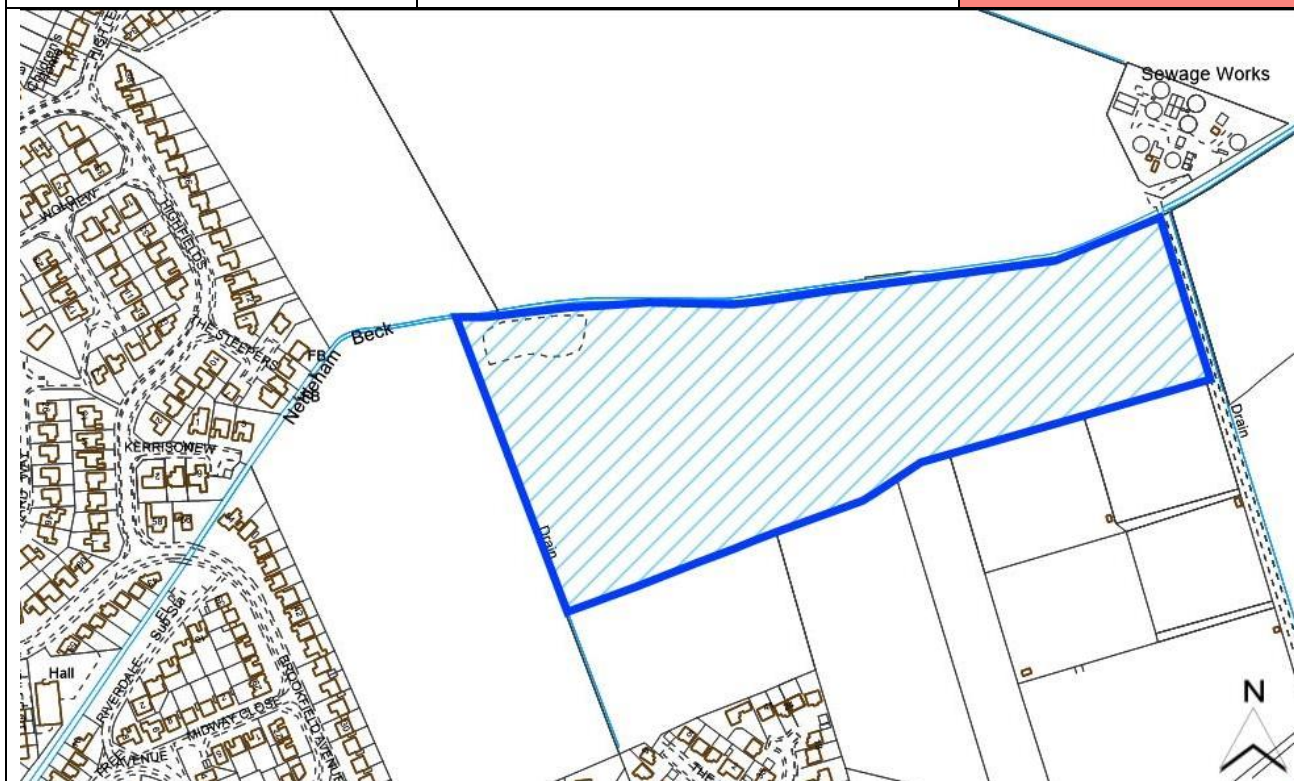
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Site appears to be 'land locked' with no obvious access points. Details of proposed access points required to enable the Highways Authority to make further comment. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed available and deliverable	

Ref: WL/NHAM/009	Site Address: Land north of The Hawthorns & Larch Avenue, Nettleham	Status: Rejected
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Size(ha): 6.19	Current use: Agricultural
Indicative capacity: 116	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a large, fairly flat arable field with trees and hedgerows marking the boundaries. There are paddocks and a housing estate to the south, arable fields to the west and east and to the north, beyond Nettleham Beck are more arable fields. The northern edge of the site is within flood zone 2 and 3.

Conclusion:

The site extends away from the built footprint and is constrained by flood risk, proximity to sewage treatment works and access. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
To the N/E of the site is a sewage treatment works that brings with it the potential for odour and flies whilst the north abutts a watercourse under riparian ownership, the condition of which was material in flooding in the village of Nettleham during the 2007 floods and for which flooding potential is both real and apparent in respect of a large proportion being in flood zones 2 and 3.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		Yes	

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
If both 008 and 009 are to be delivered then a loop road within the site will be required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/010	Site Address: Land off Larch Avenue (rear of 67 Sudbrooke Lane), Nettleham	Status: Allocate (New site without planning permission)
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Size(ha): 2.44	Current use: Paddocks and scrub land
Indicative capacity: 46	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

This site includes an area of scrub at the south with some old buildings and open storage areas, and paddocks in the north. There are hedgerows and some trees surrounding the site. There are paddocks and a menage to the east, arable fields to the north, and housing to the west and south. The northern section of the site overlaps an existing allocated site (NHAM/018)

Conclusion:

The site is located at the edge of the settlement but retains shape and form when taking NHAM/018 into account. The site is well located for access to local village services and those within Lincoln city centre. A relatively unconstrained site which would round off this edge of the village, proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The south of the site is set to poultry houses else has history of such with a consequential potential for contamination and dust and noise if retained as such			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		Yes	

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
If both 008 and 009 are to be delivered then a loop road within the site will be required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and delivery - Nettleham Parish Council objection to site impacts on infrastructure, 	<ul style="list-style-type: none"> - Site considered to retain core shape and form when taken together with existing neighbouring allocation (NHAM/018).

encroach onto countryside, flooding
and distance from schools and shops

Ref: WL/NHAM/011	Site Address: East of Brookfield Avenue, Nettleham, Lincoln	Status: Allocate (New site without planning permission)
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Size(ha): 3.04	Current use: Agricultural
Indicative capacity: 57	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

This site is an arable field that slopes down to Nettleham Beck in the north. Pylons cross the site. The boundaries are marked with hedgerows and some trees. There are housing estates to the south and west, and arable fields to the east and north. The site to the south is an allocated site (NHAM/018).

Conclusion:

The site is at the edge of settlement, however when taking NHAM/018 into account it would retain the shape and form. The site is well located to access local services within Nettleham and Lincoln city centre. Some constraints in relation to flood zone 2 to the northern part of the site and access would be required to be achieved via NHAM/018. Proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The north of the site abutts the Nettleham Beck, and is in flood zones 2 whilst the lay of the land was significant in causing flooding to property along Brookfield Avenue in the summer floods of 2007.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

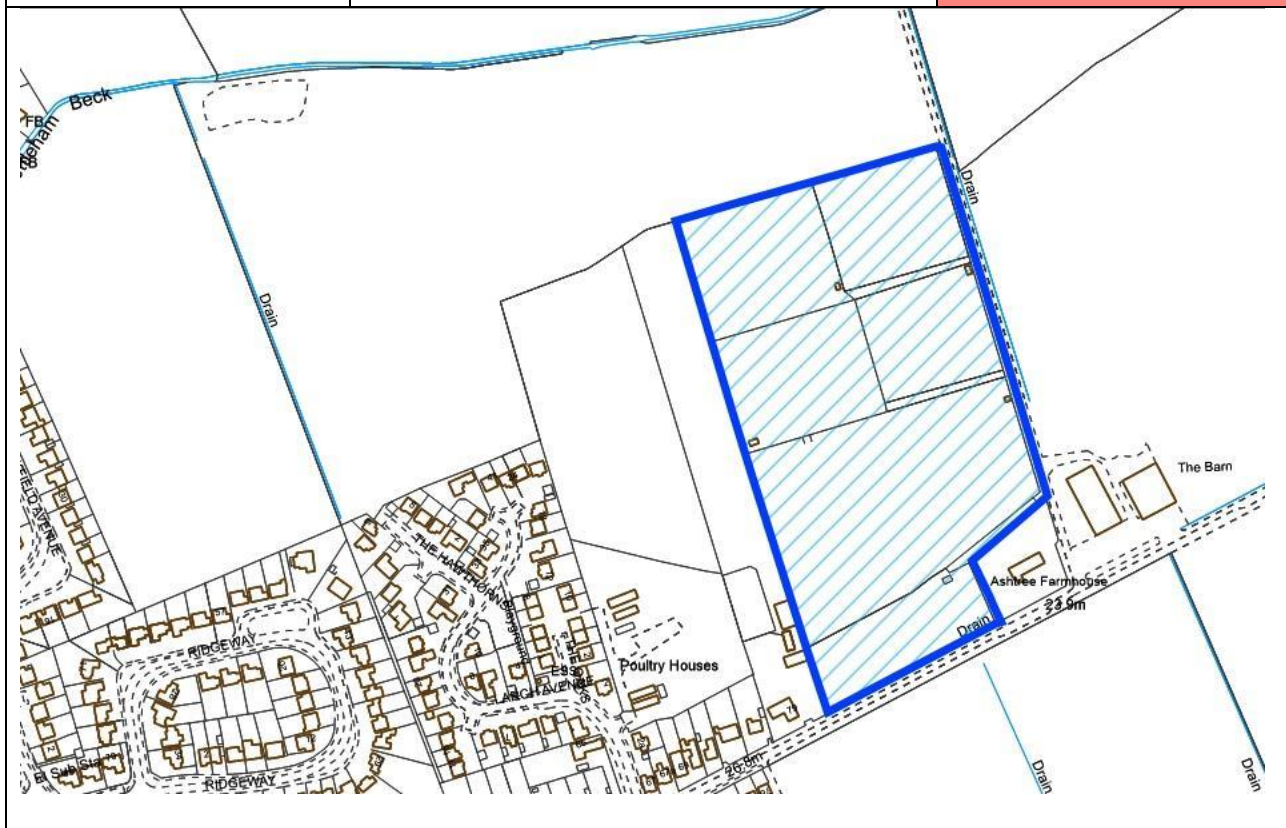
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Site appears to be 'land locked' with no obvious access points. Details of proposed access points required to enable the Highways Authority to make further comment. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverable - Part of 011 contains the beck and will not accommodate housing - Nettleham Parish Council object to site on grounds of sensitive landscape, topography and flood risk 	<ul style="list-style-type: none"> - Site considered to retain core shape and form when taken together with existing neighbouring allocation (NHAM/018). - Development of the site provides opportunity to address flood risk issues and improve connectivity with NHAM/018.

Ref: WL/NHAM/012	Site Address: Land north of Sudbrooke Lane, Nettleham	Status: Rejected
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Size(ha): 5.13	Current use: Paddock
Indicative capacity: 96	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is land to the north of Sudbrooke Lane comprising fields. There are farm buildings to the east and fields to the north and south.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint of the village and extends into countryside. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The S/E of the site abutts a working farm with potential for noise, dust, odour and contamination whereas the S/W of the site abutts a stables with similar potential			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area	R		

Built Environment, Heritage and Landscape

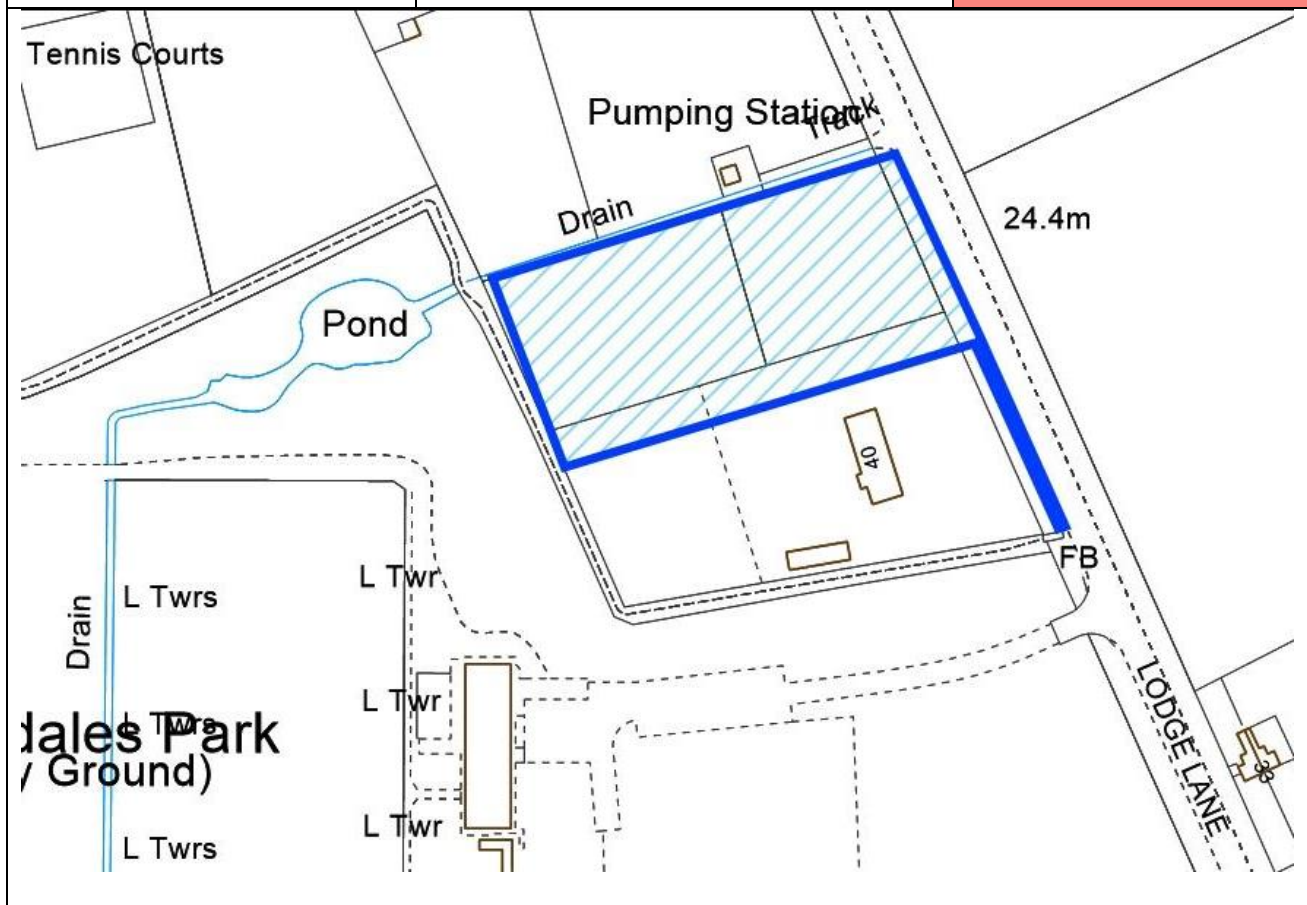
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Will require carriageway widening and pedestrian links.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed available and deliverable	

Ref: WL/NHAM/013	Site Address: Land at and adjacent to 40 Lodge Lane, Nettleham	Status: Rejected
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Size(ha): 0.74	Current use: Paddock
Indicative capacity: 16	Brownfield/Greenfield: Mixed
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is located to the west of Lodge Lane. There is a new housing development to the north of the site and sports ground to the west and south.</p> <p>Conclusion:</p> <p>The site is some distance from the services and facilities within the village and extends the built frontage along Lodge Lane. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area		Yes	

Built Environment, Heritage and Landscape

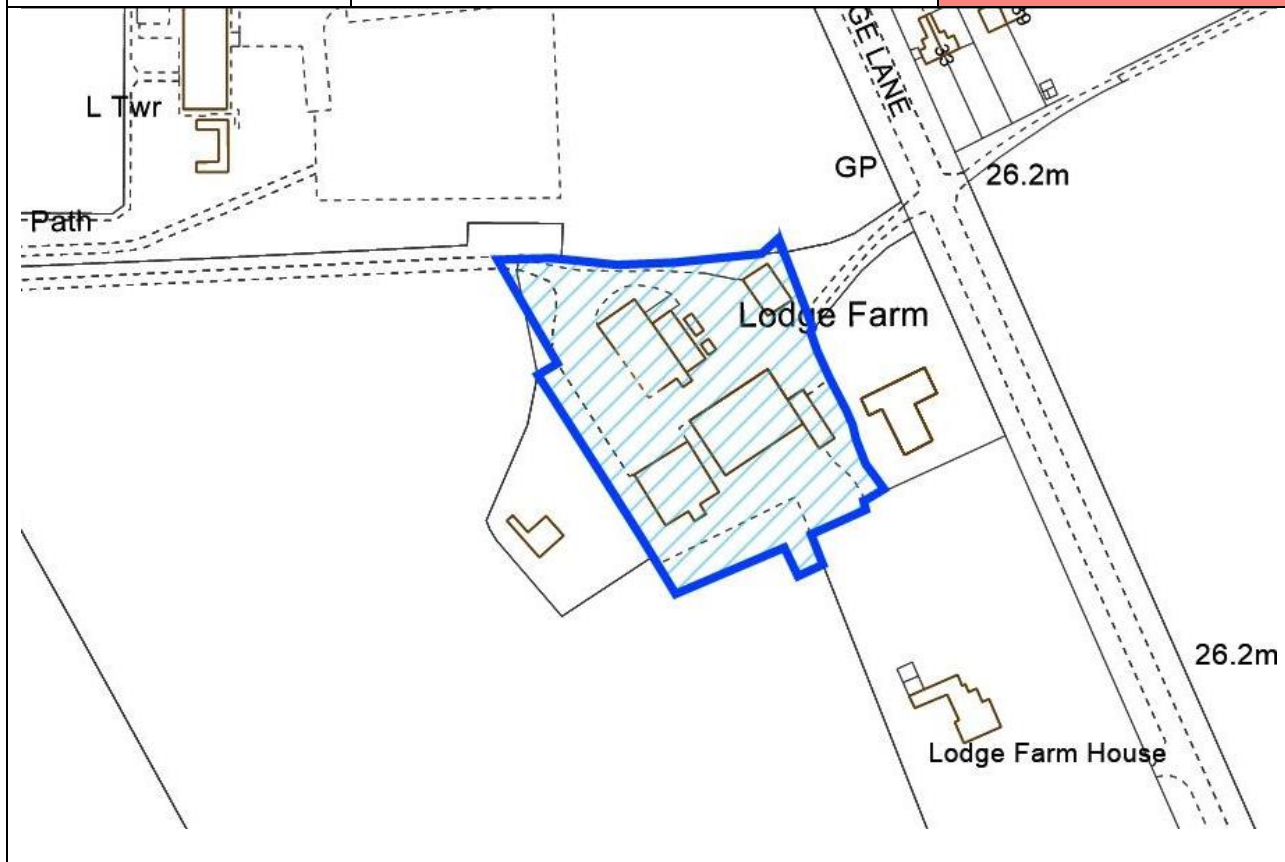
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/014	Site Address: Lodge Farm, Lodge Lane, Nettleham	Status: Rejected
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Size(ha): 0.74	Current use: Farm Yard
Indicative capacity: 19	Brownfield/Greenfield: Brownfield
Hierarchy (new): Countryside	

Summary:

The site contains farm buildings to the west of Lodge Lane. To the north is a sports fields and to the south a single dwelling.

Conclusion:

The site is detached from the built footprint and away from services and facilities within the village. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

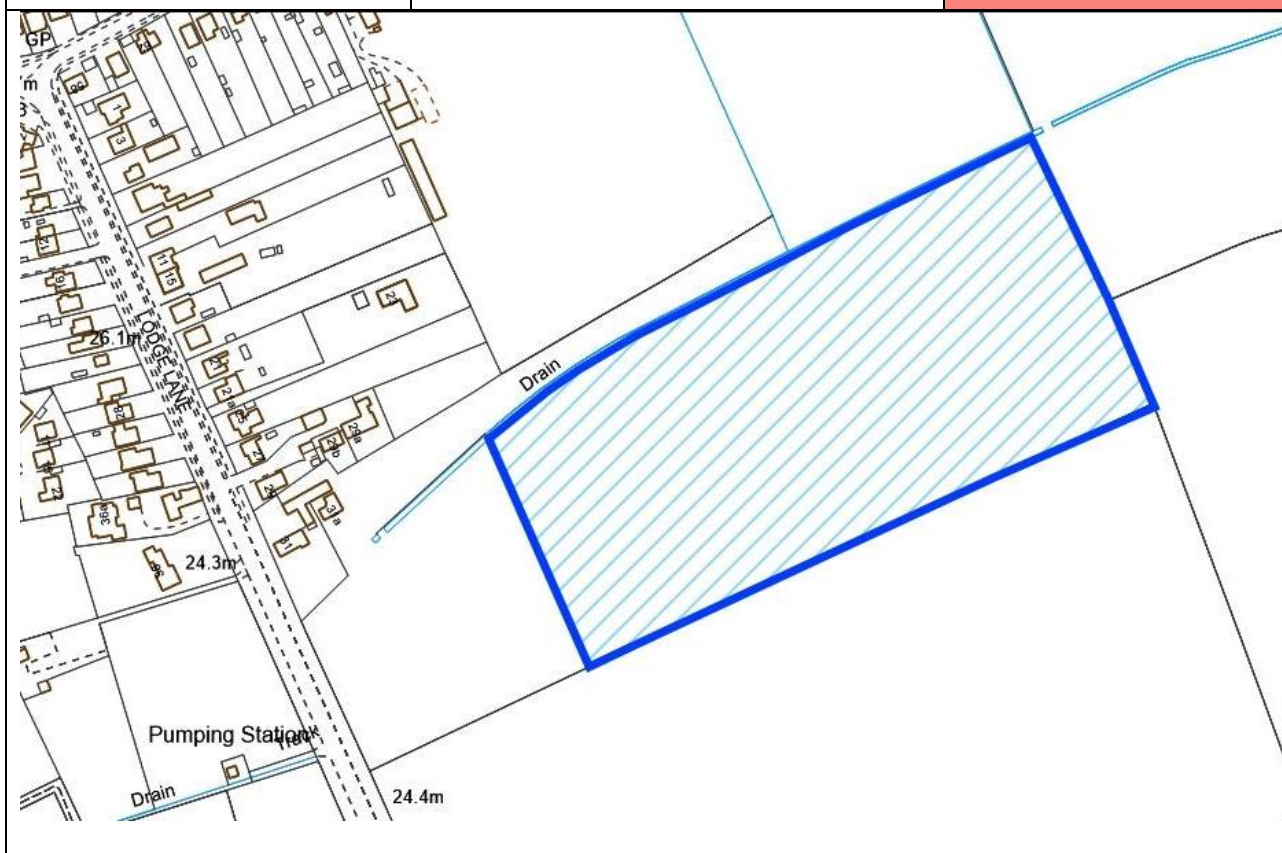
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/015	Site Address: Land to the east of Lodge Lane, Nettleham	Status: Rejected
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Size(ha): 4.27	Current use: Agricultural
Indicative capacity: 80	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is to the east of Lodge Lane, set back from the highway by a field. There are fields to the north, east and south of the site. The northern boundary of the site is within Flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is detached from the built footprint and constrained by a lack of access and flood risk. Other sites preferred.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site abutts the Nettleham Beck and the northern third is in flood zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

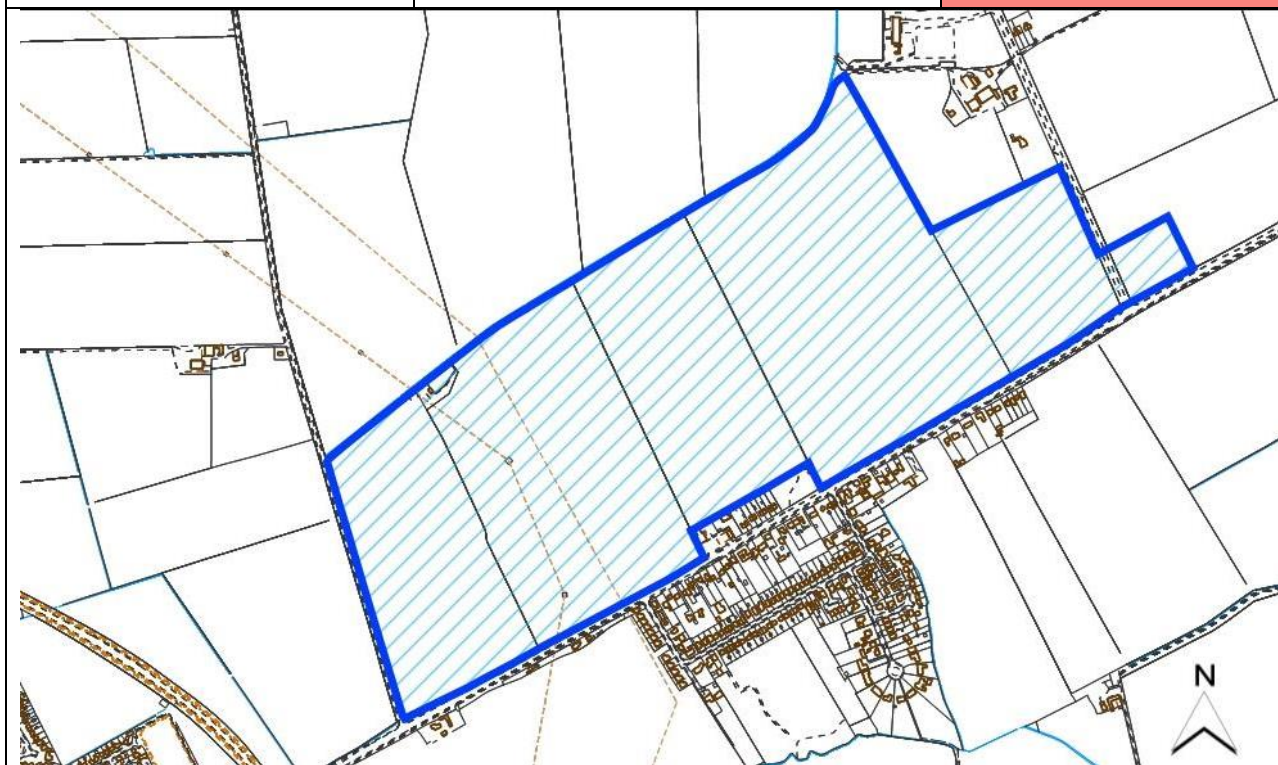
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No direct access to highway. Cannot come forward without WL/NHAM/030. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/016	Site Address: Land north of Wragby Road East, North Greetwell	Status: Rejected
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Size(ha): 76.15	Current use: Agricultural
Indicative capacity: 914	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is a large area of fields to the north of Wragby Road East. Greetwell is to the south of the site. There are fields to the north of the site and the bypass is to the west of the site.

Conclusion:

The site is detached from the built footprint and would be a large extension into the countryside with impacts on setting and character. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

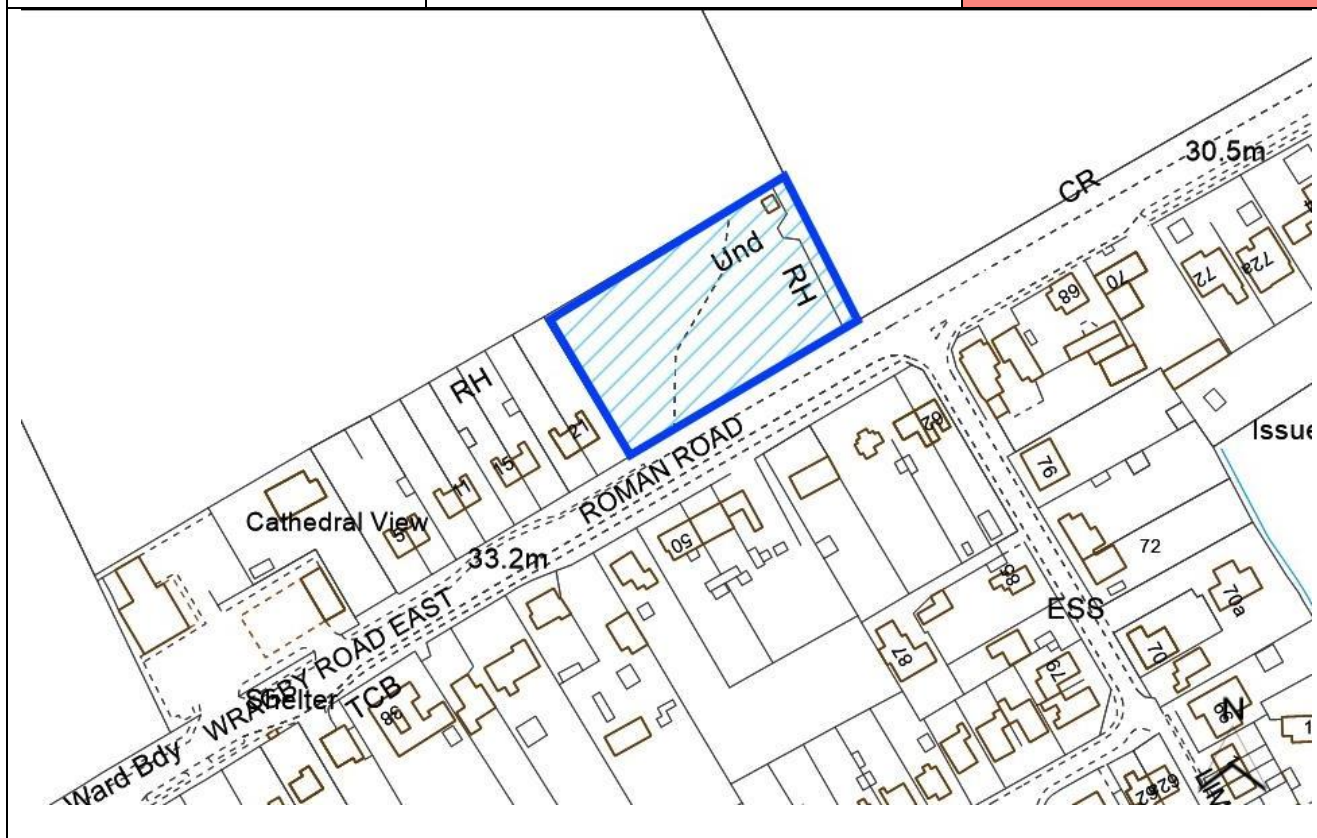
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed available	

Ref: WL/NHAM/017	Site Address: The Paddock, Wragby Road, Lincoln, LN2 4RA	Status: Rejected
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Size(ha): 0.42	Current use: Paddock and Stabling
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is a small area of land to the north-east of properties on Wragby Road East in Greetwell.</p> <p>Conclusion:</p> <p>The site is of limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

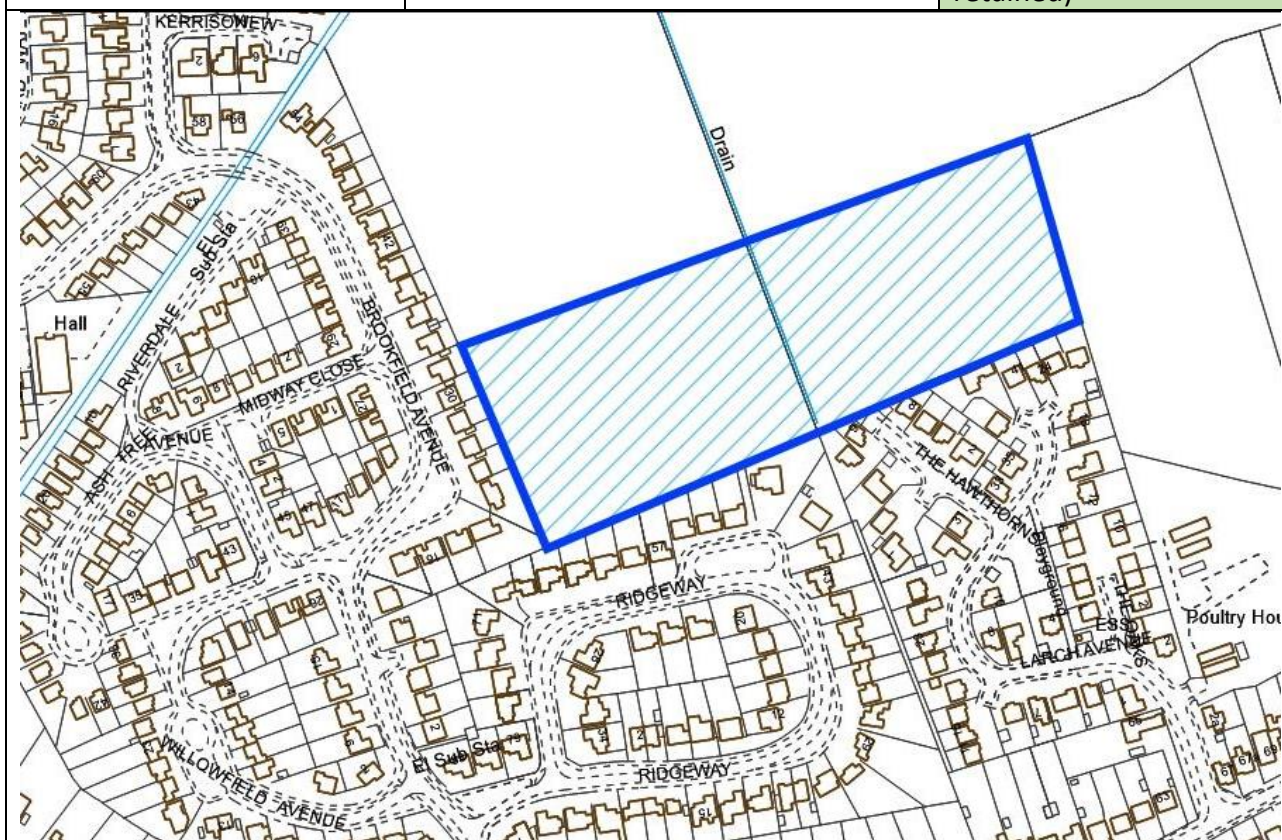
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Not proposed as housing allocation	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/018	Site Address: Land north of The Hawthorns, Nettleham	Status: Allocate (Existing allocation to be retained)
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Size(ha): 2.79	Current use: Agricultural
Indicative capacity: 63	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.</p> <p>Conclusion:</p> <p>The site relates well to the shape and form of the village and is located for access to local services and those within Lincoln city centre. The site is an existing allocation with planning permission for up to 63no dwellings, proposed to be retained.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

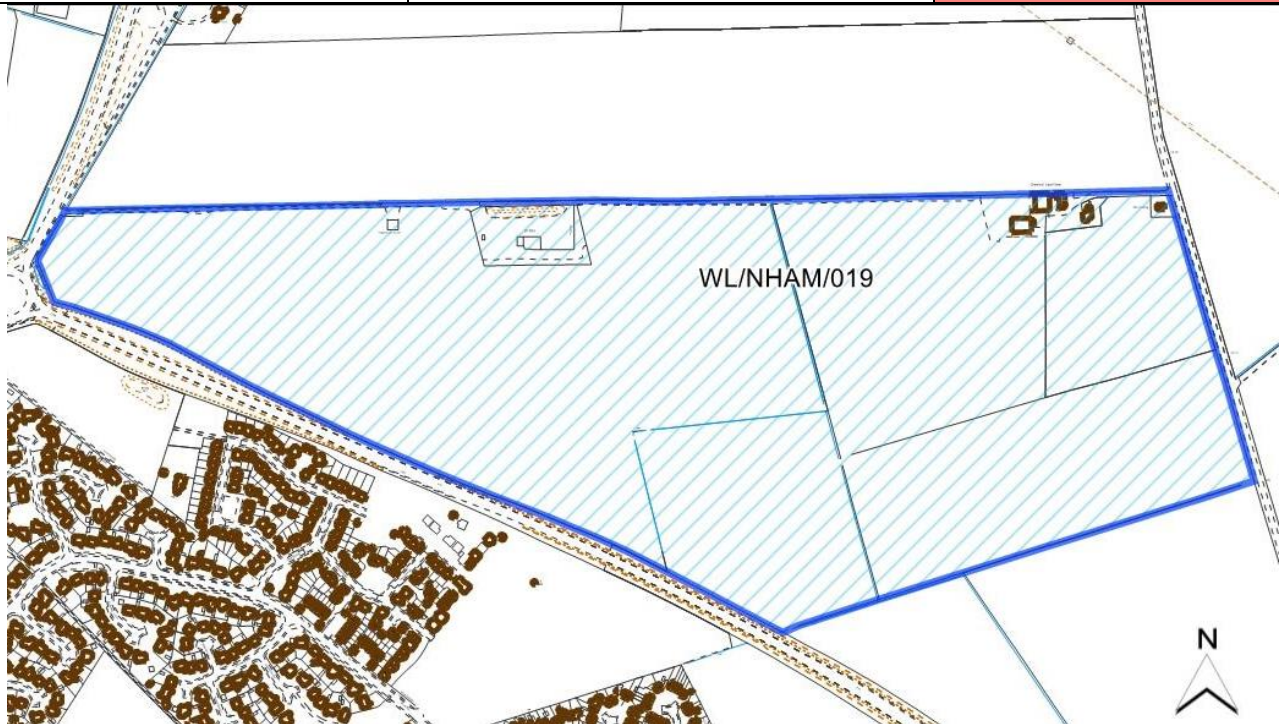
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access from High Leas acceptable. A Transport Statement should be provided.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/019	Site Address: Land north of A15 and east of A46, Lincoln	Status: Rejected
		
Size(ha): 42.40	Current use: Agricultural	
Indicative capacity: 1018	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>The site is agricultural fields to the north of the A15 Lincoln Bypass. There are fields to the north and east of the site. The site is within the green wedge.</p> <p>Conclusion:</p> <p>The site is outside of the bypass, detached from the built footprint of both Lincoln and Nettleham and within the Green wedge. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The South West of the site bounds the A158 and brings potential for noise. There is an oil well to the North of the site with the potential for noise and contamination as well as a communication mast that would warrant H&S data.			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
No access to bypass (A158) permitted, access to Nettleham Road difficult due to proximity to roundabout, small site frontage and 3rd party land needed to mitigate roundabout. Major impact on highway capacity or safety. Significant public transport improvements to Lincoln and major improvements at Nettleham Road /Bypass roundabout required	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/020	Site Address: Land east of Lodge Lane, north of no.40, Nettleham	Status: Rejected
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Size(ha): 1.38	Current use: Agricultural
Indicative capacity: 29	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site extends away from the built footprint along Lodge Lane. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Increased potential for Radon Gas apparent (3-5%). Lack of clarity apparent as to boundary and included area, however nothing of significance apparent south of WL/NHAM/013			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

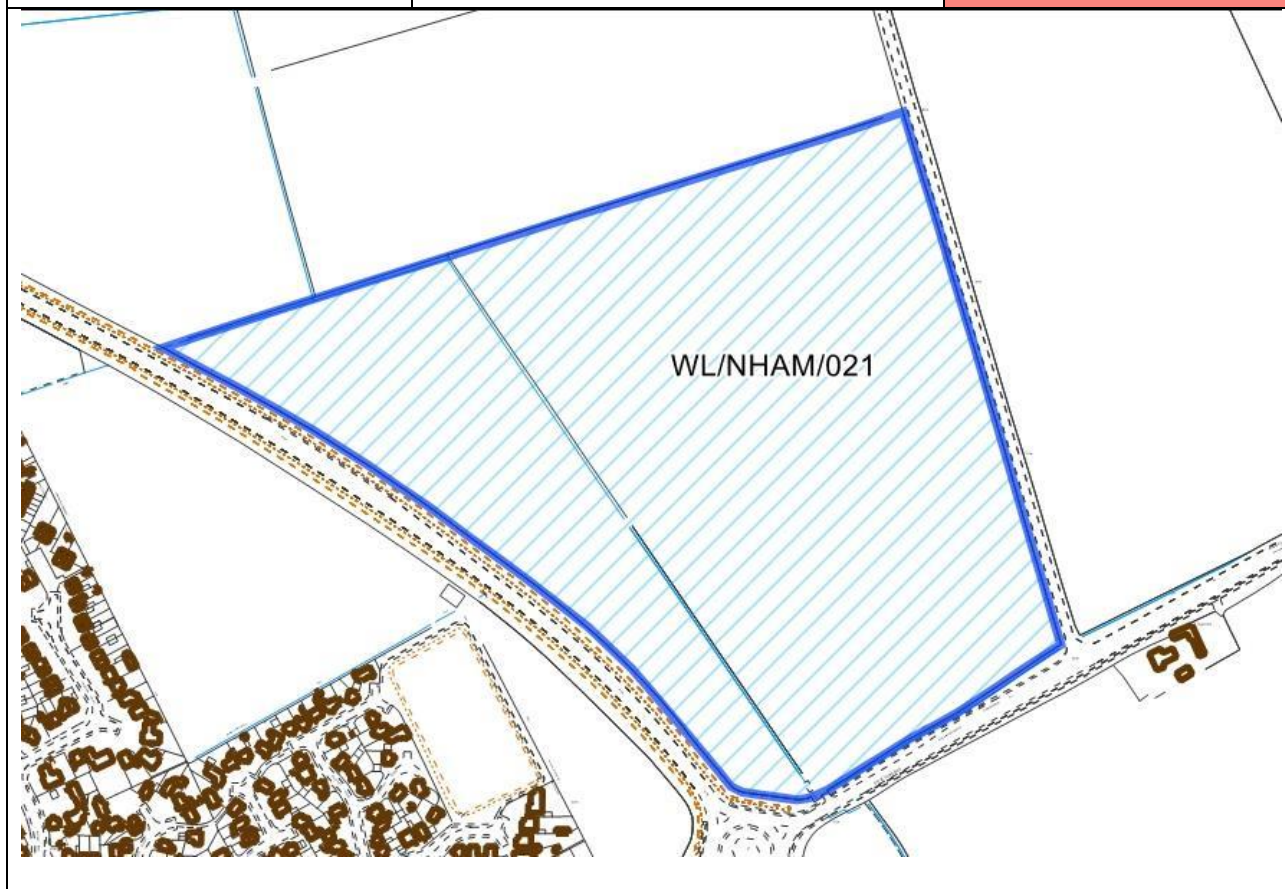
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/021	Site Address: Land north of A15, north east of Wragby Road East, Nettleham	Status: Rejected
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Size(ha): 15.89	Current use:
Indicative capacity: 358	Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area	

Summary:

The site is agricultural land to the north of the Lincoln Bypass. There are fields to the north and east of the site. The site is located within the Green wedge.

Conclusion:

The site is detached from both Lincoln and Nettleham and located in the countryside. It is constrained by the location within the green wedge. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

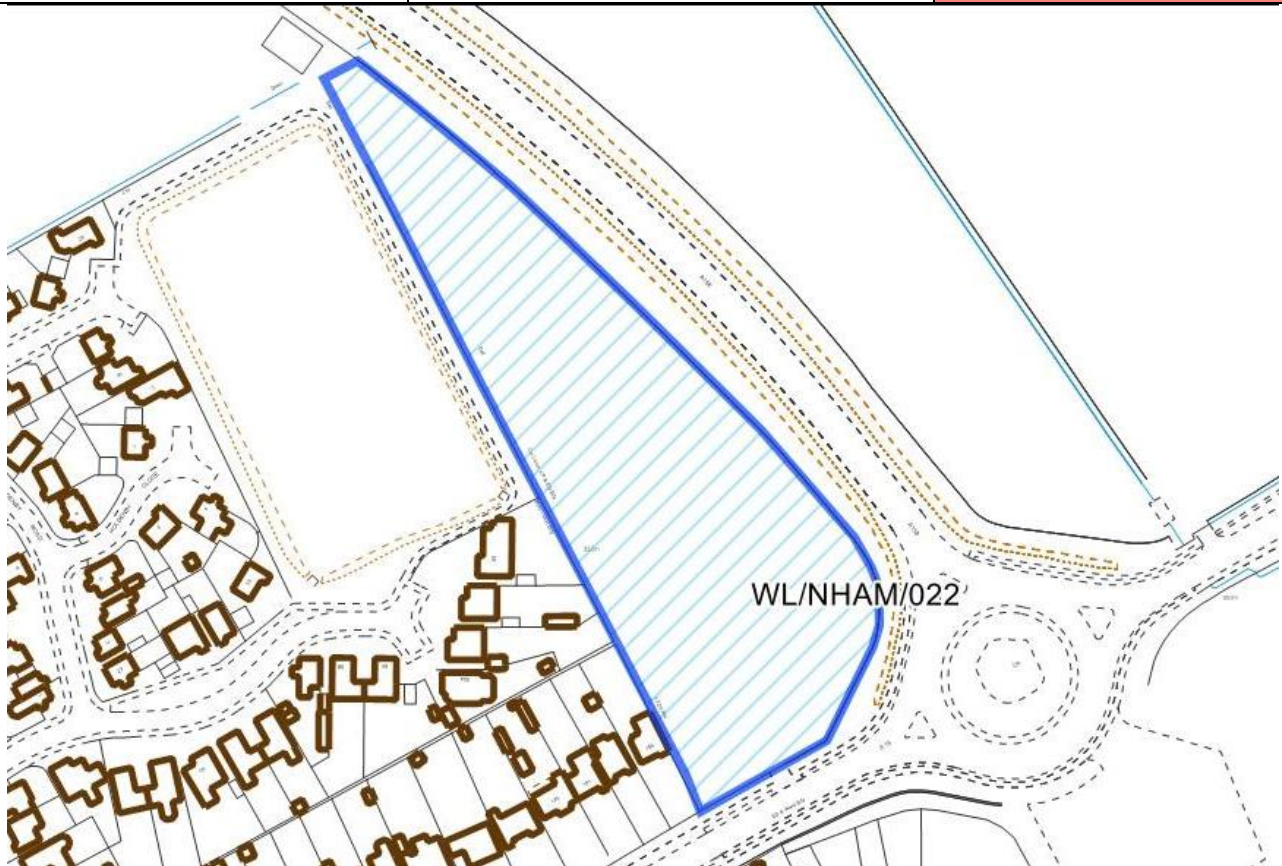
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/022	Site Address: Land south of A15, east of Lilford Road,	Status: Rejected
		
Size(ha): 1.20	Current use:	
Indicative capacity: 41	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>The site is a small area of land between existing development and the A15 Lincoln Bypass road. There is an area of open space and dwellings to the west of the site.</p> <p>Conclusion:</p> <p>The site is constrained by the proximity to the roundabout and lack of suitable access. Other sites are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Source Protection Zones 2 & 3. Predictive surface water flood mapping suggests that the whole of the site is at various levels of risk with most of the site at either medium or high risk.			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access required would be very close to roundabout, may require significant improvement. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/023	Site Address: Land east of Scothern Road, north of Lechler Close, Nettleham	Status: Rejected
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Size(ha): 0.53	Current use: Agricultural
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site would result in frontage, linear development. The site forms part of a larger site (see NHAM/024 and NHAM/24A). Other sites are preferable

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

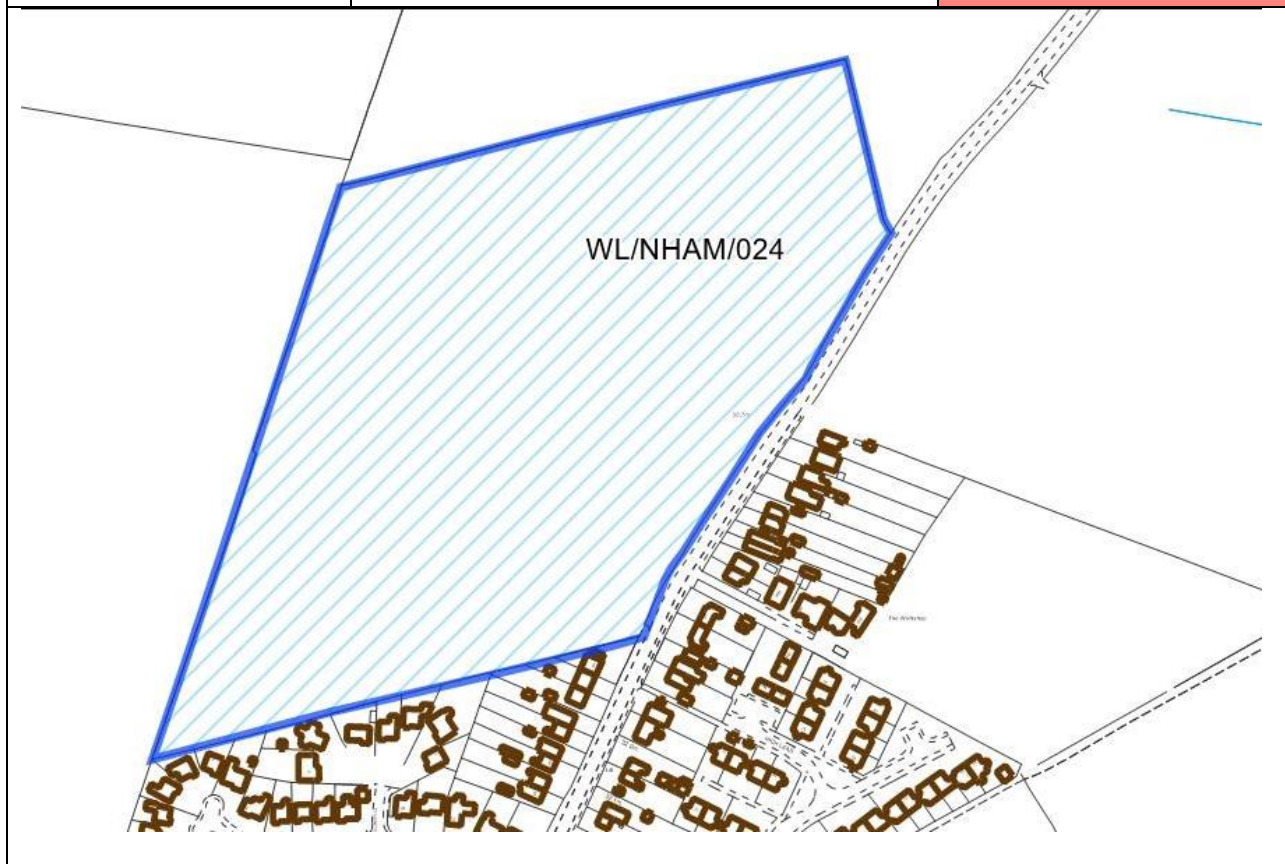
Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/024	Site Address: Land north of Lechler Close, Nettleham	Status: Rejected
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Size(ha): 6.81	Current use: Agricultural
Indicative capacity: 128	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site is a relatively unconstrained site, close to existing development. The site area extends into countryside further than existing built footprint on Scothern Road. Other sites preferable (see NHAM/024A).

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

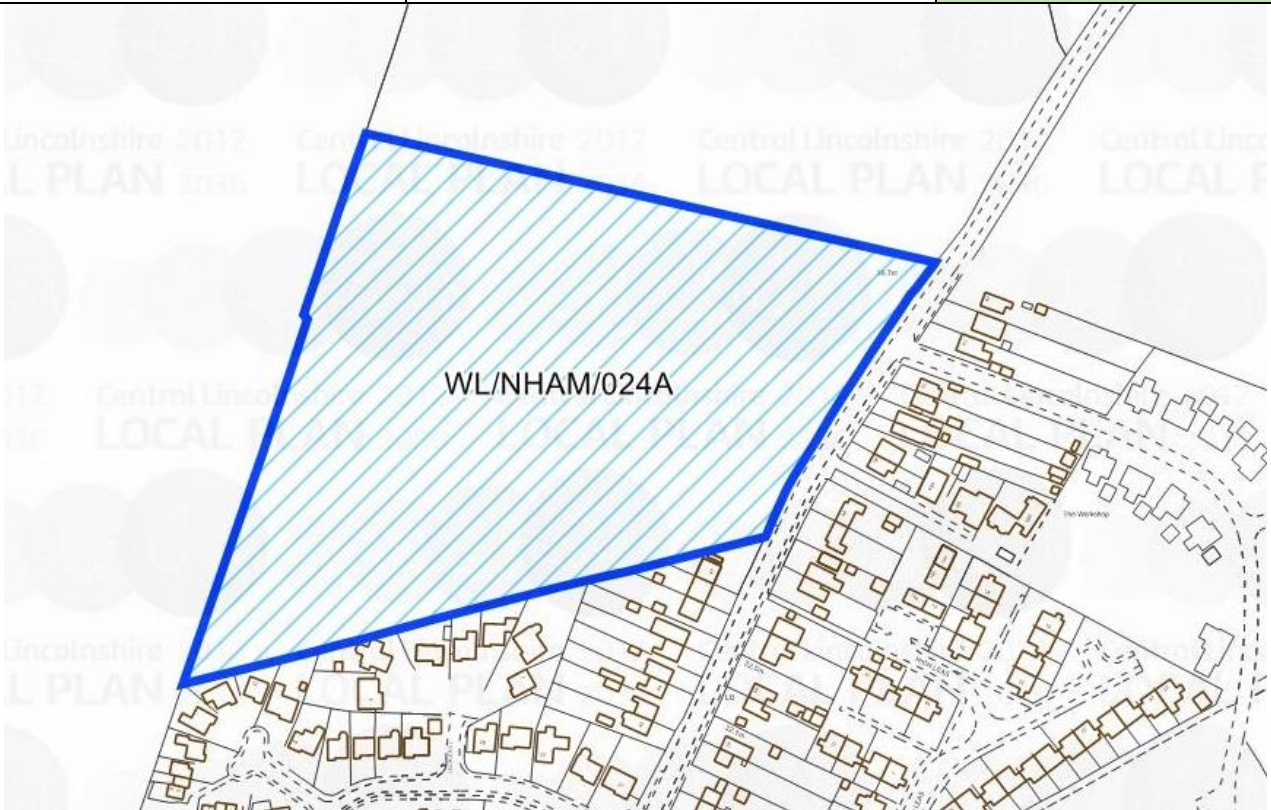
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Nettleham Parish Council object to the site – planning permission refused	- Not proposed to be allocated, see NHAM/024A.

Ref: WL/NHAM/024A	Site Address: Land north of Lechler Close, Nettleham	Status: Allocate (New site without planning permission)
		
Size(ha): 3.85		Current use: Agricultural
Indicative capacity: 72		Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages		Availability: Confirmed via HELAA 2019, suggests delivery in 0-5 years and controlled by land agent
<p>Summary:</p> <p>This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.</p> <p>Conclusion:</p> <p>The site is a relatively unconstrained site, close to existing development. The site is well located to access village services and those within Lincoln city centre. The site area has been amended from NHAM/024 to better reflect the existing built line on Scothern Road. Proposed to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No further comments. Pedestrian links required. Site at risk of surface water flooding (as per NHAM/024)	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> No comments received Nettleham Parish Council object to the site NHAM/024 – planning permission refused 	<ul style="list-style-type: none"> NHAM/024A is a reduced site area to better retain shape and form of village and reduce impact on countryside.

Ref: WL/NHAM/025	Site Address: Land west of Aima Court and north of Lechler Close, Nettleham	Status: Rejected
		
Size(ha): 15.92	Current use: Agricultural	
Indicative capacity: 299	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.</p> <p>Conclusion:</p> <p>The site is a relatively unconstrained site, close to existing development. Would require access through a neighbouring site. The site boundary extends beyond the existing footprint on Scothern Road. Other sites preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway - can only be delivered after WL/NHAM/024 or WL/NHAM/026. Cotton Smith Way estate is all cul-de-sacs - if detached garages were demolished it could create vehicular/ pedestrian access.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/025A	Site Address: Land west of Aima Court and north of Lechler Close, Nettleham	Status: Rejected
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Size(ha): 7.81	Current use:
Indicative capacity: 147	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site is a relatively unconstrained site, close to existing development. Would require access through a neighbouring site. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

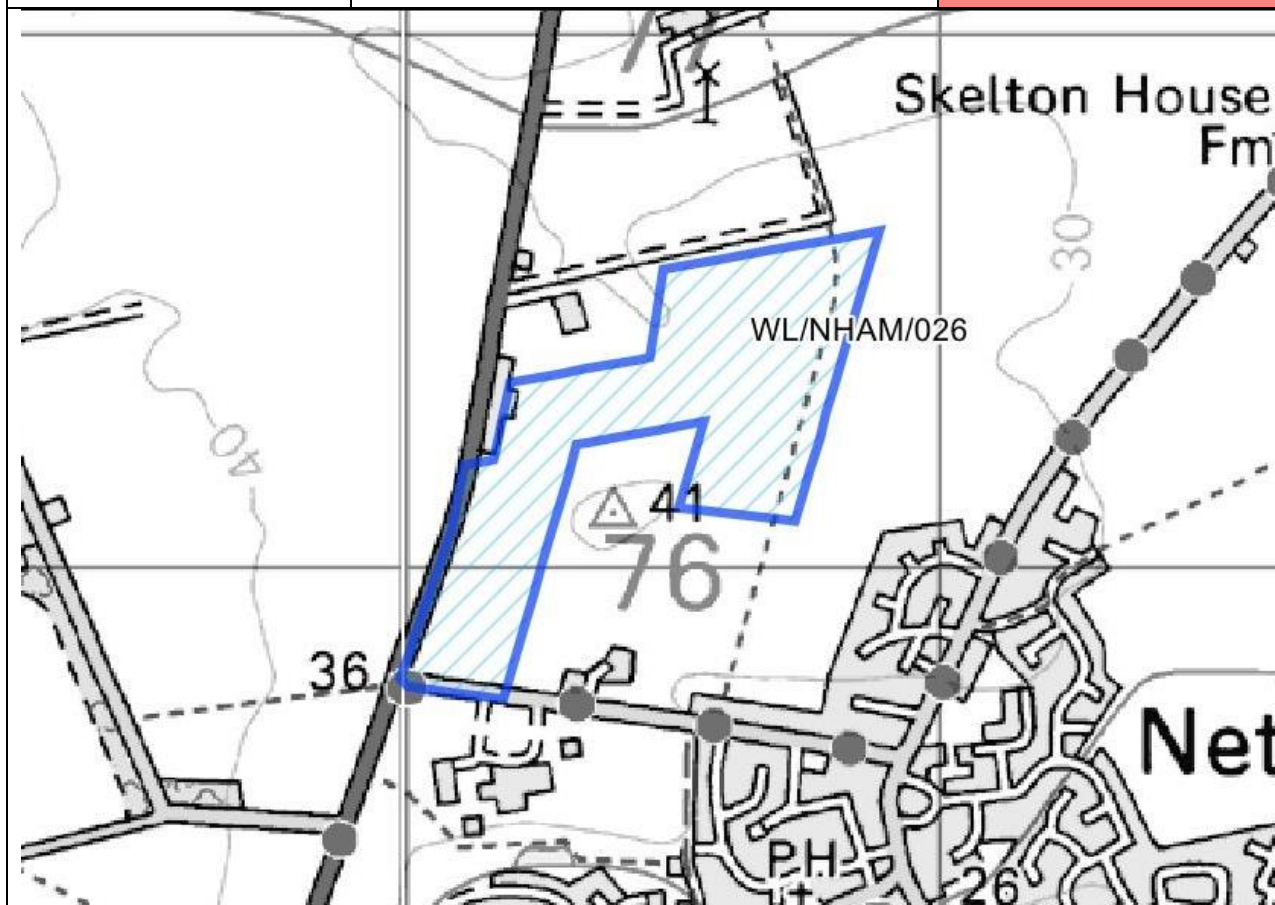
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. The site includes an area which is recorded in the Lincolnshire Historic Environment Record as have produced cropmarks indicative of possible barrows (burial mounds) and other activity. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
As per NHAM/025	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/026	Site Address: Land east of A46, north of Deepdale Lane, Nettleham	Status: Rejected
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Size(ha): 28.08	Current use: Agricultural
Indicative capacity: 421	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site is detached from the built footprint of the village and extends into open countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for noise and other nuisance for abutting industrial/commercial park to the south			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

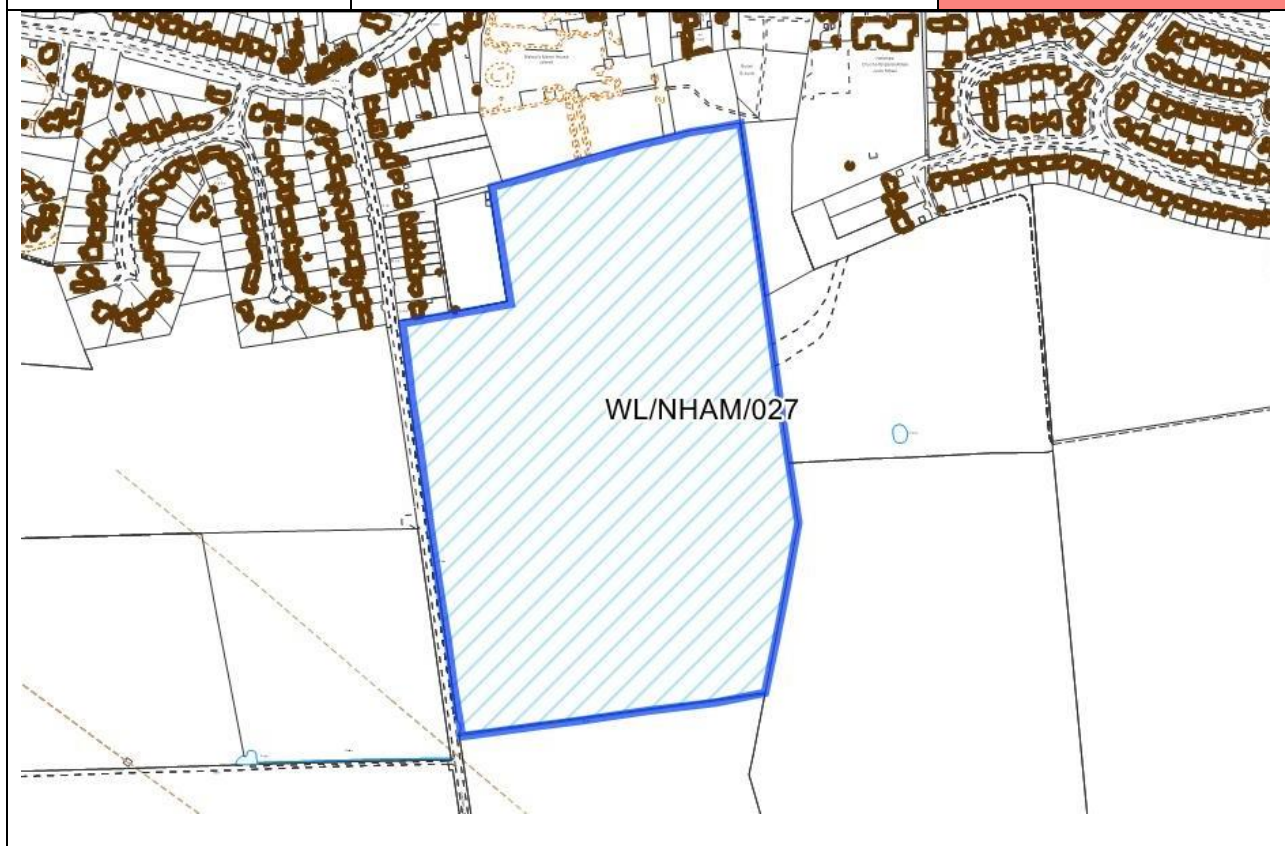
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Site access possible on A46. Major impact on highway capacity or safety. Significant public transport improvements to Lincoln and major improvements at Nettleham Road /Bypass roundabout required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed available	

Ref: WL/NHAM/027	Site Address: Land east and south-east of 31 Greetwell Road	Status: Rejected
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Size(ha): 15.93	Current use: Agricultural
Indicative capacity: 299	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site extends away from built footprint and forms the setting of the Conservation Area, Scheduled Ancient Monument and green wedge.

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Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	edge of site
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in source Protection Zones 2 & 3, increased potential for Radon Gas apparent (3-5%)			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Within 500m	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Yes	AGLV	no
Green Wedge/Settlement break	Within 500m		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway to be provided to link to existing footway on Greetwell Lane. A S.106 contribution for £3,500 will be required for a possible speed limit reduction. Other mitigation works may be required following assessment of the TA & TP.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/028	Site Address: Land south of Beech Avenue, west of Greetwell Road, Nettleham	Status: Rejected
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Size(ha): 5.02	Current use: Agricultural
Indicative capacity: 94	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site extends away from the built footprint and is within the Green wedge. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in source Protection Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway to be provided to link to existing footway on Greetwell Lane. A S.106 contribution for £3,500 will be required for a possible speed limit reduction. Other mitigation works may be required following assessment of the TA & TP.	

Ref: WL/NHAM/029	Site Address: Land rear of Lodge Farm House, Lodge Lane	Status: Rejected
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Size(ha): 5.13	Current use: Agricultural
Indicative capacity: 96	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site is detached from then built footprint and is constrained by a lack of access. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Increased potential for Radon Gas apparent (3-5%). Potential for nuisance noise, odour and dust from farming activities			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

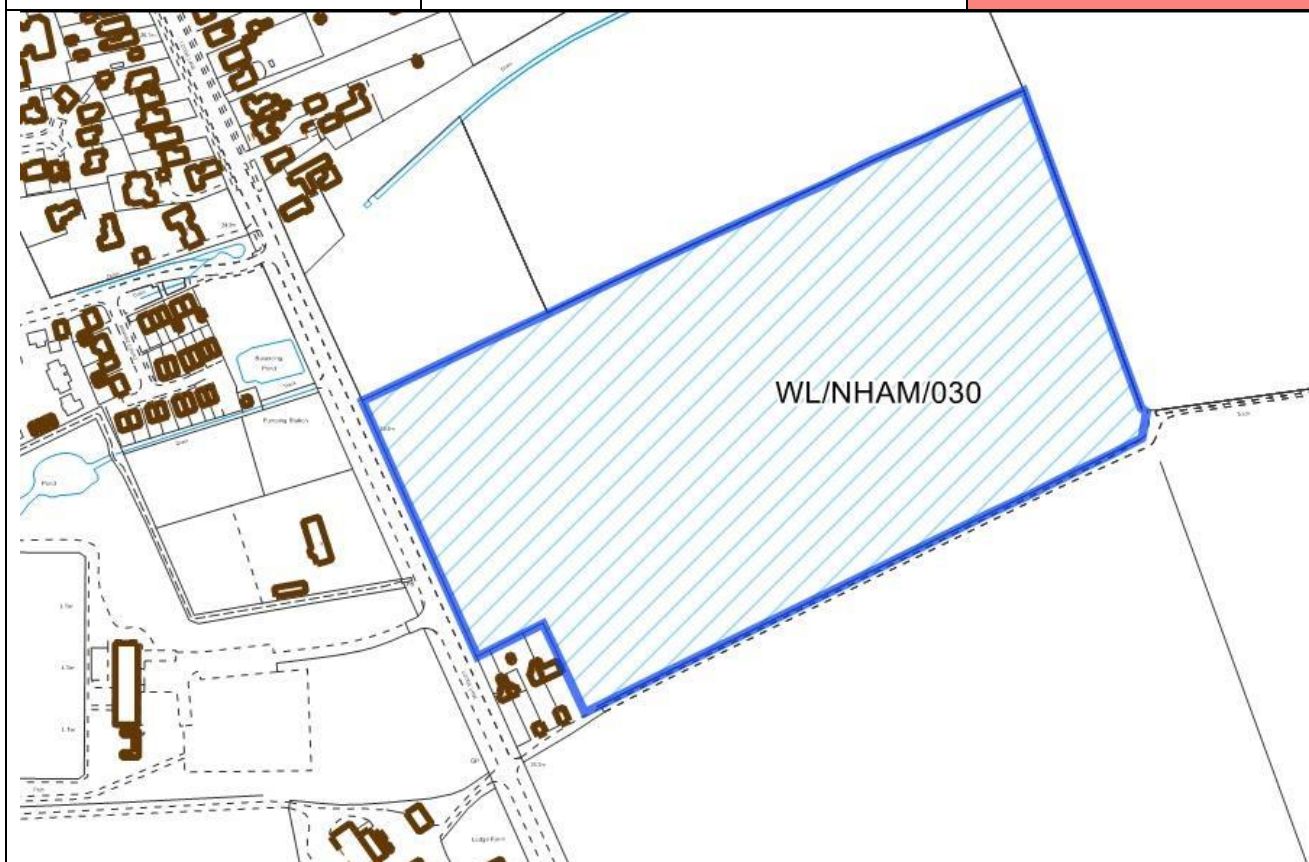
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway. Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/030	Site Address: Land east of Lodge Lane, adjacent no. 39, Nettleham	Status: Rejected
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Size(ha): 8.88	Current use: Agricultural
Indicative capacity: 167	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is an arable field that is fairly flat with pylons running through it. There are hedgerows along the south, west and east boundaries and running through the middle of the site, and the northern boundary runs through the middle of a field. There are arable fields to the north, paddocks to the east and housing estates to the south and west.

Conclusion:

The site is detached from the built footprint and extends into open countryside. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Increased potential for Radon Gas apparent (3-5%).			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

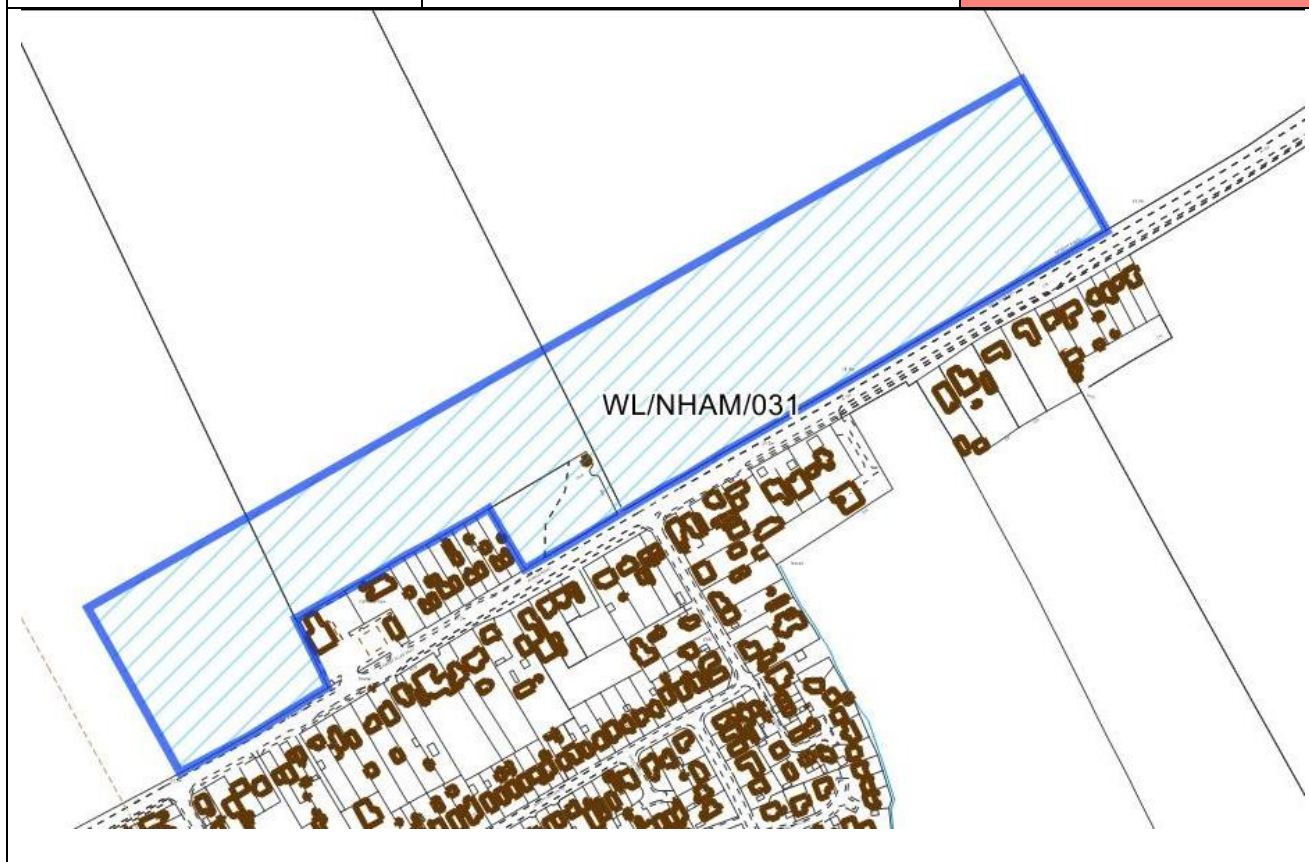
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site at risk of surface water flooding. Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/031	Site Address: Land north of Cathedral View, Wragby Road East, North Greetwell	Status: Rejected
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Size(ha): 9.50	Current use:
Indicative capacity: 143	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is a large area of fields to the north of Wragby Road East. Greetwell is to the south of the site. There are fields to the north of the site and the bypass is to the west of the site.

Conclusion:

The site is detached from the built footprint and would be a large extension into the countryside with impacts on setting and character. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Bounds a Filling Station with consequential potential for contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

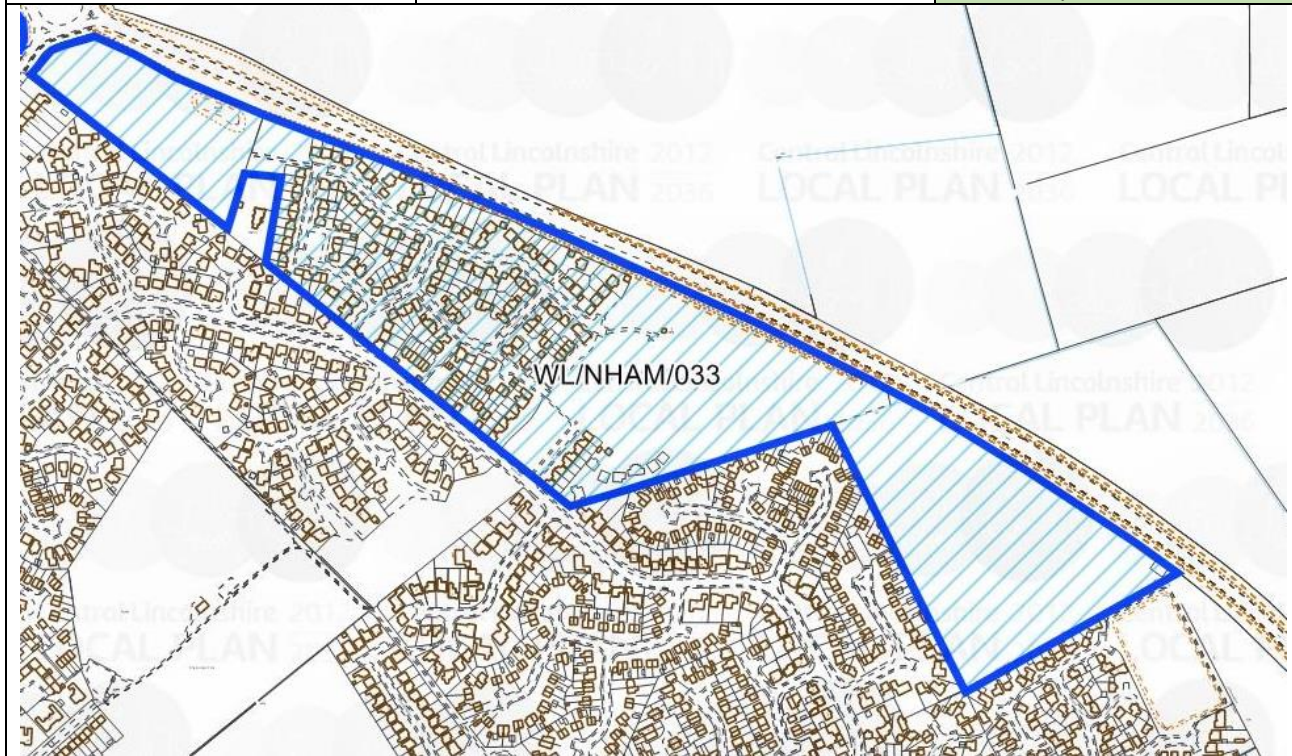
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Nettleham Parish Council – previously allocated as older persons accommodation, designation should be retained	

Ref: WL/NHAM/033	Site Address: Land north of Wolsey Way, Lincoln	Status: Allocate (Existing allocation to be retained)
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Size(ha): 16.56	Current use:
Indicative capacity: 173 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area	
<p>Summary:</p> <p>The site comprises of land to the north of existing development off Wolsey Way and the Lincoln Bypass road to the north. The site would infill land between the bypass and existing development. It is well places to access local services and those within Lincoln City centre.</p> <p>Conclusion:</p> <p>The site is an existing allocation under construction. Proposed to be retained.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

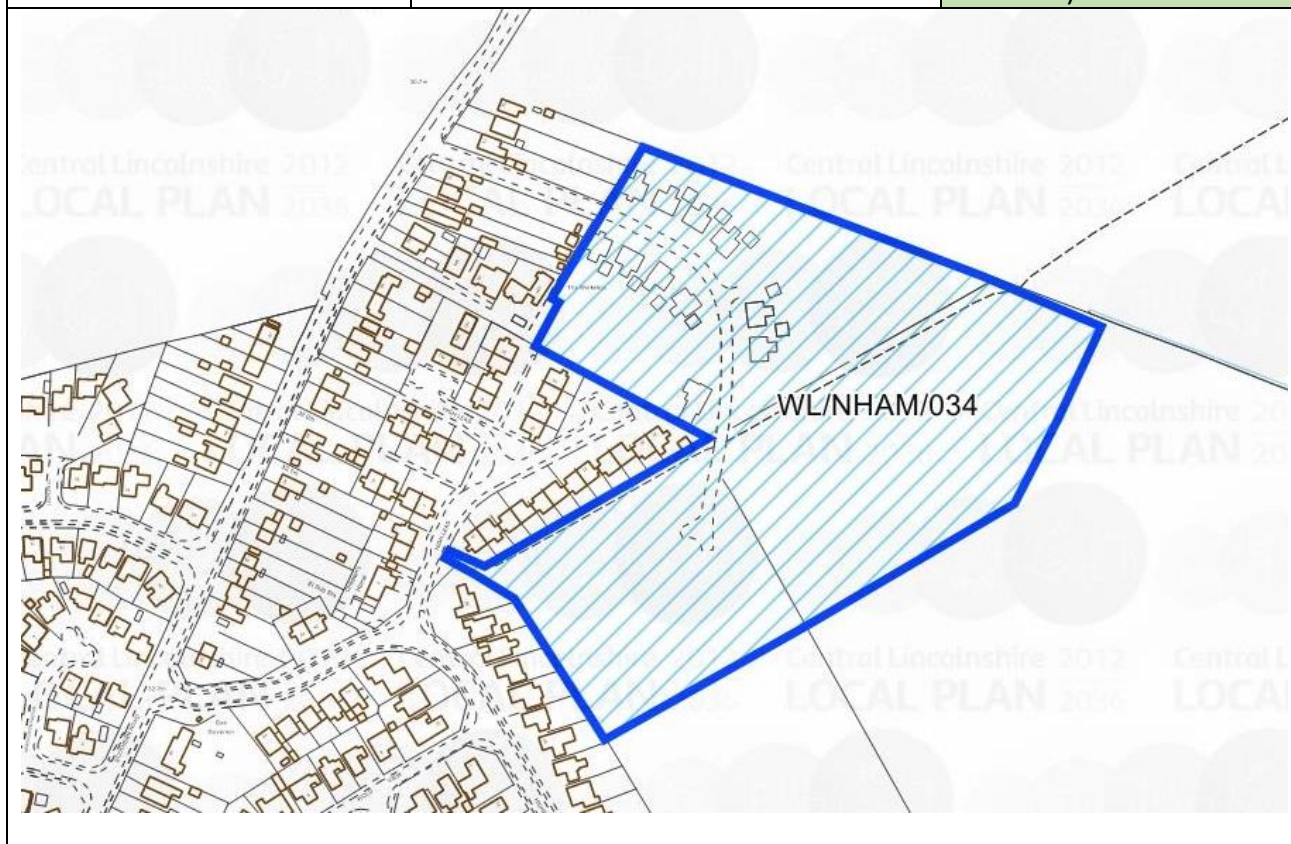
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/NHAM/034	Site Address: Land off High Leas, Nettleham	Status: Allocate (Existing allocation to be retained)
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Size(ha): 4.42	Current use:
Indicative capacity: 48 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is land off High Leas. There are fields to the north and east of the site and existing dwellings to the west and south-west. The site respects the core shape and form of the settlement and has access to local services and those within Lincoln City centre.

Conclusion:

The site is an existing allocation with planning permission for 68no dwellings, currently under construction. Proposed to be retained.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

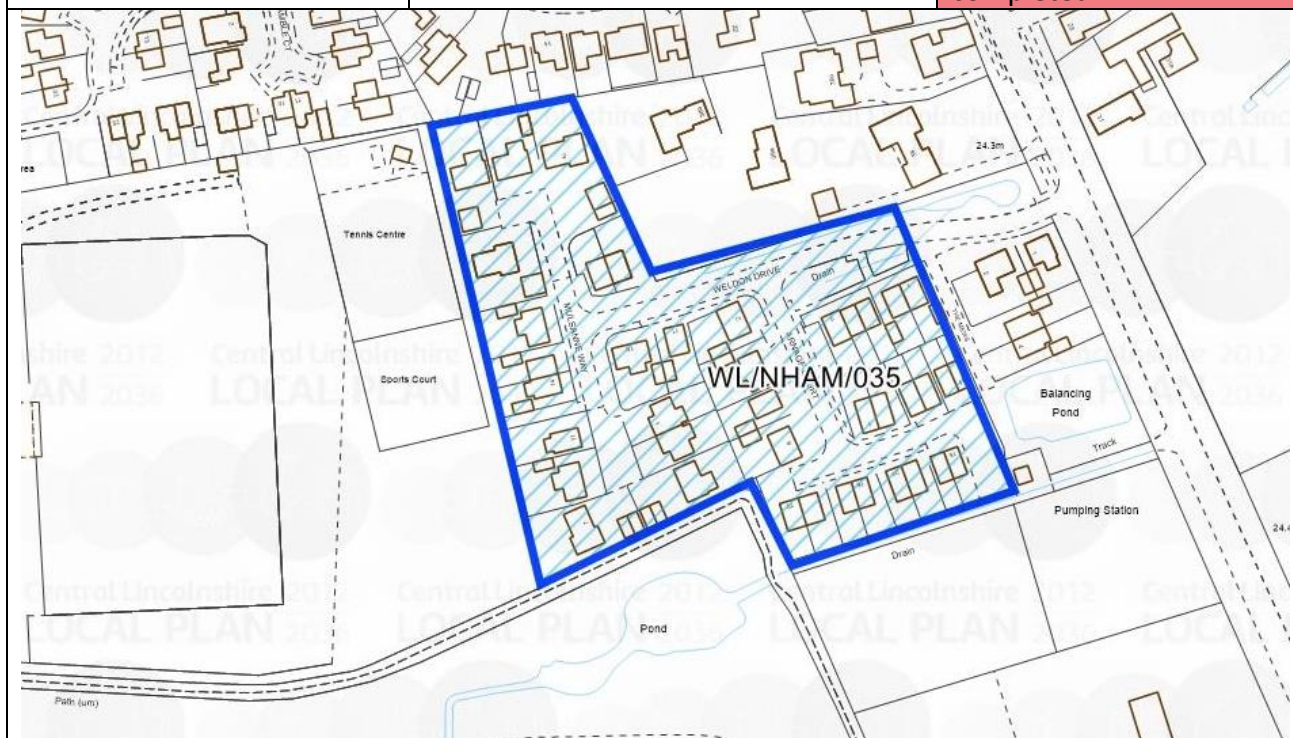
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has existing planning conditions to require the archaeological monitoring of groundworks targeting areas revealed during previous evaluation.			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/NHAM/035	Site Address: Land of Lodge Lane, Nettleham	Status: Existing Allocation - completed
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Size(ha): 1.55	Current use:
Indicative capacity: 44	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is land to the west of Lodge Lane. There are existing dwellings to the north and sports fields to the west and south.</p> <p>Conclusion:</p> <p>The site is an existing allocation which is now completed.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

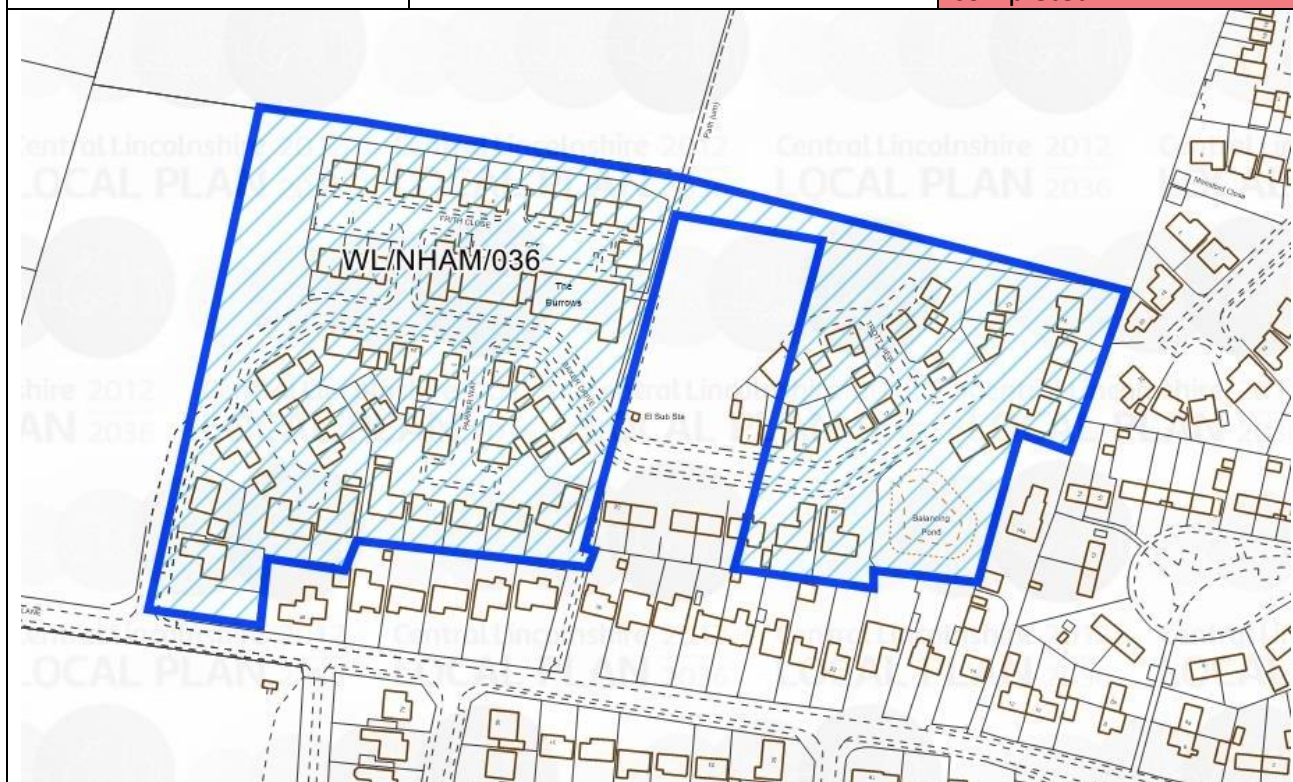
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NHAM/036	Site Address: Land at Deeplane Lane, Nettleham	Status: Existing Allocation - completed
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Size(ha): 3.77	Current use:
Indicative capacity: 86	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is land to the north of Deepdale Road and west of existing dwellings.

Conclusion:

The site is an existing allocation which is now completed.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

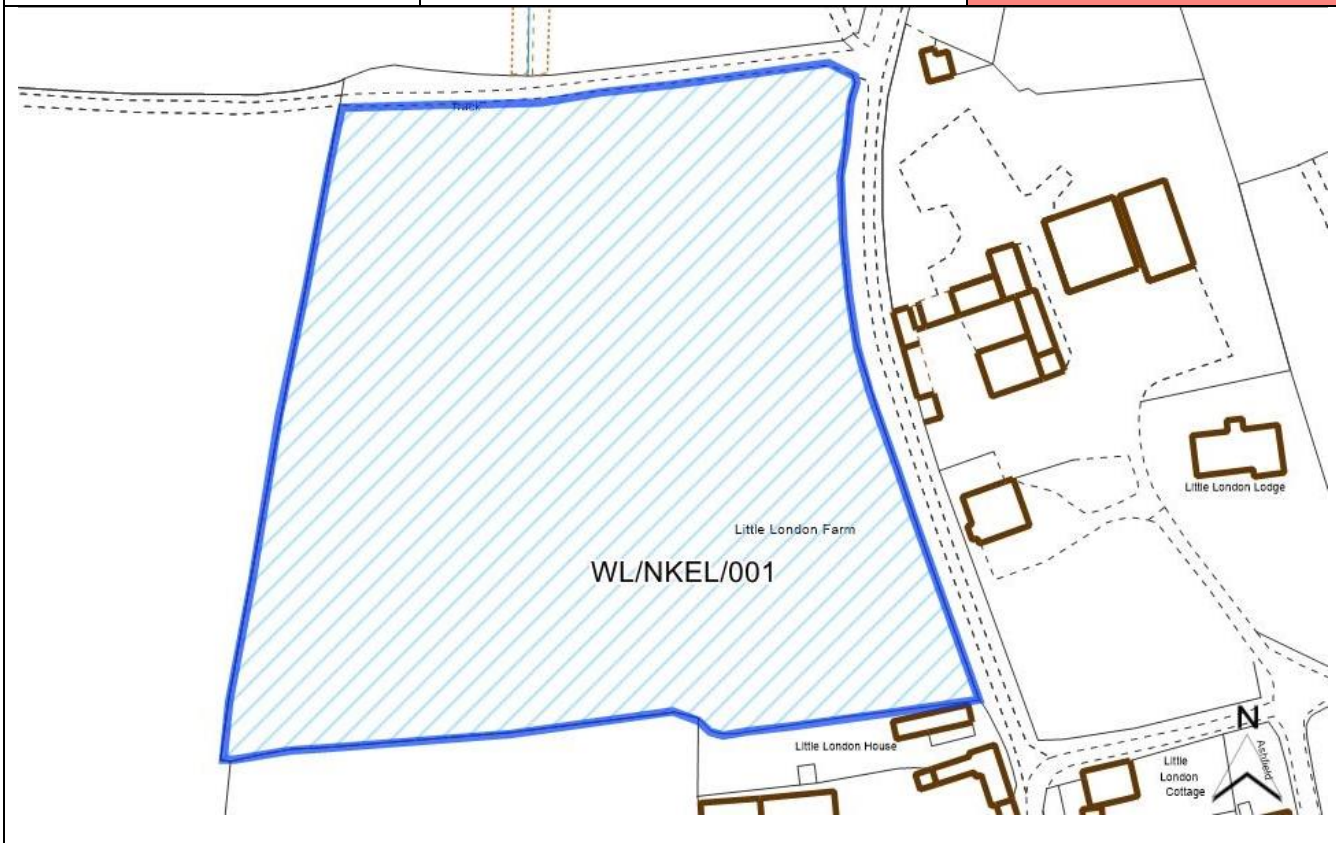
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Missing from appendix E	- Sites under construction are excluded

North Kelsey

Ref: WL/NKEL/001	Site Address: Land west of Little London Lane, north of Little London House	Status: Rejected
		
Size(ha): 2.37	Current use:	
Indicative capacity: 36	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is agricultural land to the north of Little London House and west of Little London Farm. There are fields to the west and north of the site.</p> <p>Conclusion:</p> <p>The site extends into open countryside and is constrained by a lack of suitable access.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The N/W corner of the site has potential for surface water flooding whereas the East and South of the site have potential for nuisance noise, odour and dust from farm related activities			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

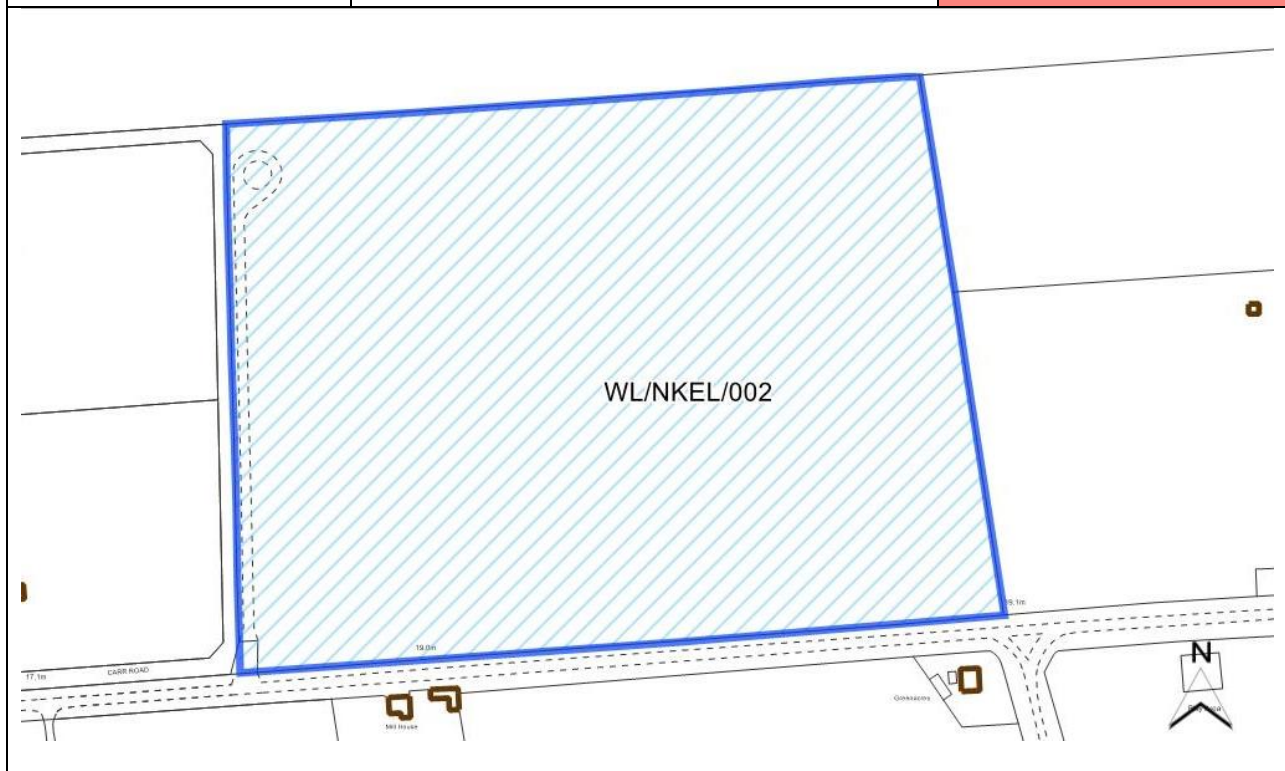
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Improvements to local highway network required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NKEL/002	Site Address: Land north of Carr Lane, North Kelsey	Status: Rejected
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Size(ha): 6.67	Current use:
Indicative capacity: 100	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is located off Carr Lane, to the west of the village. There are fields to the north, east and west of the site.

Conclusion:

The site is detached from the village and located in the countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

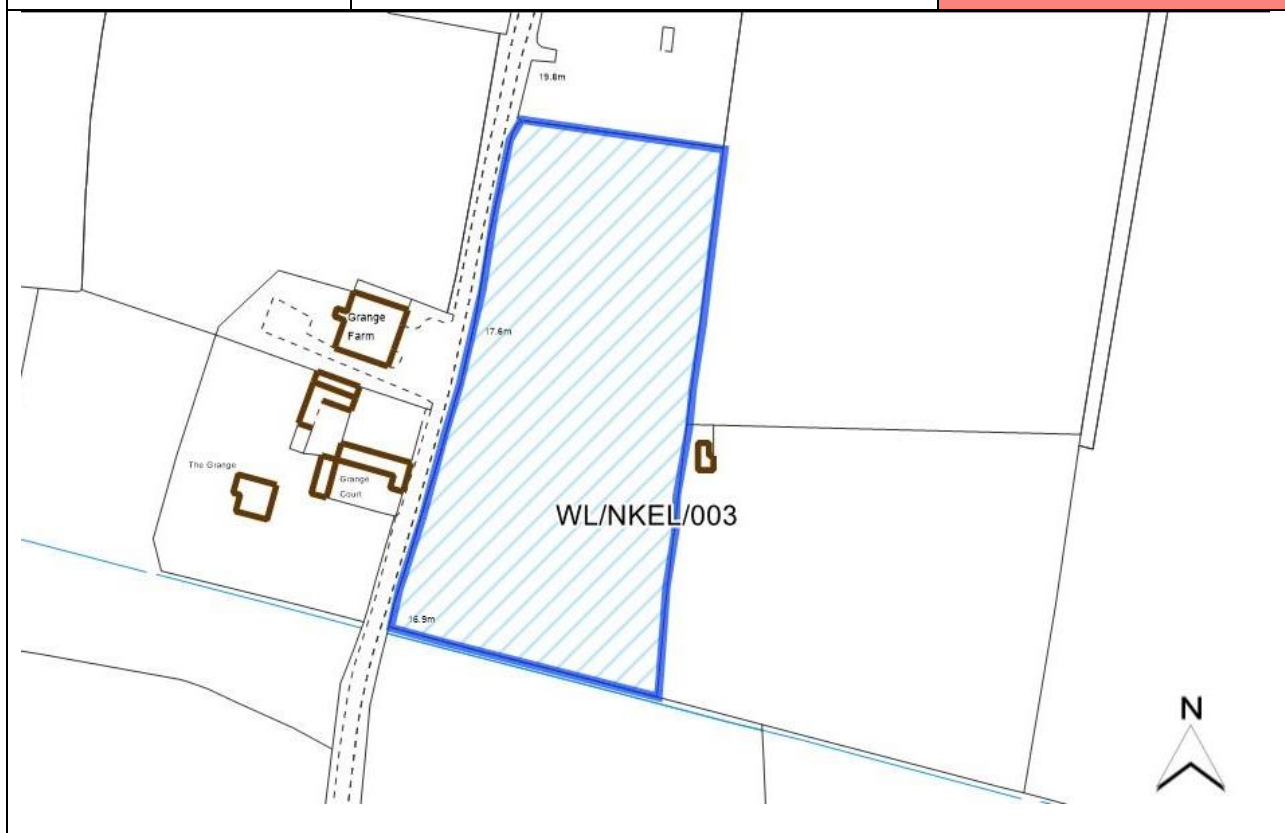
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Carr Road will require widening and pedestrian links. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NKEL/003	Site Address: Land east of Grange Lane, opp The Grange, North Kelsey	Status: Rejected
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Size(ha): 1.26	Current use:
Indicative capacity: 21	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the south of the village and east of Grange Farm. There are fields to the north, east and south of the site. There is a Scheduled Ancient Monument to the west of the site.

Conclusion:

The site is detached from the built footprint and extends into the countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The southern third of the site is variously in Flood Zones 2 or 3 and/or mapped as having potentially increased risk of surface water flooding. There is also potential for nuisance noise, odour and dust from an adjacent farm			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

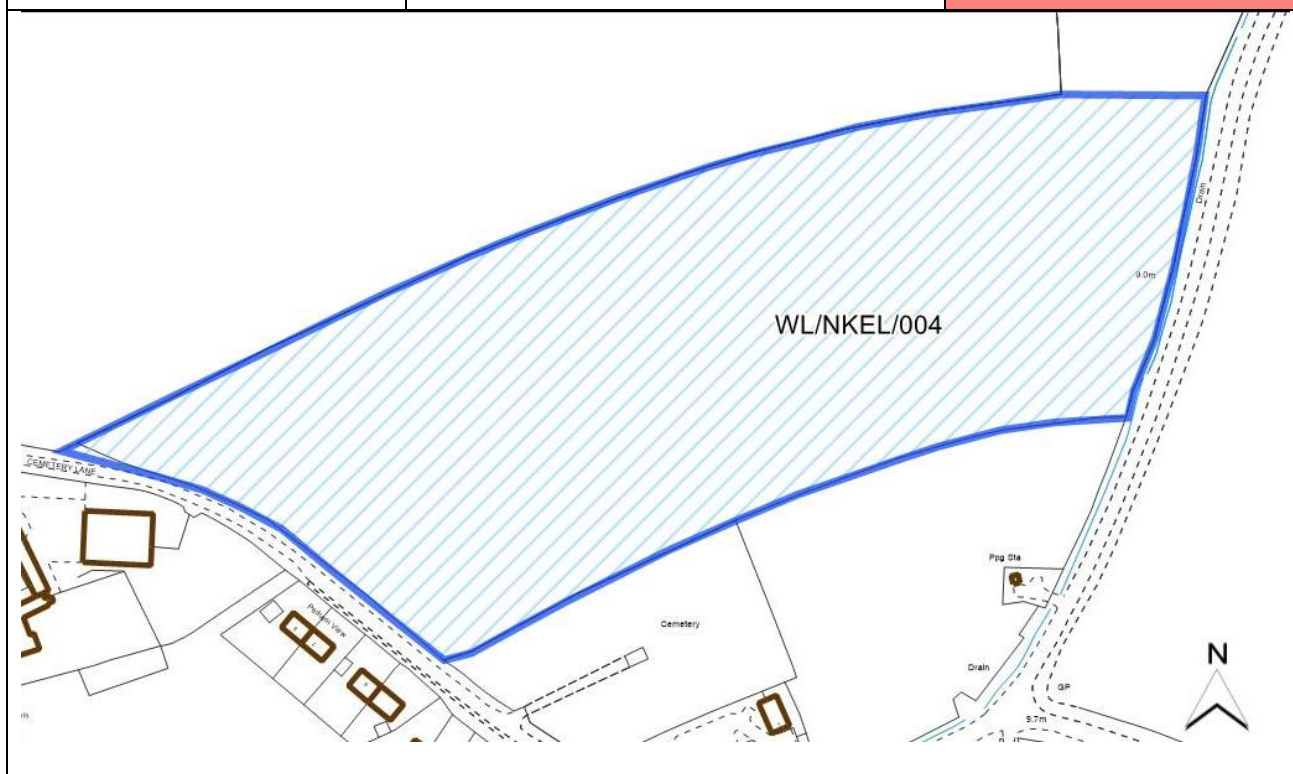
Scheduled Ancient Monument	Within 500m	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
No capacity for pedestrian provision to the site. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NKEL/004	Site Address: Land east of Cemetery Lane, north of Cemetery, North Kelsey	Status: Rejected
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Size(ha): 3.78	Current use: Agricultural
Indicative capacity: 57	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the east of Cemetery Lane. There is a cemetery to the south of the site and fields to the north.

Conclusion:

The site extends away from the built footprint and would impact on setting and character of the village. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is potential for nuisance noise, odour and dust from farming activities to the West of the site, for contamination from a cemetery to the south and from former use in relation to sewage and former infrastructure (apparent brownfield land) to the south of the site (east of the cemetery). Also for increased potential of surface water flooding of the site at its Eastern end.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

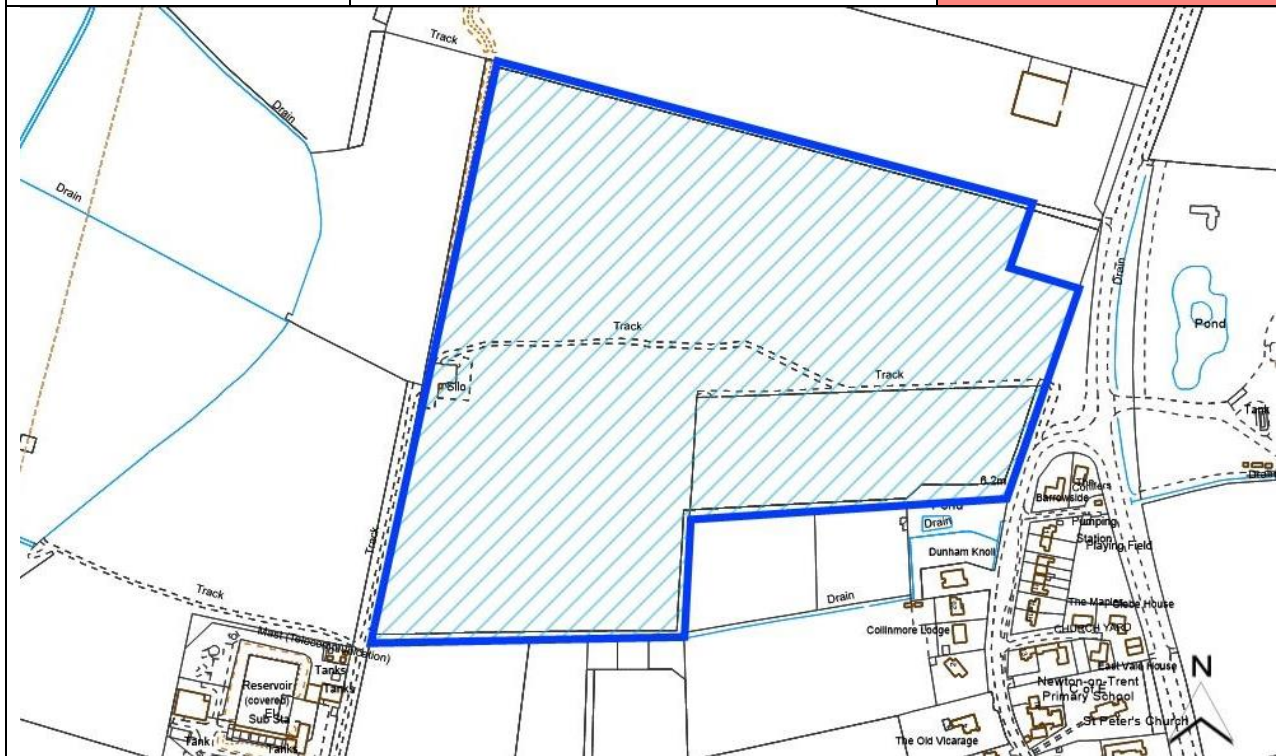
Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Road widening and pedestrian links required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Newton on Trent

Ref: WL/NOT/001	Site Address: Land West of High Street, Newton on Trent	Status: Rejected
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Size(ha): 16.87	Current use:
Indicative capacity: 253	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary: The site is agricultural land to the west of High Street. There is a track through the site. The site is within flood zone 2 and partially within flood zone 3.</p> <p>Conclusion: The site is a large extension into the open countryside and is constrained by the location within flood zone 2 and 3. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The whole of the site is in either Flood Zone 2 or three. The SW corner of the site is in close proximity to Source protection zones 1 and 1c and is in Zone 2c			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

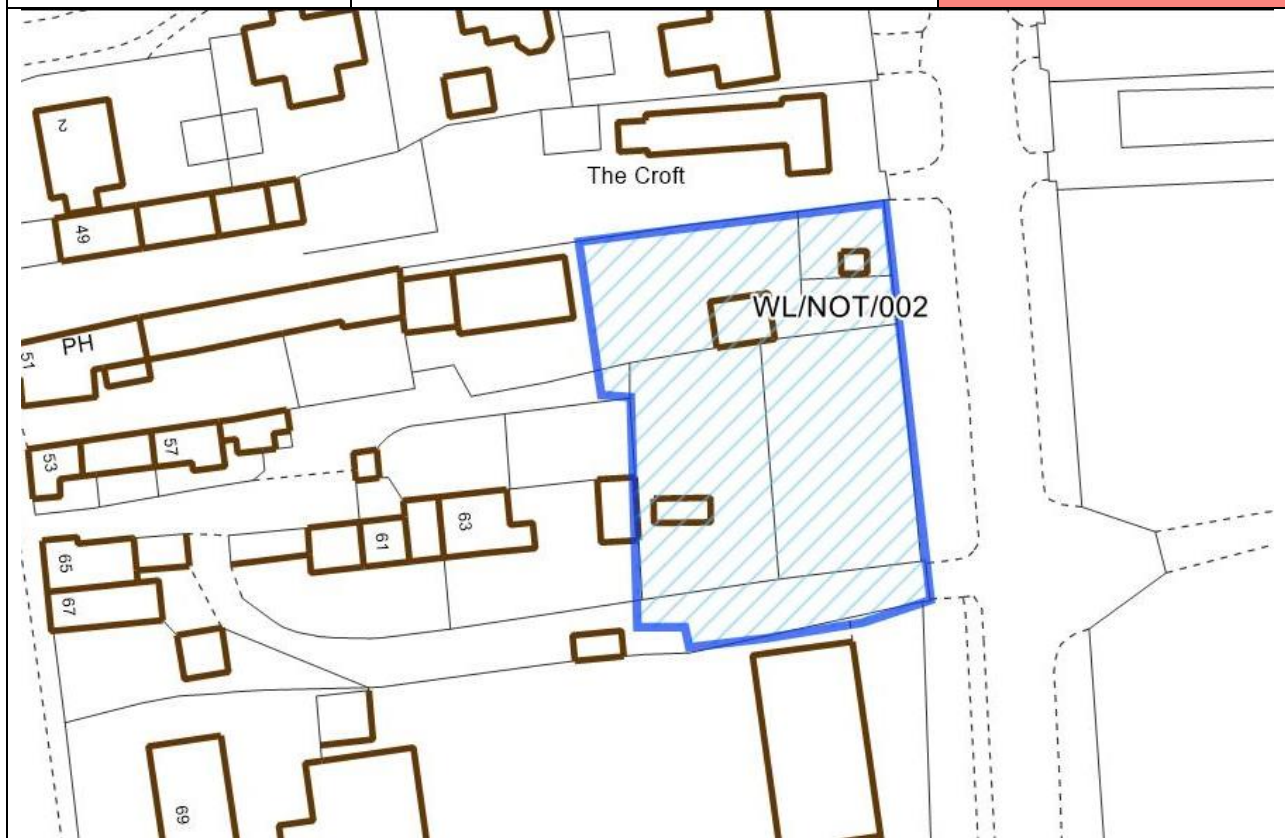
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Newton on Trent objection to lack of allocation in village	

Ref: WL/NOT/002	Site Address: Land west of A1133, north of Timber Yard, Newton on Trent	Status: Rejected
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Size(ha): 0.17	Current use:
Indicative capacity: 3	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of buildings and land to the west of the A1133. There is a timber yard to the south of the site and dwellings to the west and north. To the east is the road, fields and a maintenance company. The site is within flood zone 2 and partially within flood zone 3.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Flood Zone 2 and in close proximity to a timber yard, a potential contaminative use			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

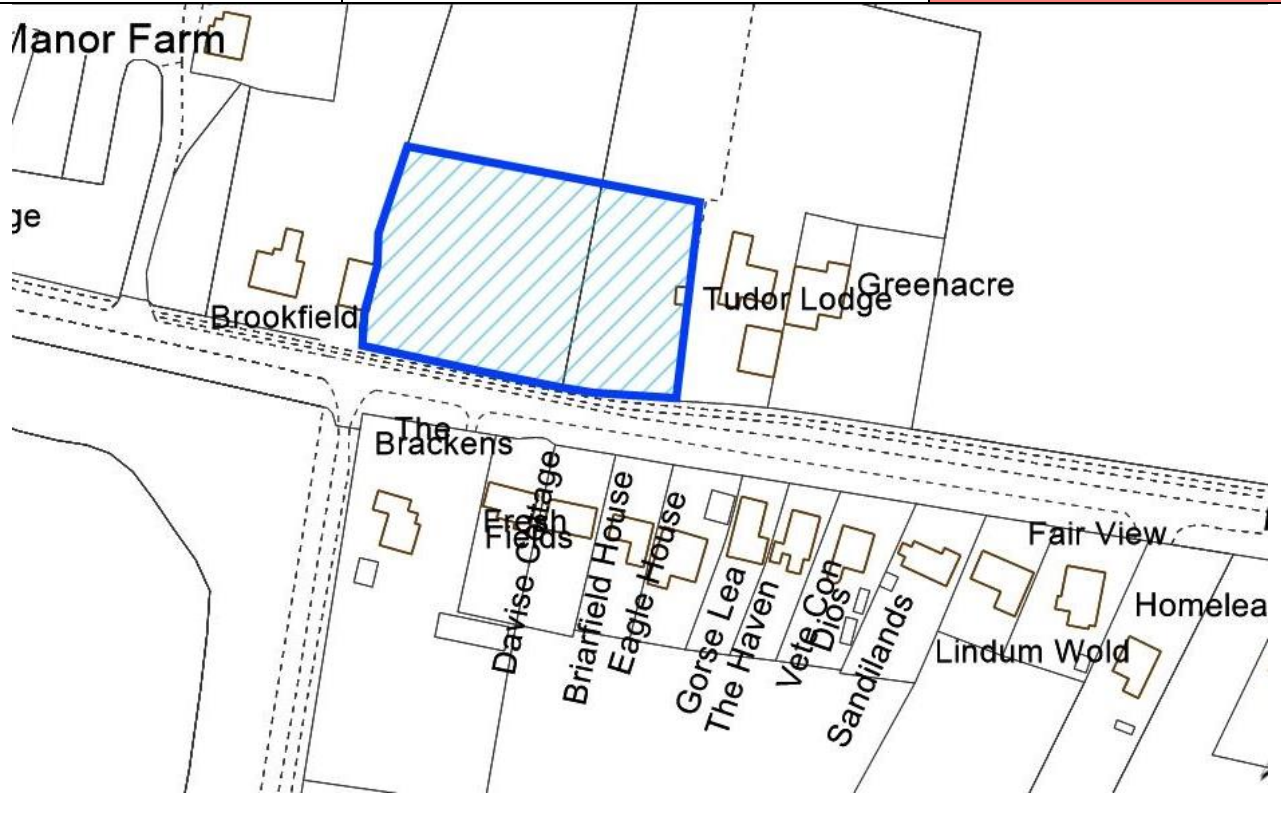
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Newton on Trent objection to lack of allocation in village	

Nettleton

Ref: WL/NTON/001	Site Address: Land to the east of Brookfield, Moortown Road, Nettleton, Lincoln, LN7 6HX	Status: Rejected
		
Size(ha): 0.41	Current use: Grass land	
Indicative capacity: 7	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is paddock/grass land to the north of Moortown Road. There are dwellings to the south, east and west of the site.</p> <p>Conclusion:</p> <p>The site is an infill site, however, it is of limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is potential for noise, dust and odour from farming activities to the west			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

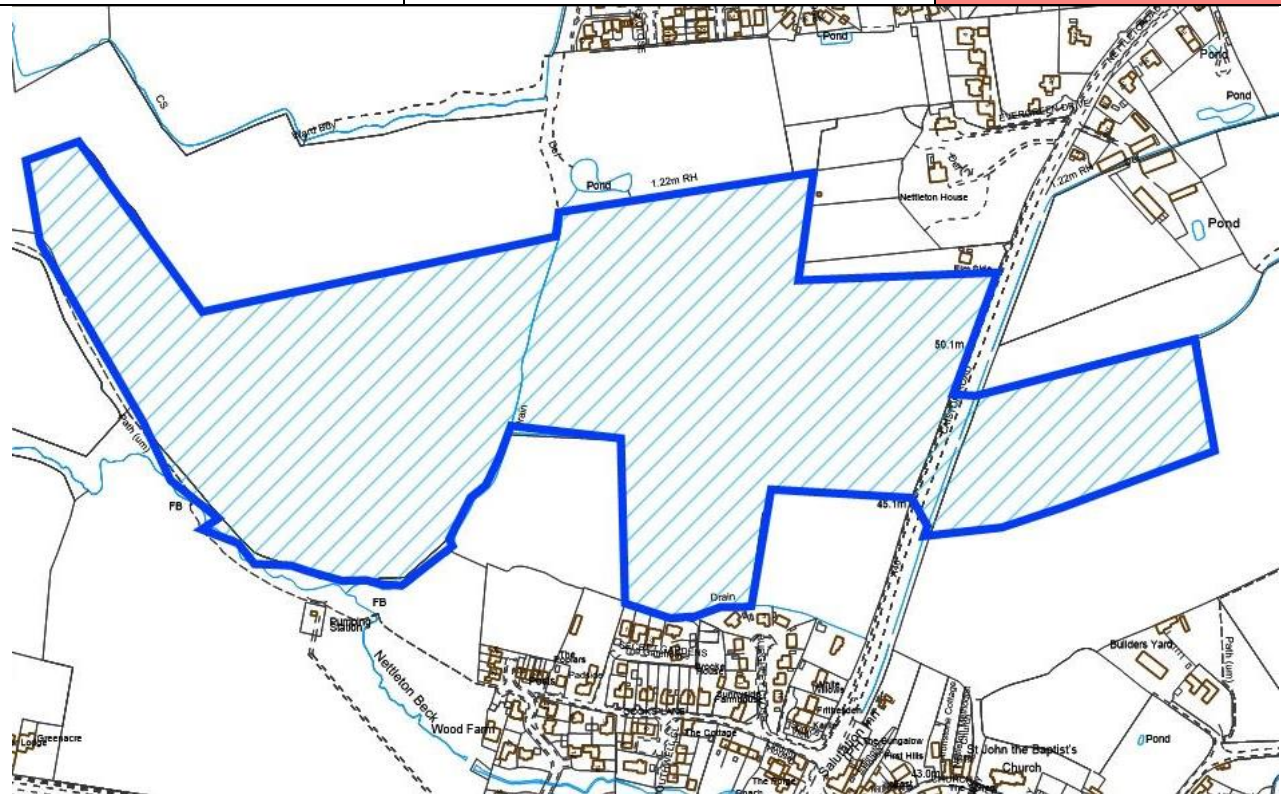
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NTON/002	Site Address: Land to the north of Nettleton village	Status: Rejected
		
Size(ha): 21.76		Current use: Agricultural
Indicative capacity: 261		Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>Very large site extending across A46. To west of A46 the land is in arable use, with gentle slopes and ditches crossing in places. Site to east of road grassland and more steeply sloping. Site within Caistor- Nettleton settlement break, green wedge and Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is a large area that extends into countryside and is within the green wedge and Area of Great Landscape Value. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
There is history of drainage problems at Burghley Close and Sectret Gardens that in part is consequential to failed and lost drainage at the southern boundary of this site. The area comprises a significant catchment with drainage in the main from East to West. With increased potential for surface water flooding west of an in proximity to the A46 and Burghley Close.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

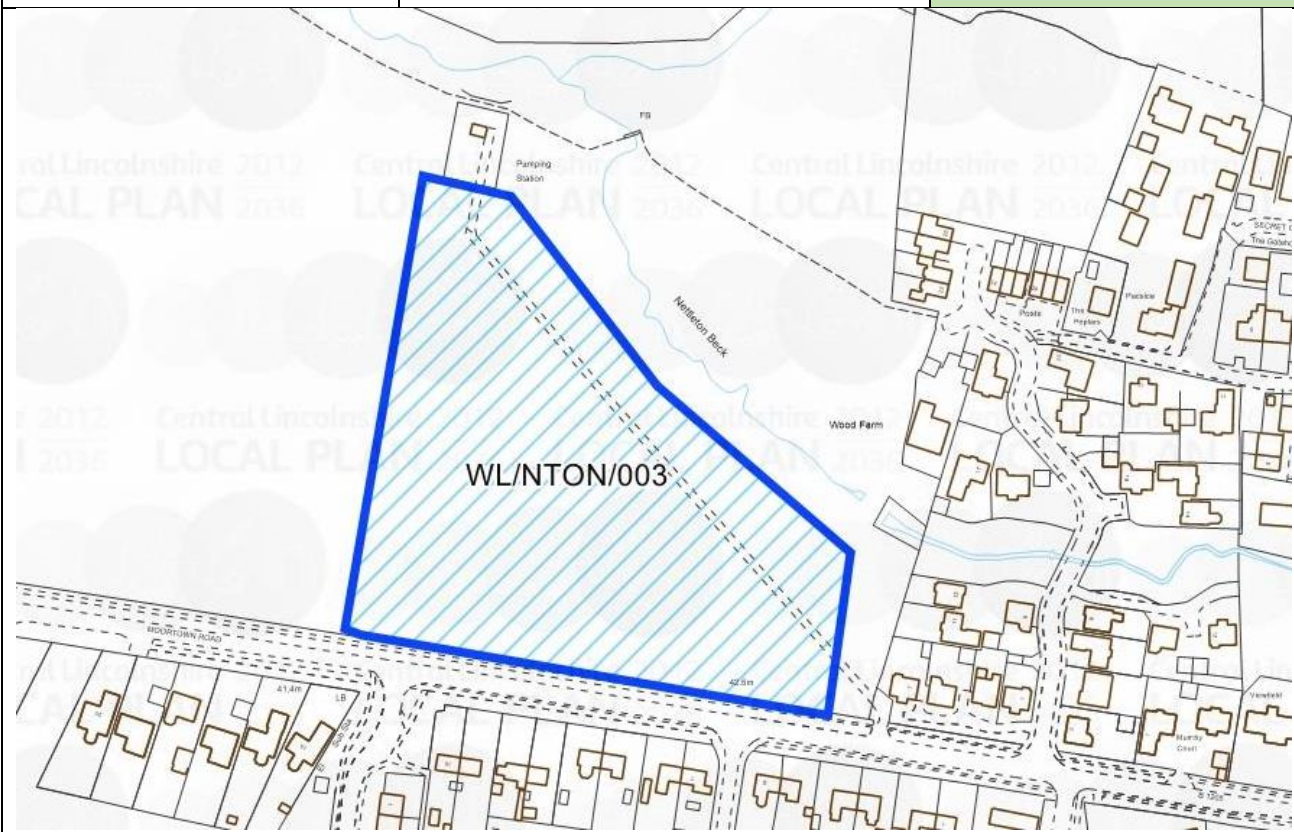
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	Within 200m
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Assessment of the TA & TP required before the Highways Authority can provide further comment on this site. Access onto the A46 likely to be resisted. Connectivity issues to Caistor amenities. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/NTON/003	Site Address: Land to the east of Brookfield, Moortown Road, Nettleton, Lincoln, LN7 6HX	Status: Allocate (New allocation with planning permission)
		
Size(ha): 0.41	Current use: Grass land	
Indicative capacity: 25	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is paddock/grass land to the north of Moortown Road. There are dwellings to the south and east of the site. A watercourse runs to the northern edge of the site.</p> <p>Conclusion:</p> <p>The site is relatively unconstrained and retains the shape and form of the settlement. It is located close to services and facilities within Caistor and has planning permission for 25no dwellings. Proposed to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is potential for noise, dust and odour from farming activities to the west			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

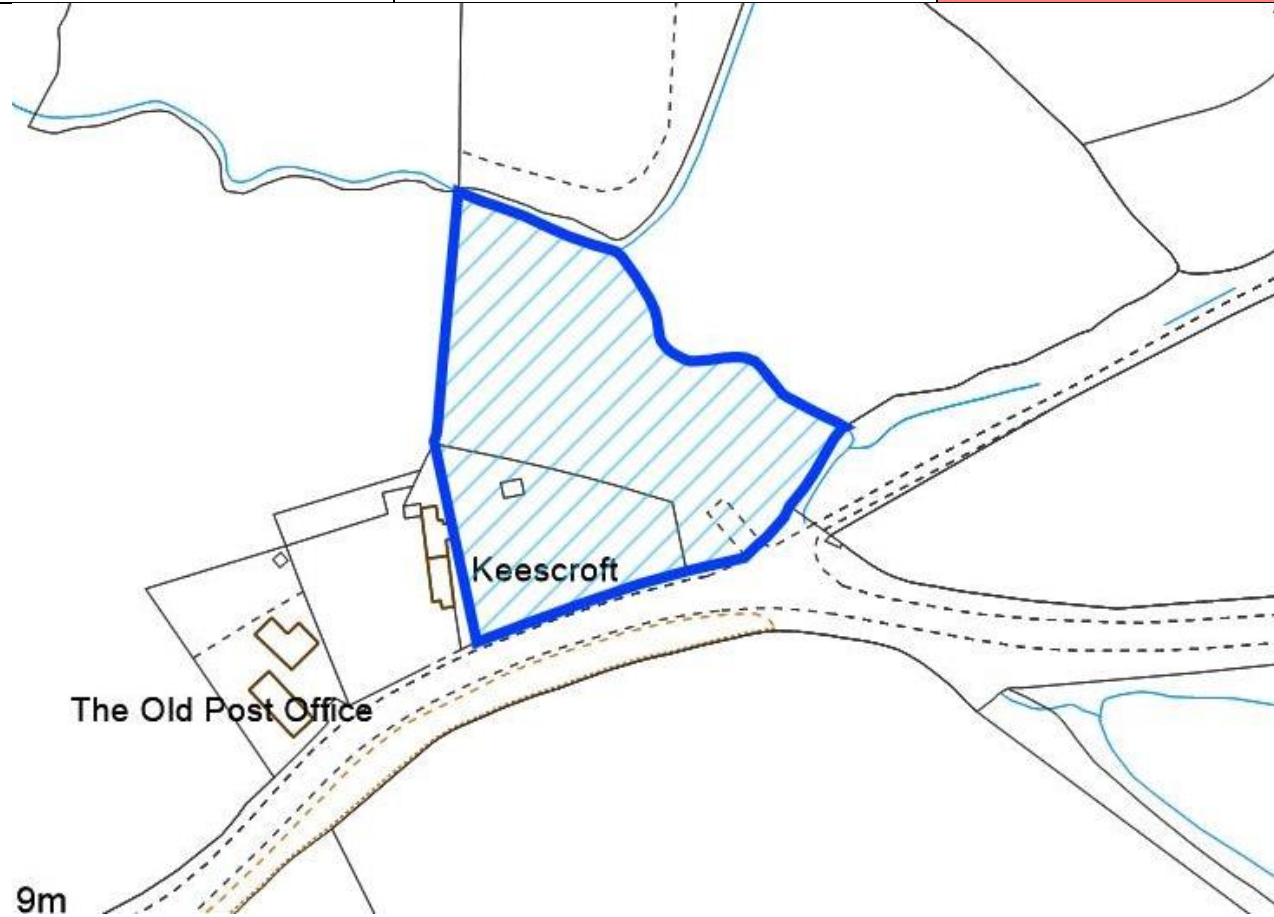
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

North Willingham

Ref: WL/NWIL/001	Site Address: Land to the north of Main Road, North Willingham	Status: Rejected
		
Size(ha): 0.64	Current use: Caravan site and Grazing	
Indicative capacity: 11	Brownfield/Greenfield: Mixed	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area used for grazing to the north of Main Road. There are fields and woodland to the north of the site and dwellings to the west. The north edge of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint of the village. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	Yes
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

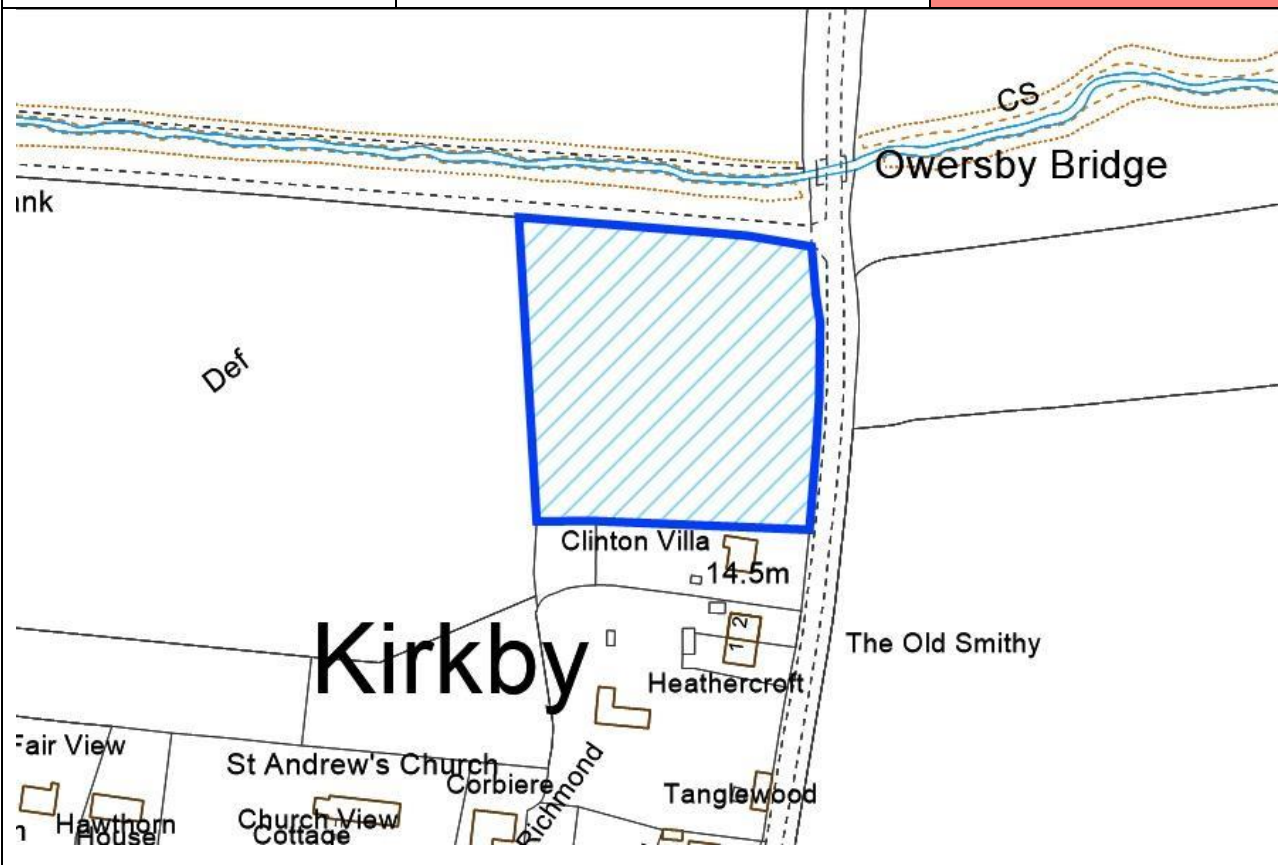
Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Osgodby & Kirkby

Ref: WL/OSG/001	Site Address: Owersby Bridge Road, Kirkby cum Osgodby, Market Rasen	Status: Rejected
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Size(ha): 0.76	Current use: Agricultural
Indicative capacity: 13	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is located to the north of dwellings in Kirkby. There is a watercourse to the north of the site and fields to the east and west. The northern part of the site is within flood zone 2 and 3.

Conclusion:

The site is constrained by the location within flood zone 3. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Partially in Flood Zones 2 & 3 with a surface water problem apparent on and along the adjacent road that in exceedence events appears to extend across the site to the bounding watercourse			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

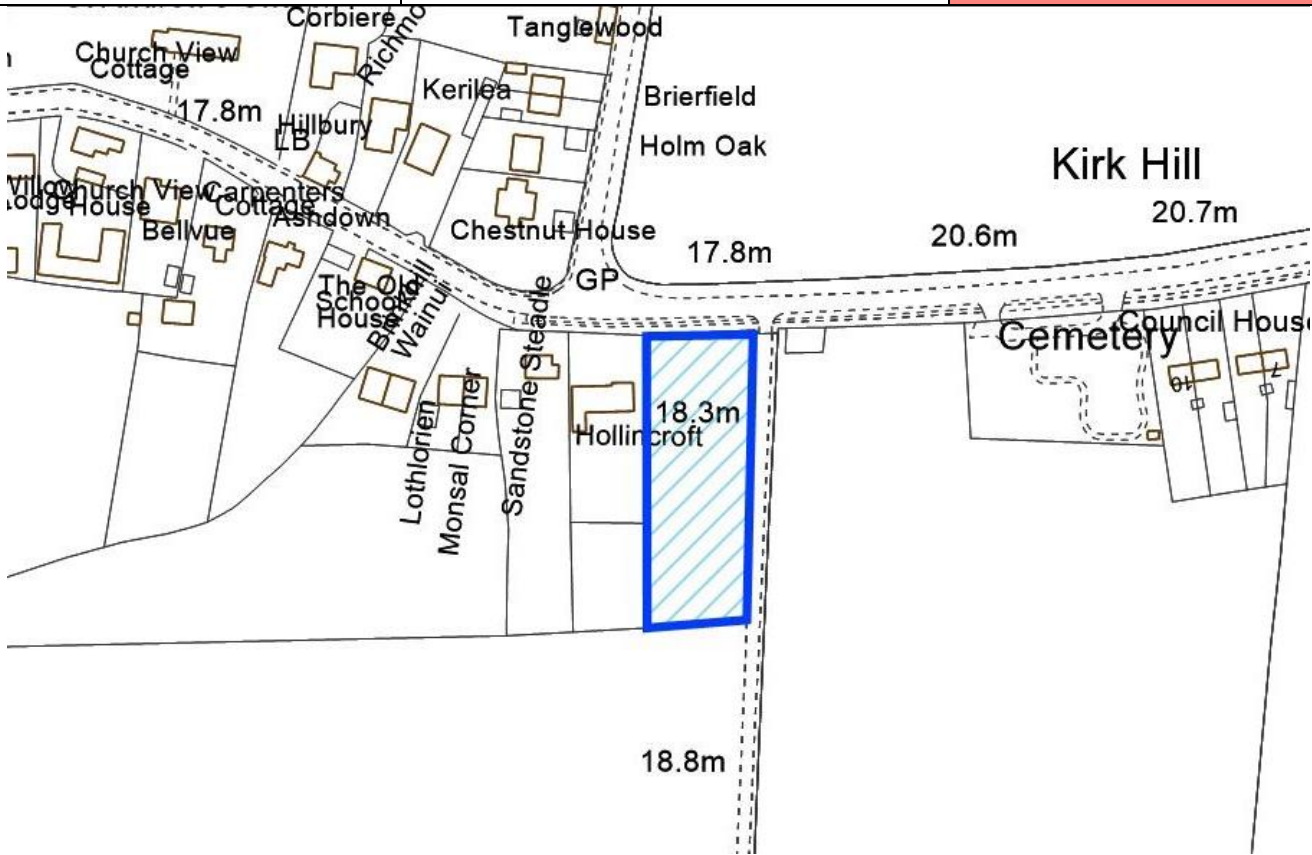
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/OSG/002	Site Address: Glebe Farm, Kirkby cum Osgodby	Status: Rejected
		
Size(ha): 0.26		Current use: Agricultural
Indicative capacity: 5		Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of land to the south of Kirkby. There are dwellings to the west of the site and track to the east boundary.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

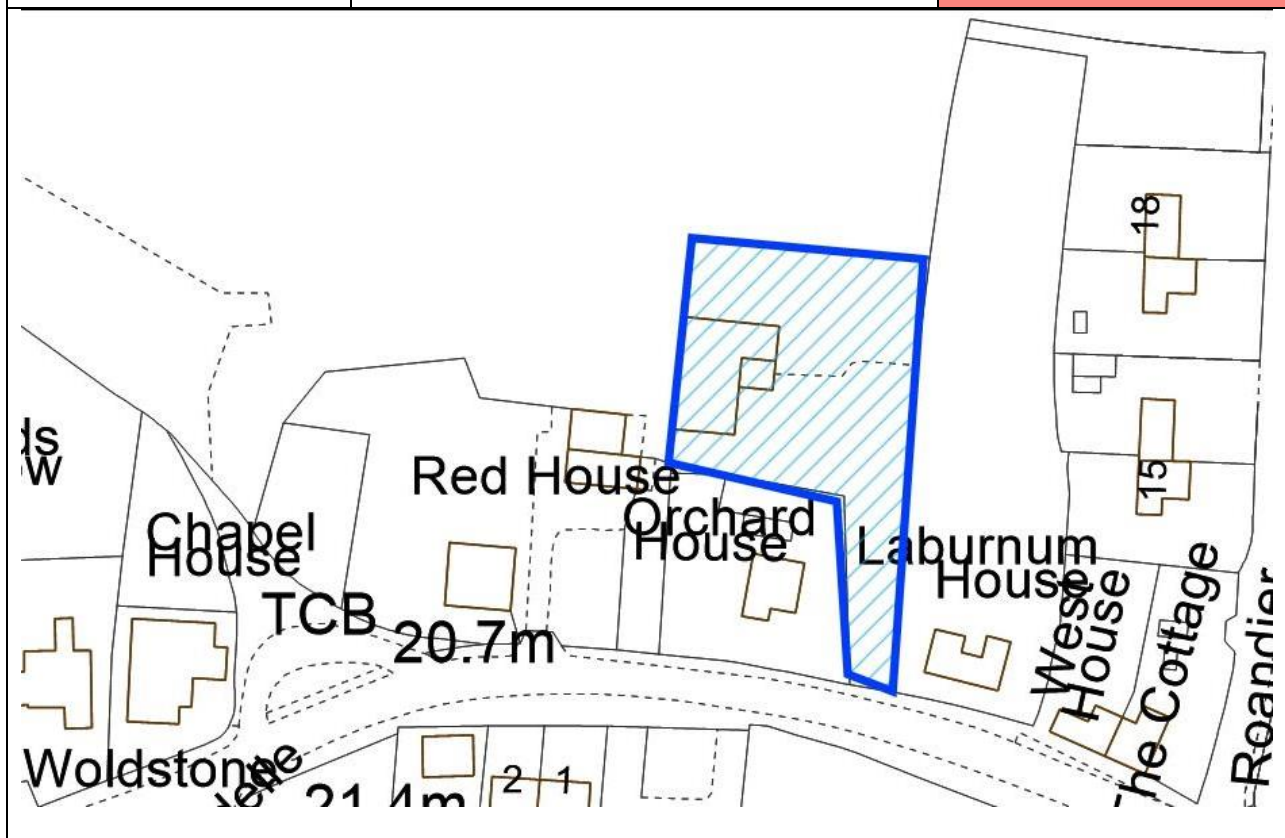
Scheduled Ancient Monument	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/OSG/003	Site Address: Rear of Orchard House, Main Street, Osgodby	Status: Rejected
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Size(ha): 0.16	Current use: Storage yard
Indicative capacity: 3	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land to the north of Main Street, Osgodby. There are dwellings to the west and east of the site.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

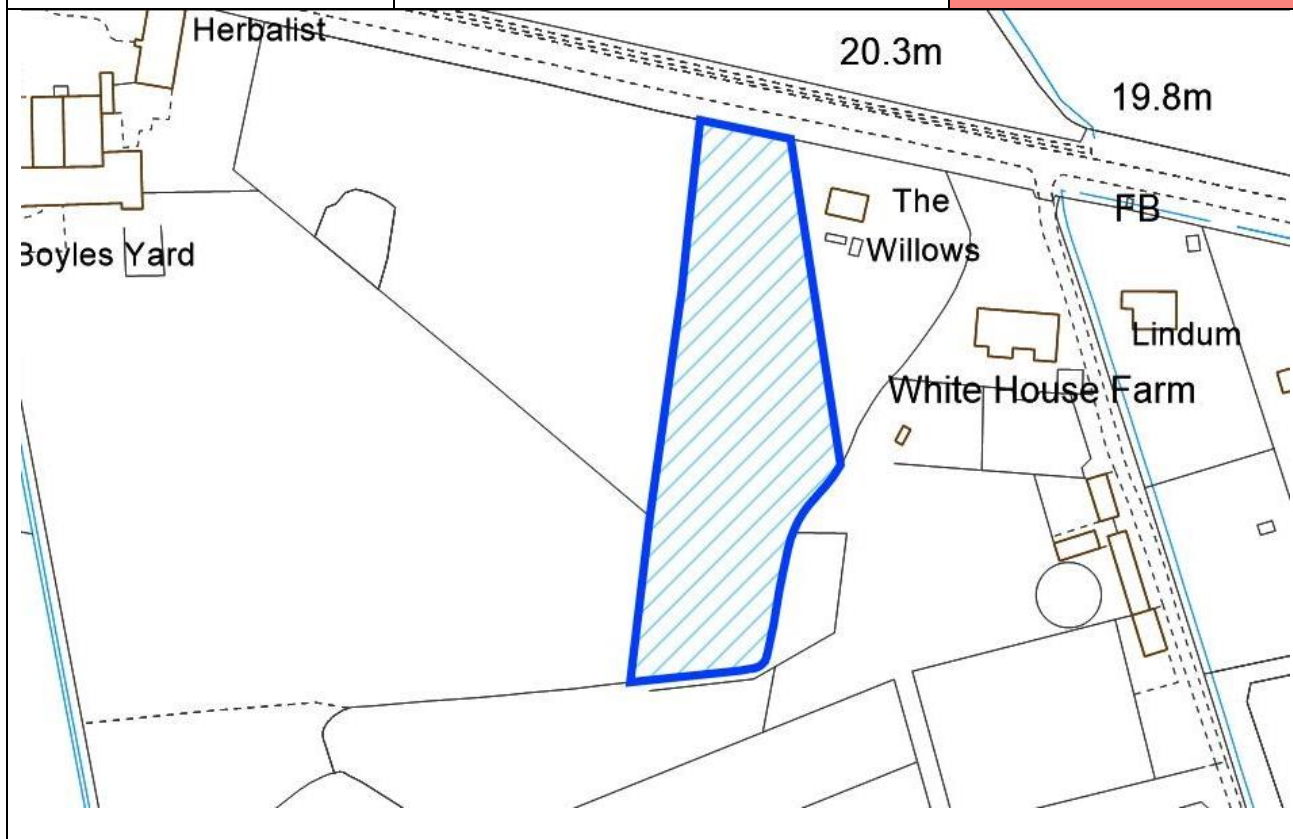
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/OSG/004	Site Address: Land adjacent The Willows, Low Road, Osgodby, Market Rasen, Lincolnshire, LN8 3SZ	Status: Rejected
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Size(ha): 0.48	Current use: Grazing
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy (new): Countryside	
<p>Summary:</p> <p>The site is an area of land to the south of Low Road, Osgodby. There are dwellings and farm buildings to the east and woodland to the west of the site.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint of the village. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

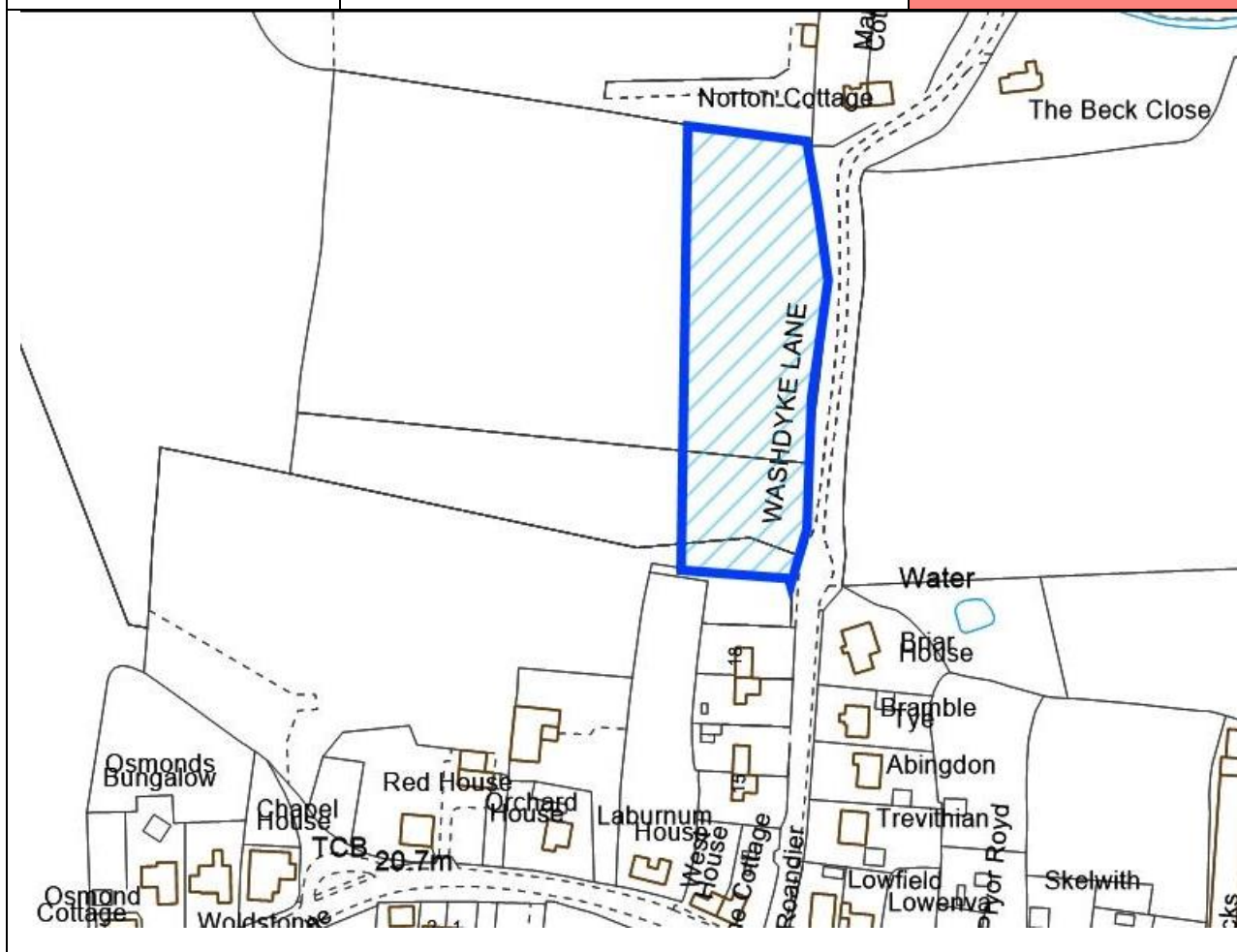
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/OSG/005	Site Address: Land bordering west of Washdyke Lane, Osgodby	Status: Rejected
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Size(ha): 0.61	Current use: Paddock
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is a linear area of land to the north of properties on Washdyke Lane. There are fields to the north, east and west of the site. The northern part of the site is within flood zone 2 and 3.

Conclusion:

The site is constrained by the location within flood zone 3 and limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Flood Zones 2 & 3 apparent across much of the site			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

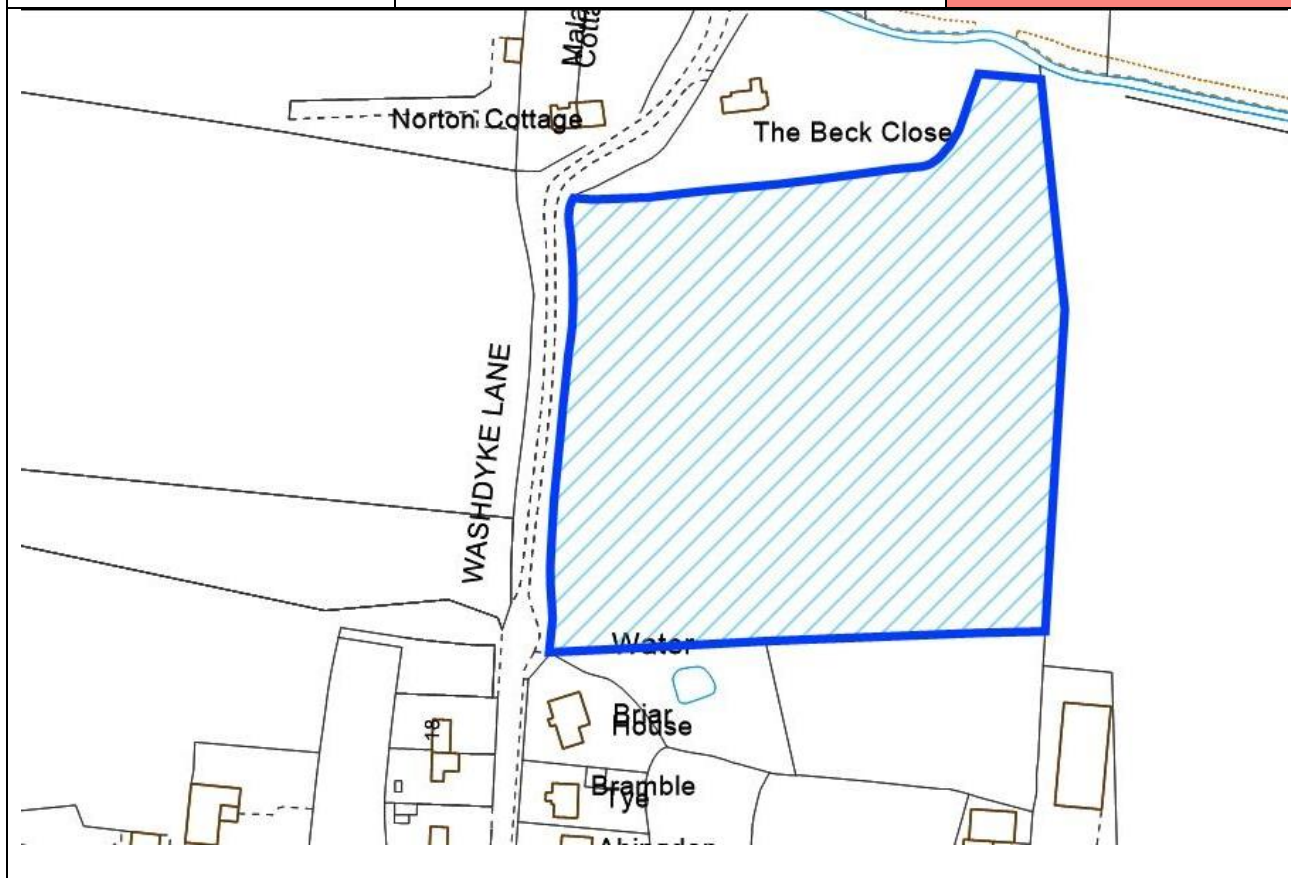
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/OSG/006	Site Address: Land bordering east of Washdyke Lane, Osgodby, Market Rasen, Lincolnshire	Status: Rejected
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Size(ha): 2.09	Current use: Paddock
Indicative capacity: 31	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is an area of land to the north of properties on Washdyke Lane. There are fields to the north, east and west of the site. The majority of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by the location within flood zone 3. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Flood Zones 2 & 3 apparent across much of the site			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

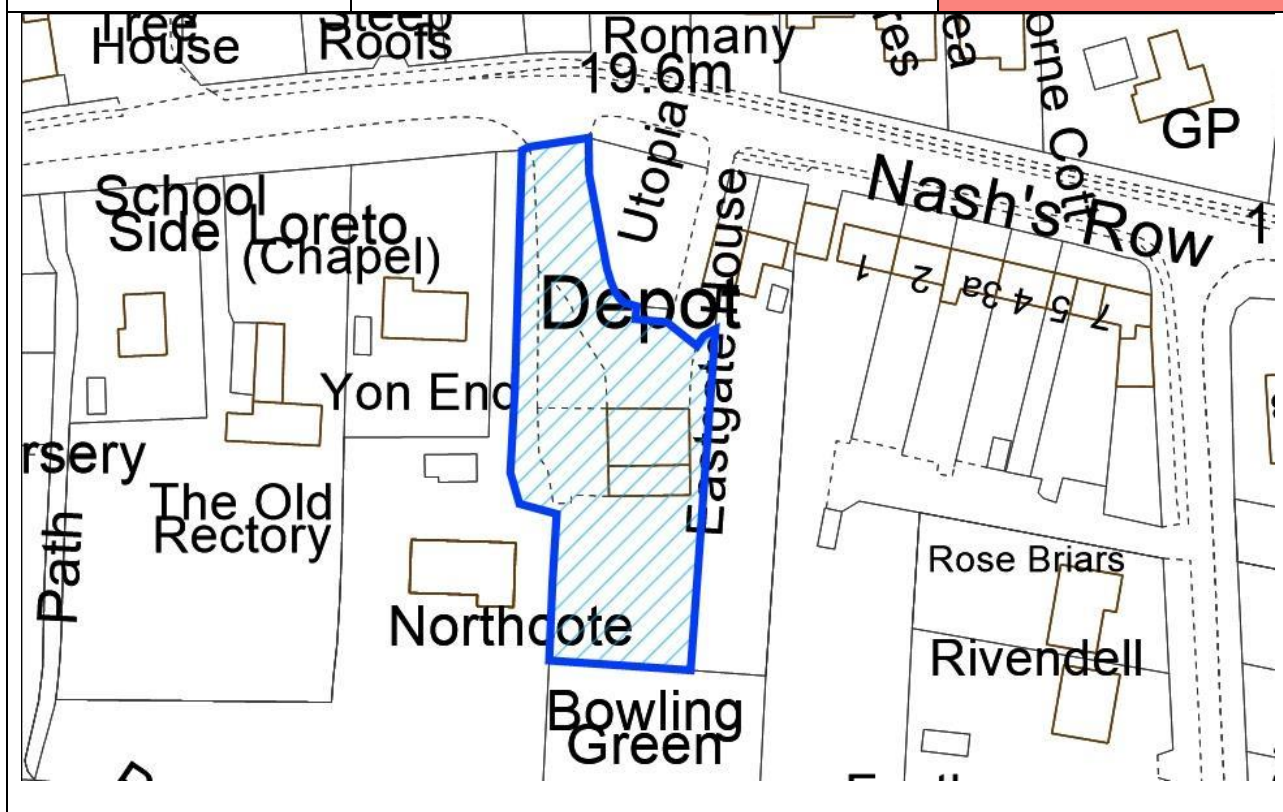
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/OSG/007	Site Address: The Old Lorry Yard, Osgodby, Market Rasen, Lincolnshire, LN8 3TA	Status: Rejected
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Size(ha): 0.19	Current use: Storage yard
Indicative capacity: 4	Brownfield/Greenfield: Mixed
Hierarchy (new): Small Villages	

Summary:

The site is a former depot and yard located between dwellings on Main Street. There is a bowling green and village hall to the south of the site.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Former use as a Haulage Depot and Workshop			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

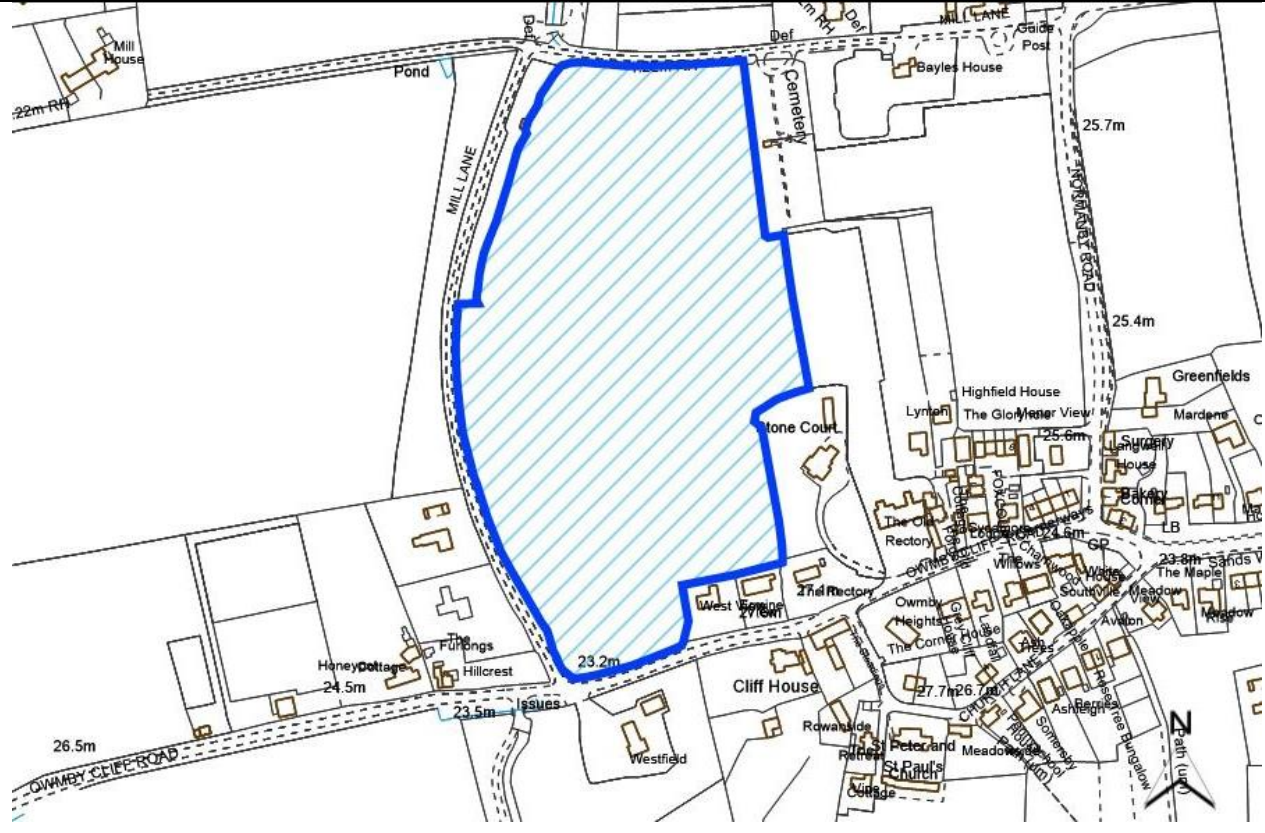
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Owmby by Spital

Ref: WL/OWM/001	Site Address: Vicarage Field, Owmby by Spital	Status: Rejected
		
Size(ha): 5.86		Current use: Agricultural
Indicative capacity: 88		Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a large area of agricultural land located between Owmby by Spital to the south-east and Normanby by Spital to the north-east. Mill Lane runs along the western boundary of the site.</p> <p>Conclusion:</p> <p>The site extends into the countryside and would impact the setting and character of both settlements. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site bounds a cemetery or graveyard which is a potential source of contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

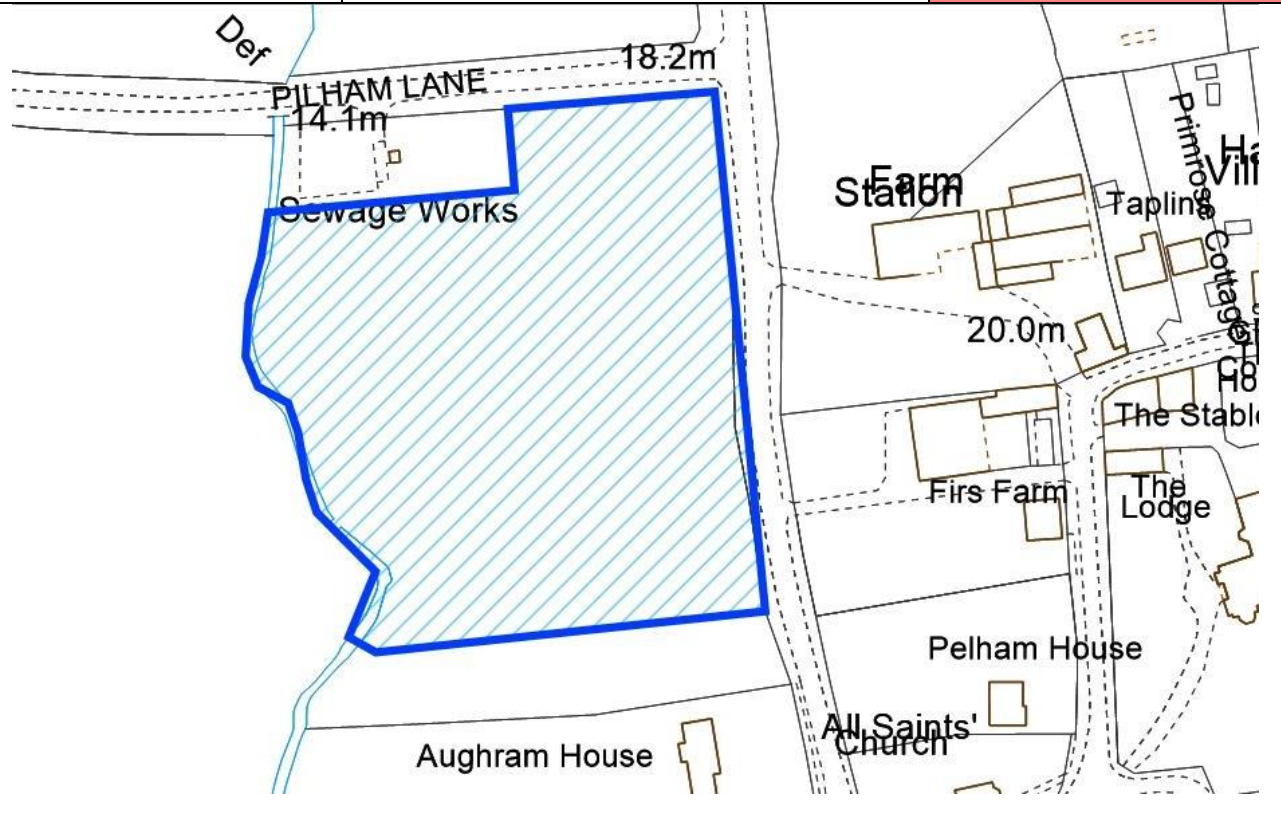
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Pilham

Ref: WL/PIL/001	Site Address: Land to the southwest of Pilham Lane, Pilham	Status: Rejected
		
Size(ha): 1.44	Current use: Agricultural	
Indicative capacity: 37	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is agricultural land to the west of Pilham. There is a sewage works to the north of the site and woodland and fields to the north and west of the site. The western half of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by the location within a hamlet and within flood zone 3. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

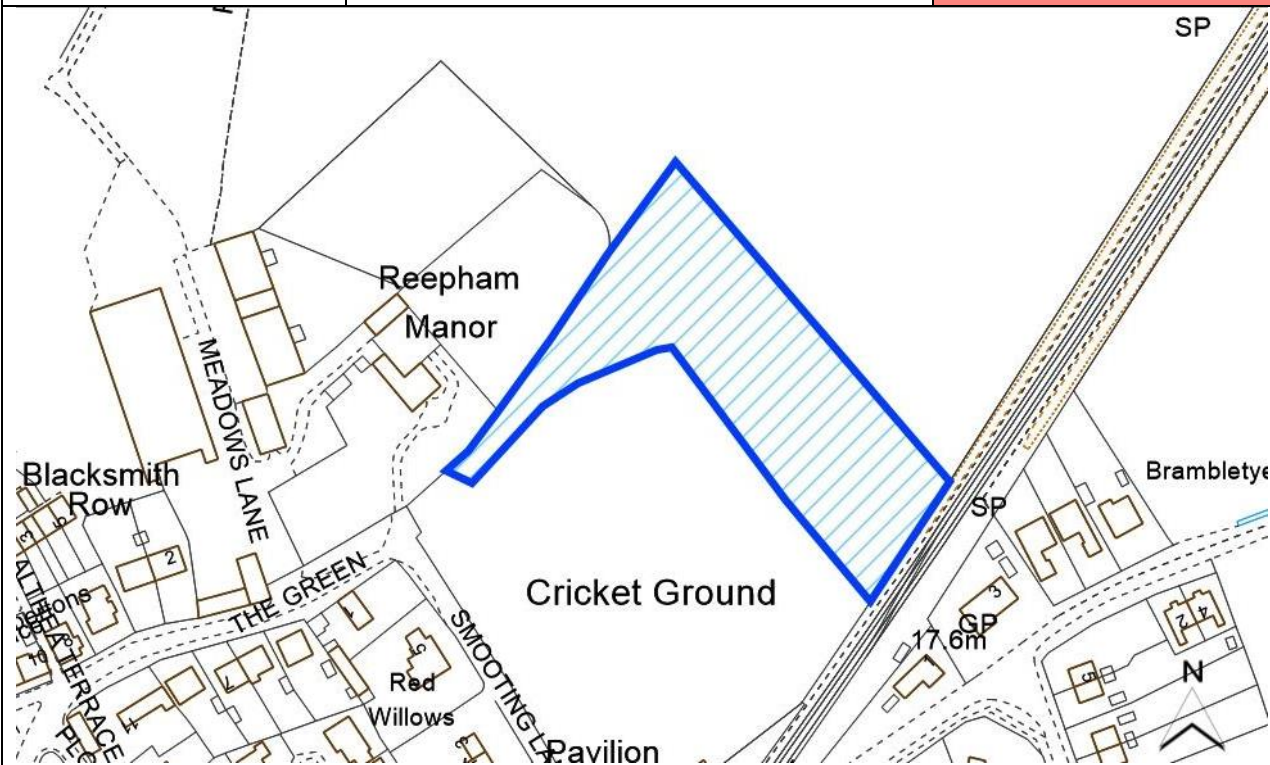
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Reepham

Ref: WL/REEP/001	Site Address: Land Adjacent Reepham Manor/Cricket Ground, Smooting Lane, Reepham	Status: Rejected
		
Size(ha): 0.74	Current use: Agricultural	
Indicative capacity: 13	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is agricultural land adjacent to the cricket ground. The railway line runs to the south-eastern boundary of the site. To the north are fields and to the west is Reepham Manor Farm.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint of the village and would extend into the countryside. Other sites are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has raised risk (3 to 5%) of Radon gas, an increased potential for surface water flooding on the NW bounday, unknown filled ground within and N/W of the site and potential for noise and contamination in respect of a railway at the S/E boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

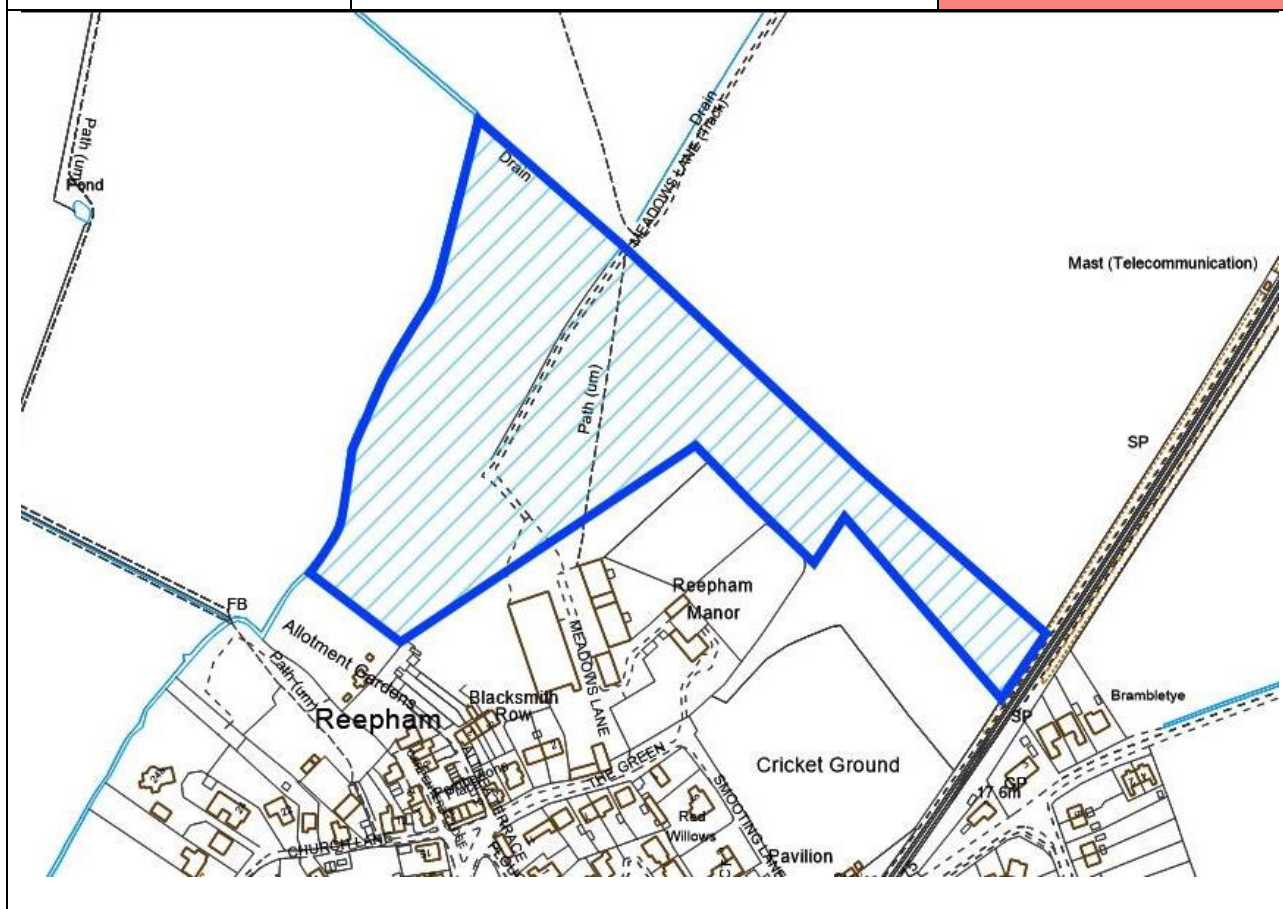
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	R
Additional Highways Comments	
Site is land locked with no direct access to the highway. Smooting Lane is not suitable to serve development of this scale at present, would depend upon major improvements under WL/RREP/004. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/REEP/002	Site Address: Land to the north of Reepham Manor, The Green, Reepham	Status: Rejected
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Size(ha): 4.71	Current use: Agricultural
Indicative capacity: 71	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is land to the north of Reepham Manor Farm. There is a track through the site and fields to the north, east and west.</p> <p>Conclusion:</p> <p>The site extends into the countryside and is constrained by the lack of suitable access.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has raised risk (3 to 5%) of Radon gas, an increased potential for surface water flooding on the NW bounday, unknown filled ground within and S/E of the site, potential for noise, dust and odour in relation to proximity to a farm and of noise and contamination in relation to a railway abutting the east of the site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

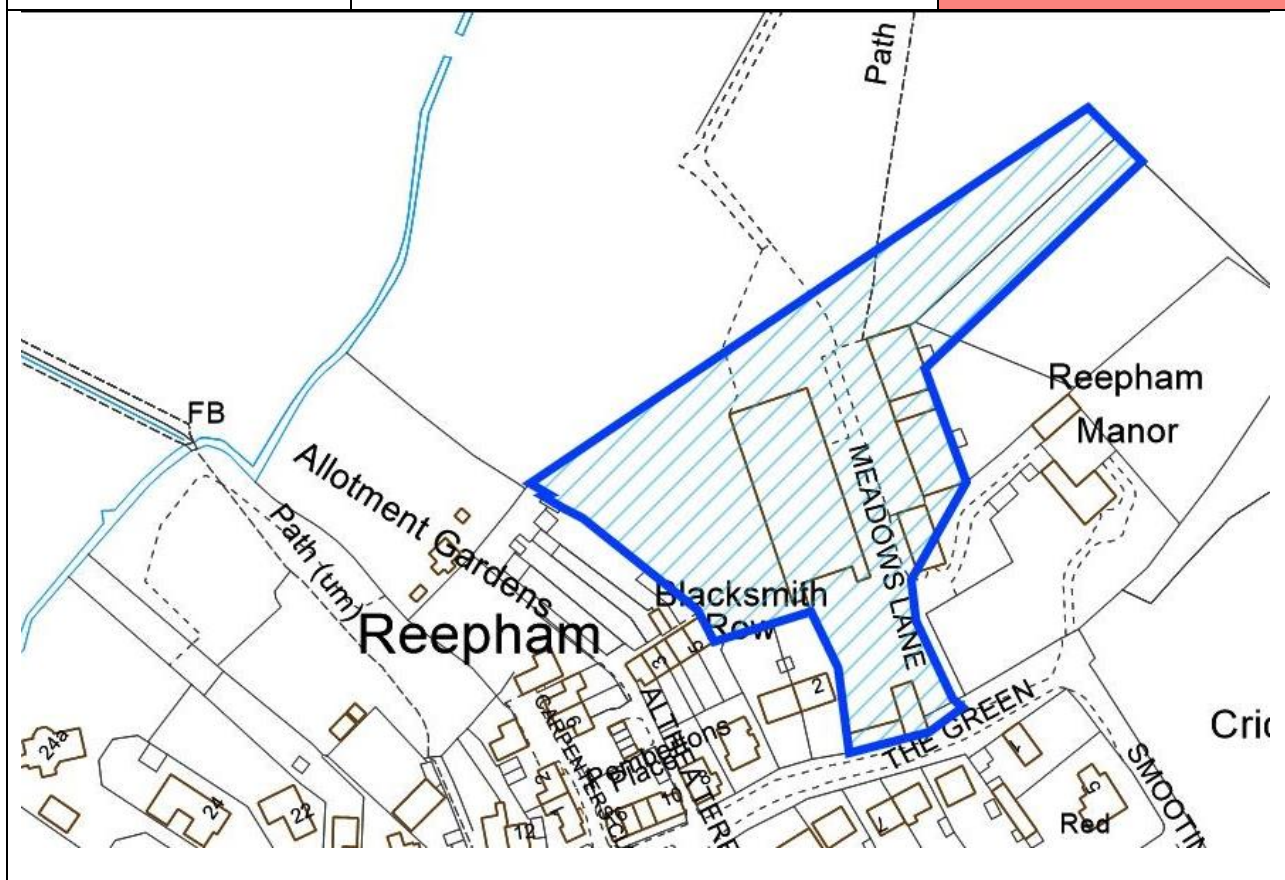
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	R
Additional Highways Comments	
Site is land locked with no direct access to the highway. Smoothing Lane is not suitable to serve development of this scale at present, would depend upon major improvements under WL/RREP/004. The Green access via WL/RREP/003 is not suitable to serve a development of this scale alone. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Any houses should be placed outside flood zones	- Not proposed to be allocated

Ref: WL/REEP/003	Site Address: Land Adjacent Reepham Manor, Reepham, Lincoln	Status: Rejected
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Size(ha): 1.19	Current use: Agricultural
Indicative capacity: 20	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site comprises of farm buildings adjacent to Reepham Manor Farm. Meadows Lane runs through the site. There are dwellings to the west of the site.</p> <p>Conclusion:</p> <p>The site is constrained by lack of suitable access which would require the demolition of heritage asset, (which has been refused PP). Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
This would appear to be a working farm with potential for contamination, dust, odour and noise. Mention also of apparent proximity use as Blacksmiths and of unknown filled land bringing potential for cotamination. There predictive mapping indicating increased potential for surface water flooding.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

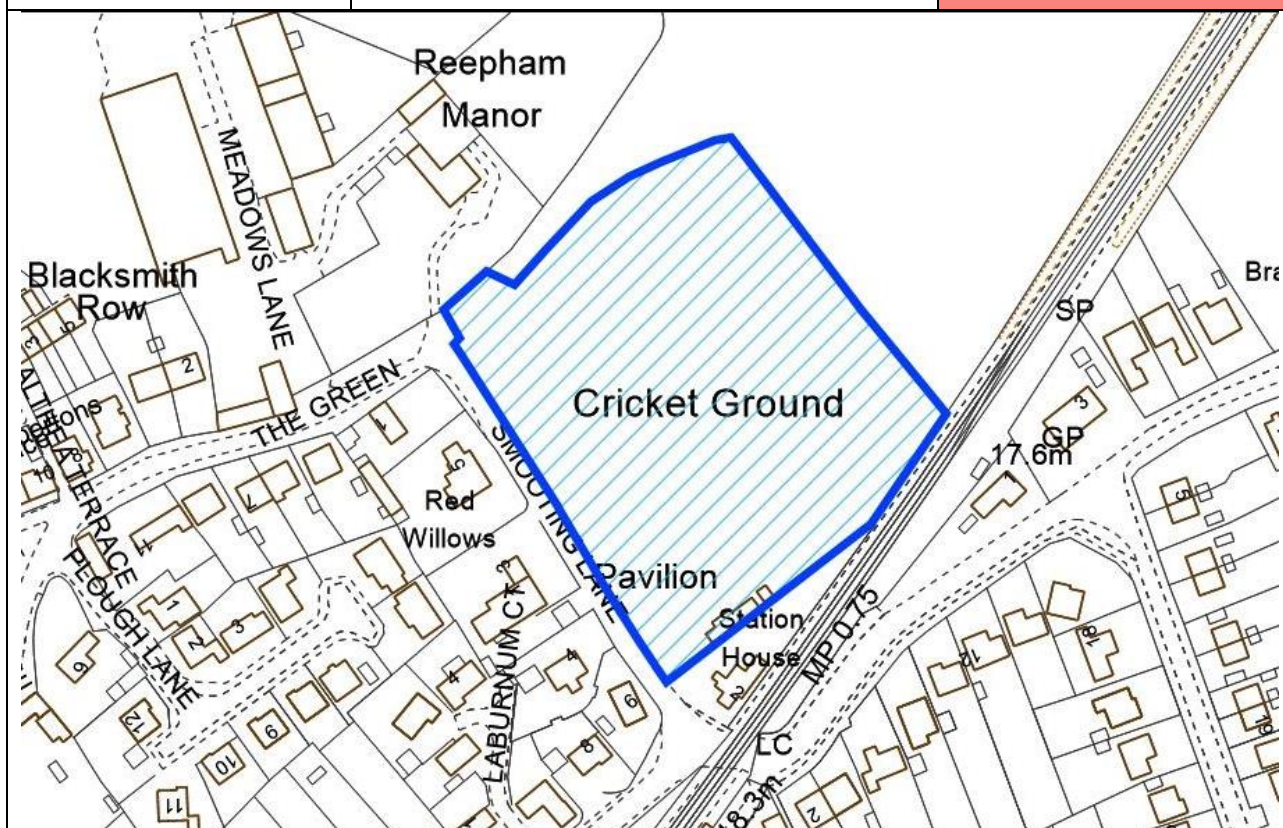
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Improvements to visibility required. Pedestrian links to existing village infrastructure required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/REEP/004	Site Address: Cricket ground, Good's Farm, Smooting Lane, Reepham	Status: Rejected
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Size(ha): 1.38	Current use: Cricket ground
Indicative capacity: 23	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is an area used as a cricket ground, off Smooting Lane. The railway runs to the eastern boundary of the site with residential properties to the west.</p> <p>Conclusion:</p> <p>Development of the site would result in the loss of a community facility/active playing fields. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has raised risk (3 to 5%) of Radon gas, an increased potential for surface water flooding on the NW bounday, unknown filled ground N/W of the site and potential for noise and contamination in respect of a railway at the S/E boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

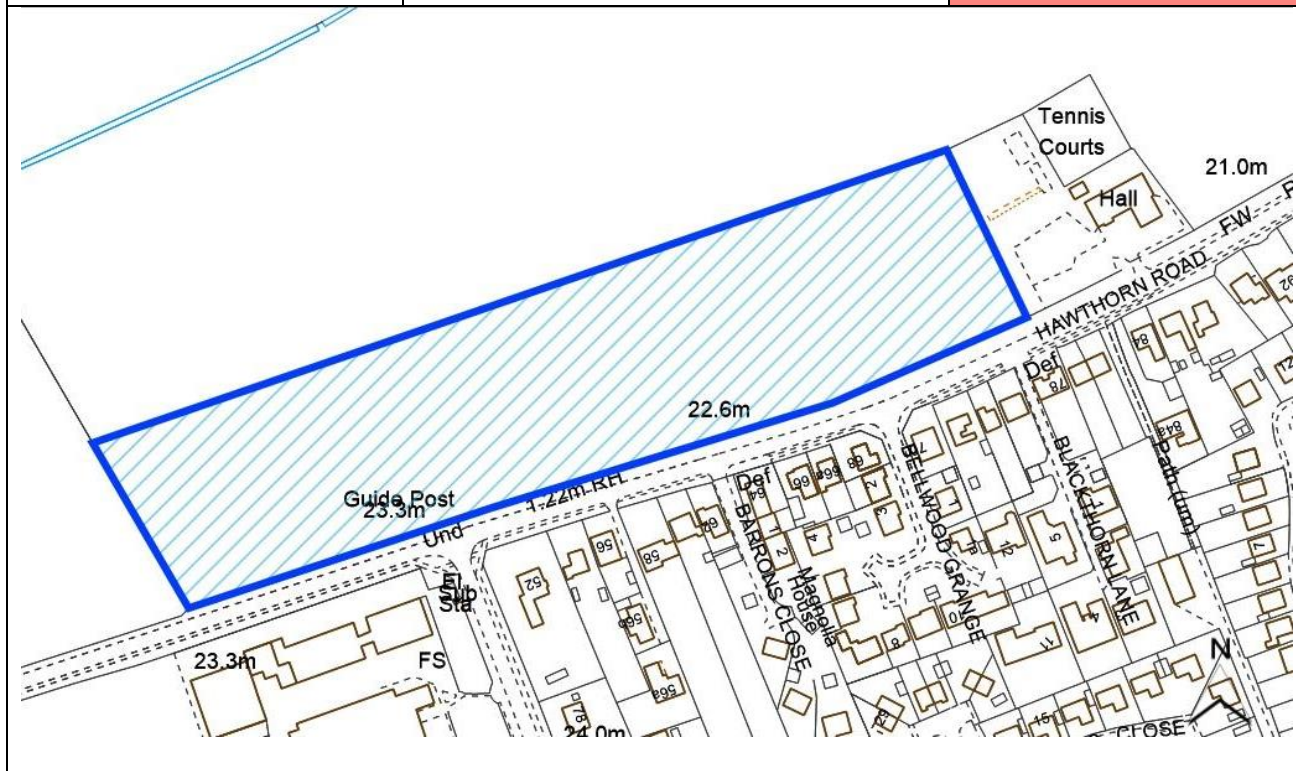
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	R
Additional Highways Comments	
Would require dedication of land for major improvements to Smooting Lane including carriageway widening and footway provision. Must come forward before WL/REEP/001 and WL/REEP/002.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/REEP/005	Site Address: Land adjacent to Reepham & Cherry Willingham Village Hall, Hawthorn Road, Cherry Willingham	Status: Rejected
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Size(ha): 2.91	Current use: Agricultural
Indicative capacity: 44	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is a linear area of land to the north of Hawthorn Road. The site relates more to Cherry Willingham than Reepham, but is separated by the road. There are tennis court and village hall to the east of the site and fields to the north and west.

Conclusion:

The site would introduce development to the north side of Hawthorn Road and extend the footprint into countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has raised risk (3 to 5%) of Radon gas and potential for noise nuisance as regards proximity to the village hall			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

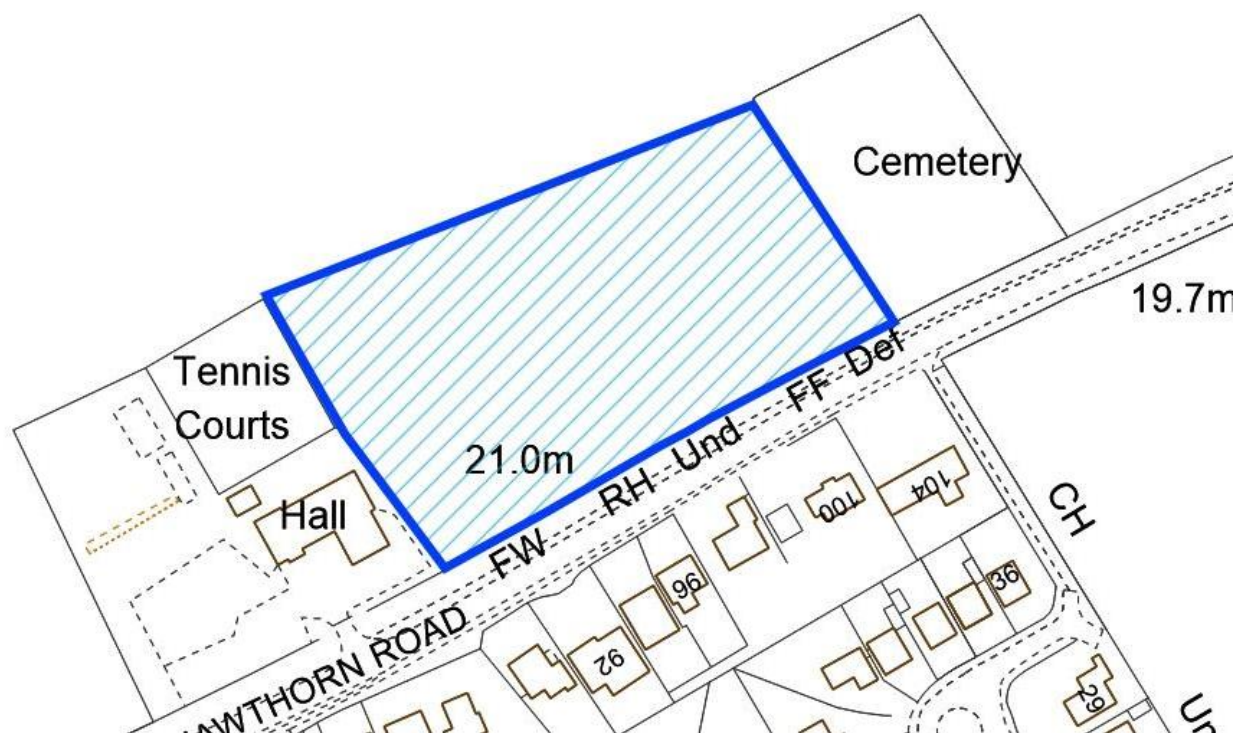
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/REEP/006	Site Address: Land between Reepham & Cherry Willingham Village Hall & Cemetery, Hawthorn Road, Cherry Willingham	Status: Rejected
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Size(ha): 0.83	Current use: Agricultural
Indicative capacity: 14	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is a linear area of land to the north of Hawthorn Road. The site relates more to Cherry Willingham than Reepham, but is separated by the road. There are tennis court and village hall to the west of the site and fields to the north and west. The site is within the Green wedge.

Conclusion:

The site would introduce development to the north side of Hawthorn Road and extend the footprint into countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has raised risk (3 to 5%) of Radon gas, potential for noise nuisance as regards proximity to the village hall and of contamination as regards proximity to a cemetery			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

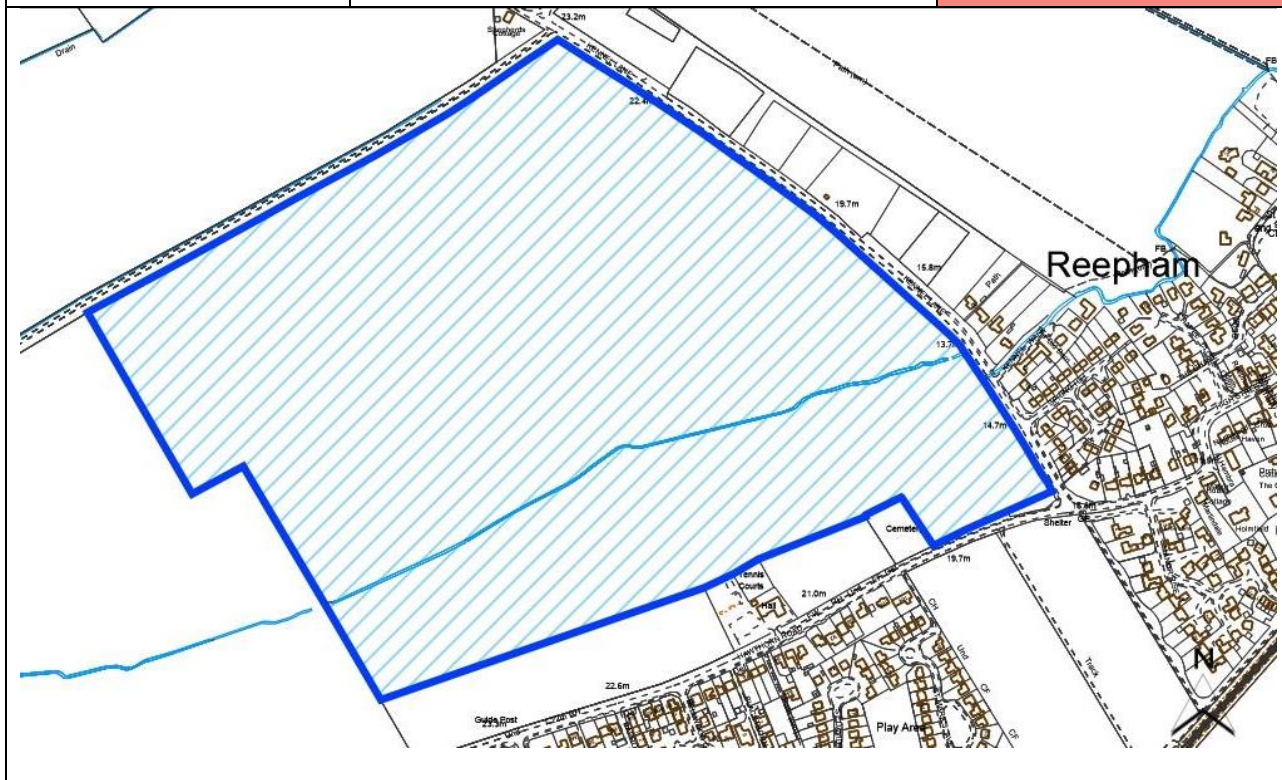
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Existing frontage footway and bus stop in close proximity.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/REEP/007	Site Address: Land to the west of Kennel Lane, Reepham	Status: Rejected
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Size(ha): 40.09	Current use: Agricultural
Indicative capacity: 481	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is a large area of land to the north of Hawthorn Road. The site would merge Cherry Willingham and Reepham villages. There are tennis court and village hall to the south of the site and fields to the north and west. The site is within the Green wedge.</p> <p>Conclusion:</p> <p>The site would introduce development to the north side of Hawthorn Road and extend the footprint into countryside, impacting the character of both villages. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has raised risk (3 to 5%) of Radon gas, potential for noise nuisance as regards proximity to the village hall and tennis court, of contamination as regards proximity to a cemetery and an increased potential for surface water flooding in respect of a watercourse traversing the site from West to East			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

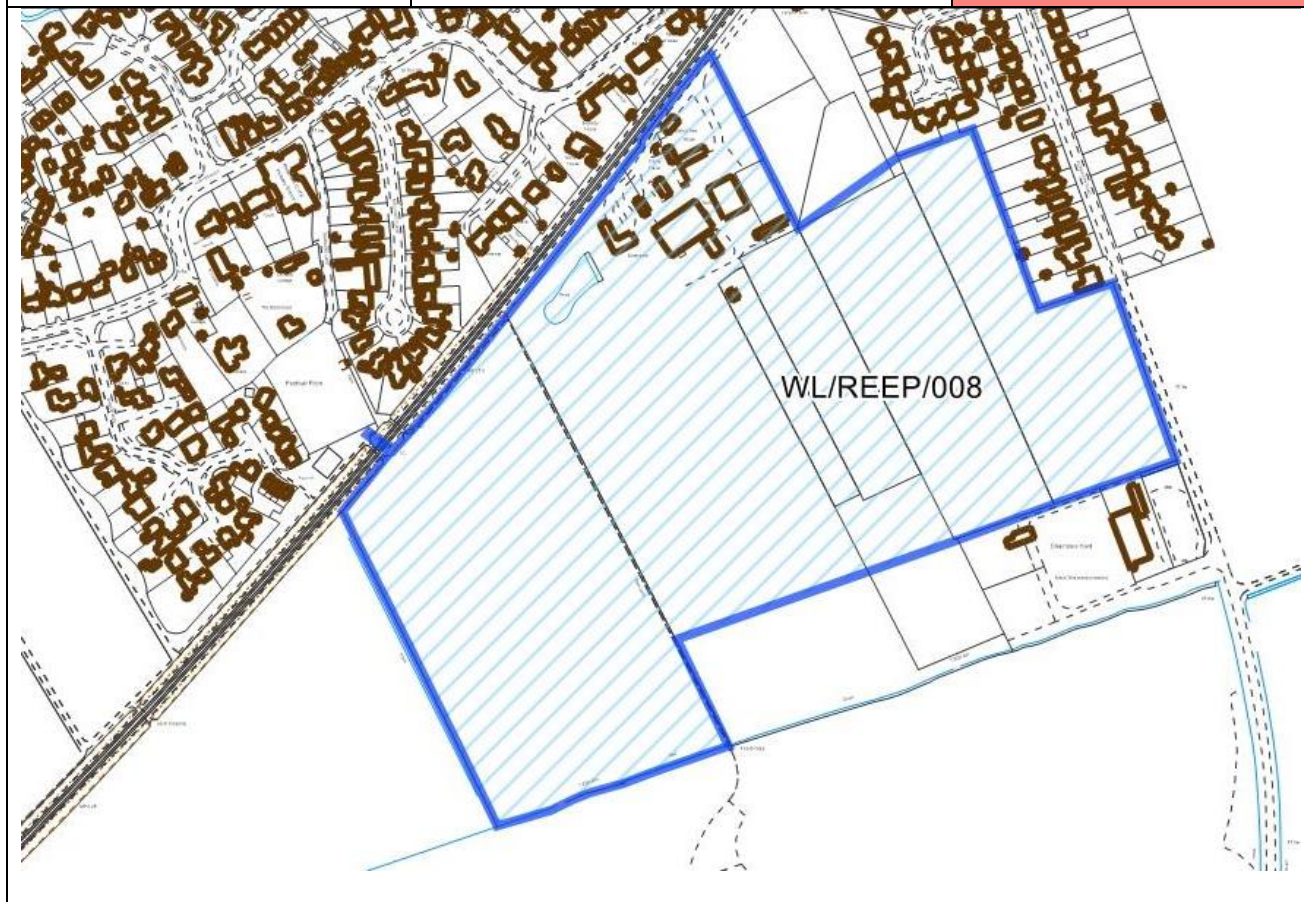
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
More than one access point required - access acceptable from both Hawthorn Road and Kennel Lane but bus stop may require relocation. Improvements to the local highway network will be required, including pedestrian links. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/REEP/008	Site Address: Land east of Fiskerton Road, Reepham	Status: Rejected
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Size(ha): 15.24	Current use: Agricultural
Indicative capacity: 229	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is to the south of the village, off Fiskerton Road. There are dwellings to the north of the site and the railway runs along the north-western boundary. There are fields to the south and west of the site.

Conclusion:

The site is a large extension into countryside. There are constraints in relation to the railway and connectivity to the main village. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	woodland priority area
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for noise and contamination in respect of a railway along the north boundary. Potential for contamination and noise, dust and odour nuisance in respect of the farm in the N/E of the site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Adjacent	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has previously been subject to a geophysical survey. We have therefore previously recommended that the areas of potential archaeological interest identified are fully evaluated by trial trenching prior to determination.			

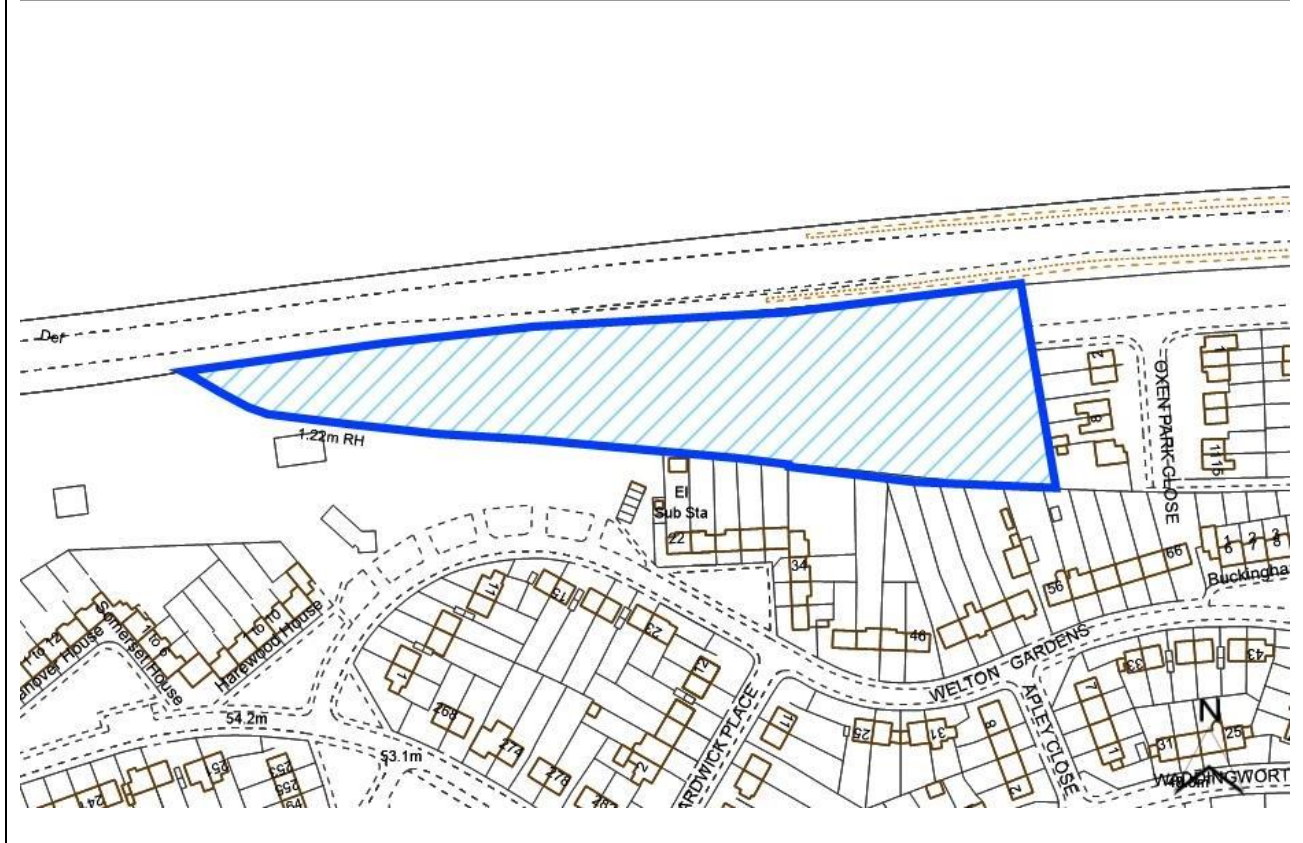
Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Riseholme

Ref: WL/RISE/001	Site Address: Land off Millbeck Drive, Lincoln	Status: Allocate (Existing allocation to be retained)
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Size(ha): 1.00	Current use: Scrub land
Indicative capacity: 46	Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area	

Summary:

This site is fairly flat and overgrown. There is access to the site to the east from Millbeck Drive which is a modern housing estate. There is a mature hedgerow along the northern boundary separating the site from the ring road. To the south of the site is a housing estate and a garage block. To the west is further undeveloped land.

Conclusion:

The site is located within the existing built footprint of the settlement and provides access to local and city centre services. It is an existing allocation which is proposed to be retained.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
In Source Protection Zones 2 & 3 and potential for noise from the A46 Trunk Road along the north boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

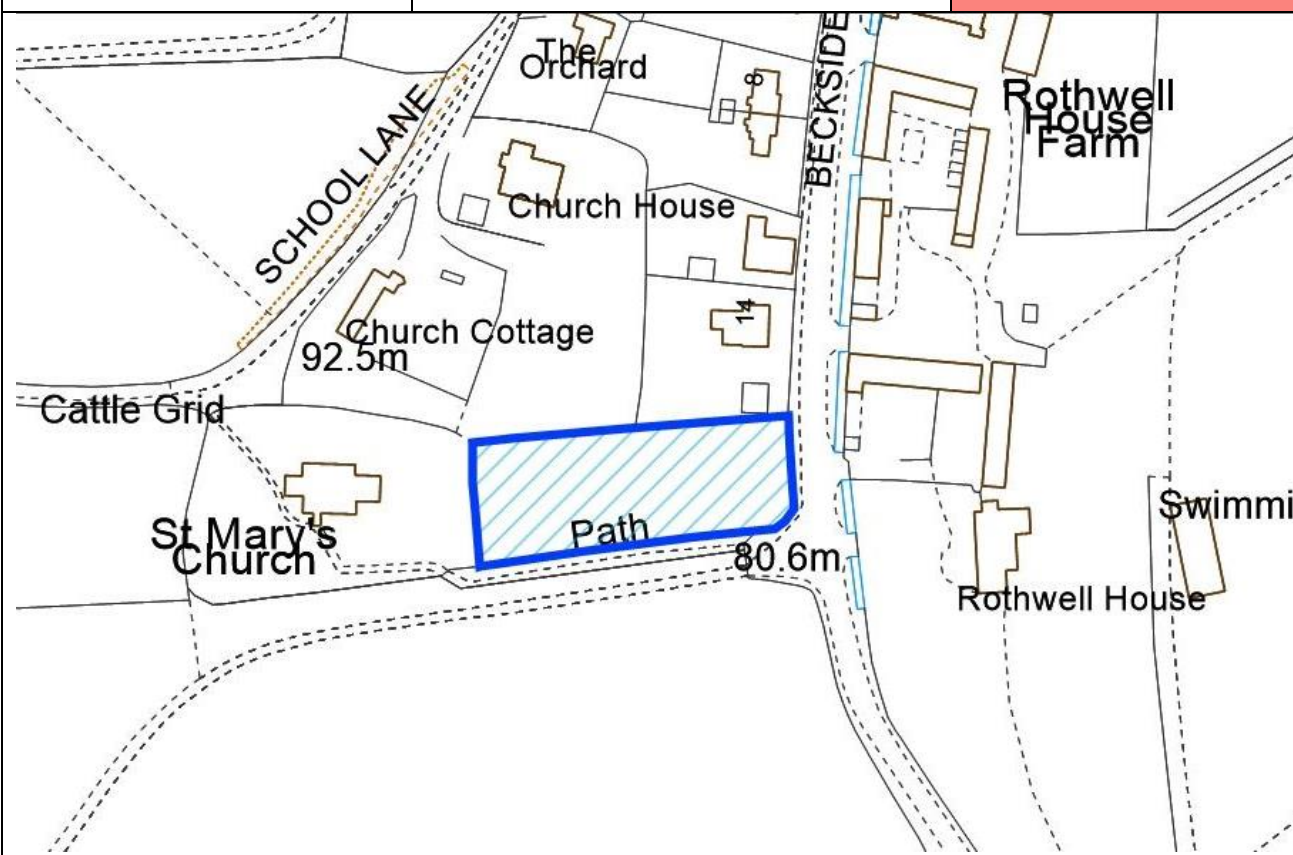
Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access from Millbeck Drive acceptable in principle. May require improvement works to wider network.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverability	

Rothwell

Ref: WL/ROTH/001	Site Address: Church Paddock, Beckside, Rothwell	Status: Rejected
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Size(ha): 0.21	Current use: Grazing
Indicative capacity: 4	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land to the south of dwellings on Beckside. The listed St Marys Church is to the west of the site.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

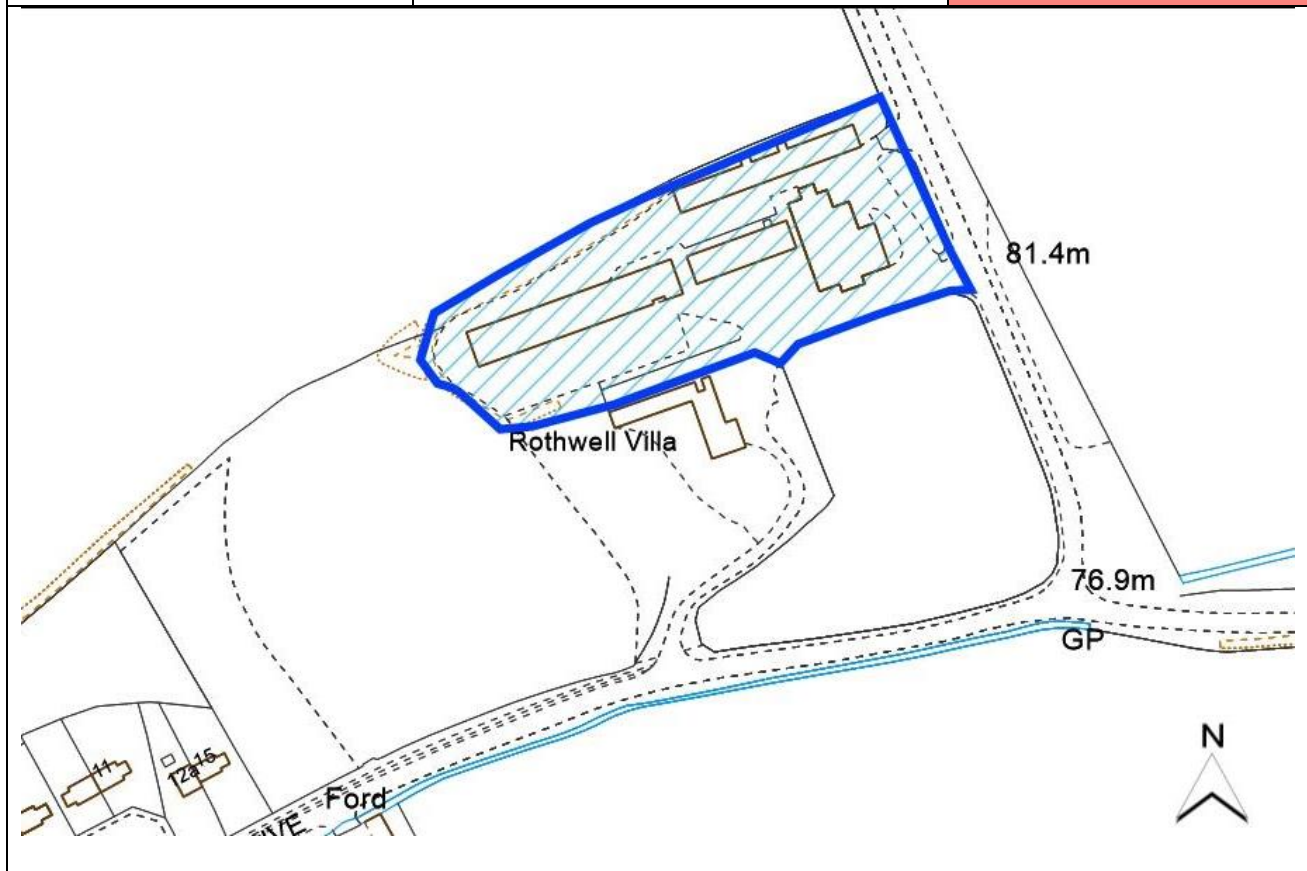
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	Yes
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/ROTH/002	Site Address: Land at Villa Offices, Rothwell, Market Rasen	Status: Rejected
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Size(ha): 0.83	Current use: Former Cherry Valley HQ undergoing demolition
Indicative capacity: 14	Brownfield/Greenfield: Brownfield
Hierarchy (new): Small Villages	

Summary:
The site is a former industrial site, north of the listed Rothwell Villa. There are fields to the north and east of the site.

Conclusion:
The site is detached from the village and constrained by the listed building. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

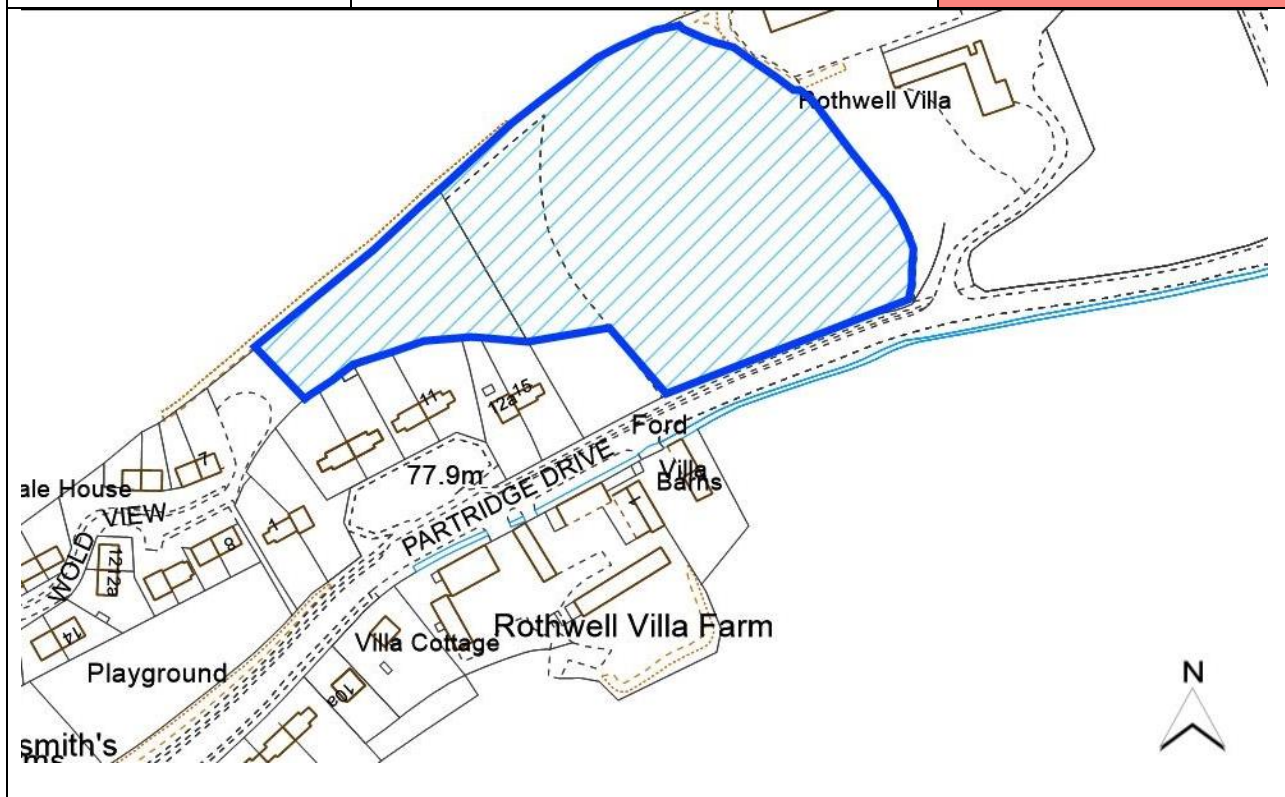
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	Yes
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/ROTH/003	Site Address: Land at Villa Paddock, Partridge Drive, Rothwell, Market Rasen	Status: Rejected
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Size(ha): 1.46	Current use: Grazing and Trees
Indicative capacity: 25	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land between dwellings to the south-west and the listed Rothwell Villa to the north-east of the site.

Conclusion:

The site extends the built footprint into the countryside and is constrained by the listed building. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Land use history apparent of intensive livestock processes			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	Yes
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Saxilby

Ref: WL/SAXI/001	Site Address: Land East of Sturton Road, Saxilby	Status: Rejected
		
Size(ha): 1.26	Current use: Agricultural	
Indicative capacity: 27	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This site is a slightly sloping arable field. It is the south-west part of a larger field and therefore there are no boundaries to north and east. There are hedges and ditches to the south and west and pylons run along the southern boundary. There are arable fields to the west, north and south, and housing to the south.</p> <p>Conclusion:</p> <p>The site would result in linear development into open countryside. Other sites are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Watercourses with riparian management responsibility along both South and West boundaries. Water sampling site at the S/E corner			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

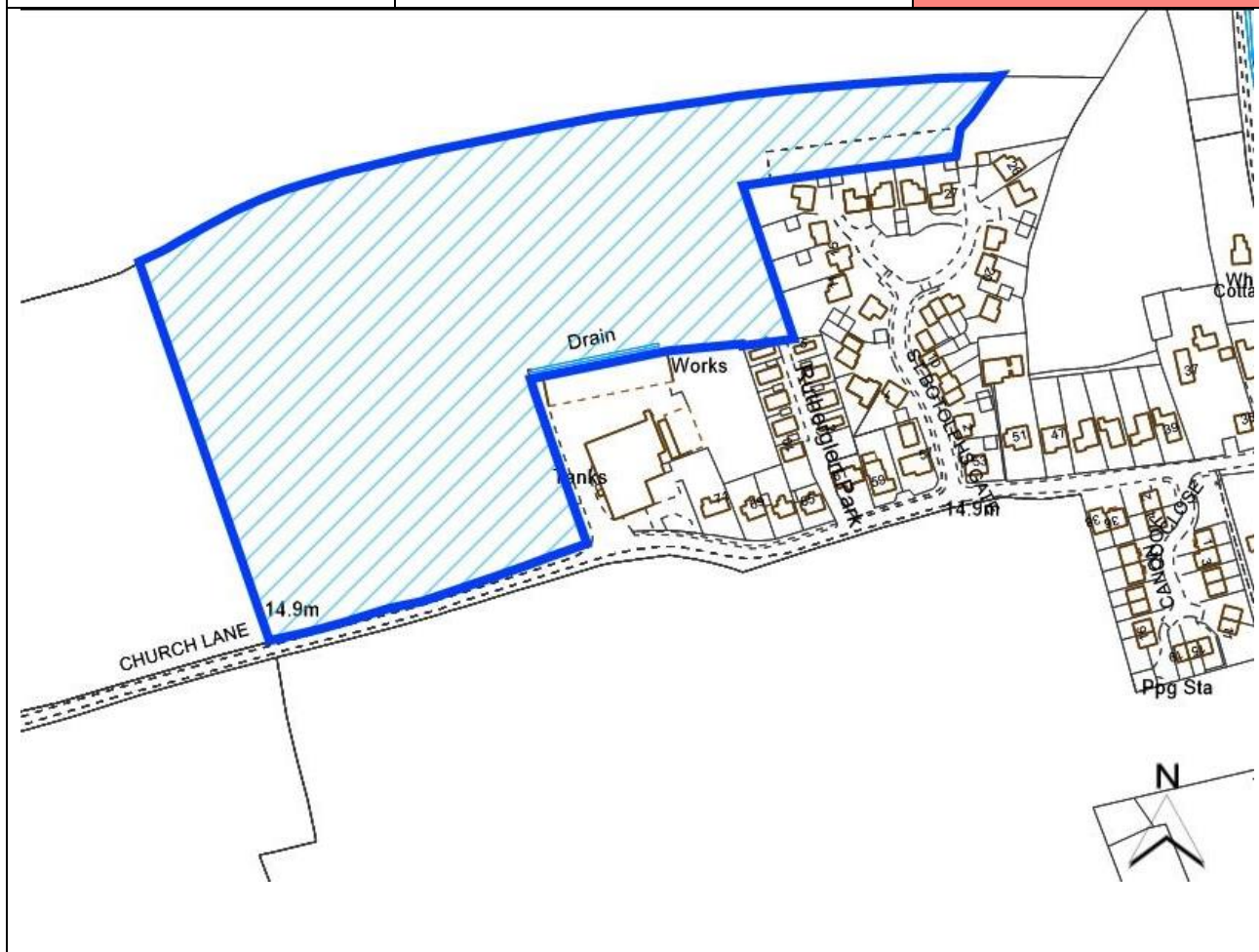
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access should be onto the Broxholme Road to the south of the site rather than onto Sturton Road. Footway links to the existing footway on Mill Lane will need to be provided.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SAXI/002	Site Address: Church Lane Field, Church Lane, Saxilby, Lincoln	Status: Rejected
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Size(ha): 4.74	Current use: Agricultural
Indicative capacity: 89	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a fairly flat arable field with a small area of grass land with trees and bushes at the eastern end. There are hedgerows at the north, east and south boundaries and the western boundary runs through the middle of a field. There are arable fields to the north, west and south and there is a developed area to the east and south east which includes houses, park homes and some industrial units.

Conclusion:

The site extends away from the built footprint and into countryside. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Predictive surface water mapping suggest potential for flooding over a significant area central to the site and commercial property to the S/E with a potential for noise, odour and contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Chuch Lane is currently a single track road so would require widening works from the site frontage (to a minimum of 5.5 metres) to the West of the site, with a footway link to the doctors surgery on Sykes Lane. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability. Open to discussions around scale and potential benefits associated with the development	

Ref: WL/SAXI/003	Site Address: Land to the north of Church Lane, Saxilby	Status: Rejected
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Size(ha): 7.69	Current use: Agricultural
Indicative capacity: 173	Brownfield/Greenfield: Greenfield
Hierarchy (new): Countryside	
<p>Summary:</p> <p>The site is agricultural land to the north of Church Lane. There are fields to the north of the site and the River is to the west of the site. The western half of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site extends into countryside and is constrained by the location within flood zone 3.</p> <p>Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

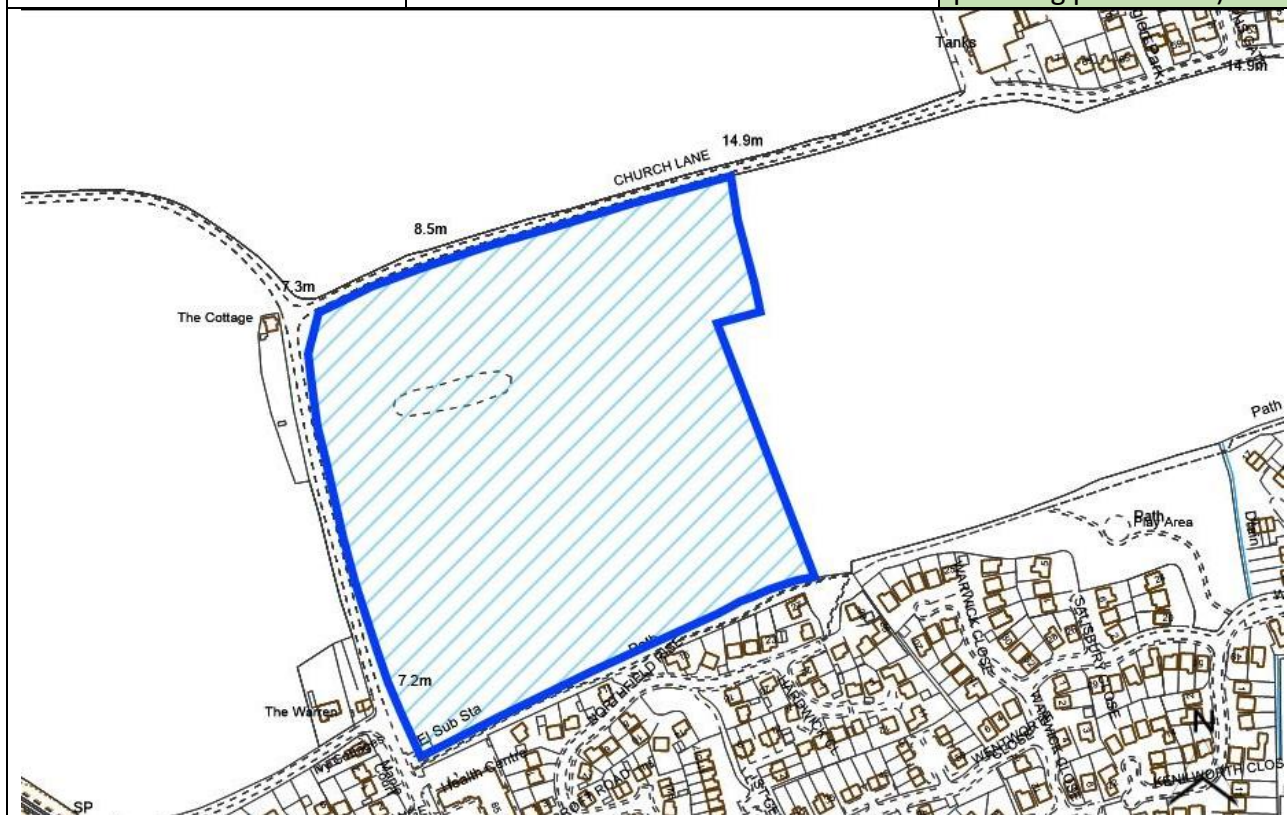
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability. Open to discussions around scale and potential benefits associated with the development.	

Ref: WL/SAXI/004	Site Address: Land off Sykes Lane, Saxilby, Lincoln	Status: Allocate (New allocation without planning permission)
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Size(ha): 7.17	Current use: Agricultural
Indicative capacity: 134	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

This site appears to be used as pasture and slopes down from the east. There are hedgerows and trees around the site boundary and there are some mature trees in the site. There are arable fields to the west and north and housing estates to the east and south.

Conclusion:

The site adjoins an existing allocation (SAXI/013) to the east and retains the core shape and form of the village. It allows access to local services and facilities, including a train station that provides sustainable travel option to Lincoln city centre. It is proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is significant history of surface water from this field causing else exacerbating flooding to property on the periphery of the village, such that a Flood 'betterment' scheme was installed so as to utilise the riparian watercourse at the site S/W boundary to capture and redirect water away from the village and into culvert at the junction of Church Lane. Said culvert installed for the purpose for conveyance, storage and attenuation 250m WNW of the junction. History of contaminative land use to the SE of the site in respect of unknown filled ground and clay and tile manufacture. A surgery abutts the SW corner.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

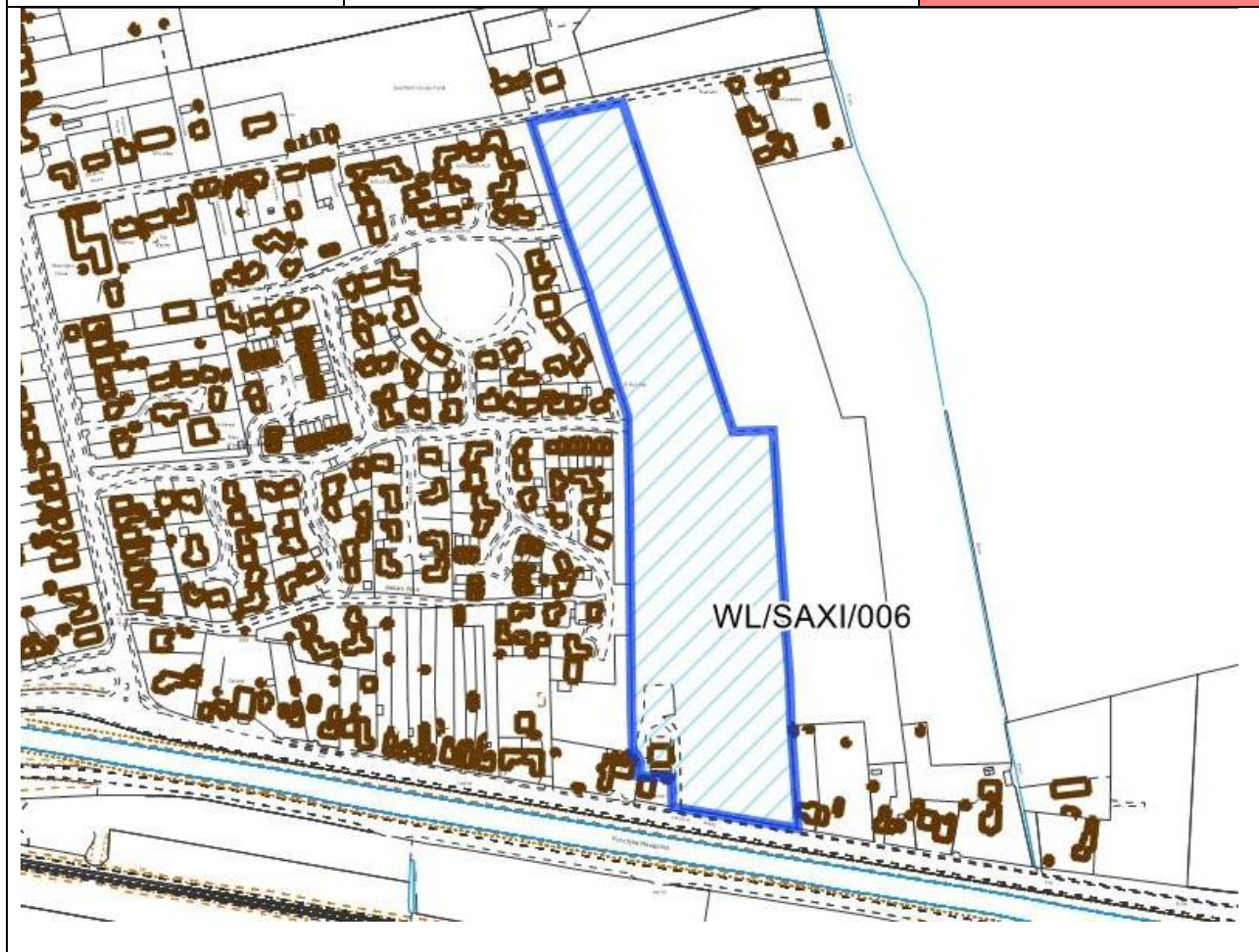
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Widening works to Sykes Lane would be required and a frontage footway would need to be provided to link to the existing footway on Sykes Lane. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability - Saxilby PC object: lack of consultation with community, don't support the no. of proposed dwellings for the village due to lack of infrastructure, flooding and drainage, impact on traffic and roads, lack of shops and impact on schools and doctors. 	<ul style="list-style-type: none"> - Site forms extension to site SAXI/013. - Considered that the site would retain form and shape of village - Policy wording included to address flooding and access issues.

Ref: WL/SAXI/006	Site Address: Land east of Daubeney Avenue, Saxilby	Status: Rejected
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Size(ha): 3.85	Current use: Agricultural
Indicative capacity: 72	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of agricultural land to the east of Daubeney Avenue. The A57 is to the south of the site. There are fields to the east and north of the site.

Conclusion:

The site would retain the shape and form of the village. Some constraints with the access to the site. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Brownfield with potential for contamination in the S/W corner and the South of the site is in Flood Zone 2 and is bounded by the A57 Trunk Road			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

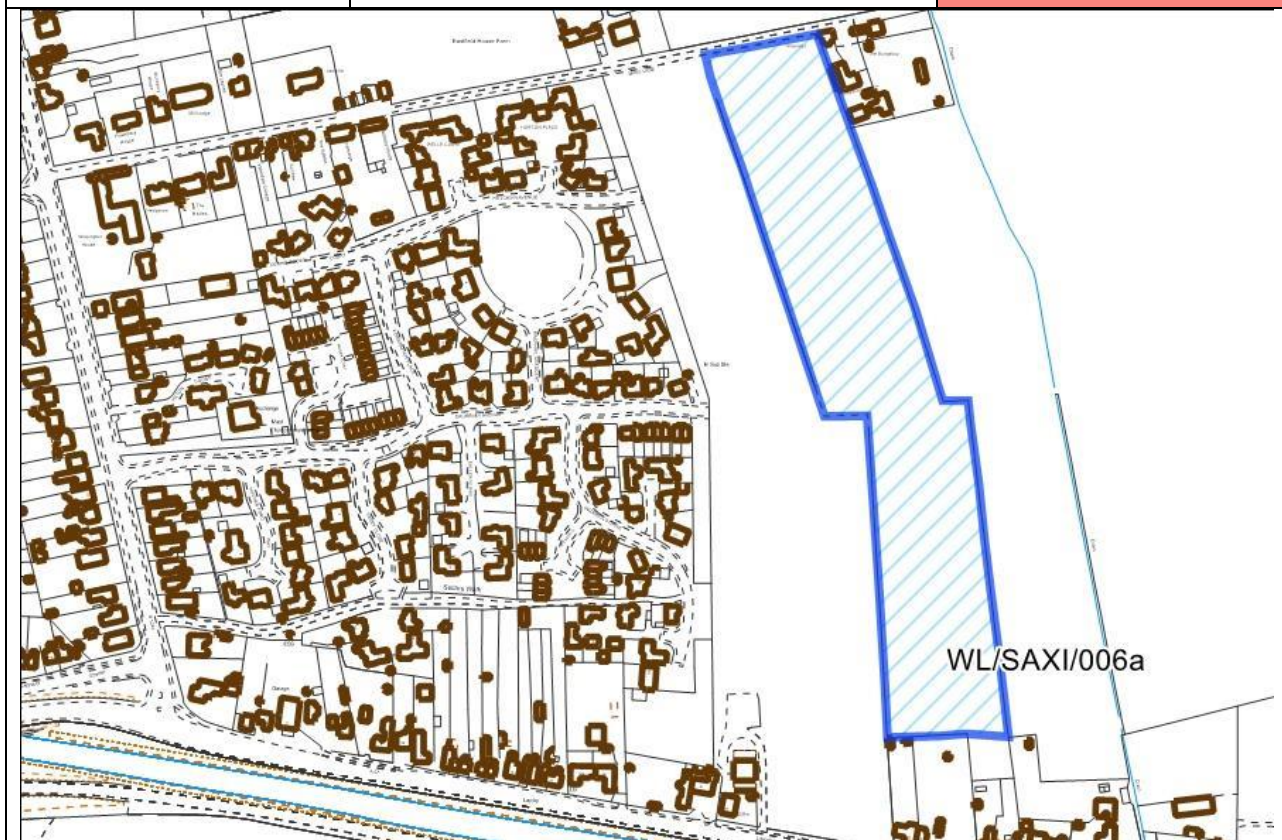
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Issues with access onto the A57 . Visibility unachievable without obtaining third party land. Capacity issues with Mill Lane/A57 junction. Access onto Daubany Avenue would be acceptable if TA demonstrated that Junction was able to cope with the additional trips. Currently no improvement scheme for the junction. site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SAXI/006a	Site Address: Land south of Mays Lane, north of Lincoln Road, Saxilby	Status: Rejected
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Size(ha): 2.94	Current use: Agricultural
Indicative capacity: 55	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is an area of agricultural land to the east of Daubeney Avenue. The A57 is to the south of the site. There are fields to the east and north of the site. The eastern edge of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site would require the neighbouring SAXI/006 to come forwards first. Some constraints with the access to the site and location within Flood zone 2 and 3. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Most of the site is in Flood Zone 3			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Issues with access onto the A57 . Visibility unachievable without obtaining third party land. Capacity issues with Mill Lane/A57 junction. Access onto Daubany Avenue would be acceptable if TA demonstrated that Junction was able to cope with the additional trips. Currently no improvement scheme for the junction. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Any houses should be paced outside flood zones	- Not proposed to allocate site

Ref: WL/SAXI/007	Site Address: Land west of Rutherglen Park, Saxilby	Status: Allocate (New site without planning permission)
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Size(ha): 0.82	Current use: Agricultural
Indicative capacity: 17	Brownfield/Greenfield: Brownfield
Hierarchy (new): Large Villages	Availability: Confirmed via HELAA 2019, suggests delivery in 0-5 years, controlled by land agent

Summary:

The site is a farm and outbuildings, including bungalows to the frontage. There is a caravan site to the east of the site and dwellings further to the east. To the south is a new housing estate.

Conclusion:

The site is a brownfield site within the built footprint that retains the shape and form of the settlement. It is considered a sustainable location with access to local services and a train station that provides sustainable travel route into Lincoln city centre. It is proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is flooding history to the East of the site and a commercial history with potential for contamination, odour and noise.			
Minerals and Waste			
Minerals Resource Safeguarding Area	yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Improvements to Church Lane required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SAXI/008	Site Address: Land west of Sykes Lane, Saxilby	Status: Rejected
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Size(ha): 9.71	Current use: Agricultural
Indicative capacity: 182	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is agricultural land to the west of Sykes Lane. The railway line runs to the southern boundary of the site. There are dwellings to the south-east of the site. The northern and eastern parts of the site are within flood zone 2 and 3.

Conclusion:

The site would extend into the countryside and is constrained by flood risk. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
A difficult site with complex drainage issues requisit of a redirection of and mitigation of ground and surface water impact and flooding of nearby properties			
Minerals and Waste			
Minerals Resource Safeguarding Area	yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

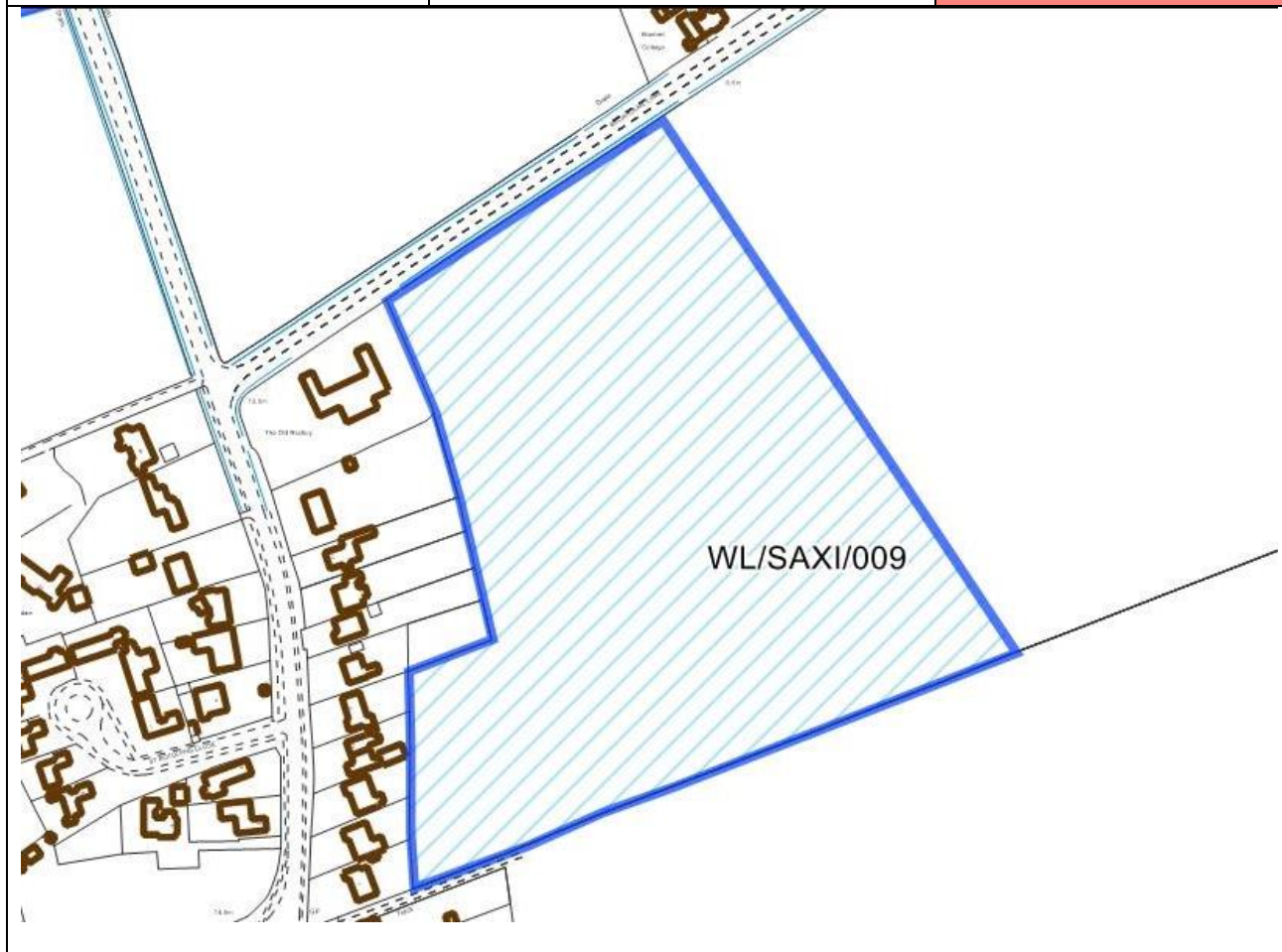
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Realistically due to the extensive widening and footway works that would be required, the only likelihood of this site being developed would be if it were combined with surrounding sites. Widening works to Sykes Lane would be required and a frontage footway would need to be provided to link to the existing footway on Sykes Lane. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability - IDB: Any houses should be placed outside flood zones. Byelaw consents will be required for works adjacent to board scheduled watercourses 	<ul style="list-style-type: none"> - Not proposed to allocate site

Ref: WL/SAXI/009	Site Address: Land east of Sturton Road, south of Broxholme Lane, Saxilby	Status: Rejected
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Size(ha): 5.06	Current use: Agricultural
Indicative capacity: 95	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is agricultural land to the east of properties on Sturton Road. There are fields to the east and south of the site.</p> <p>Conclusion:</p> <p>The site extends away from the built footprint into the countryside. Other sites preferable</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

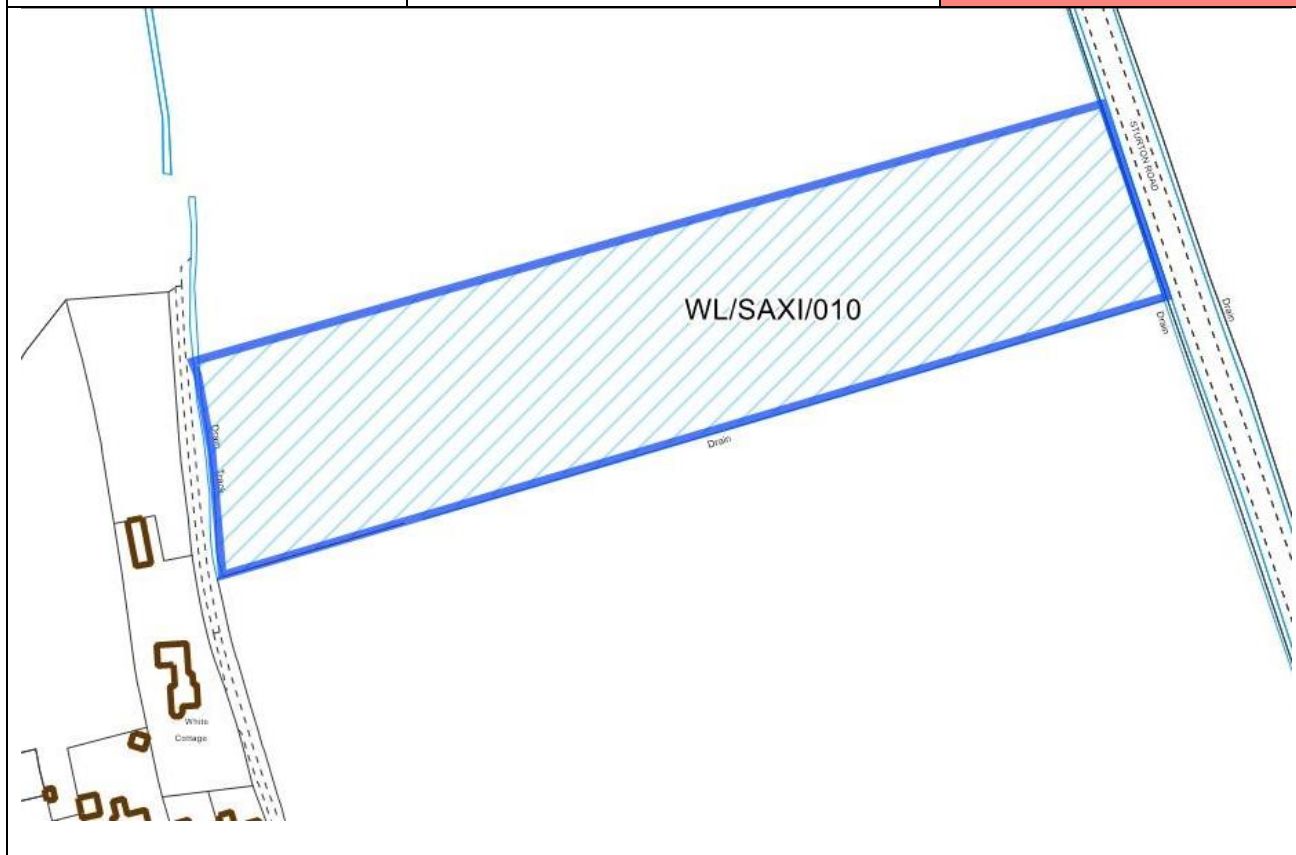
Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	Within 250m	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Improvements to Broxholme Lane will be required, potential widening and footway provision. May have impact on B1241/A57 junction. Site at risk of surface water flooding	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SAXI/010	Site Address: Land west of Sturton Road, Saxilby	Status: Rejected
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Size(ha): 1.88	Current use: Agricultural
Indicative capacity: 40	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is agricultural land to the north of a new housing estate currently under construction. There are fields to the north and east of the site.

Conclusion:

The site would adjoin the existing site, however, it would extend further into the countryside and potentially impact on the setting of the Church. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Mitigation may be required dependent on impact on B1241/ A57 junction. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SAXI/011	Site Address: Land east of Sturton Road, north of Broxholme Lane, Saxilby	Status: Rejected
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Size(ha): 4.42	Current use: Agricultural
Indicative capacity: 83	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of agricultural land to the east of Sturton Road. There are fields to the north and east and a new housing estate under construction to the west.

Conclusion:

The site would extend into the countryside and introduce development to this side of the road.
Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Water sampling point near SW corner - otherwise No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

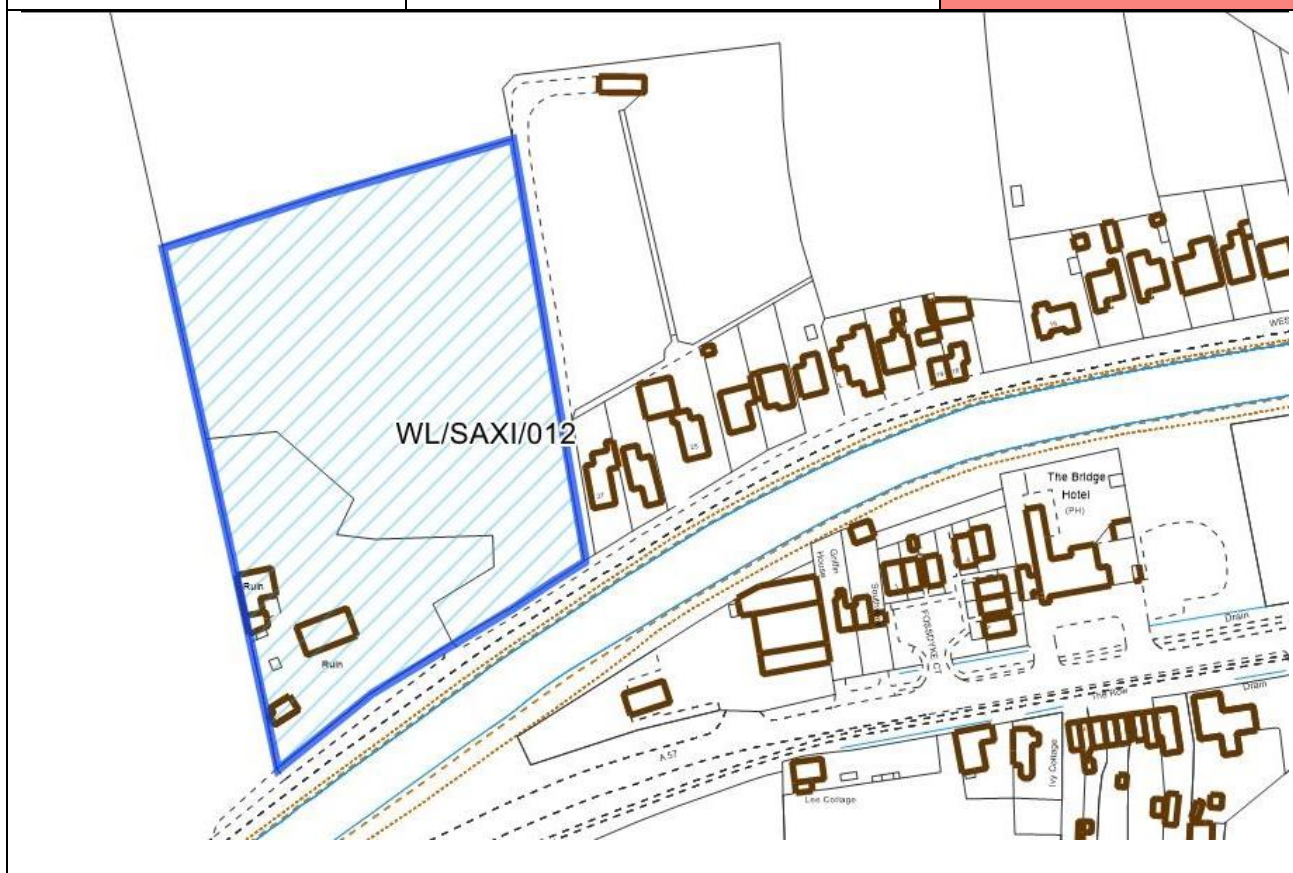
Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Improvements to Bloxholme Lane - widening and pedestrian links. Potential impact on B1241/ A57 junction. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SAXI/012	Site Address: Land between 27 and 33 West Bank, Saxilby	Status: Rejected
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Size(ha): 1.52	Current use: Agricultural
Indicative capacity: 32	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is land to the west of dwellings on West Bank. The River is to the south of the site, with fields to the north and west.</p> <p>Conclusion:</p> <p>The site is detached from the main footprint of the village and located within flood zone 2. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Flood Zone 2, additionally and peculiarly much of the site (as conversely compared to surrounding land) is predictively mapped as being subject to surface water flooding (assumption being it is at a lower level)			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area	R		

Built Environment, Heritage and Landscape

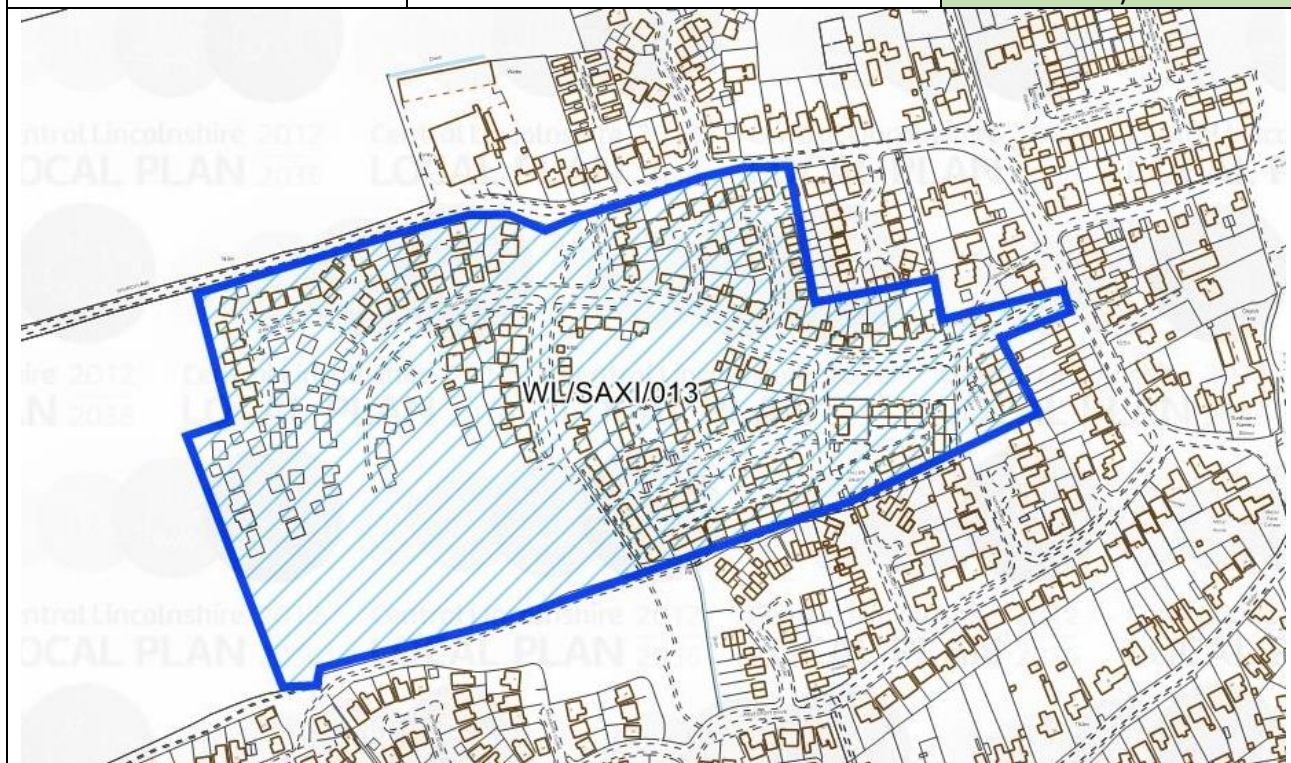
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Would need significant mitigation/improvements to West Bank. Carriageway widening and footway provision. Site at risk of surface water flooding	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SAXI/013	Site Address: Land off Church Lane, Saxilby	Status: Allocate (Existing allocation under construction)
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Size(ha): 10.09	Current use:
Indicative capacity: 66 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is land located off Church Lane. There are dwellings to the east, north and south of the site. The site is located within the built footprint of the settlement and retains the core shape and form of the village.

Conclusion:

The site is located within the built footprint of the village and has access to local services, including train station which provides sustainable travel link to Lincoln city centre. It is an existing allocation with planning permission for 233no dwellings, being built. Proposed to be retained.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area		R	

Built Environment, Heritage and Landscape

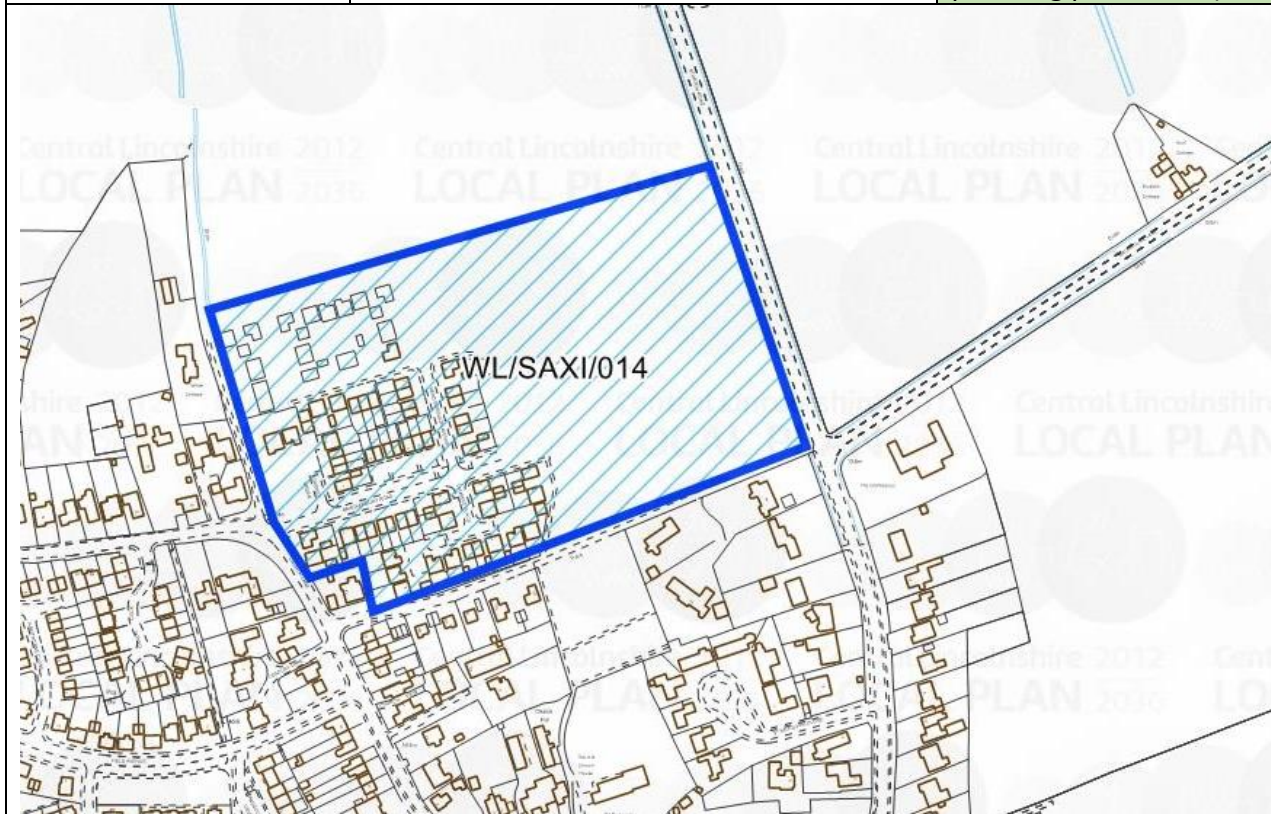
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Saxilby Parish Council object to site: lack of consultation, too many dwellings, lack of infrastructure, flooding and drainage, impacts of roads, traffic, lack of shops and impact on school and doctors	- Site is an existing allocation under construction.

Ref: WL/SAXI/014	Site Address: Land off Sturton Road, Saxilby	Status: Allocate (New allocation with planning permission)
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Size(ha): 5.54	Current use:
Indicative capacity: 53 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is land to the west of Sturton Road and to the north of existing dwellings. The site is located adjacent to existing development and provides access to local facilities, including train station with links to Lincoln city centre.

Conclusion:

The site has planning permission for 133no dwellings and is currently being built. Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

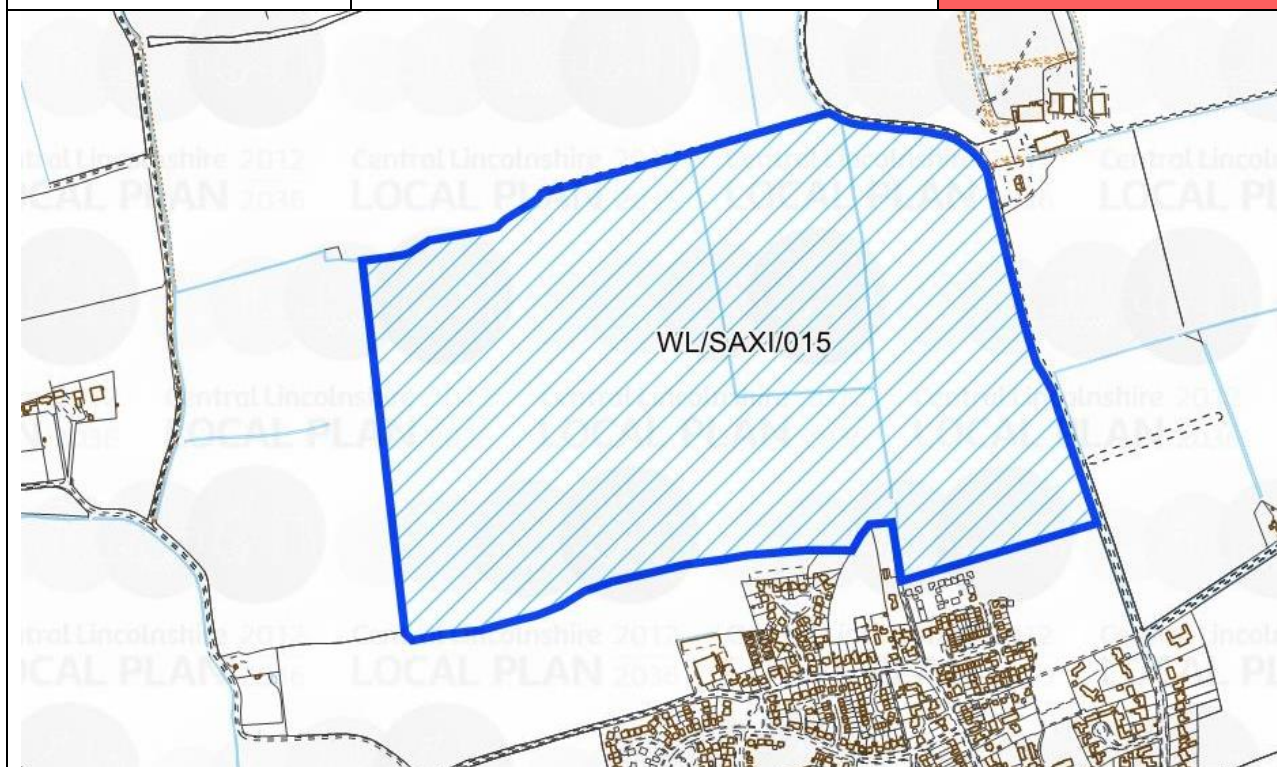
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Saxilby Parish Council objection: lack of consultation, too many houses, lack of infrastructure, flooding and drainage, impact on roads, traffic, lack of shops and impact on school and doctors. 	<ul style="list-style-type: none"> Site proposed to be allocated as it has planning permission. Currently under construction.

Ref: WL/SAXI/015	Site Address: Land to the north of Saxilby and west of B1241, Saxilby	Status: Rejected
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Size(ha): 59.98	Current use: Agricultural
Indicative capacity: 900	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is a large field to the north of existing development at Saxilby. Sturton Road forms the boundary to the east, with fields to the west of the site. The western edge of the site is within Flood Zone 2. Parts of the site are at risk from surface water flooding.

Conclusion:

The site is a large area to the north of Saxilby that would have impacts upon the character and setting of the village. There are other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Any future application should include a proportionate assessment of the potential impacts on the historic environment. This is in accordance with paragraph 194 of the National Planning Policy Framework.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Expected to have adverse impact on capacity at A57 junction and improvements will be required (likely signalising the junction). Pedestrian connectivity into surrounding development sites and to village amenities (including train station) required. Improvements to surrounding link footways and PRowS required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Site submitted during Reg 18 consultation	

Scothern

Ref: WL/SC/001	Site Address: Land north of Heath Road, Scothern	Status: Rejected
Size(ha): 7.58	Current use: Agricultural	
Indicative capacity: 114	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary: The site is a large area to the north of the village. There are fields to the north, east and west. To the south are dwellings.</p> <p>Conclusion: The site would be a large expansion into countryside. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

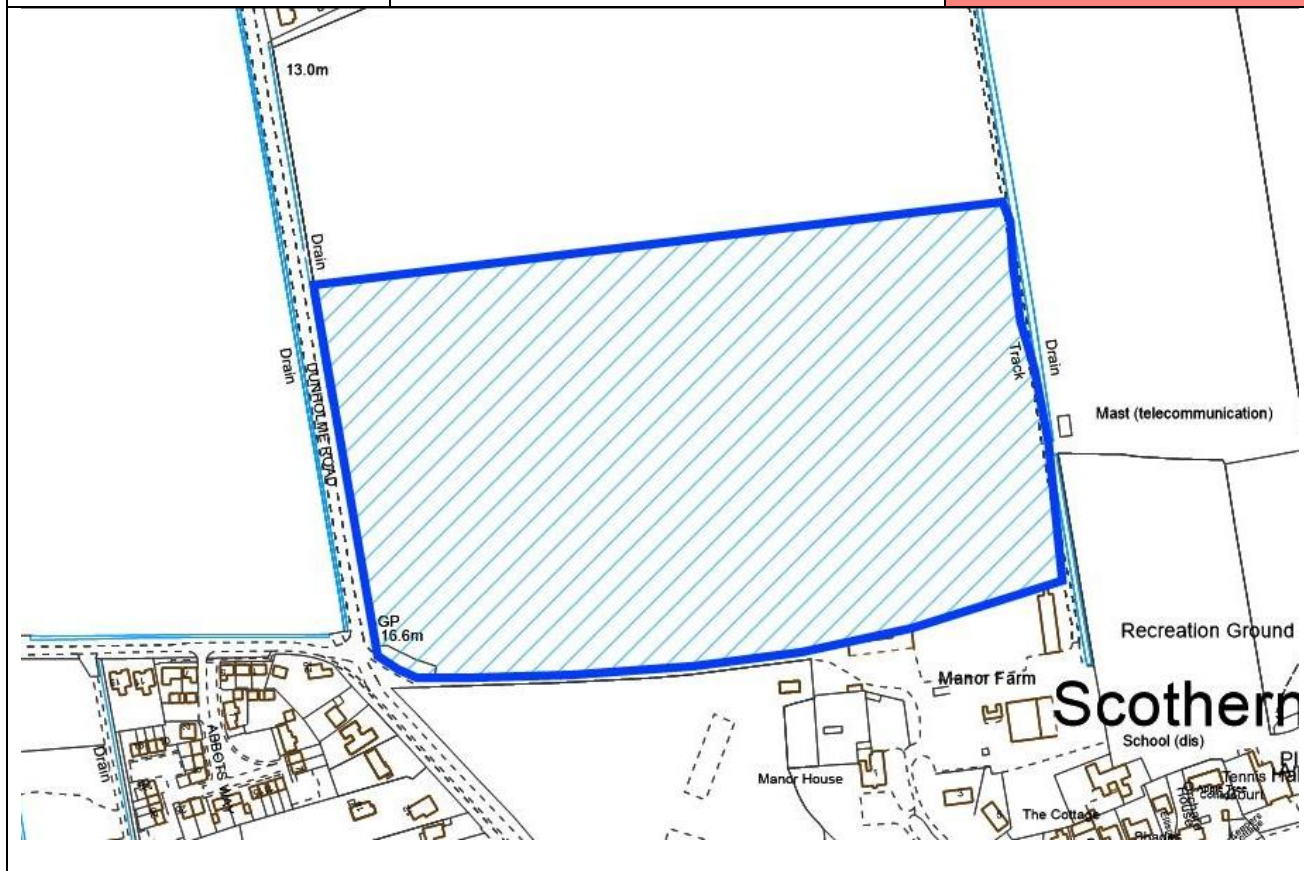
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access acceptable via Heath Road and Dunholme Road. Improvements to Heath Road may be required. Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents: Scothern unable to sustain any more growth as it has no local facilities	- Not proposed to allocate site

Ref: WL/SC/002	Site Address: Land east of Dunholme Road, Scothern	Status: Rejected
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Size(ha): 10.29	Current use: Agricultural
Indicative capacity: 123	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is a large area to the north of the village. There are fields to the north, east and west. To the south is Manor Farm and the listed building Manor House.</p> <p>Conclusion:</p> <p>The site would be a large expansion into countryside. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination from unknown filled land at the S/E boundary. Potential for contamination and noise, dust and odour nuisance from a farm bounding the south of the site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

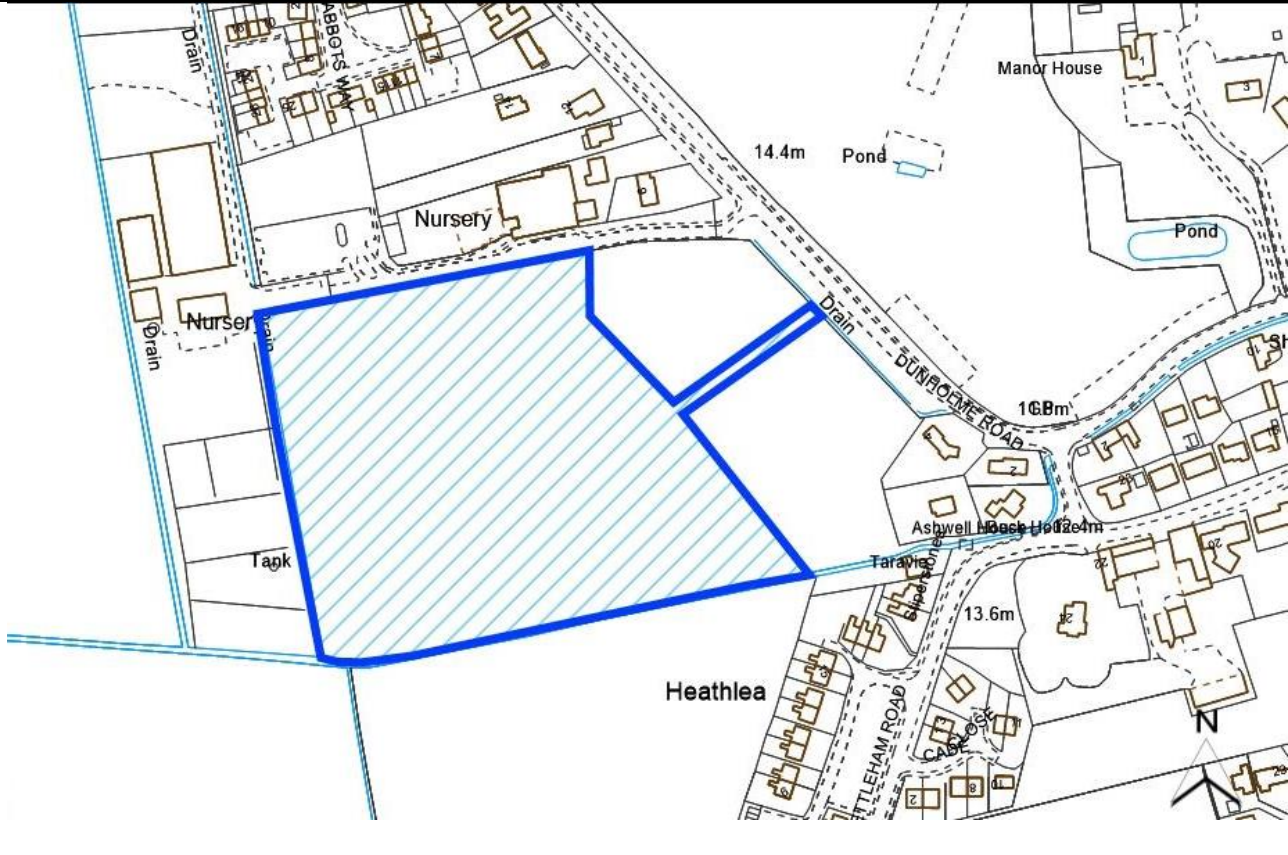
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents: Scothern unable to sustain any more growth as it has no local facilities	- Not proposed to allocate site

Ref: WL/SC/003	Site Address: Land to the southwest of Main Street, Scothern	Status: Allocate (New allocation without planning permission)
		
Size(ha): 3.53	Current use: Agricultural	
Indicative capacity: 53	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is land to the south of the garden centre and nursery and to the west of a new housing estate under construction. There are dwellings to the south-east of the site.</p> <p>Conclusion:</p> <p>The site would adjoin the existing housing estate currently being built and would retain the shape and form of the settlement.</p> <ul style="list-style-type: none">Following concerns raised at Regulation 18 Consultation in relation to smoke nuisance from a biomass boiler system at the Scothern Nurseries, investigations have been undertaken into the issue. Written confirmation from the owner of the Garden centre has been received confirming that the biomass boiler is now decommissioned and is due to be removed from the site. Wording has been added to the Policy to ensure development only proceeds where there is no risk of smoke nuisance.		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Riparian responsibility for an important watercourse (Flood Zones 2 & 3) adjacent to the southern boundary (IDB responsibility from Beck House through the village)			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

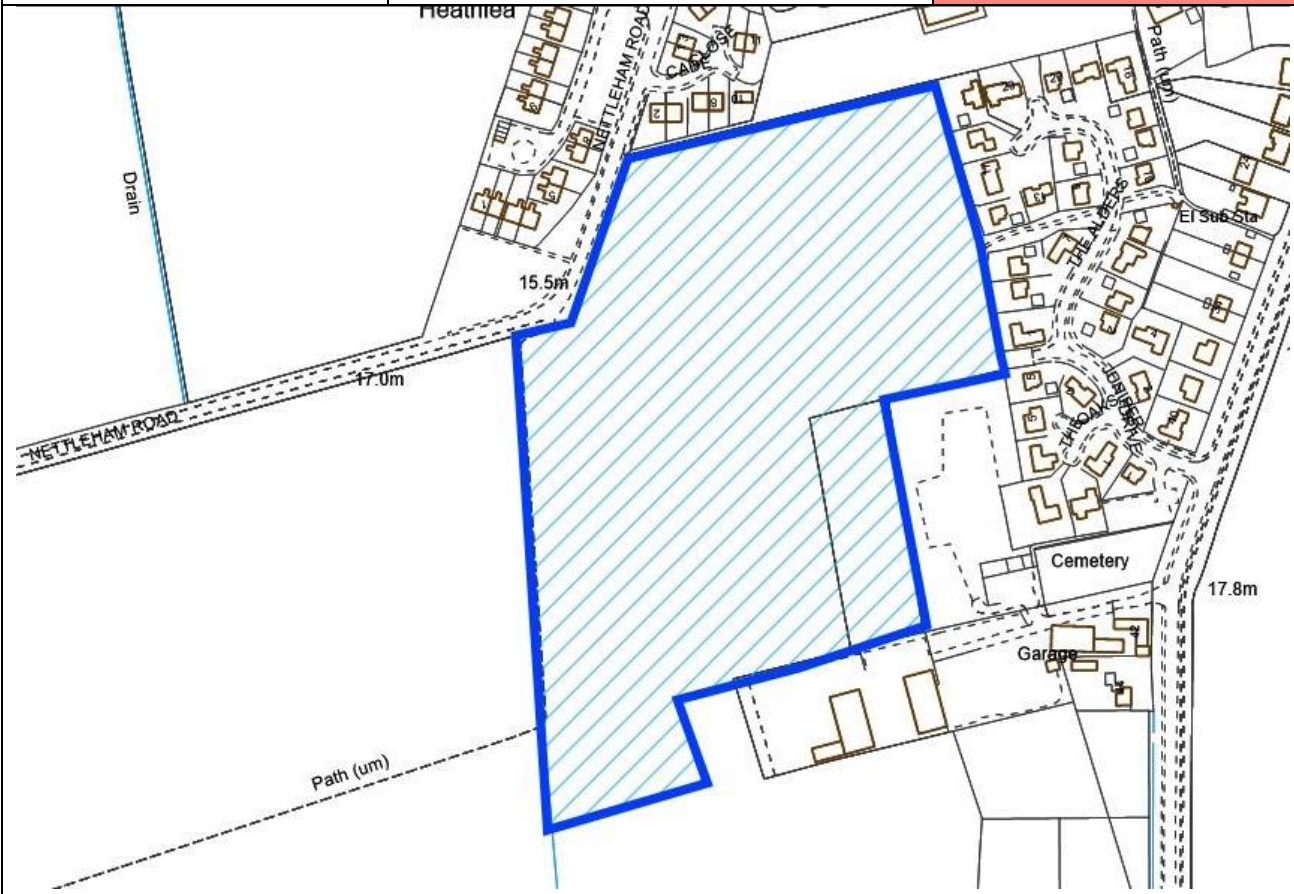
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. A cropmark enclosure (of potentially prehistoric date) is recorded partly within this site and partly within the field to the south in the Lincolnshire Historic Environment Record. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and remove policy wording reference to phasing - Scothern Parish Council object to levels of growth in village. - Resident objections in relation to access, overshadowing, over development, smoke from biomass plant, parking and flood risk. 	<ul style="list-style-type: none"> - Phasing has been removed from proposed Plan. - LCC highways have raised no objections in relation to access or parking issues. Appropriate parking provision can be secured via planning application. - A very small area of the site is at risk of flooding, which could be addressed through appropriate layout and water management strategies. - Scothern is identified as a Medium village within Lincoln Strategy Area (LSA). It is considered the majority of development will be within LSA, including within medium villages to support their function.

Ref: WL/SC/004	Site Address: Land off Juniper Drive, Scothern	Status: Rejected
		
Size(ha): 5.99		Current use: Agricultural
Indicative capacity: 90		Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is land to the west of Juniper Drive. There are dwellings to the north off Cade Drive and a cemetery to the east of the site. A footpath runs along the boundary to the west.</p> <p>Conclusion:</p> <p>The site is a large area that extends into the countryside to the south. Other sites preferable (see SC/004A).</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for noise and contamination in respect of adjacent garage and vehicle lot			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

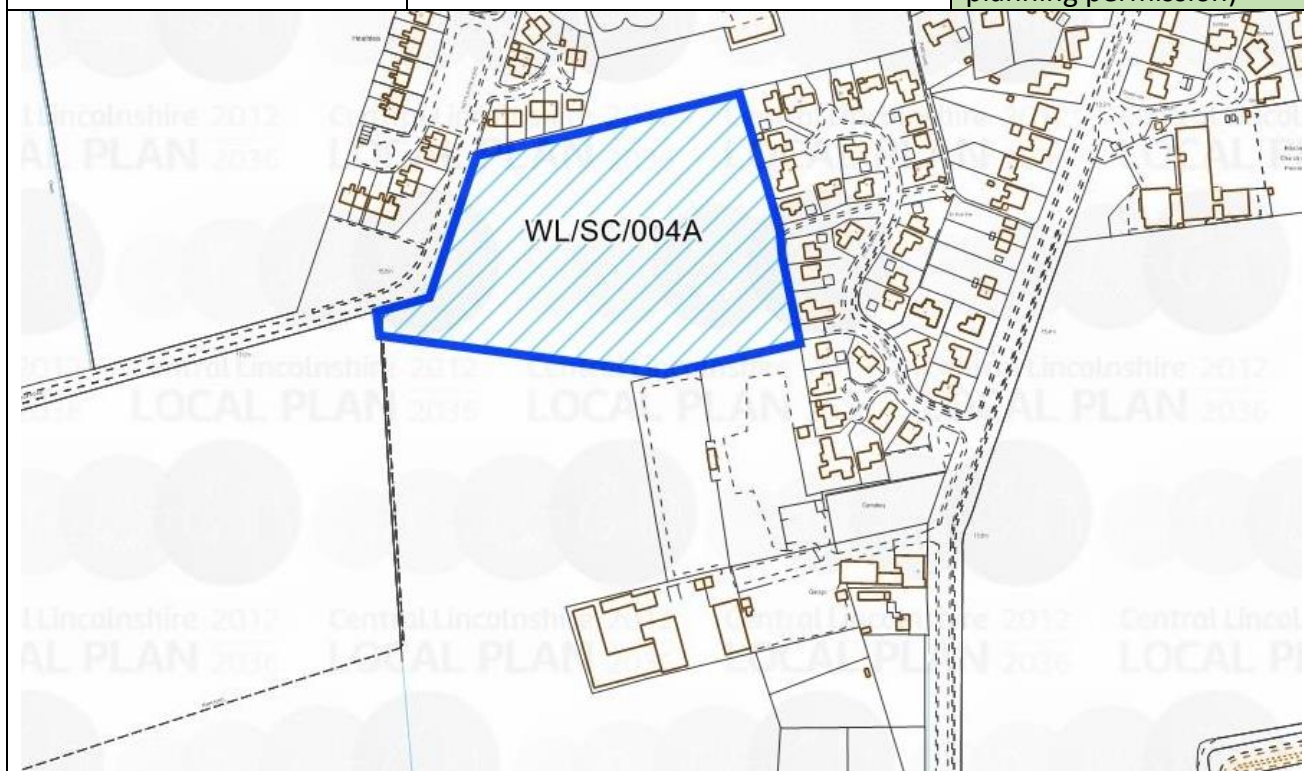
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Ideally access will be provided from Nettleham Road, The Alders and Juniper Drive for increased permeability. Pedestrian links and local highway improvements may be required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents: Scothern unable to sustain any more growth as it has no local facilities	- Not proposed to allocate site

Ref: WL/SC/004A	Site Address: Land off Juniper Drive, Scothern	Status: Allocate (New allocation without planning permission)
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Size(ha): 2.72	Current use:
Indicative capacity: 41	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

The site is to the west of Juniper Drive and has a reduced boundary compared to SC/004 to better reflect the built form of the settlement. It is considered to respect the core shape and form of the settlement.

Conclusion:

The site is relatively unconstrained and would retain the shape and character of the settlement. Scothern is located within Lincoln Strategy Area, where the majority of development is expected to be delivered, including within medium villages to support their function. Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for noise and contamination in respect of adjacent garage and vehicle lot			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

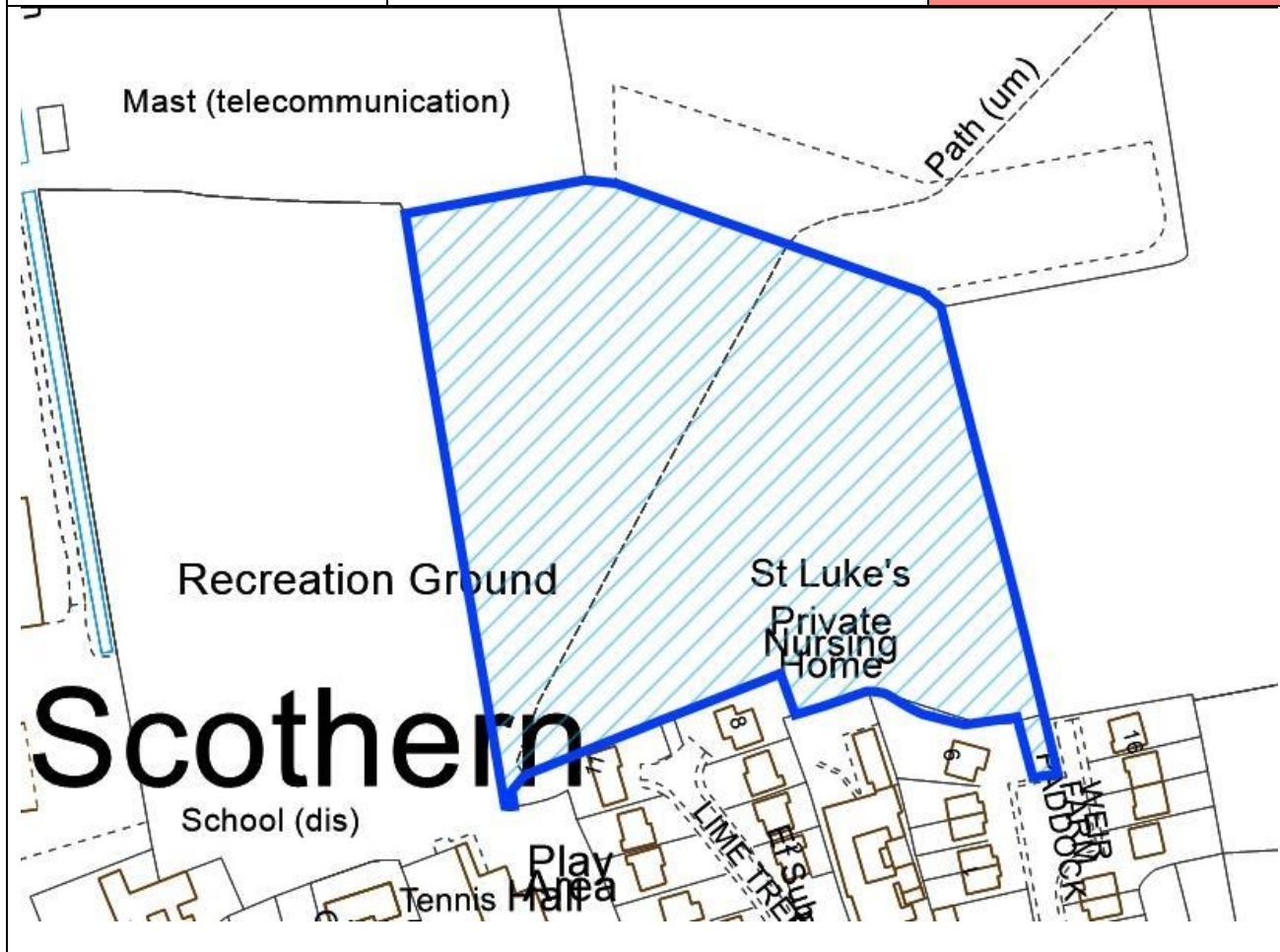
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
As per SC/004 Ideally access will be provided from Nettleham Road, The Alders and Juniper Drive for increased permeability. Pedestrian links and local highway improvements may be required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability - Scothern Parish Council object to levels of growth in village. - Objection from residents: Scothern unable to sustain any more growth as it has no local facilities 	<ul style="list-style-type: none"> - Site considered to retain shape and form of settlement. - Scothern is a Medium villages within the Lincoln Strategy Area (LSA). It is proposed that the majority of development will be located within LSA, including within medium villages to support their function.

Ref: WL/SC/005	Site Address: Land off Weir Farm Paddock, Scothern, Lincoln	Status: Rejected
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Size(ha): 2.01	Current use: Agricultural
Indicative capacity: 30	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the north of Lime Tree Paddock. There is a footpath through the site and fields to the north and west. To the east is playing fields.

Conclusion:

The site extends into the countryside. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Additional access could be provided on Lime Tree Paddock.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability - Scothern Parish Council objects to levels of growth in village. - Objection from residents: Scothern unable to sustain any more growth as it has no local facilities 	<ul style="list-style-type: none"> - Not proposed to allocate site

Ref: WL/SC/006	Site Address: Land to the south of Langworth Road, Scothern	Status: Rejected
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Size(ha): 4.07	Current use: Agricultural
Indicative capacity: 61	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is located to the south of Langworth Road. There are fields to the south and east of the site. There are some dwellings to the east of the site.

Conclusion:

The site would extend away from the built footprint into the countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

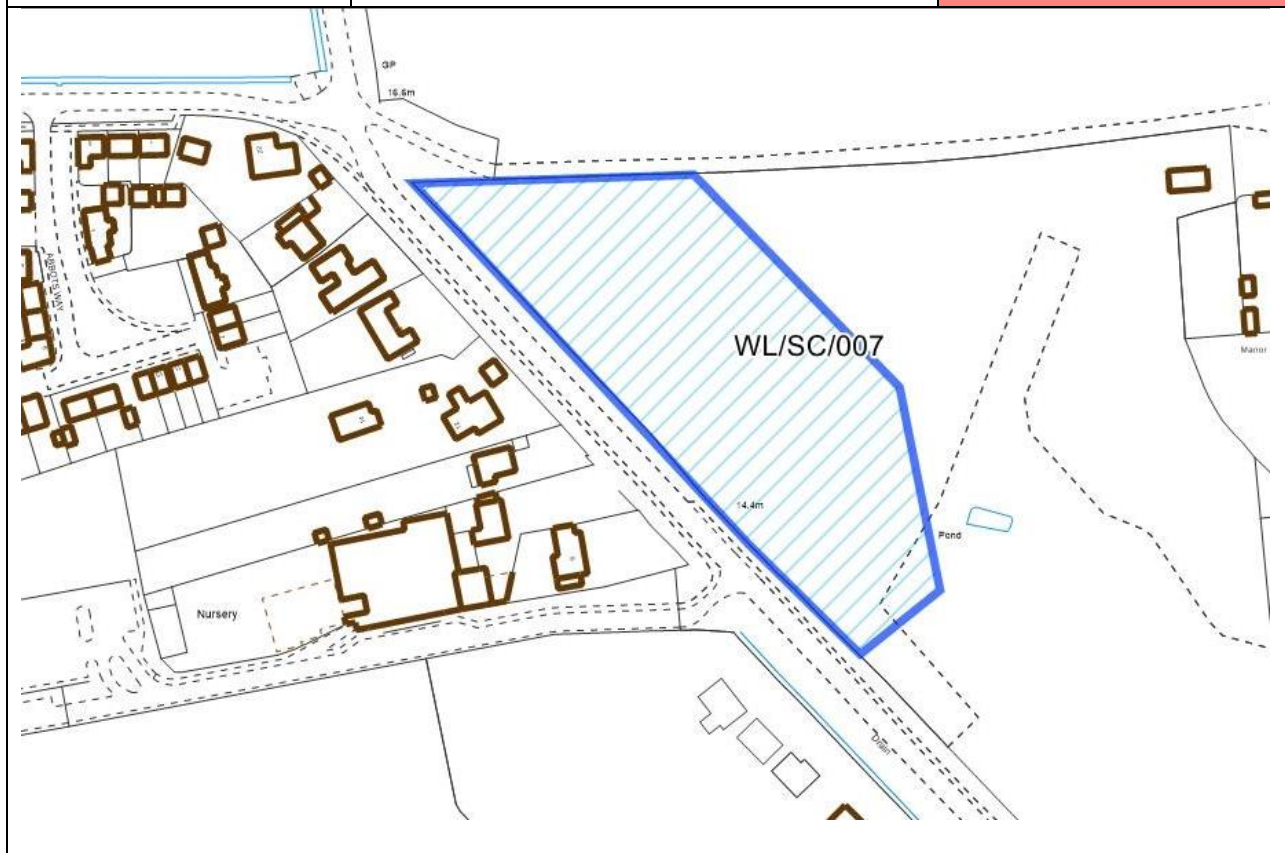
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May require improvements to highway network, including pedestrian links. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability - Scothern Parish Council objects to levels of growth in village. - Objection from residents: Scothern unable to sustain any more growth as it has no local facilities 	<ul style="list-style-type: none"> - Not proposed to allocate site

Ref: WL/SC/007	Site Address: Land east of Dunholme Road, Scothern	Status: Rejected
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Size(ha): 1.04	Current use:
Indicative capacity: 18	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is located to the north-east of Dunholme Road. There are fields to the north of the site and Manor House listed building to the west.

Conclusion:

The site would extend the built footprint into important open space within the village. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

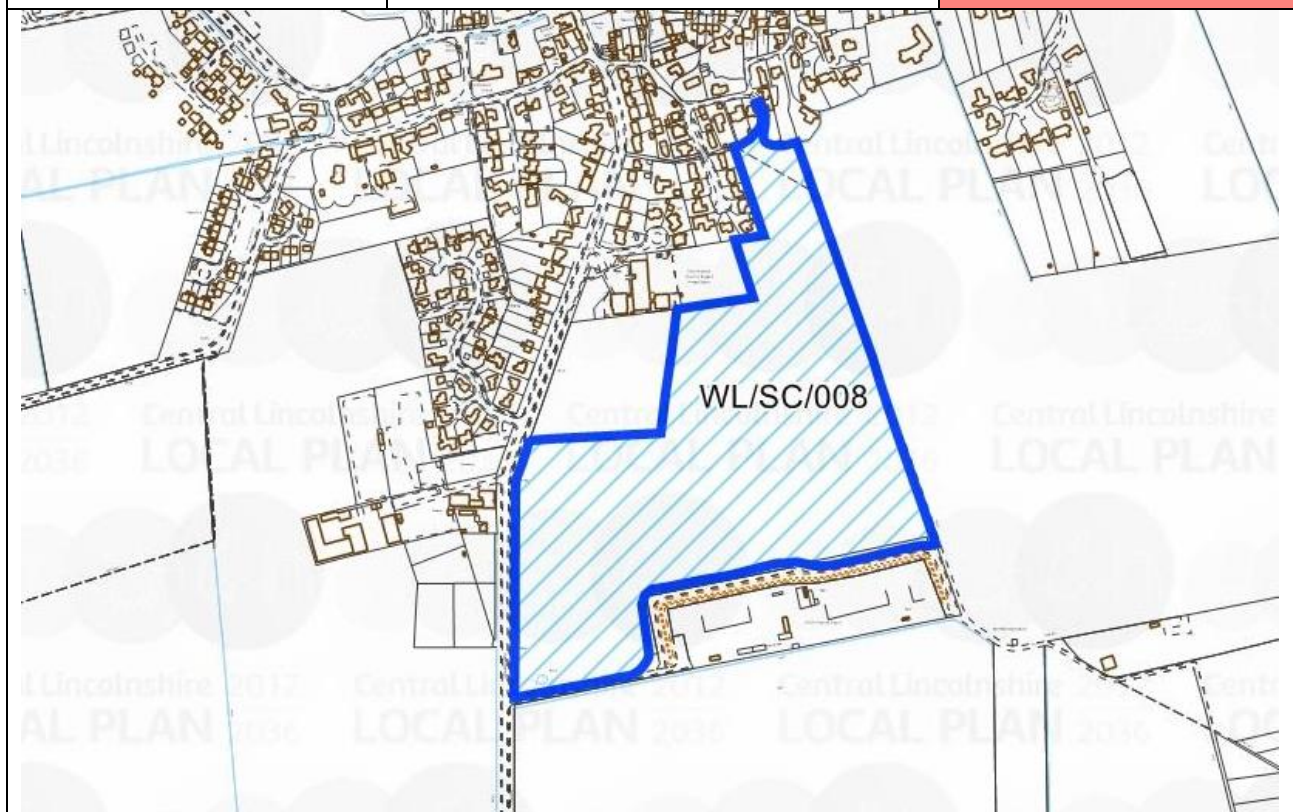
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Scothern Parish Council objects to levels of growth in village. - Objection from residents: Scothern unable to sustain any more growth as it has no local facilities 	<ul style="list-style-type: none"> - Not proposed to allocate site

Ref: WL/SC/008	Site Address: Land off Sudbrooke Road, Scothern	Status: Rejected
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Size(ha): 12.96	Current use: Agricultural
Indicative capacity: 194	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is located to the east of Sudbrooke Road and south of existing dwellings. There are fields to the east and an oil depot to the south of the site.

Conclusion:

The site would extend the form of the village to the south. Other sites are considered preferable in terms of character and impact on the village.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential Contamination - Unknown filled ground on site			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

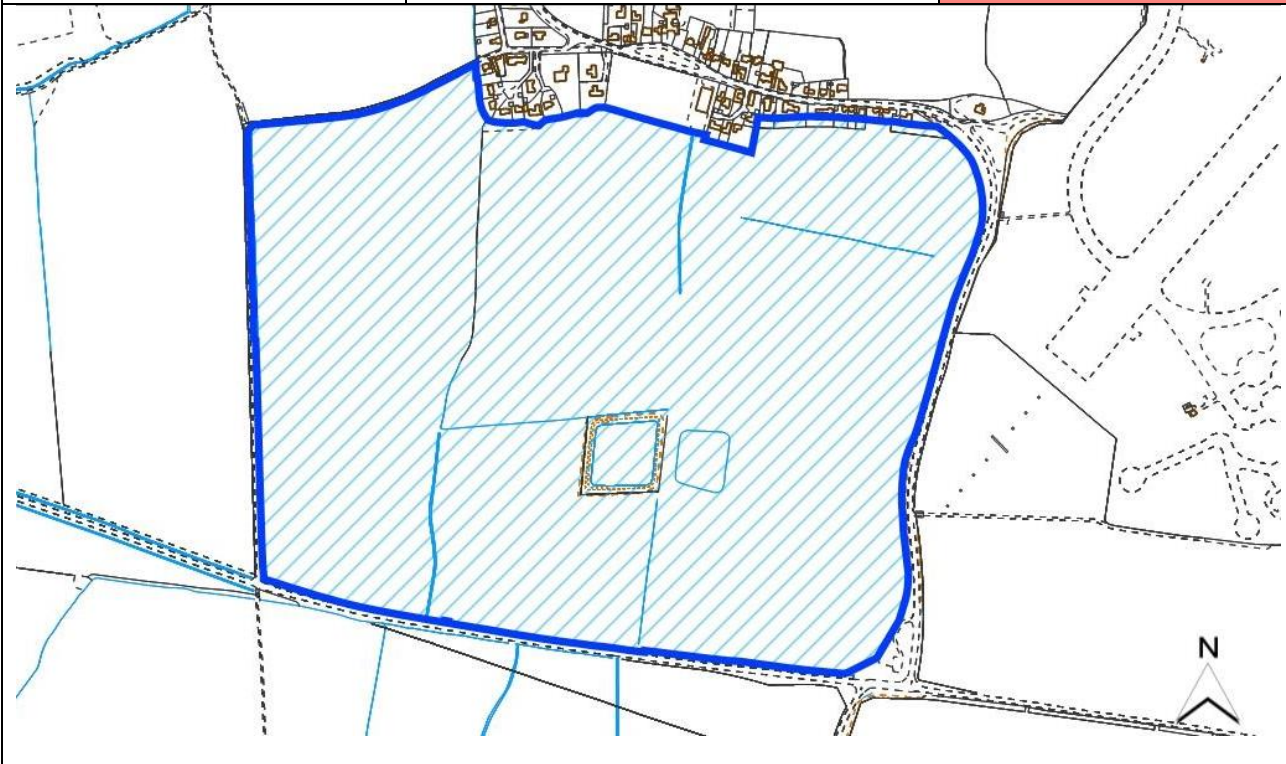
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
<p>The proposed development includes the site of Scothern windmill, which may have originated in the medieval period as a possession of Barlings Abbey. Remains of buildings, millstones and earthworks associated with the mill and its cottage have previously been identified here. The field has also produced finds of Roman pottery and an important Roman villa site is located in the adjacent field to the south. There is thus a high potential for as yet unrecorded Roman remains to survive here, as well as remains of the medieval and later mill. We would recommend that any future application include a field evaluation to provide the local planning authority with sufficient site specific information on the significance of any buried remains to enable a reasoned decision to be made regarding the impacts of the proposal on below ground heritage assets of archaeological interest.</p>			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
PRoW scth/156/6 along eastern boundary to be considered. Connections onto Craypool Lane should be pedestrian only.	
Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability - Objection from residents: Scothern unable to sustain any more growth as it has no local facilities 	<ul style="list-style-type: none"> - Not proposed to allocate site

Scampton

Ref: WL/SCAM/001	Site Address: Land to the South West of Scampton Village	Status: Rejected
		
Size(ha): 79.78	Current use: Agricultural	
Indicative capacity: 957	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is agricultural land and reservoir to the south of Scampton village. The land slopes down towards the village. The road forms the boundaries to the east and south.</p> <p>Conclusion:</p> <p>The site is located within the Area of Great Landscape Value and would impact the setting and character of the village. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site bounds at the east and is downhill in parts of active and long standing MOD land. MOD land is default categorised as High Risk in terms of potential for contamination. The site is also partly in Source Protection Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

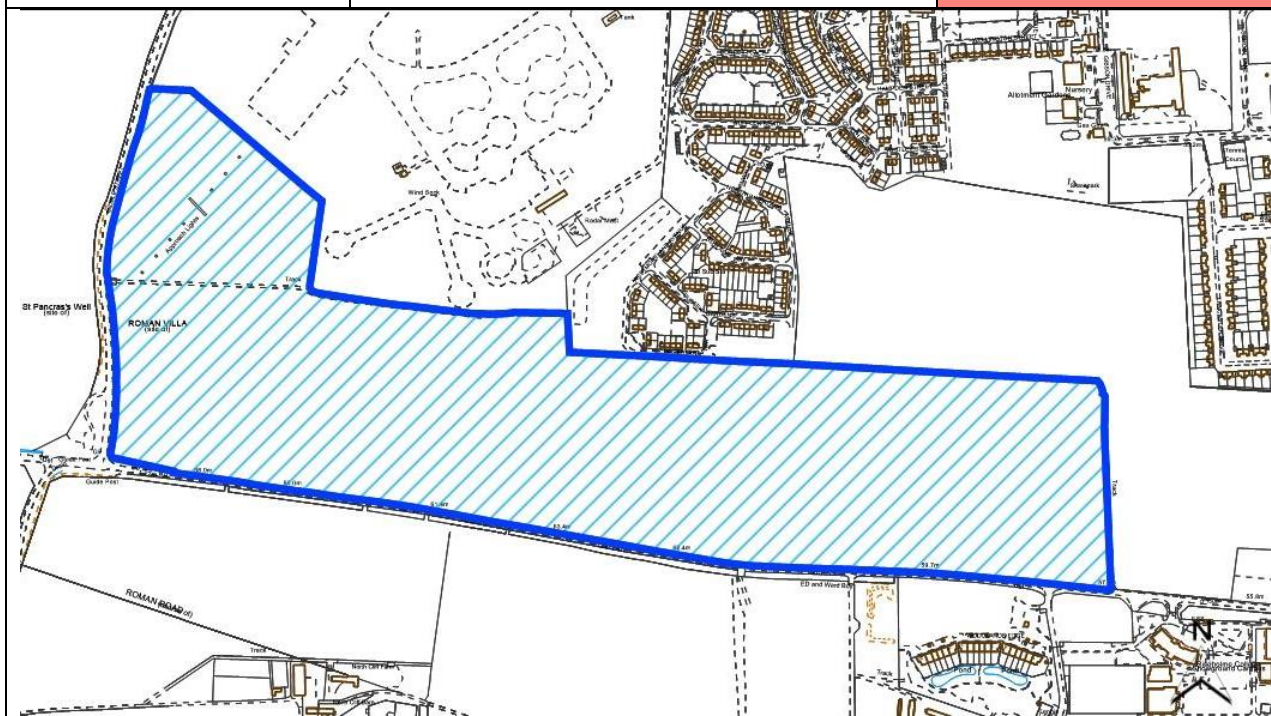
Scheduled Ancient Monument	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCAM/002	Site Address: Land adjacent Tillbridge Lane, Scampton, Lincoln	Status: Rejected
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Size(ha): 91.54	Current use: Agricultural
Indicative capacity: 1099	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the south of RAF Scampton runway and dwellings. There are fields to the west and south of the site and the Lincolnshire Showground site to the south-east.

Conclusion:

The site extends into open countryside. Proposed to be allocated as a Regeneration Area for mixed uses, therefore rejected as a housing allocation.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site bounds at north former and current MOD land. MOD land is default categorised as High Risk in terms of potential for contamination. The site is also partly in Source Protection Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

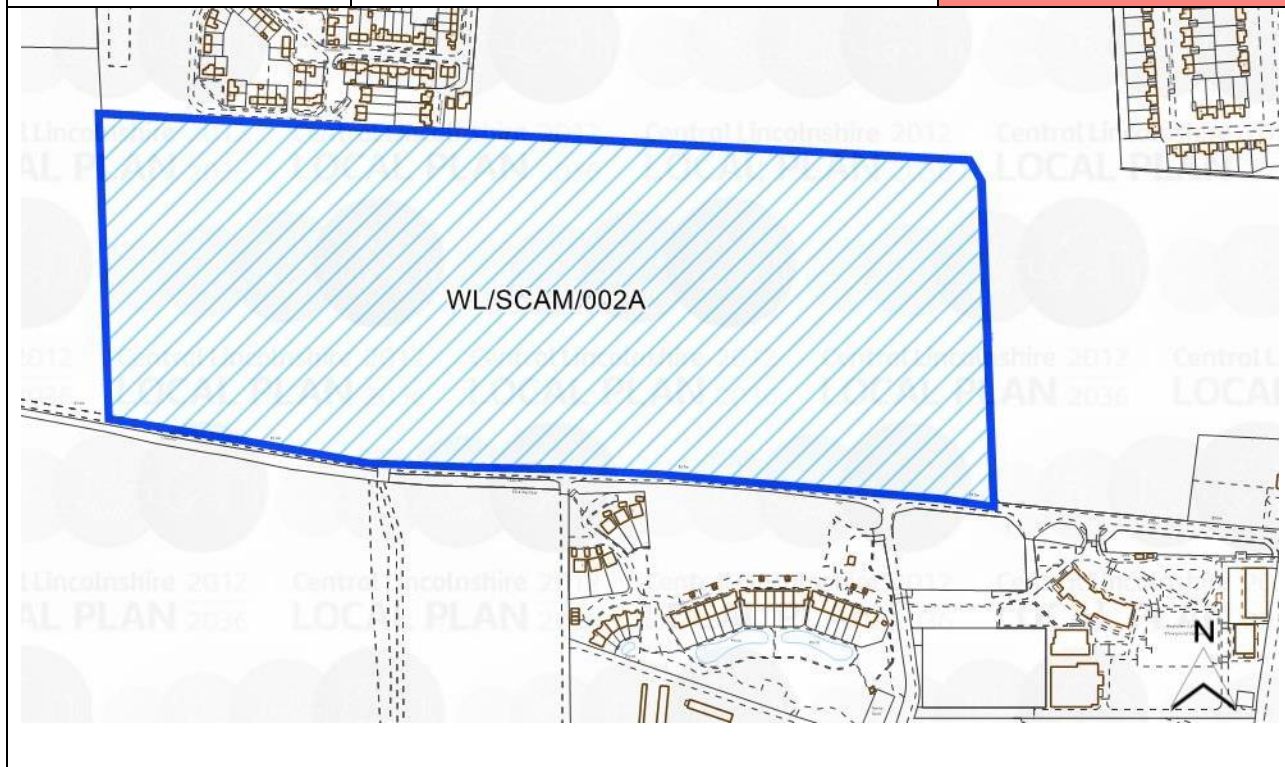
Scheduled Ancient Monument	Yes	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Within 200m
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCAM/002A	Site Address: Land adjacent Tillbeidge Lane, Scampton	Status: Rejected
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Size(ha): 21.51	Current use:
Indicative capacity: 258	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the south of RAF Scampton runway and dwellings. There are fields to the west and south of the site and the Lincolnshire Showground site to the south-east.

Conclusion:

The site extends into open countryside. Proposed to be allocated as a Regeneration Area for mixed uses, therefore rejected as a housing allocation.

Constraints

Environmental

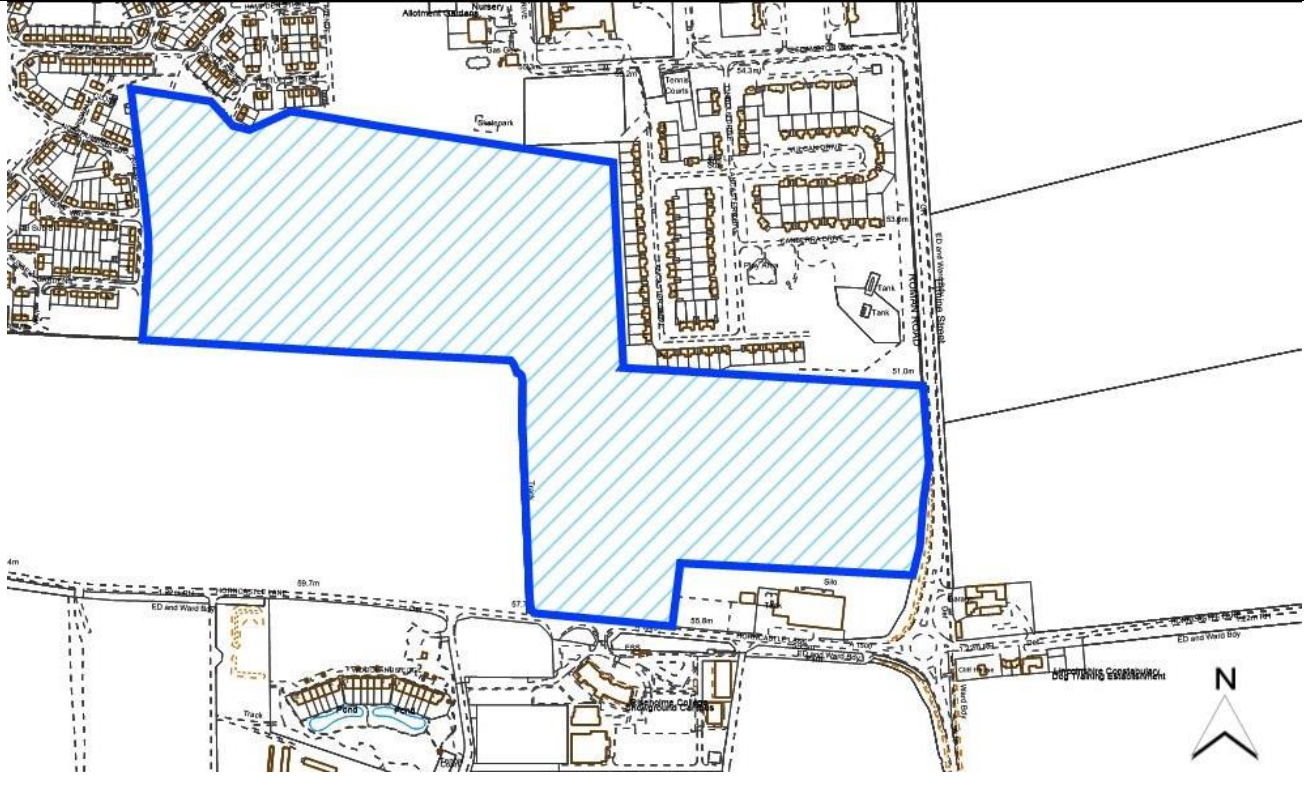
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site bounds at the north former and current MOD land. MOD land is default categorised as High Risk in terms of potential for contamination. The site is also in Source Protection Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. For the avoidance of doubt this office would have significant concerns to the allocation of the part of the site labelled as WL/SCAM/002B, this includes the Scampton Roman Villa Scheduled Monument and associated non-designated archaeological remains. This is a site of national archaeological importance and one of the most important Roman sites in the county, and it is not suitable for allocation as housing, and development within its setting would also be strongly discouraged. The part of the site labelled 002A which it is proposed to allocate is close to the junction of two major Roman Roads and the known villa site and has a high potential for as yet unknown remains of Roman date.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access onto A15 or A1500 acceptable in principle subject to detailed assessment. If this application came forward separately to SCAM/003 then two accesses will be required. Site remote for services so residents would be reliant on private cars if facilities such as shop and school not delivered on site. Improvements required to footway/ cycleway on A15 to Lincoln. Contribution would also be requested to improve the bus service provision to Lincoln.	
Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCAM/003	Site Address: Land at the corner of A15 and Tillbridge Lane, Scampton	Status: Rejected
		
Size(ha): 26.17		Current use: Agricultural
Indicative capacity: 314		Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>Summary:</p> <p>The site is agricultural land to the south of RAF Scampton. There are fields to the west and south of the site and the Lincolnshire Showground site to the south.</p> <p>Conclusion:</p> <p>The site extends into open countryside. Proposed to be allocated as a Regeneration Area for mixed uses, therefore rejected as a housing allocation.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Part of the site bounds at the north, east and west, former and current MOD land. MOD land is default categorised as High Risk in terms of potential for contamination. Additionally the south east of the site bounds existing works with potential for contamination and nuisance The site is in Source Protection Zone 2.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. The site is close to the junction of two major Roman Roads and the known Scampton villa site and has a high potential for as yet unknown remains of Roman date. Burials have also previously been found alongside Ermine Street (the A15) within the RAF base, and there is the possible for further roadside cemeteries here.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access onto A15 or A1500 acceptable in principle subject to detailed assessment. If this application came forward separately to SCAM/003 then two accesses will be required. Site remote for services so residents would be reliant on private cars if facilities such as shop and school not delivered on site. Improvements required to footway/ cycleway on A15 to Lincoln. Contribution would also be requested to improve the bus service provision to Lincoln.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCAM/004	Site Address: Manor Farm, High Street, Scampton	Status: Rejected
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Size(ha): 0.29	Current use: Agricultural
Indicative capacity: 9	Brownfield/Greenfield: Brownfield
Hierarchy (new): Countryside	

Summary:

The site is an agricultural barn to the south of High Street. There are dwellings to the east and a new housing development to the west. To the south are fields. The site is within the Area of Great Landscape Value.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is record of apparent internal flooding near the east boundary and predictive mapping of potential surface water flooding along the south boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

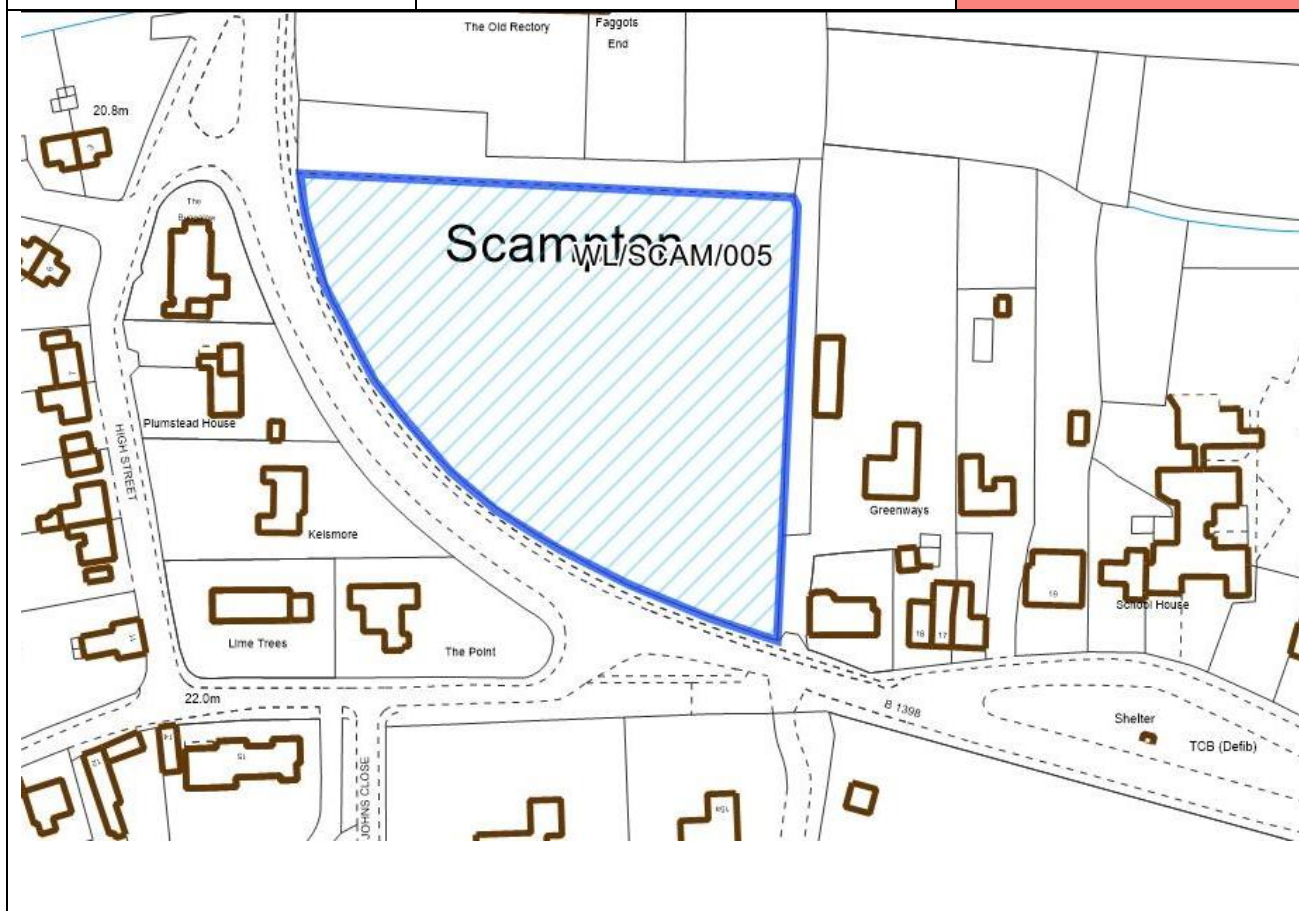
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCAM/005	Site Address: Land at corner of High Street, Scampton	Status: Rejected
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Size(ha): 0.91	Current use: Agricultural
Indicative capacity: 16	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is a corner plot of grassland/grazing land in the village of Scampton. There are listed buildings to the north of the site and dwellings to the west and east. The site is within the Area of Great Landscape Value.

Conclusion:

The site is an important open feature within the village and is constrained by the listed buildings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Predictive mapping indicates potential surface water flooding along the north boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

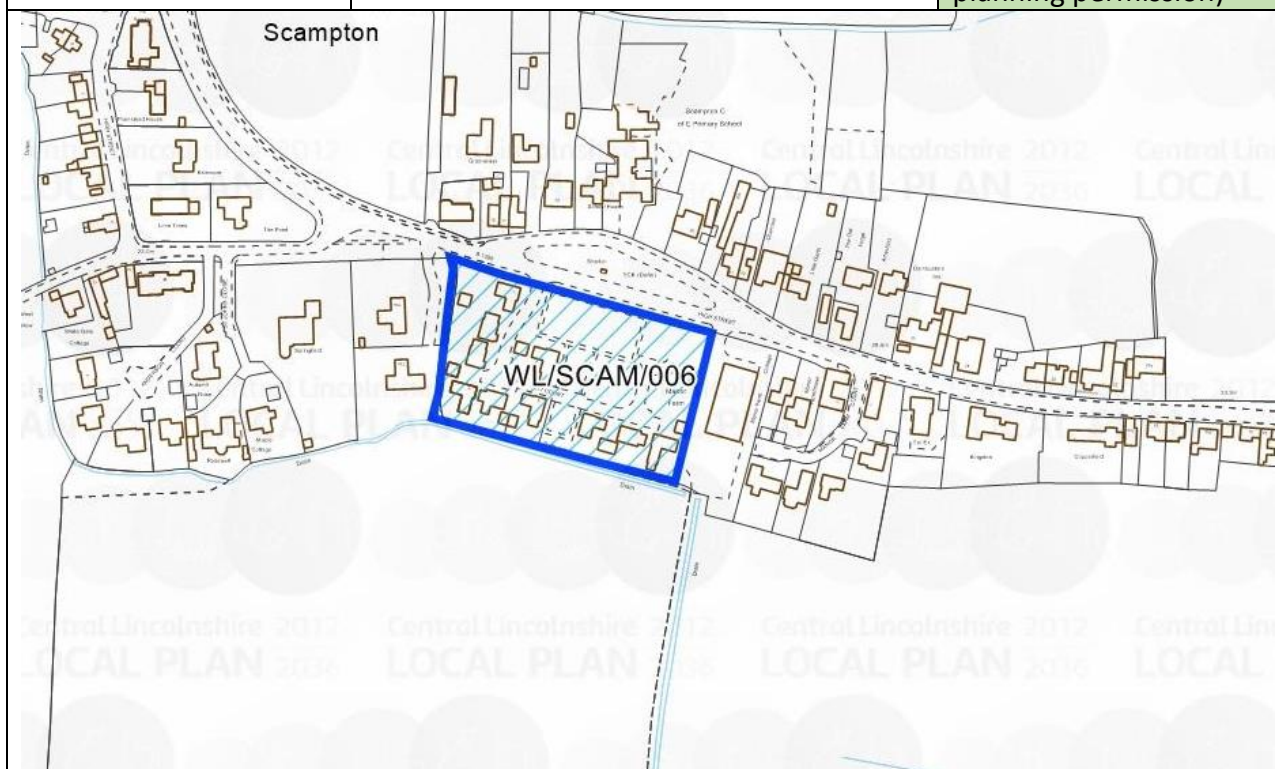
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCAM/006	Site Address: Manor Farm, High Street, Scampton	Status: Allocate (New allocation with planning permission)
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Size(ha): 1.00	Current use:
Indicative capacity: 10 (remaining)	Brownfield/Greenfield: Brownfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land to the south of High Street, Scampton. There are dwellings to the east and west of the site and Scampton Primary School to the north. The site is located within Lincoln Strategy Area and has links to local services, including at RAF Scampton, and those within Lincoln City centre.

Conclusion:

The site has planning permission for 18no dwellings, which previously commenced and stalled and has now resumed construction. Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape


Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Scotter

Ref: WL/SCO/001	Site Address: Rear of 77 Gainsborough Road, Scotter	Status: Rejected
		
Size(ha): 0.74	Current use: Grazing	
Indicative capacity: 16	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is an area of land to the rear of properties on Gainsborough Road. There are fields to the south of the site and linear frontage dwellings to the east and west.</p> <p>Conclusion:</p> <p>The site extends into the countryside and doesn't relate to the existing built form. The site is constrained by lack of suitable access.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
History of residential flooding nearby - report of lost (filled in) watercourse in the vicinity			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

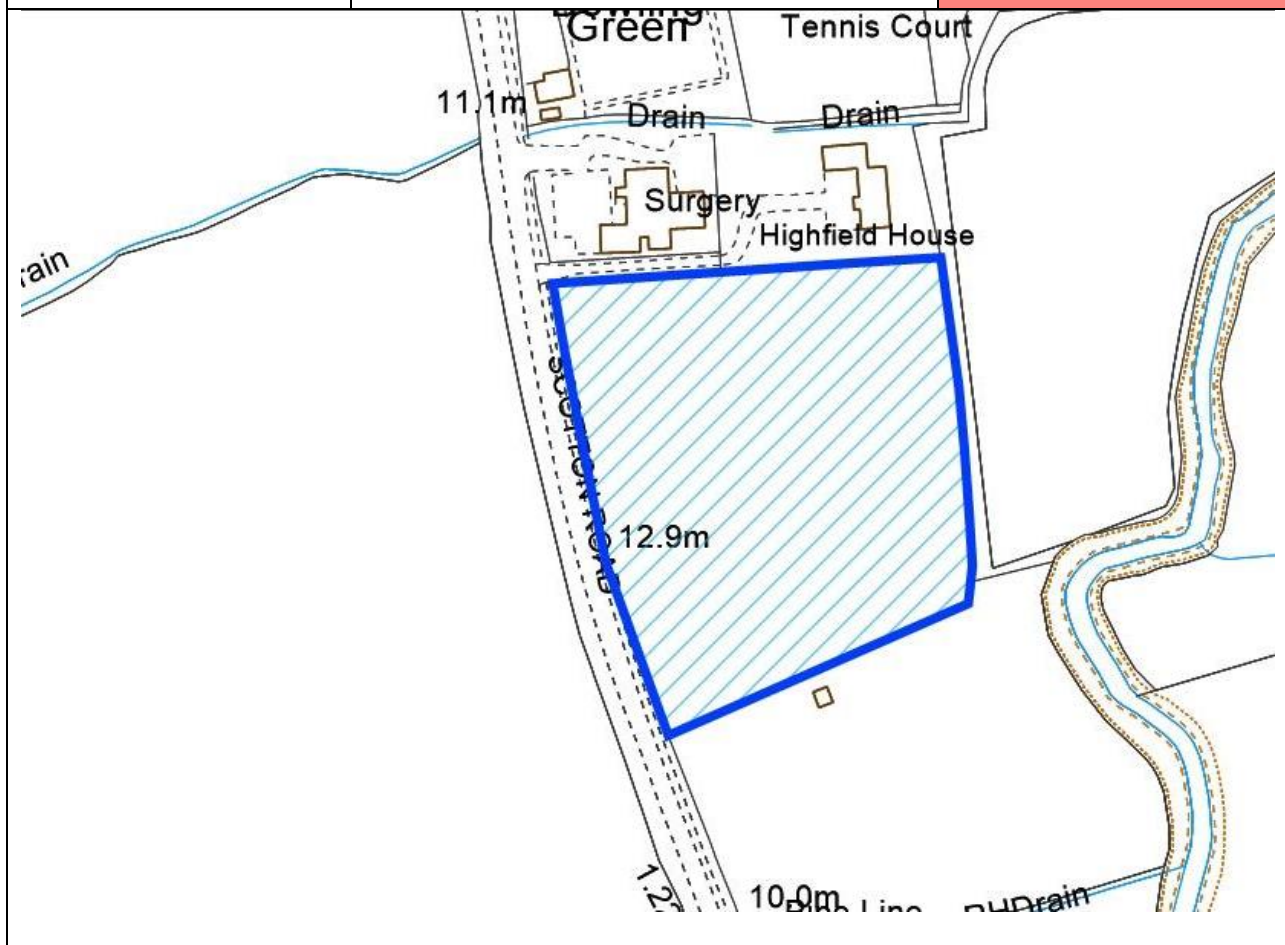
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site is land locked with no access to highway.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/002	Site Address: Land off Scotton Road, Scotter	Status: Rejected
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Size(ha): 1.14	Current use: Agricultural
Indicative capacity: 24	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a flat arable field with hedgerows and some hedgerow trees at its boundaries. There are pastures to the south and east, arable fields to the north and a GP surgery to the north.

Conclusion:

The site extends away from built footprint. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

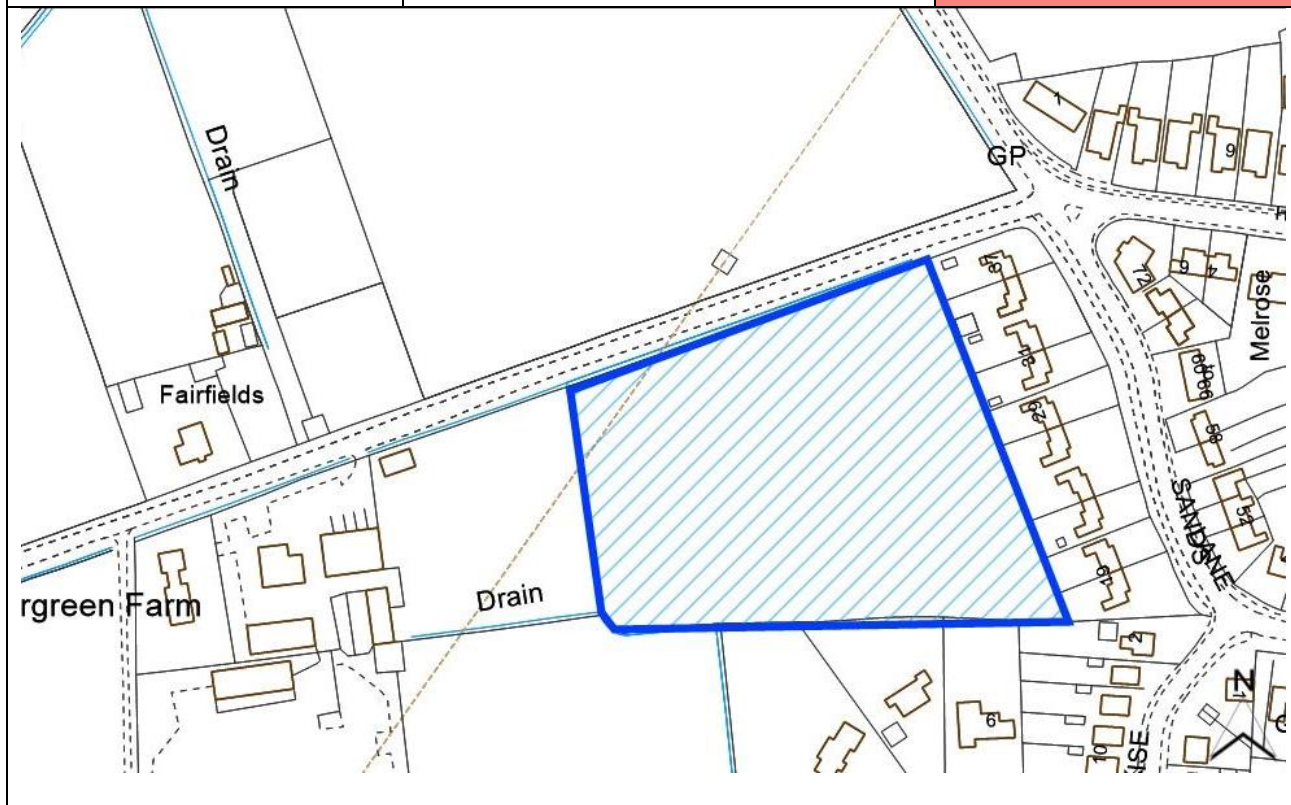
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No objection in principle to a residential development on this site. Access onto Scotton Road would appear to be acceptable.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/003	Site Address: Land off Becks Lane, Scotter	Status: Rejected
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Size(ha): 1.38	Current use: Agricultural
Indicative capacity: 29	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>This site is a flat arable field with hedgerows at its borders and trees along the southern boundary. There are pylons crossing the site. There are arable fields to the north, pasture and a farm to the west, large houses to the south and a housing estate to the east.</p> <p>Conclusion:</p> <p>The site extends away from the built footprint and doesn't relate to the existing form. The site could be constrained by the lack of suitable access.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Some potential apparent for surface water flooding in the N/E corner			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

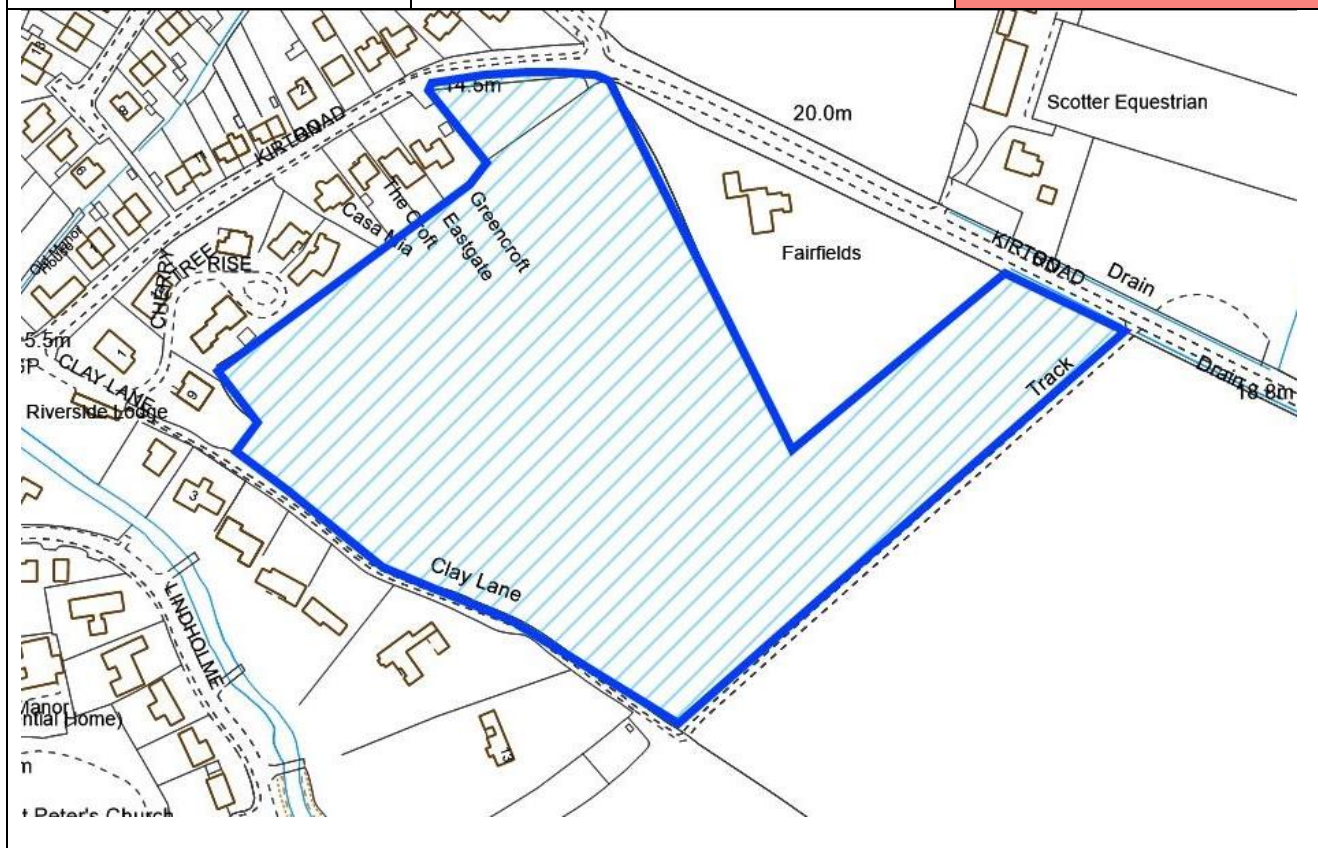
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
The proposed line of the Scotter bypass runs through this site, as such it should not be considered for development. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/004	Site Address: Land south of Kirton Road, Scotter	Status: Rejected
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Size(ha): 4.95	Current use: Agricultural
Indicative capacity: 93	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a flat arable field that wraps around a detached bungalow in a large plot. There are some pylons running across the site. The boundaries are marked by a track, fences and some hedgerows. There are houses to the south west and north west, the bungalow is to the north east and beyond arable fields, to the south east are arable fields.

Conclusion:

The site retains the shape and form, but is constrained by lack of suitable access point. Other site preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Report of lost (filled in) watercourse in the vicinity of the South West boundary and residential flooding nearby			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

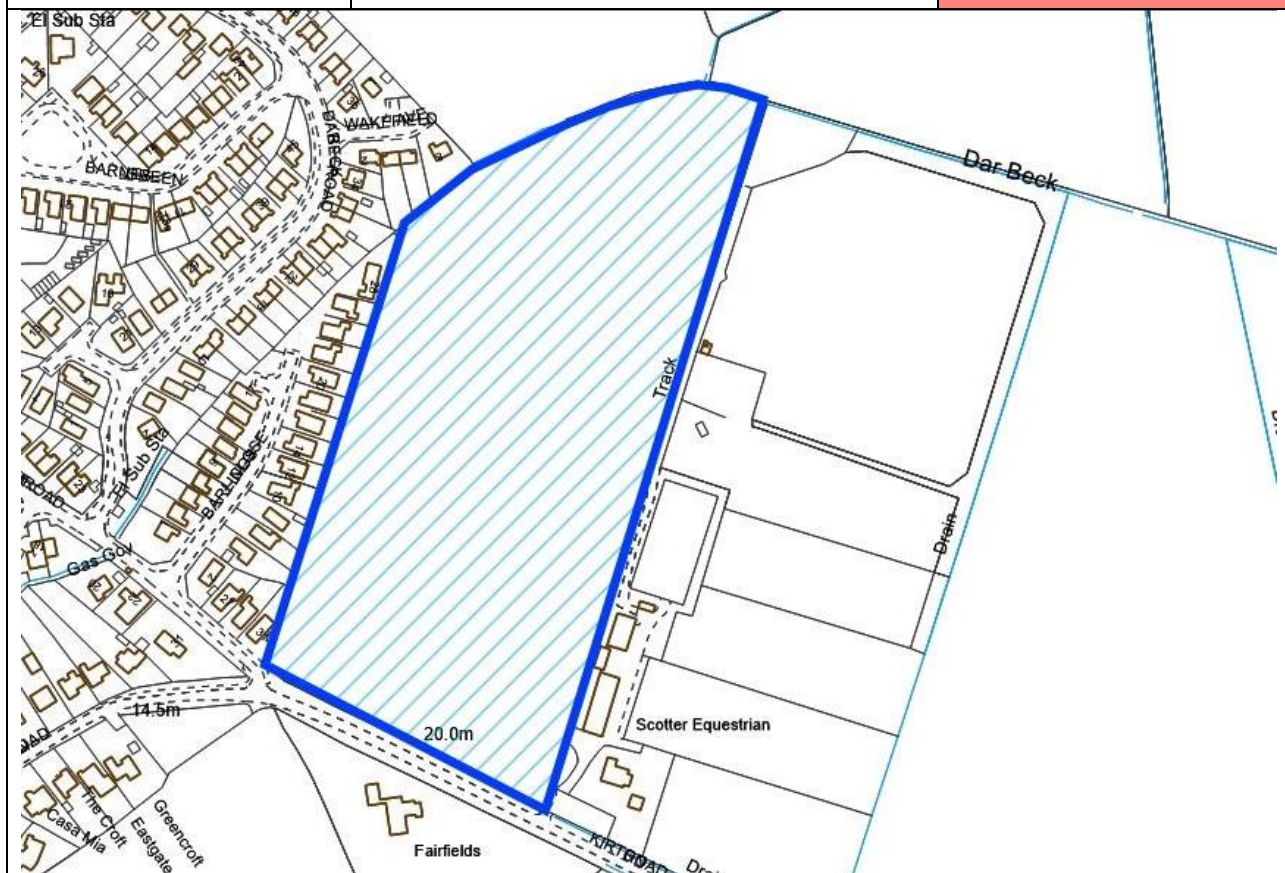
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/005	Site Address: Land north of Kirton Road, Scotter	Status: Rejected
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Size(ha): 5.31	Current use: Agricultural
Indicative capacity: 100	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a flat arable field with hedgerows at its borders and there is a stream at the northern boundary. There is a housing estate to the west, a house and fields to the south, arable fields to the north and agricultural buildings and arable fields to the east.

Conclusion:

The site extends away from built footprint. Other sites preferrable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Report of lost (filled in) watercourse in the vicinity of the West boundary and residential flooding nearby - compromised culvert (1-100 with no climate change factor) in nearby watercourse.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

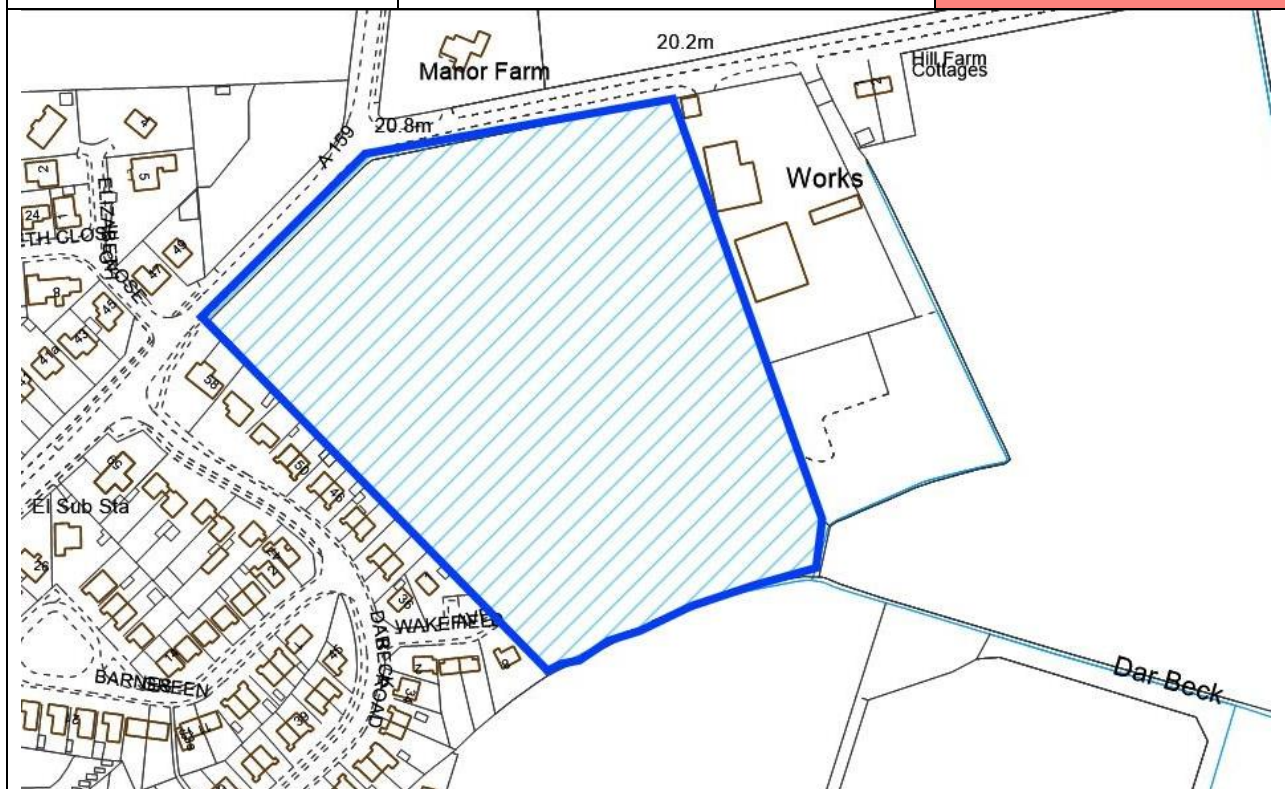
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/006	Site Address: Land to the northeast of Scotter	Status: Rejected
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Size(ha): 4.31	Current use: Agricultural
Indicative capacity: 81	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a fairly flat arable field with hedgerows at its borders and a stream at the southern boundary. There are arable fields to the south, a house and fields to the north, a housing estate to the west and an industrial site to the east.

Conclusion:

The site extends away from built footprint and is some distance from the village centre. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Compromised culvert (1-100 with no climate change factor) in nearby watercourse.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

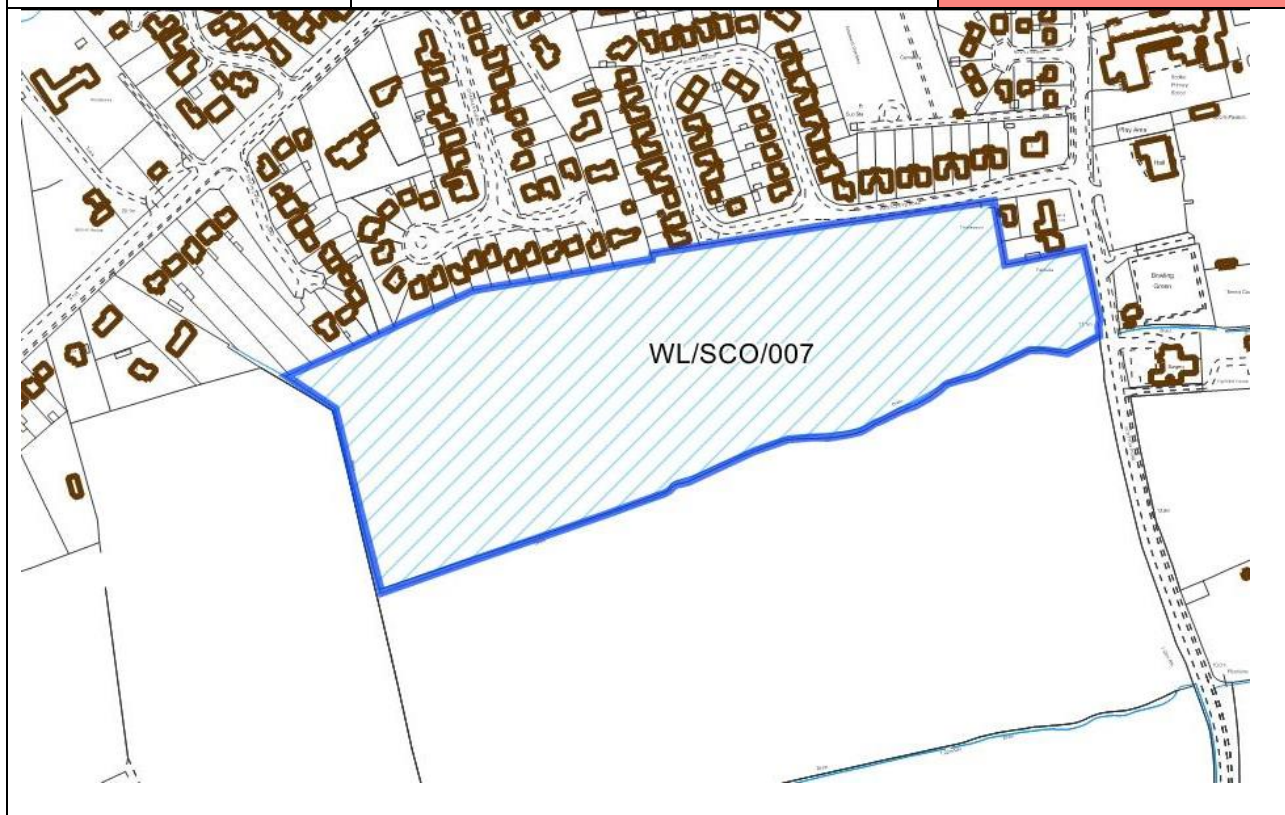
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No objection in principle to the proposal. However, the site is within 200 metres of the line of the proposed Scotter bypass. A Travel Plan and Transport Assessment should be provided to determine whether any off site mitigation works or S.106 developer contributions are required. Site falls within a 60mph limit, an extension of the 30mph limit is likely to be required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/007	Site Address: Land to the west of Scotton Road, south of Westcliffe Road, Scotter	Status: Rejected
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Size(ha): 6.62	Current use: Agricultural
Indicative capacity: 124	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a fairly flat arable field with hedgerows at its borders and a stream at the southern boundary. There are arable fields to the south, a house and fields to the north, a housing estate to the west and an industrial site to the east.

Conclusion:

The site extends into countryside. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

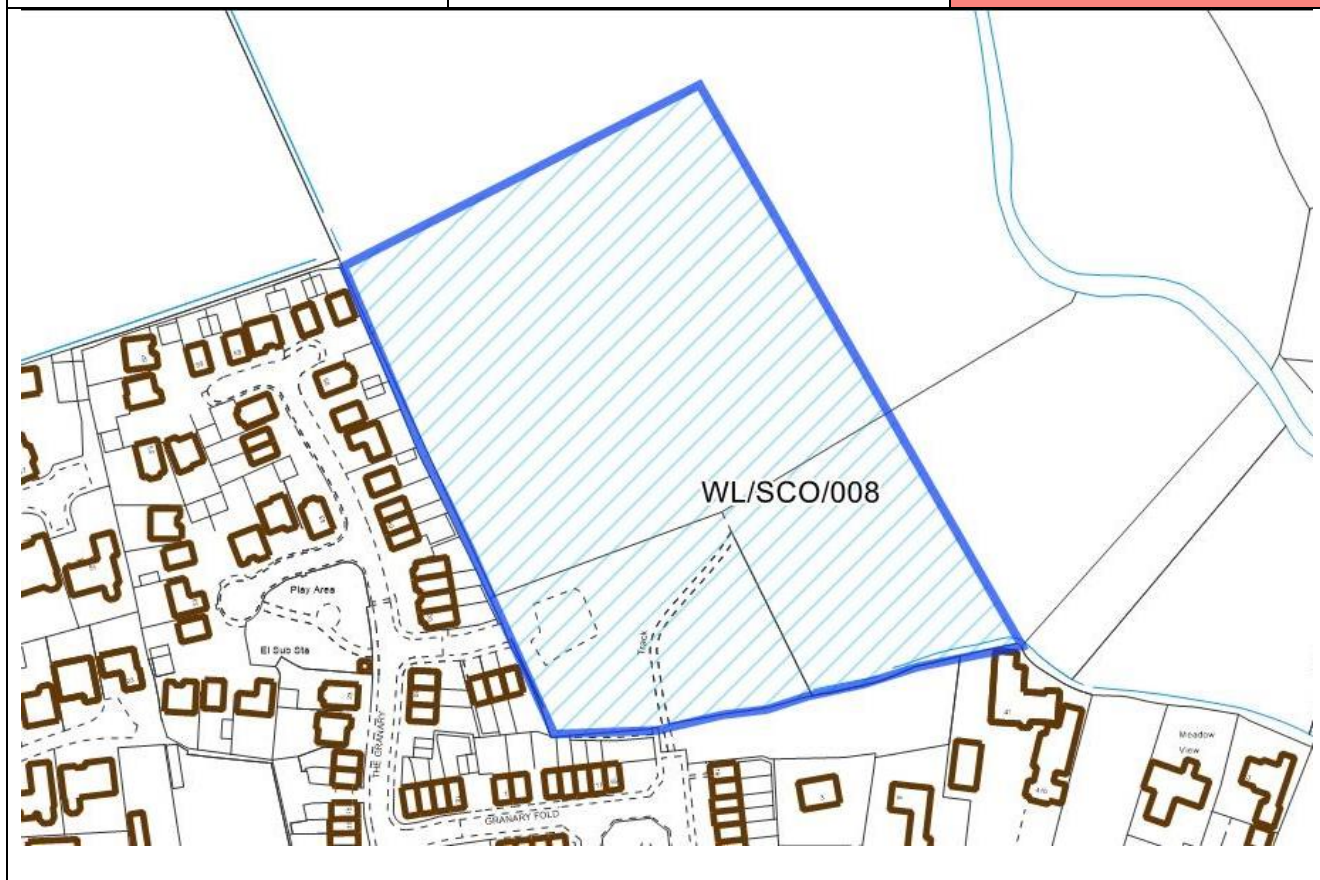
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No objection in principle to a residential development on this site. Access onto Scotton Road would appear to be acceptable. A Transport Assessment and Travel Plan should be provided to determine whether any off site mitigation or S.106 developer contributions are required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/008	Site Address: Land east of The Granary, north of Granary Fold, Scotter	Status: Rejected
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Size(ha): 2.24	Current use: Agricultural
Indicative capacity: 48	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>This site is a fairly flat arable field with hedgerows at its borders and a stream at the southern boundary. There are arable fields to the south, a house and fields to the north, a housing estate to the west and an industrial site to the east. Flood Zone 3 is close to the boundary of the site to the north-east.</p> <p>Conclusion:</p> <p>The site would retain the shape and form of the village, however there is some concern about the proximity to flood zone 3. Other sites preferred.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Unknown feature in S/W corner (brownfield?) potential for contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/009	Site Address: Land west of Messingham Road, east of North Moor Road, Scotter	Status: Rejected
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Size(ha): 4.94	Current use: Agricultural
Indicative capacity: 93	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a fairly flat arable field with hedgerows at its borders and a stream at the southern boundary. There are arable fields to the south, a house and fields to the north, a housing estate to the west and an industrial site to the east.

Conclusion:

The site extends away from the built footprint and is detached from the settlement. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Garage near the S/W corner with potential for noise and contamination. Farm to the S/E corner with potential for noise, odour, dust and contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

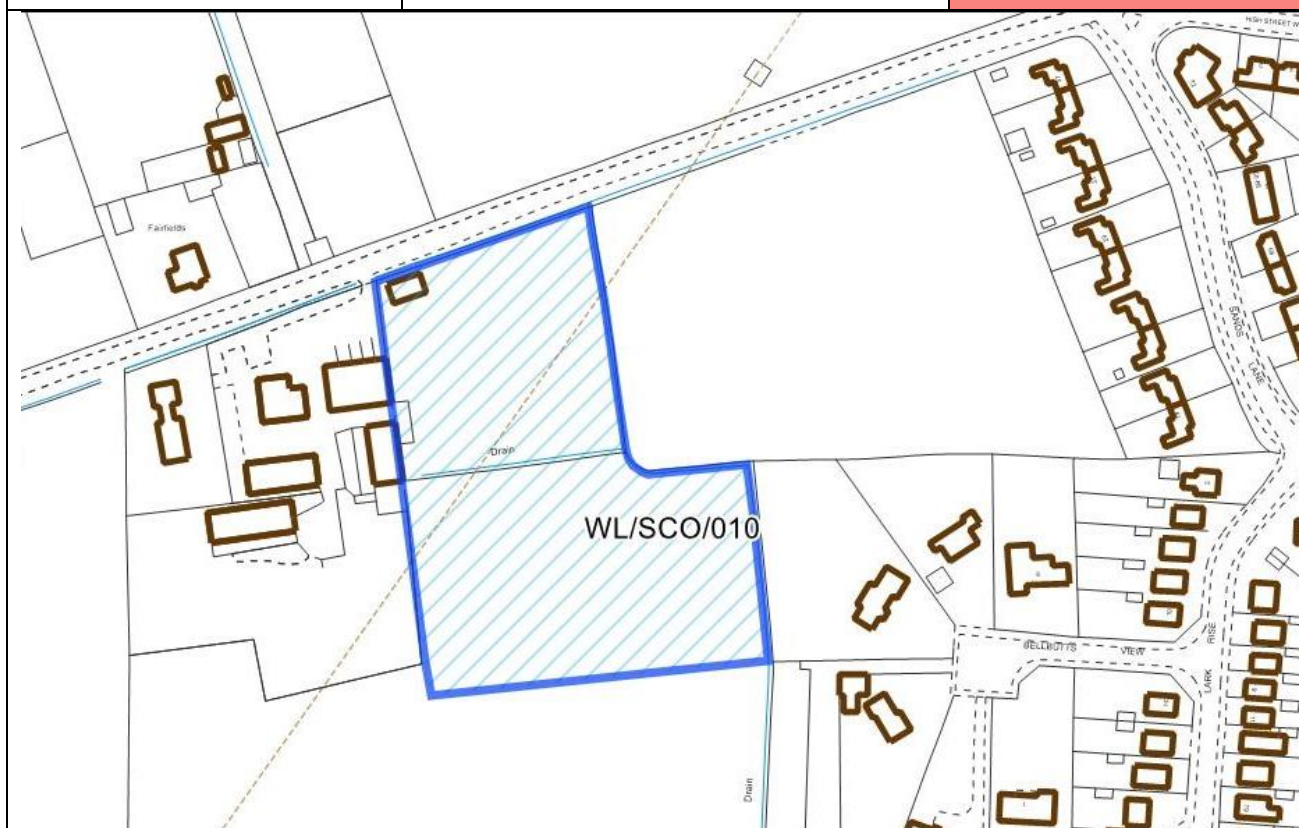
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access only likely to be achieved from C221 North Moor Road. May require mitigation/improvements to highway. Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/010	Site Address: Land east of Evergreen Farm, Becks Lane, Scotter	Status: Rejected
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Size(ha): 1.13	Current use: Agricultural
Indicative capacity: 24	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a flat arable field with hedgerows at its borders and trees along the southern boundary. There are pylons crossing the site. There are arable fields to the north, pasture and a farm to the west, large houses to the east and fields to the south.

Conclusion:

The site extends away from the built footprint and doesn't relate to the existing form. The site could be constrained by the lack of suitable access.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Overhead lines across the site. Watercourse and potential for surface water flooding cantral across the site. Farm with potential for contamination, noise odour and dust to the n/W of the site			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/011	Site Address: Land west of North Moor Road, Scotter	Status: Allocate (Existing allocation to be retained)
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Size(ha): 2.07	Current use:
Indicative capacity: 51	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is land to the west of North Moor Road. There are houses to the south and west and fields to the east. There is an area of flood zone 2 and 3 to the west of the site.

Conclusion:

The site is an existing allocation, proposed to be retained. Although the area of Flood Zone 2 and 3 has been reduced, the boundaries of the site remain the same to ensure risk of flooding to future development is minimised. The site is well located for services within Scotter and Gainsborough.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SCO/012	Site Address: Land east of North Moor Road, Scotter	Status: Allocate (Existing allocation carried forwards)
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Size(ha): 1.68	Current use: Fields
Indicative capacity: 42	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of land to the east of North Moor Road and north of Johnson Drive. There are residential dwellings to the south and east of the site. The site retains the core shape and form of the settlement.

Conclusion:

The site is an existing allocation to be retained. An application for planning permission is currently awaiting determination. The site is well located for access to local services within Scotter and Gainsborough and would retain the core shape and form of the settlement.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape


Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed available, pursuing a planning application	

Scotton

Ref: WL/SCOT/001	Site Address: Land west of Westfield, Scotton	Status: Rejected
		
Size(ha): 1.02	Current use: Agricultural	
Indicative capacity: 17	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is a field to the west of dwellings at Scotton. There are fields to the north and west of the site.</p> <p>Conclusion:</p> <p>The site extends into the countryside at the edge of the village. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
East boundary coincides with a linear area of potential for surface water flooding			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

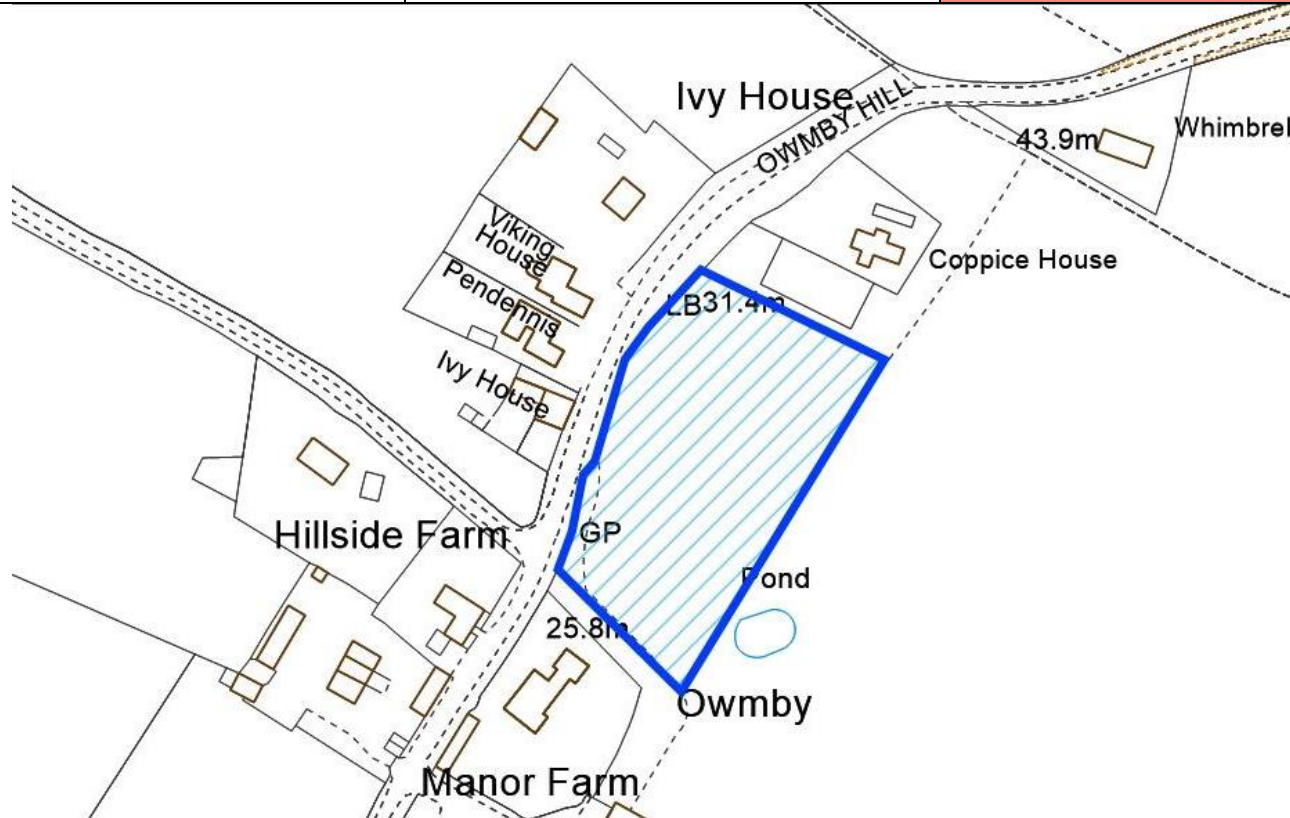
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Searby

Ref: WL/SEAR/001	Site Address: Owmby near Grasby, adjacent Owmby Hill	Status: Rejected
		
Size(ha): 0.67	Current use: Agricultural	
Indicative capacity: 17	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is an area of land to the east of dwellings on Owmby Hill. There are fields to the west of the site.</p> <p>Conclusion:</p> <p>The site is located within a hamlet. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SEAR/002	Site Address: Land south of Owmbly Road, Searby	Status: Rejected
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Size(ha): 2.56	Current use: Agricultural
Indicative capacity: 58	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is located on agricultural land to the south of Searby. There are fields to the south and east and dwellings to the north of the site.

Conclusion:

The site is located on the edge of the village and extends into open countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape


Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

South Kelsey

Ref: WL/SKE/001	Site Address: Land at Caistor Road, South Kelsey	Status: Rejected
		
Size(ha): 2.10	Current use: Agricultural	
Indicative capacity: 31	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of land to the east of dwellings. There are fields to the east and south of the site.</p> <p>Conclusion:</p> <p>The site is located at the edge of a village, extending into the countryside. South Kelsey is a small village with limited services and facilities. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	g	Ancient Woodland	No
Surface water flood risk	g	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

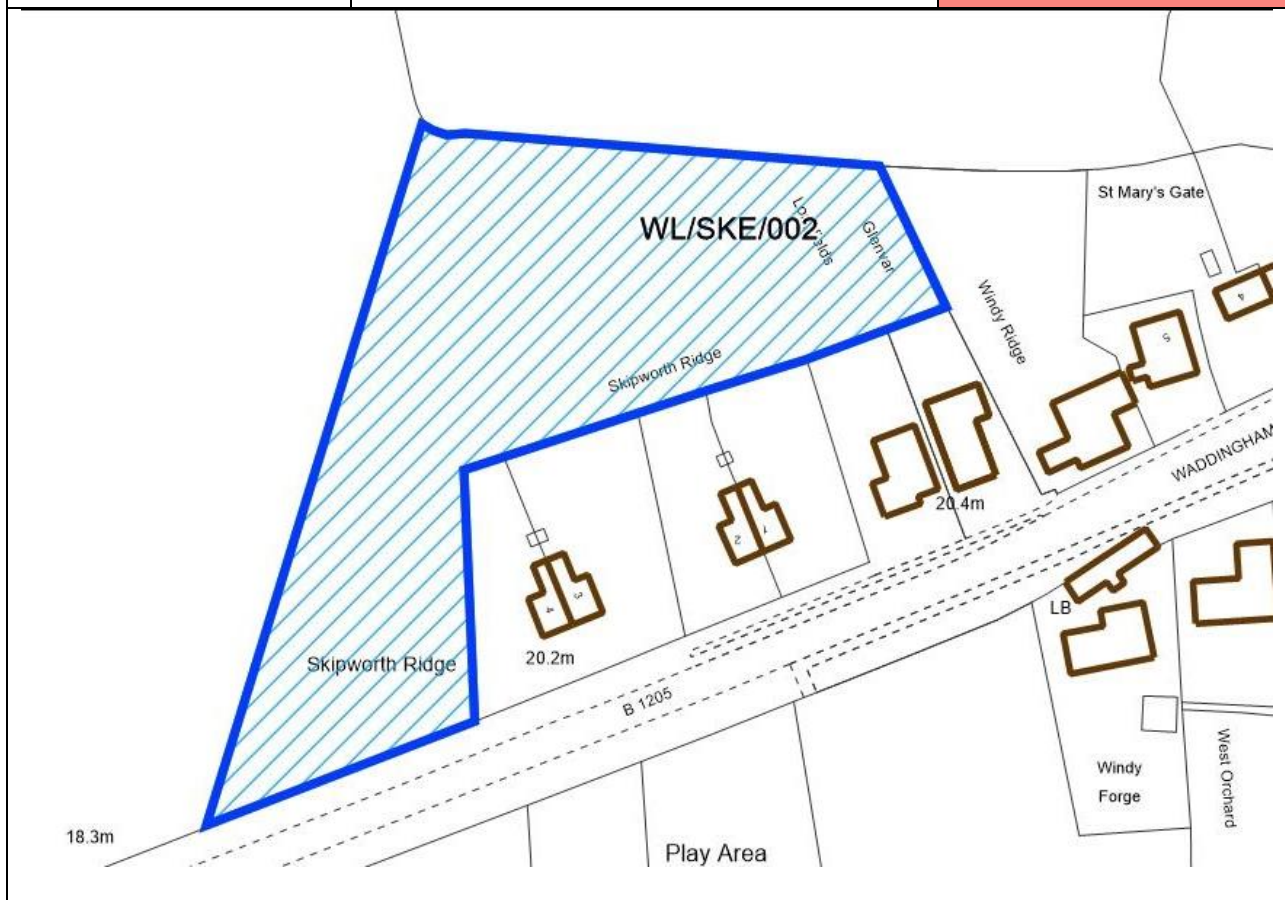
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. Iron Age ditches were found on the adjacent site to the west, and there is potential for similar remains to also exist unrecorded on this site.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Frontage footway required to link to existing footway on Caistor Road	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SKE/002	Site Address: Land at Skipworth Ridge, north of Waddingham Road, South Kelsey	Status: Rejected
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Size(ha): 0.62	Current use: Agricultural
Indicative capacity: 11	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land to the north of dwellings on Waddingham Road. There are fields to the west and north of the site.

Conclusion:

The site is located at the edge of a village, extending into the countryside. South Kelsey is a small village with limited services and facilities. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

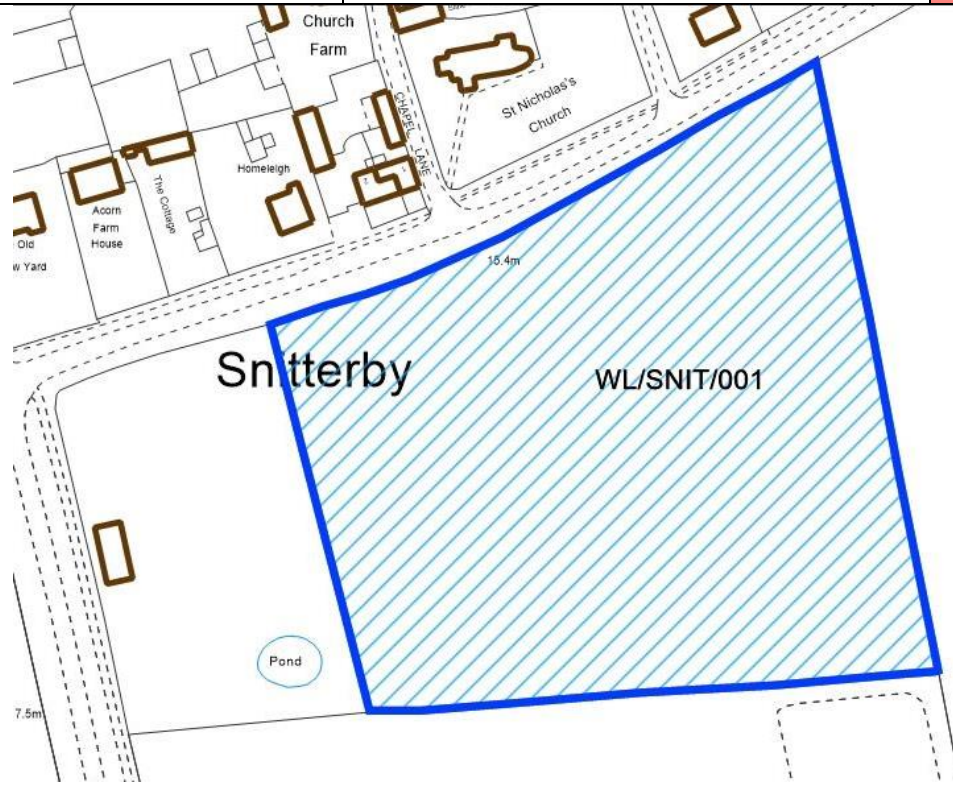
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Snitterby

Ref: WL/SNIT/001	Site Address: Land south of Moor Road, Snitterby	Status: Rejected
		
Size(ha): 1.89	Current use: Agricultural	
Indicative capacity: 32	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of land to the south of Moor Road. There are fields to the west and south of the site. The grade II listed St Nicholas's Church is to the north of the site.</p> <p>Conclusion:</p> <p>The site is located at the edge of a village, extending into the countryside. Snitterby is a small village with limited services and facilities. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

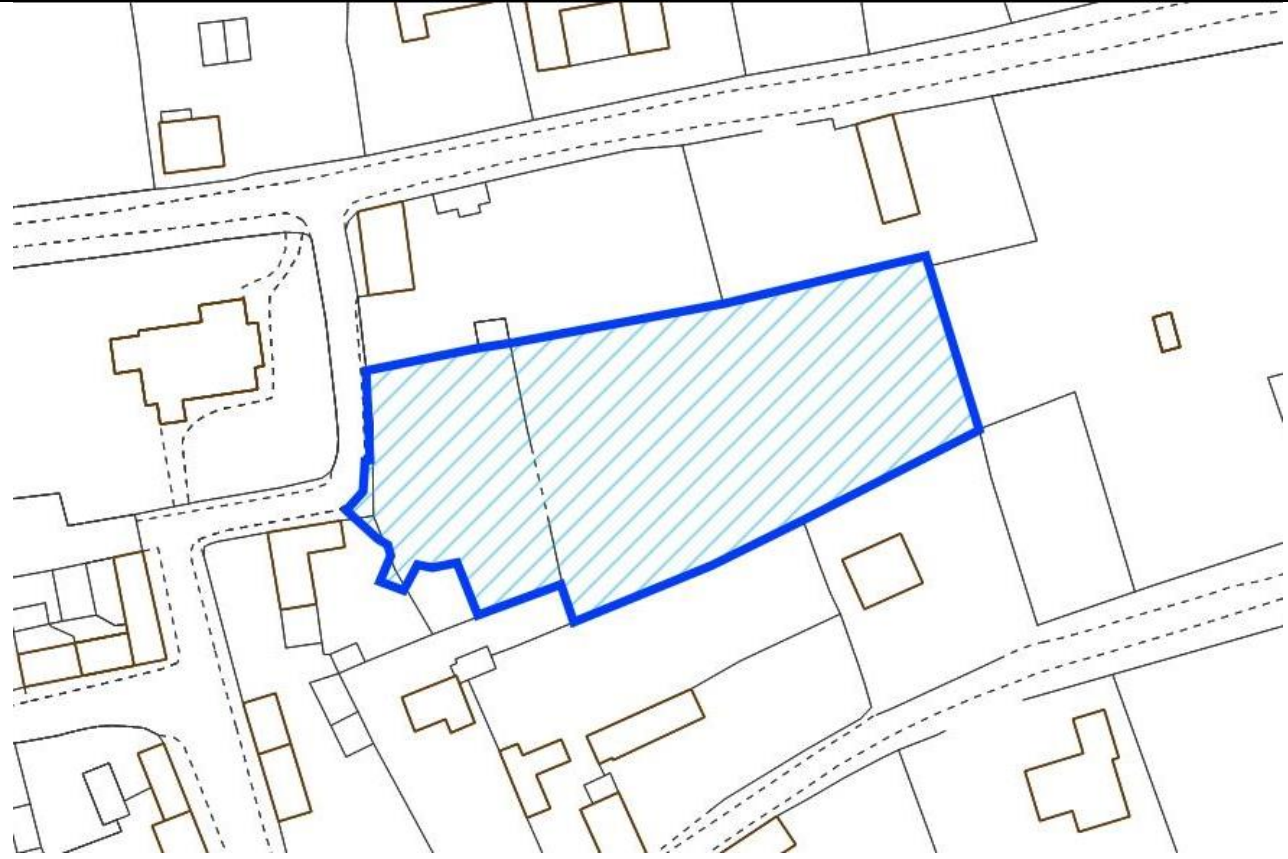
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Springthorpe

Ref: WL/SPRI/001	Site Address: Land at Church Lane, Springthorpe	Status: Rejected
		
Size(ha): 0.30	Current use: Vacant open space	
Indicative capacity: 6	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of land off Church Lane. There are dwellings to the south and Grade I listed St Georges and St Lawrence Church to the north-west of the site.</p> <p>Conclusion:</p> <p>The site is located at the edge of a village, extending into the countryside. It has planning permission for 3no dwellings and is of limited capacity, unlikely to deliver 10 or more dwellings. South Kelsey is a small village with limited services and facilities. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

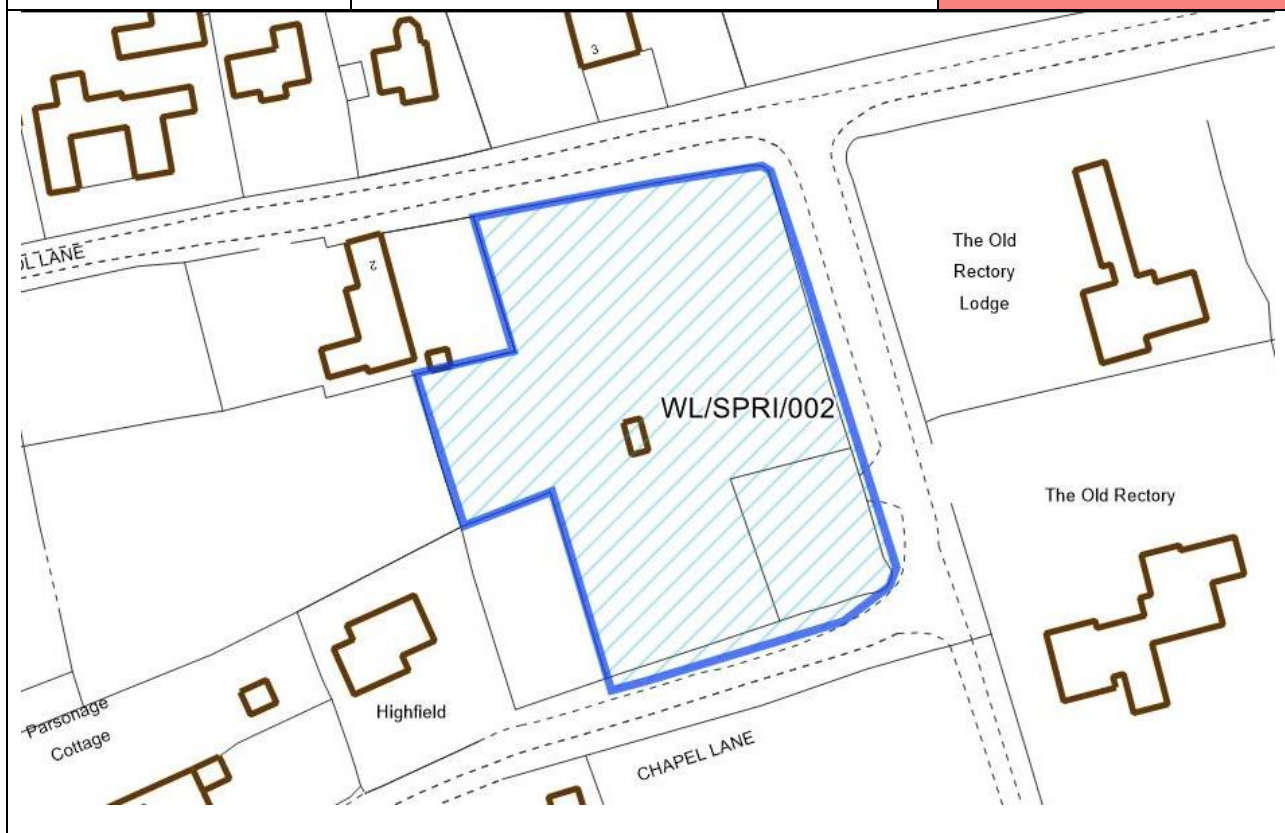
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SPRI/002	Site Address: Land between School Lane and Chapel Lane, Springthorpe	Status: Rejected
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Size(ha): 0.39	Current use: Vacant open space
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land to the south of School Lane and to the east of dwellings. There are some TPOs to the eastern boundary of the site.

Conclusion:

The site is located at the edge of a village, extending into the countryside. It is of limited capacity, unlikely to deliver 10 or more dwellings. South Kelsey is a small village with limited services and facilities. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

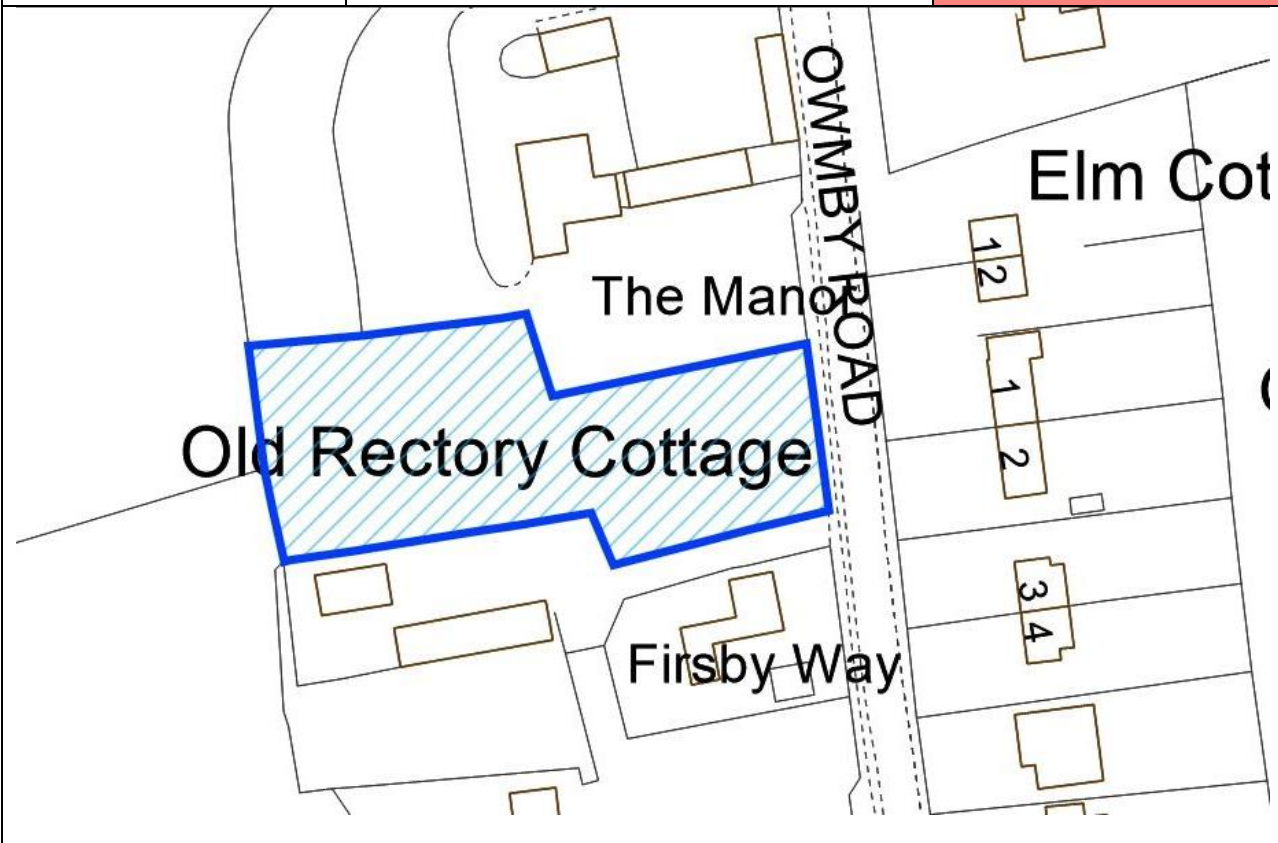
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Spridlington

Ref: WL/SPRID/001	Site Address: Land adjacent The Manor, Owmbly Road, Spridlington	Status: Rejected
		
Size(ha): 0.25	Current use: Unused garden area	
Indicative capacity: 5	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of land to the west of Owmbly Road. There are dwellings to the north and south of the site and fields to the west.</p> <p>Conclusion:</p> <p>The site is of limited capacity, unlikely to deliver 10 or more dwellings. South Kelsey is a small village with limited services and facilities. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

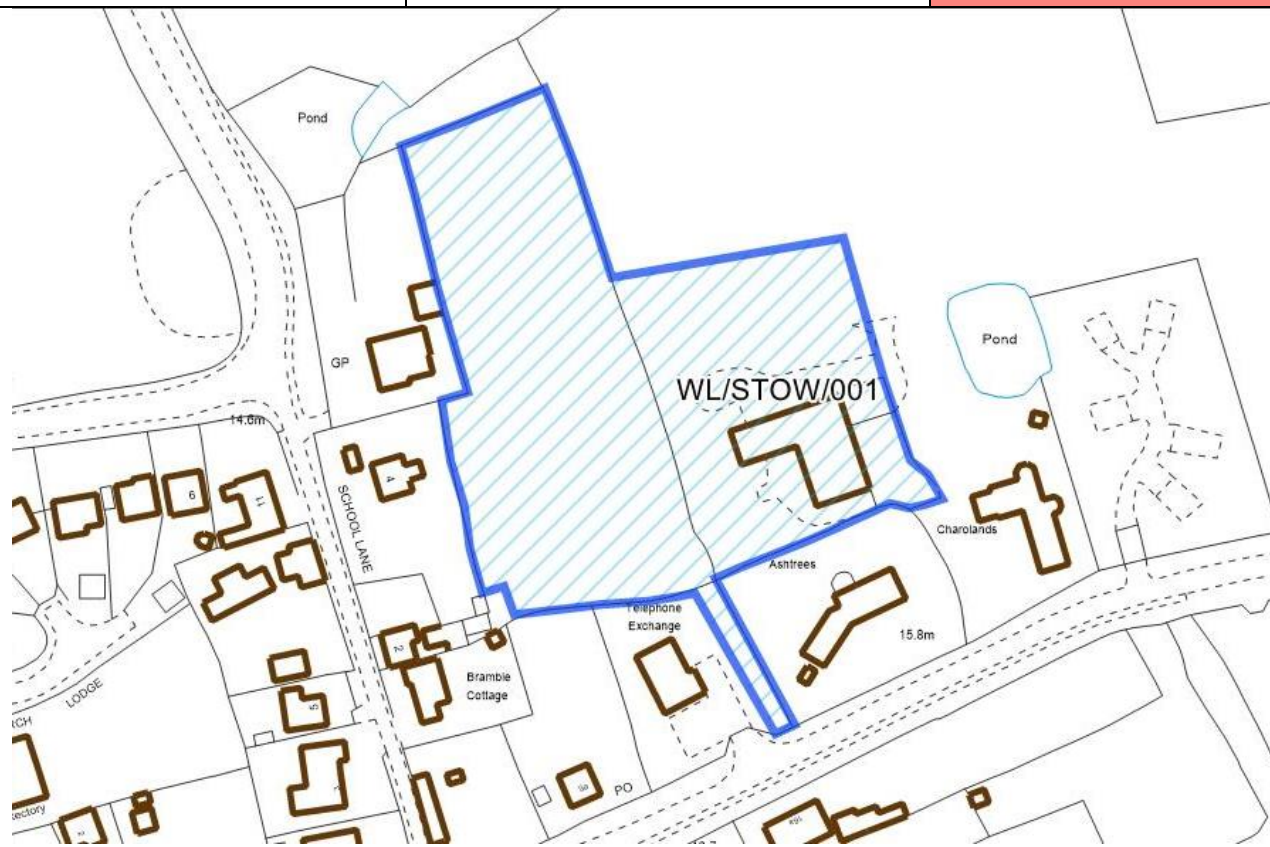
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Stow

Ref: WL/STOW/001	Site Address: Land east of School Lane, north of Ingham Road, Stow	Status: Rejected
		
Size(ha): 0.95	Current use: Unused garden area	
Indicative capacity: 16	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of garden to the north of Ingham Road. There are dwellings to the east and west of the site and fields to the north.</p> <p>Conclusion:</p> <p>The site extends into the countryside. Stow is a small village with limited services and facilities. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	g	Ancient Woodland	No
Surface water flood risk	g	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site appears to be an active farm with potential for contamination and nuisance. It bounds at the south a telephone exchange, again with potential for contamination, and is adjacent a site part used for camping			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

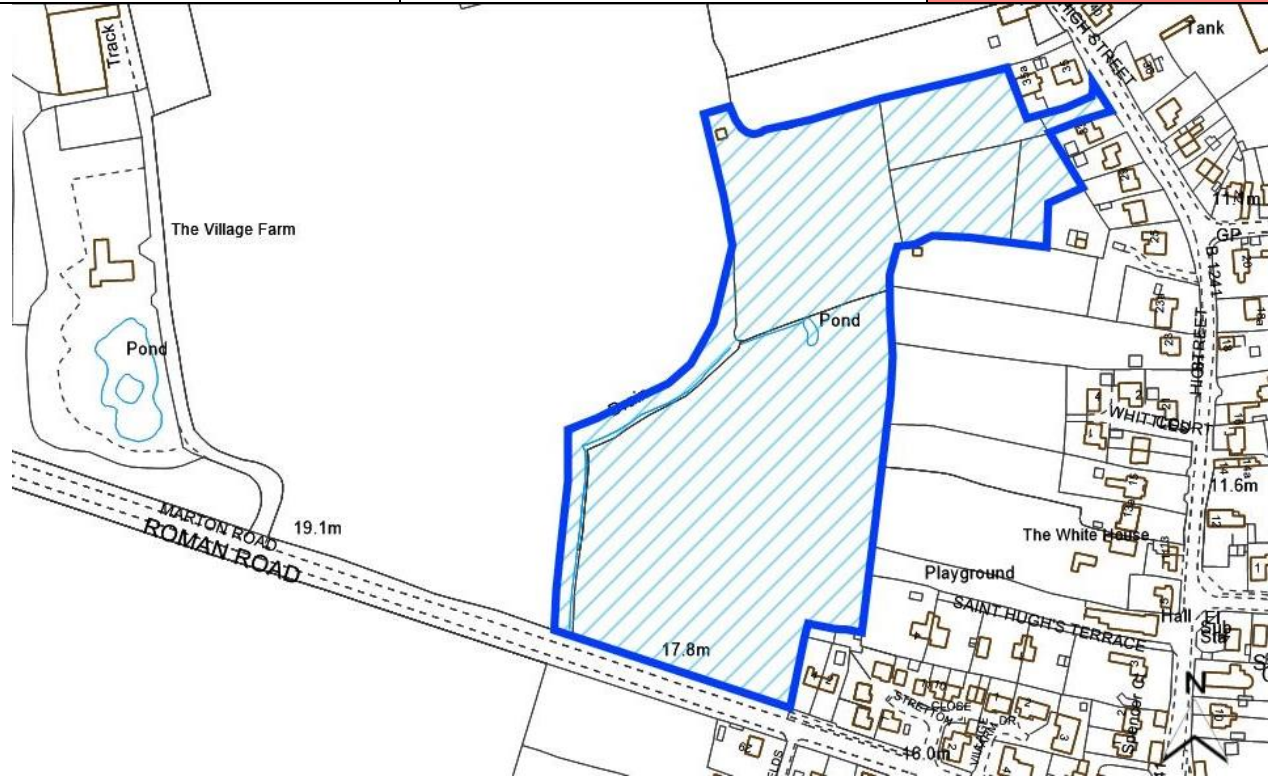
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access may need widening to serve 24 dwellings. Will need connection to footway on opposite side of Ingham Road	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Sturton by Stow

Ref: WL/STUR/001	Site Address: Land north of Marton Road, Sturton by Stow	Status: Rejected
		
Size(ha): 4.23	Current use: Grazing	
Indicative capacity: 64	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is an area of agricultural land between Marton Road and High Street. There are fields and residential properties to the east. To the west are fields and a farm.</p> <p>Conclusion:</p> <p>The site extends into the open countryside and impacts the character and setting of the village. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Watercourse from the S/W corner draining part of a significant catchment to Fleets Road, a structurally compromised riparian culvert in the centre of the village where there is frequent and historical flooding. Culvert is compromised by way of loose and falling cover slabs.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

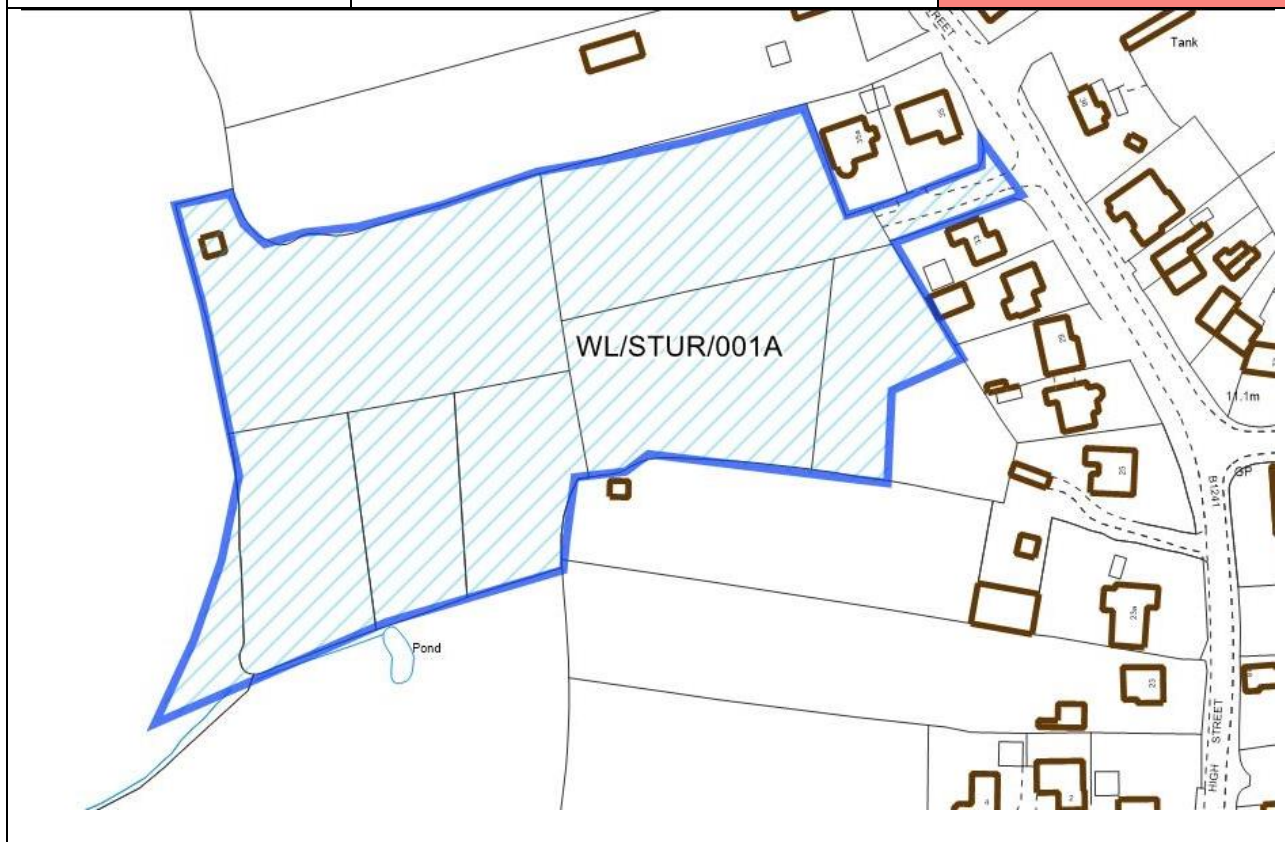
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Listed the same on mapping as WL/STUR/001B. Pedestrian links required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/001A	Site Address: Land north of Marton Road, Sturton by Stow	Status: Rejected
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Size(ha): 1.64	Current use: Grazing
Indicative capacity: 28	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is an area of agricultural land to the west of High Street. There are residential properties to the east. To the west are fields and a farm.

Conclusion:

The site extends into the open countryside and impacts the character and setting of the village. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Watercourse from the S/W corner draining part of a significant catchment to Fleets Road, a structurally compromised riparian culvert in the centre of the village where there is frequent and historical flooding. Culvert is compromised by way of loose and falling cover slabs.			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

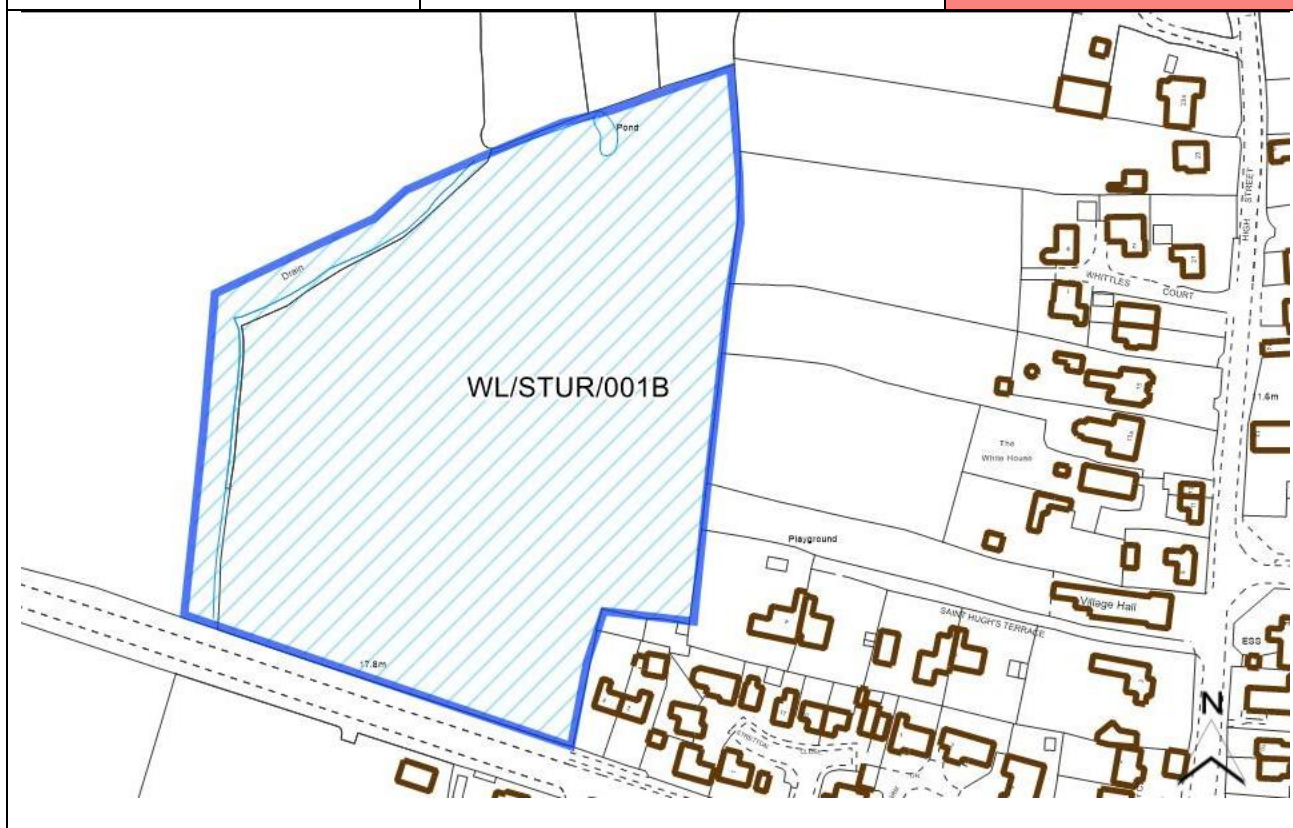
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/001B	Site Address: Land north of Marton Road, Sturton by Stow	Status: Rejected
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Size(ha): 2.57	Current use: Grazing
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is an area of agricultural land to the north of Marton Road. There are fields and residential properties to the east. To the west are fields and a farm.</p> <p>Conclusion:</p> <p>The site extends into the open countryside and impacts the character and setting of the village. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Watercourse from the S/W corner draining part of a significant catchment to Fleets Road, a structurally compromised riparian culvert in the centre of the village where there is frequent and historical flooding. Culvert is compromised by way of loose and falling cover slabs.			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

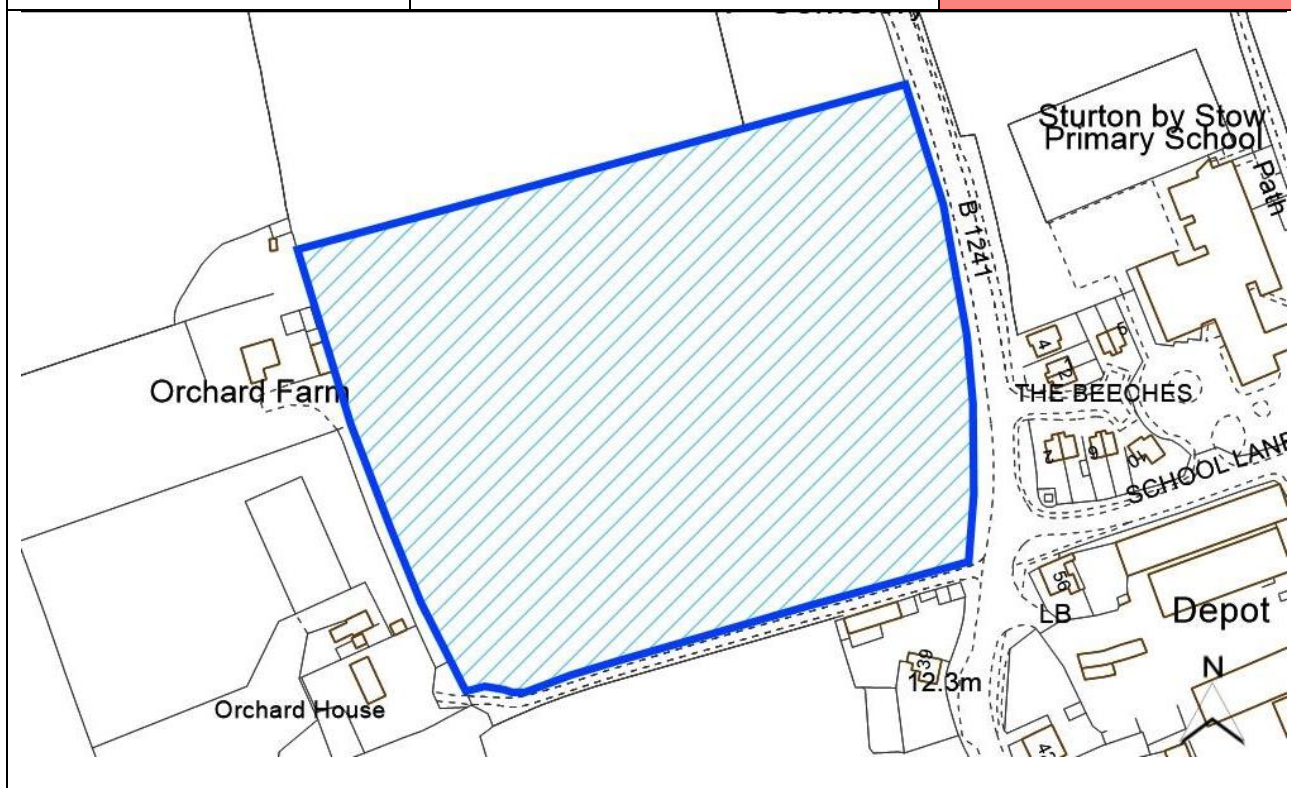
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Listed the same on mapping as WL/STUR/001. Pedestrian links required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/002	Site Address: Land opposite Primary School, Stow Road, Sturton by Stow	Status: Rejected
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Size(ha): 3.22	Current use: Agricultural
Indicative capacity: 48	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is an area of land to the west of High Street. There are farm buildings to the west of the site and fields. To the east are dwellings and the Primary School.</p> <p>Conclusion:</p> <p>The site extends into the countryside and impacts the setting and character of the settlement. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Cemetery at the North boundary gives rise to potential for contamination. Farm to the S/W gives potential for contamination, noise, dust and odour. The land is part of a large catchment draining to the village where there is frequent and historical flooding including predictive surface water flooding of the adjacent road. School across the road to the East giving rise to potential for noise.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

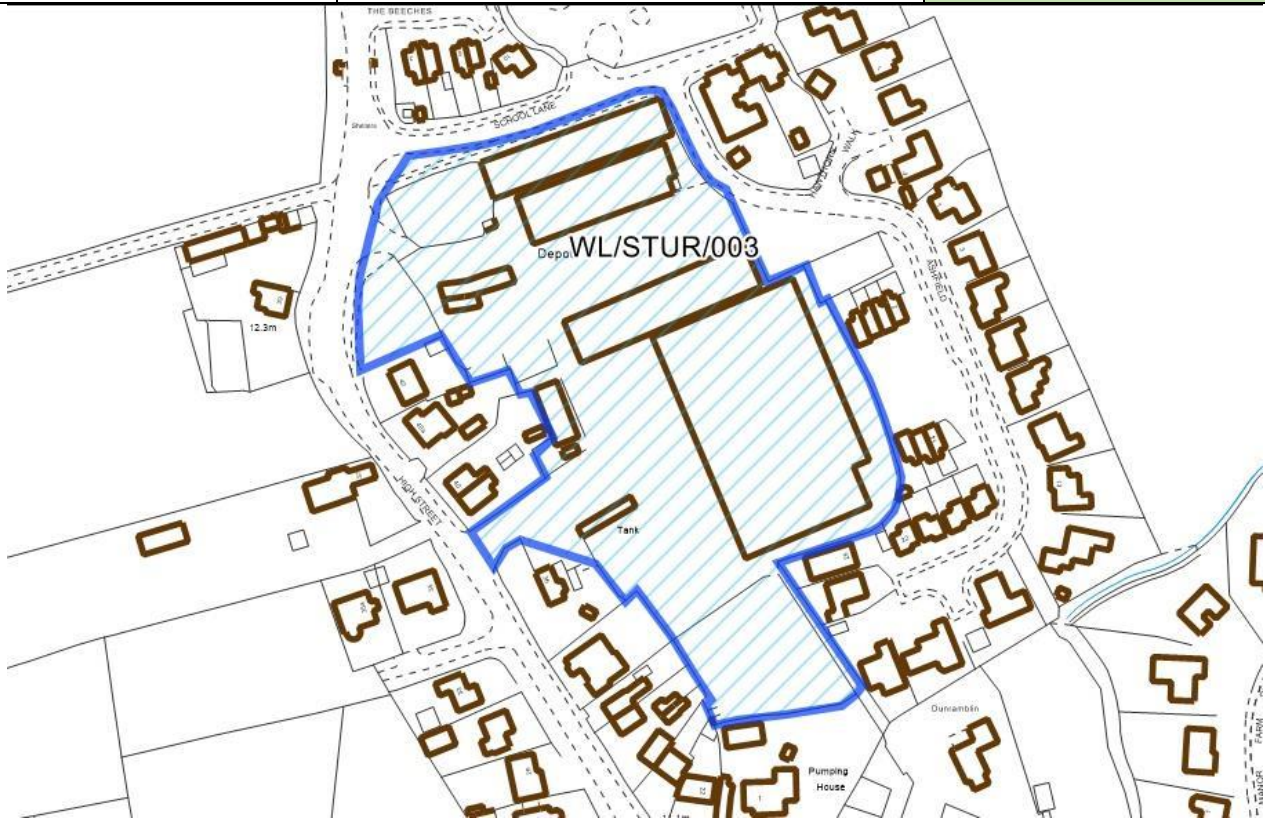
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/003	Site Address: Land at High Street, south of School Lane, Sturton by Stow	Status: Allocate (New allocation without planning permission)
		
Size(ha): 1.76	Current use: Lorry park	
Indicative capacity: 30	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Medium Villages	Availability: Confirmed via HELAA 2019, suggests delivery in 6-20 years, controlled by land agent	
<p>Summary:</p> <p>The site is a lorry park and haulage business located off the High Street. There are dwellings to the west, east and south of the site. The site is brownfield land within the built footprint of the settlement.</p> <p>Conclusion:</p> <p>The site is a brownfield site within the village core. It provides access to a range of local services and has links to Lincoln city centre. It is proposed to allocate the site.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Haulage depot giving rise to potential for contamination, noise and flooding to a village that has history of flooding centring on Fleets Road but with surface water flooding of the adjacent High Street.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

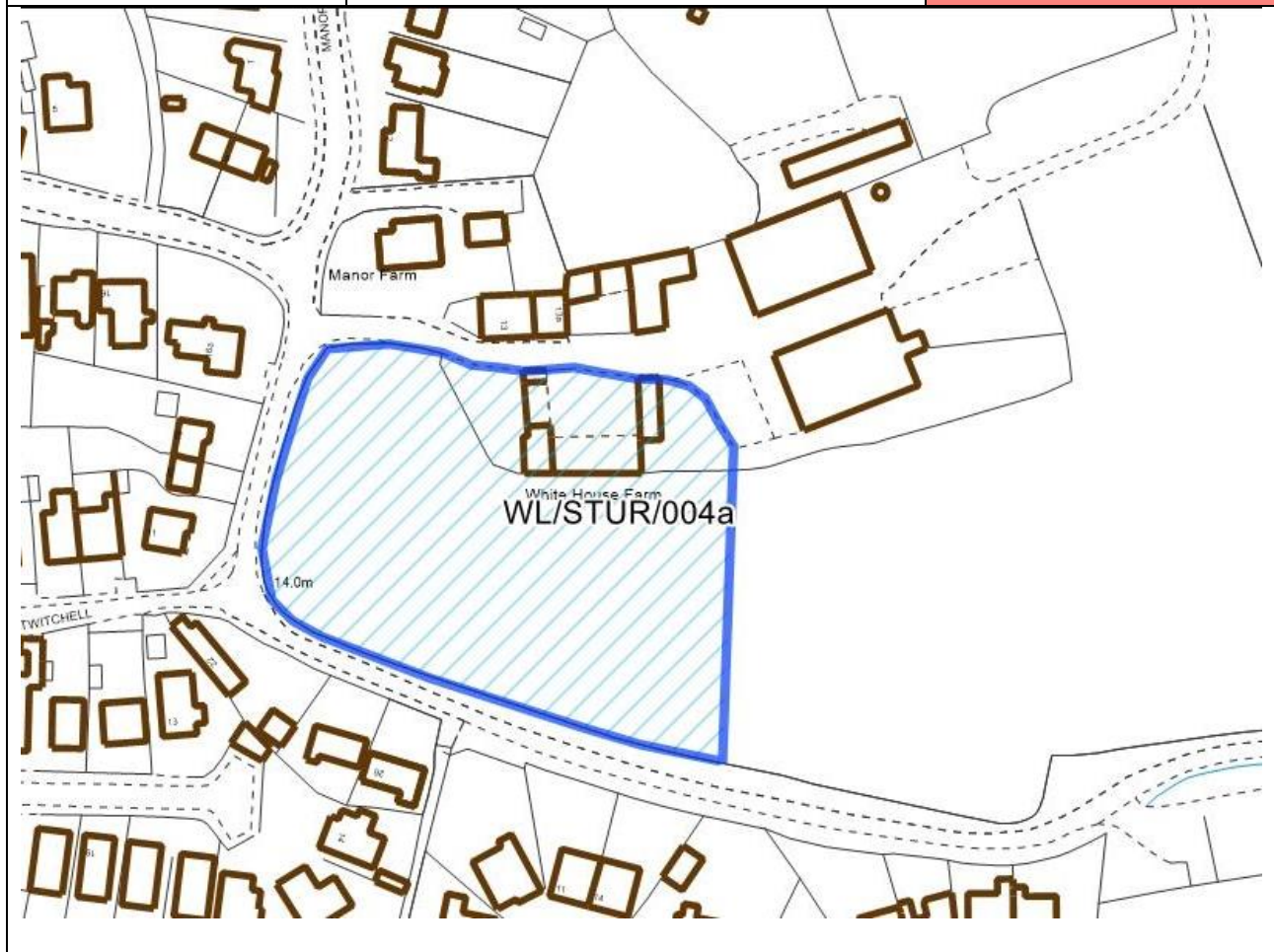
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May require mitigation/ improvements to highway network. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/004a	Site Address: Land south of Whitehouse Farm, Fleets Road, Sturton by Stow	Status: Rejected
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Size(ha): 0.71	Current use: Agricultural
Indicative capacity: 12	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the south of White House Farm. The road forms the boundary to the south and west of the site. To the east are fields.

Conclusion:

The site has planning permission for 5no dwellings. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination from unknown filled ground and farm related activities. Potential for nuisance noise, dust and odour.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

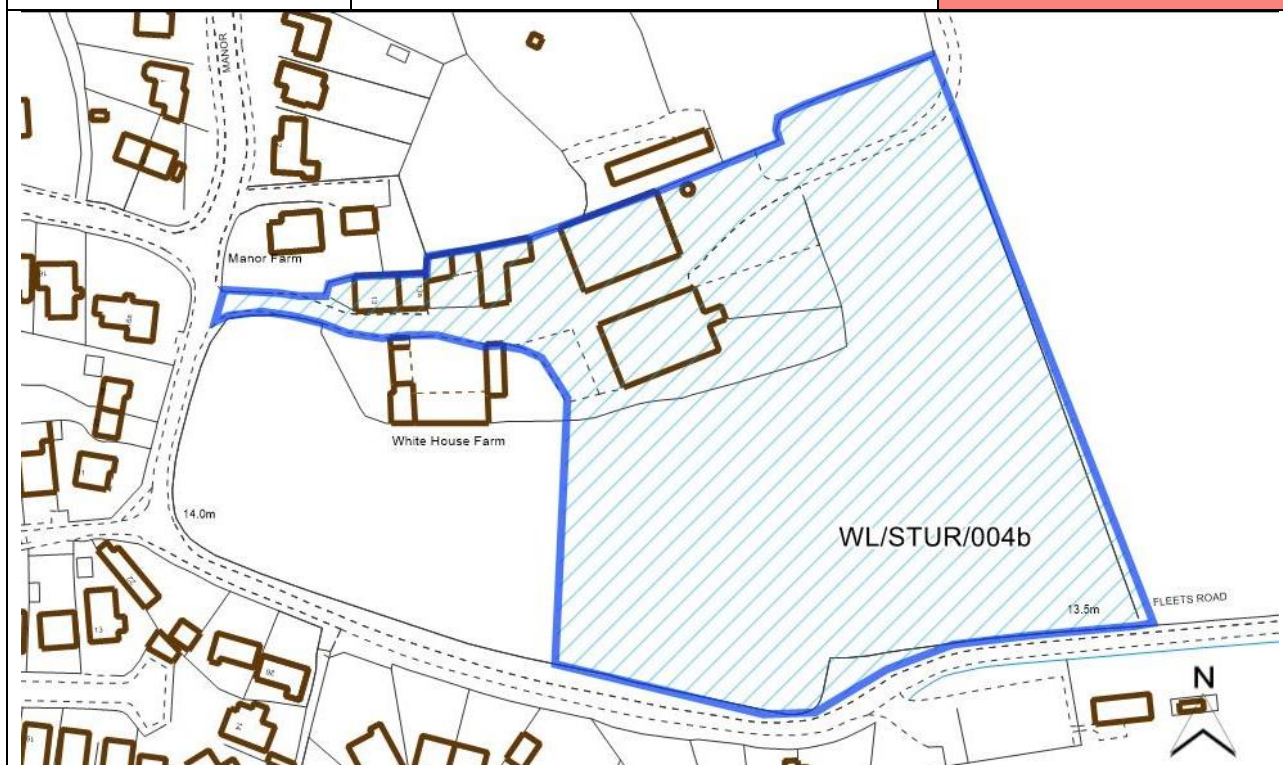
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Road widening and pedestrian links required. Access should be situated at northern and eastern extremities to achieve required visibility splays.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Sturton by Stow Parish Council object to the site	- Proposed not to allocate

Ref: WL/STUR/004b	Site Address: Land south-east of Whitehouse Farm, Fleets Road, Sturton by Stow	Status: Rejected
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Size(ha): 2.01	Current use: Agricultural
Indicative capacity: 30	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is a large area of agricultural land, including farm buildings. There are fields to the east of the site, dwellings to the north and sewage treatment works to the north-east.

Conclusion:

The site extends into the countryside to the east of the settlement. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination from unknown filled ground and farm related activities. Potential for nuisance noise, dust and odour.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

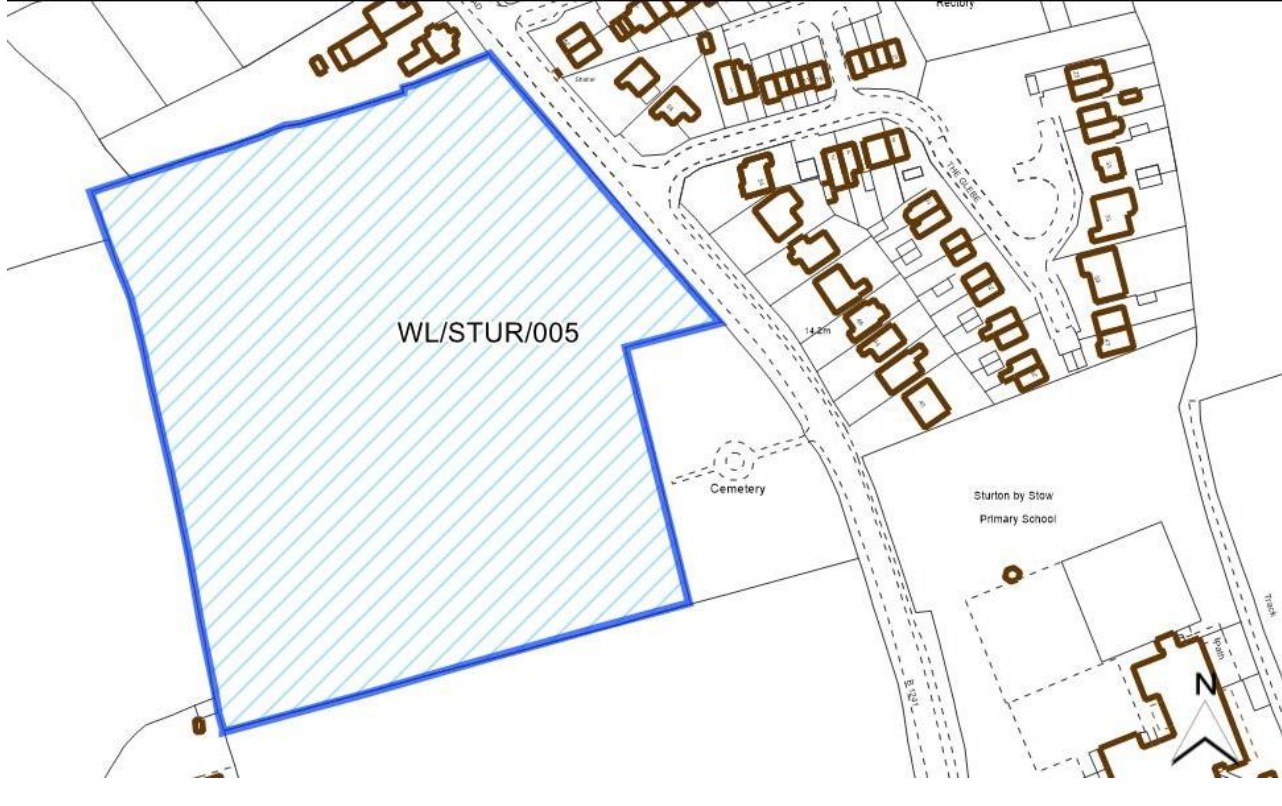
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Part of this allocation includes a historic farmstead, which there is some evidence may include remains of earlier manorial buildings. The existing historic farm buildings should be retained and converted rather than demolished in any development of the site. This would also likely require a condition for a programme of historic building recording prior to conversion to ensure their historic fabric was fully recorded prior to any alteration.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Carriageway widening and pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/005	Site Address: Land west of Cemetery, Stow Road, Sturton by Stow	Status: Rejected
		
Size(ha): 2.83	Current use: Agricultural	
Indicative capacity: 42	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is located to the west of Stow Road. There is a cemetery to the east of the site and fields to the north and west of the site.</p> <p>Conclusion:</p> <p>The site extends into the countryside and impacts the setting of the settlement. Other sites are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination in relation to a Cemetery in the S/E corner. Mapped potential for increased surface water flooding of North boundary and N/E corner and of significant potential in respect of the road abutting the East boundary.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Bus stop may require relocation. Visibility reduced at northern end of site. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/006	Site Address: Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	Status: Rejected
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Size(ha): 7.03	Current use: Agricultural
Indicative capacity: 105	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is an area of land to the south of dwellings on Tillbridge Lane and east of dwellings on Saxilby Road. There are fields to the east and south of the site.</p> <p>Conclusion:</p> <p>The site is a large extension into the countryside. Other sites are preferable (see STUR/006A)</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
South West corner has potential for surface water flooding			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/STUR/006A	Site Address: Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	Status: Allocate (New allocation without planning permission)
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Size(ha): 2.62	Current use:
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

The site is an area of land to the south of dwellings on Tillbridge Lane and east of dwellings on Saxilby Road. There are fields to the east and south of the site. A site within planning permission for dwellings adjoins to the east.

Conclusion:

The smaller site retains the shape and character of the settlement, reducing encroachment into the countryside. The site is well located to access local services and wider services at Lincoln city centre. It is proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
East boundary may be impacted from noise from Highway Depot that operates 24x7 during bad weather			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

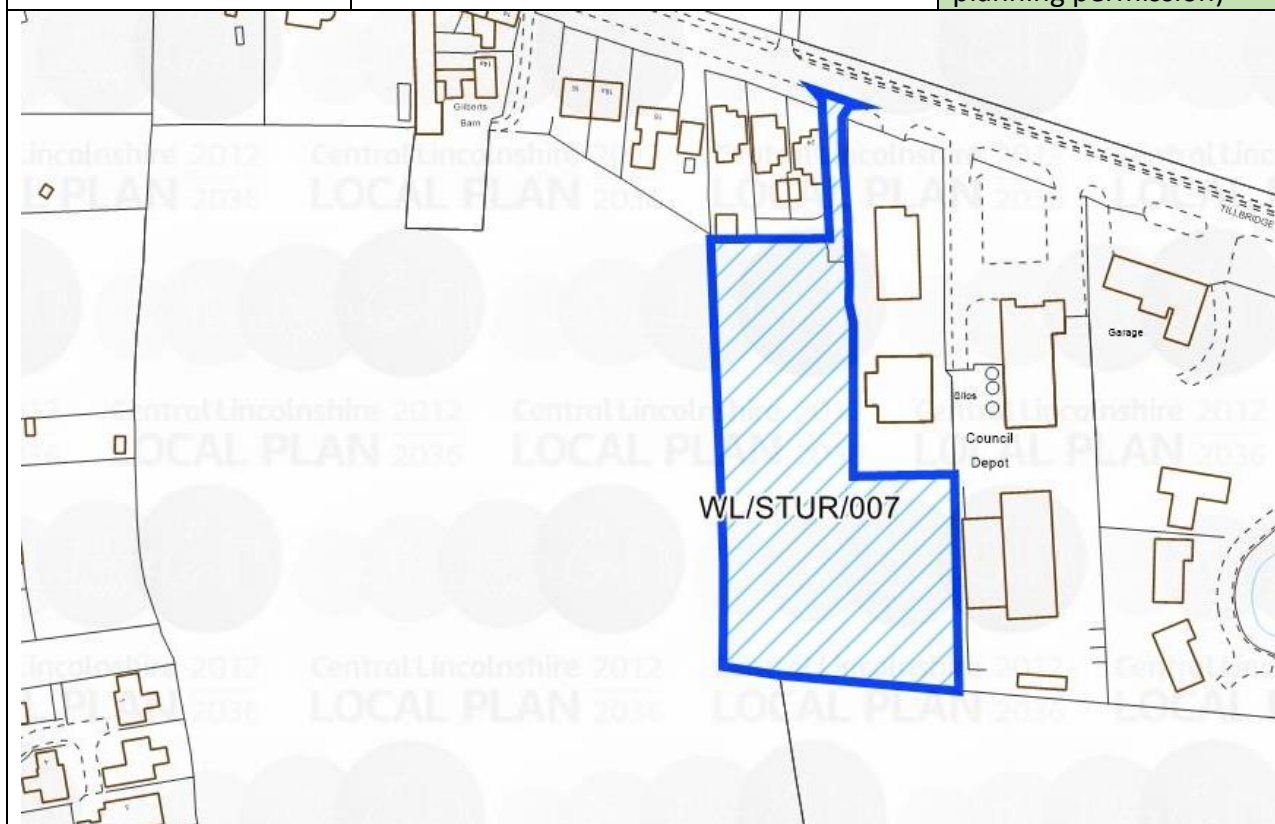
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability – request wider site allocated - Sturton by Stow Parish Council objection relating to loss of agricultural land, surface water issues and proximity to Highways depot (noise nuisance) 	<ul style="list-style-type: none"> - Site considered to retain shape and form of village. - Policy wording added to address flooding and surface water.

Ref: WL/STUR/007	Site Address: Land adj Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow, Lincolnshire	Status: Allocate (New allocation with planning permission)
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Size(ha): 0.70	Current use:
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is on land to the rear of dwellings on Tillbridge Lane and west of the Council depot. There are fields to the south and west of the site.

Conclusion:

The site retains the core shape and form of the settlement and is well located for access to local services and facilities, including those at Lincoln. It has planning permission for 10no dwellings. Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

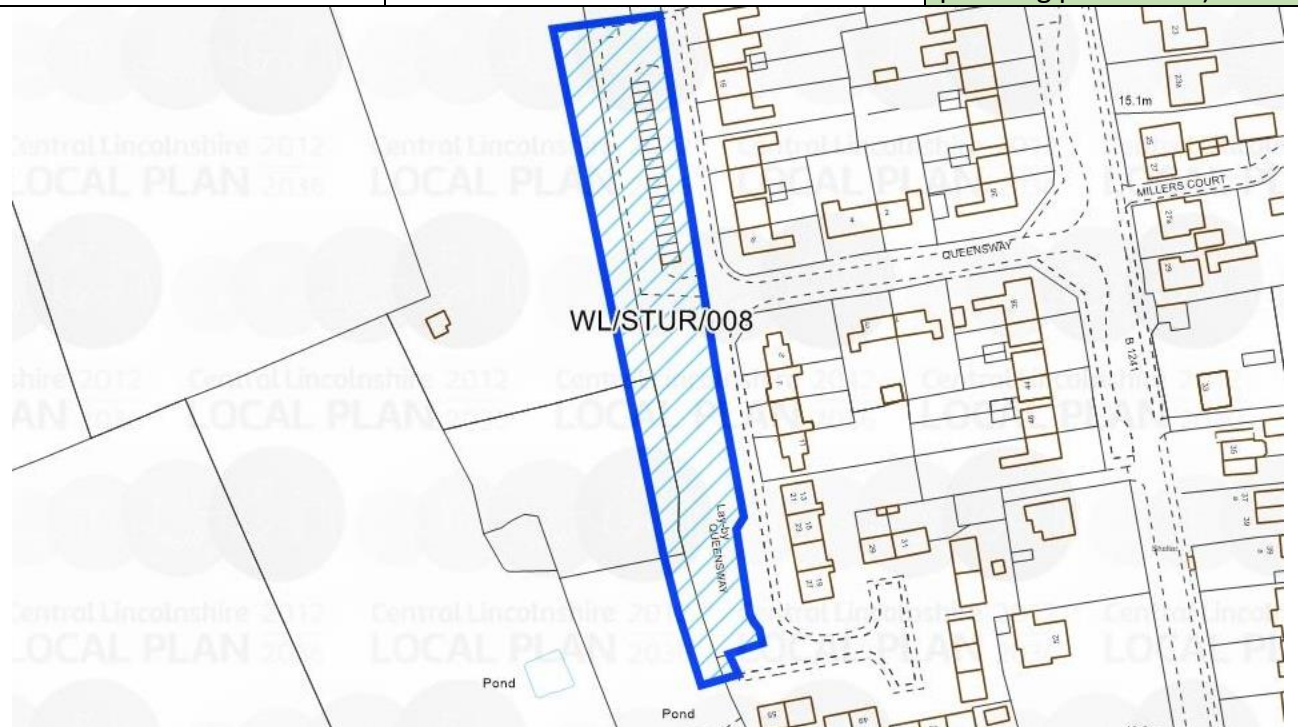
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/STUR/008	Site Address: Queensway, off Saxilby Road, Sturton by Stow	Status: Allocate (New allocation with planning permission)
		
Size(ha): 0.40	Current use: Garages	
Indicative capacity: 14	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is an area of land to the west of Queensway that comprises existing garages. The site has planning permission for the demolition of the garages and erection of 14no affordable dwellings.</p> <p>Conclusion:</p> <p>The site utilises brownfield land and has planning permission for 14no affordable dwellings. It is well located to access services within Sturton by Stow, Saxilby and Lincoln city centre. It is proposed to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
East boundary may be impacted from noise from Highway Depot that operates 24x7 during bad weather			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

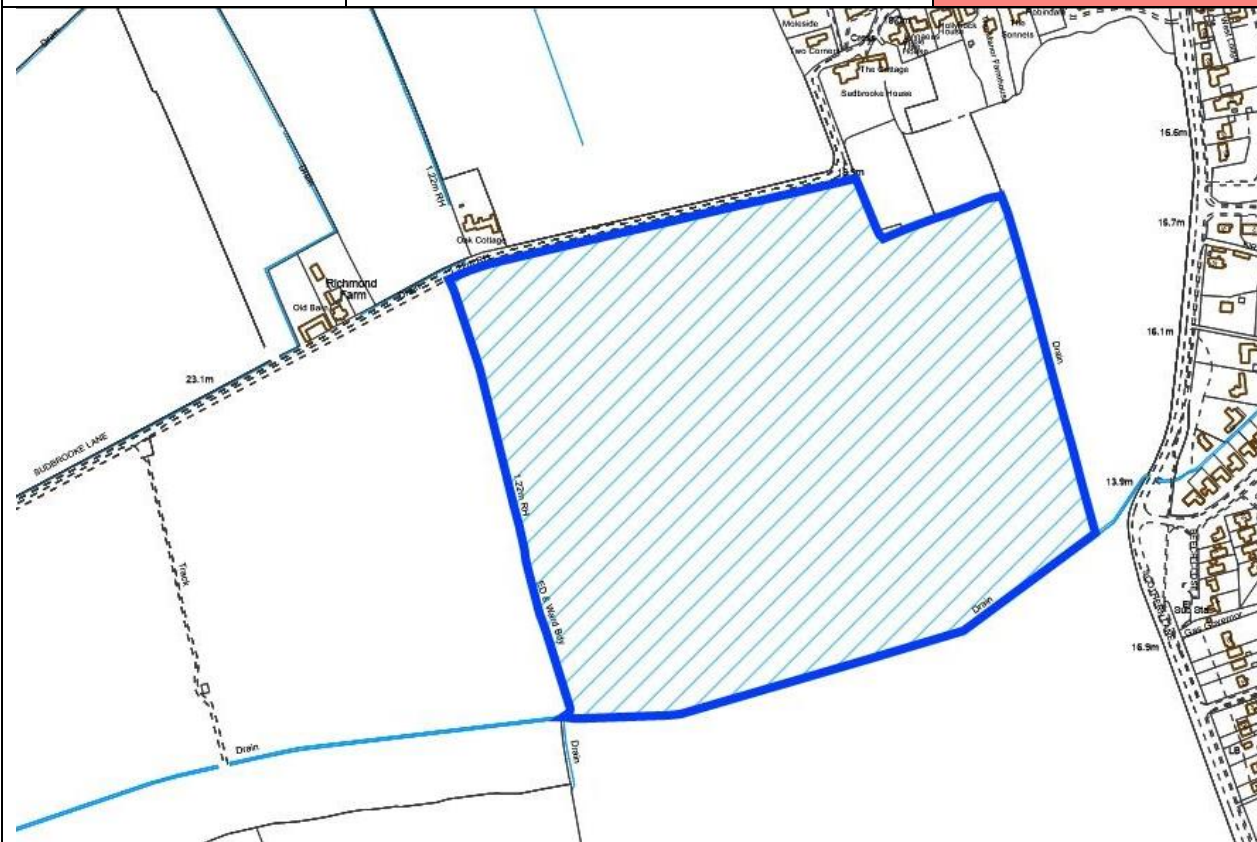
Highways, Transport and Infrastructure

Likely suitable access	N/A - has planning permission
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Sudbrooke

Ref: WL/SUD/001	Site Address: Land south of Church Lane, Sudbrooke	Status: Rejected
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Size(ha): 22.76	Current use: Agricultural
Indicative capacity: 410	Brownfield/Greenfield: Greenfield
Hierarchy (new): Countryside	

Summary:

The site is an area of agricultural land to the west of Sudbrooke. There are dwellings to the east and fields to the south and west of the site. The southern boundary of the site is within flood zone 2 and 3.

Conclusion:

The site is detached from the built footprint of the site and extends into the countryside.
Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

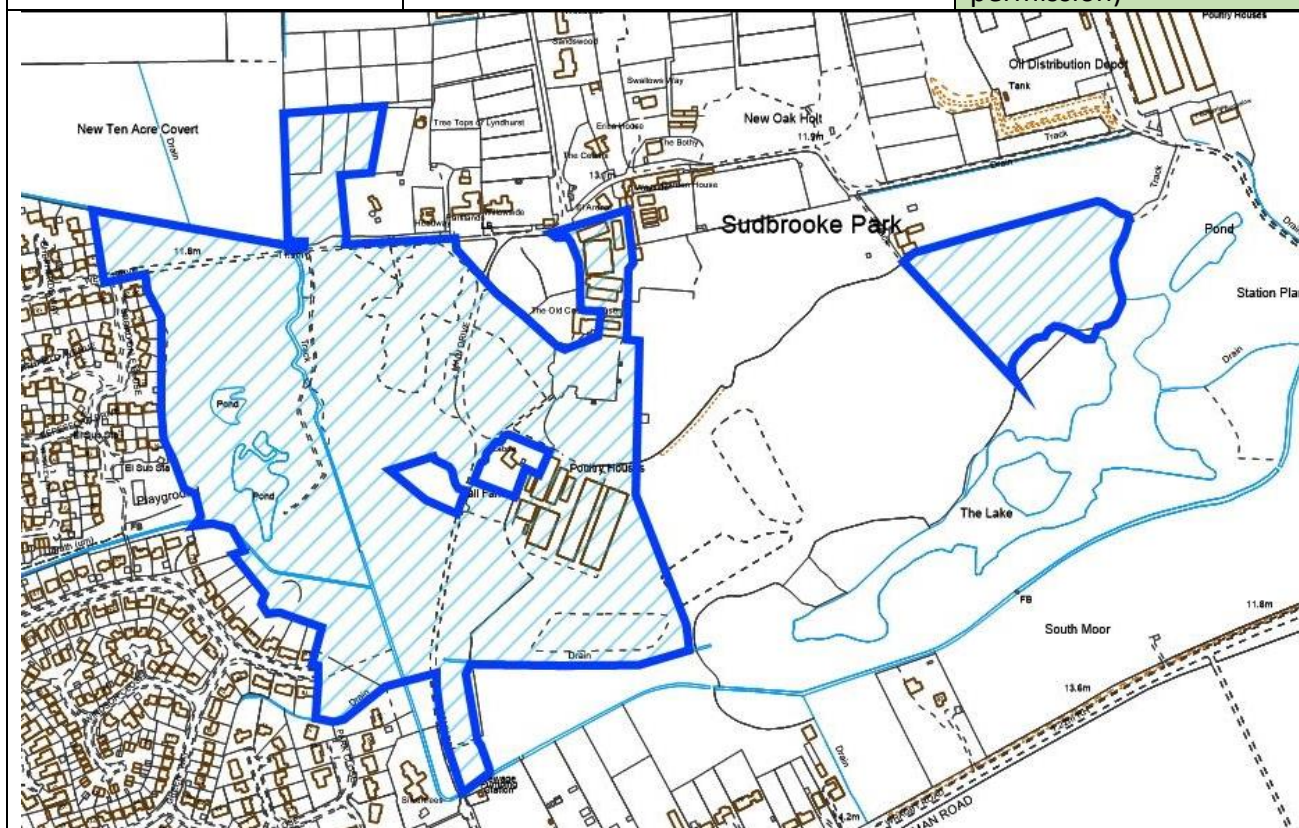
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/SUD/002	Site Address: Sudbrooke Farm, Sudbrooke	Status: Allocate (New site with planning permission)
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Size(ha): 20.93	Current use: Woodland, agricultural
Indicative capacity: 110 (remaining)	Brownfield/Greenfield: Mixed
Hierarchy (new): Medium Villages	

Summary:

The site is an area of land to the east of the village containing Hall Farm. The site is heavily wooded, and a large area of the site is within flood zone 2 and 3. The site also includes Sudbrooke Park Site of Nature Conservation Interest.

Conclusion:

The site is located close to existing development to the west and has access to services at Lincoln. The site has planning permission for 155 dwellings, currently being built. Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	R	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Much of the west side of the site is mapped as having potential for surface water flooding and is in Flood Zones 2 & 3. There is potential for contamination from tow linear areas of unknown filled ground and from farm related activities. There is also potential for nuisance noise, dust and odour from farm related activities.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No objection in principle but subject to detailed assessment. May require mitigation and improvements to A158 junction. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The southern tip of the site is mapped as having increased potential for surface water flooding and is in Flood Zones 2 & 3.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

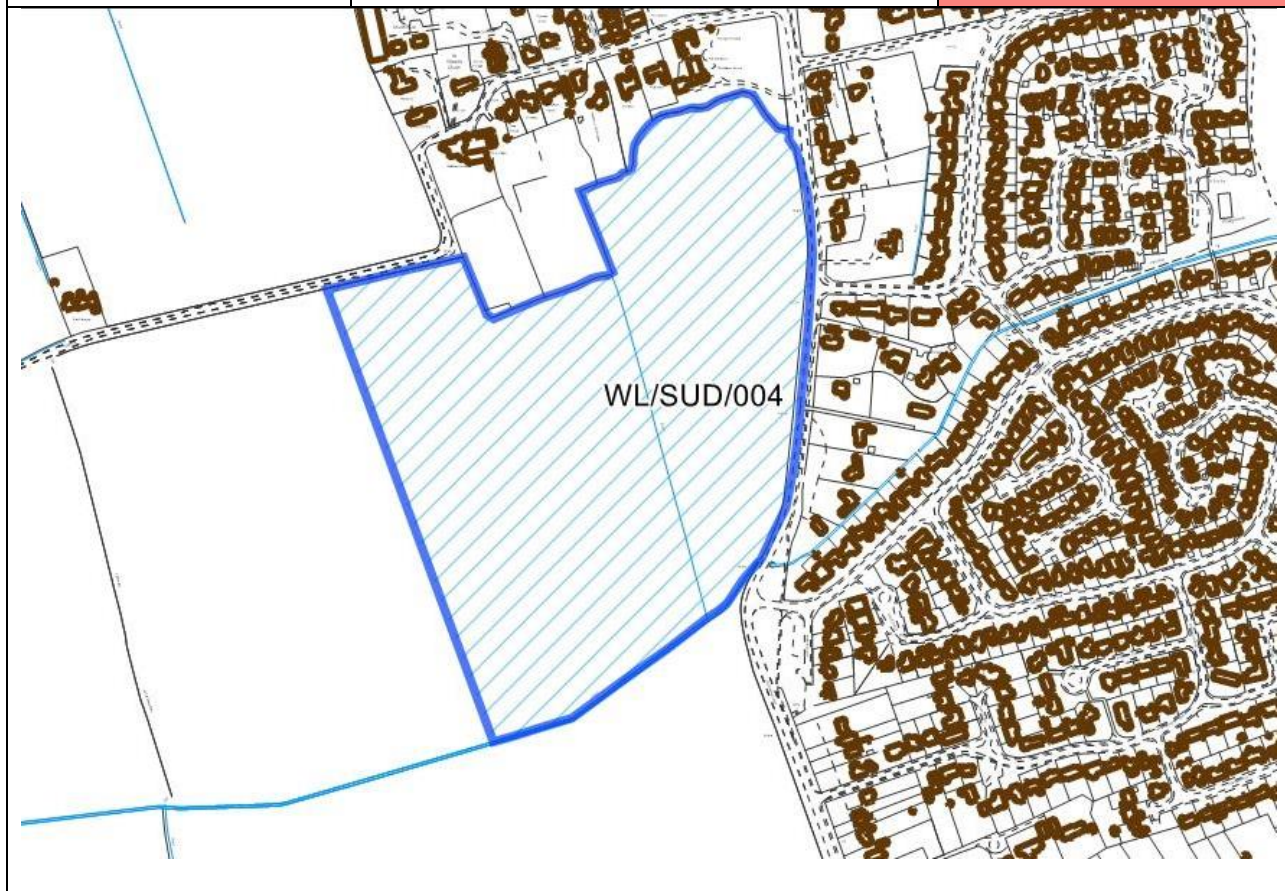
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/SUD/004	Site Address: Land off Sudbrooke Lane, Sudbrooke	Status: Rejected
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Size(ha): 16.30	Current use: Agricultural
Indicative capacity: 244	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is an area of land to the west of Sudbrooke Lane. There are dwellings to the north and east and fields to the south and west of the site. The southern edge of the site is within flood zone 2 and 3.

Conclusion:

The site would extend into the countryside, other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
No Opportunity for creation – joined up			No
Environmental Health Comments			
The southern tip of the site is mapped as having increased potential for surface water flooding and is in Flood Zones 2 & 3.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 10m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	R
Additional Highways Comments	
The development would only be considered with the main access point from Scothern Lane, may require mitigation/improvements to the junction of the A158/Scothern Lane. Footway/cycleway links required. Should any access point be sought from Sudbrooke lane it would require significant improvements. Site at risk of surface water flooding	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/SUD/005	Site Address: Land north of Sudbrooke Lane, Sudbrooke	Status: Rejected
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Size(ha): 2.76	Current use:
Indicative capacity: 41	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is an area of land to the west of dwellings on Sudbrooke Lane. There are fields to the north, west and south of the site.</p> <p>Conclusion:</p> <p>The site would extend into the countryside, other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
South East corner has potential for surface water flooding			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

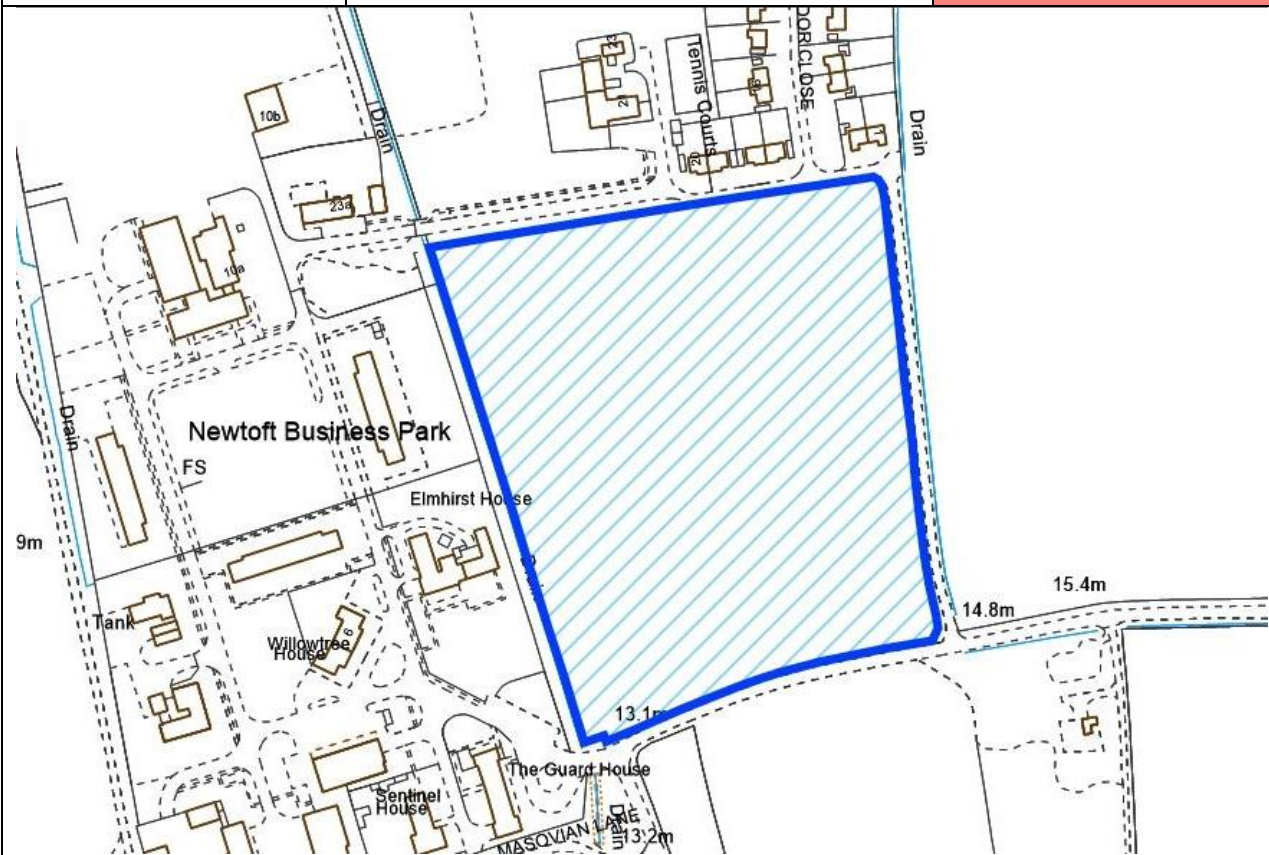
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 100m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Toft Newton & New Toft

Ref: WL/TOFT/001	Site Address: Land to the north of Alexandria Road, New Toft, Market Rasen	Status: Rejected
		
Size(ha): 4.43	Current use: Agricultural	
Indicative capacity: 100	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is an area of land to the east of Newtoft Business Park. There are dwellings to the north and fields to the west.</p> <p>Conclusion:</p> <p>The site is located in the countryside. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Yes	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representative of the site confirmed availability	

Ref: WL/TOFT/002	Site Address: Land south of Alexandria Road, New Toft, Market Rasen	Status: Rejected
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Size(ha): 4.96	Current use: Agricultural
Indicative capacity: 111	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is located to the west of dwellings on Washington Drive and south of Alexandria Road. There are fields to the south and west of the site.

Conclusion:

The site would extend the built footprint and is located in the countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

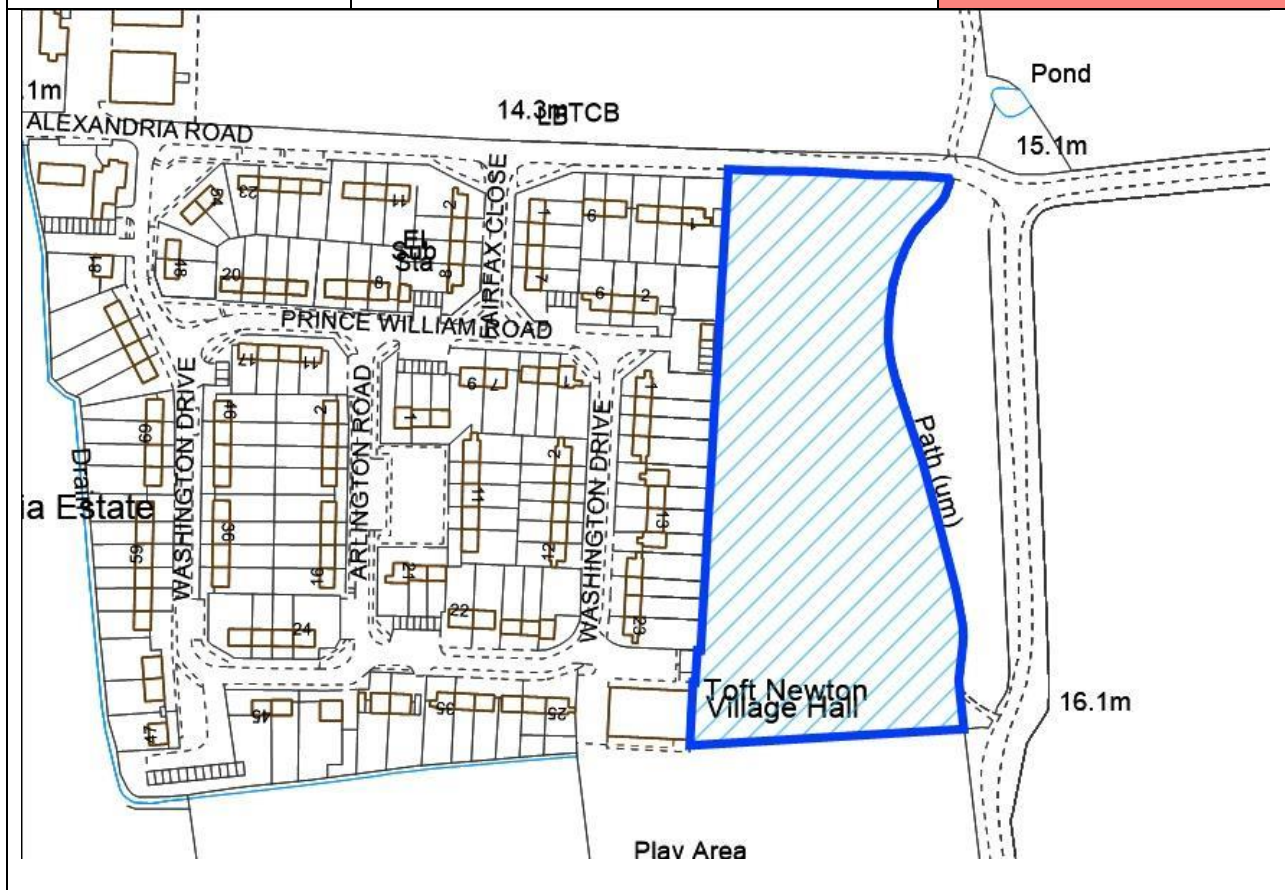
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/TOFT/003	Site Address: Land to the south of Alexandria Road and east of Washington Drive, New Toft, Market Rasen	Status: Rejected
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Size(ha): 1.53	Current use: Agricultural
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is located to the east of dwellings on Washington Drive. There are fields to the south and east of the site.</p> <p>Conclusion:</p> <p>The site would extend the built footprint and is located in the countryside. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

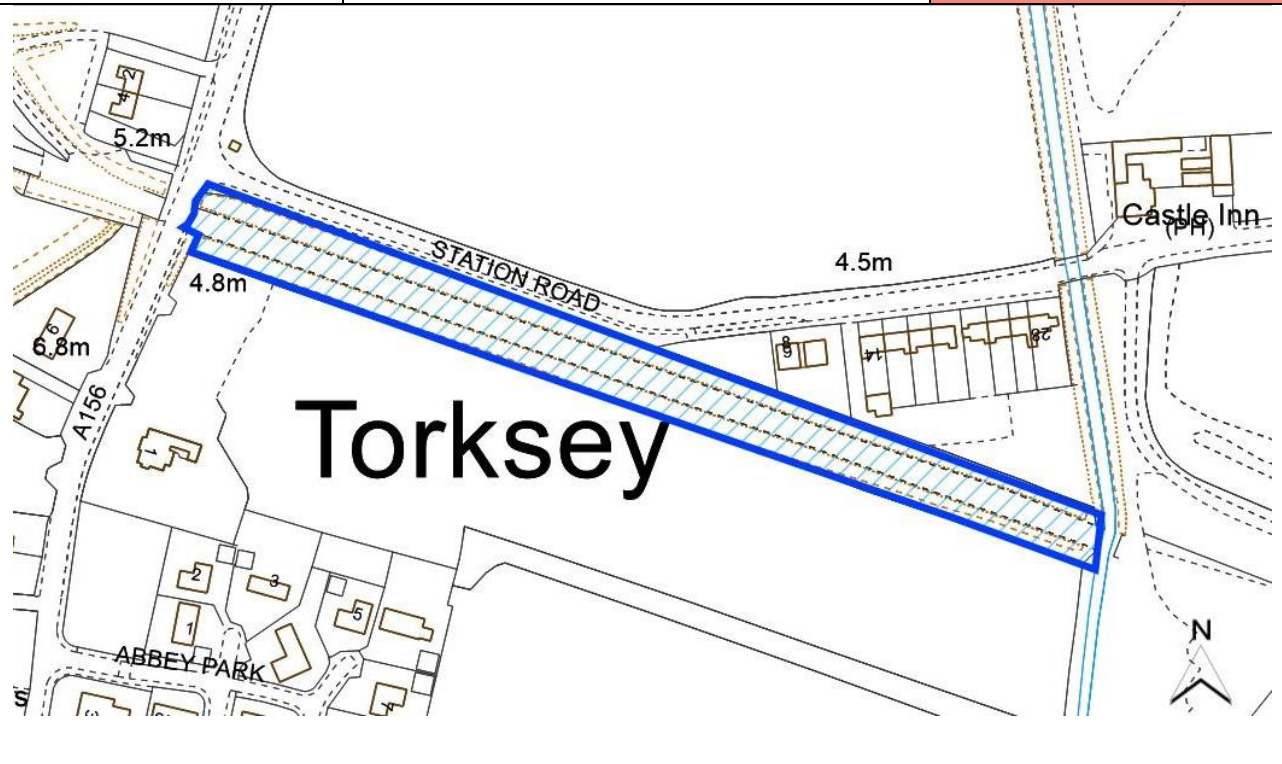
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Torksey

Ref: WL/TORK/001	Site Address: Dismantled Railway land off Station Road & agricultural land off Main Street, Torksey	Status: Rejected
		
Size(ha): 0.72		Current use: Last use railway embankment
Indicative capacity: 12		Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a linear site located to the south of Station Road. The site is a former railway embankment. The site is located within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is at the edge of the settlement and within flood zone 2 and 3. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	Yes	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
This site a former railway line with potential for contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

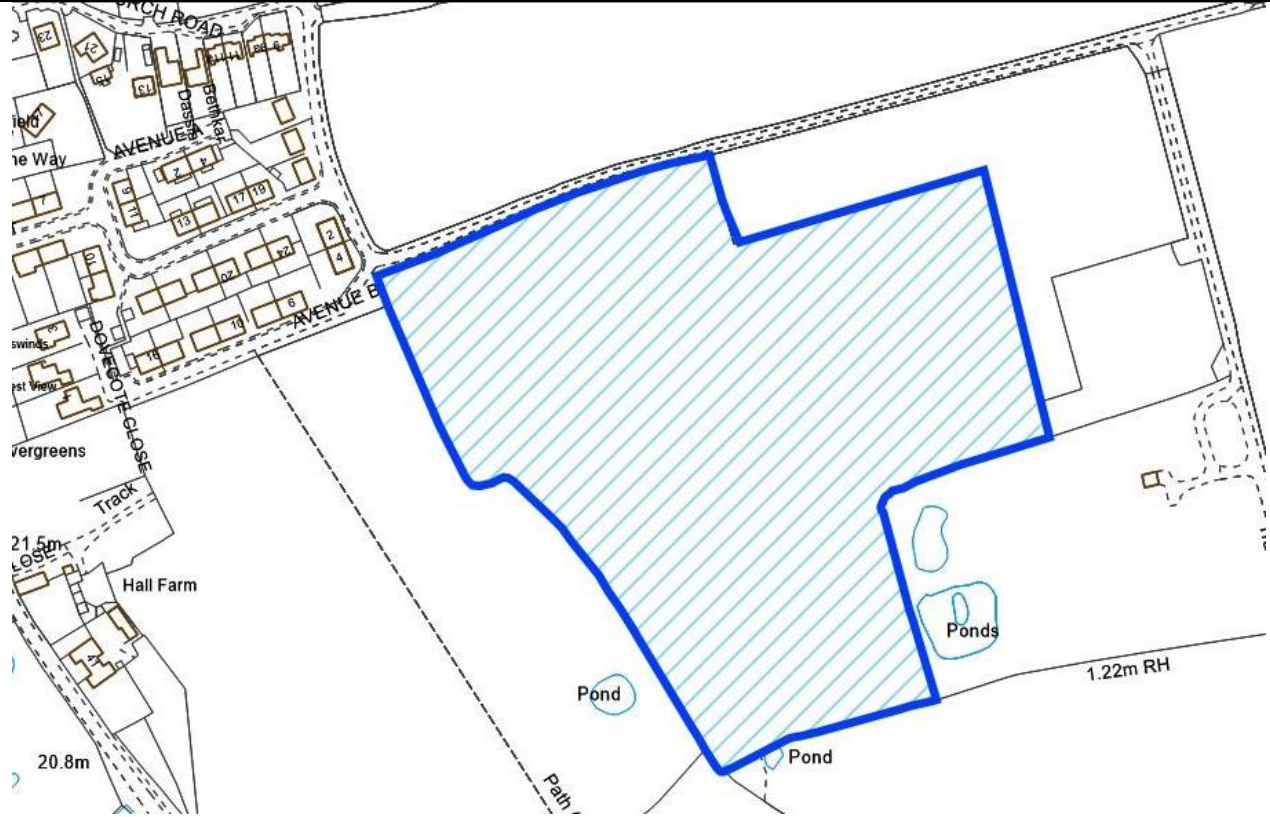
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Upton

Ref: WL/UP/001	Site Address: Church Road, Upton	Status: Rejected
		
Size(ha): 5.81	Current use: Agricultural	
Indicative capacity: 87	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is on land to the south-east of the village to the south of Church Road. The green wedge is to the west of the site.</p> <p>Conclusion:</p> <p>The site is detached from the village and extends into countryside. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for surface water flooding in the SE corner in 1:30 and above events			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

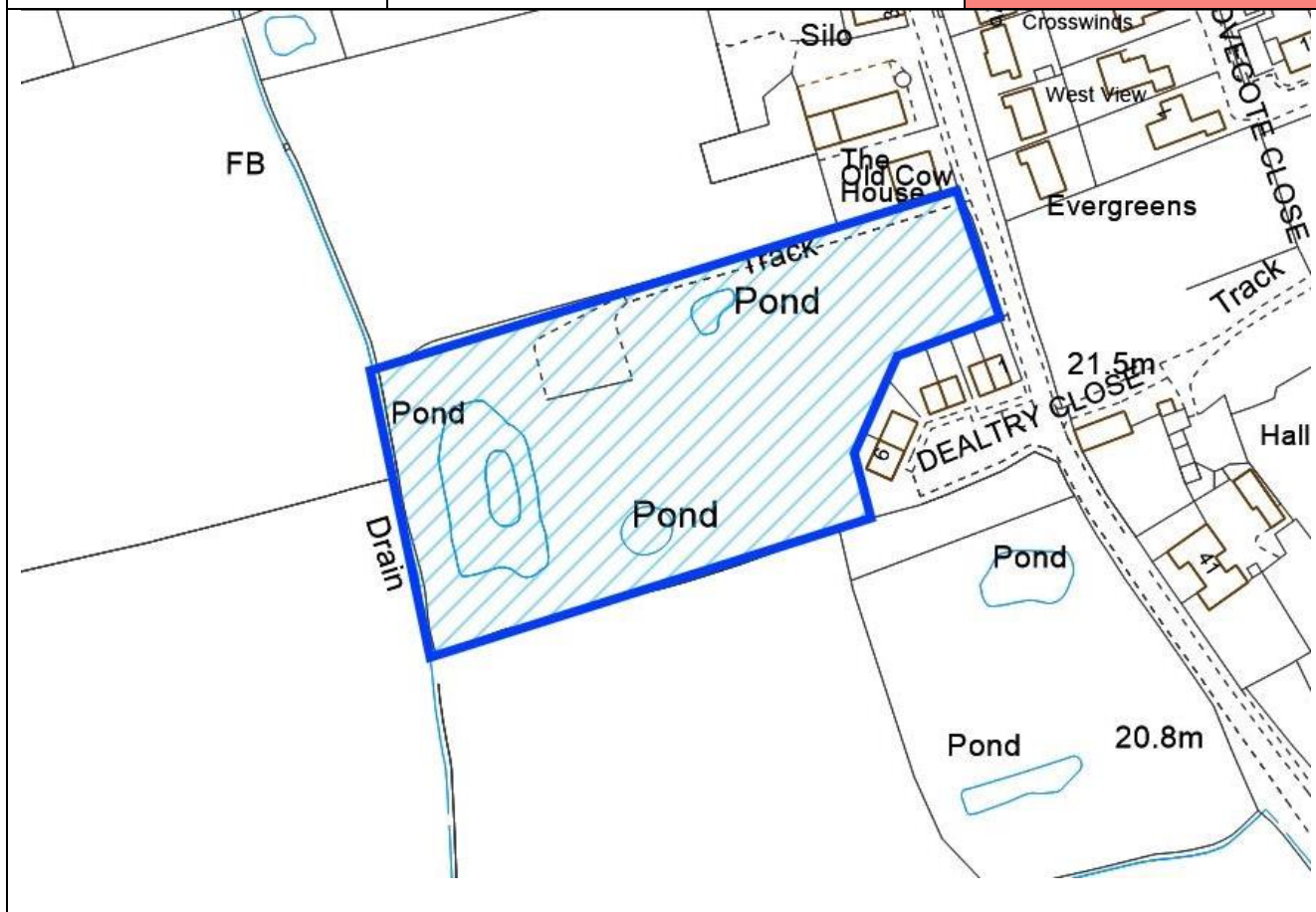
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/UP/002	Site Address: Land at High Street, Upton, Gainsborough	Status: Rejected
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Size(ha): 1.31	Current use: Agricultural
Indicative capacity: 22	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is land to the west of High Street, containing ponds. There are 6 dwellings to the east of the site and fields to the west, north and south.</p> <p>Conclusion:</p> <p>The site extends into the countryside. There are some areas at risk of surface water flooding. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	g	Ancient Woodland	No
Surface water flood risk	a	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Part of/adjacent to a working farm with potential for nuisance			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

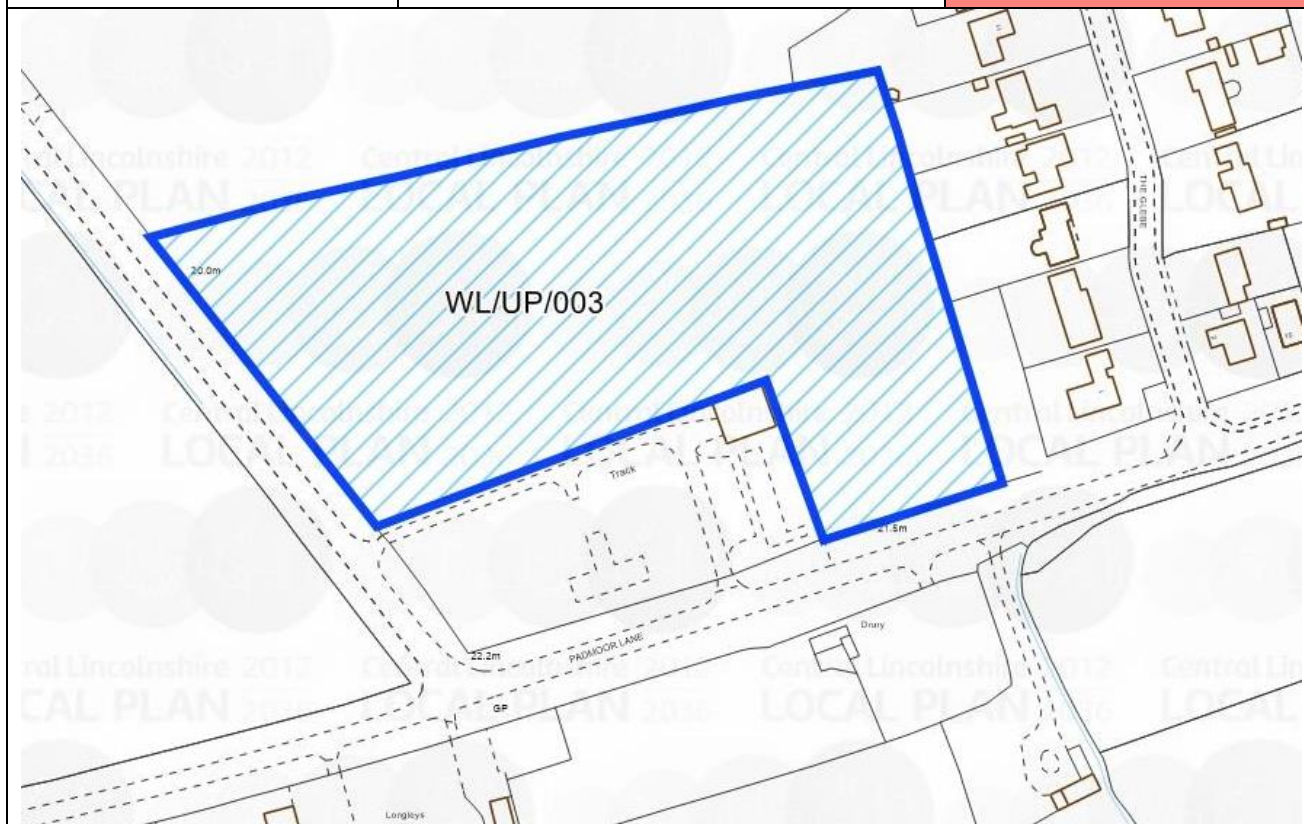
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site at risk of sw flooding. Will need frontage footway.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/UP/003	Site Address: Land north of Padmoor Lane, west of The Glebe, Upton	Status: Rejected
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Size(ha): 2.01	Current use: Agricultural
Indicative capacity: 30	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is located to the north of Padmoor Lane and west of The Glebe. There are fields to the north and west of the site.</p> <p>Conclusion:</p> <p>The site extends into the countryside away from the built footprint. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	g	Ancient Woodland	No
Surface water flood risk	g	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Aerial images would indicate potential for contamination on site nearest the South and West boundary. Indication is that there are also 4 caravan plots at this location			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape


Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Will need footways back into village and speed limit extending.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Waddingham

Ref: WL/WAD/001	Site Address: Land east of 8 Common Road, Waddingham	Status: Rejected
		
Size(ha): 1.01	Current use:	
Indicative capacity: 17	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is located to the south-east of dwelling on Common Road. There are fields to the north, east and south of the site. The site is within flood zone 2 and partially within flood zone 3.</p> <p>Conclusion:</p> <p>The site extends into the countryside away from the built footprint. The site is constrained by the flood zone. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
In Flood Zone 2 and partially in 3 with history of flooding in relation to nearby houses and a diversionary betterment scheme upstream that is reliant on appropriate management.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

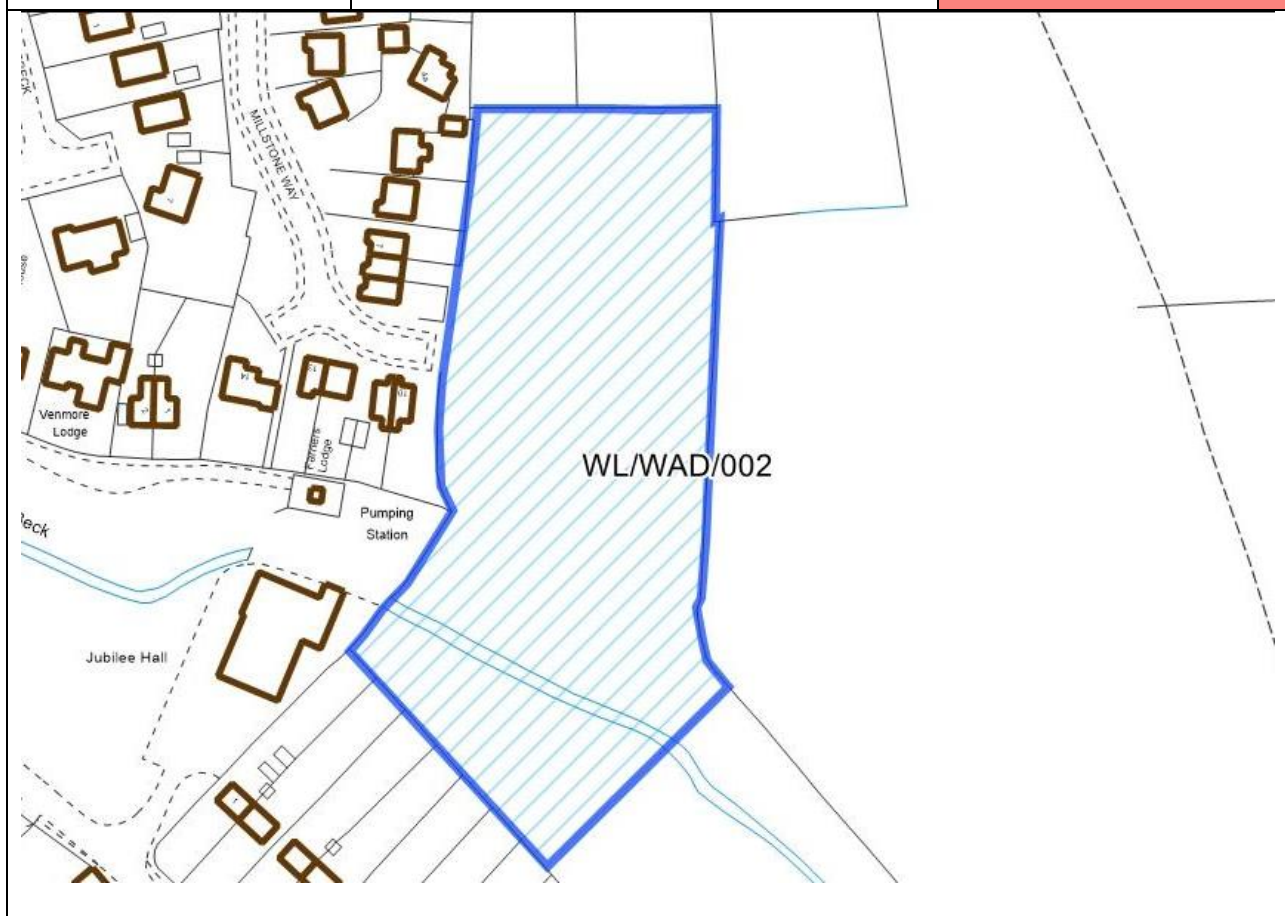
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Existing access is only suitable access point as visibility is reduced at the bend. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WAD/002	Site Address: Land north of 1-8 Common Lane, Waddingham	Status: Rejected
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Size(ha): 0.99	Current use:
Indicative capacity: 17	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is agricultural land to the east of dwellings on Millstone Way and north of dwellings on Common Road. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site extends into the countryside and is constrained by the flood zone 2 and 3. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Mainly in Flood Zone 3 with predictive mapping for surface water flooding. There is history of flooding in the village centre and a diversionary betterment scheme upstream is dependant upon appropriate management.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

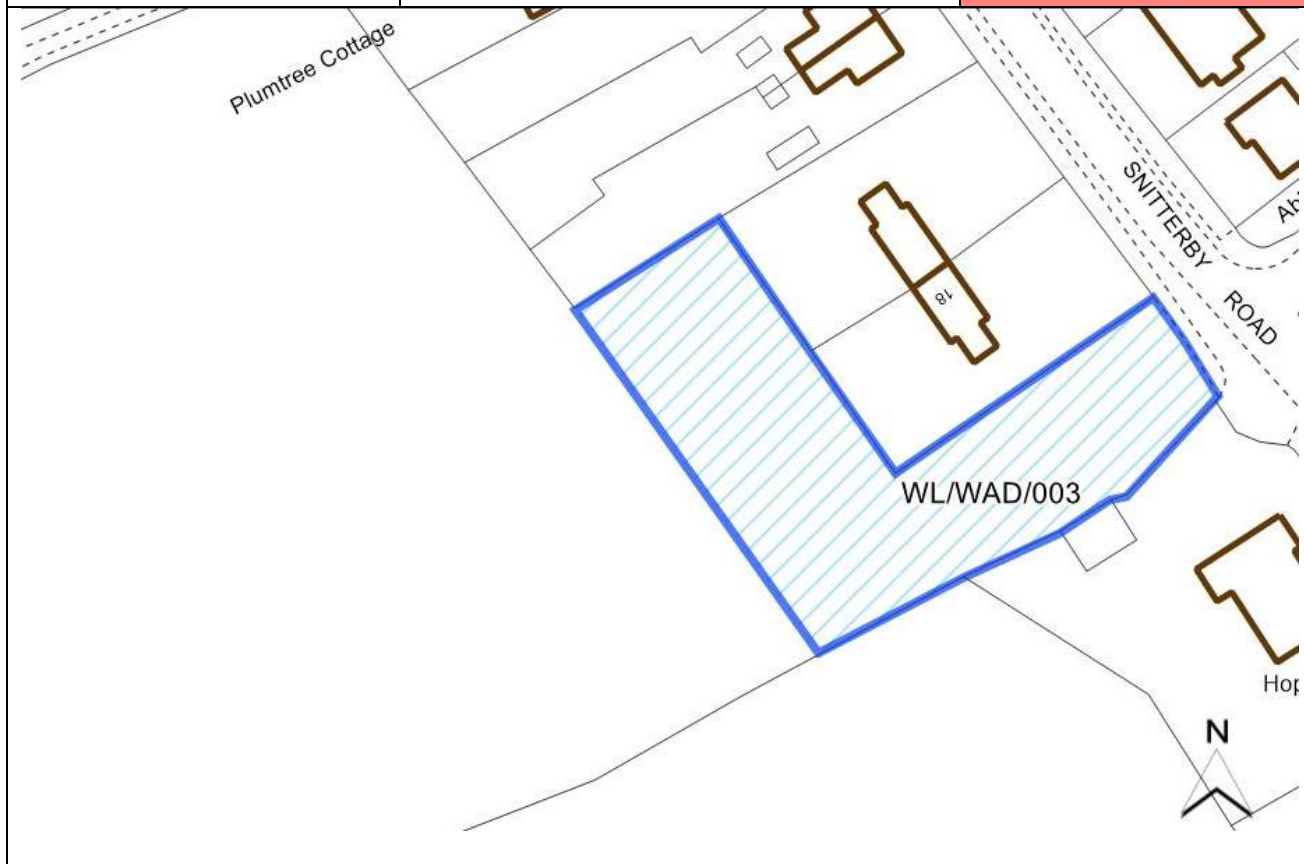
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
WL/WAD/001 needs to be delivered first to allow highway access. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WAD/003	Site Address: Land at 18 Snitterby Road, Waddingham	Status: Rejected
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Size(ha): 0.16	Current use:
Indicative capacity: 3	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is an area of land to the south of a dwelling on Snitterby Road. There are fields to the west and south of the site.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The North half of the site is in Source Protection Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

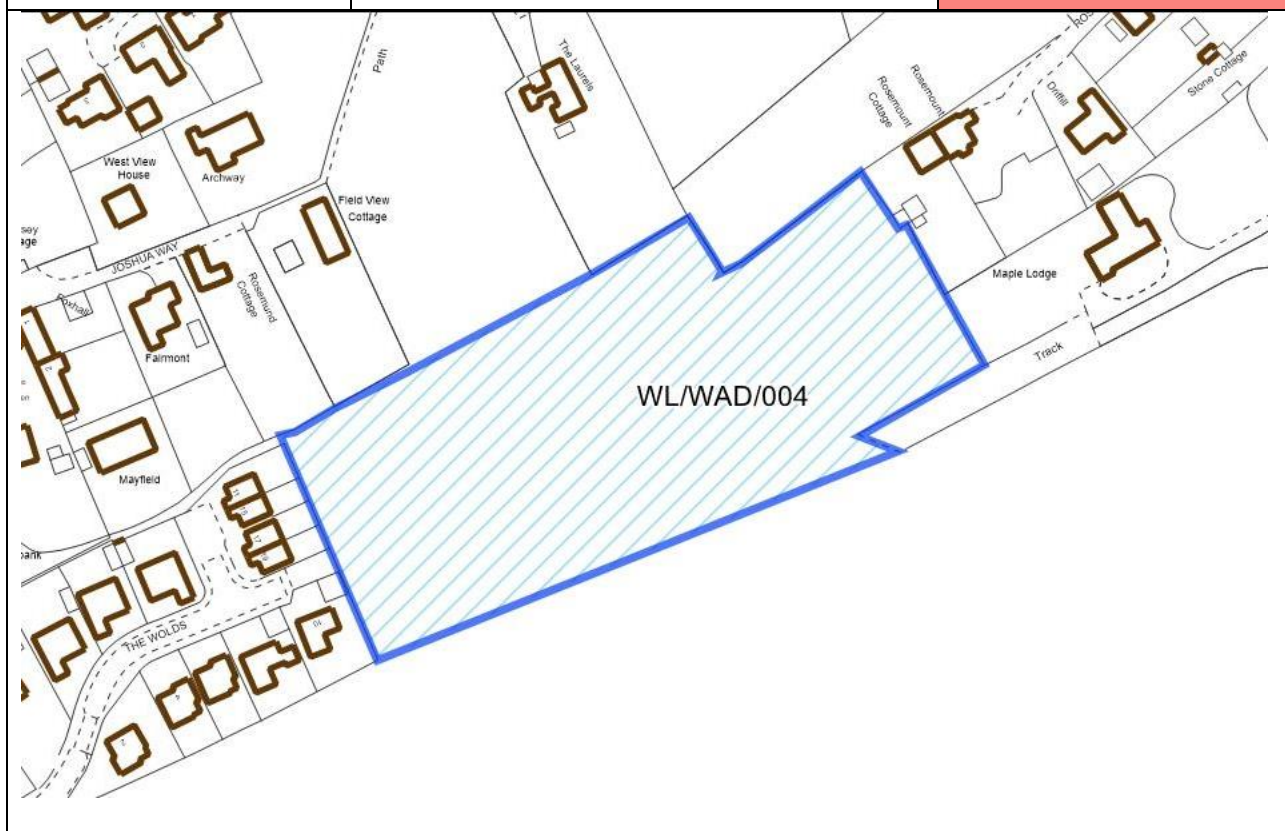
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WAD/004	Site Address: Land to north-east of The Wolds, Waddingham	Status: Rejected
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Size(ha): 1.08	Current use:
Indicative capacity: 18	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary: The site is an area of land to the east of The Wold. There are dwellings to the north, west and east of the site.</p> <p>Conclusion: The site retains the core shape and form however, some concerns over the access and loss of open space and views out of village. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site is land locked with no direct access to highway.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WAD/005	Site Address: Land to the east of Snitterby Road, south of The Wolds, Waddingham	Status: Rejected
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Size(ha): 0.68	Current use:
Indicative capacity: 12	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is a linear area of land opposite existing dwellings on Snitterby Road. There are fields to the east and south of the site.</p> <p>Conclusion:</p> <p>The site would result in linear extension into open countryside. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

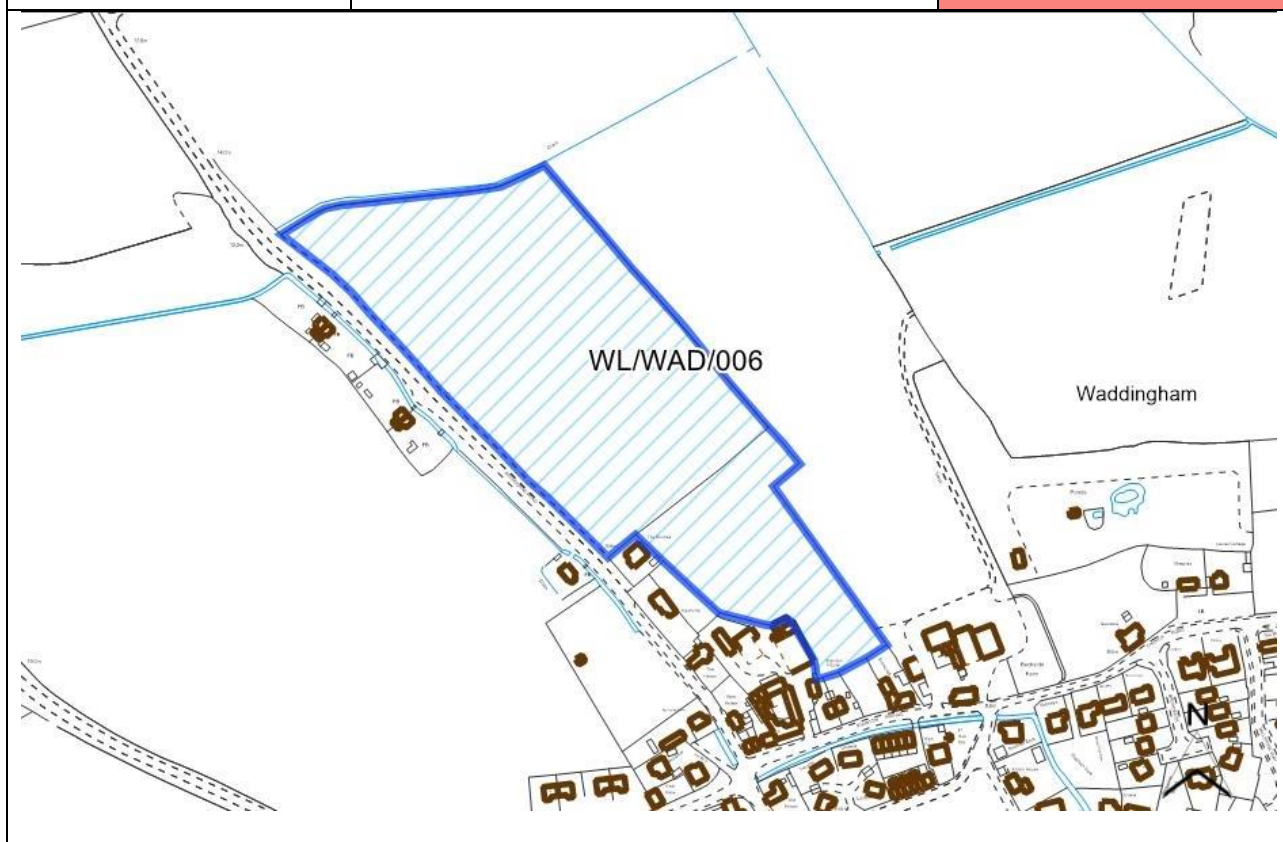
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WAD/006	Site Address: Land east of Redbourne Road, Waddingham	Status: Rejected
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Size(ha): 4.48	Current use: Agricultural
Indicative capacity: 67	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is agricultural land to the east of Redbourne Road. There are dwellings to the south of the site. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site extends into open countryside and is within flood zone 2 and 3. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The northern 2/3 of the site is entirely within Flood Zones 1, 2 & 3 and reliant upon a diversionary riparian flooding bettement scheme to prevent flooding of the village in extreme weather events.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

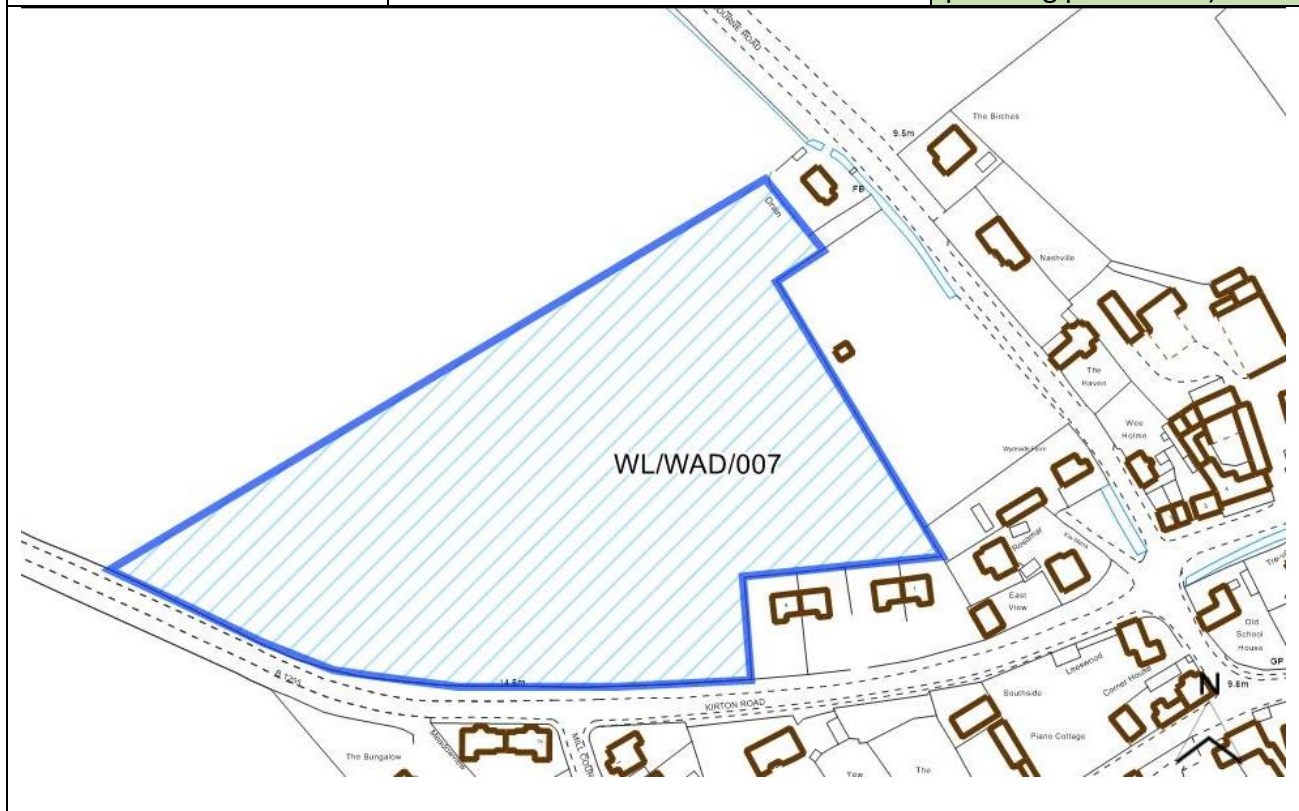
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WAD/007	Site Address: Land west and north of 4 Kirton Road, Waddingham	Status: Allocate (New allocation without planning permission)
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Size(ha): 2.28	Current use: Agricultural
Indicative capacity: 34	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	Availability: Confirmed via HELAA 2019, suggests delivery in 0-5 years. Contained in Neighbourhood Plan

Summary:

The site is agricultural land to the north of Kirton Road. There are properties to the south and east and fields to the north.

Conclusion:

The site is relatively unconstrained and retains the core shape and form of the village. It has access to services and facilities within the village. The site is within the Neighbourhood plan, proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2, rest Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Source Protection Zones 2 & 3 and has potential for contamination in relation to			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

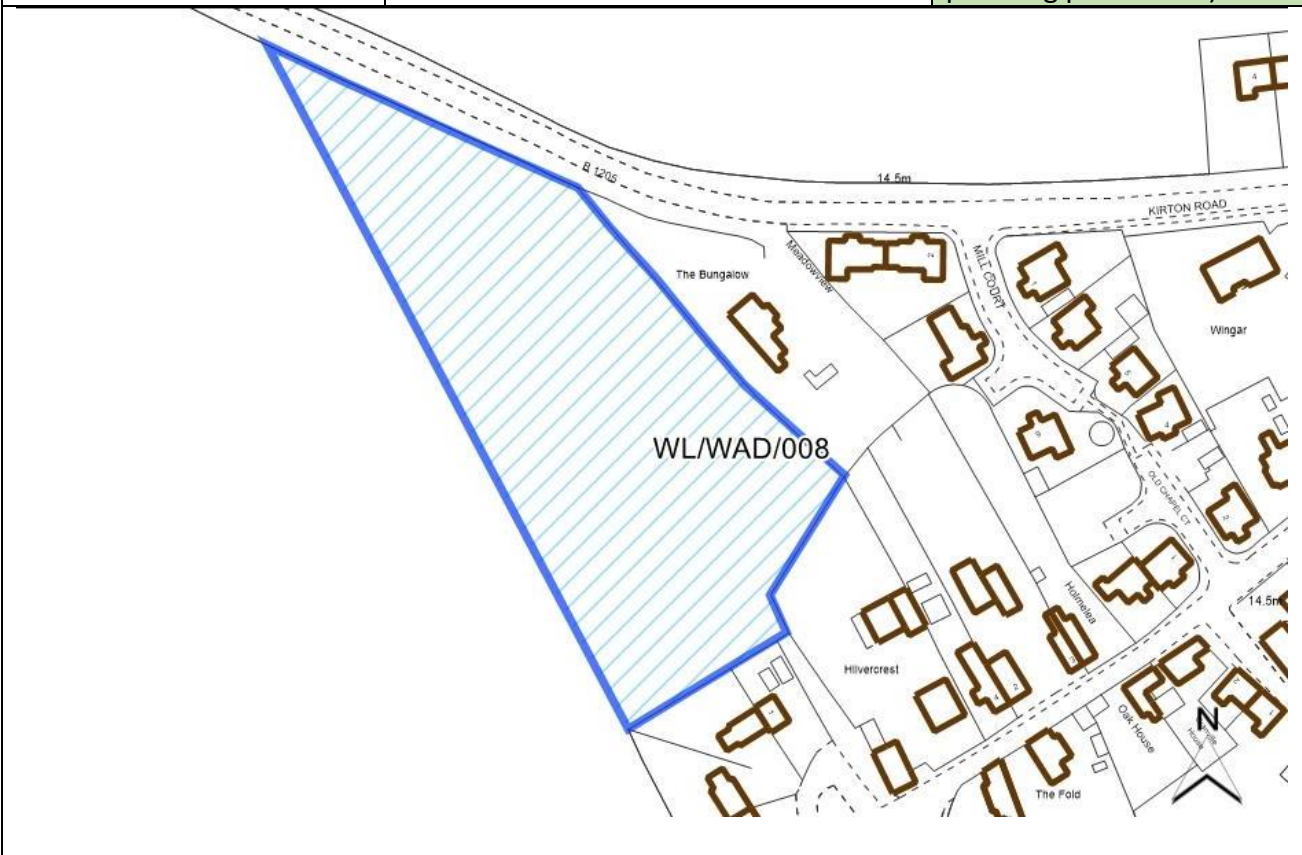
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access acceptable subject to adequate visibility being achieved. Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WAD/008	Site Address: Land south of Kirton Road, Waddingham	Status: Allocate (New allocation without planning permission)
		
Size(ha): 0.91	Current use:	
Indicative capacity: 15	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages	Availability: Confirmed via HELAA 2019, suggests delivery in 0-5 years. Contained in Neighbourhood Plan.	
<p>Summary:</p> <p>The site is agricultural land to the south of Kirton Road. There are properties to the south and east and fields to the north and west. The site infills an area of land adjacent to existing properties.</p> <p>Conclusion:</p> <p>The site is an unconstrained site within the Neighbourhood plan. It retains the shape and character of the settlement and provides access to services within the village. It is proposed to be allocated.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

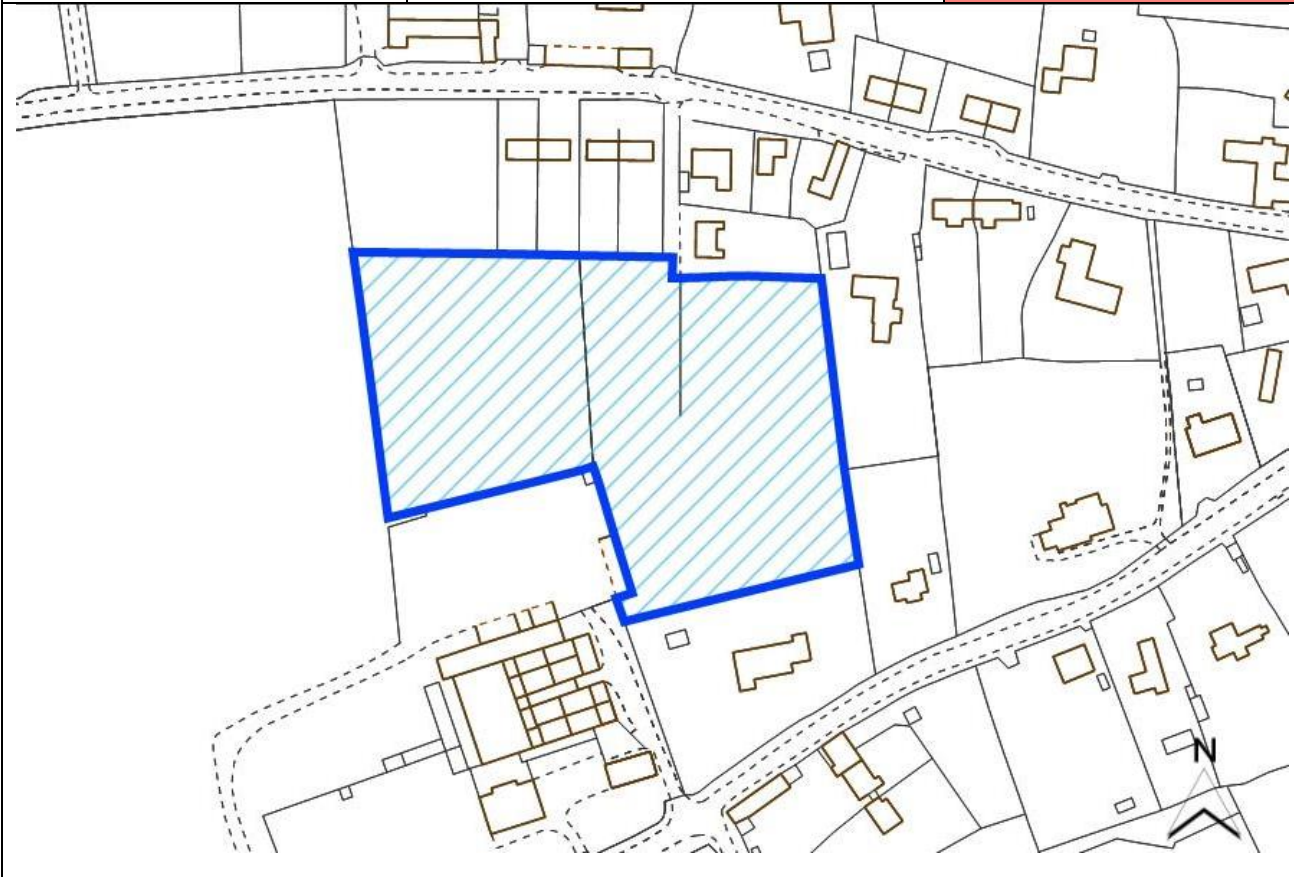
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 100m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Walesby

Ref: WL/WALE/001	Site Address: Walesby Village Paddocks, Walesby	Status: Rejected
		
Size(ha): 1.13	Current use: Agricultural	
Indicative capacity: 19	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is land to the rear of properties on Moor Road. There are dwellings to the east and south of the site and fields to the west.</p> <p>Conclusion:</p> <p>The site would result in the loss of open space in the village. Walesby is a small village with limited services and connections. It is proposed not to allocate in this location.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	Within 200m
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WALE/002	Site Address: Old Post Office, Rasen Road, Walesby, LN8 3UW	Status: Rejected
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Size(ha): 1.53	Current use: Grazing
Indicative capacity: 26	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is land to the rear of the Old Post Office. There are fields to the east, south and west of the site. Parts of the site are at risk of surface water flooding.

Conclusion:

The site extends into the countryside. Walesby is a small village with limited services and connections. It is proposed not to allocate in this location.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	Within 500m	Agricultural Land	Yes 50% Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

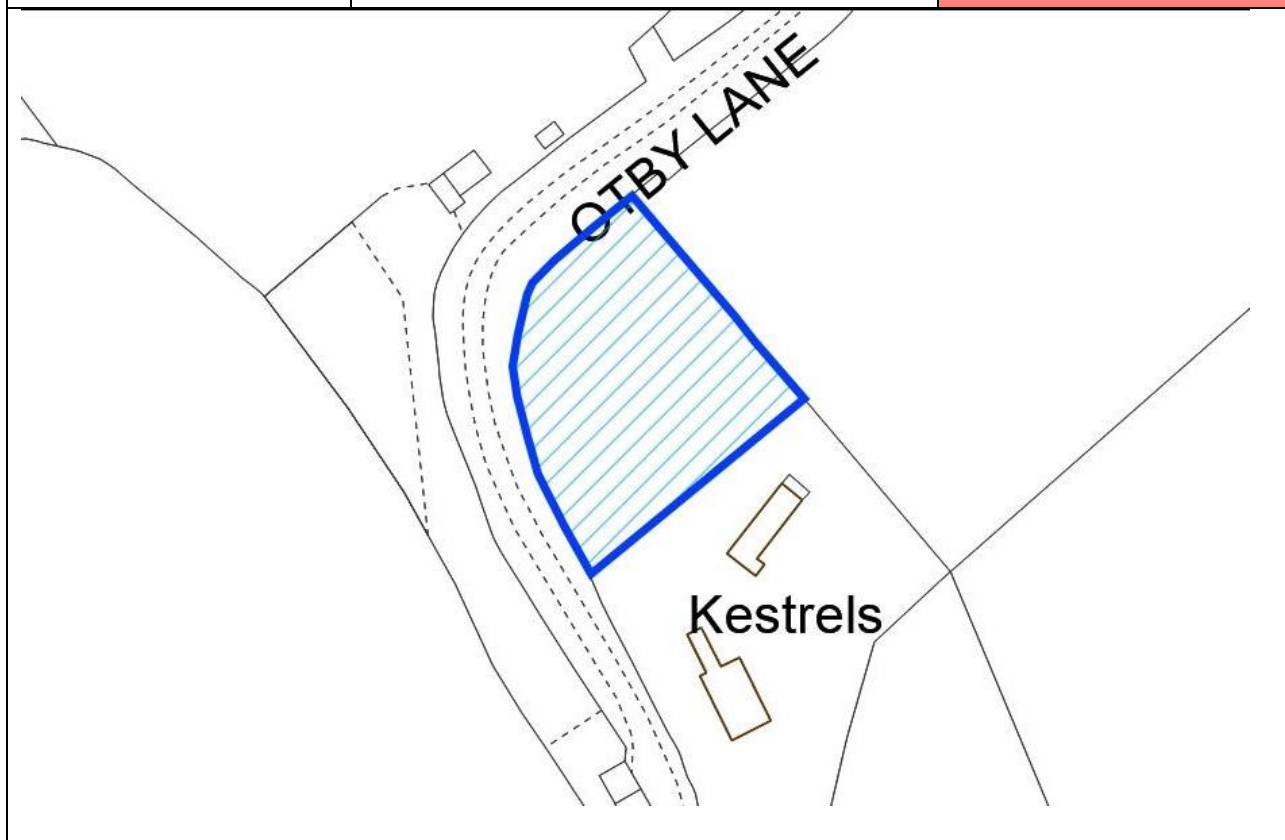
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	Yes
Conservation Area	No	AGLV	Within 200m
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WALE/003	Site Address: Land to the north of Kestrels, Otby Lane, Walesby	Status: Rejected
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Size(ha): 0.15	Current use: Paddock
Indicative capacity: 3	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is land to the north of a dwelling on Otby Lane. The site is detached from the main village and has fields to the north, east and west of the site.

Conclusion:

The site is of limited capacity, unlikely to deliver 10 or more dwellings. Walesby is a small village with limited services and connections. It is proposed not to allocate in this location.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

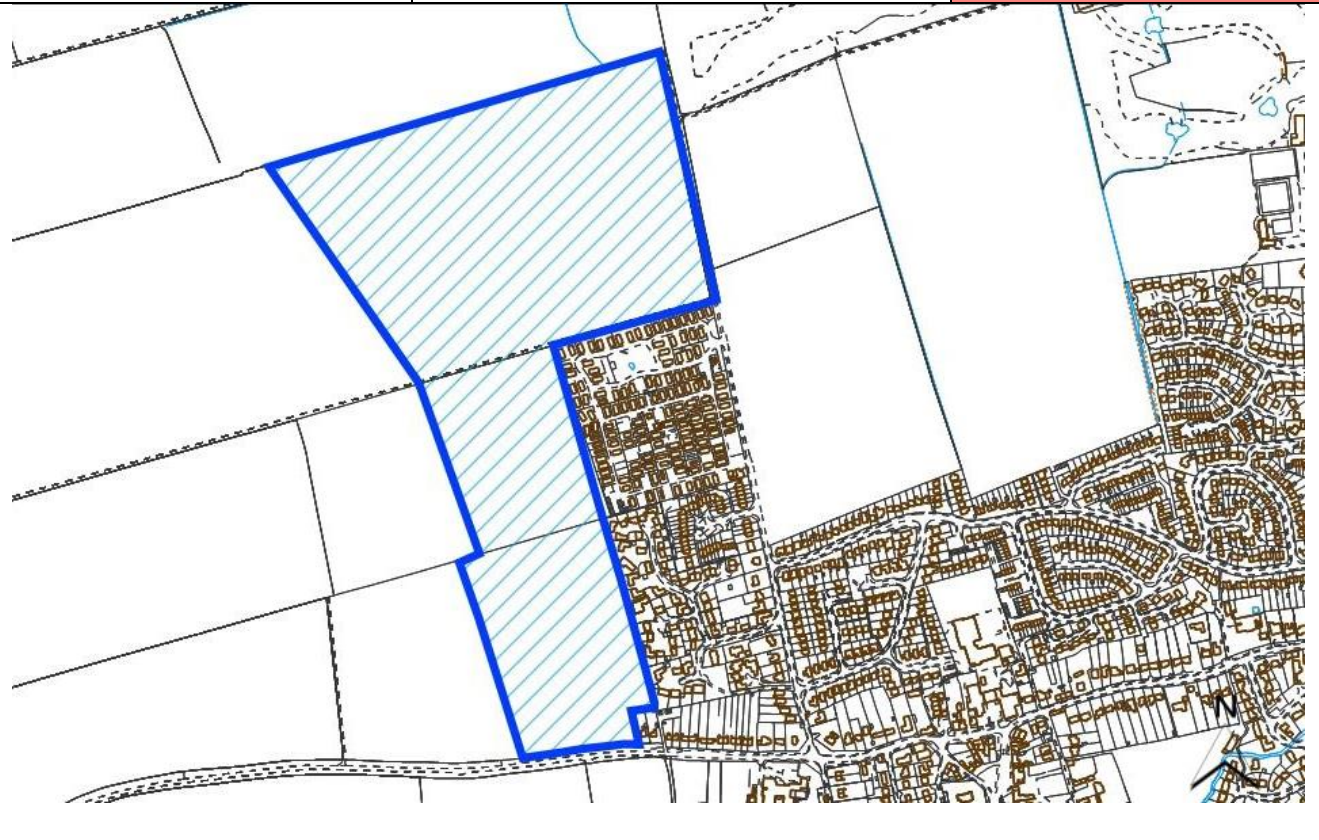
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	Yes
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Welton

Ref: WL/WELT/001	Site Address: Prebend Lane, Welton, Lincoln, LN2 3JR	Status: Rejected
		
Size(ha): 27.41	Current use: Agricultural	
Indicative capacity: 411	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This site is part of a larger arable field with a slight slope down from the west. There are hedgerows at the field boundaries apart from the western boundary which runs through the middle of the field. There are arable fields to the north and west, fields and a golf course to the east and park homes to the south.</p> <p>Conclusion:</p> <p>The site extends the built footprint to the north and west of existing development. Other sites are preferable (see WELT/001A).</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The North half of the site is in Source Protection Zones 1, 2 & 3 whilst the South is in Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

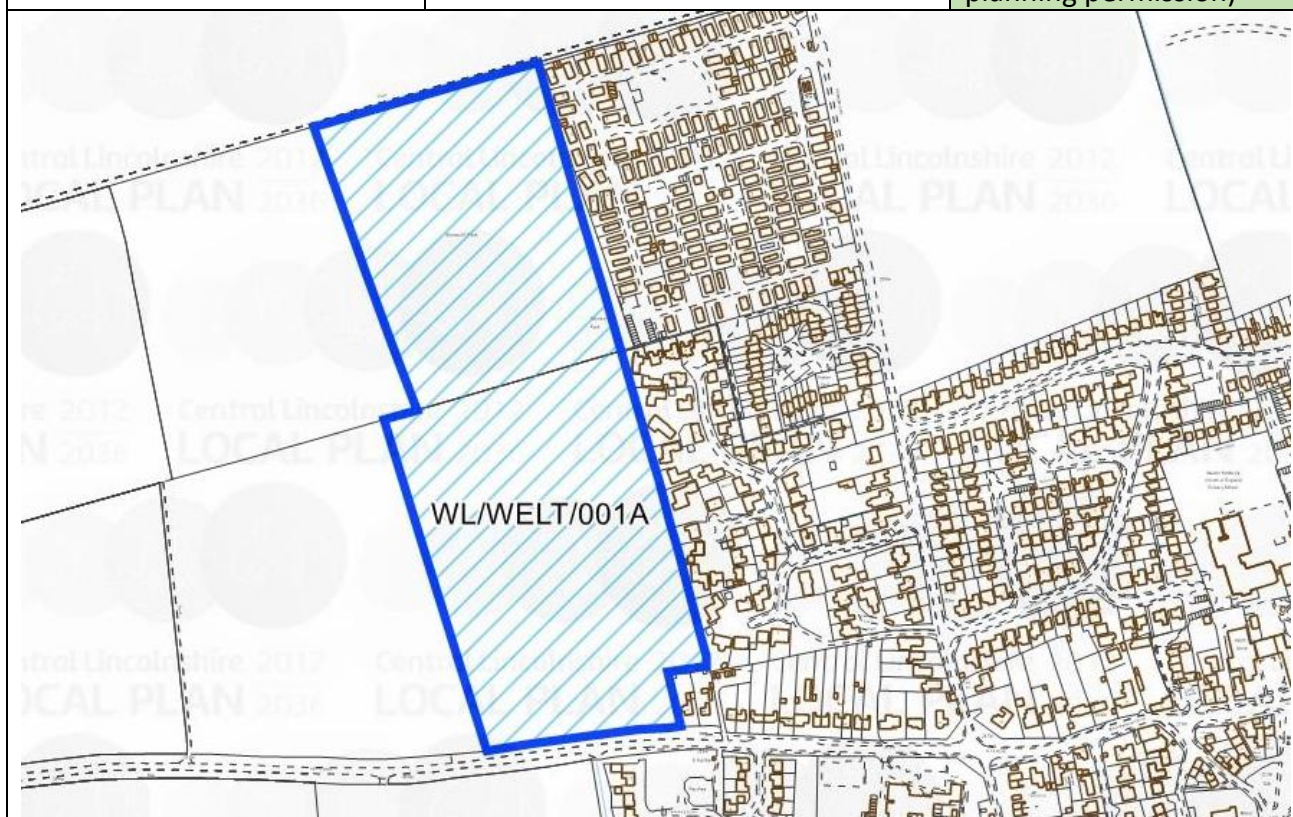
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Section of Prebend Ln is a PROW with no vehicular access and cannot be used as an access point.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WELT/001A	Site Address: Prebend Lane, Welton, Lincoln, LN2 3JR	Status: Allocate (New allocation without planning permission)
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Size(ha): 10.38	Current use:
Indicative capacity: 195	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

This site is part of a larger arable field with a slight slope down from the west. There are hedgerows at the field boundaries apart from the western boundary which runs through the middle of the field. There are arable fields to the north and west, fields and a golf course to the east and park homes to the south.

Conclusion:

The reduced site area retains the shape and form of the settlement, mirroring the development line to the east of the site. The site is relatively unconstrained and has access to a range of services and facilities within the village, including links to Lincoln city. It is proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

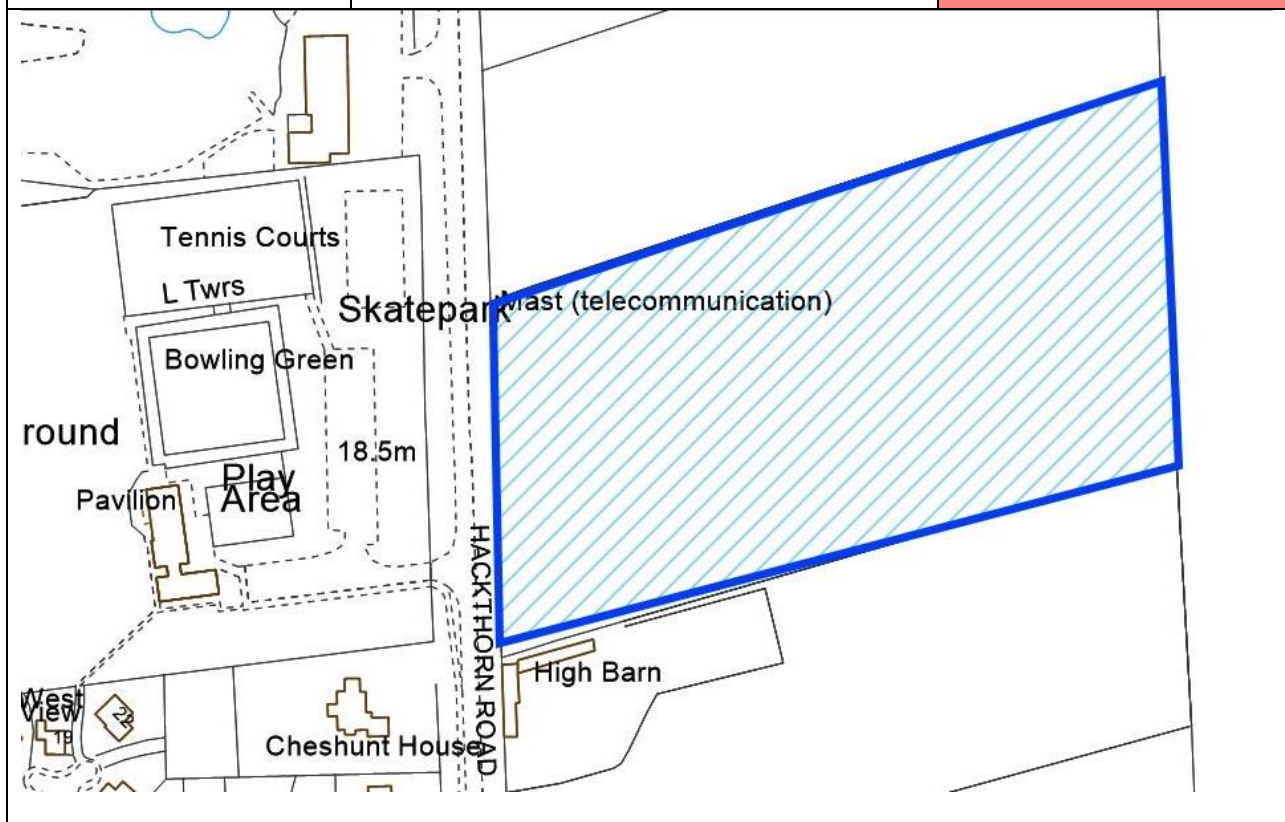
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
This section of Prebend Lane is a Public right of way with no vehicular access (other than farm vehicles permitted). It can not therefore accommodate a development on this site. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability. Envisage site can provide biodiversity net gains - Env Agency: In catchment of Dunholme WRC which has capacity issues 	

Ref: WL/WELT/002	Site Address: Hackthorn Road, Welton, Lincoln	Status: Rejected
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Size(ha): 2.51	Current use: Agricultural
Indicative capacity: 47	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is a flat arable field with hedgerows and trees at the boundaries. There is an arable field to the east, a house and garden and undeveloped area to the south, a field to the north and a sports centre to the west.

Conclusion:

The site extends away from built footprint. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Source Protection Zones 1, 2 & 3 and there is potential for contamination in respect of a central area with history of quarrying			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

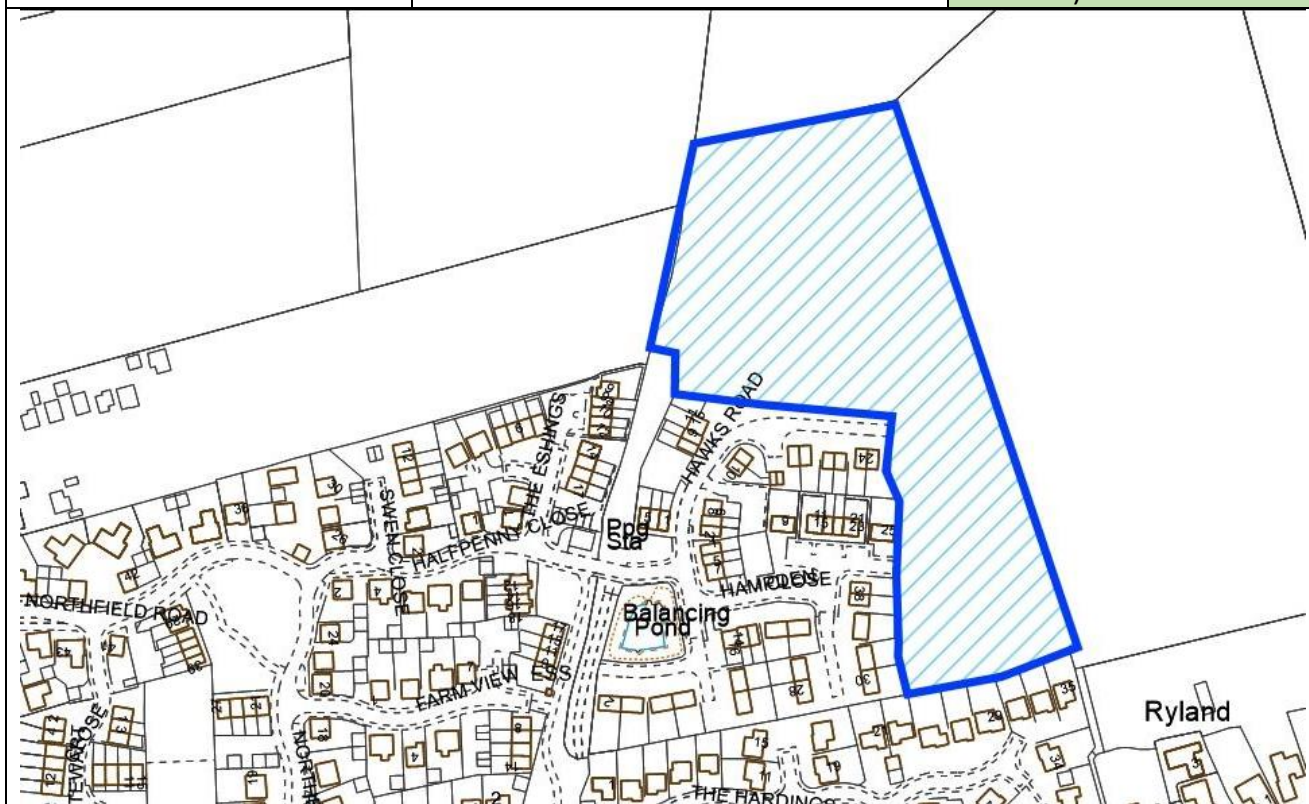
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
2 metre frontage footway required to link to the existing footway on Hackthorn Road. A 2.4 x 120 metre visibility is required and S.106 contribution of £6,000 for reduction in speed limit and relocation of reactive signs.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WELT/003	Site Address: Land at The Hardings, Welton	Status: Allocate (Existing allocation to be retained)
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Size(ha): 2.26	Current use: Agriculture
Indicative capacity: 50	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an agricultural field to the north of existing dwellings. There is a ditch along the western edge and public footpath along eastern edge. There are dwellings to the south of the site and fields to the north and east.

Conclusion:

The site is an existing allocation that retains the core shape and form of the settlement. The site provides access to local services and facilities and Lincoln city. It is proposed to retain as an allocation.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The South West corner of the site is proximate to an area with history of flooding and the site is in Source Protection Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

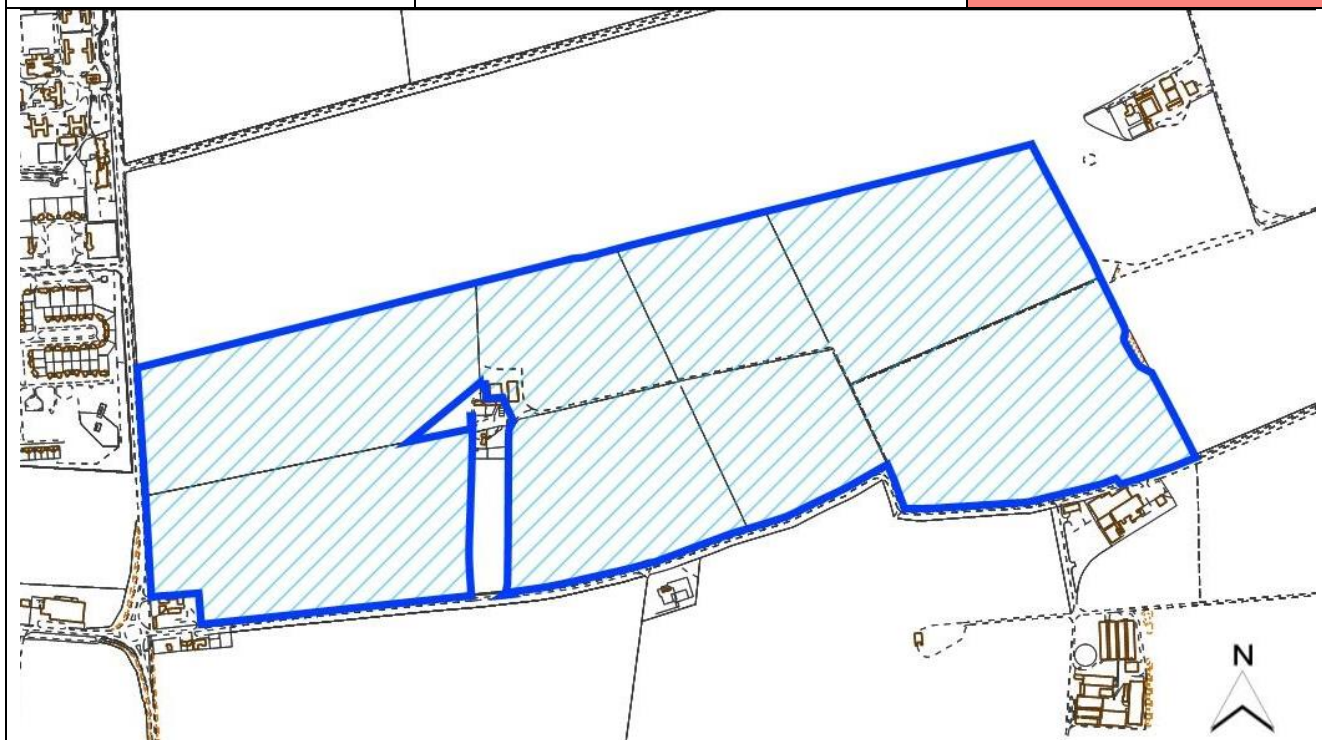
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
A Section 106 contribution for a minimum of £100K required towards the A46/Lincoln Road junction improvement.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability	

Ref: WL/WELT/004	Site Address: Land off Horncastle Lane, near Scampton, Lincoln	Status: Rejected
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Size(ha): 105.85	Current use: Agricultural
Indicative capacity: 1905	Brownfield/Greenfield: Greenfield
Hierarchy (new): Countryside	

Summary:

The site is agricultural land to the east of RAF Scampton. There are fields to the north, east and south of the site.

Conclusion:

The site is detached from the settlement and in the countryside. Proposed not to be allocated.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Source Protection Zones 2 & 3, the north half of the site is predominantly in Flood Zones 2 & 3 and there is potential for noise and contamination in relation to a riding stables on the East Boundary.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

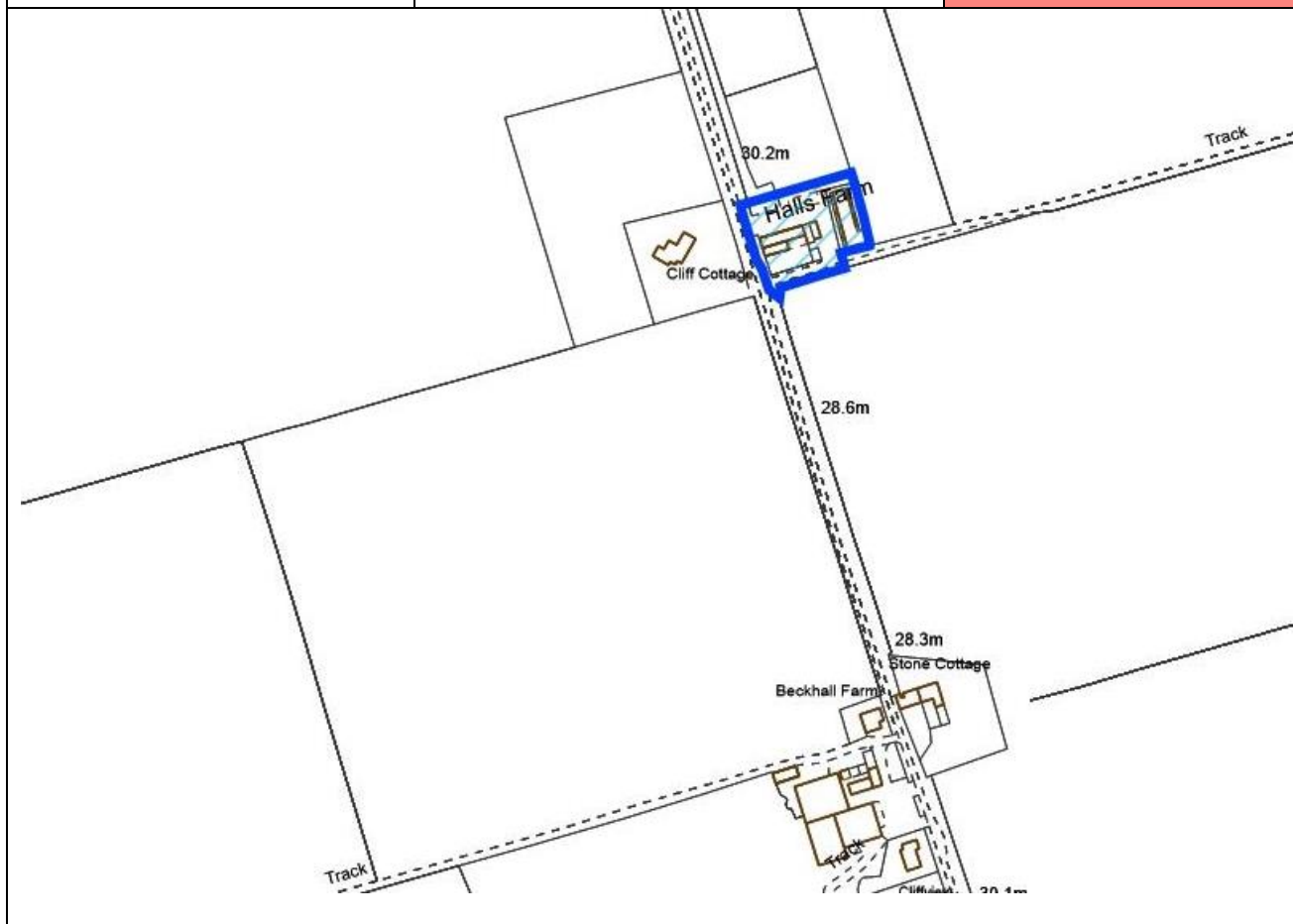
Scheduled Ancient Monument	Yes	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Unclear where access would be - site of this scale should benefit from more than one access. Access onto Lincoln Road may be acceptable subject to adequate visibility and delivery may be subject to WL/WELT/009 being delivered first. Pedestrian and sustainable links required. Potential for rat running between Lincoln Road and Cliff Road which should be considered in layout design. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WELT/006	Site Address: Brook House Farm Yard, Heath Lane, Welton	Status: Rejected
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Size(ha): 0.28	Current use: Redundant farm and storage building
Indicative capacity: 8	Brownfield/Greenfield: Mixed
Hierarchy (new): Countryside	
<p>Summary:</p> <p>The site is a farm to the west of the village. There are fields to the north, east and south of the site and a single dwelling to the west.</p> <p>Conclusion:</p> <p>The site is detached from the settlement. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

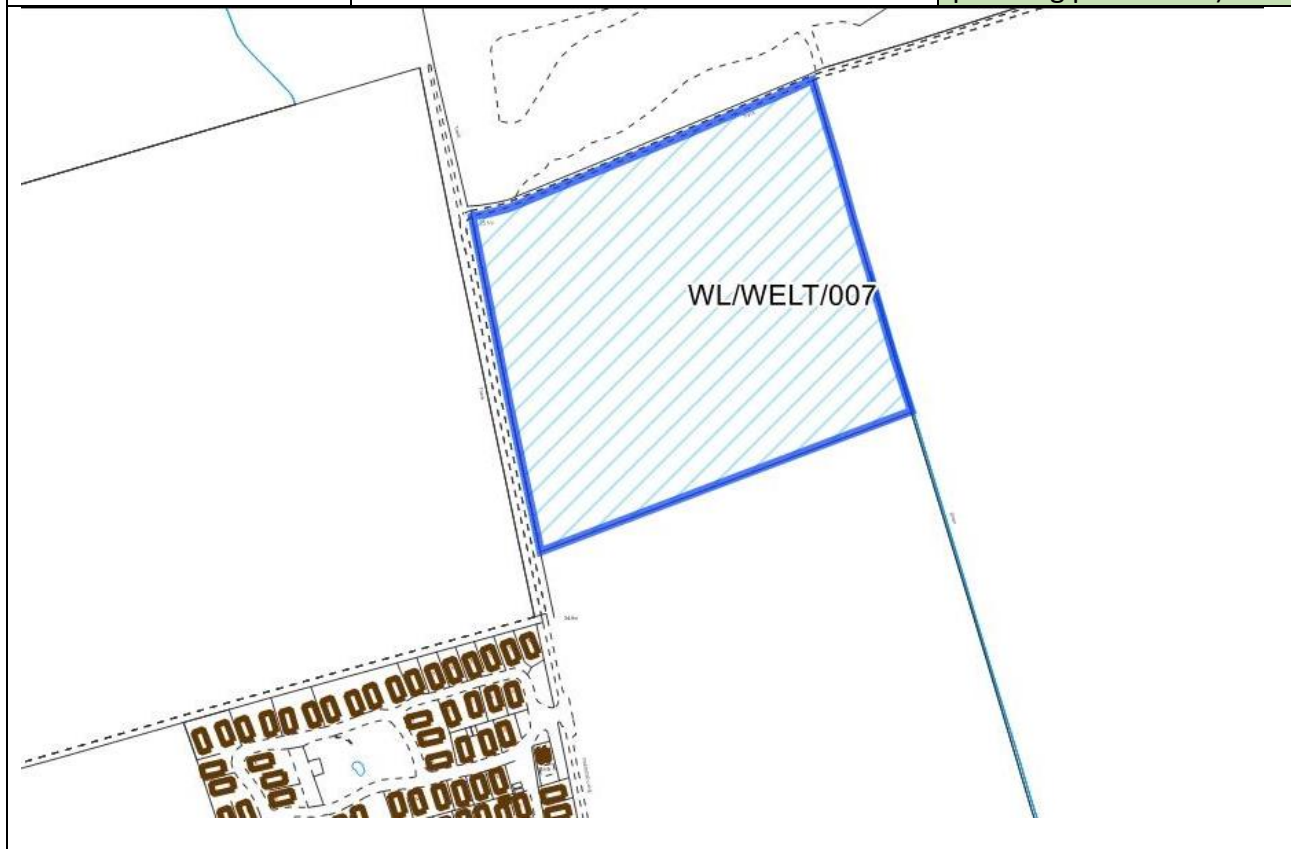
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WELT/007	Site Address: Land east of Prebend Lane, Welton	Status: Allocate (New allocation without planning permission)
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Size(ha): 4.88	Current use: Redundant farm and storage building
Indicative capacity: 104	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	Availability: Confirmed via HELAA 2019, suggests delivery in 0-5 years.

Summary:

The site is agricultural land to the north of the village. There are fields to the east and golf course to the north of the site. To the south and west is an existing allocated site which is under construction.

Conclusion:

The site adjoins the existing allocation and would retain the shape and character of the settlement. It is considered a sustainable location that provides access to a range of services and facilities within the village, including schools. It is proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Source Protection Zones 1, 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

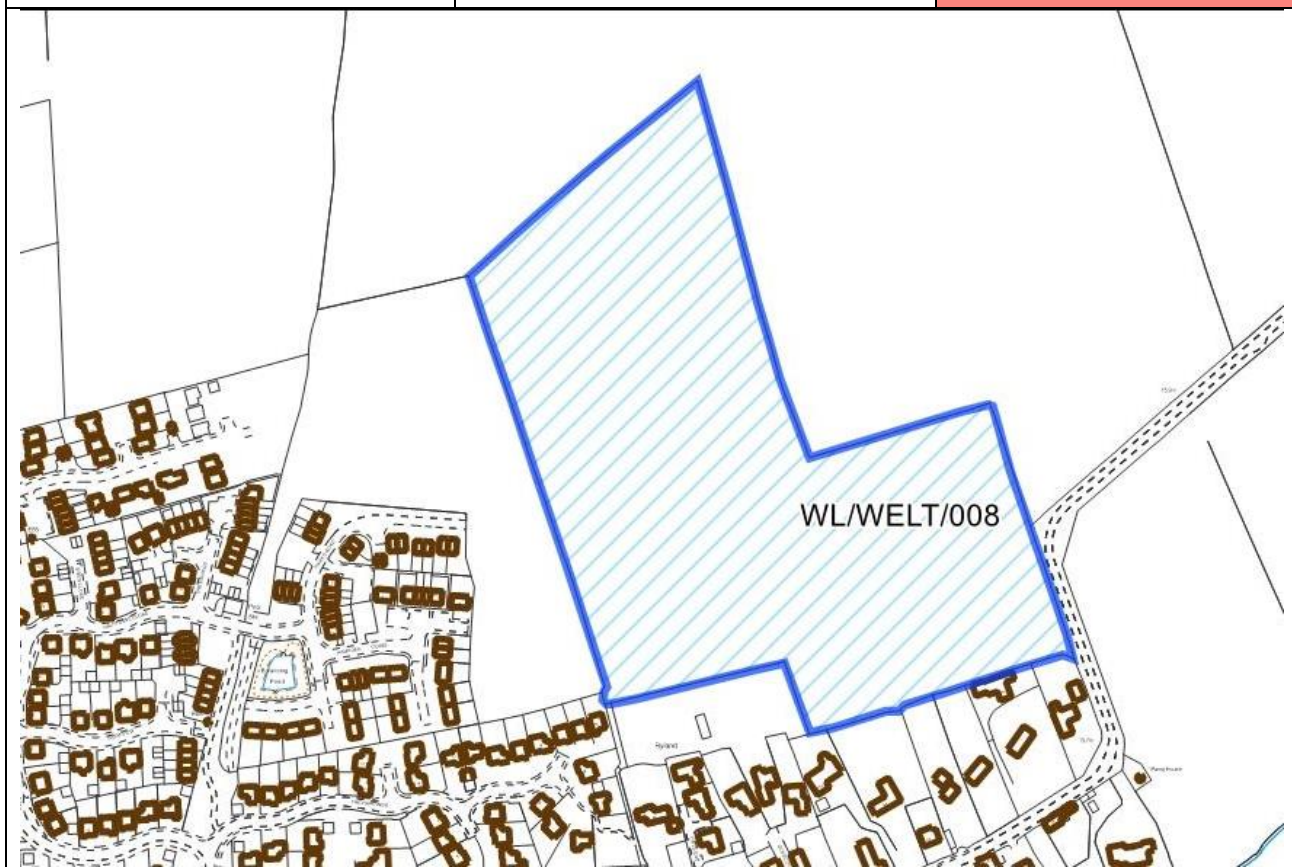
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Developer requested policy wording to link with neighbouring site (WELT/011) - Env Agency: in catchment of Dunholme WRC which has capacity issues 	<ul style="list-style-type: none"> - Policy wording added to link access with WELT/011.

Ref: WL/WELT/008	Site Address: Land north of 77 Eastfield Lane, Welton	Status: Rejected
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Size(ha): 6.59	Current use: Agricultural, Riding School and Paddocks
Indicative capacity: 124	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is agricultural land to the east of the village and north of properties on Eastfield Lane. There are fields to the north and east. The land to the west is an existing allocation.

Conclusion:

The site would extend the built footprint into countryside to the north. Other sites are preferable (see WELT/008A).

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is in Source Protection Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

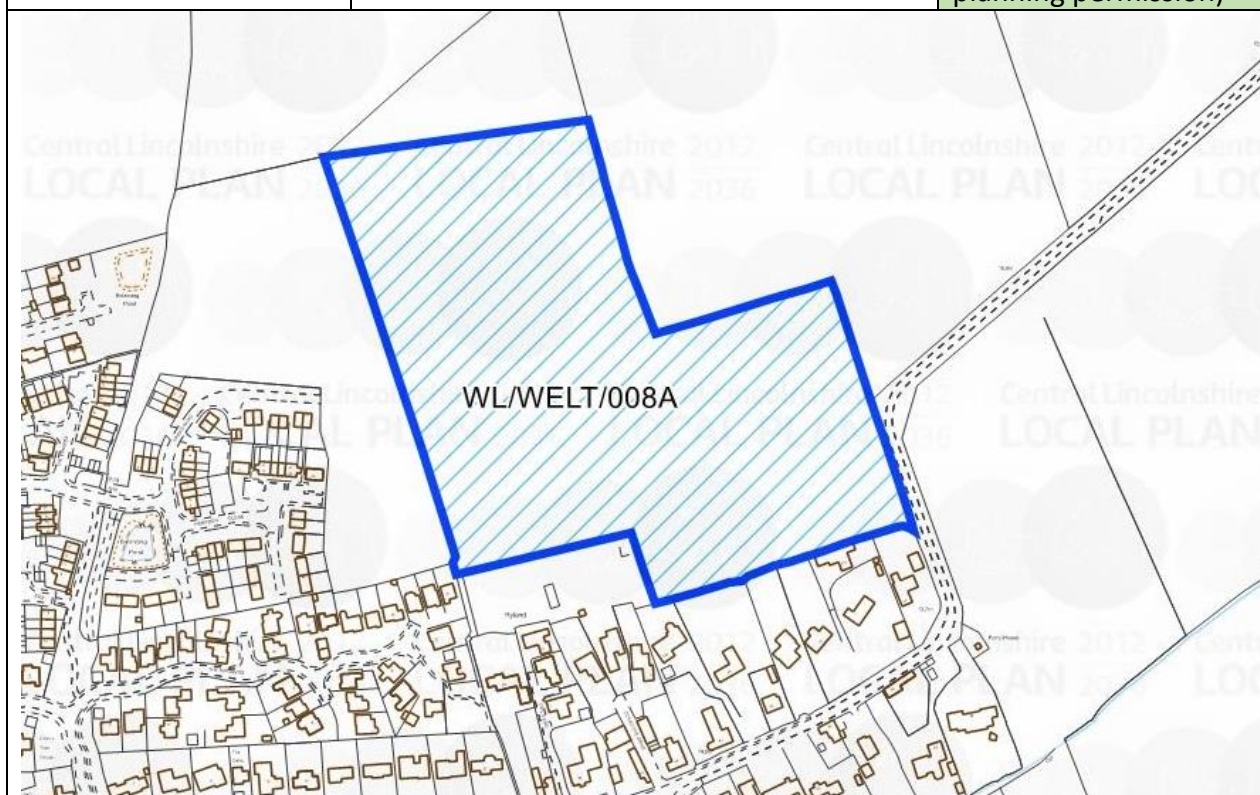
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Access would need to be positioned on bend to enable the full 2.4 x 215 metre visibility required for a 60 mph road to be achieved. Eastfield Lane would need to be widened to a minimum of 5.5 metres with a 2 metre frontage footway to link to the existing footway on Eastfield Lane. The presence of roadside ditches on Eastfield Lane will make this difficult to achieve.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WELT/008A	Site Address: Land north of 77 Eastfield Lane, Welton	Status: Allocate (New allocation without planning permission)
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Size(ha): 5.82	Current use: Agricultural
Indicative capacity: 109	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

The site is agricultural land to the east of the village and north of properties on Eastfield Lane. There are fields to the north and east. The land to the west is an existing allocation.

Conclusion:

The site has revised boundaries to better reflect the existing built line of the village to the north. The site is considered a sustainable location which would provide access to a range of services within the village, including schools. The site is proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

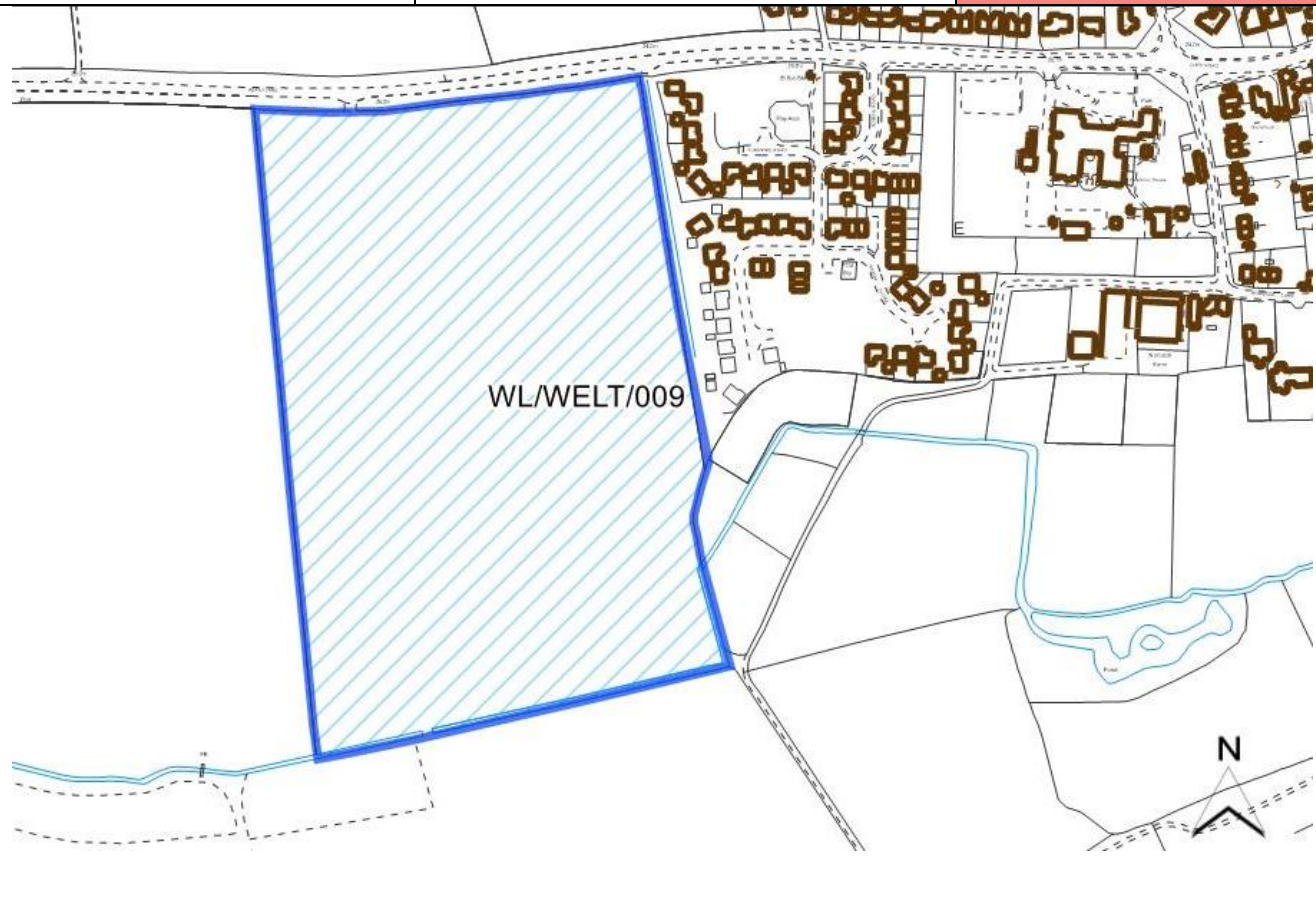
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
No further comments. As per WELT/008 Access would need to be positioned on bend to enable the full 2.4 x 215 metre visibility required for a 60 mph road to be achieved. Eastfield Lane would need to be widened to a minimum of 5.5 metres with a 2 metre frontage footway to link to the existing footway on Eastfield Lane. The presence of roadside ditches on Eastfield Lane will make this difficult to achieve. Please also refer to comments on WELT/003 if access to be provided through this site. If both to be delivered then two access points may be required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability. Requested phasing removed from wording. - Env Agency: In catchment of Dunholme WRC which has capacity issues 	

Ref: WL/WELT/009	Site Address: Land south of Heath Lane, Welton	Status: Rejected
		
Size(ha): 8.73	Current use: Agricultural, Riding School and Paddocks	
Indicative capacity: 164	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is agricultural land and riding school to the west of properties on Heath Lane. There are fields to the west and south of the site. The south of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site extends away from the built footprint and is constrained by flood risk. Other sites preferable.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
The site is in Source Protection Zones 2 & 3 and the South boundary and the S/E corner are in Flood Zones 2 and partially in 3.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			


Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site at risk of surface water flooding. Pedestrian links required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WELT/010	Site Address: Land south of Heath Lane, north of Dunholme, Welton	Status: Rejected
		
Size(ha): 8.35	Current use: Redundant farm and storage building	
Indicative capacity: 188	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is located on agricultural land to the south-west of the village. There are fields on all sides of the site. Areas of the site are in flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is detached from the settlement and constrained by flood zone. Other sites preferable.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

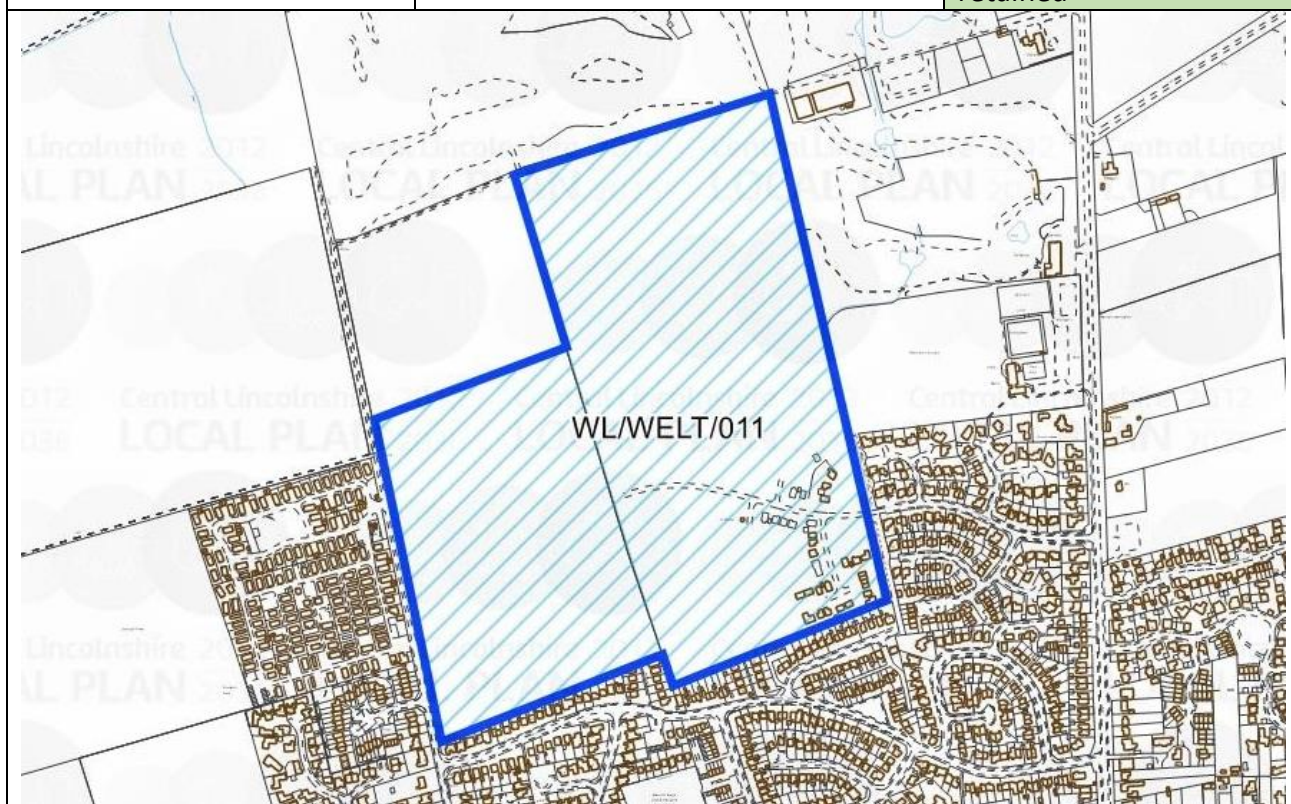
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WELT/011	Site Address: Land east of Prebend Lane, Welton	Status: Allocate (Existing allocation to be retained)
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Size(ha): 28.35	Current use:
Indicative capacity: 226 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is located to the north of existing dwellings and to the east of Prebend Lane. There is a golf course to the north of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation with planning permission for 288no dwellings, currently being built. Proposed to be retained.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has existing conditions in place to require that part of the site found during previous evaluations to contain significant archaeological remains to be 'preserved in situ' beneath public open space. It must also be protected from impacts during the development phase.			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability. Request capacity is 450.	- Capacity figure has been taken from remaining units to be built.

Ref: WL/WELT/012	Site Address: Land south of Cliff Road, Welton	Status: Deallocate (completed)
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Size(ha): 3.15	Current use:
Indicative capacity: 63	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is land to the west of Healthlinc House and south of Cliff Road. There are fields to the south and west of the site.

Conclusion:

The site is an existing allocation which has been completed. Proposed to remove.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

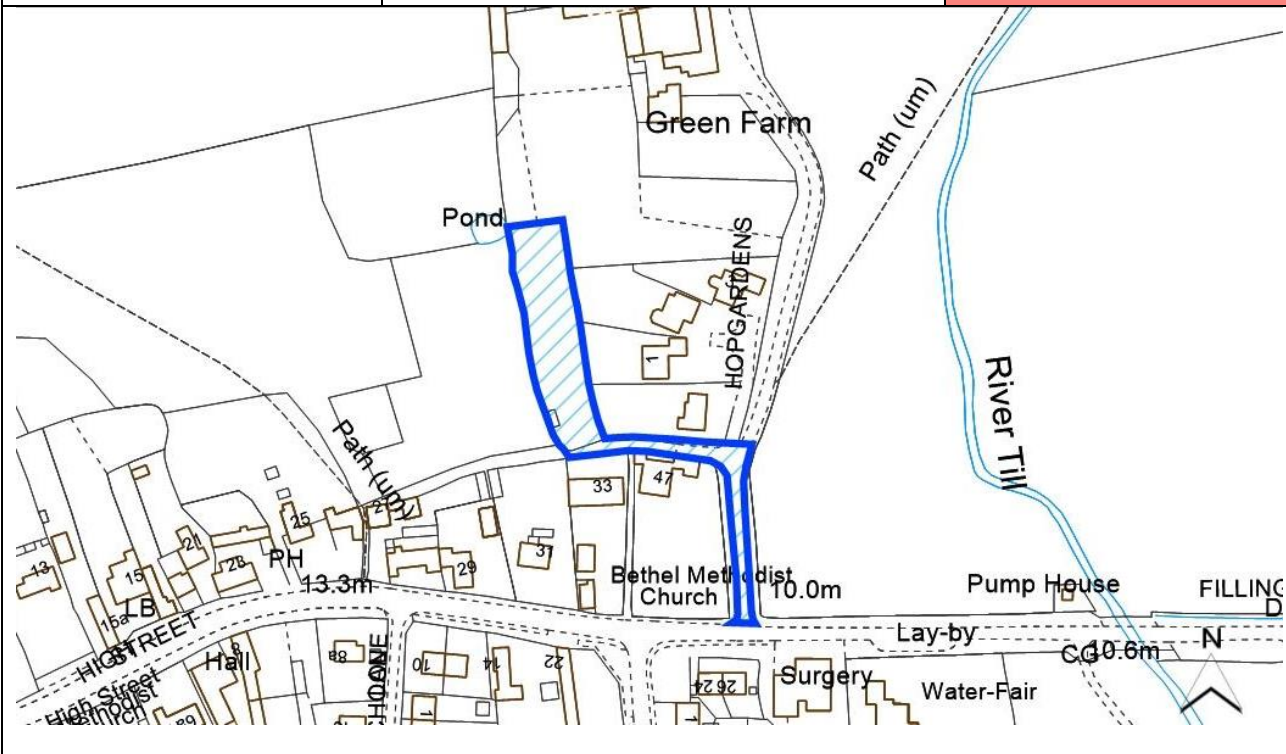
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Willingham by Stow

Ref: WL/WIL/001	Site Address: Land to the rear of 33 High Street, Willingham, Gainsborough DN21 5JT	Status: Rejected
		
Size(ha): 0.21	Current use:	
Indicative capacity: 4	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a narrow area of land off High Street. There are dwellings to the east and south of the site and fields to the west. The access is partially within Flood zone 2.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Indication is that the centre of the site may be susceptible to surface water flow west to east in events greater than 1:100			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination from use a garage/other?			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

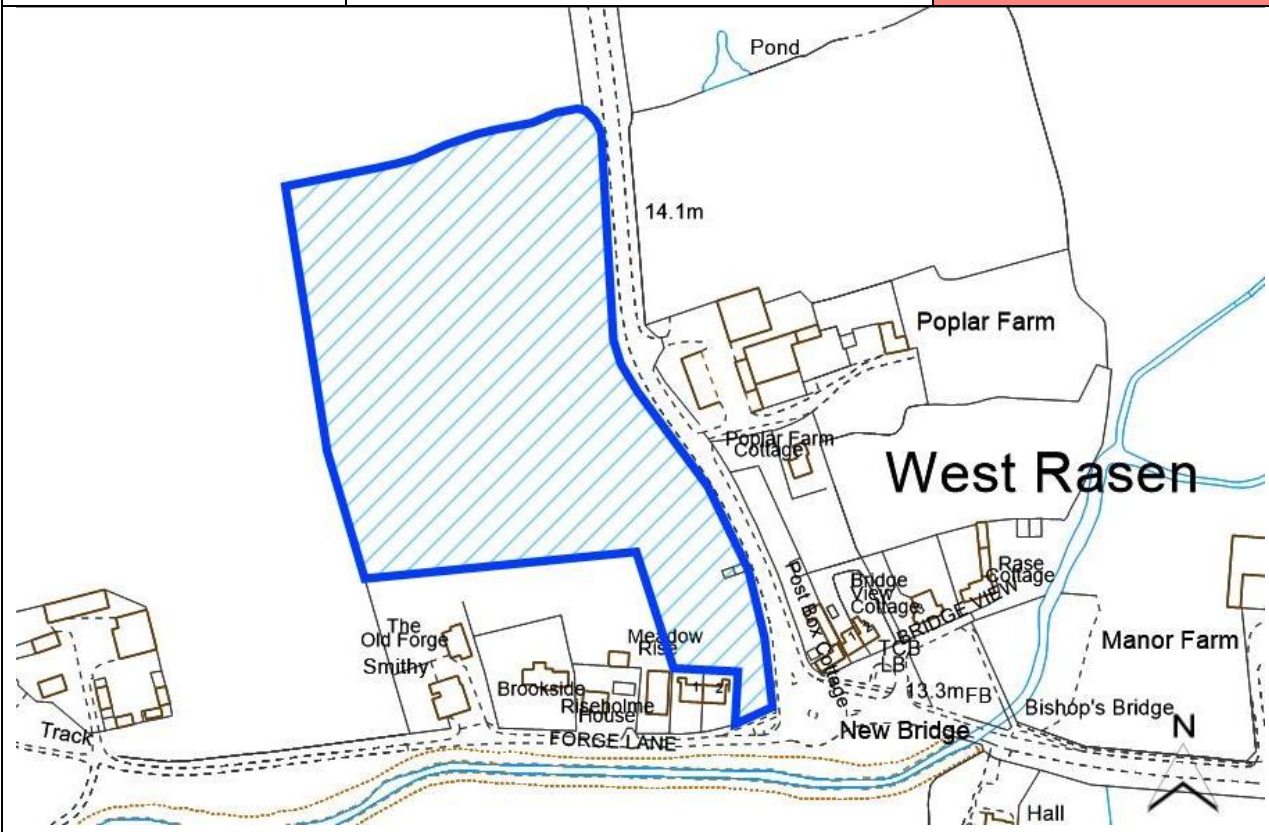
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

West Rasen

Ref: WL/WRAS/001	Site Address: Land off A631 (Old Forge Lane), West Rasen, LN8 3LS	Status: Rejected
		
Size(ha): 2.76	Current use: Paddock	
Indicative capacity: 62	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is land off Old Forge Lane. There is a farm and fields to the east, dwellings to the south and fields to the north and west. The access to the site is within flood zone 2 and 3. Parts of the site are at risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site is located within a hamlet and extends into the countryside. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

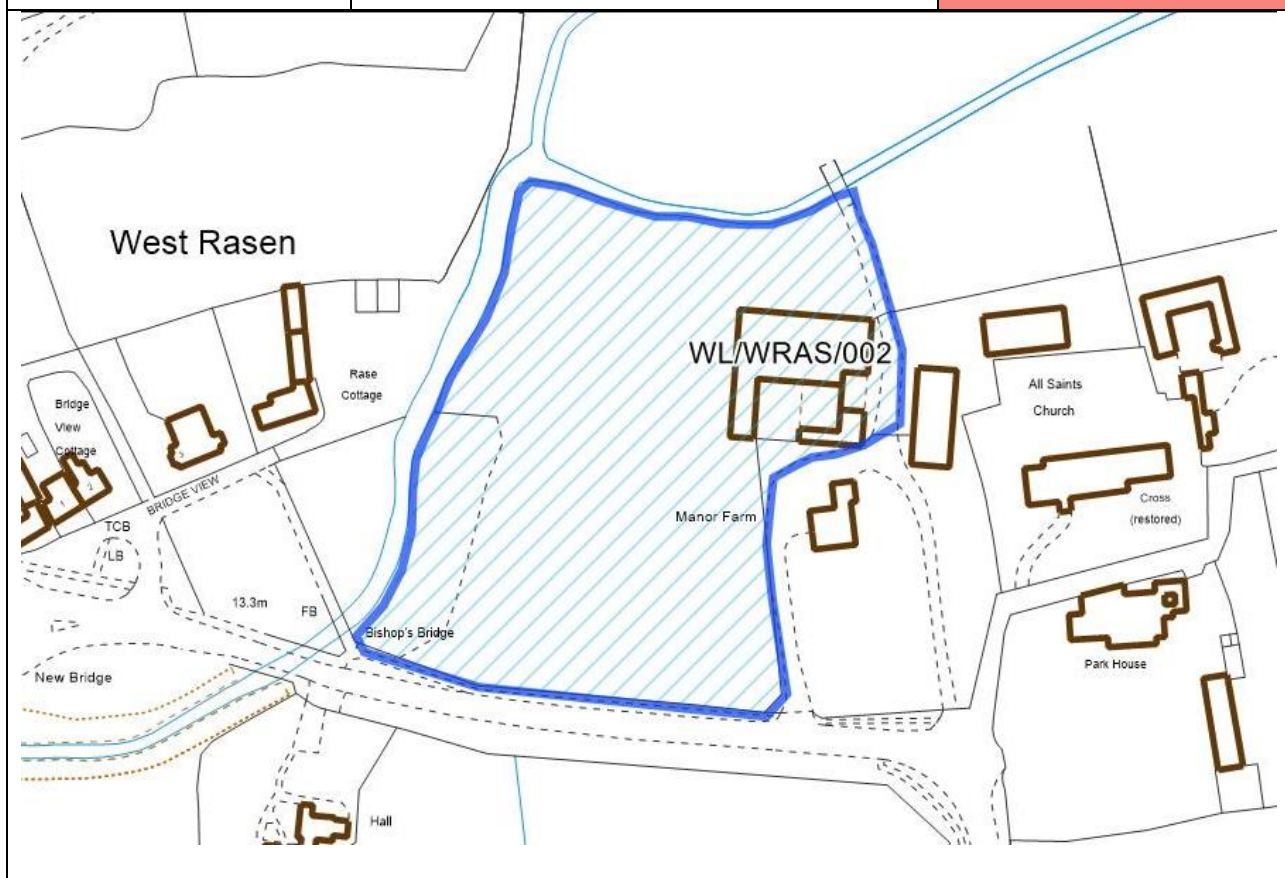
Scheduled Ancient Monument	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	

Ref: WL/WRAS/002	Site Address: Land west of Manor Farm, 631, West Rasen	Status: Rejected
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Size(ha): 1.11	Current use: Paddock
Indicative capacity: 28	Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet	
<p>Summary:</p> <p>The site is a paddock and buildings to the west of Manor Farm. There are listed buildings to the east of the site. The north and west parts of the site are within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is located within a hamlet and is constrained by flood risk and listed buildings. Proposed not to allcate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	
Local Wildlife Site	No	Agricultural Land	Yes
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- No comments received	