



LP48-LP54

Residential Allocations Evidence Report

April 2016

Please Note:

This report is only concerning housing supply and allocations and does not include employment sites, which are detailed in a separate report.

It should be read alongside the Integrated Impact Assessment and Sustainable Urban Extension Topic Papers and other parts of the evidence base.

Information on housing completions and commitments is based on monitoring data provided by each district. This information is being refined and will be updated in advance of the plan being finalised.

Contents

1. Introduction and Context	1
2. Housing Need and Distribution	3
3. Housing Supply Overview	3
4. Housing Site Allocations Process	5
5 Conclusion	10
Appendix A – SUE Information Sheets	13
Appendix B – Site assessments by Area	
Lincoln Urban Area	28
Gainsborough	176
Sleaford	216
Caistor	254
Market Rasen	272
Bardney	300
Bracebridge Heath	318
Branston	324
Cherry Willingham	338
Dunholme	354
Heighington	368
Metheringham	372
Navenby	378
Nettleham	390
Saxilby	430
Skellingthorpe	450
Waddington	478
Washingborough	492
Welton	500
Witham St Hughs	516
Billinghay	528
Heckington	558
Keelby	590
Middle Rasen	592
Ruskington	604
Scotter	628
Bassingham	654
Hemswell Cliff	656

1. Introduction and Context

- 1.1 The Central Lincolnshire authorities are producing a new Local Plan to cover the period of 2012 to 2036. A key element of this Local Plan is to deliver housing growth to meet the needs of the Central Lincolnshire area. The Local Plan is required to demonstrate clearly how this growth will be delivered.
- 1.2 This report details the site selection process and explains how the proposed sites for housing allocations have been identified. It also provides details about assumptions used and sources of information that have informed the selection process and the process of identifying adequate housing land supply to meet the identified needs in the Strategic Housing Market Assessment (SHMA).
- 1.3 The National Planning Policy Framework (NPPF) sets out requirements for what should be included in Local Plans. In paragraph 156 it states that:
- ‘Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:*
- *the homes and jobs needed in the area...*
- 1.4 It goes on to state in paragraph 157 that Local Plans should *‘allocate sites to promote development and flexible use of land, bringing forward land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.’*
- 1.5 The NPPF requires that local planning authorities should have a clear understanding of housing needs in the area through the preparation of a Strategic Housing Market Assessment (SHMA) and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability and suitability of land to meet identified need for housing over the plan period. This report identifies that these processes have been followed and how they relate to the allocation of housing sites in Central Lincolnshire.
- 1.6 The Planning Practice Guidance (PPG) sets out the process that site allocations should follow and provides additional detail on how it is expected that site allocations should be included in Local Plans. It highlights that the core outputs of this piece of work should be:
- *a list of all sites or broad locations considered, cross-referenced to their locations on maps;*
 - *an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;*
 - *contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;*
 - *the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;*
 - *an indicative trajectory of anticipated development and consideration of associated risks.*¹

¹ Planning Practice Guidance – Paragraph: 028 Reference ID: 3-028-20140306

- 1.7 The housing site allocations process has followed the approach recommended in national guidance and satisfies all requirements. This report has been produced to explain the process in detail and identify and justify any areas where a different approach has been followed in a transparent manner.
- 1.8 The proposed site allocation were subject to a consultation in the Further Draft Local Plan in October and November 2015. An earlier draft of this document accompanied that consultation. The proposed allocations in the Proposed Submission Local Plan and this revised report take account of comments received during that consultation.

2. Housing Need and Distribution

- 2.1 The 2015 Strategic Housing Market Assessment (SHMA) sets out the predicted need for housing based on historic trends projected forward in accordance with national guidance. The SHMA has identified an Objectively Assessed Need for Central Lincolnshire of 1,540 dwellings per year or **36,960** over the plan period (2012 to 2036).
- 2.2 The full details of how the SHMA arrived at this figure are not provided in this document, but can be found as a separate document on the Central Lincolnshire website.
- 2.3 Furthermore, the Local Plan has identified a broad distribution for future growth for Central Lincolnshire. This is based primarily on population levels of the different geographical areas of Central Lincolnshire, but has been slightly amended to deliver aspirations for regeneration and growth in the main towns of Sleaford and Gainsborough. This growth distribution is shown below:

Area	Percentage	No. of dwellings
Lincoln Area*	64%	23,655
Gainsborough	12%	4,435
Sleaford	12%	4,435
Other Rural Areas	12%	4,435

* As established in the Lincoln Strategy Area Growth Study

- 2.4 These figures for the number of dwellings in each geographical area form the basis for the housing targets in each area.

3. Housing Supply Overview

- 3.1 There are a number of key elements to calculating the housing supply including:
- Houses that have been built since 1 April 2012;
 - Sites with planning permission for housing that have yet to be completed;
 - Sites to be allocated in the Local Plan for housing development; and
 - Assumptions of growth from sites that are not allocated in the Local Plan.
- 3.2 The Proposed Submission Local Plan includes summary information provided by the Districts about the number and distribution of houses that have been built and that have planning permission. Therefore, this report focuses primarily on the methodology for the site allocations and the assumptions made for windfall provision in the process.

Windfall Provision

- 3.3 The NPPF and PPG are quite clear in that they allow windfall to be taken into consideration where this is justifiable, and it can be used within the five-year period where there is compelling evidence that such sites have been consistently available in the local area.
- 3.4 There are three elements of windfall that have been taken into account in this process, these are:
- Remaining capacity in growth levels set in policy LP4;
 - Development on small sites (fewer than 25 dwellings) in the Lincoln Urban Area; and
 - Sites delivered in the Central Lincoln Mixed Use Area.
- 3.5 Policy LP4 sets out proposed levels of growth for each village that is not in the top four tiers of the settlement hierarchy. These growth levels vary between a 10% and 15% increase in

number of dwellings depending on a number of sustainability considerations, such as key facilities available in the village, or proximity to a major centre. However, where there were significant constraints in a settlement, such as the whole area being at risk of flooding or being within an Area of Outstanding Natural Beauty, whilst development can still occur providing it overcomes these constraints, no account has been taken of growth coming from these settlements at this time.

- 3.6 These identified growth levels in villages were compared with the known number of homes built or with planning permission in each village since 1 April 2012 and the remaining figure has been included as an assumed level of growth from windfall sites. For full details please see the Settlement Hierarchy and Growth Distribution Study available on the Central Lincolnshire Local Plan website.
- 3.7 The second element of windfall that has been included is from small sites in the Lincoln Urban Area. As detailed in the following section about the proposed housing allocations, a threshold of 25 dwellings has been used for potential allocations. This is significantly higher than the recommended level in national guidance (5 dwellings). As such it was felt that this important component of supply should not be ignored. Arguably, this could have been included for the other main urban areas of Sleaford and Gainsborough, but this supply has only been assumed for the Lincoln urban area.
- 3.8 Data provided by the City of Lincoln has highlighted the number of completions by year on sites of fewer than 25 dwellings over a nine year period:

06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
113	128	187	102	88	257	75	98	104

- 3.9 This shows that on average over the nine year period, 128 dwellings per year has been delivered on small sites in the City of Lincoln. However, a cautious approach has been taken to windfall in using an annual figure of 75 dwellings (taken over the remaining 20 years of the plan to be 1500 dwellings in total). This is considered to be quite conservative as it is the lowest figure delivered over the nine year review period and also as the Lincoln urban area includes not only the City of Lincoln administrative area, but also includes North Hykeham, South Hykeham Fosseway and Waddington Low Fields which are in North Kesteven District and some small areas of the city that are in West Lindsey District.
- 3.10 The final element of windfall is assumed from growth anticipated from within the Central Lincoln Mixed Use Area. The Central Lincoln Mixed Use Area is an area of Lincoln where there is a flexible approach to changing use to housing, amongst other uses, in policy LP33. It is anticipated that this will deliver a significant amount of housing in the plan period, but the exact amount is unknown at this time. Therefore, an assumption of some growth has been taken into account based on the potential capacity from sites that have been promoted for housing within the mixed use area. These sites are not allocated, but the flexible policy means that they could be redeveloped through a planning application. The figure used in the Local Plan is 500 dwellings.
- 3.11 No account has been taken for any unnamed sites over 25 dwellings that will likely come forward in the later stages of the plan, or for windfall delivery in any other settlement that receives housing allocations, but it is likely that some additional growth will be delivered through these means in the next 20 years.

4. Housing Site Allocations Process

Source of sites

- 4.1 The Central Lincolnshire Local Plan Team maintain a database of sites that have potential to be developed for housing. This Strategic Housing and Economic Land Availability Assessment (SHELAA) was published in October 2014 alongside the Preliminary Draft Local Plan and was based on sites that had previously been suggested for consideration by land owners, members of the public, council officers or elected members. The SHELAA (October 2014) highlighted almost 500 sites that might have potential for development.
- 4.2 As part of the consultation on the Preliminary Draft Local Plan there was also a 'call for sites' where people were asked to submit additional suggestions for sites that had potential for housing development. This resulted in over 100 new sites being suggested and a revised SHELAA was published in July 2015.

Setting a threshold

- 4.3 The sites database has over 1000 sites of varying sizes and locations. In order to make the housing site allocations process manageable for the resources available it was necessary to place a threshold on the size of site that would be considered for allocation. It was decided that a threshold of 25 dwellings should be used as this would allow officers to focus on sites that would make a significant contribution to housing supply, and as smaller sites could normally be dealt with through planning applications alone without the need for an allocation.
- 4.4 This threshold is larger than that recommended in the PPG, which recommends five or more dwellings, but this decision was based on the local and administrative characteristics of Central Lincolnshire. The PPG allows for plan makers to consider alternative site size thresholds.

Which settlements to consider

- 4.5 In addition to the site size threshold, it was important to focus development in the most sustainable locations in accordance with the vision and objectives of the draft Local Plan. Therefore only sites within, or connected to, settlements in the top four tiers of the settlement hierarchy were considered for development. These settlements were:
1. **Lincoln Urban Area** – including the City of Lincoln administrative area and other areas that are physically connected such as North Hykeham, South Hykeham Fosseway and Waddington Low Fields;
 2. **Main Towns** – Gainsborough and Sleaford, including areas physically connected to these towns, such as Lea or Morton in Gainsborough;
 3. **Market Towns** - Market Rasen and Caistor; and
 4. **Large Villages** - as listed in the Further Draft Local Plan both within and outside of the Lincoln Strategy Area.

In some instances, sites that were not connected to the built area, but that were connected through other sites that had been promoted were also considered.

- 4.6 Therefore sites that were isolated or that were within smaller settlements were not considered further for allocation. It should be noted that Appendix C includes site assessments for sites in Medium and Small Villages. These are included either because they are in Hemswell Cliff which is the subject of a focus of growth as part of the food enterprise zone and in Bassingham where a site has been granted planning permission since 1 April

2015. Additional information about these exceptions is provided in the Settlement Hierarchy and Growth Distribution Study.

- 4.7 Between the site size threshold and the dismissal of sites in countryside or small settlements, the number of sites to be considered was reduced to approximately 300.

Assessing the Sites - Suitability

- 4.8 The above process focused the sites that would be subject to further assessment by the Local Plan Team. Sites were visited in January and February 2015 and a series of data collection was also undertaken.

- 4.9 Each site was subject to scrutiny to identify what constraints and opportunities existed. This included work based on maps and consultation of specialists to obtain a professional opinion. The following bodies were consulted in 2015:

- The Environment Agency;
- Natural England;
- Lincolnshire County Council – Highways;
- Lincolnshire County Council – Minerals and Waste;
- Lincolnshire County Council – Education; and
- Anglian Water and Severn Trent Water.

Summaries of comments received are included in the Site Assessments in Appendix B.

- 4.10 The GIS system was used to assess the suitability in terms of a number of different criteria. This assessment is shown below:

Criteria	Red	Amber	Green
Flood Risk	50% or more of the site located in flood zone 3	Some or all of the site in flood zone 2 or less than 50% in flood zone 3	Site within flood zone 1
Surface Water Flooding	More than 50% at high risk of surface water flooding	Less than 50% of the site at high risk of surface water flooding and/or any of the site at medium risk of surface water flooding	Site at low or very low risk of surface water flooding
Nationally Important Wildlife Sites	Site intersects with a national or international wildlife site	Within 500m of a national or international wildlife site	More than 500m from a national or international wildlife site
Local Wildlife Sites	Site intersects with a local wildlife site	Within 500m of a local wildlife site	More than 500m from a local wildlife site
Ancient Woodland	Site intersects with an ancient woodland	Site within 500m of an ancient woodland	Site is more than 500m from an ancient woodland
Regionally Important Geological Site	Site within a Regionally Important Geological Site	Site abuts a Regionally Important Geological Site	No Regionally Important Geological Site

Site Allocation Update April 2016

Criteria	Red	Amber	Green
			within or adjacent to the site
Tree Preservation Orders (TPO)	TPOs on site that would likely need to be removed for development	TPOs on or immediately adjacent to the site that can likely be retained as part of a development scheme	No TPOs on or immediately adjacent to the site
Agricultural Land Classification	50% or more of the site is within Grade 1 and 2 Land and is predominantly undeveloped	Less than 50% of the site is within Grade 1 and 2 land and/or within Grade 3 land and is predominantly undeveloped	Site is grade 4 or lower or is previously developed
Contaminated Land	Site located on land that has potential for contamination given historic uses	Site includes or is adjacent to some land that has potential for contamination given historic uses	No anticipated contaminated land on the site
Scheduled Ancient Monument (SAM)	SAM within the site	SAM within 200m of the site	No SAMs within 200m
Listed Buildings Grade I and Grade II*	Grade I or II* Listed Building on the site	Grade I or II* Listed Building within 200m	No Grade I or II* Listed Buildings within 200m
Listed Buildings Grade II	Grade II Listed Building on the site	Grade II Listed Building within 200m	No Grade II Listed Building within 200m
Conservation Area	Conservation Area intersects with the site	Conservation Area within 200m of the site	No Conservation Area within 200m
Historic Parks and Gardens	Site intersects with a Historic Park and Garden	Historic Park and Garden within 200m	No Historic Park and Garden within 200m
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	Site is within an AONB or AGLV	Site is within 200m of an AONB or AGLV	Site is farther than 200m from an AONB or AGLV
Green Wedge (GW)	Site is within an GW	Site is immediately adjacent to a GW	Site is not within or adjacent to a GW
Proximity to Nearest Primary School	Site is more than 800m from the nearest primary school	Site is 400-800m to the nearest primary school	Site is within 400m of the nearest primary school
Proximity to Nearest Secondary School	Site is more than 1600m from the nearest secondary school	Site is 800-1600m from the nearest secondary school	Site is within 800m of the nearest secondary school

Site Allocation Update April 2016

Criteria	Red	Amber	Green
Distance to Nearest Bus Stop	Nearest bus stop is farther than 800m from any part of the site	Nearest bus stop is within 800m of part of the site	Nearest bus stop is within 400m of part of the site
Distance to Nearest Train Station	Nearest train station is farther than 1600m from any part of the site	Nearest train station is within 1600m of part of the site	Nearest train station is within 800m of part of the site
Health	Nearest GP Surgery is farther than 800m from any part of the site	Nearest GP Surgery is within 800m of any part of the site	Nearest GP Surgery is within 400m of any part of the site

4.11 No individual score was used to dismiss a site outright, but each helped to build a picture of the suitability of each site.

4.12 Furthermore, planning officers and other consultees at each district were asked to provide professional opinions to help inform of any potential constraints or opportunities that may exist on each site.

Assessing the Sites - Capacity

4.13 The majority of sites put forward for consideration were also given a suggested site capacity when submitted. These suggested figures were reviewed and it was found that in many cases the figures would be inappropriate or unachievable. Therefore it was considered appropriate to calculate an indicative number based on evidence of recent delivery of houses on sites in different parts of the Central Lincolnshire area.

4.14 The previous Central Lincolnshire Core Strategy made use of density assumptions which sought to come up with an indicative figure for each site based on the location of a site. This was based on evidence at that time of the densities that sites were delivering and was tested through consultation with developers and other professionals.

4.15 In an effort to check that these calculations were still appropriate they were checked with the Districts. Officers identified that some slight refinement may be appropriate and some recent planning applications of a range of sizes and from a range of locations were tested. As a result of this testing an additional category was added to account for sites on the edge of Lincoln City Centre. The density assumptions are as follows:

Location	Density assumed
Lincoln City Centre	90 dwelling per hectare (dph)
Edge of Lincoln City Centre	70 dph
Rest of Lincoln Principle Urban Area	40 dph
Town centres in other main settlements	50 dph
Elsewhere in main settlements	40 dph
Elsewhere in Central Lincolnshire	30 dph

4.16 In addition to the assumed densities it is also necessary to consider how much of each site can reasonably be expected to be developed for housing. Given the number of sites to be assessed it was proposed that a simple formula could be used to consider the percentage of a site that could reasonably be assumed to come forward. The approach was simple – the bigger the site, the more associated infrastructure such as roads, open space and schools will

be required, reducing the overall area of land available for houses. This calculation is as follows:

Site size	Percentage of the site developable
Less than 0.4 hectares	100%
0.4 - 2 hectares	85%
2 - 10 hectares	75%
10 hectares or larger	60%

- 4.17 The combination of these assumptions was tested against a number of planning applications. This testing highlighted that in some cases the sites delivered more and in some cases sites delivered fewer houses. However, on balance the assumptions would result overall in similar numbers to the permissions in each location category and each size category.
- 4.18 Whilst these assumptions have been used across most sites as a starting point, some indicative capacities have been amended where information has been received that provides greater accuracy for what can be expected, either through a suitable planning application or through site specific considerations which suggest that a different figure would be appropriate.
- 4.19 It should also be noted that the indicative numbers of dwellings are only used to demonstrate how the approximate Local Plan dwelling requirements can be met. It is emphasised that they are only "indicative", and do not represent a fixed policy target for each individual site and therefore the precise number to be delivered should be based on detailed design work in support of a planning application.

Selecting Sites for Allocation

- 4.20 With all of the necessary information gathered and with a clear idea of the amount of housing needed in each geographical area to meet the identified need, officers were able to consider which sites were suitable for allocation. Alongside the information about site-specific constraints and opportunities, officers considered the amount of growth that would be appropriate for each settlement and the most sustainable approaches to meeting the need in each area. These sustainability considerations were applied in each geographical area covered in the distribution and has helped inform the sites that were selected for allocation.

Sustainable Urban Extensions (SUEs)

- 4.21 The approach to allocating Sustainable Urban Extensions (SUEs) has been different to the allocation of other housing sites as it has been led by the districts. Appendix A includes an information sheet on each SUE but additional information is available in the Integrated Impact Assessment and in SUE Topic Papers all available in the planning policy library on the Central Lincolnshire website.

Broad Locations for Growth

- 4.22 In addition to the sites being allocated in the Local Plan a number of Broad Locations for Growth have been identified for consideration in the later stages in the plan should growth levels exceed expectations or as reserve sites should any other sites fail to come forward. These Broad Locations are included in Appendix B.

5. Conclusion

- 5.1 All of this information has informed the sites to be allocated and the sources of housing growth from 2012-2036 to meet the Objectively Assessed Need. The details about and scoring for the sites proposed for allocation and those rejected can be found in Appendix B.
- 5.2 The summary breakdown of anticipated delivery from the proposed allocations, windfall assumptions, past completions and sites with planning permission is shown below. This demonstrates that there is adequate housing from these sources to meet the Objectively Assessed Need in accordance with the distribution in the Local Plan.

Site Allocation Update April 2016

Location	Completions	Commitments	Allocations ²	SUEs	Windfall	Total
Lincoln Area – Target 23,655 – Total identified 24,439						
Lincoln Urban Area	1,104	2,163	1,635	9,700	2000*	16,602
Bardney	61	118				179
Bracebridge Heath	13	198	241			452
Branston	11	205	164			380
Cherry Willingham	133	44	373			550
Dunholme	2	5	324			331
Heighington	9	3	50			62
Metheringham	8	16	276			300
Navenby	49	27	203			279
Nettleham	18	4	237			259
Saxilby	47	28	221			296
Skellingthorpe	9	90	511			610
Waddington Village	1	13	417			431
Washingborough	12	125	185			322
Welton	3	119	413			535
Witham St Hughs	223	71	1,355			1,649
Growth from other villages	109	253	35		805	1,202
Gainsborough – Target 4,435 – Total identified 4,621						
Gainsborough	319	719	1,433	2,150		4,621
Sleaford – Target 4,435 – Total identified 4,439						
Sleaford	54	691	844	2,850		4,439
Other Rural Areas – Target 4,435 – Total identified 5,140						
Caistor	74	153	273			500
Market Rasen	95	112	523			730
Billinghay	26	21	560			607
Heckington	6	38	106			150
Keelby	0	92	100			192
Middle Rasen	11	3	0			14
Ruskington	25	33	511			569
Scotter	8	19	93			120
Growth from other villages	314	436	180		1,328	2,258
Central Lincolnshire – Target 36,960 – Total identified 38,639						
Central Lincolnshire	2,744	5,799	11,263	14,700	4,133	38,639

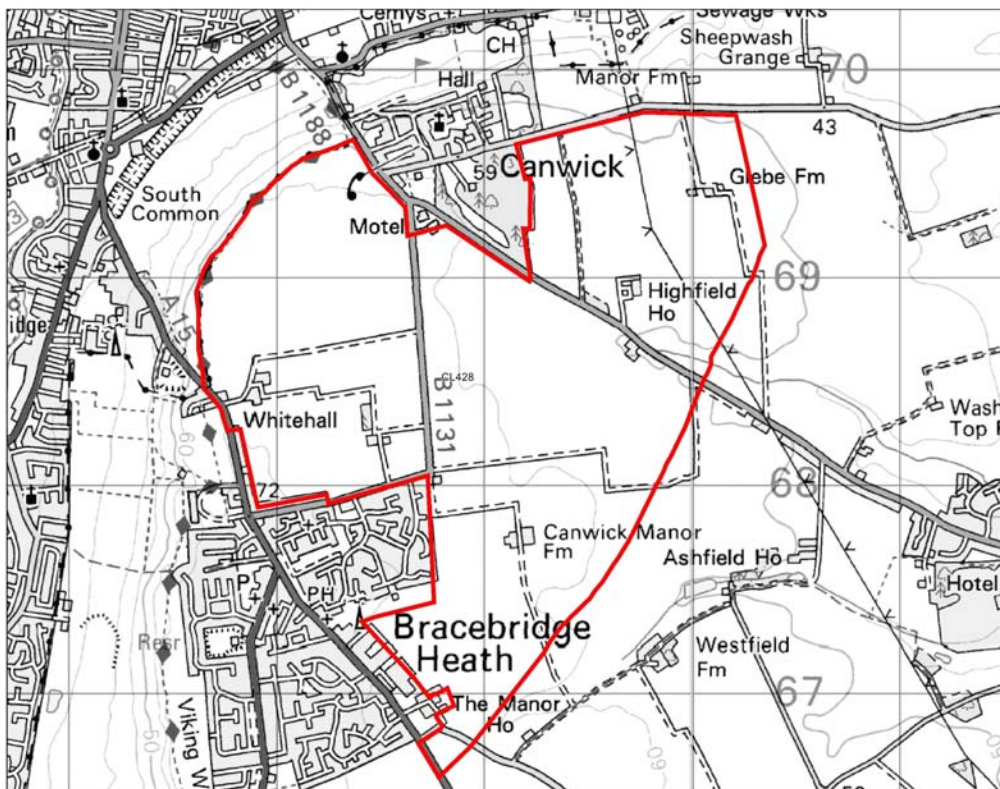
* From the anticipated delivery from small sites in the Lincoln urban area and anticipated delivery from sites in the Central Lincoln Mixed Use Area.

- 5.3 This shows that there is an overall surplus of 1,679 dwellings from all of these sources, including a surplus in all areas that are mentioned in the distribution of growth in policy LP3.

² It should be noted that the base date for site being included in categories is 1 April 2015. Since this date a number of additional sites have been granted planning permission but are included within this category.

- 5.4 In addition to the growth shown above there is an additional potential for growth of 5,750 dwellings across the SUEs where it is not anticipated that these will be delivered within the plan period and in the identified Broad Locations for Growth there is also the potential to deliver additional growth of 5,750 should it be needed. These are geographically spread to potentially deliver additional growth in each area of the distribution, with the exception of the rural areas of Central Lincolnshire, which has a significant surplus at this stage, should it be needed.
- 5.5 Overall a fairly conservative approach has been taken to identifying numbers of homes on sites and that are likely to come forward on windfall sites. It is expected, given the positive nature of the policies in the plan and the flexible approach to growth in many areas that housing delivery will exceed the expectations detailed in this report.

APPENDIX A – Sustainable Urban Extensions Information Sheets



Site Information

This large greenfield area is flat farm land, including farm buildings, and a small area of woodland. Pylons run through site. There are allotments in the north eastern corner. Canwick Avenue runs through middle of the site.

Indicative capacity	3500	Current use	Agricultural
Site size (hectares)	463.46	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

For details of comments made during the Further Draft Local Plan Consultation, please see the evidence report for policy LP30.

Conclusion

This large urban extension site is located between Canwick and Bracebridge Heath. It is within an area categorised as grade 2 and 3 agricultural land and it is in agricultural use. It is near to some Local Wildlife Sites. It contains some grade II listed buildings and is near to a conservation area. There are some small areas at risk of surface water flooding. The site is large and as such it is likely that any of these constraints could be managed or mitigated through design and layout. Overall it is a fairly unconstrained area that offers the potential to deliver a highly sustainable urban extension.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full and on constrained sites, development of this scale would require 3.5 FE primary school. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Junctions on surrounding highway network are currently over/at capacity. Mitigation required.

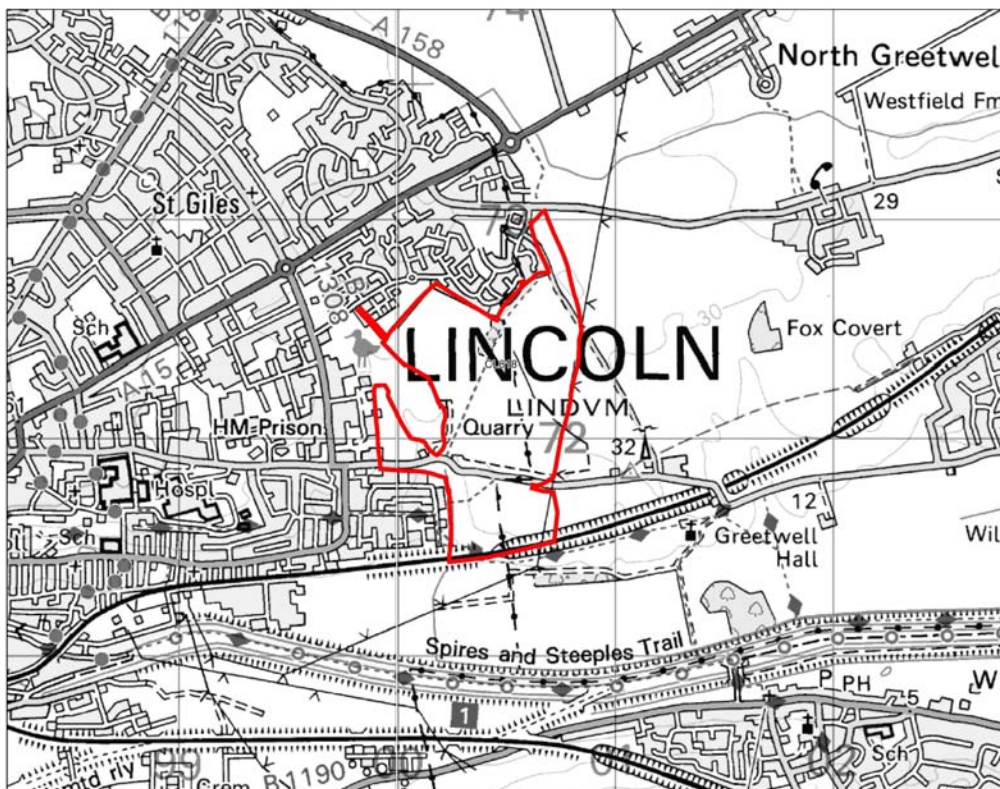
Other Infrastructure Considerations

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

Enhancements to treatment and network capacity will be required. Sewer pipe and water main crossing through

Integrated Impact Assessment Score



Site Information

This large greenfield site is currently used mainly as farmland with some former minerals working. The site sits between built areas of Lincoln and the railway line.

Indicative capacity	1400	Current use	Agricultural and former minerals working
Site size (hectares)	82.94	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

For details of comments made during the Further Draft Local Plan Consultation, please see the evidence report for policy LP30.

Conclusion

This greenfield site is well located for delivering growth for Lincoln city. It does not extend beyond existing built extents and it is contained within the bypass. It is near to a number of existing facilities and services and, given its size, it would be expected to deliver additional facilities. The SUE does contain a previously worked minerals site and as such there is potential for land contamination and some of this area is designated as a Site of Special Scientific Interest. There are some small areas at risk of surface water flooding on the site. The site is within an area categorised as grade 3 agricultural land and some of the site is in agricultural use. This site has potential to deliver sustainable growth for the city, but some mitigation or management of effects may be required. Part of the site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full, some limited scope to expand, but not for this scale of development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Mitigation works and S106 contributions required and contributions towards the eastern bypass.

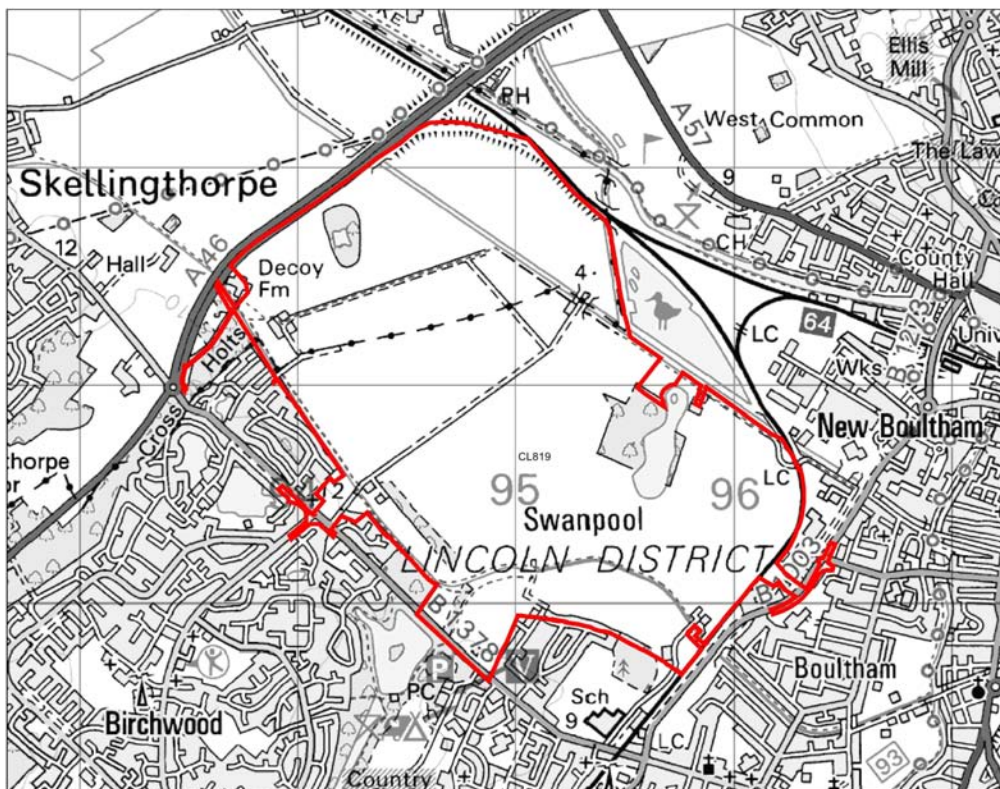
Other Infrastructure Considerations

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

Enhancement to treatment and network will be required to connect FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score



Site Information

This site is a large fairly flat and primarily undeveloped area. The site includes an old landfill site to the east and a large area of farmed fields. There are drainage ditches and footpath at the southern edge along a raised bank. The site includes old Farm buildings. Ditches through the site. There are suburban and urban areas to the south east and north and the western bypass forms the western boundary.

Indicative capacity	3200	Current use	Agricultural
Site size (hectares)	390.7	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

For details of comments made during the Further Draft Local Plan Consultation, please see the evidence report for policy LP30.

Conclusion

This greenfield site is located close to Lincoln city centre and it has been the subject of much work into delivering a sustainable development on the site as a key opportunity for growth in the city. It is near to the city centre and a number of services and facilities and, given its size, it would be expected to deliver additional facilities. The site contains some Local Wildlife Sites and it is near to some ancient woodland. The site contains a scheduled ancient monument and is near to some grade II listed buildings, a conservation area and a historic park and garden. It is within an area categorised as grade 3 agricultural land and the site is in agricultural use. Almost all of the site is in flood zone 3 and there are parts of the site at risk of surface water flooding. This is a complex site, but one which offers a unique opportunity for the city. Work is ongoing with partners to manage and mitigate any constraints. More information can be found in the Integrated Impact Assessment and SUE Topic Papers.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Scale of development would require 5 FE primary school, positive dialogue with owners. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Significant highway infrastructure required in terms of distributor roads, cycle, pedestrian and bus routes, bridge over railway and poss connections with A46.

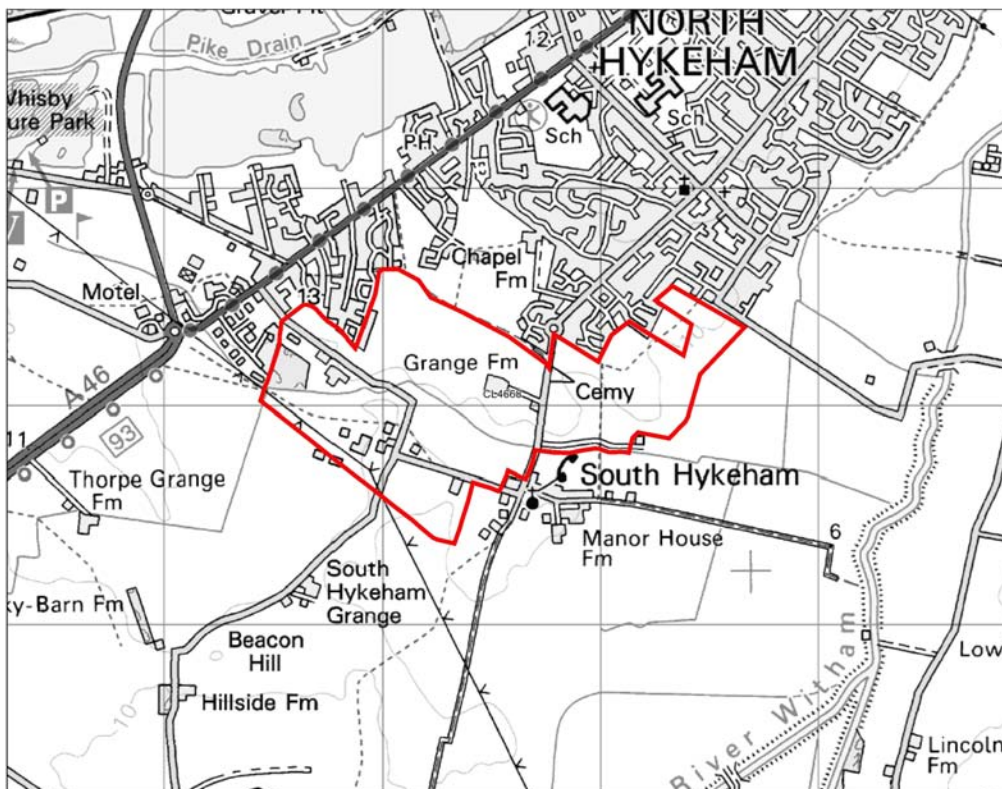
Other Infrastructure Considerations

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

Enhancements to treatment capacity will be required. Sewer pipe and water main crossing through

Integrated Impact Assessment Score



Site Information

This large, mainly greenfield site wraps around areas of North Hykeham and South Hykeham Fosseway. It is fairly flat and includes a number of fields, some farm buildings and an industrial estate. There is a stream running through the site and there are trees and hedgerows separating individual fields.

Indicative capacity	2000	Current use	Agricultural and industrial units
Site size (hectares)	135.22	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

For details of comments made during the Further Draft Local Plan Consultation, please see the evidence report for policy LP30.

Conclusion

This greenfield site is a logical location to extend the built area of the city to the proposed southern bypass, well enclosed by surrounding development. It is in a good location to access a number of services and facilities and, given its size, it would deliver some additional facilities. It is near to some Local Wildlife Sites and a Site of Nature Conservation Importance. There is a grade II listed building in the site and there are additional listed buildings nearby. It is adjacent to an area where historic uses mean there is potential for land contamination that may require remediation subject to further investigation. It is within an area categorised as grade 3 agricultural land and much of the site is in agricultural use. There are some areas of the site in flood zones 2 and 3 and some small areas at medium and high risk of surface water flooding. Given the site size it is considered that any constraints on the site can be managed through layout and design.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools do not have capacity to cope with this level of development. New 2FE school required on site.
Secondary schools will not have capacity for this level of growth - new site needed.

Transport Considerations

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

Comments from Highways Authority

Significant mitigation required.

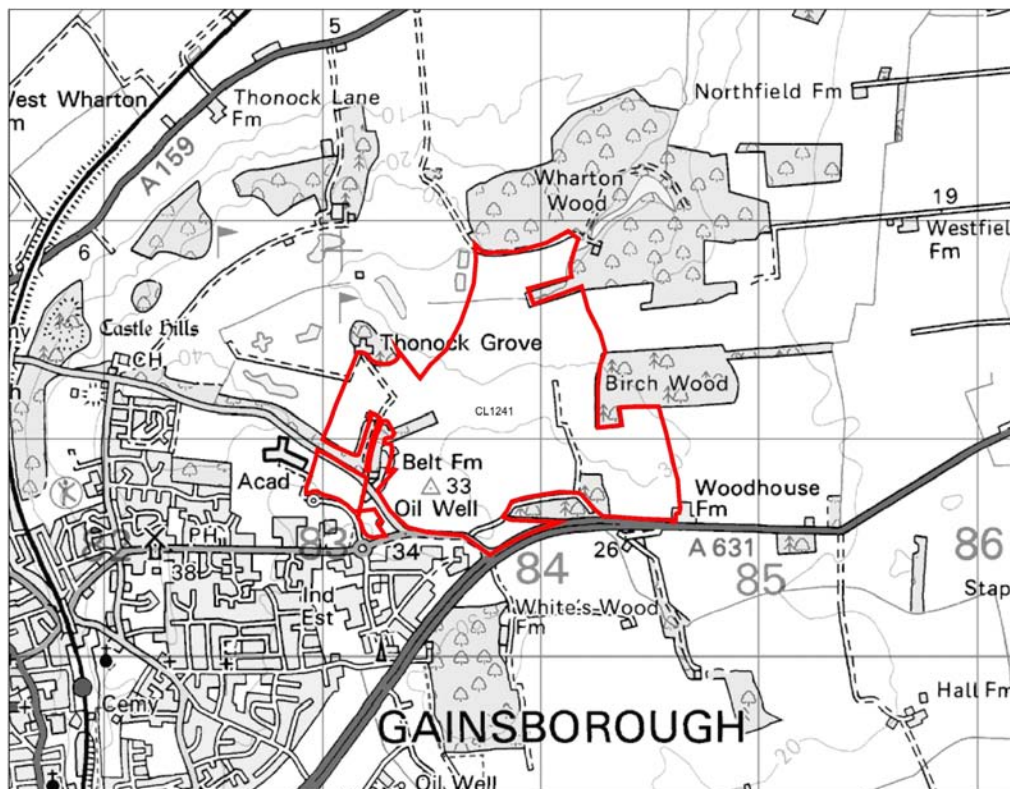
Other Infrastructure Considerations

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

Sewer pipe and water pipe crossing site and enhancement to sewer treatment capacity needed

Integrated Impact Assessment Score



Site Information

This is a large site made up of a number of arable fields. It is fairly flat and has hedgerows at a number of boundaries and dividing up the fields within the site and it includes some small woodland areas. It is mainly surrounded by arable fields with some woodland and a golf course is to the west. The A631 runs along part of the southern boundary.

Indicative capacity	750	Current use	Agricultural
Site size (hectares)	128.87	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

For details of comments made during the Further Draft Local Plan Consultation, please see the evidence report for policy LP39.

Conclusion

This greenfield site has been identified as a preferred SUE for Gainsborough, with some growth anticipated to come forward in the plan period. It is quite well located for access to existing services and facilities and it is large enough to deliver additional facilities onsite. It includes part of a Site of Nature Conservation Importance and an area of ancient woodland and it is adjacent to additional areas of ancient woodland and Local Wildlife Sites. It is within an area of great landscape value and is within an area categorised as grade 3 agricultural land and it is in agricultural use. It is near to a grade II listed building but this would not preclude development on the site. There are some areas at medium and high risk of surface water flooding but these could be dealt with through design and layout. This is one of the best options for a SUE in Gainsborough to meet growth needs during and beyond the plan period.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Scale of development would be equivalent to 2.5 FE primary and secondary schools could not accommodate level of growth. Primary and secondary schools needed on site.

Transport Considerations

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

Comments from Highways Authority

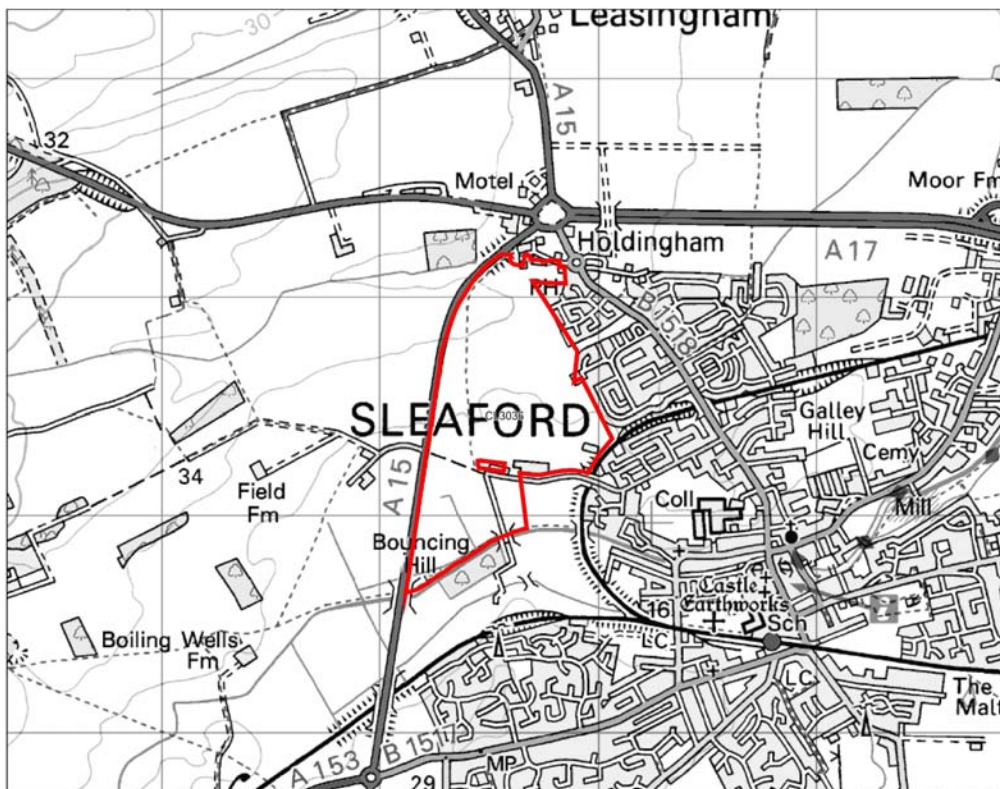
Contributions will be required to mitigate impact.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score



Site Information

This site is an extensive area, mainly in arable farming use, but also including a chicken farm, a paddock or scrub area, and some houses. It includes a number of separate fields, separated by hedgerows, streams/ditches and Drove Lane running through the middle of the site.

Indicative capacity	1400	Current use	Arable farming and chicken farm
Site size (hectares)	77.95	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

For details of comments made during the Further Draft Local Plan Consultation, please see the evidence report for policy LP44.

Conclusion

This large greenfield site is a logical location to deliver growth for Sleaford as it relates well to the built area and is enclosed by the bypass. It is fairly well located for access to existing services and facilities and, given its size, it would deliver new facilities. It is near to a Local Wildlife Site and southern parts of the site are in flood zones 2 and 3. The northern end of the site is adjacent to some grade II listed buildings. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. This is a fairly unconstrained site and it is considered that all constraints can be dealt with through detailed design and layout as a suitable urban extension for Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full, but landowner has suggested willingness to deliver new school. Secondary schools full but developer has offered land for a secondary school.

Transport Considerations

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

Comments from Highways Authority

Currently in discussions to develop this land, roundabout required onto A15.

Other Infrastructure Considerations

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

Enhancement to treatment and network capacity required. Encroachment advisory zone for SLEDST: 26. Sewer pipe & water main crossing through

Integrated Impact Assessment Score

APPENDIX B – Residential Site Allocations

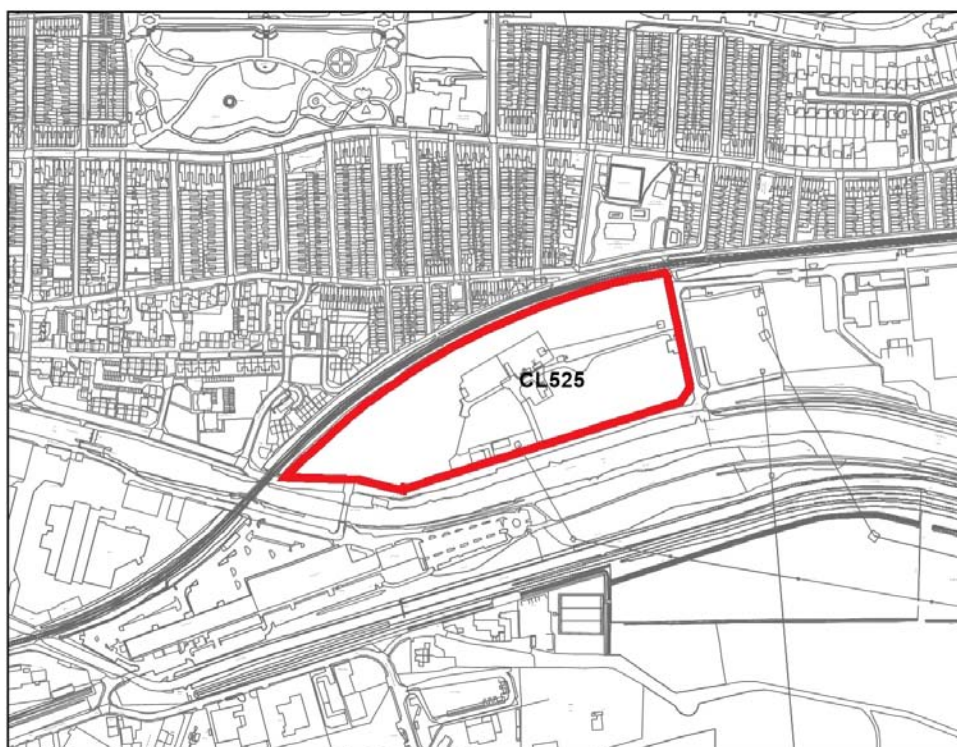
Policy LP49:

Sites in the Lincoln Urban Area

(Includes Broad Locations for Growth in the Lincoln Urban Area in policy LP54)

CL525

Former Cegb Power Station, Spa Road, Lincoln, **Preferred Allocation**
LN2 5TB



Site Information

Derelict land between railway line and the River Witham, surrounded by a high metal fence around the site. Site is overgrown and there are trees and bushes at most boundaries. Pylons run through the site. Some structures remain at the south west corner of the site. To the north, beyond the railway, are Victorian terraced streets, to the south, beyond the river, are offices and warehouses. To the east there is an electricity station. To the west, beyond the railway, is a tower block, some houses and some commercial units.

Indicative capacity	300	Current use	Derelict site
Site size (hectares)	5.71	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Site is heavily contaminated and has been a challenge to bring forward in the past. Will not be delivered in 5 year period. Suitable access may not be available.

Conclusion

This brownfield site is very well located for a number of services in and around the city centre. It provides an opportunity to regenerate this part of the waterside which is currently not in use and in a derelict state. It is within flood zone 3, but development here could likely mitigate this and deliver sustainability benefits. It is near to a Local Wildlife Site and a green wedge, but development here would likely not impact on these designations. It is near to a number of listed buildings, a scheduled ancient monument and a conservation area, but it is considered that development can occur here without impacting on these assets. Given the historic uses on the site there is potential for land contamination which may require remediation, subject to further investigation. This site is a key regeneration opportunity for Lincoln city.

CL525

Former Cegb Power Station, Spa Road, Lincoln, **Preferred Allocation**
LN2 5TB

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Scale of dev requires 2/3 of primary on site, limited potential to expand secondary

Transport Considerations

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

Comments from Highways Authority

Connectivity issues to city centre amenities, existing accesses on Broadgate are inadequate. Improvements to Spa Rd needed, including footway and street lighting.

Other Infrastructure Considerations

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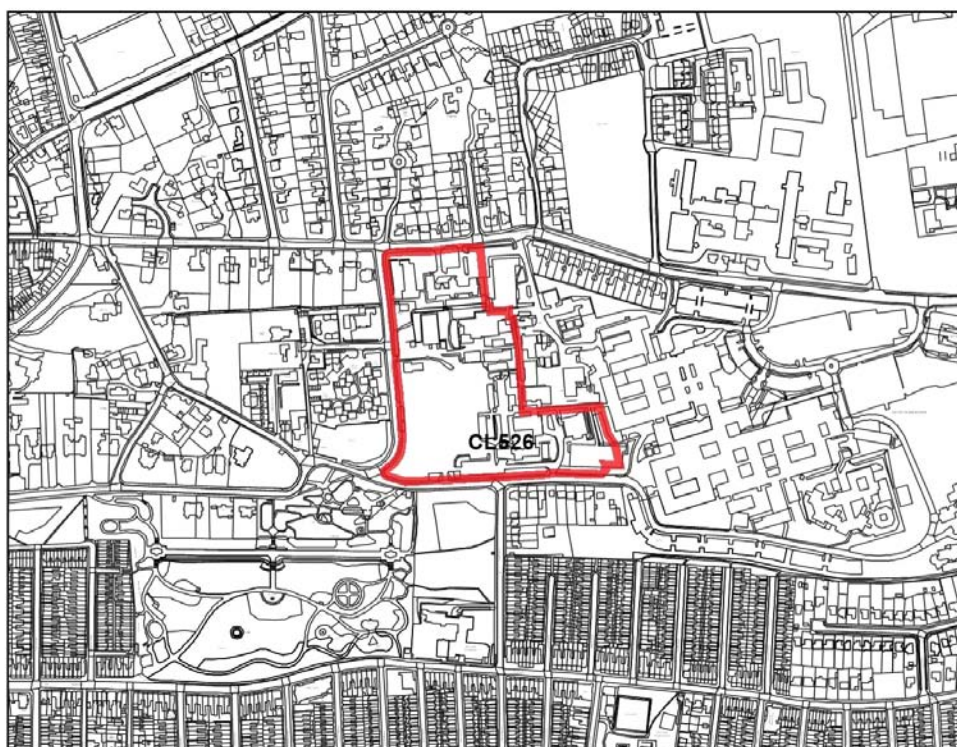
Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 3, 9, 15. Significant negative effects: 12

CL526 Former Main Hospital Complex, St Anne's Road, **Preferred Allocation** Lincoln



Site Information

This site slopes down from the north and consists of old hospital buildings of up to 7 storeys, a listed nursing home and car park, part of site is still in use. A number of portable buildings on site. There are mature trees bordering the site and within it. There are residential areas to the north, west and south and there is also a park to the south. To the east is the new hospital.

<u>Indicative capacity</u>	126	<u>Current use</u>	Hospital
<u>Site size (hectares)</u>	4.2	<u>Brownfield/Greenfield</u>	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This previously developed site is to become surplus to requirements for the hospital. There is a grade II listed building on site but this is currently used as a nursing home and it is considered that development here could retain this building and enhance its setting. It is also near to a conservation area and a historic park and garden, but it is not considered that development on the site would impact on their setting. Given the historic use on the site there is potential for land contamination which may require remediation, subject to further investigation. There are no other major constraints on the site and this site offers an opportunity to make the most of the site once the health function is fully relocated.

CL526 Former Main Hospital Complex, St Anne's Road, **Preferred Allocation** Lincoln

CL526 Former Main Hospital Complex, St Anne's Road, **Preferred Allocation** Lincoln

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Difficult to expand nearby primary school, if whole site developed new primary needed, smaller bits could be accommodated, secondary schools full, but some limited potential to expand

Transport Considerations

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

Comments from Highways Authority

Access to the site from St Annes Road or Sewell Road appear acceptable, in principle. Off site mitigation may be required.

Other Infrastructure Considerations

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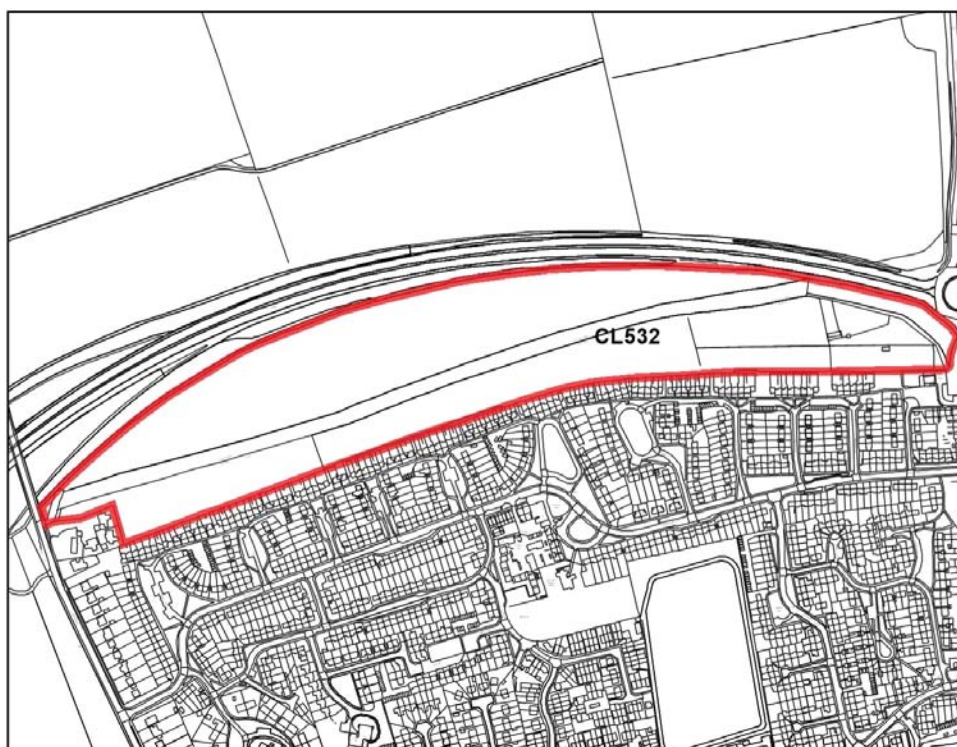
Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4, 9, 13, 15. Significant negative effects: 6

CL526 Former Main Hospital Complex, St Anne's Road, **Preferred Allocation** Lincoln



Site Information

This site includes some grassland used for paddocks and a narrow arable field adjacent to the A46 bypass. There is a strip of trees across centre of site with a footpath through the middle. There is a residential estate to the south and to the north, beyond the A46, there are arable fields.

Indicative capacity	250	Current use	Paddocks/Agricultural
Site size (hectares)	13.52	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation of site - scheme is being brought forward, can accommodate more. Within statutory safeguarding zone for RAF bases which will limit building heights - but no objections to standard 2 storey dwellings.

Conclusion

This undeveloped site is located between a housing estate and the bypass. It is fairly well located with access to amenities. It is near to a green wedge, a Local Wildlife Site, and a conservation area but it is not considered that development here would impact on these. It is within an area categorised as grade 3 agricultural land and is undeveloped, but it is isolated from other areas of farm land. Any development here will need to manage noise from the bypass, but it is considered that with appropriate landscaping, development can be delivered here. There are no major constraints on the site.

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Scale of site is equivalent to 0.5 FE primary and an additional site would be needed. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Direct access to A46 not supported, nor would access from Riseholme Rd due to proximity of junction with A46. Possible access points off Queen Elizabeth Rd require widening.

Other Infrastructure Considerations

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

Will require enhancement to network capacity to receive FW. Water main crossing through

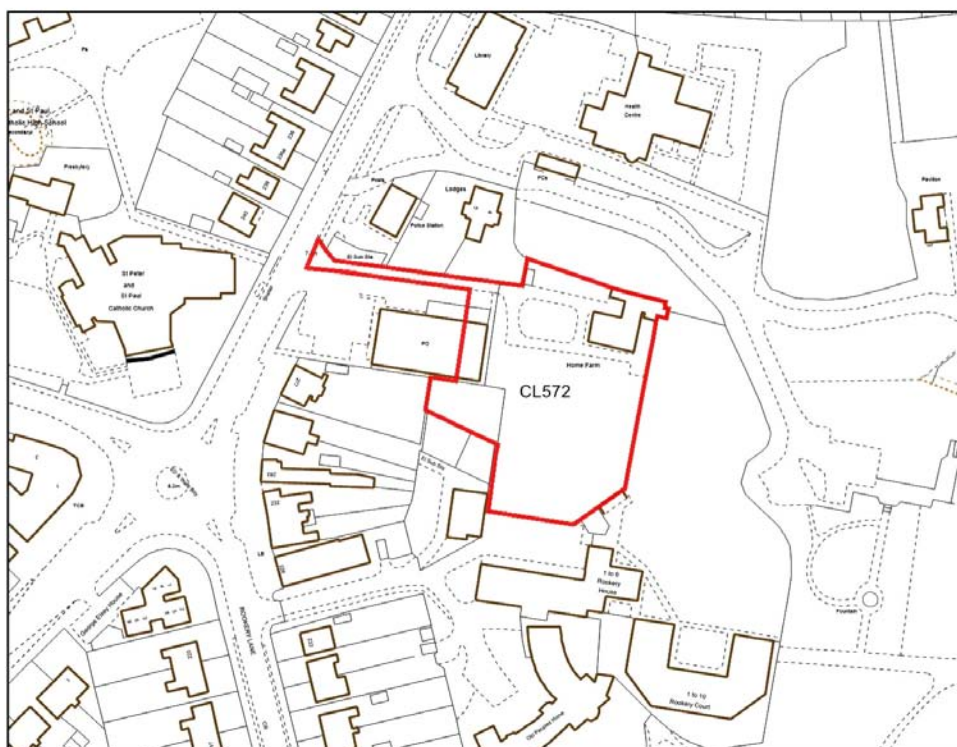
Integrated Impact Assessment Score

Significant positive effects: 1, 3, 15. No significant negative effects.

CL572

Home Farm, Boultham Park Road, Lincoln, LN6
7ST

Preferred Allocation



Site Information

This site is a fairly flat house and garden. There are a large number of trees on and around the site. There is a row of shops to the west, a care home to the south, a medical centre to the north and a park to the east.

Indicative capacity	36	Current use	House and garden
Site size (hectares)	0.35	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well located for access to a range of services and facilities. This site is partly developed and is adjacent to an area designated as a historic park and garden and a Local Wildlife Site and it is within a green wedge. This site has been granted planning permission.

CL572

Home Farm, Boultham Park Road, Lincoln, LN6
7ST

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full but some limited scope to expand. Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

Planning permission granted

Other Infrastructure Considerations

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

Water pipe crossing the site

Integrated Impact Assessment Score

Significant positive effects: 2, 13, 14, 15. Significant negative effects: 5



Site Information

This fairly flat site with some undulation is a public park. There are a large number of trees around and across the park, and footpaths run through the site. There are residential areas to the south and west, the remaining area of the park to the north west and a local centre, including a school, a health centre and retail to the north and east.

Indicative capacity	62	Current use	Open Space
Site size (hectares)	1.86	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Community-led scheme being brought forward here - revised area for housing development. This site provides a village green for the Birchwood Estate and should not be developed.

Conclusion

This undeveloped area of open space is located adjacent to a district centre and is well located for amenities. It is being pursued as a development site in the Birchwood Big Local community initiative. It is near to a Local Wildlife Site, but it is not considered that development here would impact on this designated site. It is within an area categorised as grade 3 agricultural land, but it is isolated from larger farm land. Given historic uses on the site there is potential for land contamination that may require remediation, subject to further investigation. There are no major constraints on the site.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some capacity at nearby schools to accommodate this development.

Transport Considerations

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

Comments from Highways Authority

It would not be acceptable for this development to share its access with the delivery access to the shopping centre. Alternative access arrangements would therefore need to be identified.

Other Infrastructure Considerations

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

Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 14, 15. No significant negative effects.

CL699

Land at Nettleham Road, (Junction with Searby Road), Lincoln

Preferred Allocation



Site Information

This flat area of public open space at corner of busy junction is bordered by hedgerows and closed board fences. There are houses and flats facing onto the site at the south and west boundaries. Across the road to the north is an office block, and to the east is housing.

Indicative capacity	39	Current use	Open Space
Site size (hectares)	1.14	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Should be developed as a pocket park.

Conclusion

This undeveloped open space is well located for access to a range of amenities. Whilst it would result in the loss of some open space there are many more nearby and some more functional space could be retained as part of a scheme. Given historic uses on the site there is potential for land contamination that may require remediation, subject to further investigation. There are no major constraints on the site.

CL699

Land at Nettleham Road, (Junction with Searby Road), Lincoln

Preferred Allocation

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some, limited options to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to the site from Searby Road would appear acceptable, in principle. However, direct access from Nettleham Road would appear unsuitable.

Other Infrastructure Considerations

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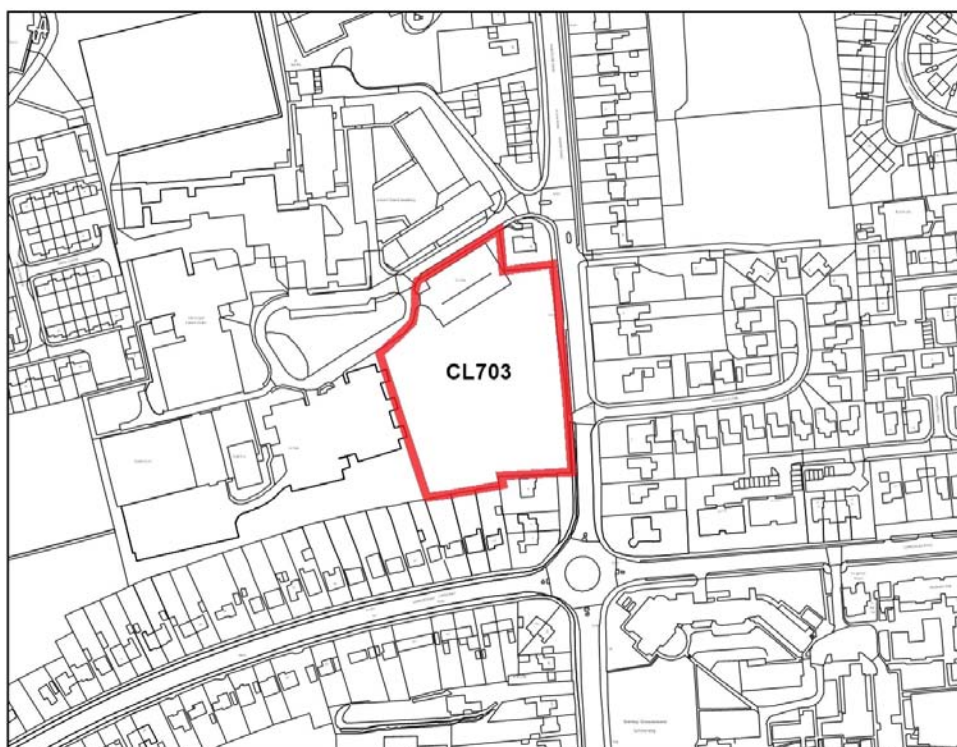
Additional comments from water and waste water provider

Some localised enhancement to network may be required to receive FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 15. No significant negative effects.

CL703 **Land adjacent to Yarborough School, Riseholme** **Preferred Allocation**
Road, Lincoln



Site Information

Open grassed area with trees and bushes around and a car park area. To the north of the site is a school, to the west is a leisure centre and youth centre. To the south there are some houses backing onto the site and to the east, across the road, are houses.

<u>Indicative capacity</u>	39	<u>Current use</u>	Open Space
<u>Site size (hectares)</u>	1.16	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Object to this site being developed. Object to loss of playing field.

Conclusion

This site is a largely undeveloped area of open space but includes an overflow car park. It is well located for access to a range of services and amenities. It is near to a scheduled ancient monument, but it is not considered that development here would impact on this asset. There are no major constraints on the site.

CL703 **Land adjacent to Yarborough School, Riseholme** **Preferred Allocation**
Road, Lincoln

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some, limited options to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to the site from Riseholme Road would appear acceptable, in principle.

Other Infrastructure Considerations

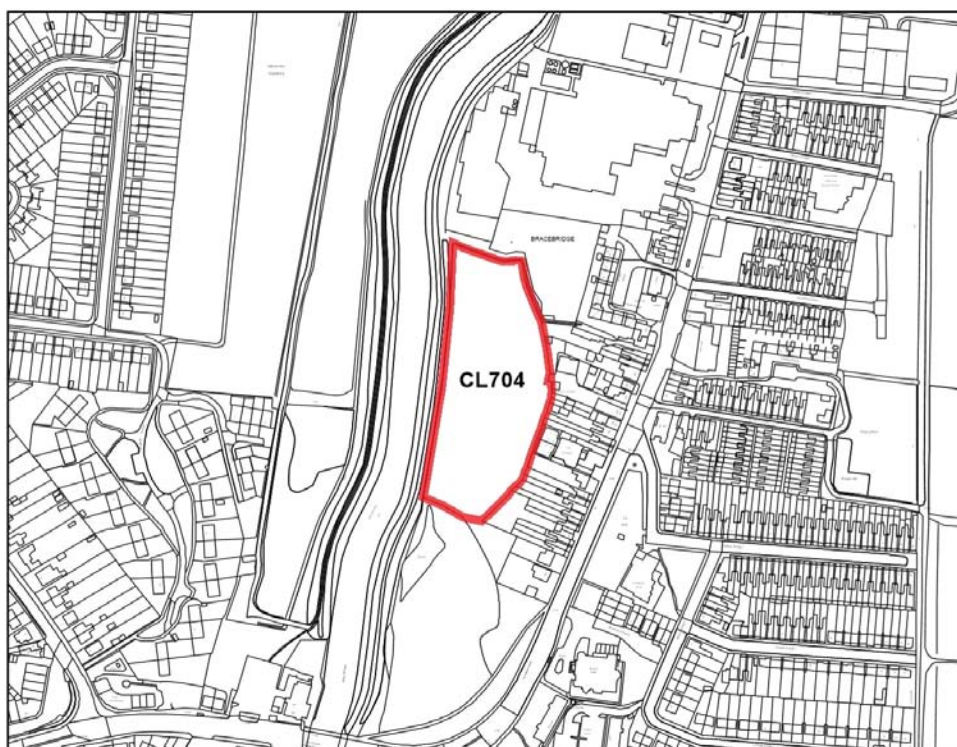
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Some localised enhancement to network may be required to receive FW

Integrated Impact Assessment Score

Significant positive effects: 4, 15. No significant negative effects.



Site Information

This vacant site is overgrown with some trees. To the east there are houses, flats and shops, to the north there is an industrial estate, to the south there is a wooded area, and to the west, beyond the river is open space.

<u>Indicative capacity</u>	150	<u>Current use</u>	Scrub land
<u>Site size (hectares)</u>	1.14	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection due to flood risk and loss of reduce flood water storage.

Conclusion

This undeveloped site is well located for access to a range of amenities. Almost all of the site is in flood zone 3. Given historic uses on the site there is potential for land contamination which may need remediation subject to further investigation. It is adjacent to a Local Wildlife Site and may require some management or mitigation of any impacts. It is adjacent to a green wedge. It is near to a grade II listed building, but it is not considered that development here would impact on them. It is near to an Air Quality Management Area and its access would take vehicles through this AQMA. The site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full but some limited scope to expand. Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

The highways authority have already agreed in principle to an outline planning application for housing on this site, subject to highway improvements on Newark Road to be carried out under a Section 278 Agreement.

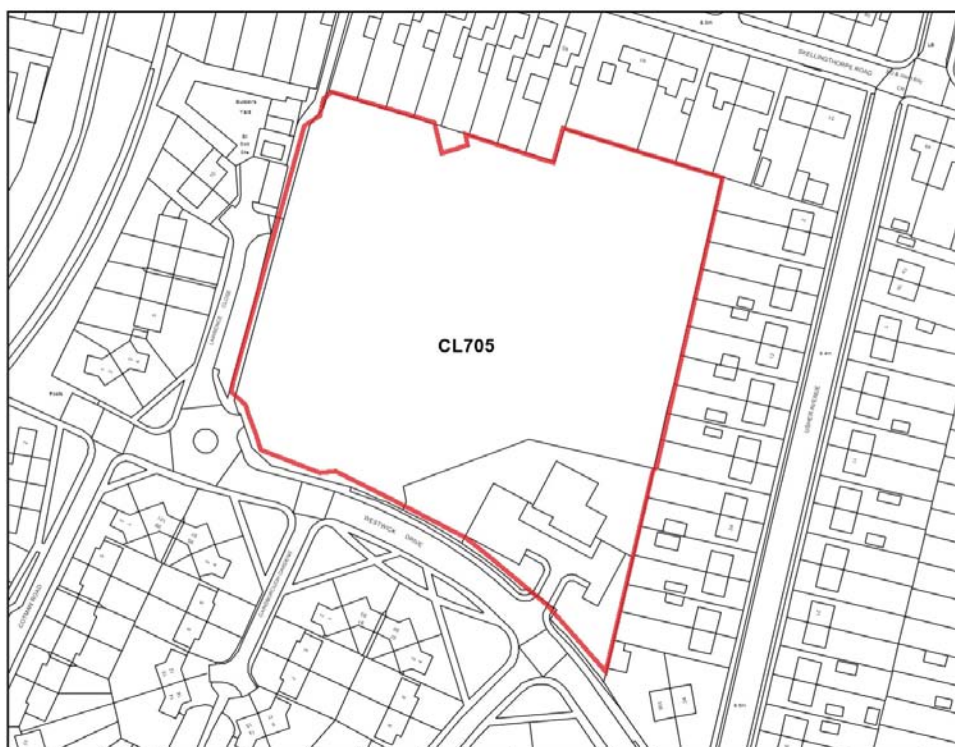
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 15. Significant negative effects: 8, 12

CL705**Site of Moorland Infant and Nursery School,
Westwick Drive, Lincoln, LN6 7RP****Preferred Allocation**

Site Information

This former school site is now cleared of buildings, although a small building remains in the south east corner but is now boarded up. There is some hardstanding across the site and security fencing and trees and bushes around edge of site. The site is surrounded by houses which back onto it.

<u>Indicative capacity</u>	60	<u>Current use</u>	Former school
<u>Site size (hectares)</u>	1.40	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Support allocation of site - sustainable location, ideal for development. Object to loss of playing field.

Conclusion

This former school site is partly brownfield and partly green field. It is well located for access to services and facilities. It is near to a local wildlife site, but it is not considered that development here would impact on this designated site. The western part of the site is at medium and high risk from surface water flooding, but it is likely that this can be dealt with through design and layout.

CL705**Site of Moorland Infant and Nursery School,
Westwick Drive, Lincoln, LN6 7RP****Preferred Allocation**

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some, limited options to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Based on the information that has been provided to date, the highways authority has no objection in principle to the proposal.

Other Infrastructure Considerations

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

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. No significant negative effects.

CL706**Site at Ermine Community Infant School,
Thoresway Drive, Lincoln, LN2 2HD****Preferred Allocation**

Site Information

This former school site is now cleared of buildings and has security fencing around. It is fairly flat and has grass growing across it with trees and bushes mainly to edge of site. There are residential areas to the south and west and playing fields to the north and east.

<u>Indicative capacity</u>	32	<u>Current use</u>	Former school
<u>Site size (hectares)</u>	1.07	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Support allocation of site - permission granted, site cleared to be marketed shortly. Object - loss of playing field.

Conclusion

This former school site is partly brownfield and partly green field. It is well located for access to services and facilities. It is near to a grade II* listed building, but it is not considered that development here would impact on this. There are no major constraints on the site.

CL706**Site at Ermine Community Infant School,
Thoresway Drive, Lincoln, LN2 2HD****Preferred Allocation**

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some, limited options to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Comments made against outline proposal on this site.

Other Infrastructure Considerations

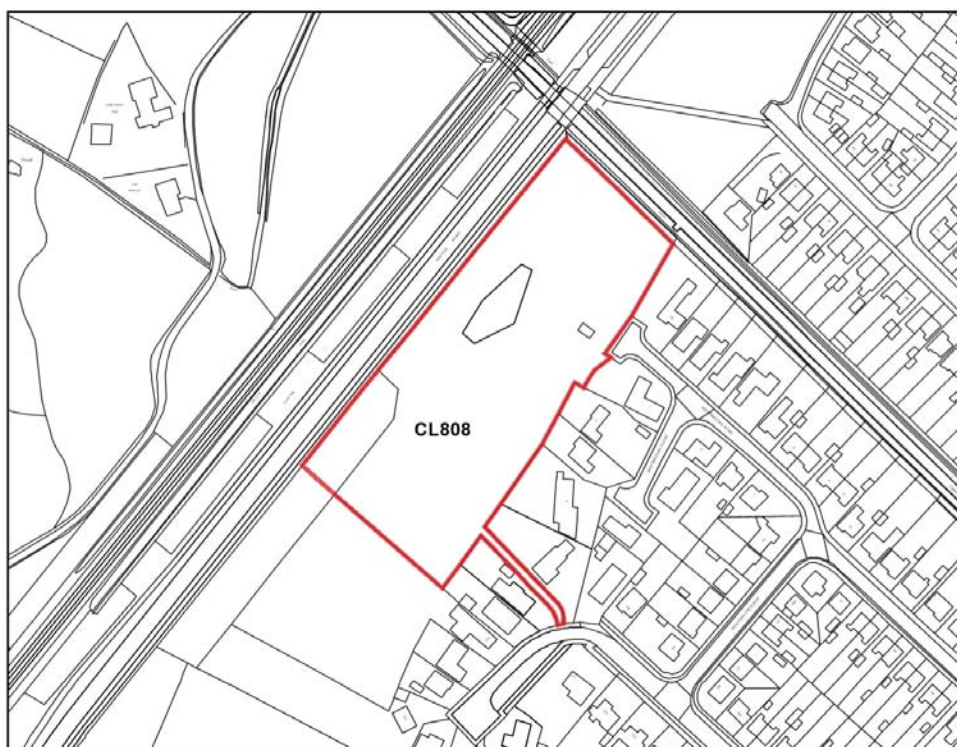
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 4, 13, 15. No significant negative effects.

CL808**Westbrooke Road, off Western Crescent,
Lincoln, LN6 7TB****Preferred Allocation**

Site Information

This site is an open piece of grassed land and some trees within. It forms a buffer between a housing estate and a busy route into the city. To the south east is a residential area, to the north east is a ditch and an open space, to the north west is Tritton Rd and the railway line, and to the south east is undeveloped land the appears to be gardens.

<u>Indicative capacity</u>	52	<u>Current use</u>	Grass land
<u>Site size (hectares)</u>	1.5	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is well located for access to a range of amenities. The majority of the site is in flood zone 2, and part of the site is at medium and high risk of surface water flooding. It is adjacent to a Local Wildlife Site and as such some management or mitigation of impacts may be required. There are no other major constraints. This site has been granted planning permission.

CL808**Westbrooke Road, off Western Crescent,
Lincoln, LN6 7TB****Preferred Allocation**

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full but some limited scope to expand. Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

Planning permission granted for 60 dwellings.

Other Infrastructure Considerations

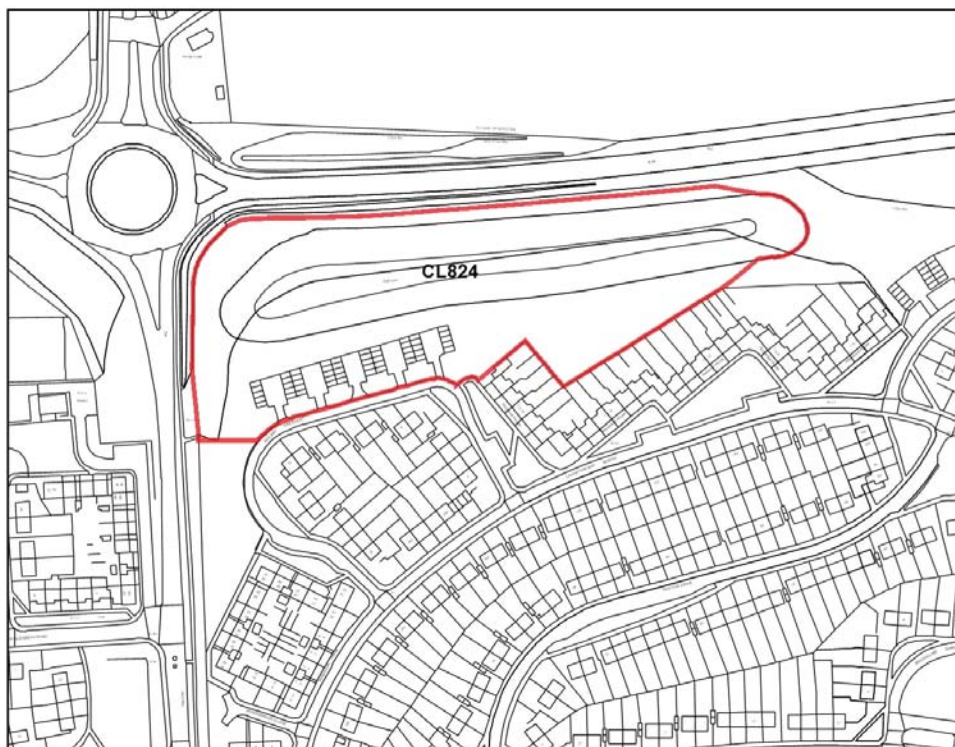
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. No significant negative effects.



Site Information

This site includes an area of hardstanding and a raised bank between the northern bypass and a housing estate. The site is mainly rough scrub with some trees and bushes. To the south of the site is a housing estate, to the north is the bypass and beyond it are arable fields, to the east is more undeveloped land, and to the west is a main route into the city.

<u>Indicative capacity</u>	81	<u>Current use</u>	Scrub land
<u>Site size (hectares)</u>	2.27	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Within statutory safeguarding zone for RAF bases which will limit building heights - but no objections to standard 2 storey dwellings.

Conclusion

This site is mainly undeveloped but includes an area of hard standing. It is fairly well located for access to a range of services and facilities. It is adjacent to a green wedge, but it is not expected that development here would impact on this. There are no major constraints on the site.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some potential to expand to accommodate this development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access from A46 would not be supported nor would access from Riseholme Road due to the proximity of the A46 junction. Access from Laughton Way North and Ingleby Crescent also appear undesirable, given the restricted widths.

Other Infrastructure Considerations

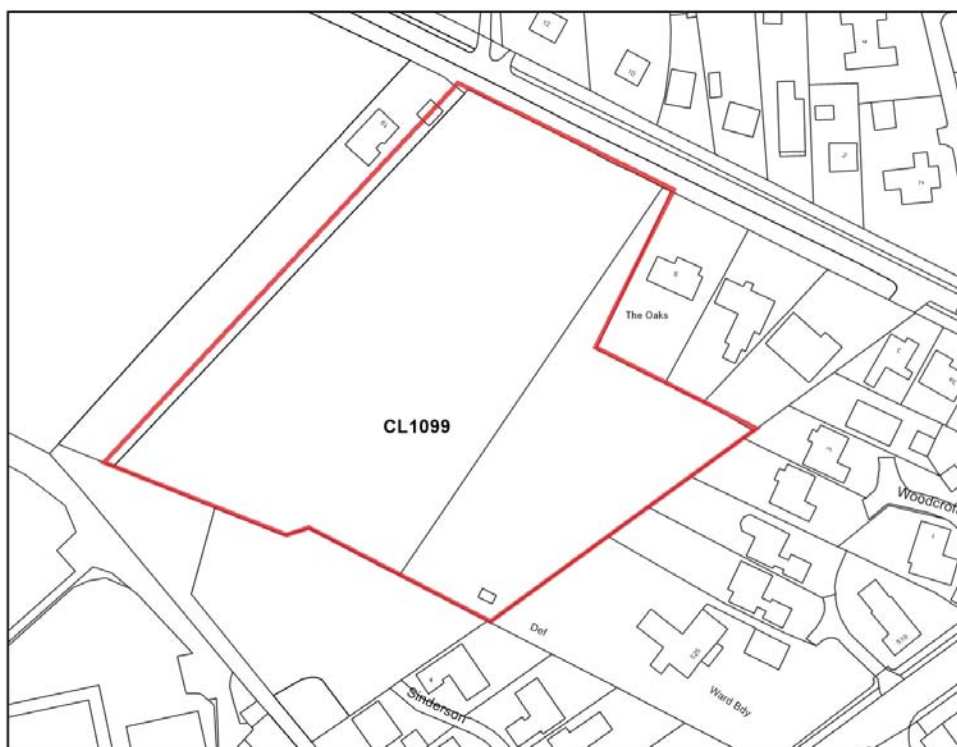
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 3, 4, 15. No significant negative effects.



Site Information

This site is a greenfield site that appears to be part arable field and part scrubland. There are hedgerows and trees at the boundaries. There are houses to the south-east, east and north, a bungalow and arable fields to the east, and a garden centre to the south-west.

Indicative capacity	38	Current use	Agricultural
Site size (hectares)	1.47	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly near to a Local Wildlife Site, but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some small areas at medium risk of surface water flooding on the site. This site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some limited scope to expand. Secondary schools full but some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

This site already has planning consent for 38 dwellings (13/1464/FUL). S.106 contributions have been requested.

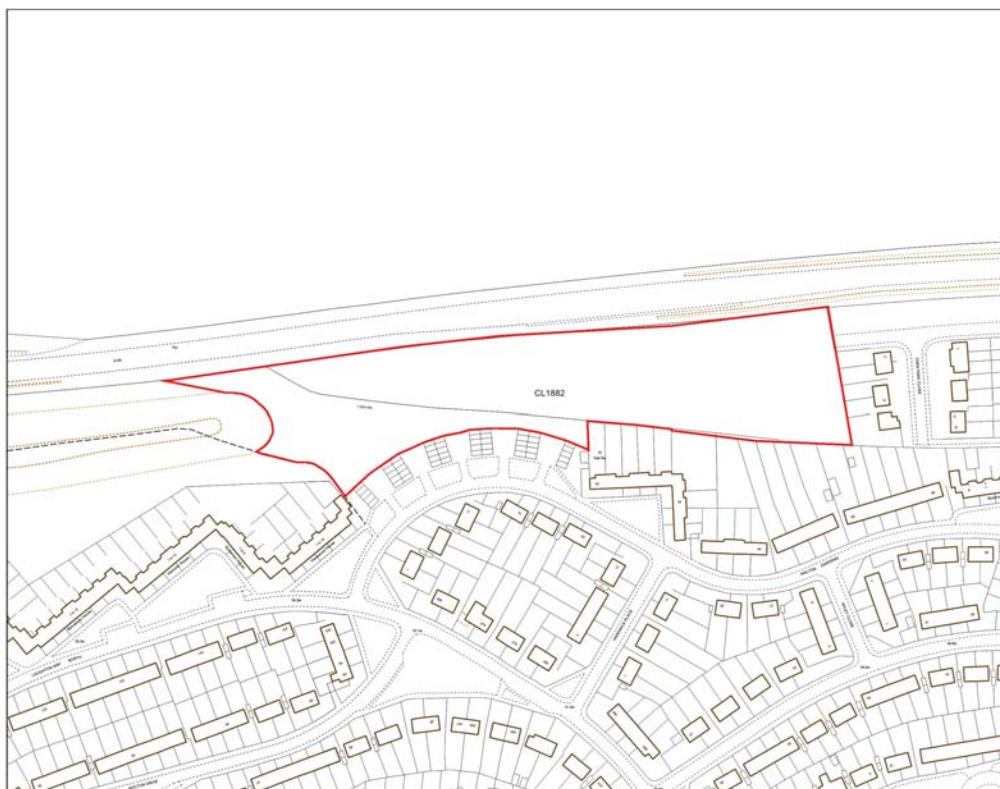
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 14. No significant negative effects.



Site Information

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.

<u>Indicative capacity</u>	46	<u>Current use</u>	Scrub land
<u>Site size (hectares)</u>	1.34	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

This site is suitable for allocation and is adjacent to a proposed allocation.

Conclusion

This site is fairly well located for access to facilities and services in Lincoln and it is well enclosed by the bypass and neighbouring housing development. It is adjacent to a green wedge, but it is not considered that development here would impact on this. There are no major constraints on the site.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some potential to expand to accommodate this development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

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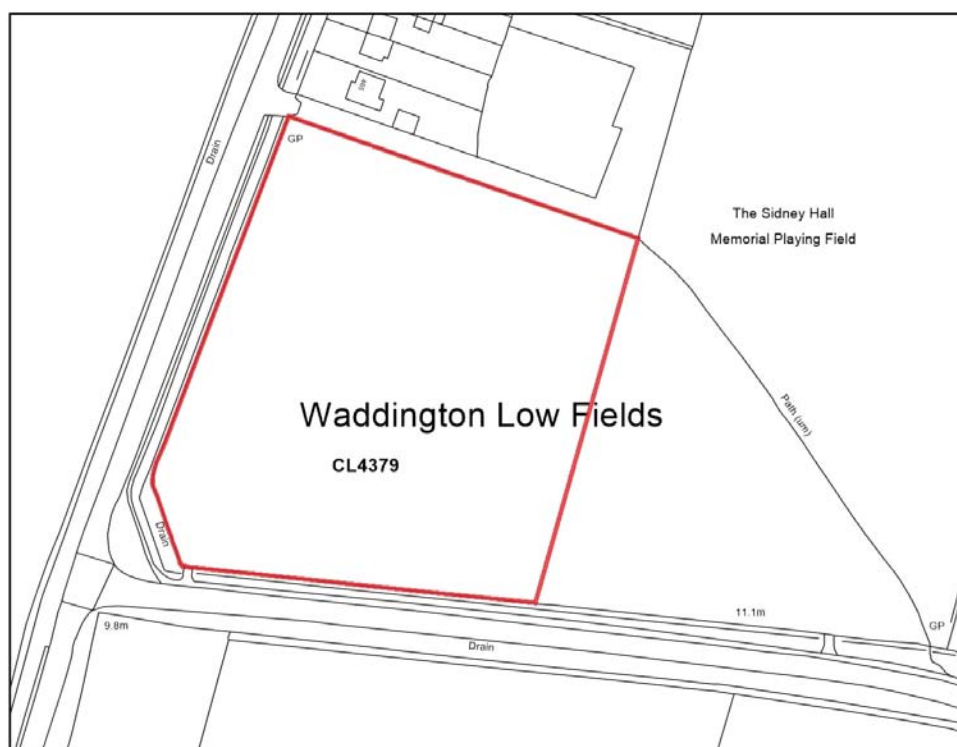
Additional comments from water and waste water provider

Sewer pipe crossing site

Integrated Impact Assessment Score

Significant positive effects: 3, 4, 15. No significant negative effects.

CL4379 Land at Junction of Brant Road and Station Road Preferred Allocation Waddington



Site Information

This is a flat arable field which has hedgerows at its boundaries and a ditch to south of the site. There are houses to the north, arable fields to the south and west and an open space to the east.

Indicative capacity	46	Current use	Agricultural
Site size (hectares)	1.34	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Size and capacity of site are incorrect

Conclusion

This greenfield site is quite well located for access to services and facilities. It relates well to the urban area and is well contained by roads and neighbouring development. It is fairly near to a Local Wildlife Site, but it is not expected that development here would impact on it. It is adjacent to a green wedge, but it is separated from this area by a main road. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is an area at medium and high risk of surface water flooding in the north-western corner of the site. There are no major constraints on the site. One of the better sites in Waddington Low Fields.

CL4379 Land at Junction of Brant Road and Station Road Preferred Allocation Waddington

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but with some scope to expand to accommodate this growth. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to be onto Brant Rd, widening works to existing frontage footway needed. S106 needed for speed reduction on highway.

Other Infrastructure Considerations

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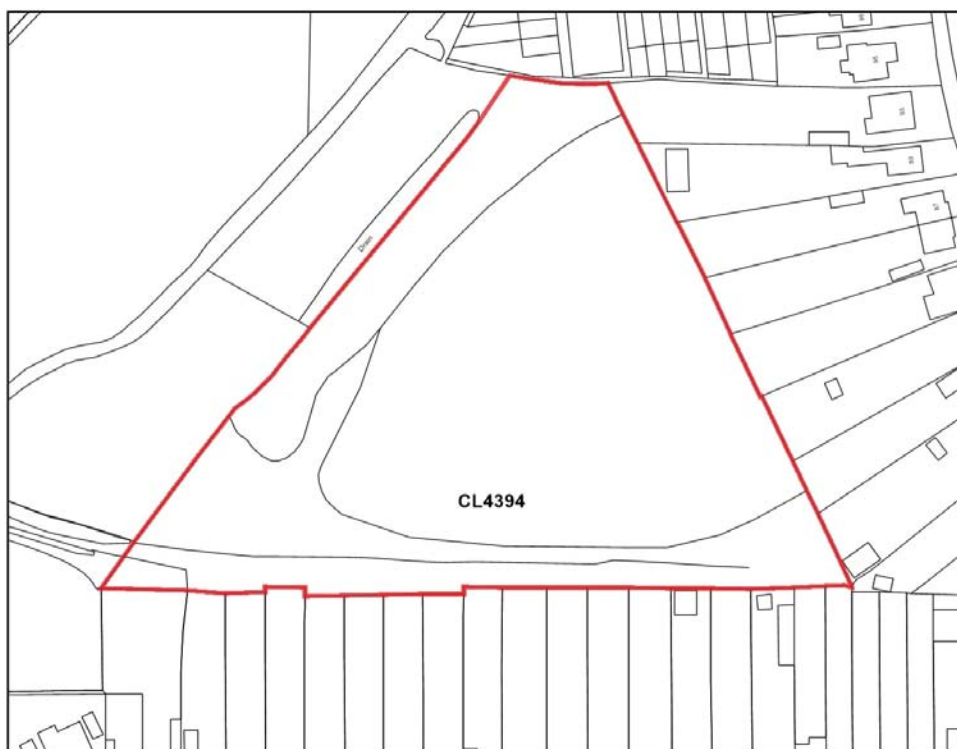
Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 15. No significant negative effects.

CL4379 Land at Junction of Brant Road and Station Road Preferred Allocation Waddington



Site Information

This site is overgrown with some old vacant buildings. There is a wooded area to the north west, and houses to the south and east.

Indicative capacity	39	Current use	Unknown
Site size (hectares)	1.14	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This overgrown greenfield site is well located with good access to services and facilities. The western edge of the site is at risk from flooding and there is an area at high risk of surface water flooding in the centre of the site, however, it is likely that this can be dealt with through the design and layout of the site. It is near to an area designated as both a Local Wildlife Site and a historic park and garden although it is not considered that development here would impact on this designated area.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but with some scope to expand for limited levels of development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Site appears landlocked with no obvious access points. More information needed.

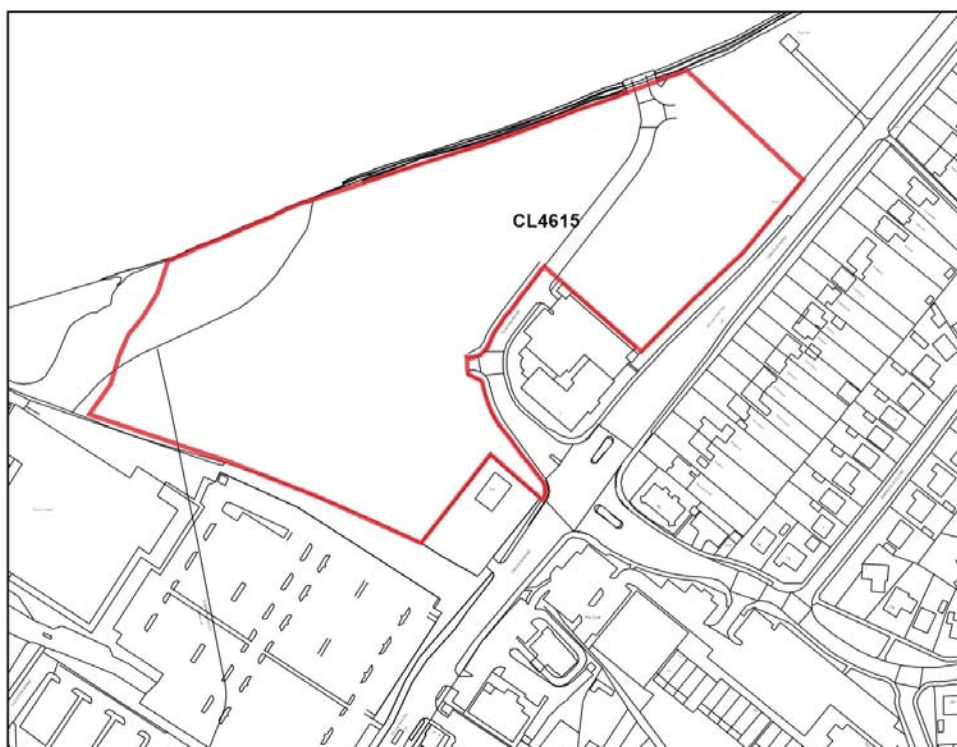
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 13, 15. No significant negative effects.



Site Information

This site is fairly flat grassland that wraps round a new office building and has a new road built into it. There are hedgerows to the south and west with some trees, but open boundaries to the north and east. There is a housing estate to the west, an industrial site to the south and a field to the north which is being developed for housing.

Indicative capacity	99	Current use	Grass land
Site size (hectares)	3.29	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support the allocation of this site as deliverable and suitable for housing development.

Conclusion

Part of a larger mixed use development, some with planning permission and under construction. It is well located with access to a range of amenities. The site is within an area categorised as grade 2 agricultural land, but it is separated from wider agricultural areas. The northern edge of the site is at high risk of surface water flooding, but it is considered that this could be accommodated in the design and layout. There are no major constraints on the site.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some limited scope to expand. Secondary schools full with some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

Access onto Flavin Road is considered to be acceptable. A Transport assessment and Travel Plan is required to determine whether or not any mitigation works will be required.

Other Infrastructure Considerations

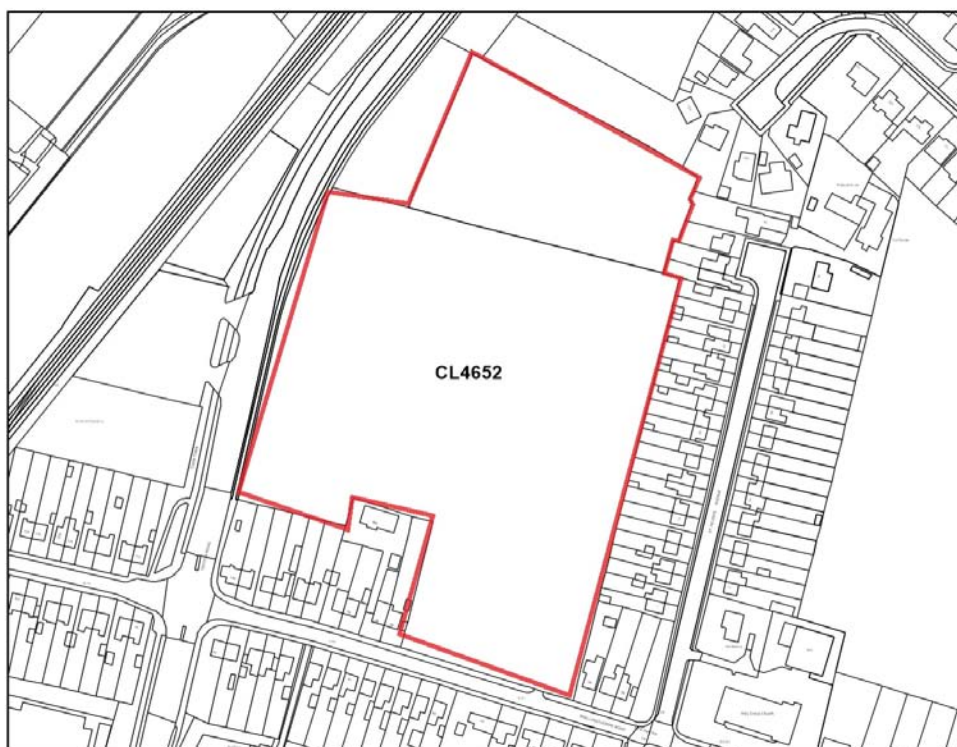
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 3, 4, 15. No significant negative effects.



Site Information

This is a former school site with hardstanding and demolished buildings and undeveloped areas, with a number of trees around the site. There are residential areas around the site with some undeveloped land to the north and the B1003 to the west.

<u>Indicative capacity</u>	81	<u>Current use</u>	Former Education
<u>Site size (hectares)</u>	3.57	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Support allocation as sustainable and available site. Incorrect name for site, should be amended. Object to loss of playing field.

Conclusion

This site is part brownfield, part greenfield as the site of a former school. It is well located for access to a range of amenities. It is near to a Local Wildlife Site, but development here is not expected to impact on this. There are no major constraints on the site.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some limited scope to expand. Secondary schools full with some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

No objection in principle to access being served from Skellingthorpe Road. A TA and TP will be required to determine whether or not any off site mitigation or developer contributions will be required.

Other Infrastructure Considerations

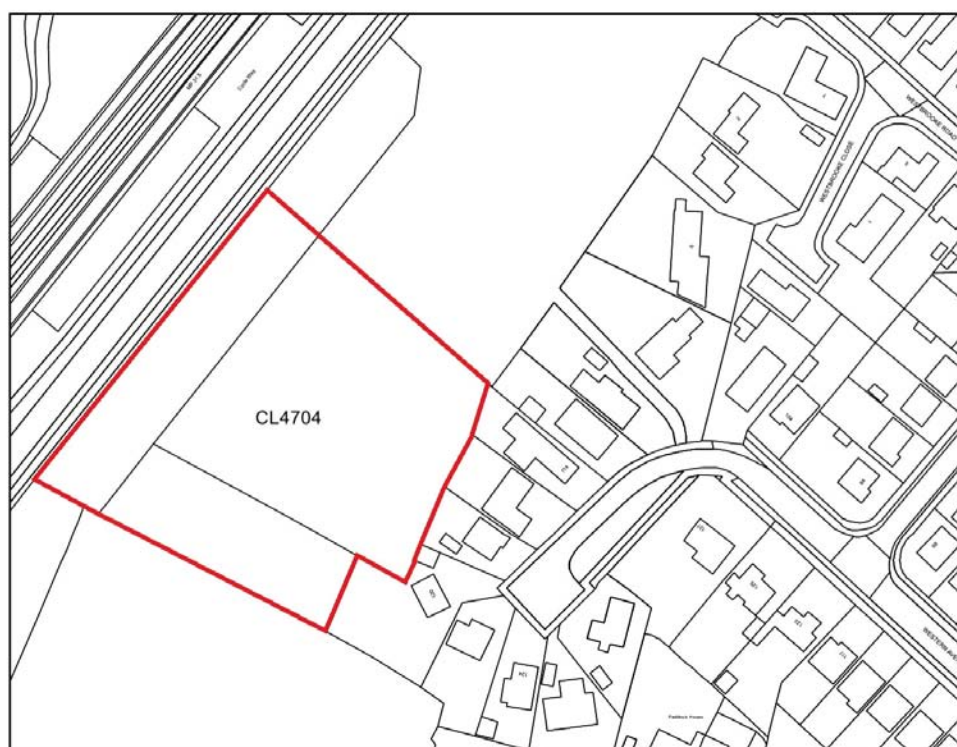
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through.

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. No significant negative effects.



Site Information

This site is a fairly flat garden area including some polytunnels. There are areas of mature trees, particularly along the western edge. The site to the north has permission for housing. There is a former school site to the south and houses to the east. To the west is Tritton Road and beyond a school.

<u>Indicative capacity</u>	30	<u>Current use</u>	Scrub land
<u>Site size (hectares)</u>	0.877	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

This site is suitable for allocation.

Conclusion

This site is located between two proposed allocations, one of which has planning permission. It is well located for access to a range of services. The site is within flood zone 2. It is near to a Local Wildlife Site, but it is not likely to impact on this. There are no major constraints on the site.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full but some limited scope to expand. Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

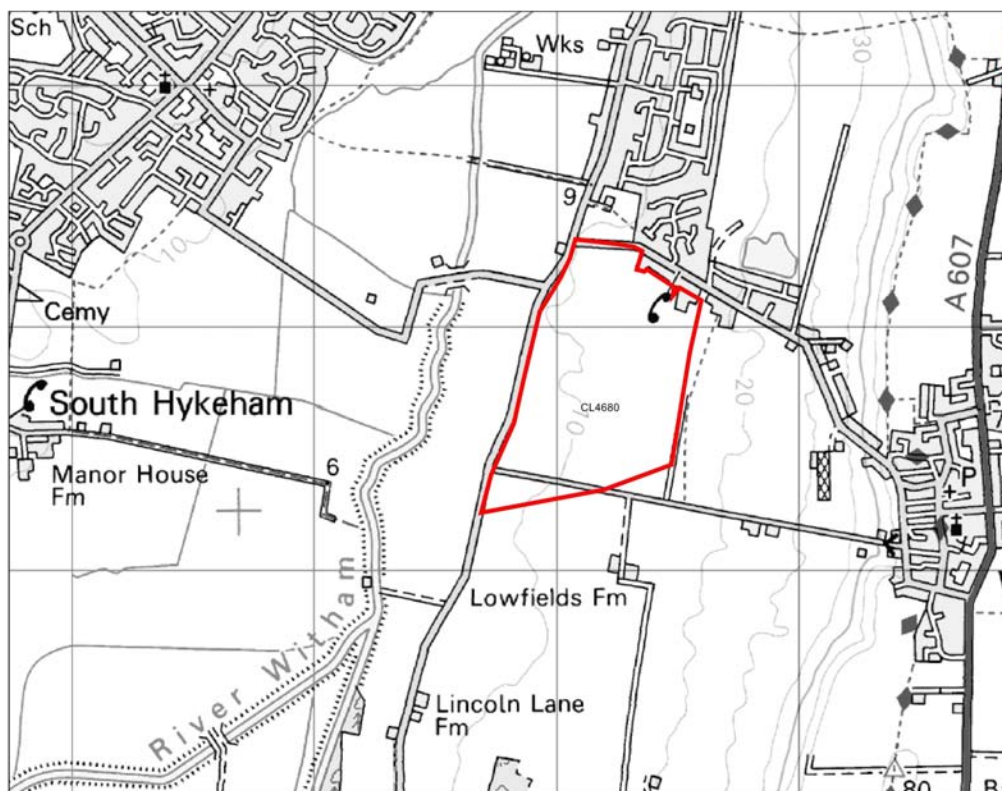
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. No significant negative effects.



Site Information

Please Note: the identified area in the map above is indicative only for the purpose of undertaking the assessment which follows below. It should not be regarded as a formal allocation, or be considered to define any future proposals or allocations for this area. This is a flat site of fields with hedgerows at boundaries and marking individual field boundaries in the site. There are houses and an undeveloped area to the north, farmland to the west, south and east. The proposed southern bypass marks the southern boundary.

Indicative capacity	1000	Current use	Agricultural
Site size (hectares)	63.2	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is located between Waddington Low Fields and the proposed southern bypass, forming a natural boundary for growth. However, there are other more suitable areas to be developed in advance of this in the Lincoln area during the plan period, therefore this site has been identified as a Broad Location for growth for development beyond the plan period. It is fairly near to local services and facilities but, given its size, it would be expected to deliver additional facilities when developed. It is near to some Local Wildlife Sites and it is adjacent to an area of great landscape value and a green wedge. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some areas at medium and high risk of surface water flooding, particularly along the western edge, but these could be managed through design and layout.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Transport Considerations

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

Comments from Highways Authority

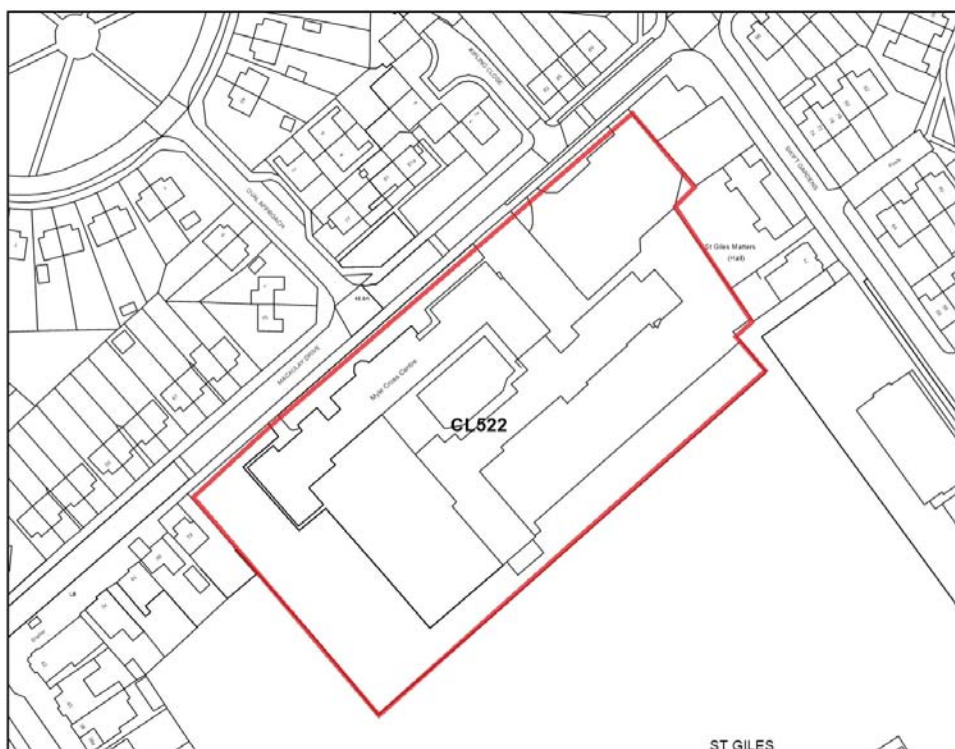
A Transport Assessment and Travel Plan will be required to determine what off site mitigation and S.106 developer contributions will be required. A contribution to the Lincoln Southern bypass will be required.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score



Site Information

This site includes a school building now used as a teacher training centre. There is a car park and security fencing around the buildings. There are housing estates to the west and north, there are some community buildings to the east and playing fields to the south.

Indicative capacity	44	Current use	Education
Site size (hectares)	1.30	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is fully developed and in use as a teacher training facility. It is well located for access to a range of services and facilities. It is near to a grade II listed building but it is not considered that development here would impact on its setting. There are no major constraints on the site. Given its ongoing use, there are better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some potential to expand to accommodate some development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Trips generated from proposal likely to be less than those from the school.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 4, 9, 13, 14, 15. No significant negative effects.



Site Information

Private surface car park (used by Siemens). Car park is tarmac with metal barrier to road frontage and public footpath through centre of site

Indicative capacity	29	Current use	Car parking
Site size (hectares)	0.3846	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is very well located for access to the city centre and services and facilities. It is within a larger regeneration opportunity area and as such it is preferable that any development here would be as part of a masterplan for this site and adjacent sites. The site is in flood zone 3. It is near to a number of heritage assets, but it is considered that development could occur here without impacting on their setting. It is near to an Air Quality Management Area. This site is not allocated in the plan, but it could be redeveloped under the opportunity areas policy in the Lincoln chapter of the Local Plan.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Difficult to expand nearby primary school, if whole site developed new primary needed, smaller bits could be accommodated, secondary schools full, but some limited potential to expand

Transport Considerations

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

Comments from Highways Authority

Access to the site from Waterside North appears acceptable, in principle, which would be preferable to access from Brook Street. The change in use of the site from a car park to residential would probably reduce vehicle trips on the adjacent network.

Other Infrastructure Considerations

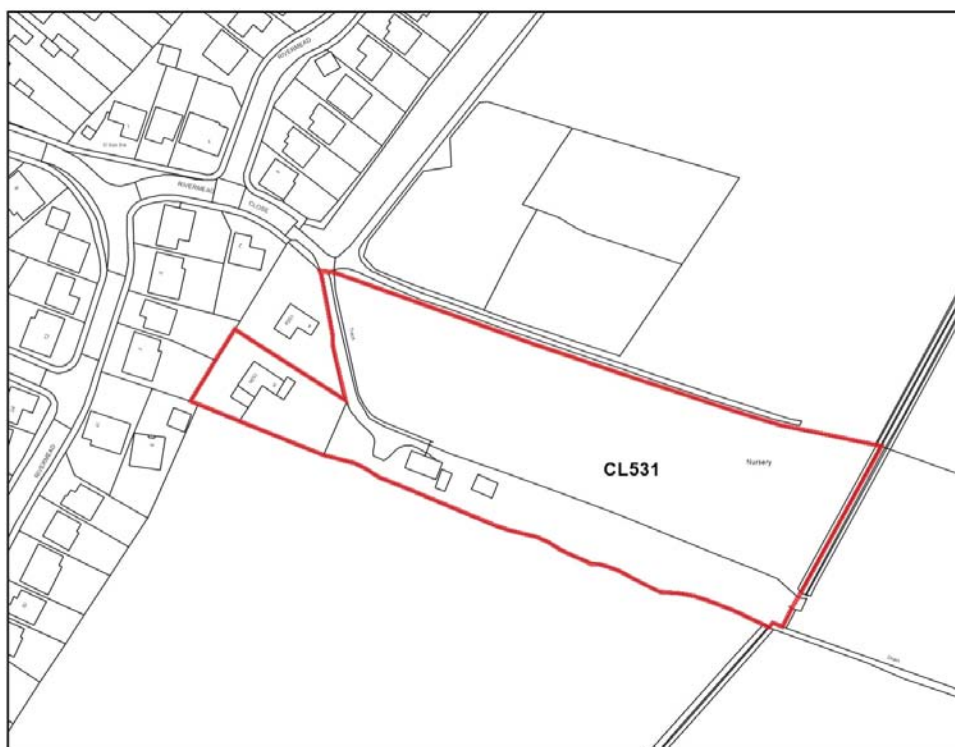
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Some localised enhancement to network may be required to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 9, 13, 14, 15. Significant negative effects: 8



Site Information

This site is flat and largely undeveloped and laid to grass with the exception of a house at the south west corner and some buildings on the southern boundary. It is flanked by trees at the north and south boundaries and there appears to be a pond at the eastern end of the site. There are allotments to the north, a river to the east, pasture to the south and houses to the west.

Indicative capacity	30	Current use	Grass land and out buildings
Site size (hectares)	0.88	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is partly developed and is fairly well located for access to amenities. It is within a green wedge. It is near to a Local Wildlife Site and development on this site could require management or mitigation of any effects. Most of the site is in flood zone 2 and the eastern extent is in flood zone 3. It is within an area categorised as grade 3 agricultural land and is undeveloped. Historic uses on the site mean there is potential for land contamination that may require remediation, subject to further investigation. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Local schools at capacity but some potential to accommodate this development.

Transport Considerations

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

Comments from Highways Authority

Access to the site from Rivermead Close would appear acceptable, in principle.

Other Infrastructure Considerations

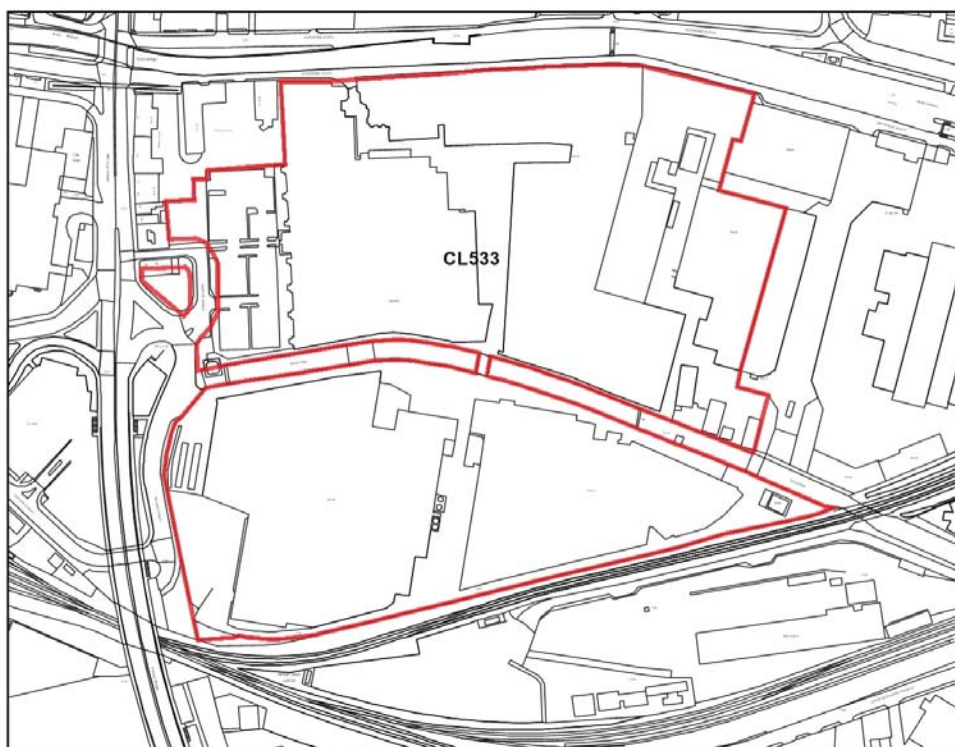
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Water main crossing through

Integrated Impact Assessment Score

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



Site Information

This is a large industrial site, which includes old factory buildings and new buildings occupied by Siemens, used for manufacturing and offices. The Sincil Dike crosses the site. The River Witham forms the northern boundary, the A15 at the west and the railway at the south. The site is mainly surrounded by commercial uses and the bus station is to the west.

Indicative capacity	490	Current use	Industrial
Site size (hectares)	9.10	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This developed site is in industrial use but is very well located with access to the city centre and services and facilities. Although there are a number of heritage assets nearby, it is likely that redevelopment could enhance their setting. A large part of the site is in flood zone 2 and some is in flood zone 3. Part of the site is within an Air Quality Management Area. Given historic uses on the site there is potential for land contamination which may require remediation, subject to further investigation. Availability of site unclear and there are other appropriate sites available to meet growth needs in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Scale of development would require 3/4 of a primary school on site, local schools at capacity and limited opportunity to expand primary schools.

Transport Considerations

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

Comments from Highways Authority

The highways authority has no objection in principle to the proposal. A Transport Assessment will be required to determine whether any off site mitigation works are necessary.

Other Infrastructure Considerations

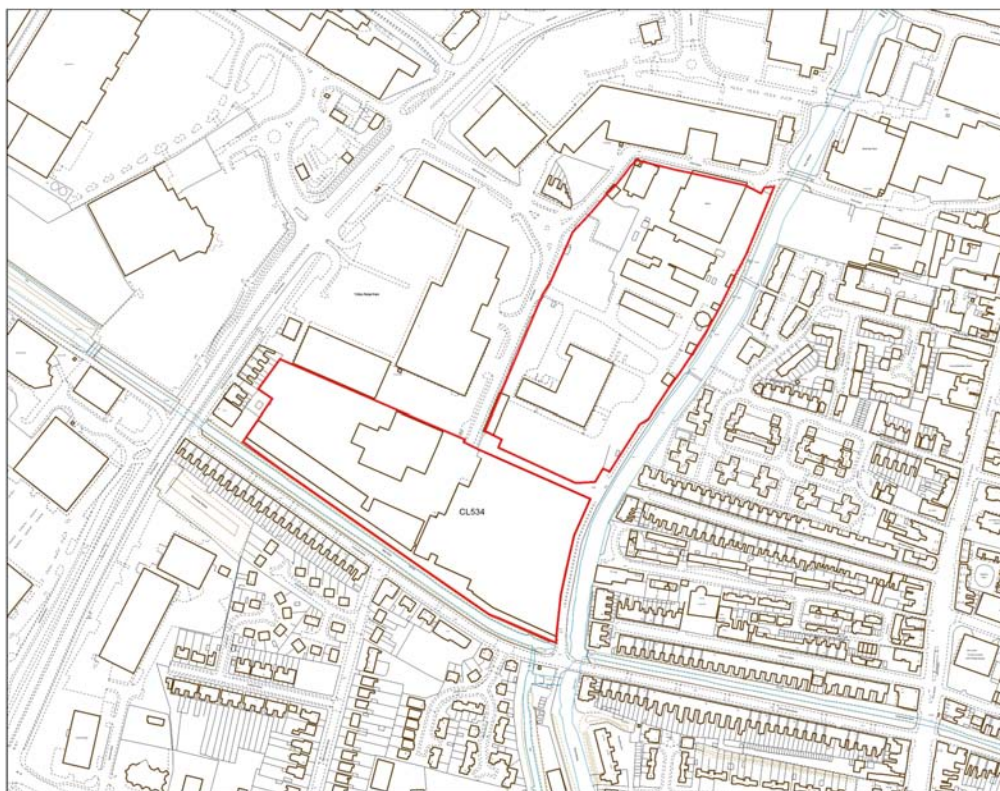
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 3, 9, 13, 15. Significant negative effects: 8



Site Information

Large site near to the centre of Lincoln between the retail warehouse units on Tritton Road and the river. Site contains a mix of old and new industrial buildings, a workshop and office units.

Indicative capacity	407	Current use	Industrial
Site size (hectares)	7.75	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This developed site is well located near the edge of the city centre with good access to a range of services and facilities. It is currently in employment use, but it is within an area where policy is flexible for any site to change to residential use. It is near to a Local Wildlife Site and some heritage assets, but it is considered that the site could be redeveloped without harming them. Given historic uses on the site there is potential for land contamination which may require remediation, subject to further investigation. The site is entirely within flood zone 3, but it is likely that redevelopment could occur with adequate mitigation and sustainability benefits. Given the current employment use and the flexibility for residential redevelopment in the Local Plan here, this site is not being allocated for housing.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full and on constrained sites, new sites needed. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Based on information provided, the highways authority has no objection in principle. A Transport Assessment required to determine whether off site mitigation works are necessary.

Other Infrastructure Considerations

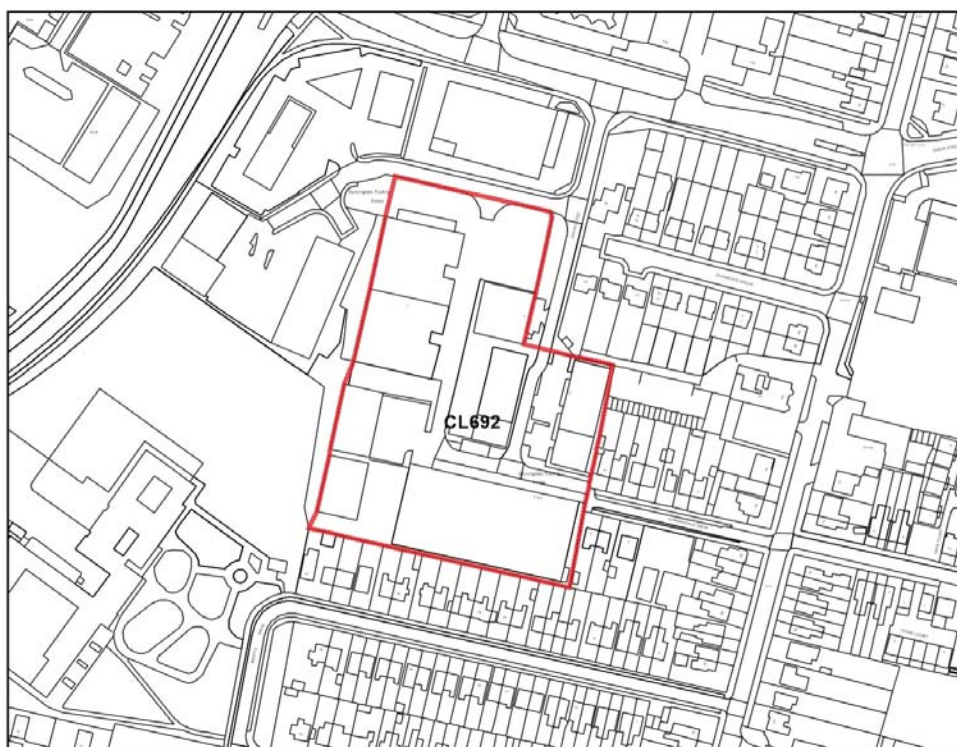
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 9, 13, 15. Significant negative effects: 12



Site Information

This brownfield site contains a number of industrial units with associated access and parking. There are houses to the east and south, industrial units to the north, and industrial units and a school playing field to the west.

Indicative capacity	102	Current use	Industrial
Site size (hectares)	1.72	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is developed and is in an allocated employment area in the local plan. It is well located for access to services and facilities. It is entirely within flood zone 3. Historic uses on the site mean there is potential for land contamination and may require remediation, subject to further investigation. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools projected to be full but some potential to accommodate this development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Based on the information that has been provided to date, the highways authority has no objection in principle to the proposal.

Other Infrastructure Considerations

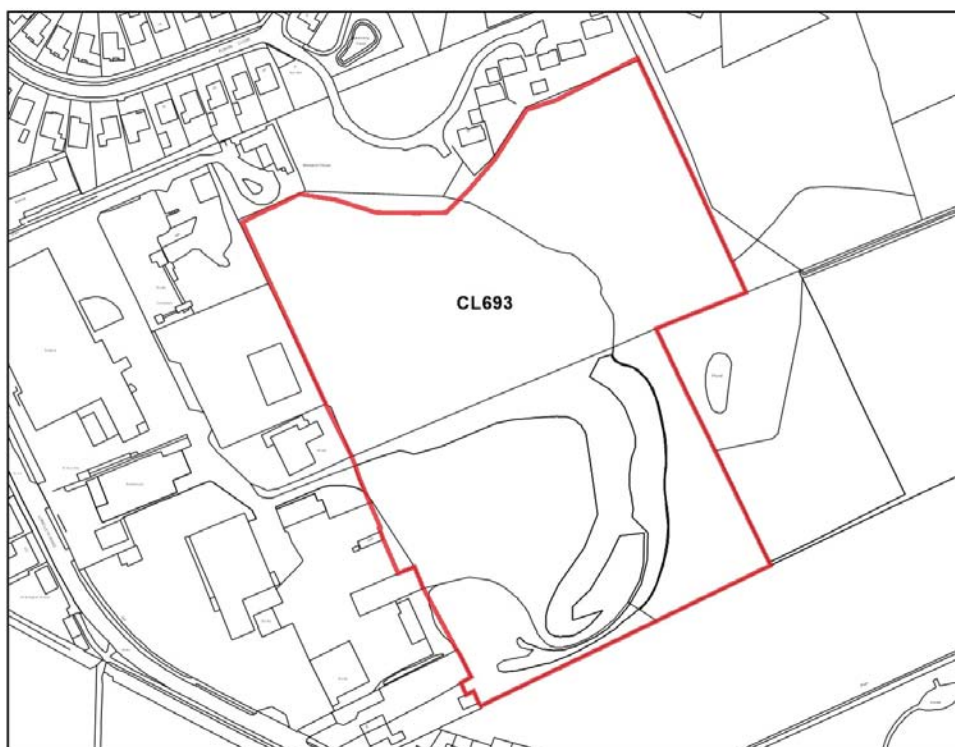
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

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



Site Information

This site is mainly scrub land although it has some wooded areas and it includes an area of open storage. A residential development is being built to the north, there are industrial units to the west, and there is a wooded area to the east and grass land to the south.

Indicative capacity	64	Current use	Grass land
Site size (hectares)	3.8	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is undeveloped land in a reasonably good location for access to services and facilities. It is unclear how satisfactory access could be achieved given surrounding development. It is adjacent to a Local Wildlife Site and as such may need management or mitigation of impacts if developed. Given historic uses on the site, there is potential for land contamination that could require remediation, subject to further investigation. There are better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full and on constrained sites, but some potential to expand if adjacent land is available. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No obvious point of access. Access from the existing industrial access would not be acceptable. Transport assessment required.

Other Infrastructure Considerations

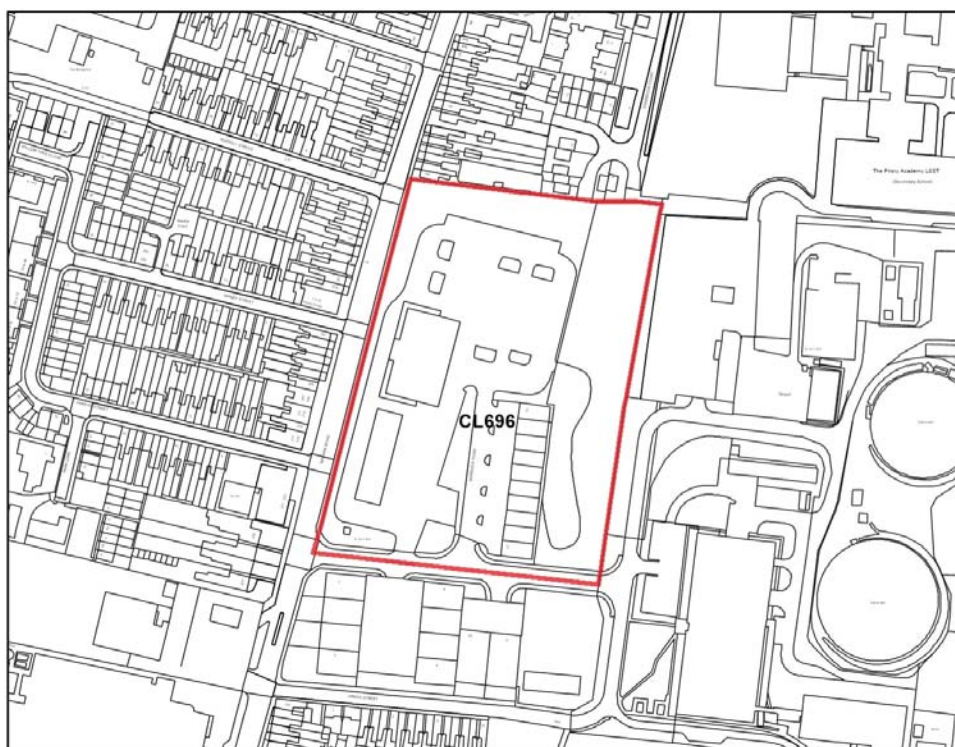
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 13, 14, 15. No significant negative effects.



Site Information

This site includes a car showroom, parking and some industrial units, with the showroom being raised up from the surrounding area. There are some bushes as part of a landscaping scheme at the edges of the site. There are residential areas to the west and north and industrial areas to the south and east.

Indicative capacity	64	Current use	Industrial
Site size (hectares)	2.14	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is in use as a car garage and industrial units with potential contamination issues. It is well located for access to a range of services and facilities. Its availability is unclear and there is potential for conflict with neighbouring uses if developed for residential uses. It is near to a Local Wildlife Site and a conservation area, but it is not expected that development here would impact on these. Part of the site is in an Air Quality Management Area and the likely access would take vehicles through this AQMA. Historic uses on the site mean there is potential for land contamination that may require remediation, subject to further investigation. The site is within the consultation zones for a hazardous installation near to the site and as such the HSE would need to be consulted on development on this site. However, this hazardous installation is in the process of being decommissioned. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some pions to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Based on the information the highways authority has no objection in principle. Off site mitigation or developer contributions may be required.

Other Infrastructure Considerations

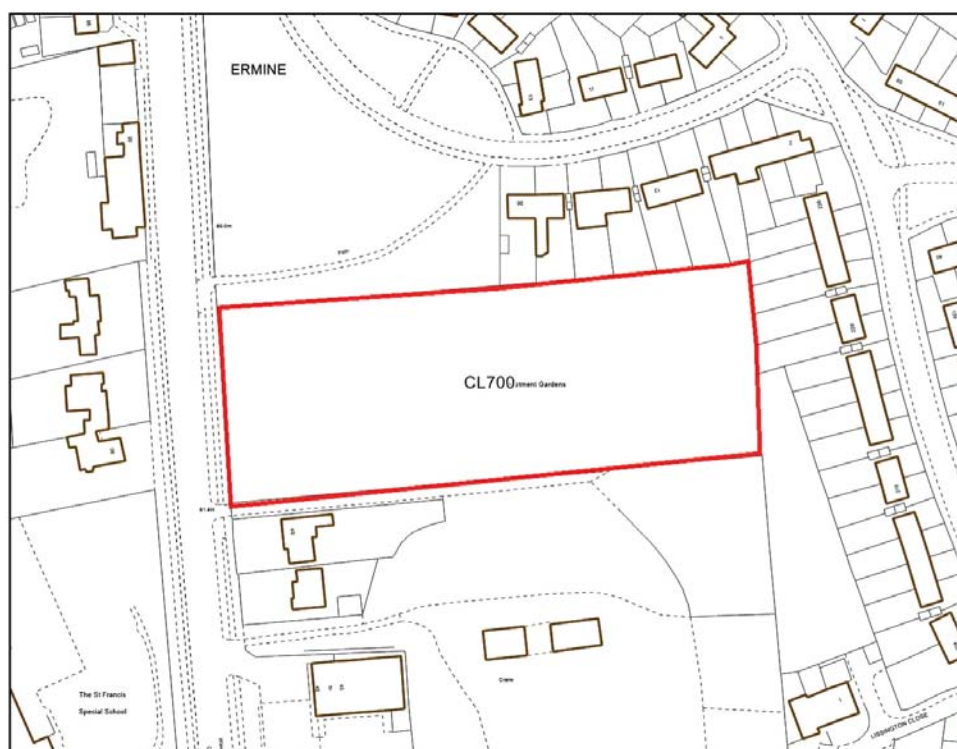
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 9, 13, 15. Significant negative effects: 8



Site Information

This site is a flat former allotment site that is now overgrown and laid to grass. It is bordered by hedgerows and mature trees. There are houses surrounding the site as well as a green space to the north and a small quarry to the south.

Indicative capacity	29	Current use	Former allotments
Site size (hectares)	0.84	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

This allotment is surplus to requirements and should be allocated for housing.

Conclusion

This site was previously used as an allotment, but it is in the process of being deallocated for this purpose. It could be considered in isolation or alongside neighbouring sites. It is well located for access to services and facilities. It is near to a grade II listed building but it is considered that development could occur on this site without impacting on its setting. There are no major constraints on the site, but given it is currently being deallocated as surplus to needs, it is not being proposed for a housing allocation at this time.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full with some limited scope to expand. Secondary school with some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 3, 15. No significant negative effects.



Site Information

Former County infant school, now occupied by 'Acorn Free School'. Fairly flat site with school buildings, parking area, playground and playing fields. Some trees and bushes at edge of the site. Surrounded by residential estates and a primary school is also to the west.

Indicative capacity	75	Current use	Former school
Site size (hectares)	1.26	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is in use as a school and as such it is not considered to be available for redevelopment. It is near to a Local Wildlife Site, but development at the site would be unlikely to impact on this. Historic uses on the site mean there is potential for land contamination that may require remediation, subject to further investigation.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Local schools at capacity but some potential to expand to accommodate this development.

Transport Considerations

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

Comments from Highways Authority

Based on the information that has been provided to date, the highways authority has no objection in principle to the proposal. The existing accesses to the school will need to be closed/ improved to create a single access to the site.

Other Infrastructure Considerations

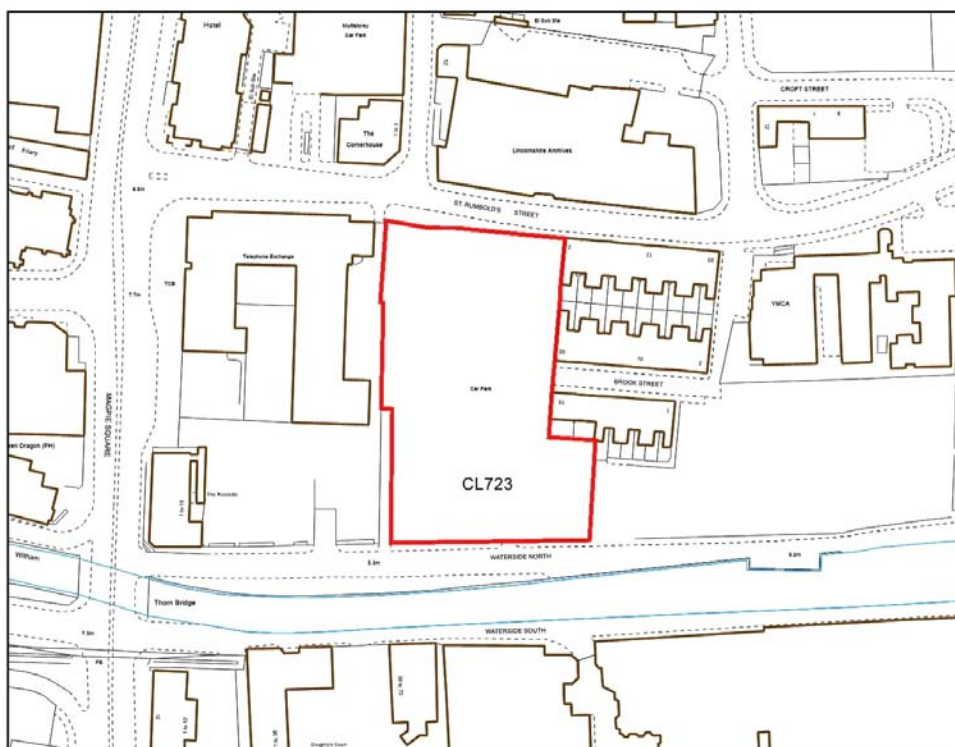
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Some localised enhancement to network may be required to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

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



Site Information

This site rises slightly from the south and is used as a surface level car park. It is raised up slightly from Waterside North at the south, and beyond this is the River Witham. The main access to the site is to St Rumbold's Street to the north. The boundaries at the south and north are quite open and the site is bound by buildings to the west and east. There are offices to the west and north, houses and a car park to the east.

Indicative capacity	35	Current use	Car park
Site size (hectares)	0.46	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is very well located for access to the city centre and services and facilities. It is within a larger regeneration opportunity area and as such it is preferable that any development here would be as part of a masterplan for this site and adjacent sites. The site is in flood zone 3. It is near to a number of heritage assets, but it is considered that development could occur here without impacting on their setting. It is near to an Air Quality Management Area. Historic uses on the site mean there is potential for land contamination that may require remediation subject to further investigation. This site is not allocated in the plan, but it could be redeveloped under the opportunity areas policy in the Lincoln chapter of the Local Plan.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full but some limited scope to expand. Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

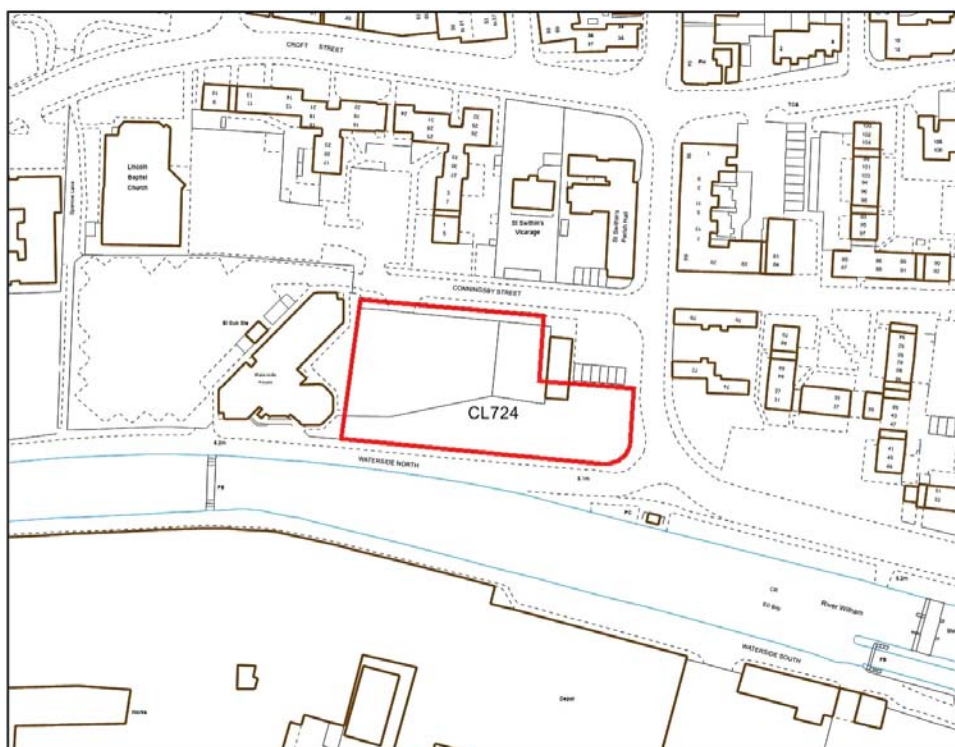
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 9, 13, 15. Significant negative effects: 8



Site Information

Environment Agency Car Park. Metal fence around site. Includes an area of green space with bushes and trees.

Indicative capacity	25	Current use	Car park
Site size (hectares)	0.27	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is very well located for access to the city centre and services and facilities. It is within a larger regeneration opportunity area and as such it is preferable that any development here would be as part of a masterplan for this site and adjacent sites. The site is in flood zone 3. It is near to a number of heritage assets, but it is considered that development could occur here without impacting on their setting. It is near to an Air Quality Management Area. This site is not allocated in the plan, but it could be redeveloped under the opportunity areas policy in the Lincoln chapter of the Local Plan.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Local schools at capacity and limited opportunity to expand primary schools.

Transport Considerations

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

Comments from Highways Authority

Access to the site from either Waterside North or Conningsby Street would appear acceptable, in principle. The change in use of the site from a car park to residential would probably reduce vehicle trips on the adjacent networks.

Other Infrastructure Considerations

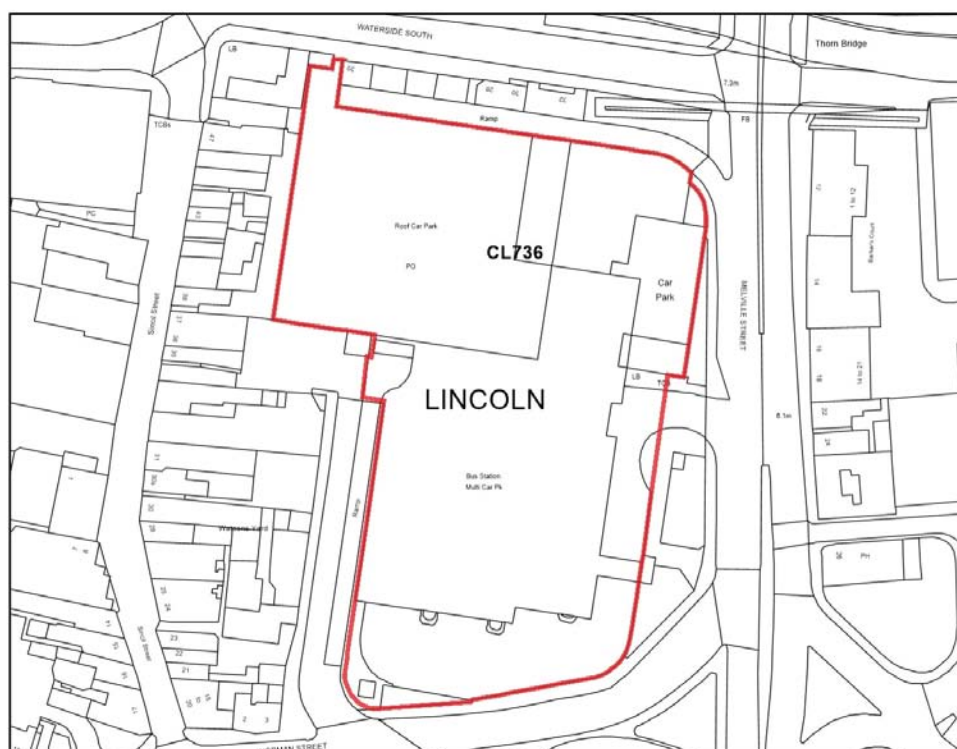
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Some localised enhancement to network may be required to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 9, 13, 14, 15. No significant negative effects.



Site Information

This site is Lincoln bus station and has car parking on the roof. Urban location next to A15, industrial units, town centre retail areas and car parking. The River Witham runs along the northern boundary.

Indicative capacity	58	Current use	Bus station
Site size (hectares)	0.98	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well located at the edge of the city centre with access to a range of services and facilities. It is a key site in the city centre regeneration as part of the transport hub, as such it is not considered to be available for housing development. It is near to a number of heritage assets but it is not considered that development here would necessarily impact on these, but could enhance their setting. It is adjacent to an Air Quality Management Area. Historic uses on the site mean there is potential for land contamination that may require remediation, subject to further investigation.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Local schools at capacity and limited opportunity to expand primary schools.

Transport Considerations

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

Comments from Highways Authority

Forms part of the transport hub proposal.

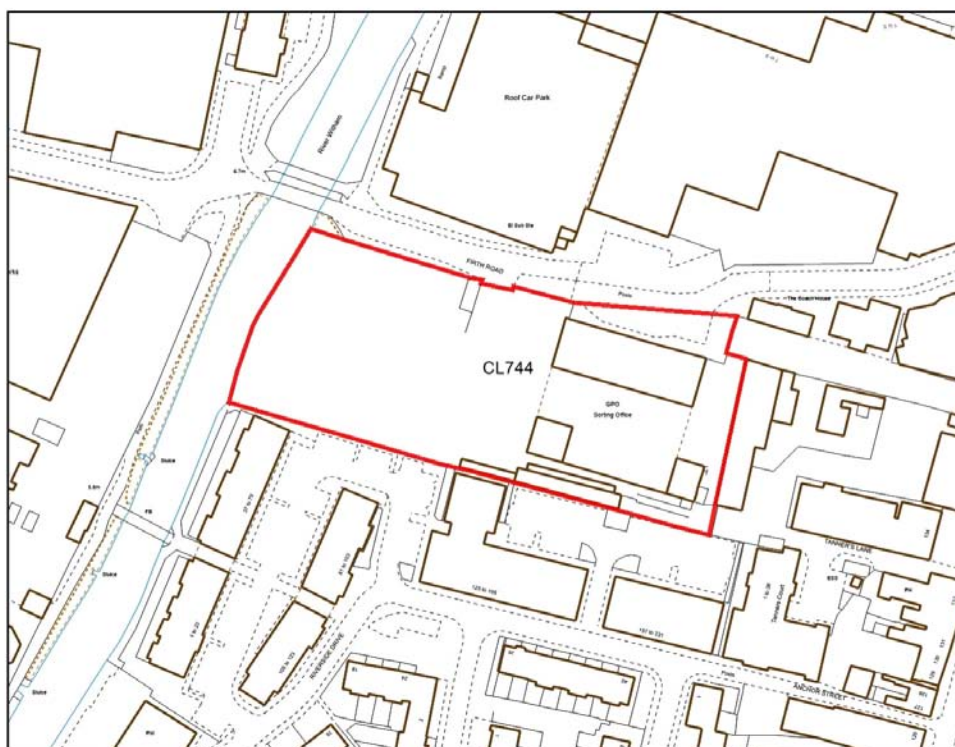
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

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



Site Information

This site is a three storey square brick PO sorting office and adjacent car park.

Indicative capacity	26	Current use	Industrial warehouse
Site size (hectares)	0.76	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well located at the edge of the city centre with good access to a range of services and facilities. It is currently used as a Royal Mail sorting office and as such its availability is unclear. It is within an area where the Local Plan allows for flexibility for changes of use to residential use. It is adjacent to a Local Wildlife Site and as such may require some management or remediation of any effects. It is near to a number of heritage assets and the north eastern corner is within a conservation area, but it is considered that development here could enhance the setting of these assets. It is near to an Air Quality Management Area. Historic uses mean that there is potential for land contamination that may require remediation, subject to further investigation. Given the current employment use and the flexibility for residential redevelopment in the Local Plan here, this site is not being allocated for housing.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full and on constrained sites, new sites needed. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Sustainable location where car use not considered essential. Footway to be provided. Carriageway to be a minimum of 5 metres. Vehicular trip generation would need to be no more than existing use.

Other Infrastructure Considerations

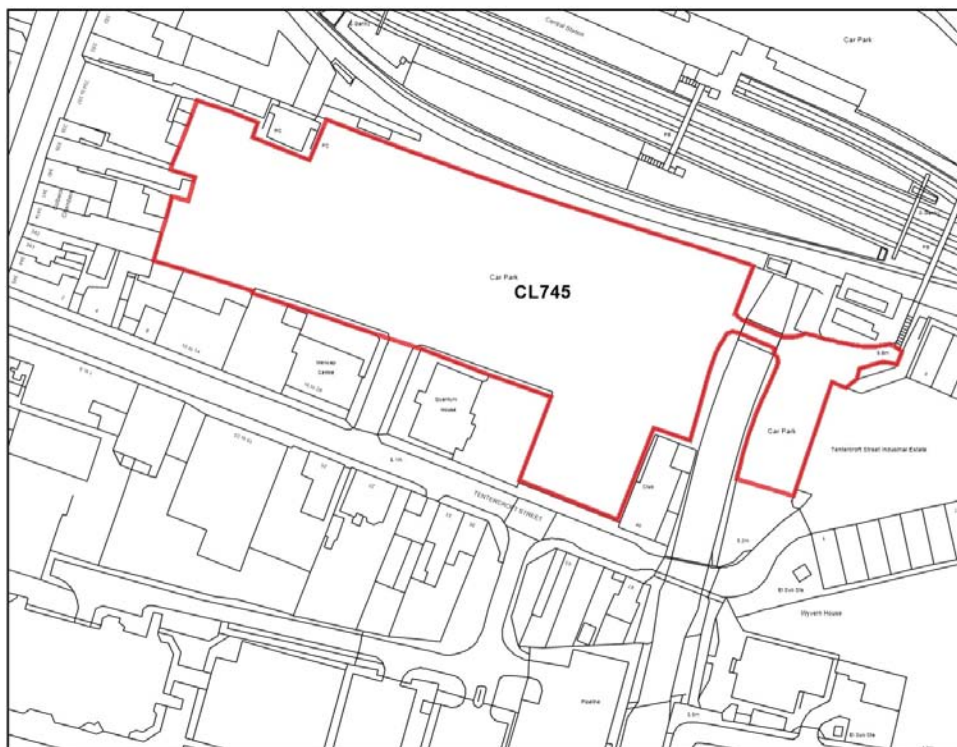
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 9, 13, 15. Significant negative effects: 6, 8



Site Information

This site is a car park with a waterway running through it and is adjacent to the east-west link road. The railway station is to the north, there is a retail street to the west, there is an industrial warehouse to the east and there are some small offices to the south.

Indicative capacity	60	Current use	Car Park
Site size (hectares)	1	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is centrally located with good access to the city centre and a range of services and facilities. It is an important part of the city regeneration and transport hub. As such it is not considered to be available for residential development. It is near to a number of heritage assets and a Local Wildlife Site, but it is not considered that the presence of these would preclude development. It is near to an Air Quality Management Area.

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools at capacity and limited opportunity to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No objection in principle on the basis that vehicular trips from a residential development will be less than for the current car park use. Rear access to the shops on the High street will need to be maintained.

Other Infrastructure Considerations

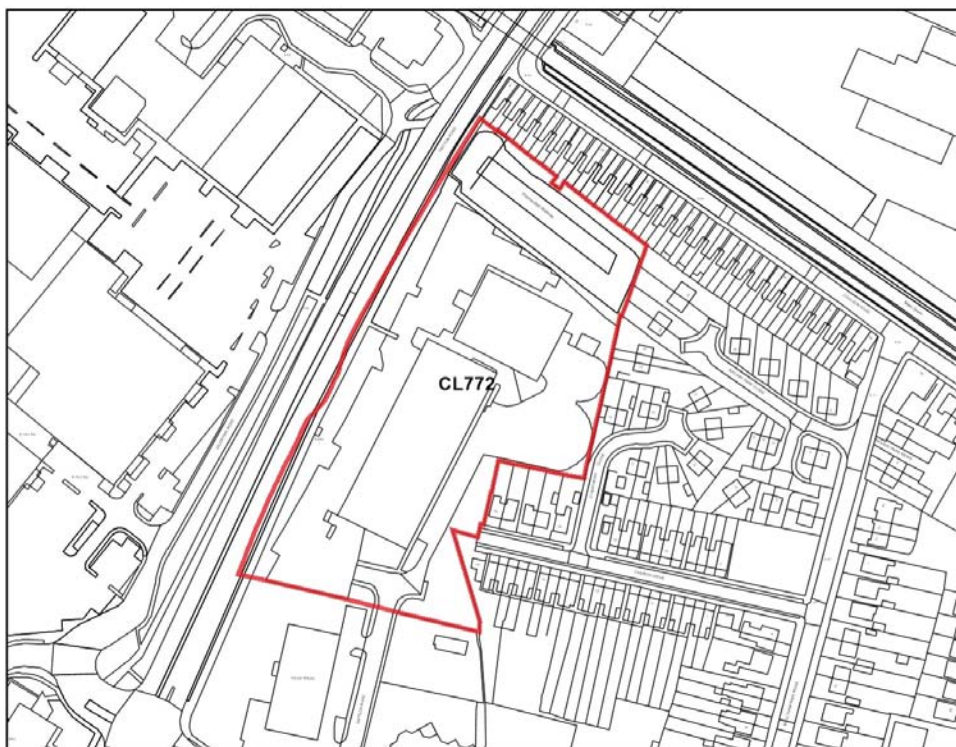
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe crossing through

Integrated Impact Assessment Score

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



Site Information

This includes a number of large retail warehouses, a gym, car parking and a raised bank between gym and terraced housing to the north. There are houses to the north and east, and more retail warehouses to the south and west.

<u>Indicative capacity</u>	67	<u>Current use</u>	Retail
<u>Site size (hectares)</u>	2.22	<u>Brownfield/Greenfield</u>	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is currently in use as retail warehousing and a gym. It is within flood zone 3. It is near to a Local Wildlife Site and a grade II listed building, but it is not considered that development here would impact on these. Its availability is questionable and there are better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Schools projected to be full but some potential to accommodate development.

Transport Considerations

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

Comments from Highways Authority

Situated in a sustainable location, where car ownership is not considered to be essential. A number of possible access points. No objection in principle to the proposal.

Other Infrastructure Considerations

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

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 9, 13, 15. Significant negative effects: 12



Site Information

This is a fairly large site mainly used for grazing/paddock land and some farmland, and it also includes some farm buildings. There are hedges and trees around boundary of much of the site. There are residential estates and a school to the west, a river and undeveloped areas to the east, and undeveloped areas to the north and south.

Indicative capacity	314	Current use	Paddock/Agricultural
Site size (hectares)	13.08	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is within a green wedge and eastern parts are in flood zone 2. It is adjacent to a Local Wildlife Site and as such impacts may need to be managed or mitigated. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is well located for access to amenities, but there are many better sites available in Lincoln to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some scope to expand to accommodate some development. 1/2 form entry equivalent may be needed to provide for site. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

A number of possible access points, mitigation will be required and contributions towards eastern bypass.

Other Infrastructure Considerations

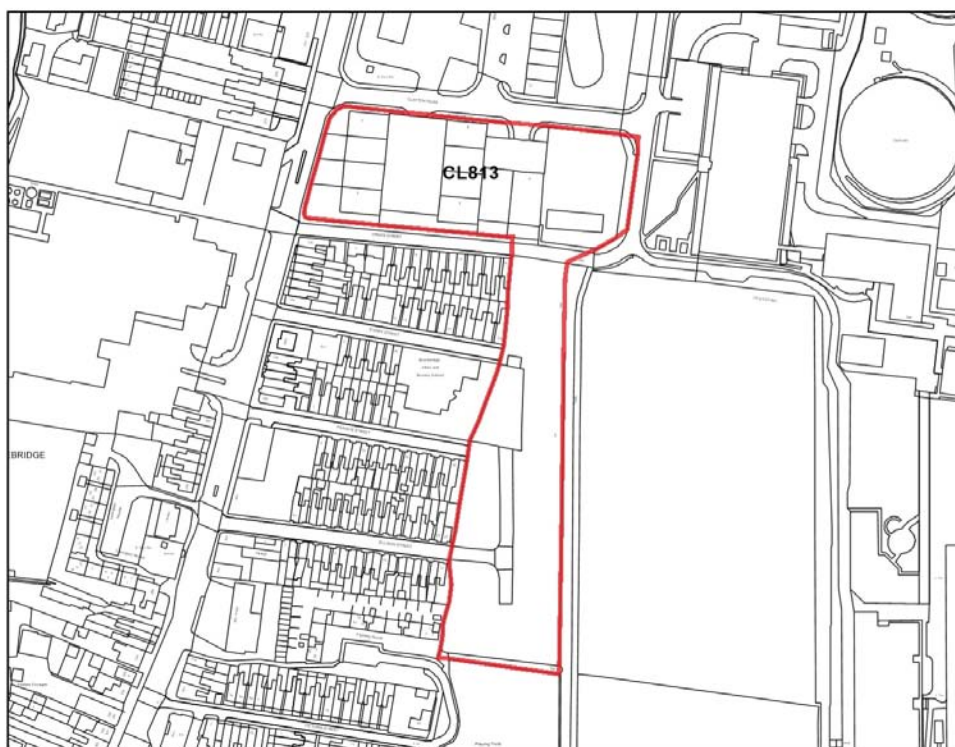
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

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



Site Information

This site includes some industrial and storage units at the northern end and some undeveloped land in the southern part. The northern edge has security fencing along it, the eastern boundary runs through the middle of a field, the southern boundary is marked by a hedgerow, and the western edge is marked by the end of three terraced streets. There are fields to the east, and industrial area to the north and north west, houses to the west and a play area to the south.

Indicative capacity	51	Current use	Industrial
Site size (hectares)	1.5	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - developer controls this and adjacent site, housing permission at south of CL813, would not conflict with adjacent industrial, gas holder being decommissioned, multiple accesses, dispute green wedge and not constrained.

Conclusion

This site is partly developed and in employment use and is partly open space. It is adjacent to green wedge and an area of great landscape value. It is adjacent to an Air Quality Management Area and the access to the site would be through this AQMA. There is potential for conflict with neighbouring industrial uses. Historic uses on the site mean that there is potential for land contamination that may require remediation, subject to further investigation. The site is within the consultation zones for a hazardous installation near to the site and as such the HSE would need to be consulted on development on this site. However, this hazardous installation is in the process of being decommissioned. It is well located for access to a range of services and facilities. There are better sites available in Lincoln to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools at capacity but some potential to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

A number of possible access points. Based on the information that has been provided to date, the highways authority has no objection in principle to the proposal.

Other Infrastructure Considerations

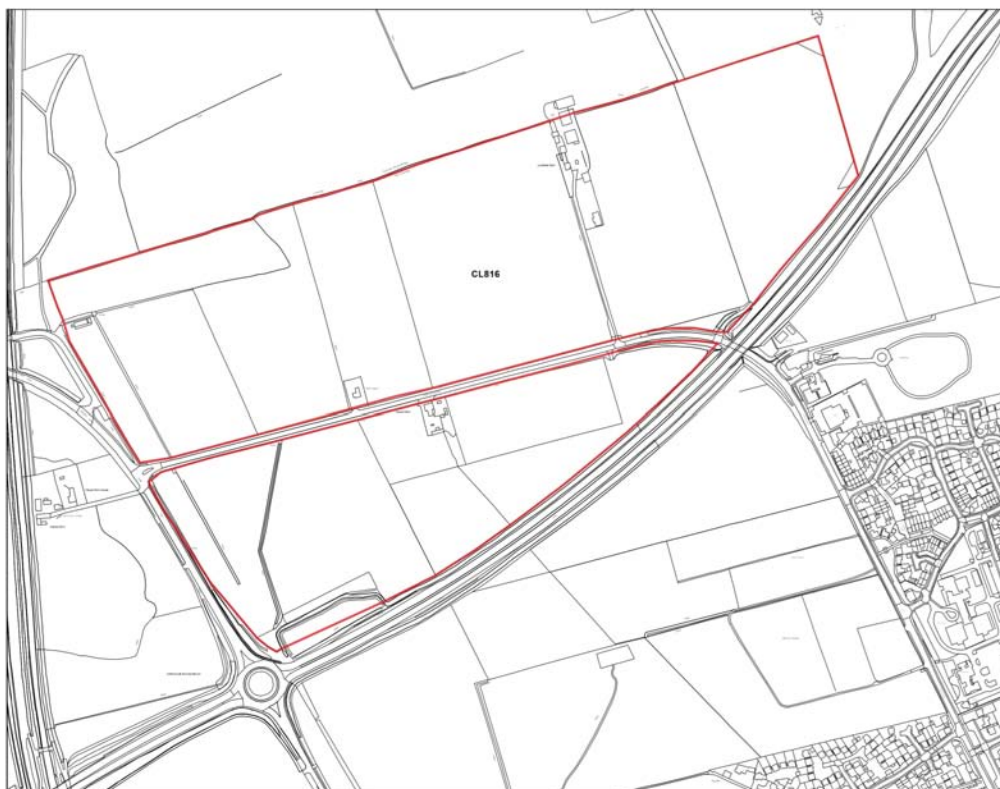
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 15. Significant negative effects: 8



Site Information

This site is fairly flat and includes a number of fields, some arable and some pasture. There are two isolated houses in the centre of the site and some farm buildings at the northern edge. There are a number of hedgerows and trees at the boundaries and separating individual fields within the site. The site is bound by the A46 to the south and the A57 to the west. And there are arable fields to the north.

Indicative capacity	836	Current use	Agricultural
Site size (hectares)	46.47	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is undeveloped and is outside of the bypass. It is within a green wedge and western parts are in flood zone 3 and large areas are at high risk of surface water flooding. The site is adjacent to a Local Wildlife Site and therefore management or mitigation of impacts may be required. The site is within an area categorised as grade 3 agricultural land and is in agricultural use. There is reasonable access to some services and facilities. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full and on constrained sites. Site equivalent of 2FE - new site needed for primary. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

The highways authority would not support residential development here as it is considered to be in unsustainable location, with car ownership essential. No existing pedestrian/cycle links into the city.

Other Infrastructure Considerations

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

Will require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 5



Site Information

This site consists of a number of fields, one ploughed, others left to grass including a paddock and stables. There are ditches, trees and bushes marking field boundaries. There are allotments to and houses to the east, the A57 and fields beyond to the west, the A46 and fields beyond to the north, and parkland to the south.

Indicative capacity	506	Current use	Agricultural
Site size (hectares)	21.1	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is undeveloped, it is within a green wedge and western parts are in flood zone 3 and are at high risk of surface water flooding. It is adjacent to a local wildlife site and therefore some management or mitigation of impacts may be necessary. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is reasonable access to some services and facilities. There are many better sites available in Lincoln to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full and on constrained sites. This level of development would need 1.5 FE primary. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Due to the number of dwellings proposed a Transport Assessment will be required to determine whether or not any improvements to the existing highway network will be required. Frontage footway to be provided.

Other Infrastructure Considerations

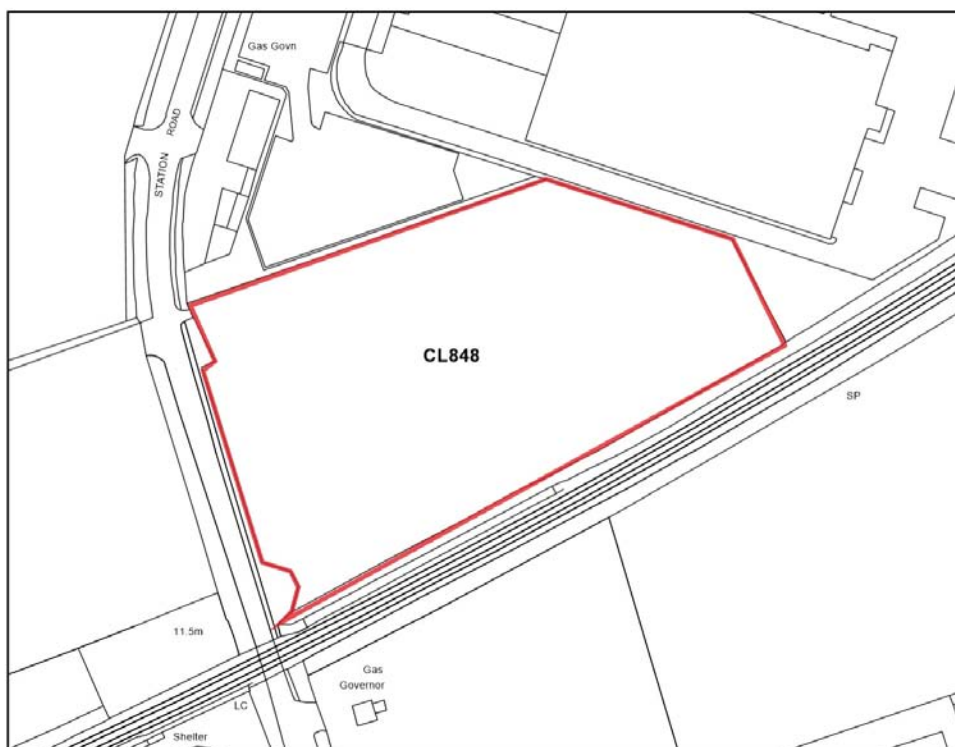
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 5



Site Information

This site is an area of scrub land between North Hykeham Station and surrounding industrial areas. There are some trees at the western boundary.

Indicative capacity	40	Current use	Industrial
Site size (hectares)	1.19	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is within an allocated employment area. It is well located for access to services and facilities and is adjacent to the station, however residential development here would likely conflict with neighbouring uses. It is adjacent to a Local Wildlife Site. Historic uses on the site mean that there is potential for land contamination that may require remediation subject to further investigation. Many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools have some potential to expand to accommodate this development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access onto Station Rd unacceptable due to proximity to railway line and visibility restrictions. Access via adjacent industrial estate possible.

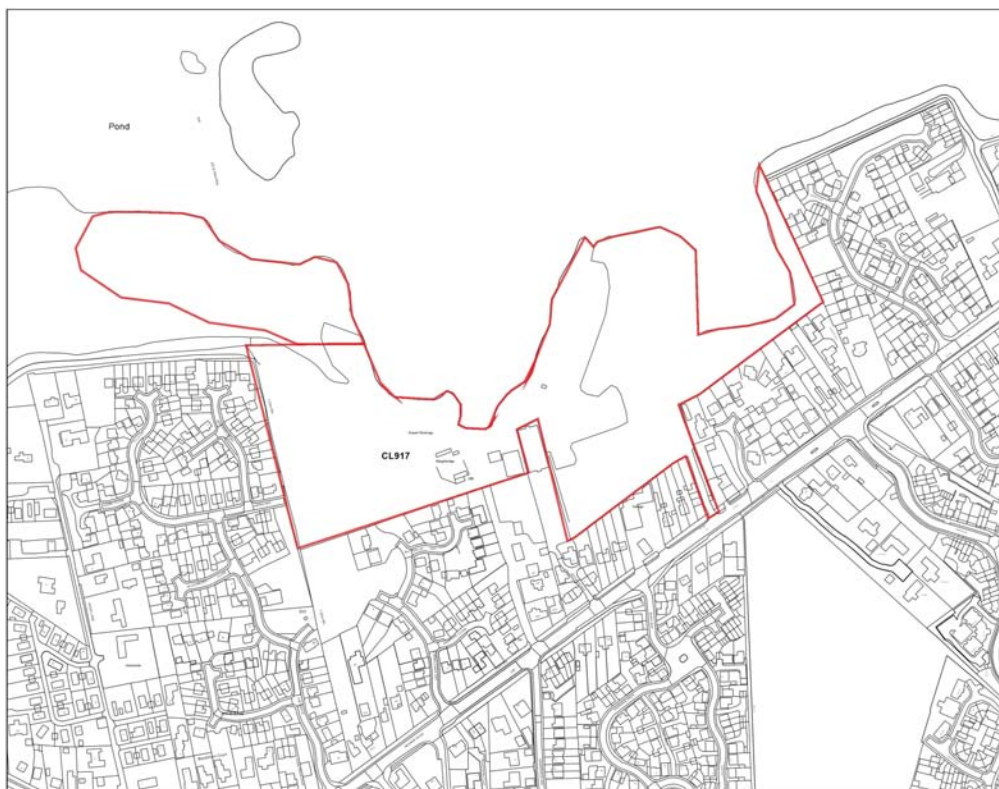
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

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



Site Information

This site is a former minerals working and is now used for the sale of aggregates. It is not clear of the access would be suitable for development. There are bushes on the site and some undeveloped area. There are lakes to the north, and houses and some business uses to the south, east and west.

Indicative capacity	256	Current use	Mineral working site
Site size (hectares)	8.54	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - waste licence is being surrendered on the site, outline application on site demonstrated suitable approach on site, withdrawn to resolve licence, highways and Wildlife Trust raised no concern - site can deliver 180 homes.

Conclusion

This former mineral working site is within a green wedge. It has been used for the sale of aggregates, although this use is expected to cease shortly. It is fairly well located for access to services and facilities. Large parts of the site are within a Local Wildlife Site. It is within a green wedge. It is adjacent to areas where historic uses mean there is potential for land contamination and may require remediation subject to further investigation. Whilst it is in an area categorised as grade 3 agricultural land, the site has been worked and would be unlikely to be suitable for agriculture. There are many better sites in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Served by a number of primary schools with some options to expand to accommodate some growth. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

More than 1 access point reqd. Station Rd/Mill Ln jnctn beyond capacity, mitigation likely required.

Other Infrastructure Considerations

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

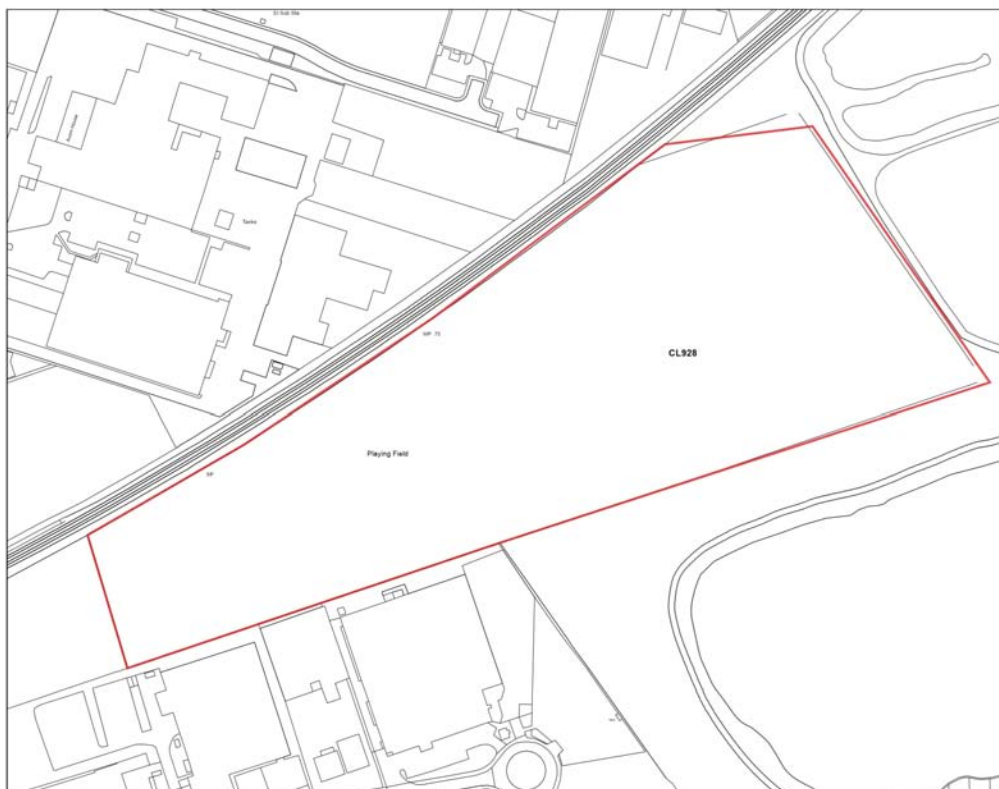
Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 5

CL928

**Former Lincoln Castings Site C, Station Road,
North Hykeham**

Rejected

Site Information

This site is an area of scrub land between the railway line and an industrial area. There are hedges at the site boundaries. To the east there is an undeveloped area which includes large ponds or lakes. To the north and south are allocated industrial areas.

<u>Indicative capacity</u>	206	<u>Current use</u>	Open space
<u>Site size (hectares)</u>	6.85	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is an area of scrubland and it is within a green wedge. Whilst it is well located for access to services and facilities, it is next to industrial areas and the railway line and residential development might lead to conflict with neighbouring uses. It is adjacent to two Local Wildlife Sites which could be impacted by development here. Whilst it is within an area categorised as grade 3 agricultural land, this site is within the urban area and is unlikely to be suitable for agriculture. It is adjacent to areas where historic uses mean there is potential for land contamination and may require some remediation subject to further investigation. There are better sites available in Lincoln.

CL928

**Former Lincoln Castings Site C, Station Road,
North Hykeham**

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Served by a number of primary schools with some options to expand to accommodate some growth, but potentially need an additional site. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No direct link to the public highway. Improvements to existing highway network may be required. Capacity issues at Station Rd/Newark Rd junction. Contributions to the Southern bypass would be required.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 14, 15. Significant negative effects: 5



Site Information

This site is a grassy area with some waterbodies. There are some trees at the site boundaries and bordering the ponds. To the south is the railway line and beyond it there is a large lake and a development site. To the north is a waste recycling centre and a waste incinerator. To the east is a car park area and industrial areas. To the west is wooded areas and ponds.

Indicative capacity	418	Current use	Former land fill site
Site size (hectares)	17.4	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

This site should be allocated as it is brownfield land, proposals on the site would deliver continuation of green network, is in flood zone 1, and the site is otherwise sustainable.

Conclusion

This is an area that has previously been worked for minerals and it includes some waterbodies and some undeveloped areas. It is adjacent to the railway line and the waste incinerator and therefore there is potential for conflict between neighbouring uses. It is well located for access to services and facilities. It is within a green wedge and is near to some Local Wildlife Sites. Historic uses in and around the site mean there is potential for land contamination that may need remediation subject to further investigation. There are some small areas at high and medium risk of surface water flooding but this could likely be dealt with through design and layout. There are better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Served by a number of primary schools with some options to expand for some growth. The scale of site would require 3/4FE alone. On site provision of primary school. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No existing connection to the maintainable highway. Off site mitigation may be required. The Station Road/Newark Road junction is currently over capacity. A contribution towards the Lincoln Southern bypass would be required.

Other Infrastructure Considerations

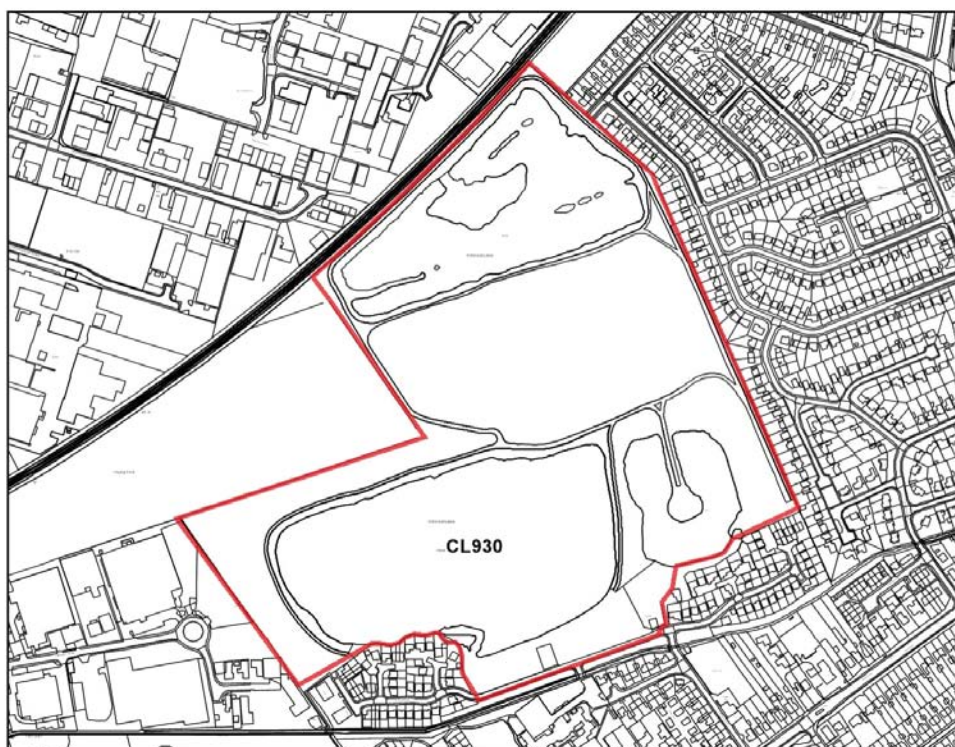
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 14, 15. Significant negative effects: 5



Site Information

This site is a grassy area with some waterbodies. There are some large bushes and trees at the edge of the ponds and at the west and east boundaries. There are residential estates to the south and east, and industrial areas to the west and north.

Indicative capacity	330	Current use	Former land fill site
Site size (hectares)	27.15	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated for 200-250 dwellings as it is deliverable, viable, has no major constraints, and is in sustainable location.

Conclusion

This site includes grassed areas and some waterbodies. The southern part of the site is in flood zone 2 and the site is within a green wedge. The site is a Local Wildlife Site and it is near to a Site of Special Scientific Interest. It is within an area categorised as grade 3 agricultural land, but it is within the urban area and is unlikely to be suitable for farming. Historic uses on the site mean there is potential for land contamination that may require remediation subject to further investigation. It is well located for access to services and facilities. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Served by a number of primary schools with some options to expand to accommodate some growth, but potentially need an additional site. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Improvements to highway network may be required. Most likely access to site is Richmond Dr - issues with on street parking. Link to the cycle network reqd. Capacity issues at Moor Ln/Station Rd/Newark Rd junction. Contribution to Southern Bypass required.

Other Infrastructure Considerations

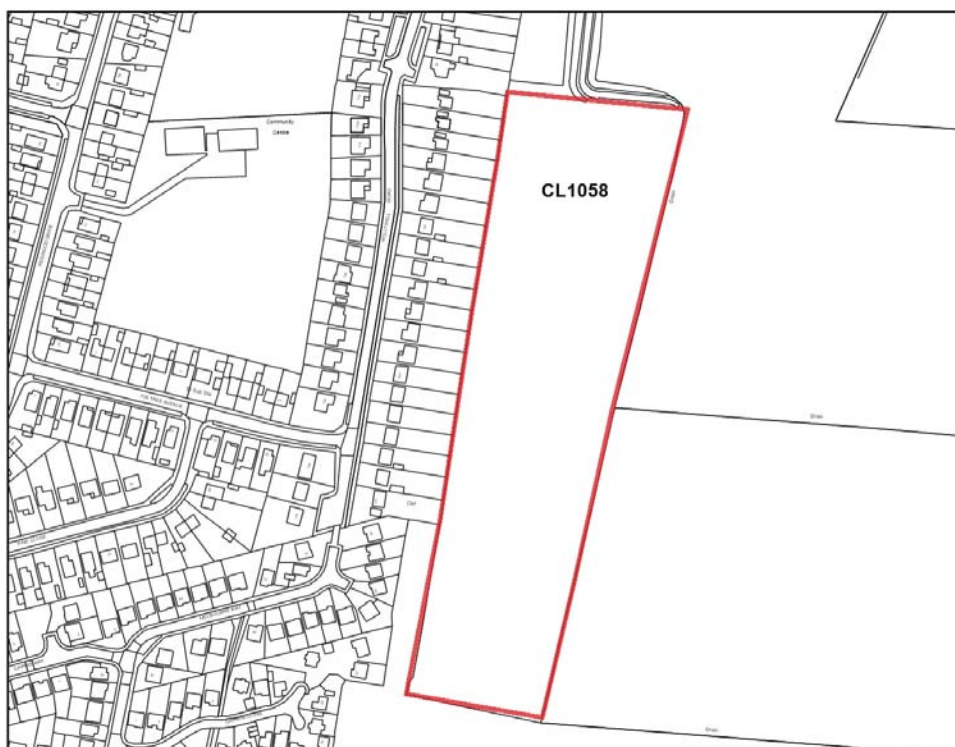
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 14, 15. Significant negative effects: 5



Site Information

This site appears to be an arable field with hedgerows at its boundaries. There are arable fields to the north and east, houses to the west and there is a development site to the south.

Indicative capacity	71	Current use	Agricultural
Site size (hectares)	3.15	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well located for access to services and facilities, however it would appear to be difficult to achieve a direct access towards these services, but instead would be likely that access would be away from these to the south through neighbouring sites. It relates fairly well to the urban area being bound by housing to the west and a site with permission to the south. It is within a green wedge and an area of great landscape value. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a large proportion of the site at medium and high risk of surface water flooding. There are many better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools and secondary schools full, but potential to expand for this expected need.

Transport Considerations

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

Comments from Highways Authority

Site appears to be landlocked with no obvious access point.

Other Infrastructure Considerations

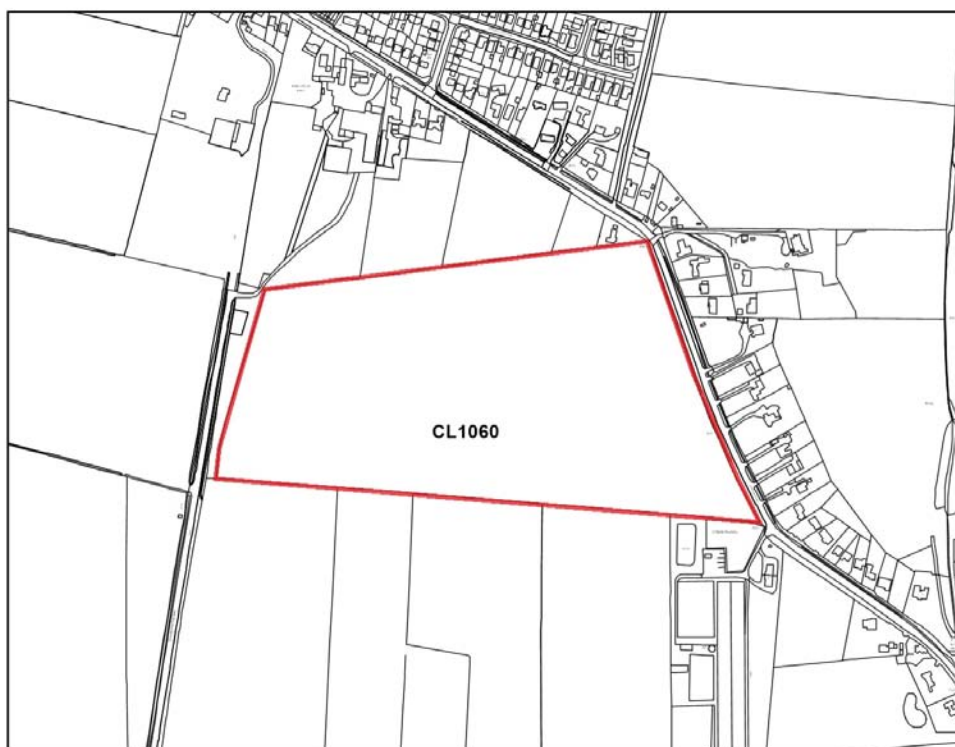
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Sewer Pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 15. Significant negative effects: 5



Site Information

This site is a fairly flat arable field with hedgerows at the boundaries and a few isolated trees around the edge. There are arable fields to the south and west, a row of houses to the east and scrub land and agricultural buildings to the north.

Indicative capacity	29	Current use	Agricultural
Site size (hectares)	1.13	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is located in the gap between Waddington village and Waddington Low Fields and its development would significantly join these two areas. It is fairly well located for access to services and facilities, but it is somewhat isolated along a ribbon of development. It is within a green wedge and an area of great landscape value. The majority of the site is within an area categorised as grade 3 agricultural land and it is in agricultural use. There is an area at medium and high risk of flooding at the western end of the site. There are better sites available to meet growth needs in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools and secondary schools full but some potential to expand

Transport Considerations

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

Comments from Highways Authority

Frontage footway to be provided with a cross over point to link to existing footway. Access to be centrally located.

Other Infrastructure Considerations

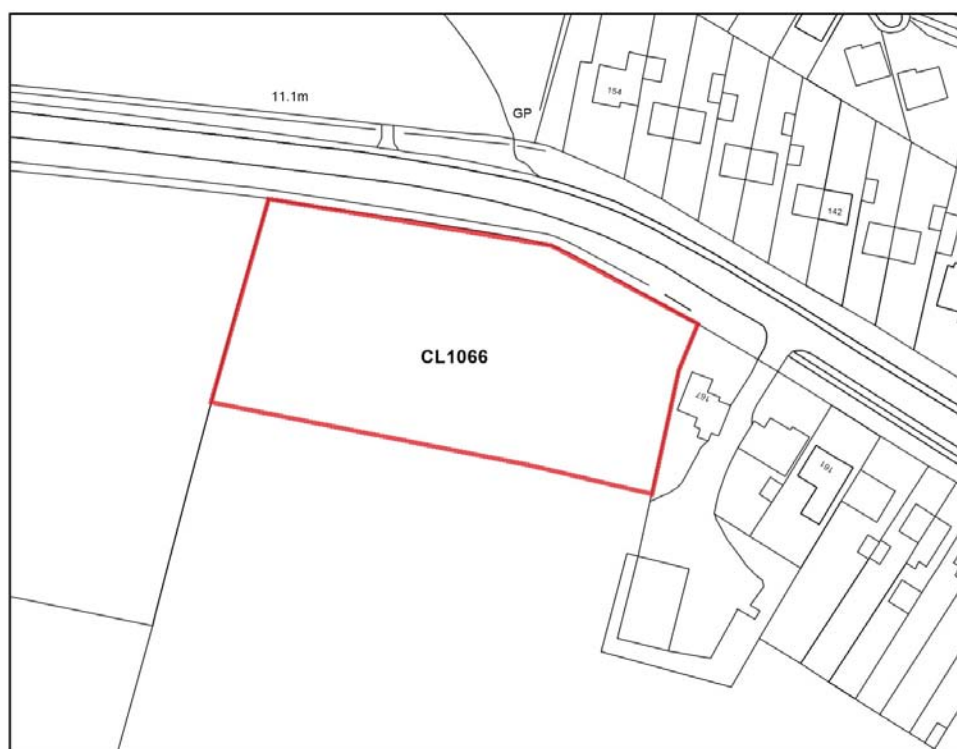
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 5



Site Information

This site is an arable field that, along with neighbouring site CL2106, wraps around a ribbon of development. There are hedgerows at the boundaries with some trees in the southern boundary. There are arable fields to the south and west, and housing to the north and east.

Indicative capacity	25	Current use	Agricultural
Site size (hectares)	0.49	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site would not meet the housing number threshold alone and can only be considered alongside adjacent site CL2106. This site is quite well located for access to services and facilities. It relates fairly well to the urban area although it is located across the road from the main built area. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. It is within an identified broad location for growth which is considered to be suitable for development beyond the plan period. There are better sites available in Lincoln to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full and difficult to expand. Secondary schools full but some scope to expand.

Transport Considerations

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

Comments from Highways Authority

No objection in principle. Frontage footway to be provided with pedestrian crossover points to the existing footway on the opposite side of Station Road.

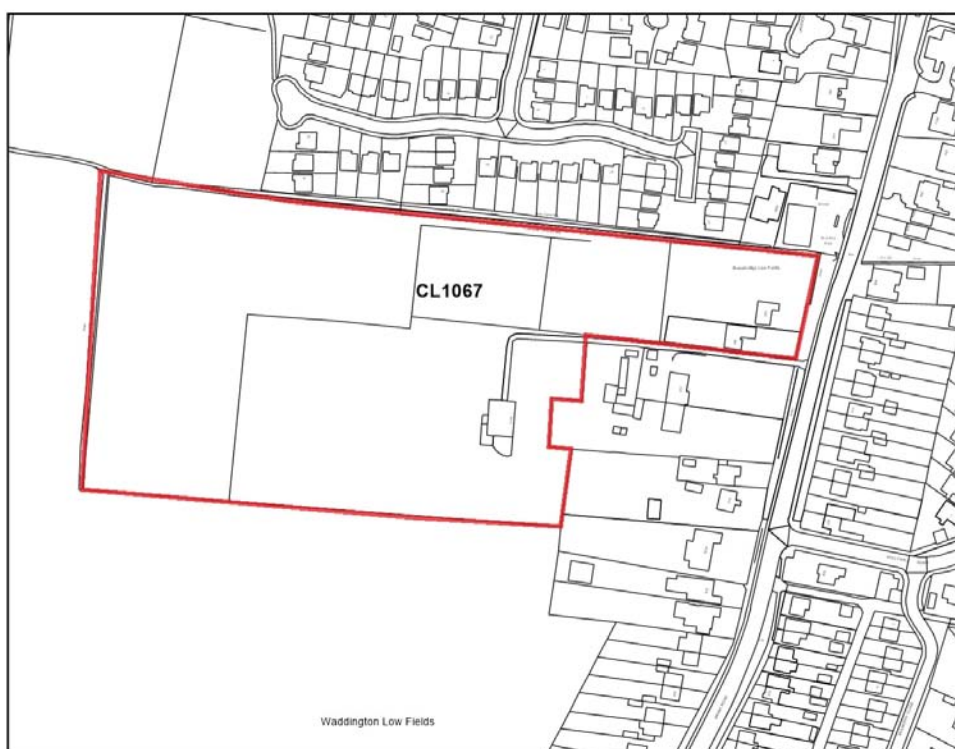
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 15. No significant negative effects.



Site Information

This site includes an orchard, a house and garden, storage areas, a shed, and some scrub land. There is housing to the north and east and arable fields to the west and south.

Indicative capacity	81	Current use	Scrub land
Site size (hectares)	3.59	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This mainly greenfield site is well located for access to services and facilities. It relates fairly well to the urban area being bound on two sides by housing and only extends slightly beyond existing built extents. There is a Local Wildlife Site very near to the site and development here may have some impact on this. Most of the site is in a green wedge and western parts are in flood zones 2 and 3. It is near to a grade II listed building, but it is not considered that development here would impact on this. It is adjacent to an area where historic uses mean there is potential for land contamination and may require remediation subject to further investigation. The eastern part of the site has planning permission for housing and it is considered that this is the most appropriate part of the site for development.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools and secondary schools full but some potential to expand for this size of development.

Transport Considerations

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

Comments from Highways Authority

Existing access to be improved to a minimum 5.5 metres with a 2m footway on either side.

Other Infrastructure Considerations

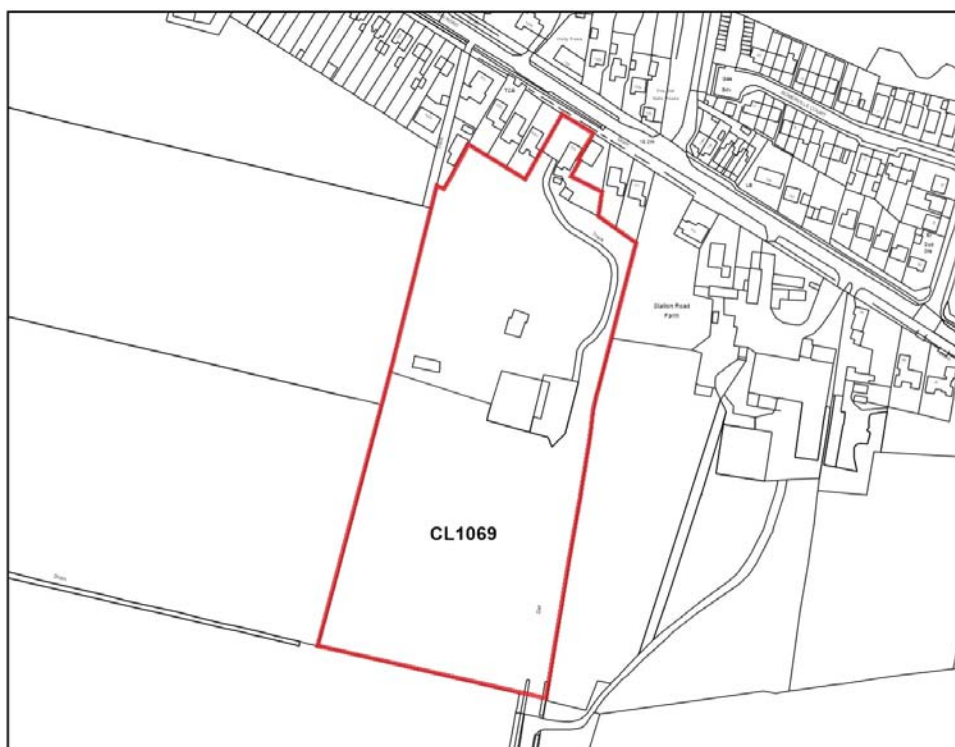
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Encroachment advisory zone for NHYKST: 25

Integrated Impact Assessment Score

Significant positive effects: 2, 15. Significant negative effects: 5



Site Information

This site includes an area of scrub land, some open storage and some structures and hardstanding. There are hedgerows at the south, west and east boundaries. There are arable fields to the south and west, paddocks to the east and housing to the north.

Indicative capacity	85	Current use	Unknown
Site size (hectares)	3.78	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - would offer more balanced growth than proposed sites, and there are no major constraints.

Conclusion

This site is fairly well located for access to services and facilities. It relates fairly well to the urban area, although it does extend a little beyond existing built extents. The site appears to be partly developed, but the majority is undeveloped and is within an area categorised as grade 3 agricultural land. It is adjacent to an area of great landscape value and a green wedge. There are some small areas at medium and high risk of surface water flooding. There are no major constraints on the site. It is within an area identified as a broad location for growth for development beyond the plan period. There are better sites available for development in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools and secondary schools full but some potential to expand for this size of development.

Transport Considerations

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

Comments from Highways Authority

Mitigation work may be required.

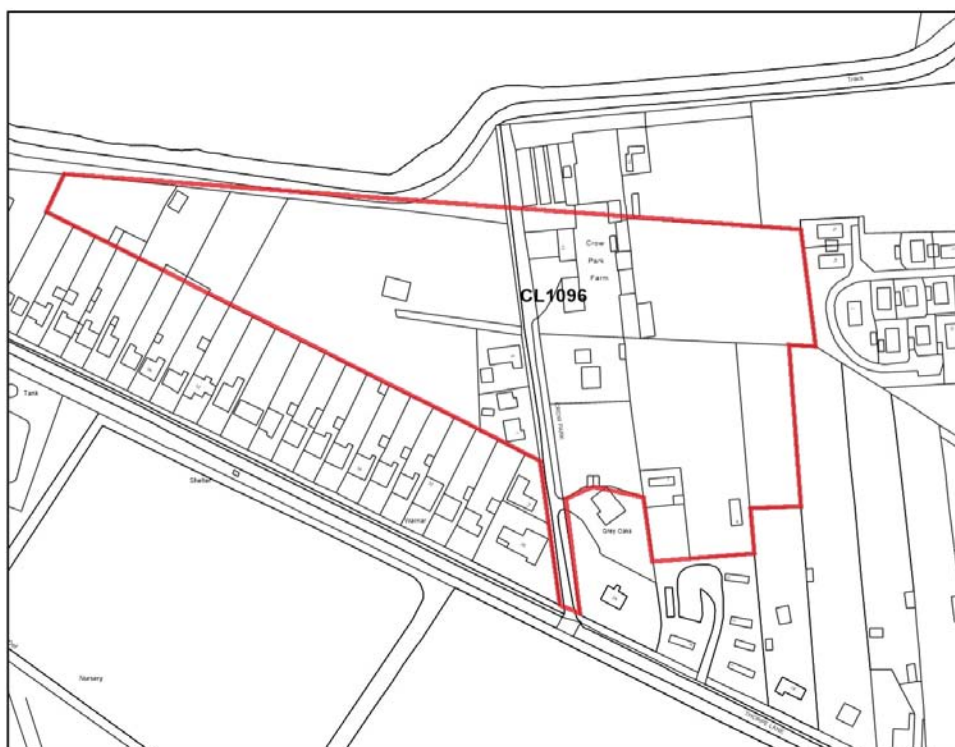
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 15. No significant negative effects.



Site Information

This is an area of land behind a row of houses, which includes some vacant and derelict buildings and a significant amount of trees and bushes. There is a lake to the north, houses, park homes, gardens and open storage to the east, houses to the south and west.

<u>Indicative capacity</u>	72	<u>Current use</u>	Agricultural
Site size (hectares)	3.19	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This part-developed site is fairly well located for access to services and facilities and it relates quite well to the urban area. There are a large number of trees on the site, including some protected trees. The northern edge of the site is within a designated Local Wildlife Site. The site is adjacent to a green wedge. There are some small areas at medium risk of surface water flooding across the site. There are better sites that available in the Lincoln urban area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school and secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Highways Authority have provided comments on a planning application for this site.

Other Infrastructure Considerations

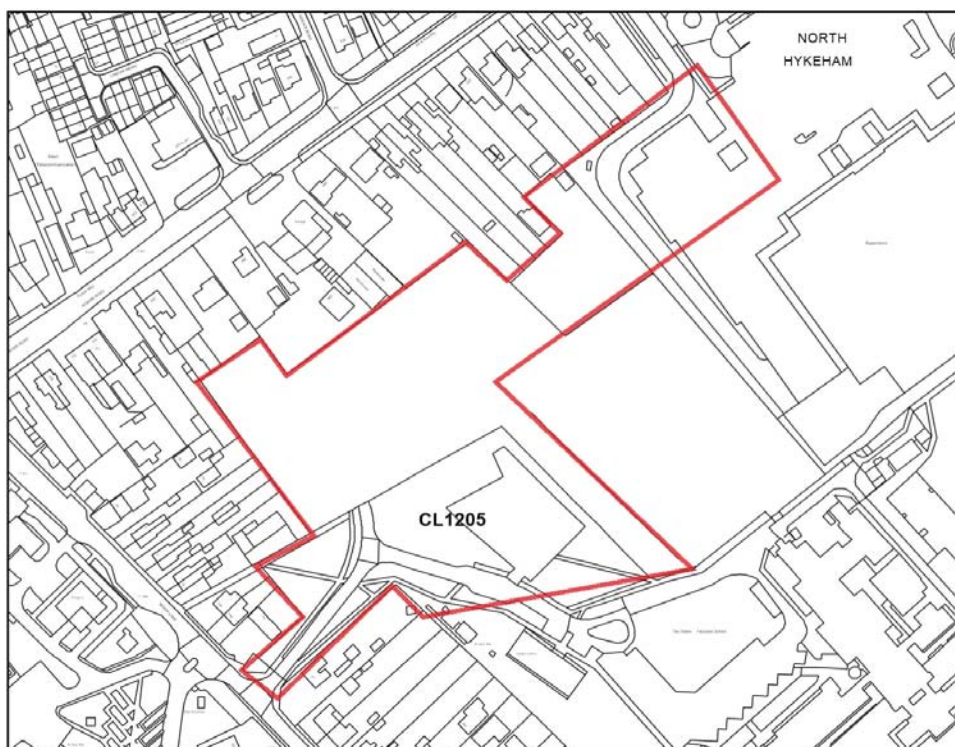
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 14. No significant negative effects.



Site Information

This site is a playing field to north of a School and part of a car park for a supermarket. The site is surrounded by a fence and a few trees along northern boundary. There are schools to the west and south, housing to the north and a supermarket to the east.

Indicative capacity	64	Current use	Playing Field and car park
Site size (hectares)	2.84	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is mainly undeveloped playing fields and some car parking for the neighbouring supermarket. The loss of these uses would have a negative impact on these services and therefore the local area. It is well located for access to services and facilities. It is near to a Local Wildlife Site, but it is not expected that development here would impact on this. There are better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Served by number of primary schools with some scope to expand for limited development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

A Transport Assessment is required to determine whether or not any improvements to the existing highway network will be required. Situated in a sustainable location with excellent public transport links, cycle links and local amenities.

Other Infrastructure Considerations

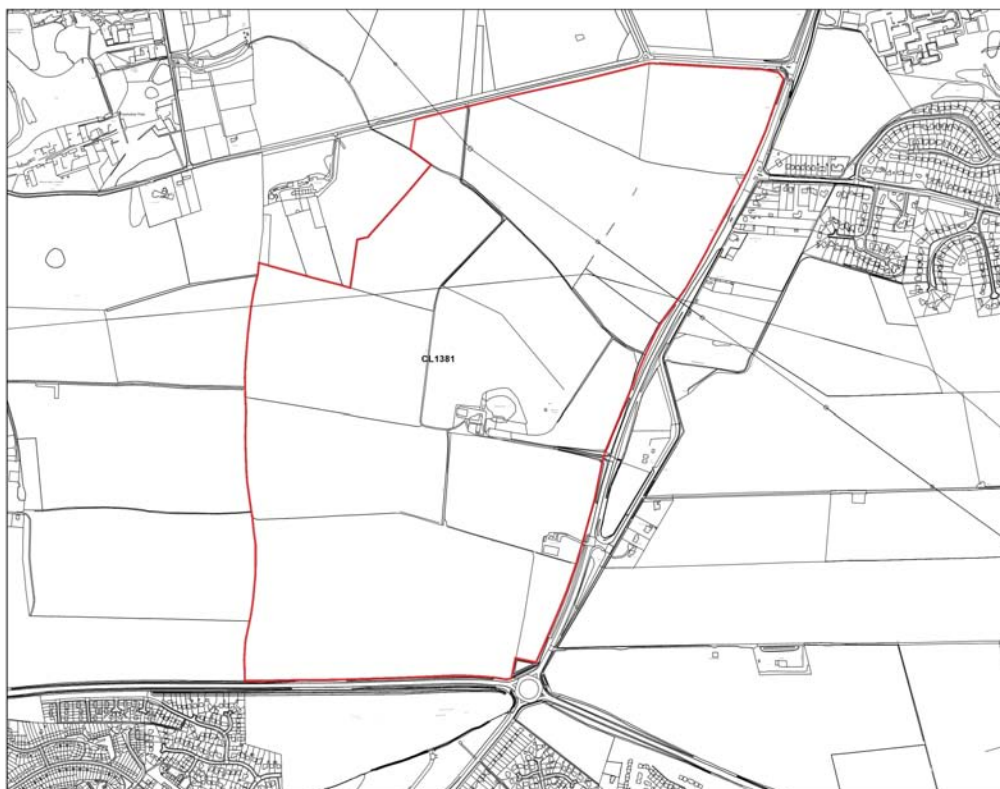
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 13, 14, 15. No significant negative effects.



Site Information

This site is a large area of arable fields and grazing land and includes some farm houses and agricultural buildings. Pylons cross the site in a number of directions, trees and hedgerows mark the boundaries of the site and individual fields within, and Nettleham Beck crosses the site. The A46 runs along the southern and eastern boundary. To the west, north and east are arable fields, to the east there is also some houses, and to the south are housing estates of Lincoln.

Indicative capacity	1975	Current use	Agricultural
Site size (hectares)	109.75	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

This site should be considered as an allocation for a mixed use development and is suitable, available and achievable for development now.

Conclusion

This large undeveloped site is in a green wedge and within an area categorised as grade 2 agricultural land and is in agricultural use. It does not relate well to Lincoln as it is separated from the urban area by the bypass and if developed, it would effectively join Nettleham to Lincoln. The southern end of the site is fairly well located for access to services and facilities in Lincoln, but the northern end is less well connected. However, given the size of the site, it is likely that development of this site would deliver new facilities. There are some grade II listed buildings on site and the north western corner of the site is near to a historic park and garden, however, it is not considered that the presence of these heritage assets would preclude development on the site. There are better sites available in Lincoln and in Nettleham.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

No local capacity at primary schools for this level of development, would require 2 FE school. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access onto the A46 would not be permitted. Poor connectivity to facilities in Nettleham.

Other Infrastructure Considerations

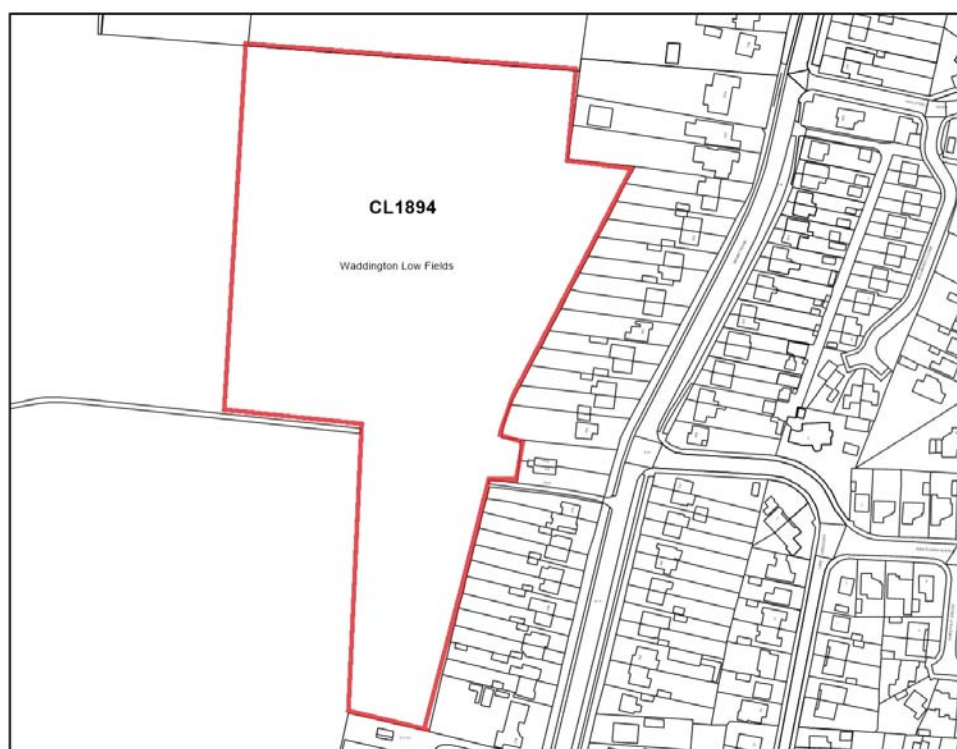
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

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



Site Information

This site is a flat arable field located behind a row of houses. The western boundary runs through the middle of a field. There is an area of scrub with some buildings to the north, arable fields to the west, a paddock to the south and houses to the east.

Indicative capacity	73	Current use	Agricultural
Site size (hectares)	3.26	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well located for access to services and facilities. It is near to a Local Wildlife Site. It is within a green wedge. Western parts of the site are in flood zone 2 and there are some small areas at risk of surface water flooding. There are no major constraints on the site, but there is no clear direct access to the site. Development at this site would not be a logical extension that would relate well to the urban area. There are better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school projected to be full with some potential to expand for small scale development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access in conflict with Hawthorn Avenue junction onto Brant Road.

Other Infrastructure Considerations

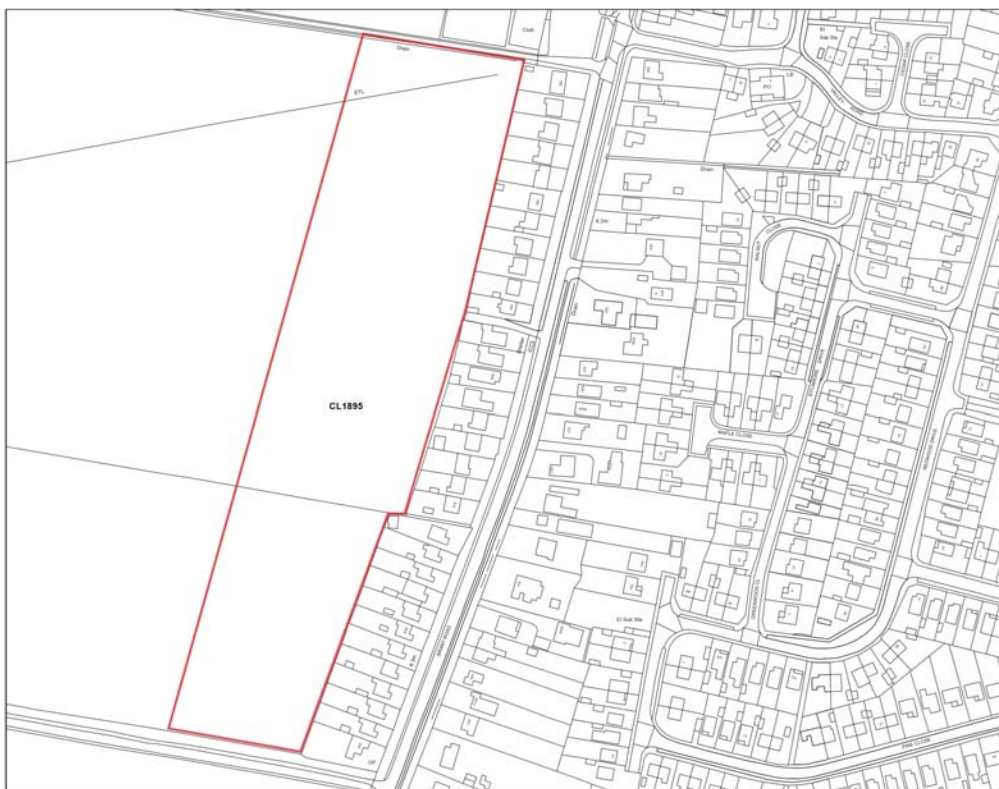
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe crossing through. Encroachment advisory zone for NHYKST: 35

Integrated Impact Assessment Score

Significant positive effects: 2, 15. Significant negative effects: 5



Site Information

This site is a flat arable field located behind a row of houses. The western boundary runs through the middle of a field. There are arable fields to the west and south, a paddock to the north and houses to the east.

Indicative capacity	85	Current use	Agricultural
Site size (hectares)	3.80	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite well located for access to services and facilities. It is near to a Local Wildlife Site. It is within a green wedge. Part of the site is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are some small areas in flood zone 2 and at risk of surface water flooding. There is no clear direct access to the site. Development at this site would not be a logical extension that would relate well to the urban area. There are no other major constraints. There are better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school projected to be full with some potential to expand for small scale development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No obvious access point onto Brant Rd, but if suitable access can be achieved, HA likely to support.

Other Infrastructure Considerations

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

Sewer pipe crossing through. Encroachment advisory zone for NHYKST: 30

Integrated Impact Assessment Score

Significant positive effects: 15. Significant negative effects: 5



Site Information

This site is a flat arable field with hedgerows at the south, east and north boundaries. The western boundary runs through the middle of a field. There are arable fields around most of the site, and houses to the north east and some houses and gardens to the south.

Indicative capacity	73	Current use	Agricultural
Site size (hectares)	3.26	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well located for access to services and facilities. It is near to a Local Wildlife Site. It is within a green wedge. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Development at this site would not be a logical extension that would relate well to the urban area. There are no other major constraints. There are better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school projected to be full with some potential to expand for small scale development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access onto Brant Rd acceptable in principle. Frontage footway link to be provided.

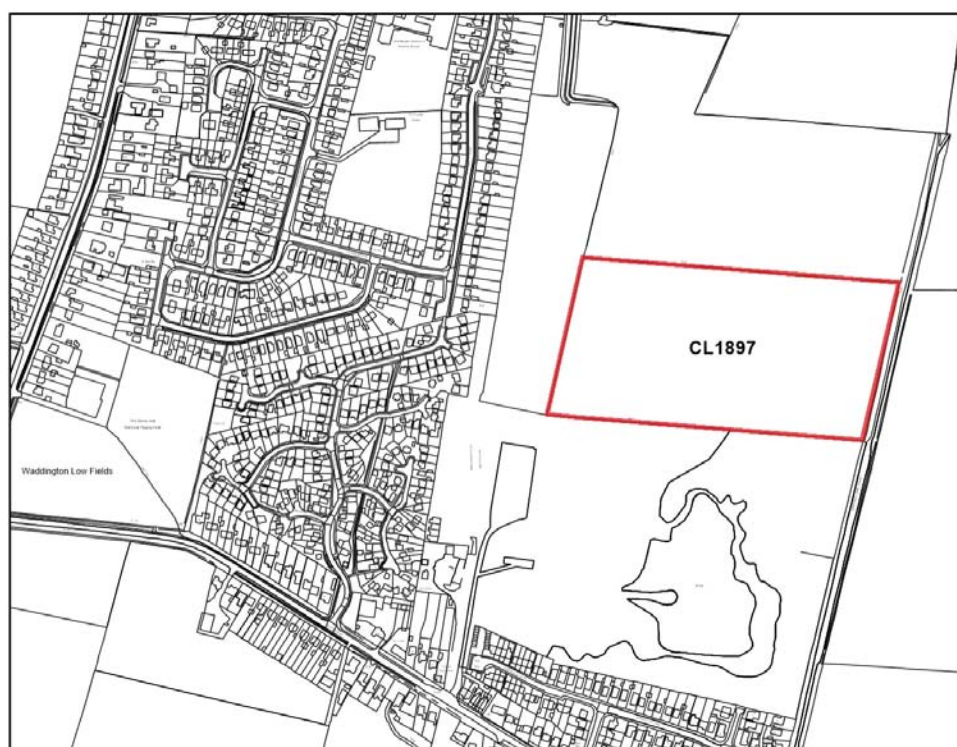
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 15. Significant negative effects: 5



Site Information

This site appears to be an arable field with hedgerows and trees at its boundaries. There are arable fields to the west, north and east and a development site and wooded area to the south.

Indicative capacity	149	Current use	Agricultural
Site size (hectares)	6.64	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite well located for access to services and facilities, however it would appear to be difficult to achieve a direct access towards these services, but instead would be likely that access would be away from these to the south through neighbouring sites. It relates poorly to the urban area being bound by a site with permission for housing to the south, but undeveloped on other sides. It is within a green wedge and an area of great landscape value. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a small part of the site at medium and high risk of surface water flooding. There are many better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some potential to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Site appears to be landlocked with no obvious access points. Details needed for comment to be provided.

Other Infrastructure Considerations

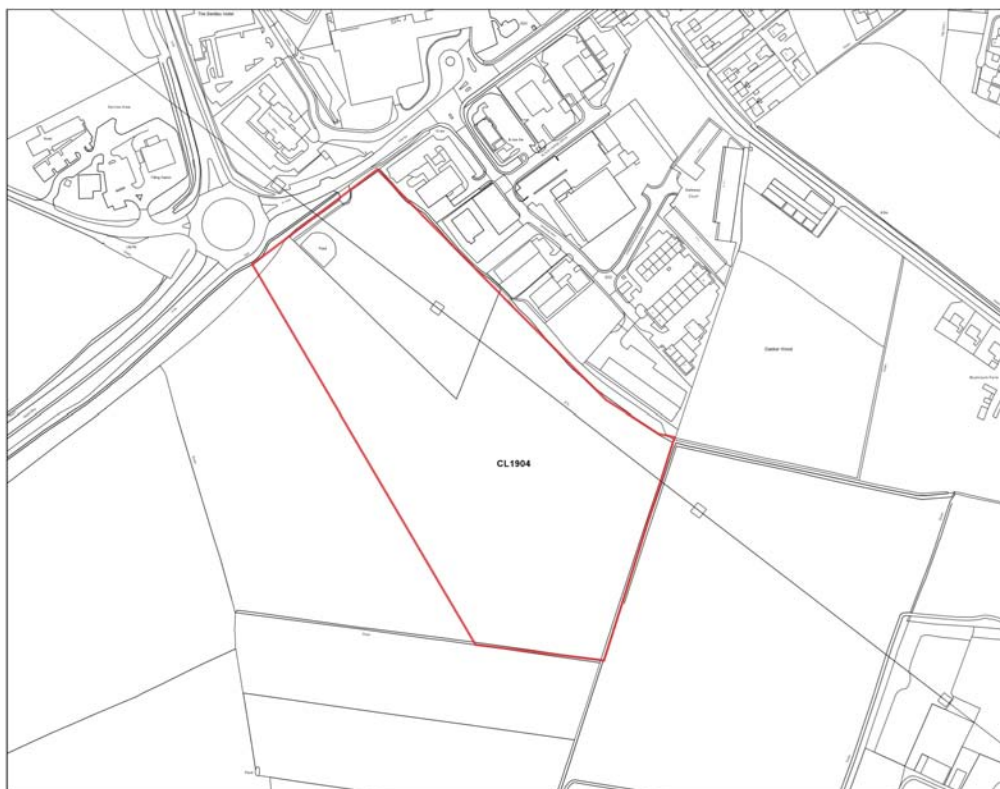
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 1, 15. Significant negative effects: 5



Site Information

This site is part of a flat arable field with pylons crossing the site and hedgerows at the west, east and northern boundaries and in a row on the site. The southern boundary runs through the middle of a field. There is an employment area to the north, arable fields to the south, east and west and a services to the north west.

Indicative capacity	259	Current use	Agricultural
Site size (hectares)	8.64	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

The proposed route of the Lincoln southern bypass is through the middle of this site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a large area at medium risk of surface water flooding and the north-eastern part of the site is in flood zone 2. There are many better sites available for housing in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some limited scope for expansion. Secondary schools full but some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

The proposed Lincoln southern bypass runs through this site. It should not therefore be developed, as it would severely compromise it's delivery.

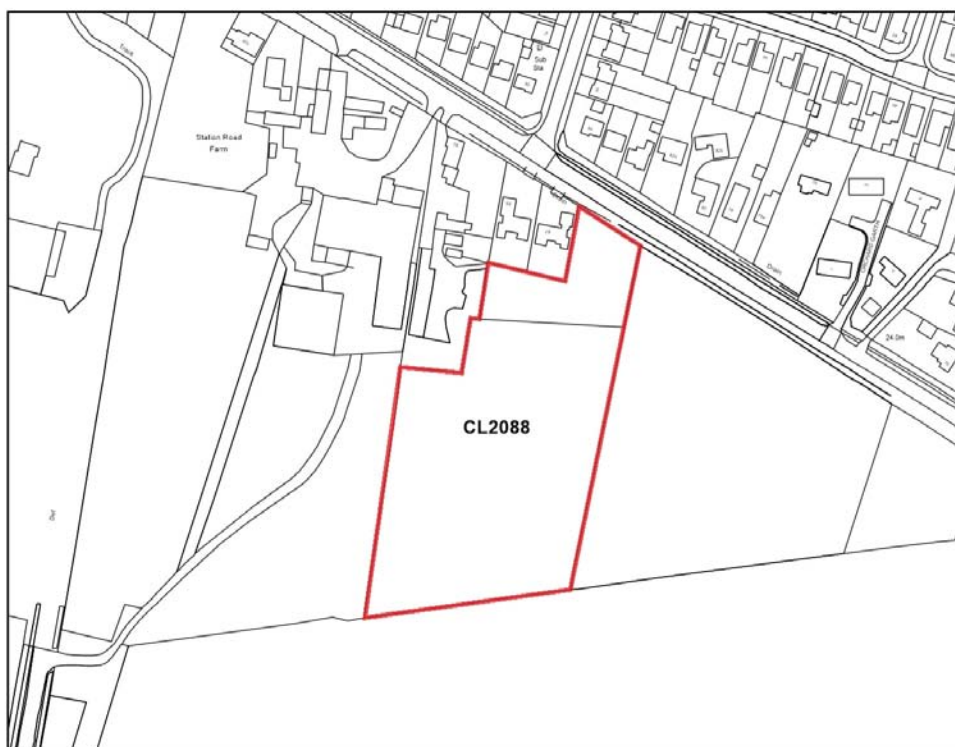
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1, 14. No significant negative effects



Site Information

This site is an area of scrub land with hedgerows at its boundaries and some trees at the southern boundary. There is scrub land to the east, houses to the north, arable fields to the south and agricultural buildings and open storage to the west.

Indicative capacity	37	Current use	Scrub land
Site size (hectares)	1.45	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is reasonably well located for access to services and facilities. It does not relate very well to the urban area as development here would extend beyond existing built extents of the urban area. It is near to a Local Wildlife Site but it is not expected that development on this site would impact on this. It is in a green wedge and an area of great landscape value. It is within an area categorised as grade 3 agricultural land and it is undeveloped. There is a small area at medium and high risk of surface water flooding on the site. There are better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school projected to be full with some potential to expand for small scale development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No existing frontage footway. Crossover points to footway on opposite side of Station Rd reqd. Mitigation works / S106 may be needed.

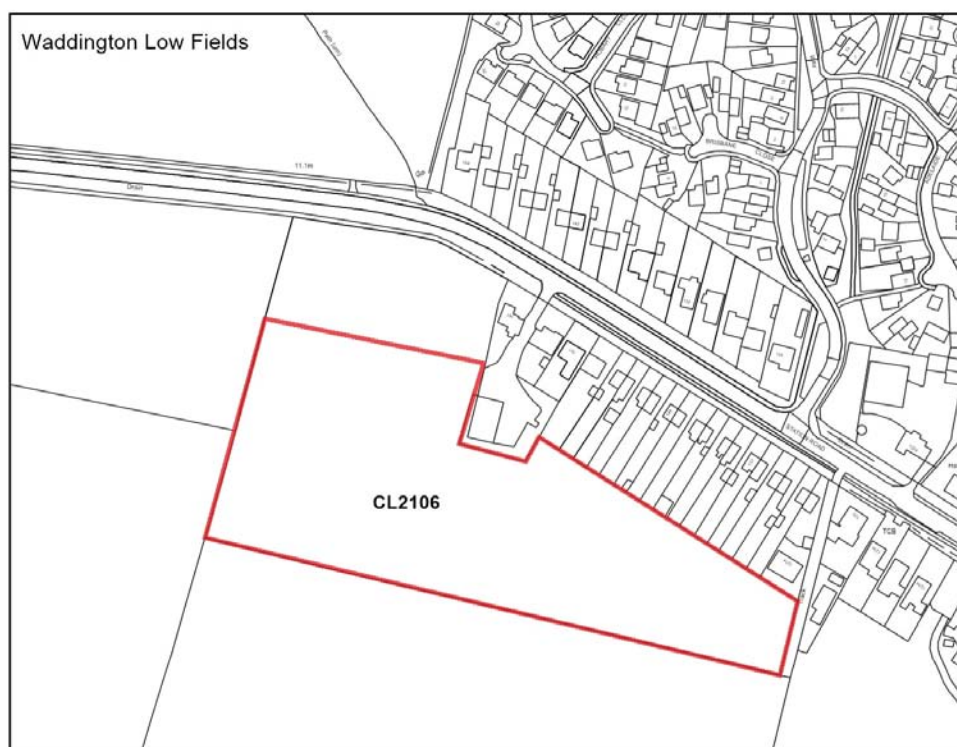
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 15. Significant negative effects: 5



Site Information

This site is an arable field that, along with neighbouring site CL1066, wraps around a ribbon of development. There are hedgerows at the boundaries with some trees in the southern boundary. There are arable fields to the south and west, and housing to the north and east.

Indicative capacity	51	Current use	Agricultural
Site size (hectares)	2.00	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site has no clear suitable direct access and would therefore only be considered alongside adjacent site CL1066. This site is quite well located for access to services and facilities. It relates fairly well to the urban area although it is located across the road from the main built area. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. It is within an identified broad location for growth which is considered to be suitable for development beyond the plan period. There are better sites available in Lincoln to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some potential to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No obvious point of access. No objection in principle provided access can be found.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 15. No significant negative effects.



Site Information

This site is an arable field with hedgerows and trees at the boundaries. There is a house and a field to the south-east, a garden centre to the south-west, a wooded area or possibly a plant nursery to the north-west and housing to the north.

Indicative capacity	65	Current use	Agricultural
Site size (hectares)	2.91	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

This site should be allocated as it is sustainable and deliverable. Owners are working with owners of neighbouring site to bring both forward. It is self-contained and it is not allocated for minerals working.

Conclusion

This greenfield site is bound by development on two sides and there is a planning permission for housing adjacent to the site on a third side. It is near to a Local Wildlife Site, but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a small area at medium risk of surface water flooding on the site. It is fairly well located for access to services and facilities. There are better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school has no capacity and limited options for expansion. Secondary schools full with some options to expand.

Transport Considerations

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

Comments from Highways Authority

Junction of Moor Ln/Newark Rd/Station Rd is over capacity. Traffic impact on junction from development 'severe'. Contributions towards Southern bypass likely required. A frontage footway link required.

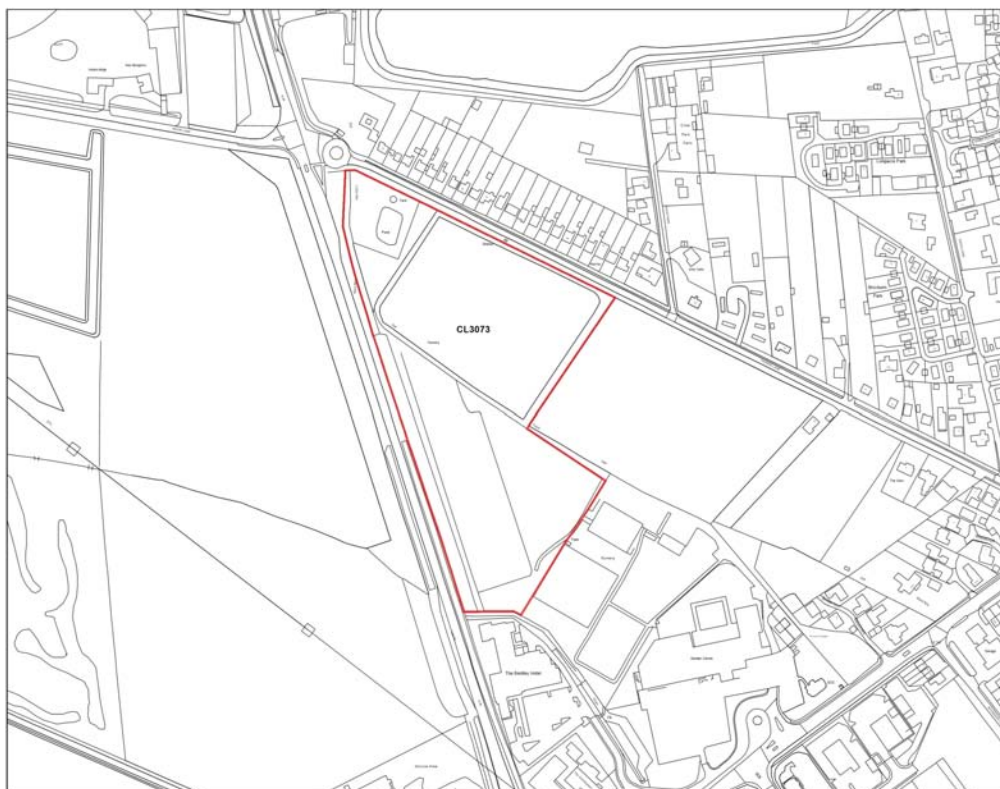
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 14. No significant negative effects.



Site Information

This site appears to be a wooded area possibly used as a nursery for the neighbouring garden centre. There are thick hedgerows and trees at the boundaries. There are houses to the north, arable fields to the west beyond the A46, an arable field to the east and storage associated with the garden centre to the south.

Indicative capacity	202	Current use	Agricultural
Site size (hectares)	9	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

This site should be allocated as it is sustainable and deliverable. Owners are working with owners of neighbouring site to bring both forward. It is self-contained and it is not allocated for minerals working. Part of site being retained for garden centre

Conclusion

This greenfield site appears to be used in conjunction with the neighbouring garden centre. It is fairly well located for access to services and facilities. It is well contained by the western bypass and other neighbouring development. It is near to a Local Wildlife Site, but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and the site is primarily undeveloped. There are some small areas at risk of surface water flooding on the site. There are better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some limited scope to expand. Secondary schools full but have some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

Junction of Moor Ln/Newark Rd/Station Rd is over capacity. Traffic impact on junction from development 'severe'. Contributions towards Southern bypass likely required. A frontage footway link required.

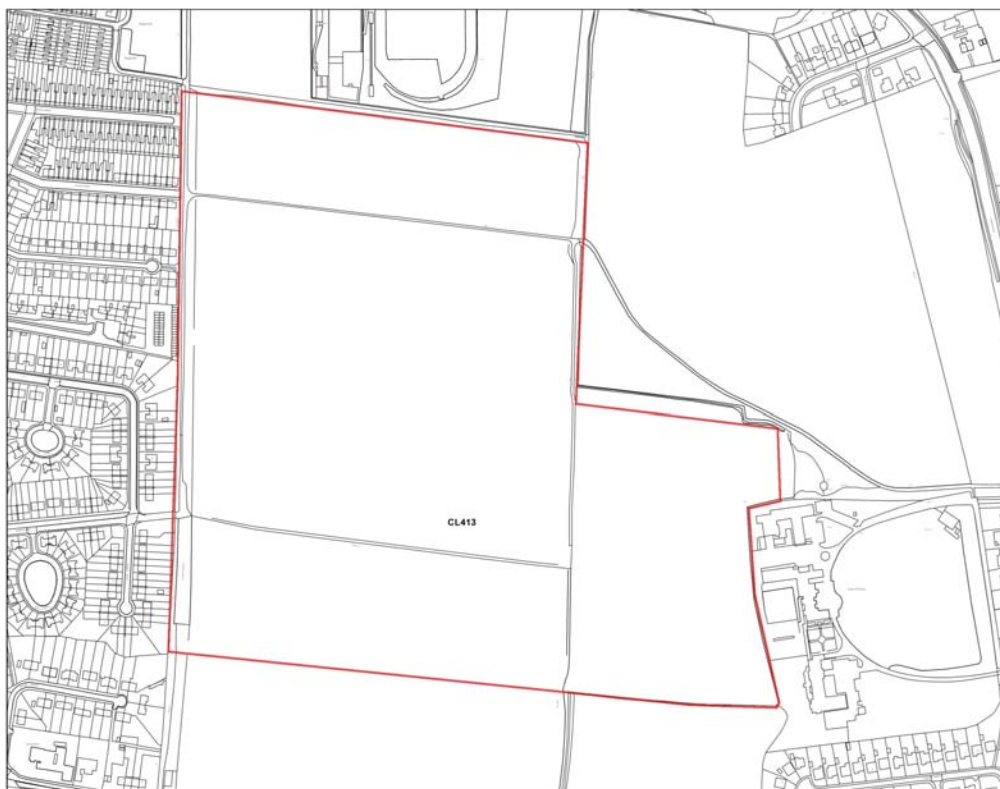
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1, 14. No significant negative effects.



Site Information

This site is mainly arable farm land, but also includes some areas laid to grass and the northern part used as playing fields. There are bushes and trees at most boundaries, but the southern boundary runs through the middle of a field. The eastern part of the site slopes up steeply. To the north is the Priory Academy, to the west is a housing estate, to the south is further arable fields and to the east is an NHS site.

Indicative capacity	979	Current use	Agricultural
Site size (hectares)	23.30	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is within a green wedge and an area of great landscape value. It is near to a grade I listed building and a conservation area, but it is not considered that development here would impact on these assets. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Development across this site would effectively link Bracebridge Heath and Lincoln. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Local schools full and limited potential to expand. Would require new primary school for scale of development.

Transport Considerations

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

Comments from Highways Authority

Access points inadequate to serve a development, little scope for improvement.

Other Infrastructure Considerations

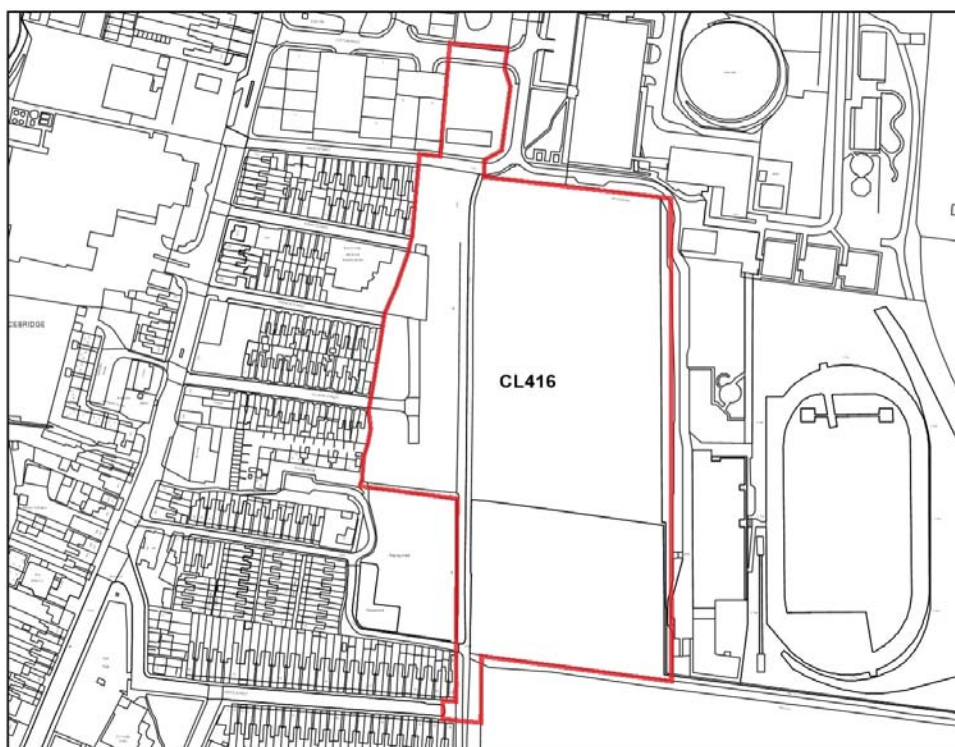
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe crossing through.

Integrated Impact Assessment Score

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



Site Information

This site is a fairly flat open field with hedgerows at the south and east boundaries. To the west are terraced streets, to the north is an industrial area, to the east is the Priory Academy and to the south there are arable fields.

Indicative capacity	97	Current use	Scrub land
Site size (hectares)	3.24	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - developer controls this and adjacent site, housing permission at south of CL813, would not conflict with adjacent industrial, gas holder being decommissioned, multiple accesses, dispute green wedge and not constrained.

Conclusion

This site is undeveloped and is within a green wedge and an area of great landscape value. It is within an area categorised as grade 3 agricultural land and the site is undeveloped. It is near to an Air Quality Management Area and it is likely that access to the site would be through this AQMA. Historic uses on the site mean that there is potential for land contamination and some remediation may be required, subject to further investigation. The site is within the consultation zones for a hazardous installation near to the site and as such the HSE would need to be consulted on development on this site. However, this hazardous installation is in the process of being decommissioned. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some potential to expand to accommodate this development if land adjacent to existing school is available. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

On-street parking on Urban St reduces carriageway to single lane and therefore inadequate to service additional development.

Other Infrastructure Considerations

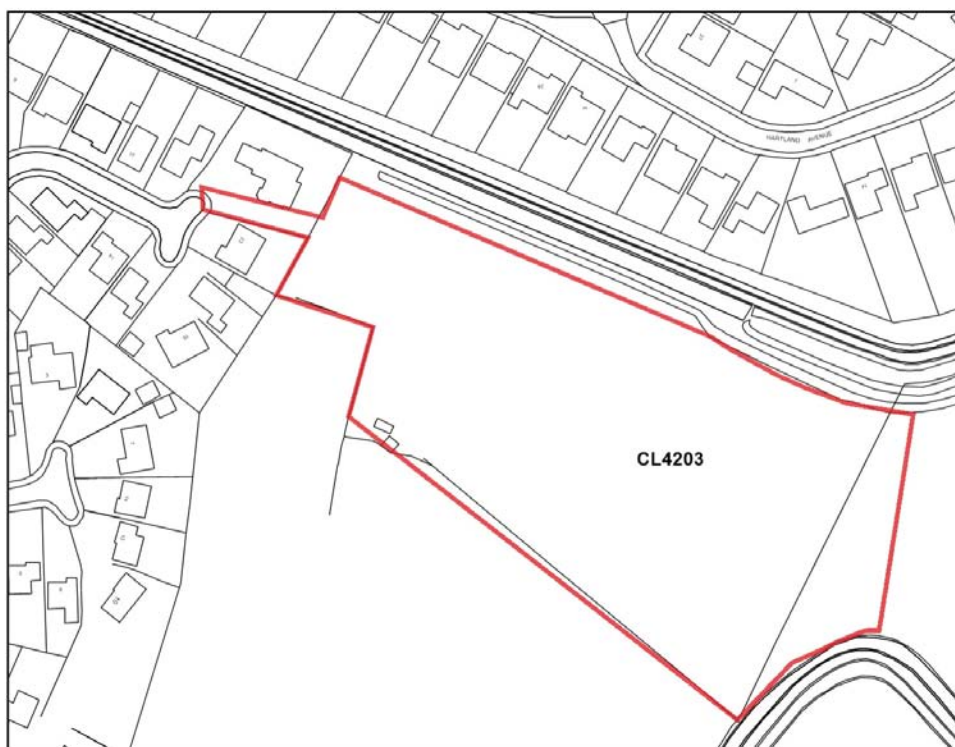
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 13, 15. Significant negative effects: 5, 8



Site Information

This site is a field that is currently used as a paddock for horses. It is bound by small fence and there is a drainage ditch to the north of the site with a high bank. There are houses to the north and west and fields to the east and south.

Indicative capacity	47	Current use	Paddock
Site size (hectares)	1.37	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is at the edge of the built area with development on two sides. It is within a green wedge and is in flood zone 3. It is not clear whether a suitable access can be achieved. It is near to a Local Wildlife Site but it is not expected that development here would impact on this. It is fairly well located for access to services and facilities. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Potential to expand at primary schools for limited development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Minimum access of 5m with 2m footway on each side needed to access site, does not seem achievable.

Other Infrastructure Considerations

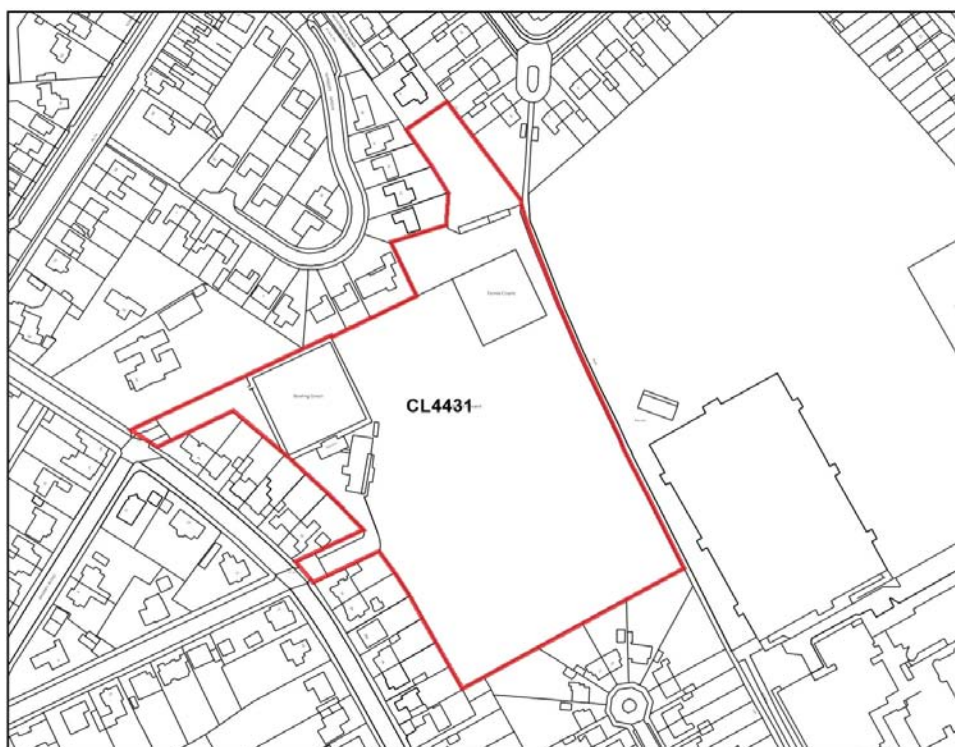
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

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



Site Information

This site is a private sports facility which includes playing fields and a club house. It is backed onto by housing to the south, west and north. The eastern boundary is marked by mature trees separating it from the neighbouring school fields.

Indicative capacity	134	Current use	Leisure
Site size (hectares)	2.56	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - suitable location, no constraints, social club no longer used, bowling club on short term lease, sports pitches not used, two existing accesses and anti-social behaviour issues.

Conclusion

This area of open space is used as a playing pitch for sports. It is well located for access to a range of amenities. It is near to some grade II listed buildings, but it is not considered that development here would harm their settings. There are no major constraints on the site. Whilst promoters of the site have indicated that its use is ceasing, given the importance of the current use which would be desirable to retain, there are other better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools at capacity with some scope to expand to accommodate some development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

a 5m access with 1.8m footway is required to access site.

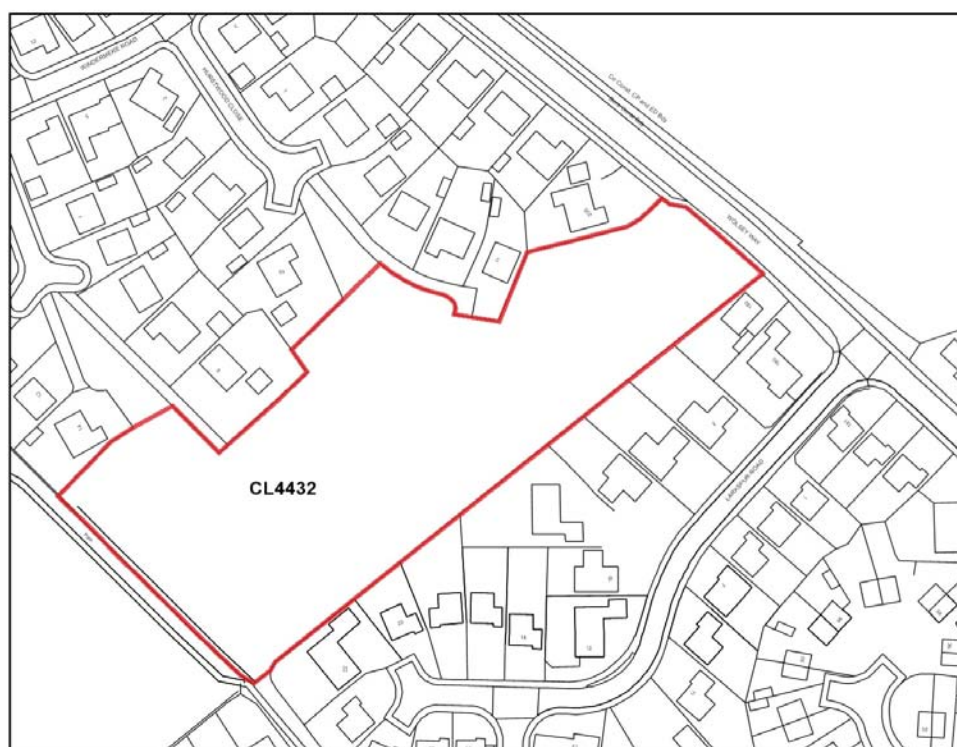
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

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



Site Information

This is an area of open space located between two housing estates and linking playing fields to the south west and arable farm land to the north east. The site is overgrown, it is bordered by trees and bushes along the south and west boundaries and there are some trees and bushes along the northern boundary.

Indicative capacity	37	Current use	Open Space
Site size (hectares)	1.08	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - suitable infill, no constraints, sustainable location, access deliverable, and role as green corridor limited.

Conclusion

This site forms a green corridor between undeveloped areas in Lincoln and forms an important separation between two housing estates. It is well located for access to amenities. It is within an area categorised as grade 2 agricultural land but whilst it is undeveloped it is disconnected with wider agricultural areas. There are no major constraints at this site, but there are better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools at capacity with some scope to expand to accommodate some development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access onto Wolsey Way appears acceptable, but some alterations may be required.

Other Infrastructure Considerations

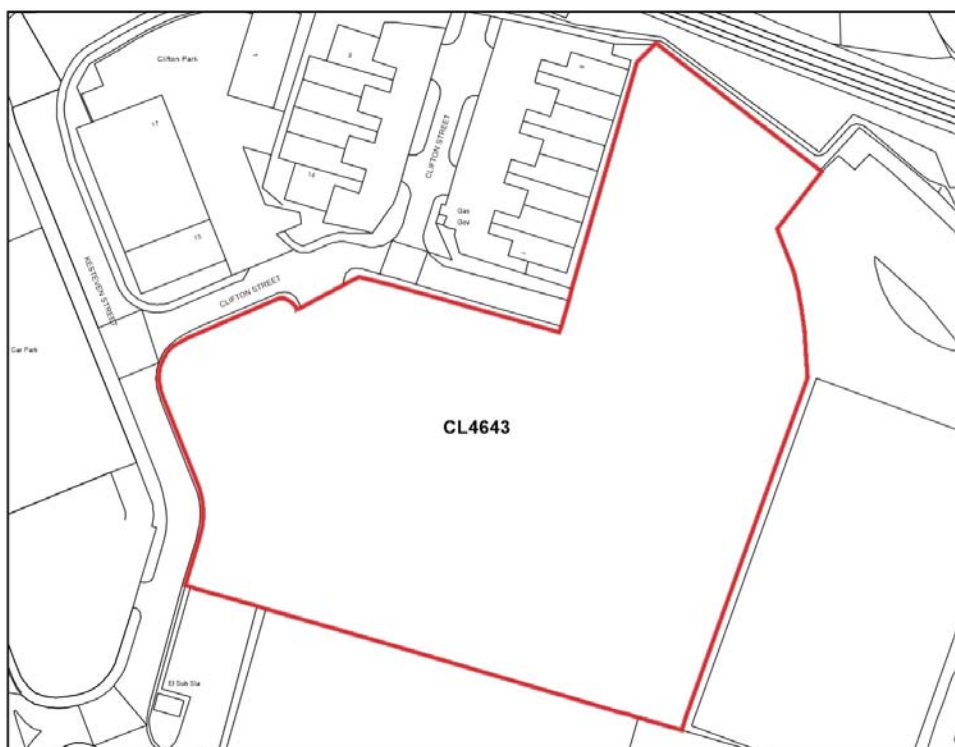
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing site

Integrated Impact Assessment Score

Significant positive effects: 3, 4, 15. Significant negative effects: 9



Site Information

This site of a demolished building is now left as hardstanding with some grass and bushes across the site. It is bordered by security fencing and some remaining wall to the north and west and the rear of two large retail warehouses form the south and east boundaries. The site is surrounded by retail and industrial units.

Indicative capacity	44	Current use	Industrial
Site size (hectares)	1.30	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This previously developed site is located between a number of commercial uses and buildings. It is well located near to the city centre for access to a number of services. It is near to a conservation area and listed building but the presence of these assets would not preclude development here. It is wholly within flood zone 3. It is close to an Air Quality Management Area and access to this site would be through this AQMA. It is located on an industrial and retail estate which is not considered to be the most suitable location for residential development. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full with some limited scope to expand. Secondary schools full with some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

No objection in principle to a residential development on this site, however pedestrian crossing points in the area will need to be assessed and improved.

Other Infrastructure Considerations

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

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 9, 13, 14, 15. Significant negative effects: 8, 12

**CL4685 Four Acres, Land to the West of 67 Station Road,
Waddington**

Rejected



Site Information

This site is a fairly flat area of grassland. It has mature hedgerows at its boundaries with some mature trees. There is arable farm land to the south, scrub land to the east, and grass land to the west. To the north of the site is a housing estate.

<u>Indicative capacity</u>	47	<u>Current use</u>	Scrub land
<u>Site size (hectares)</u>	1.43	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - was not properly considered despite being submitted previously, provides access to neighbouring sites, bypass and neighbouring large site will change landscape, can be delivered with the bypass.

Conclusion

This greenfield site is reasonably well located for access to services and facilities. It does not relate very well to the urban area as development here would extend beyond existing built extents of the urban area. It is near to a Local Wildlife Site but it is not expected that development on this site would impact on this. It is in a green wedge and an area of great landscape value. It is within an area categorised as grade 3 agricultural land and it is undeveloped. There are better sites available in the Lincoln area to meet growth needs.

**CL4685 Four Acres, Land to the West of 67 Station Road,
Waddington**

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school projected to be full with some potential to expand for small scale development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

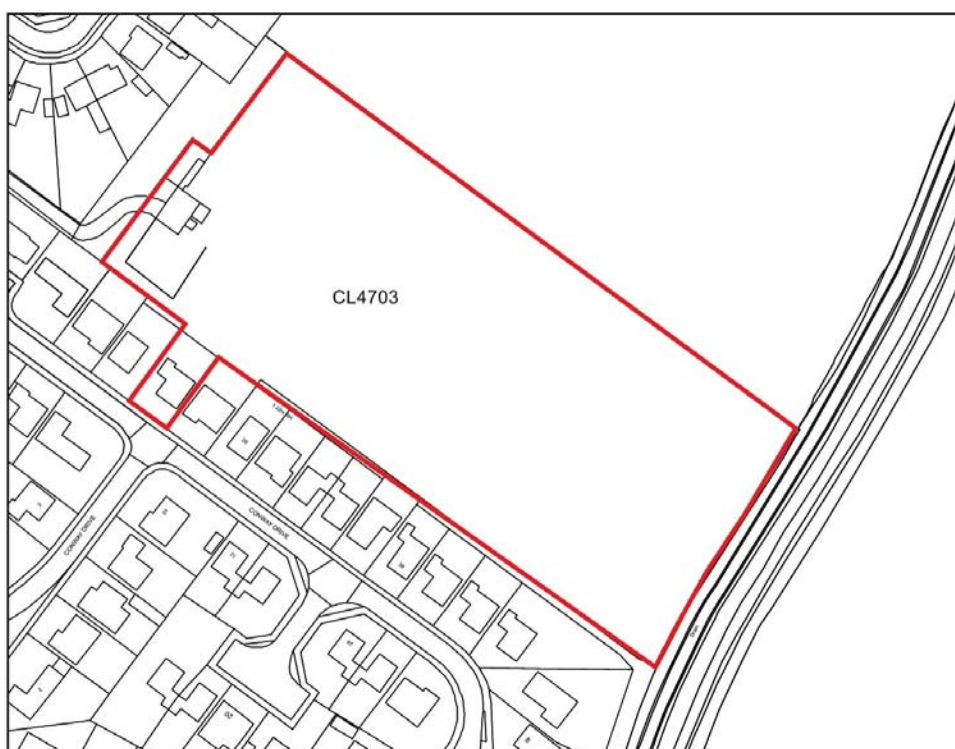
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 5, 13, 14



Site Information

This site is a flat field and some farm buildings. There are hedgerows and some trees at the site boundaries and a stream at the eastern boundary. There are fields to the east and north of the site and housing estates to the south and west.

Indicative capacity	90	Current use	Scrub land
Site size (hectares)	1.52	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated and green wedge boundary amended - suitable access, development would not undermine green wedge, no public access to site, discretely positioned site and site is deliverable and available now.

Conclusion

This undeveloped site is at the edge of the built area with development on two sides. It is within a green wedge and the eastern parts of the site are in flood zones 2 and 3. It is adjacent to a Local Wildlife Site and therefore some management or mitigation of effects may be needed if developed. It is fairly well located for access to services and facilities. It is within an area categorised as grade 3 agricultural land and is undeveloped. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Potential to expand at primary schools for limited development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

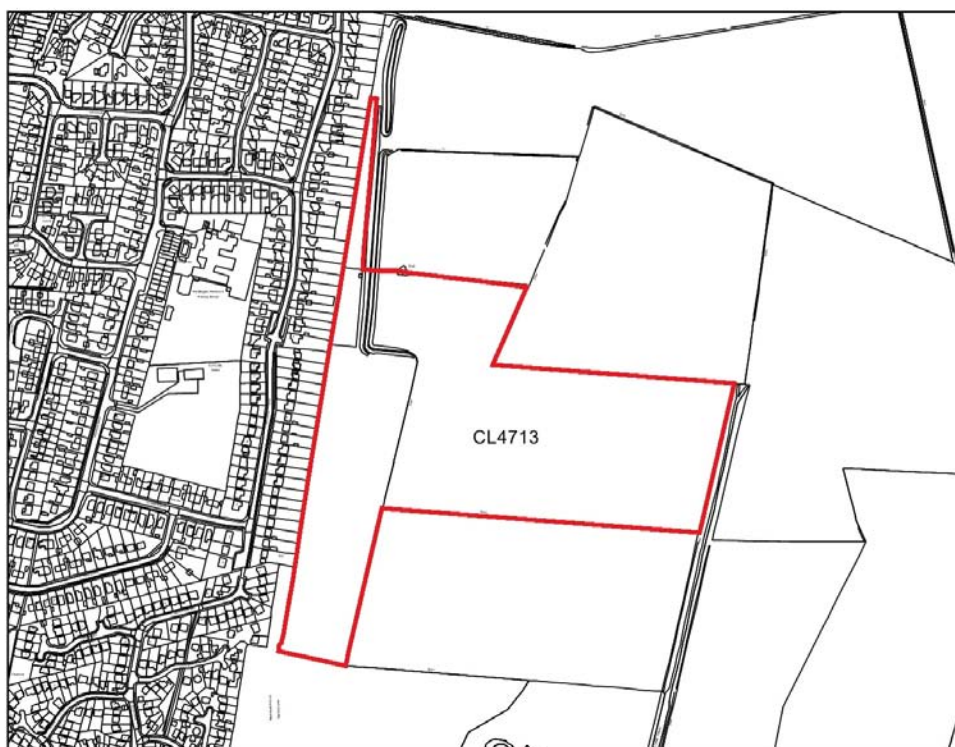
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 2, 15. Significant negative effects: 5



Site Information

This site appears to be two arable fields with hedgerows at the boundaries. There are arable fields to the north and east, houses to the west and there is a development site to the south.

Indicative capacity	218	Current use	Agricultural
Site size (hectares)	11.674	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite well located for access to services and facilities, however it would appear to be difficult to achieve a direct access towards these services, but instead would be likely that access would be away from these to the south through neighbouring sites. It relates poorly to the urban area being bound by a site with permission for housing to the south, but undeveloped on other sides. It is within a green wedge and an area of great landscape value. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a large proportion of the northern end of the site at medium and high risk of surface water flooding. There are many better sites available in the Lincoln area to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some potential to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

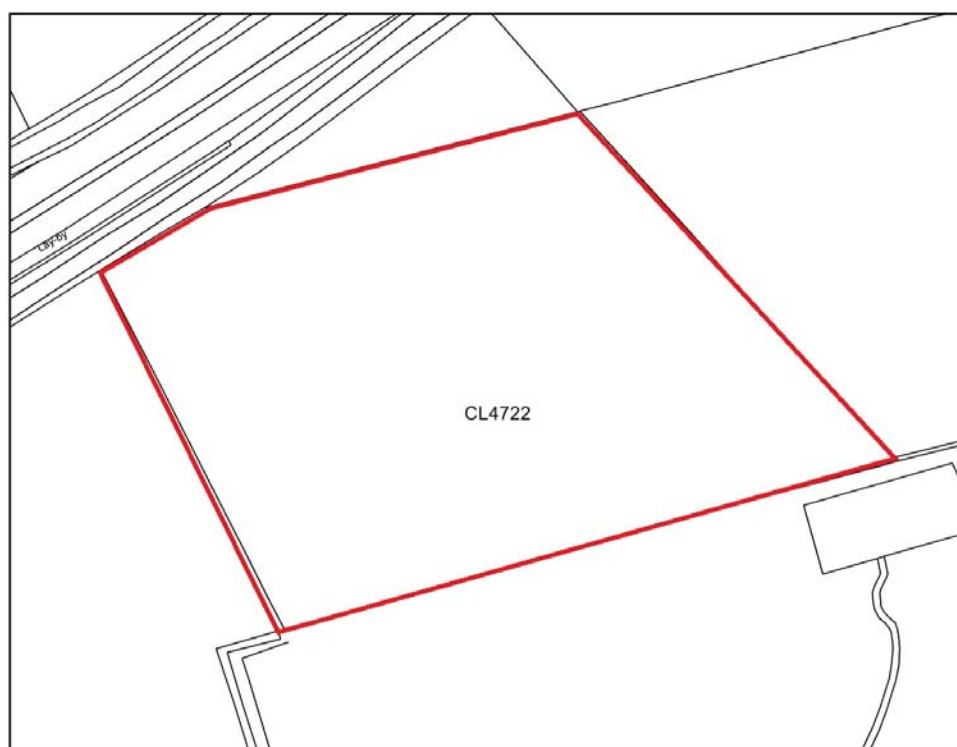
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing the site

Integrated Impact Assessment Score

Significant positive effects: 1, 15. Significant negative effects: 5



Site Information

This site is a flat field with trees and hedgerows at its boundaries. There are further fields to the west, south and east, allotments to the south east and the A46 to the north.

<u>Indicative capacity</u>	59	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	1.97	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

This site should be allocated for housing including high proportion of low cost homes. This site is self-contained, within the bypass, no visual impact, no frontage to roads, good infrastructure, suitable access, and no flooding.

Conclusion

This site is fairly well located for access to services, but it is not very well connected to the urban area as it has allotments between it and the built area. It is within a green wedge and is near to a Local Wildlife Site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a large proportion of the site at high risk of surface water flooding. There are many better sites available in Lincoln.

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full and on constrained sites. Secondary schools full with some limited scope to extend.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

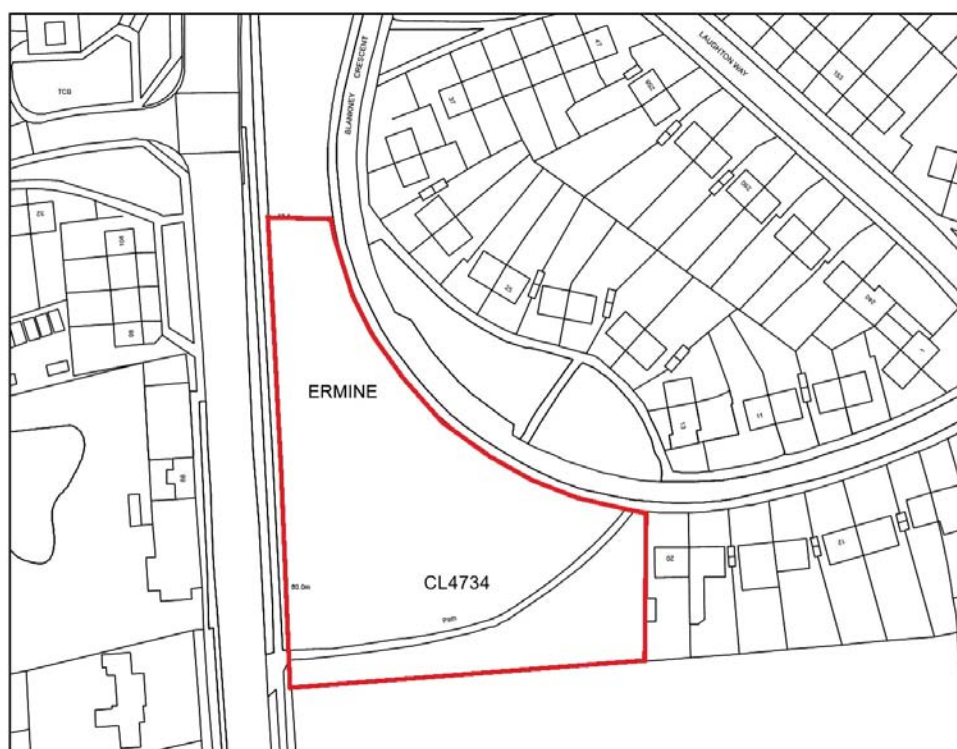
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 14. Significant negative effects: 5



Site Information

This site is a flat area of open space laid to grass with some mature trees across the site, bound by roads to the west and east. There are houses surrounding the site and some open space to the north and former allotments to the south.

Indicative capacity	18	Current use	Open space
Site size (hectares)	0.52	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is quite small, but is included here as it could be paired up with the neighbouring site allotment site which is in the same ownership. It is currently an area of open space, however there are a number of other open spaces nearby. It is well located for access to facilities and services. It is near to a grade II listed building, the presence of which is not likely to preclude development, but is likely to inform the design and layout. Given its current role and the role of the neighbouring site is not proposed for allocation at this time. There are better sites available in Lincoln.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full with some limited scope to expand. Secondary school with some limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

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

Water pipe crossing the site

Integrated Impact Assessment Score

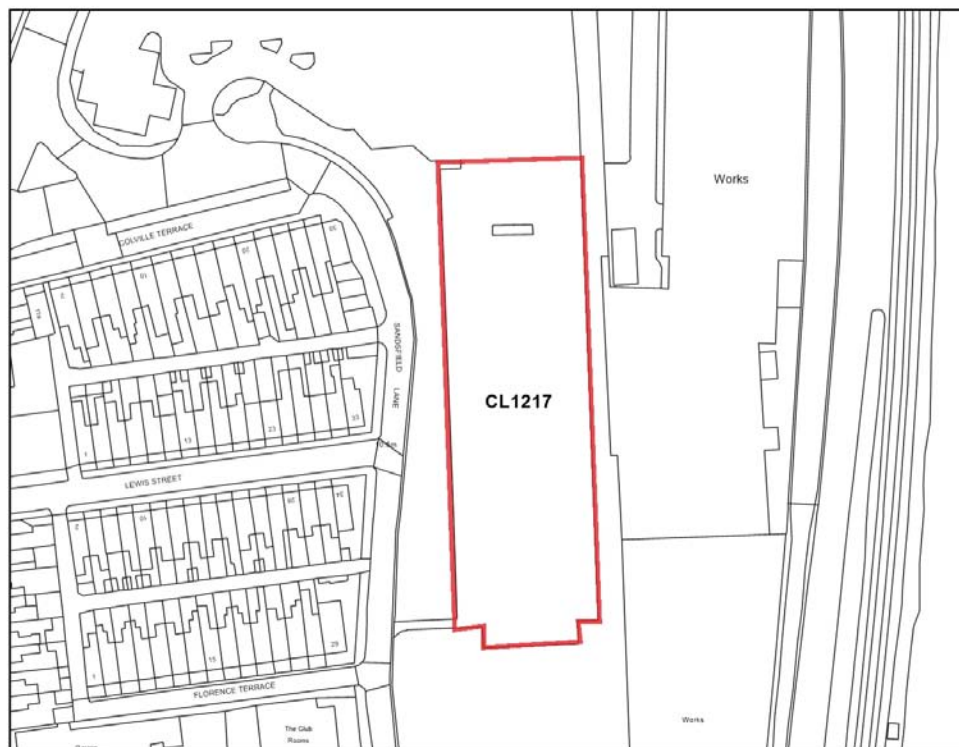
Significant positive effects: 3, 15. No significant negative effects.

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Policy LP50:

Sites in the Main Towns

(Includes Broad Locations for Growth in the Main Towns under policy LP54)



Site Information

This site is part of Tesco car park, it is flat and is bound by industrial buildings to the east, soft landscaping to the west and south and the northern boundary runs through the middle of the car park. The remainder of the car park and the supermarket are to the north, industrial buildings are to the east, an area of scrub land is to the south and houses are to the west.

Indicative capacity	25	Current use	Car park
Site size (hectares)	0.36	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is located at the edge of Gainsborough town centre with good access to services. It is near to some grade II listed buildings and a conservation area, but development of this site would likely not impact on their setting. Historic uses on the site mean there is potential for land contamination that may need remediation, subject to further investigation. There are no other major constraints.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Highways authority would need to be satisfied through parking studies that adequate parking remained at Tesco.

Other Infrastructure Considerations

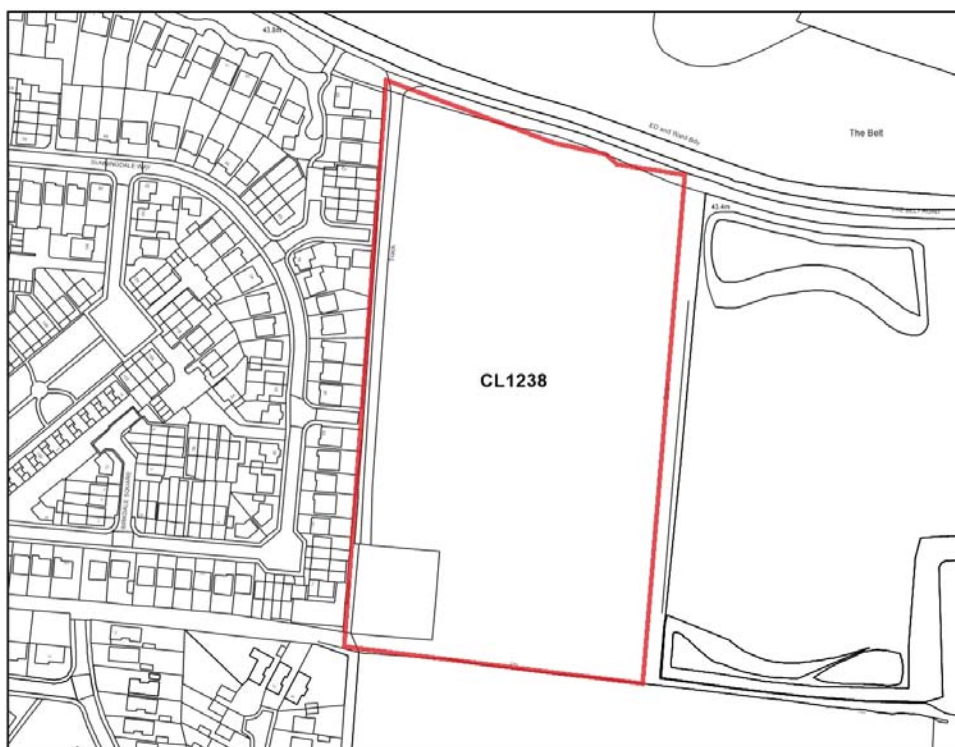
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 3, 9, 14, 15. No significant negative effects.



Site Information

This site is a generally flat arable field with a hedge along north and west boundaries. It is adjacent to school playing fields and a new housing estate. To the south is a copse.

Indicative capacity	80	Current use	Agricultural
Site size (hectares)	3.39	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is within an area of great landscape value, but has seen a school developed to the east and a housing estate to the west. It is in an area categorised as grade 3 agricultural land. It has good access to most services and facilities. This site has planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access from the Belt Road is unacceptable. A transport assessment and Travel Plan would be required to determine whether any off-site mitigation works are needed.

Other Infrastructure Considerations

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

No known capacity issues envisaged

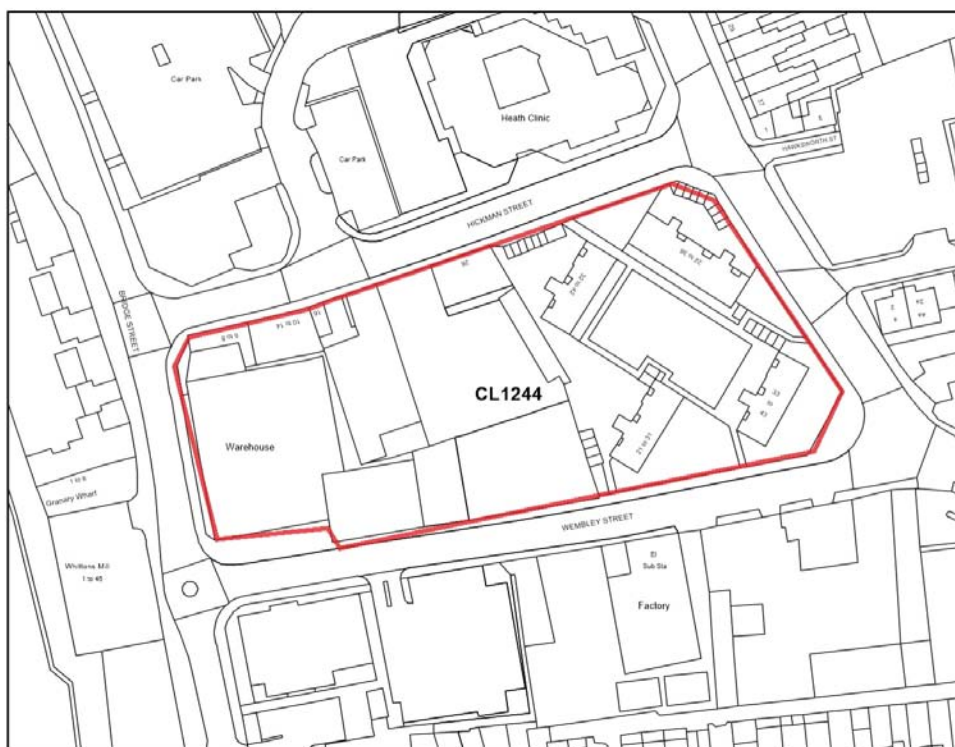
Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 5

CL1244

Site between Wembley/Hickman St,
Gainsborough

Preferred Allocation



Site Information

This flat town centre site is made up of some 3 storey blocks of flats in the east, large warehouses, a yard and a small retail parade. There is a residential area to the east, flats to the west, industrial/large retail buildings to the south, and a health centre and parking to the north.

Indicative capacity	34	Current use	Industrial warehousing and housing
Site size (hectares)	0.81	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is adjacent to the town centre with potential to deliver regeneration for Gainsborough. It is in flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits. There is housing on the eastern side which may or may not be part of a redevelopment of this site. The site is adjacent to a conservation area and near to some grade II listed buildings, but it is likely that redevelopment of this site could enhance their setting. One of the most centrally located sites in Gainsborough.

CL1244

Site between Wembley/Hickman St,
Gainsborough

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to the site from either Wembley Street or Hickman Street would appear acceptable, in principle.

Other Infrastructure Considerations

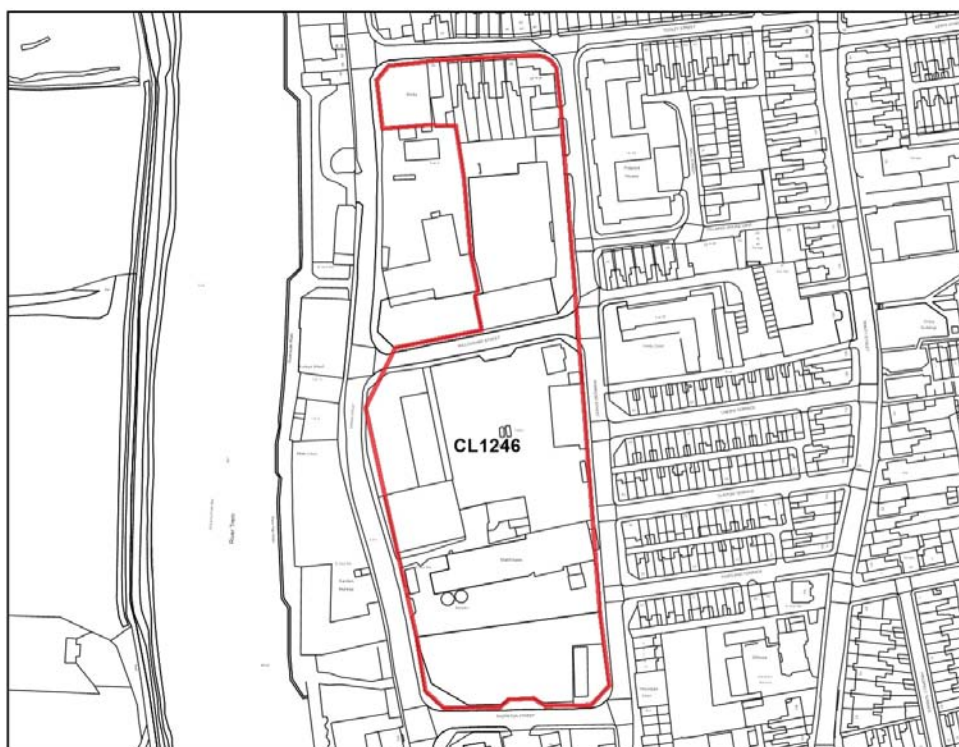
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 9, 15. Significant negative effects: 12



Site Information

This flat site is predominantly in industrial/commercial uses with some residential terraces at northern edge. It also has a large yard/parking area to the south of Willoughby Street. The surrounding area is predominantly residential, but there are pockets of offices, industrial units and undeveloped areas.

Indicative capacity	83	Current use	Industrial warehousing and housing
Site size (hectares)	2.22	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is near to the town centre with potential to deliver regeneration in the town. It is in flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits. It is adjacent to a conservation area and some grade II listed buildings but it is considered that development here could enhance their setting. One of the most centrally located sites in Gainsborough.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to the site from either Primrose Street or Bridge Street would appear acceptable, in principle.

Other Infrastructure Considerations

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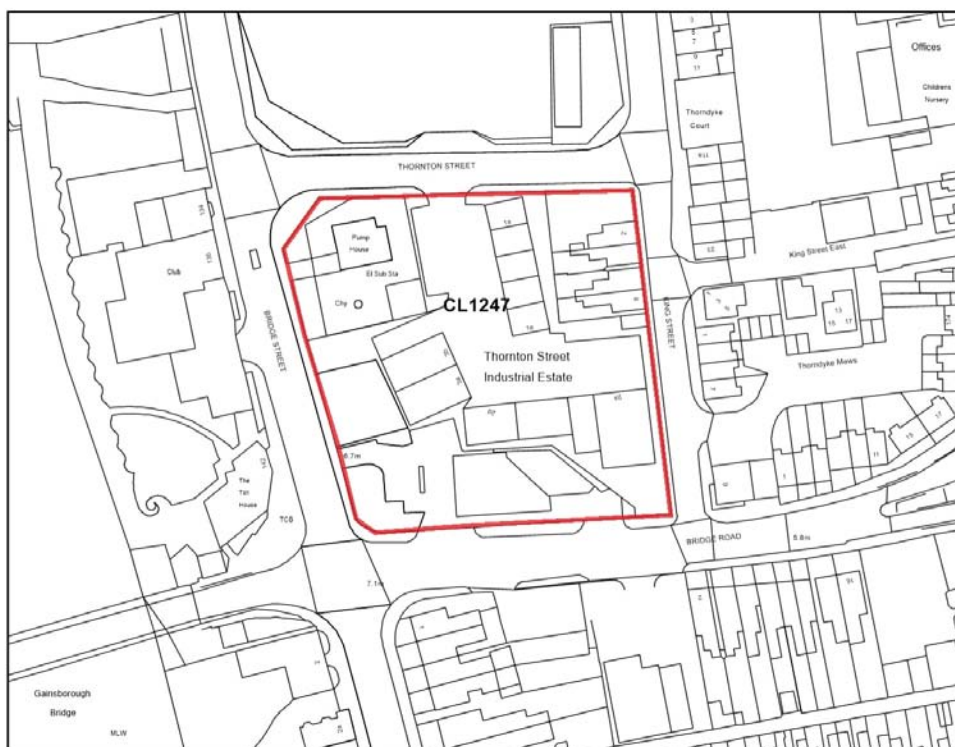
Additional comments from water and waste water provider

No known capacity issues envisaged. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 9, 15. Significant negative effects: 12

CL1247 Land enclosed by Thornton St, Bridge St, King St Preferred Allocation and Bridge Rd, Gainsborough



Site Information

This flat site includes a small industrial estate, petrol station, car sales site, housing and sewage pumping station. Surrounding the site is mainly residential uses, with a social club to the west and industrial warehousing to the north.

Indicative capacity	25	Current use	Industrial warehousing and housing
Site size (hectares)	0.58	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is near to the town centre on a key junction to access the town centre. It offers an opportunity to regenerate this area and enhance the entrance to the town. It is in flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits. It is adjacent to a conservation area and grade II listed buildings but it is likely that redevelopment here would enhance their setting.

CL1247 Land enclosed by Thornton St, Bridge St, King St Preferred Allocation and Bridge Rd, Gainsborough

CL1247 Land enclosed by Thornton St, Bridge St, King St Preferred Allocation and Bridge Rd, Gainsborough

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to the site from either King Street or Thornton Street would appear acceptable, in principle.

Other Infrastructure Considerations

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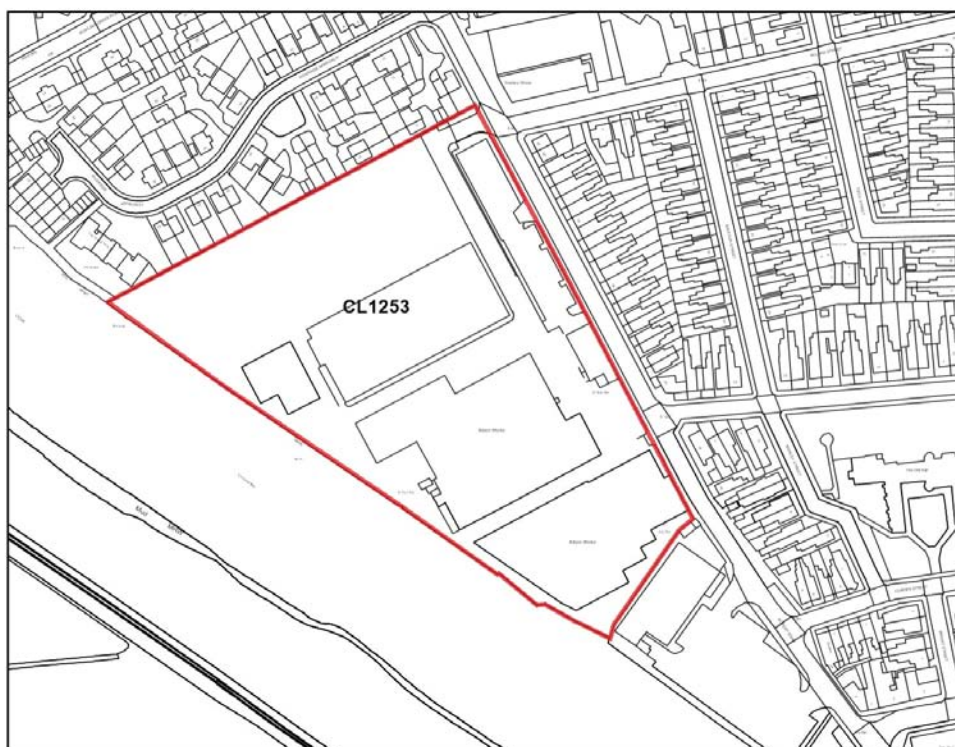
Additional comments from water and waste water provider

No known capacity issues envisaged. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 3, 4, 9, 15. Significant negative effects: 12

CL1247 Land enclosed by Thornton St, Bridge St, King St Preferred Allocation and Bridge Rd, Gainsborough



Site Information

This flat industrial site includes large warehouses with open storage and parking and an office building at the east of the site. To the north and east of the site there are residential areas. To the south is a supermarket and to the west is the River Trent.

Indicative capacity	114	Current use	Industrial
Site size (hectares)	3.03	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is near to the town centre and offers an opportunity to help regenerate the town centre, with potential to open up the riverside area. It is in flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits. The site is adjacent to a conservation area and near to grade I and II listed buildings, but it is considered that development here could enhance their setting. Historic uses on the site mean there is potential for land contamination which may require remediation subject to investigation.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Impact of residential may be less than existing factory use, to be verified by a TA.

Other Infrastructure Considerations

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

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 3, 4, 9, 13, 15. Significant negative effects: 12

CL1610 Land between North Street and Church Street, Preferred Allocation Gainsborough



Site Information

This site is a flat area of hard standing, currently used for match day parking. The site is bound by security and temporary fencing. There are houses to the west, flats to the south, a vehicle repair shop to the north and the football ground to the east.

Indicative capacity	48	Current use	Cleared development site
Site size (hectares)	0.19	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is located on the edge of the town centre and offers an opportunity to deliver some regeneration in Gainsborough. It is one of a number of housing zone sites being pursued for a Local Development Order by West Lindsey District Council to deliver regeneration in the town. It is near to some grade II listed buildings and a conservation area, but it is not considered that development of this site would impact on their setting. Historic uses on the site mean there is potential for land contamination, which may require remediation subject to further investigation. The majority of the site is in flood zone 3, but it is likely that design of buildings on site can mitigate this and deliver sustainability benefits.

CL1610 Land between North Street and Church Street, Preferred Allocation Gainsborough

CL1610 Land between North Street and Church Street, Preferred Allocation Gainsborough

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

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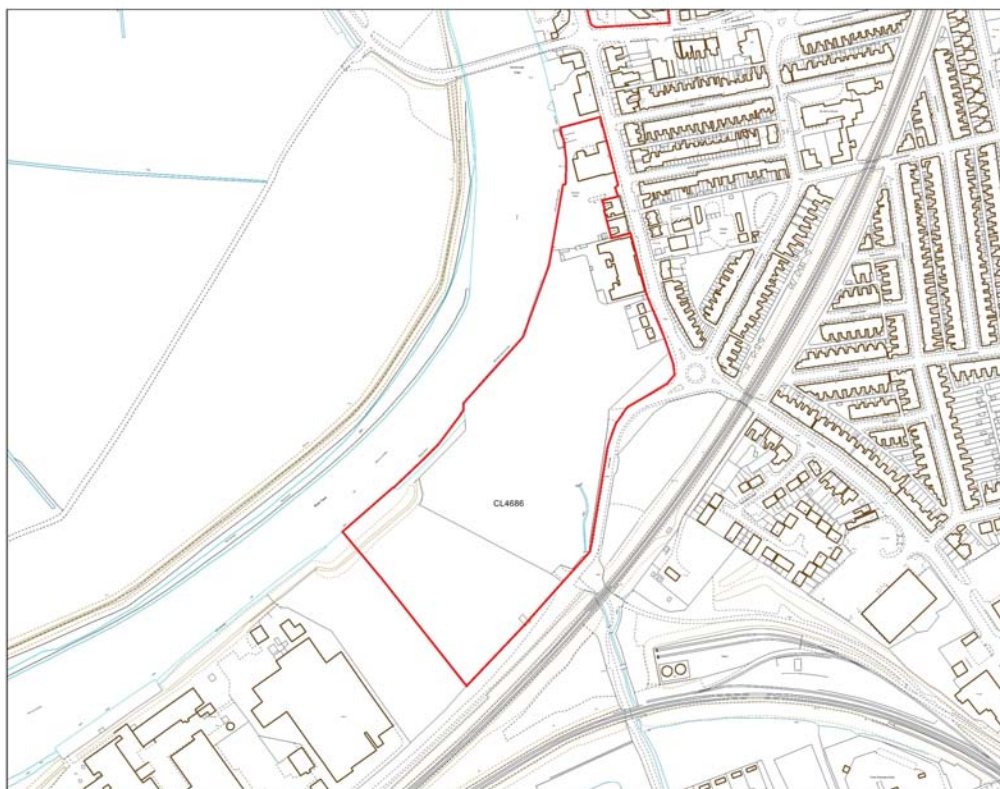
Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 3, 9, 13, 14, 15. No significant negative effects.

CL1610 Land between North Street and Church Street, Preferred Allocation Gainsborough



Site Information

This site is a flat area of scrub land and includes some buildings at its eastern edge. The site is bound by the River Trent on its northern boundary and Carr Lane and the railway line on its southern boundary. The site can be accessed from Carr Lane and Lea Road.

Indicative capacity	450	Current use	Scrub land, development site and industrial
Site size (hectares)	6	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is being pursued as a housing zone site to be the subject of a Local Development Order to deliver regeneration in Gainsborough. It is fairly well located for access to services and facilities in Gainsborough. It is entirely within flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits. The northern end of the site is within a conservation area and is near to some grade II listed buildings, but this would not preclude development on the site, but may inform design and layout. Historic uses on the site mean there is potential for land contamination which may require remediation subject to further investigation.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

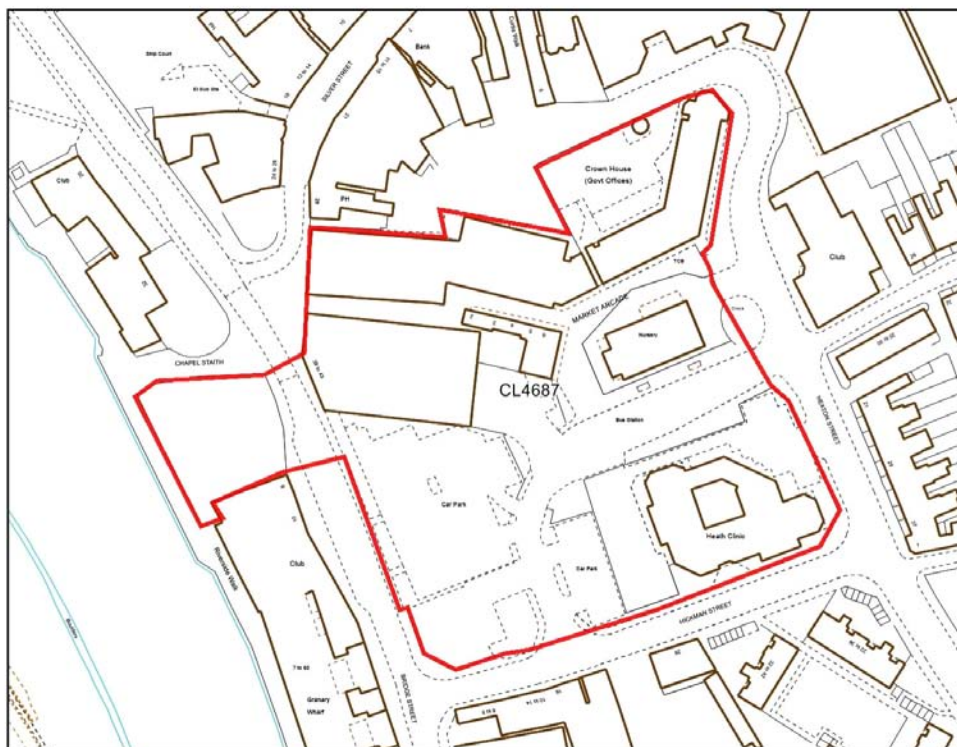
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 1, 3, 4, 13, 14, 15. Significant negative effects: 6, 12



Site Information

This town centre site is fairly flat and is made up of a number of retail units, a health centre, a children's centre, some offices and car parks. It also includes an area of a demolished building linking the site to the river. The site is surrounded by a range of buildings containing town centre uses.

Indicative capacity	74	Current use	Retail, car park, office, and health centre
Site size (hectares)	1.73	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is located in Gainsborough town centre and is being pursued as a housing zone site to be the subject of a Local Development Order to deliver regeneration in Gainsborough. It is entirely in flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits. Parts of the site are within a conservation area and are near to grade II listed buildings, but it is considered that development here could enhance their setting.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

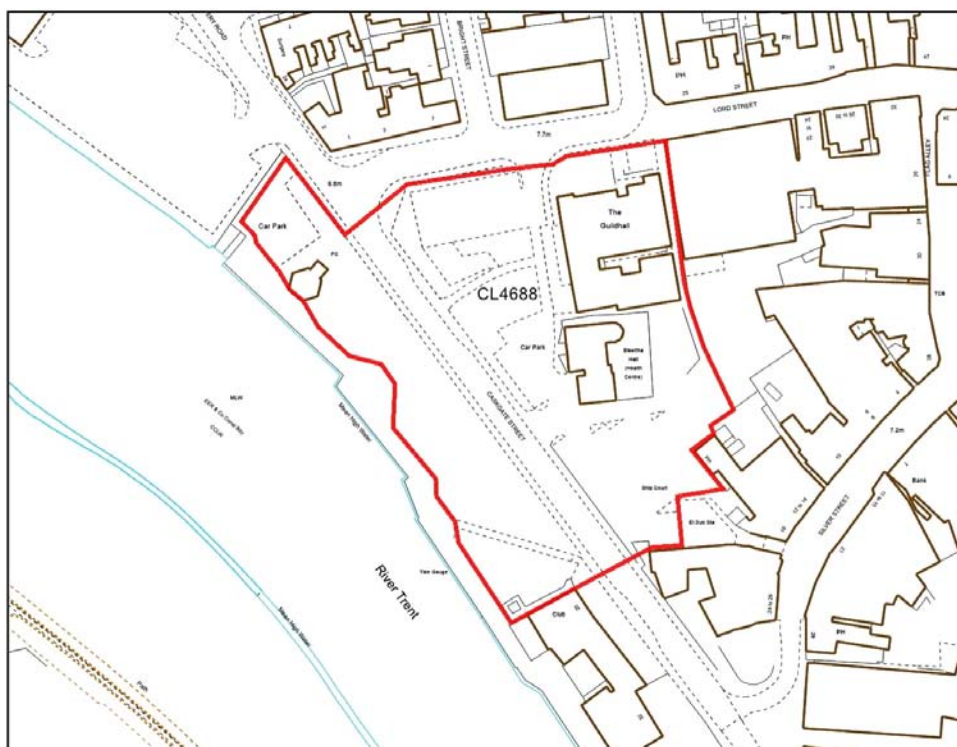
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 15. Significant negative effects: 6, 12



Site Information

This flat town centre site sits between the main shopping area of Gainsborough and the River Trent. It contains the site of the former Guildhall, the Grade II* listed Elswitha Hall, some car parking and a park area fronting the river.

Indicative capacity	56	Current use	Guild hall, car park, and open space
Site size (hectares)	1.3	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is located in Gainsborough town centre and is being pursued as a housing zone site to be the subject of a Local Development Order to deliver regeneration in Gainsborough. It is entirely in flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits. The site is within a conservation area and includes some grade II* listed buildings and is near to some grade II listed buildings. As such any development here would need to be sensitively designed.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

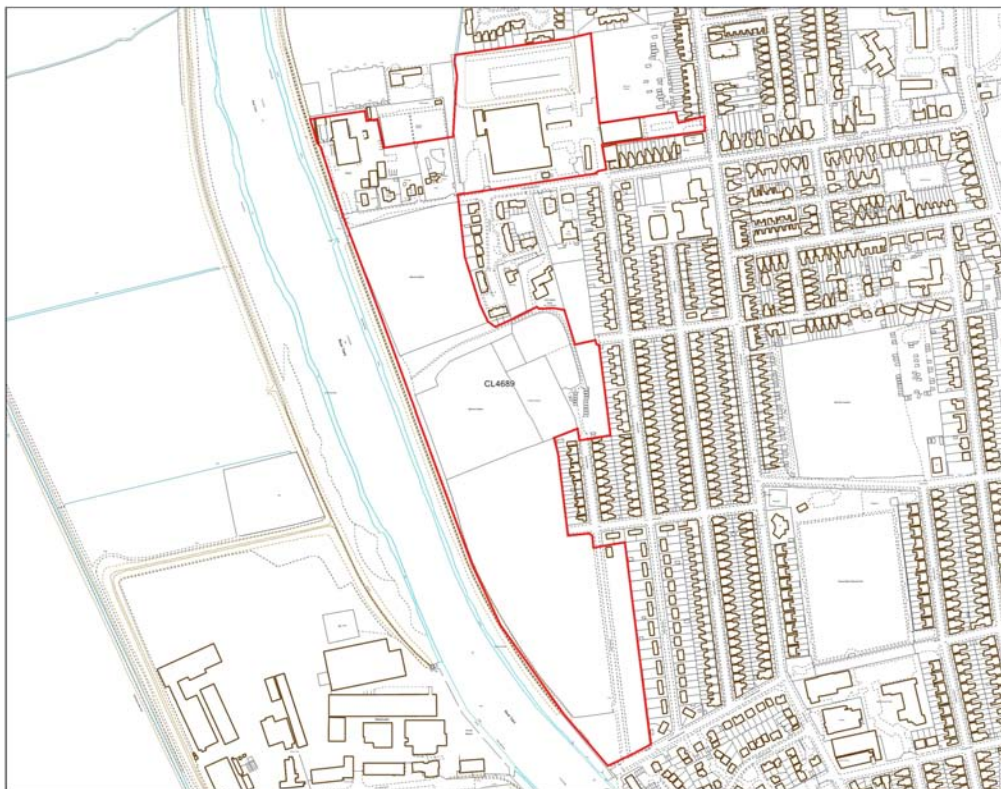
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 2, 3, 4, 13, 15. Significant negative effects: 6



Site Information

This site is a large edge of centre area bordering the River Trent to the west. It is made up of scrub land in the southern and central areas of the site, with allotments and some industrial buildings at the northern end. There are residential areas bordering the site to the south, east and north.

Indicative capacity	170	Current use	Scrub land, industrial and allotments
Site size (hectares)	13.74	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This part brownfield, part greenfield site is located near to Gainsborough town centre and is being pursued as a housing zone site to be the subject of a Local Development Order to deliver regeneration in Gainsborough. It is entirely in flood zone 3 but it is likely that the design of buildings on site can mitigate this and deliver sustainability benefits.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

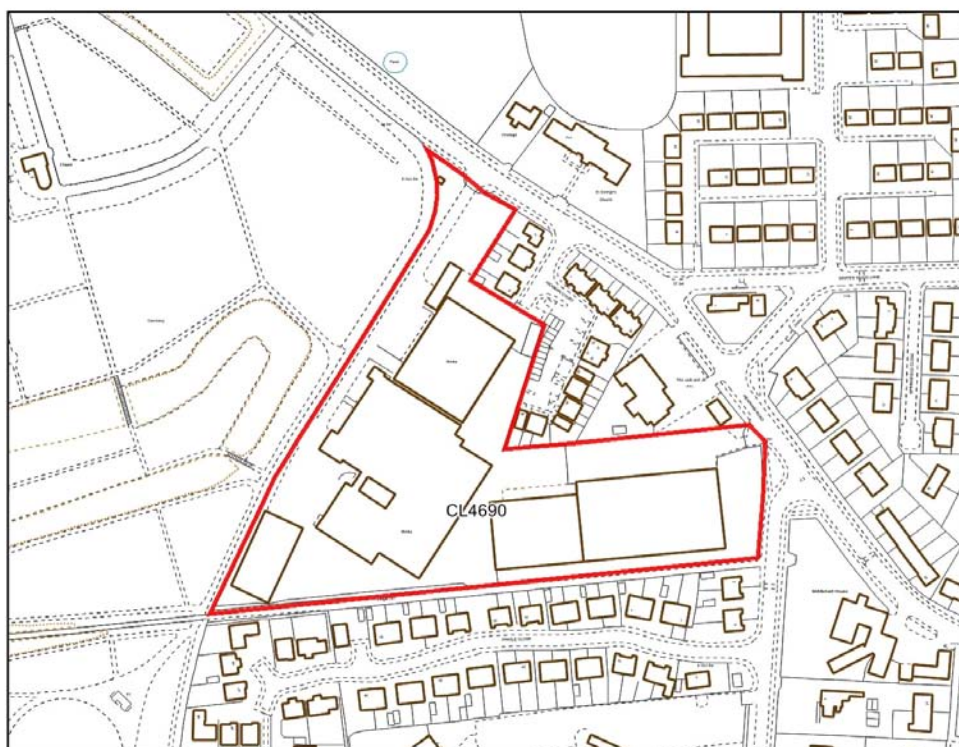
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 3, 13, 15. Significant negative effects: 12



Site Information

This site is in industrial use and is slightly sloping. It includes a number of industrial buildings, parking areas, and some open storage / storage containers. It is fenced off with security fence. To the north, east and south are residential areas and a cemetery is to the west. A public footpath runs along the southern boundary.

Indicative capacity	78	Current use	Industrial warehouses
Site size (hectares)	2.28	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is well located for access to services and facilities. It is being pursued as a housing zone site to be the subject of a Local Development Order to deliver regeneration for Gainsborough. It is near to some grade II listed buildings but it is not considered that development here would impact on their setting. It is adjacent to a Local Wildlife Site and as such some mitigation or management of effects may be required. Historic uses on the site mean there is potential for land contamination and as such may require some remediation, subject to further investigation.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

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

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 3, 9, 13, 15. No significant negative effects.

CL4691

Former Castle Hills Community College Site, Gainsborough

Preferred Allocation



Site Information

This site is undeveloped and slopes down to the north. It was formerly a playing field associated with the now demolished neighbouring school. There is a woodland to the west, a golf course to the north, a reservoir and housing estate to the east, and the new school site to the south.

Indicative capacity	130	Current use	No current use
Site size (hectares)	4.99	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well located for access to services and facilities. It is being pursued as a housing zone site to be the subject of a Local Development Order to deliver regeneration for Gainsborough. It is near to an area of great landscape value and a scheduled ancient monument but it is not expected that development here would impact on their setting. There are no major constraints on the site.

CL4691

Former Castle Hills Community College Site, Gainsborough

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No comments received

Other Infrastructure Considerations

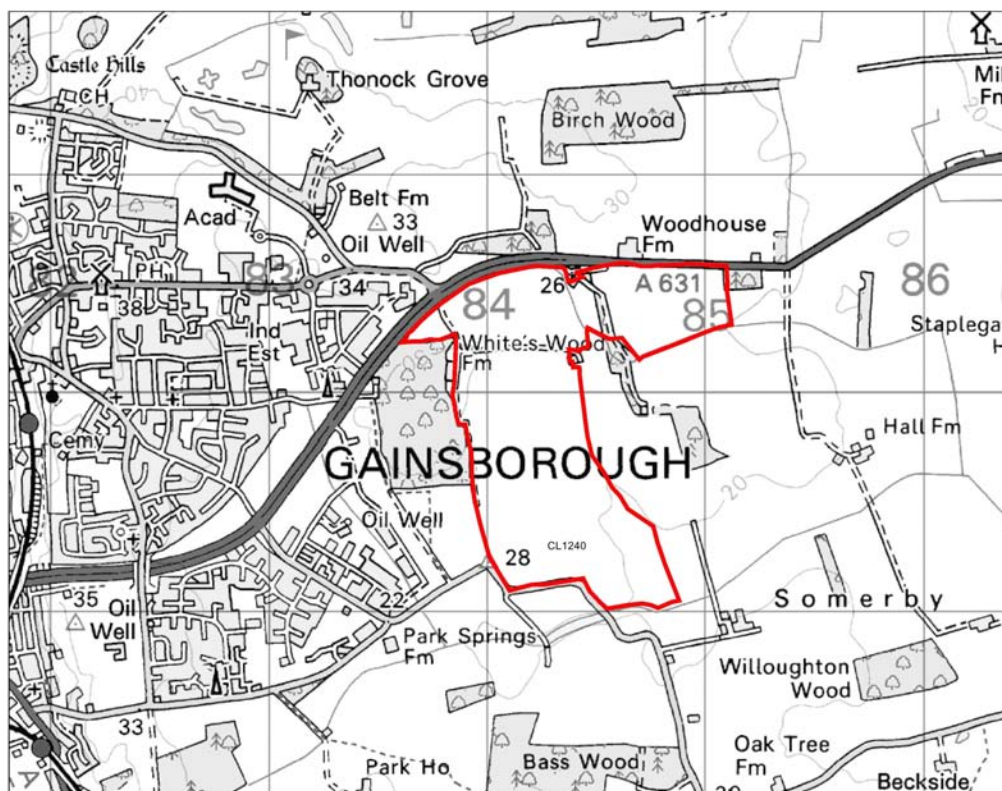
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 14, 15. No significant negative effects.



Site Information

Please Note: the identified area in the map above is indicative only for the purpose of undertaking the assessment which follows below. It should not be regarded as a formal allocation, or be considered to define any future proposals or allocations for this area. This is a large site made up of arable fields. It is fairly flat and has hedgerows at its boundaries and between fields within the site. There is a row of trees in the eastern part of the site. It is mainly surrounded by fields with some woodland to the west and east and some isolated farm buildings.

Indicative capacity	2500	Current use	Agricultural
Site size (hectares)	94.9	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is a potential urban extension for Gainsborough but the market indicates that it is unlikely to come forward in advance of the other SUEs in the town. It is adjacent to some areas of ancient woodland, some Sites of Nature Conservation Importance and a Local Wildlife Site. It is within an area of great landscape value. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some areas at risk of surface water flooding. It is fairly well located for access to existing services and facilities and given its size, it could deliver new facilities. The site is suitable as an urban extension but given the fact that adequate growth has been identified from other SUEs and other sites and given that the market has indicated that this likely will not come forward in the plan period it is proposed as a broad location for growth beyond the plan period.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full so would require new 2.5FE school on site. Secondary schools full will limited scope to expand - new secondary site needed for this level of expansion along with other schools.

Transport Considerations

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

Comments from Highways Authority

Mitigation works will be required, which will need to be determined from a TA. A Travel Plan is also required. I would expect that any highway issues would be able to be overcome in order to bring this site forward.

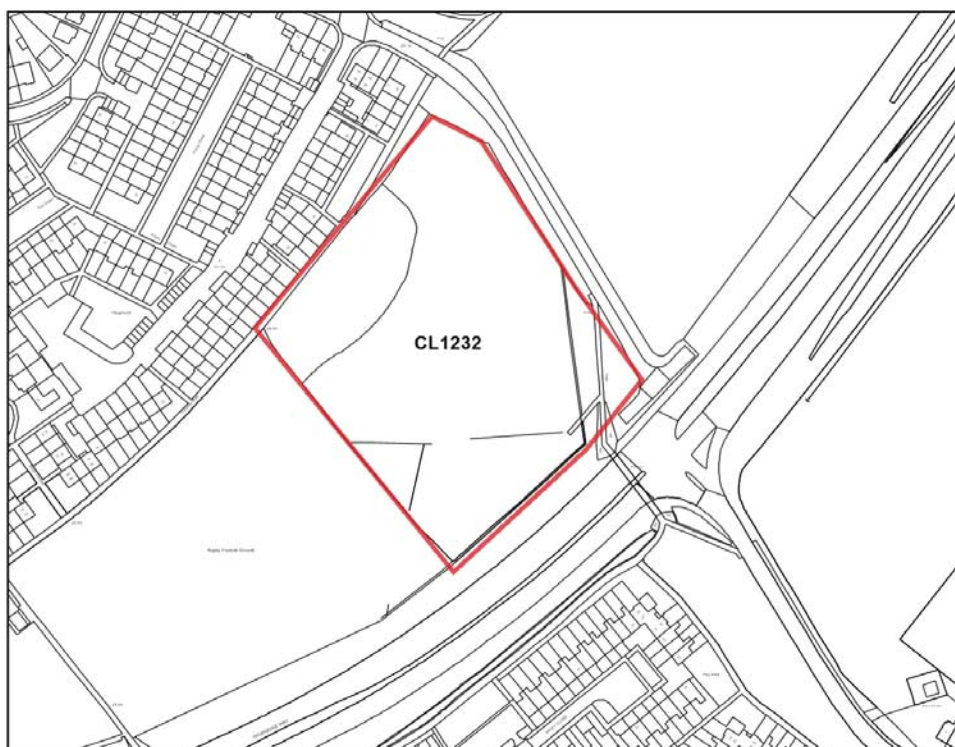
Other Infrastructure Considerations

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

No capacity to accommodate 2500 dwellings here. Additional pumping capacity and mains upgrades required

Integrated Impact Assessment Score



Site Information

This site is overgrown and is used as a waste ground and is part of a strip of land separating the main road from housing. It has a gentle slope down from north-east. A pedestrian path crosses at eastern corner. To the north west and south east are housing estates, to the north east and south west are undeveloped areas.

Indicative capacity	82	Current use	Grass land
Site size (hectares)	1.93	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site forms part of a green corridor and buffer between housing and the main dual carriageway. It is well located for access to most services and facilities. There are no major constraints on the site, but more suited as part of the undeveloped green corridor than for housing development. There are better sites available in Gainsborough to meet growth needs.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to the site from Heapham Road would appear acceptable, in principle, subject to infrastructure improvements.

Other Infrastructure Considerations

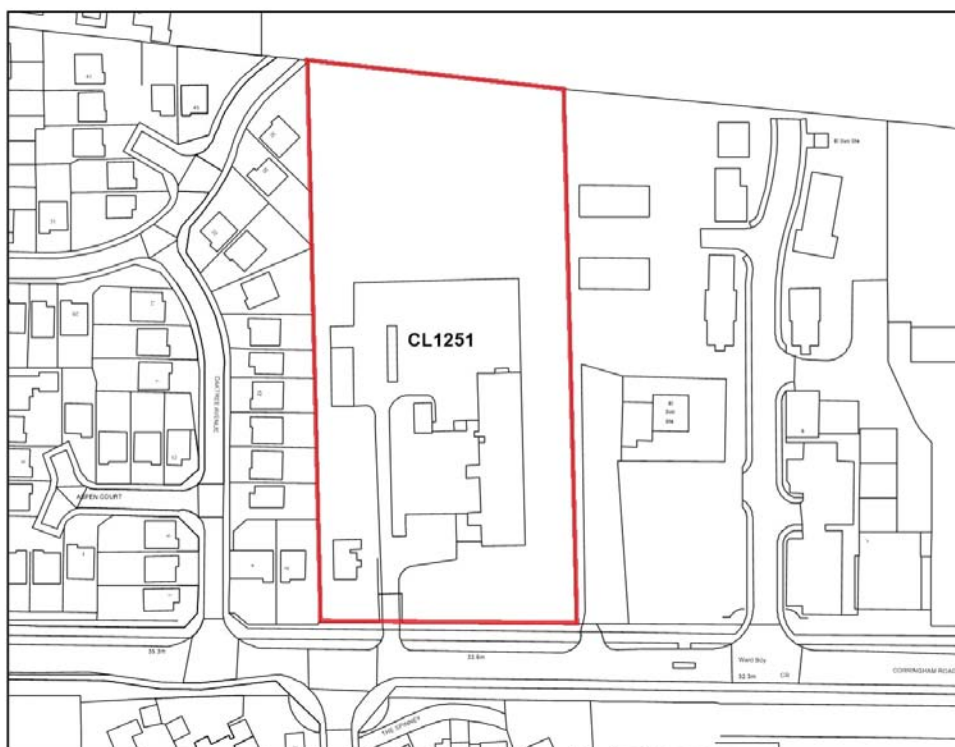
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

No known capacity issues envisaged. Foul and water sewers cross the site

Integrated Impact Assessment Score

Significant positive effects: 3, 14. No significant negative effects.



Site Information

This flat site contains office building and outbuildings, parking and undeveloped areas. The offices on site appear vacant and a nursery may also be vacant on site. Residential estates are to the west and south and a building site for homes and a local centre is to the east, with undeveloped land to the north.

Indicative capacity	39	Current use	Offices
Site size (hectares)	1.15	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This mainly brownfield site includes offices and a nursery which may have ceased to function. The site is well located for access to services and facilities. There are no major constraints here, but other more central sites are available to meet growth needs for Gainsborough.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some scope to expand primary schools to accommodate development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access to the site from Corringham Road would appear acceptable, in principle.

Other Infrastructure Considerations

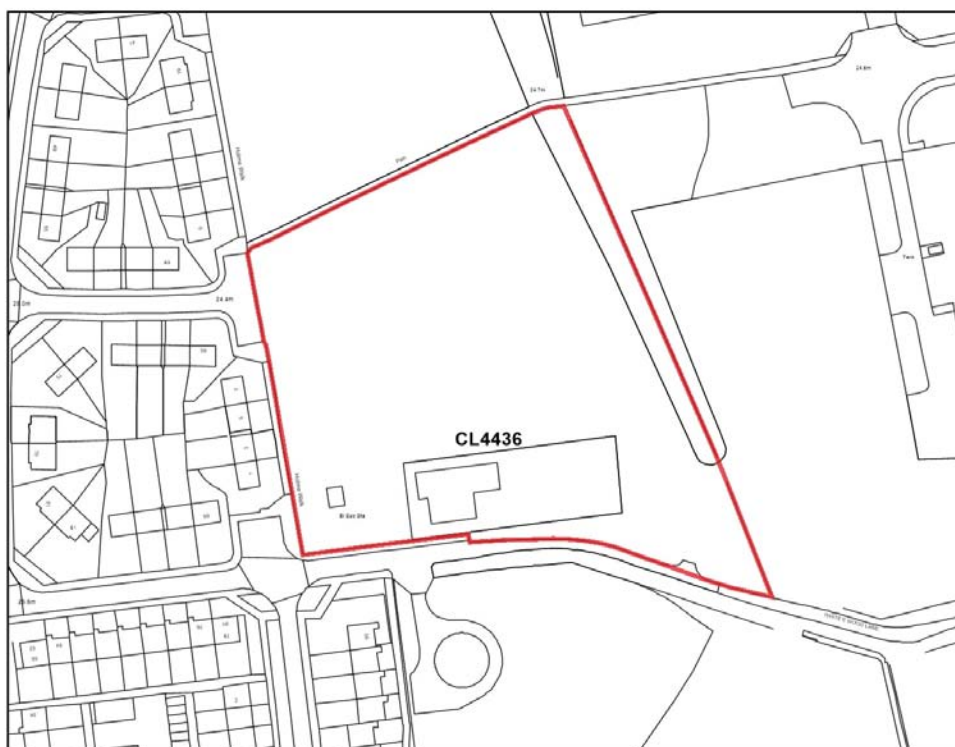
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 9. No significant negative effects.



Site Information

This site slopes down gently from the north and is mainly used as a public open space. There are two built structures at the south of the site and some trees and hedges. Housing estates lie to the west and south west. To the east and north of the site there are undeveloped areas and to the south is a former school site.

Indicative capacity	54	Current use	Open Space
Site size (hectares)	1.27	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site is a Site of Nature Conservation Importance. Investigation into its status as potential Local Wildlife Site should be reviewed before allocating.

Conclusion

This site is mainly greenfield with good access to a number of services. Development here would result in the loss of some open space but there are other areas of open space nearby. The site is designated as a Site of Nature Conservation Importance. There is a substantial part of the site that is at high risk of surface water flooding. There are better sites available to meet growth needs in Gainsborough.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some limited capacity in primary schools to accommodate some development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access onto Whites Wood Lane acceptable.

Other Infrastructure Considerations

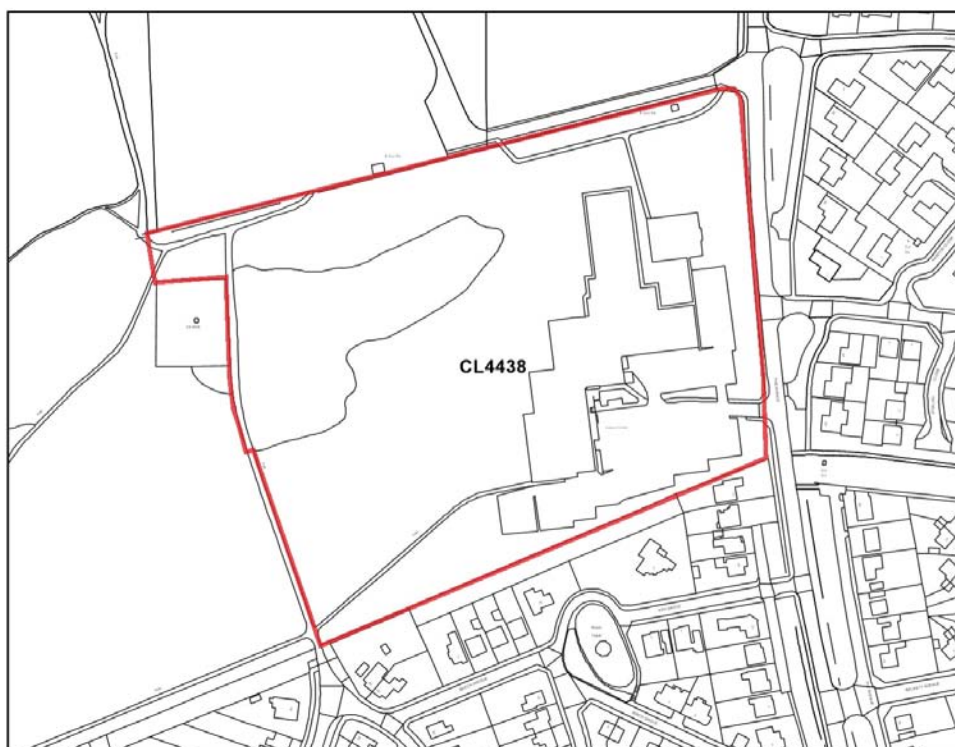
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Known capacity issues in this location. Further investigation needed

Integrated Impact Assessment Score

Significant positive effects: 3, 14. No significant negative effects.



Site Information

This site includes a leisure centre, parking and undeveloped land and is part flat and part sloped. Undeveloped areas are a mix of mown grass some areas of bushes and trees. To the south and east are housing estates, to the west is a tree belt and to the north is an undeveloped area and an old school site.

<u>Indicative capacity</u>	170	<u>Current use</u>	Leisure Centre
<u>Site size (hectares)</u>	4.52	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This part greenfield, part brownfield site is currently used as a leisure centre. There are no major constraints on the site, but the current use is not expected to cease. The site is adjacent to an industrial estate and as such there is risk of some conflict between uses. There are better sites available to meet growth needs in Gainsborough.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Some limited capacity in primary schools to accommodate some development. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Impact expected to be similar to that of existing leisure centre.

Other Infrastructure Considerations

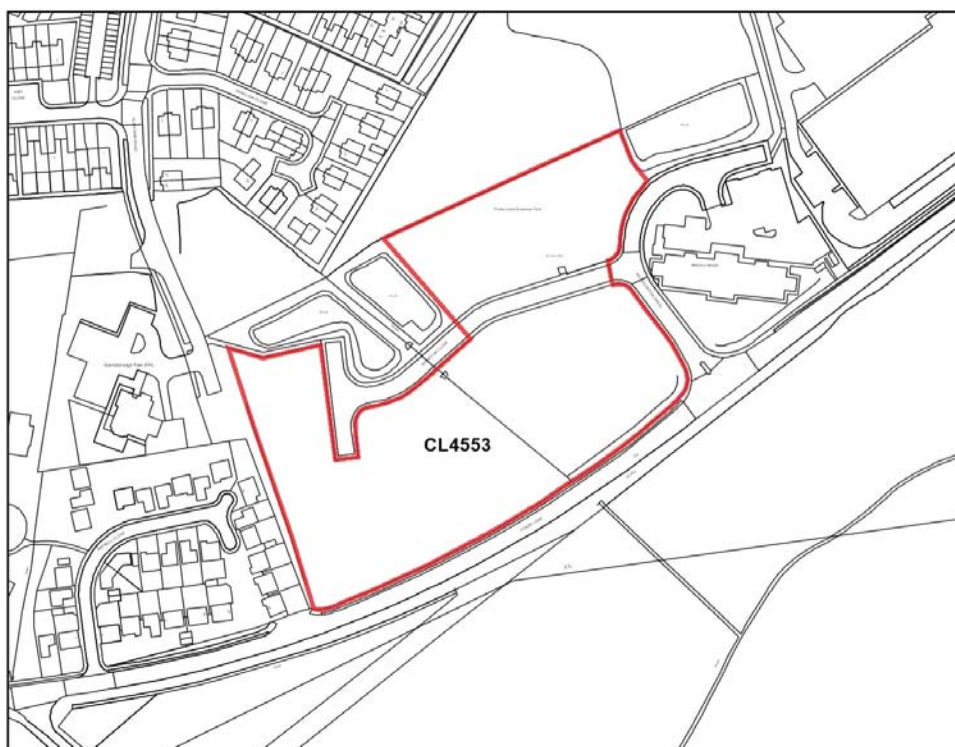
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

No known capacity issues, but topography means pumping on site likely needed

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 15. No significant negative effects.



Site Information

This flat site is an area of scrub within Foxby Lane industrial estate. There is an area of bushes and trees to the north and beyond this housing, there is a business centre and a supermarket to the east, a new housing estate lies to the west and arable fields to the south.

Indicative capacity	65	Current use	Scrub land
Site size (hectares)	2.17	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is adjacent to a business park, although it borders a housing estate too. It is fairly well located for access to services and facilities. The site is within an area categorised as grade 3 agricultural land. There are no major constraints on the site, but there are more suitable sites to meet growth needs in Gainsborough.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary school but some scope to expand. Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

No comments

Other Infrastructure Considerations

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

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 14. No significant negative effects.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools have some limited capacity available and some limited scope to expand. Secondary schools have some limited capacity available.

Transport Considerations

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

Comments from Highways Authority

The highways authority would not be keen to support a residential development in this location as it is served only by industrial estate roads.

Other Infrastructure Considerations

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

Known capacity issues in area. Detailed capacity assessments will be required

Integrated Impact Assessment Score

Significant positive effects: 3, 13, 14. No significant negative effects.



Site Information

This site is a fairly flat area used as paddocks, and includes a substation in the north east corner and some bushes on site. There are hedgerows at the boundaries with trees on the eastern boundary. There is a housing estate to the north, a field with planning permission for housing to the east, large industrial and retail buildings to the south and farm buildings and fields to the west.

<u>Indicative capacity</u>	204	<u>Current use</u>	Paddocks
<u>Site size (hectares)</u>	6.81	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site extends beyond existing built extent of Sleaford, but with the permission granted for the neighbouring SUE this will not be the case. This site is reasonably well located for access to amenities and will relate to the built area adequately when the SUE is developed. It is near to some grade II listed buildings, but it is not expected that their presence would preclude development. It is within an area categorised as grade 3 agricultural land and is undeveloped. There is an area at high and medium risk of surface water flooding, but this could be accounted for in layout of a scheme. One of the better sites in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some scope for new facility in SUE. Secondary schools full but some options for limited expansion.

Transport Considerations

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

Comments from Highways Authority

No objection in principle to residential development here. A Transport Assessment and Travel Plan required to determine whether off site mitigation works and S.106 contributions required.

Other Infrastructure Considerations

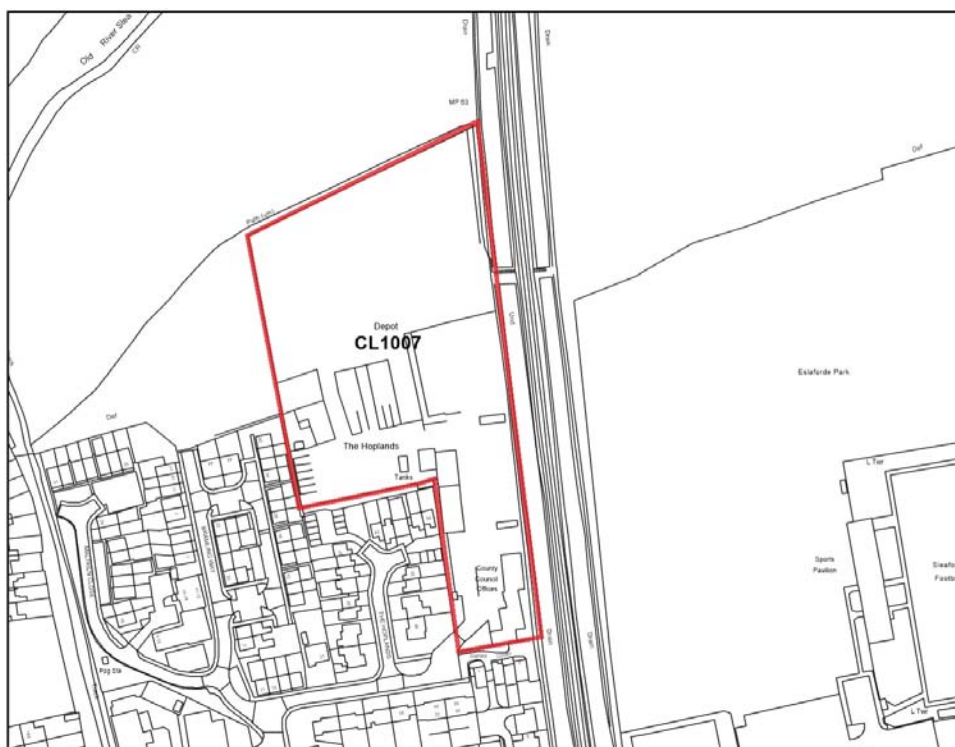
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 4. No significant negative effects.



Site Information

This brownfield site is fairly flat and has a number of disused buildings on it. There are some trees at the site's boundaries. The railway line runs along the eastern boundary and beyond is a sports centre. There are houses to the south and west and fields to the north and west.

Indicative capacity	63	Current use	Former Industrial
Site size (hectares)	1.84	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - site is unused, brownfield land, and owners are currently working towards the development of the site. Access could be difficult to this site.

Conclusion

This brownfield site is well contained by boundary planting and the railway line. It relates well to the town and to the neighbouring residential estate. It is quite well located for access to services and facilities. It is near to an area designated as a Local Wildlife Site and Local Nature Reserve, but development here would not impact on this. It is near to a conservation area but development here would not impact this. There is a small area at medium risk of surface water flooding on the site, but this could be dealt with through design and layout. There are no major constraints on the site. One of the better sites available in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools in area full and secondary full with limited potential for expansion. Situation will be acceptable providing SUE delivers primary.

Transport Considerations

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

Comments from Highways Authority

Subject to highways improvements.

Other Infrastructure Considerations

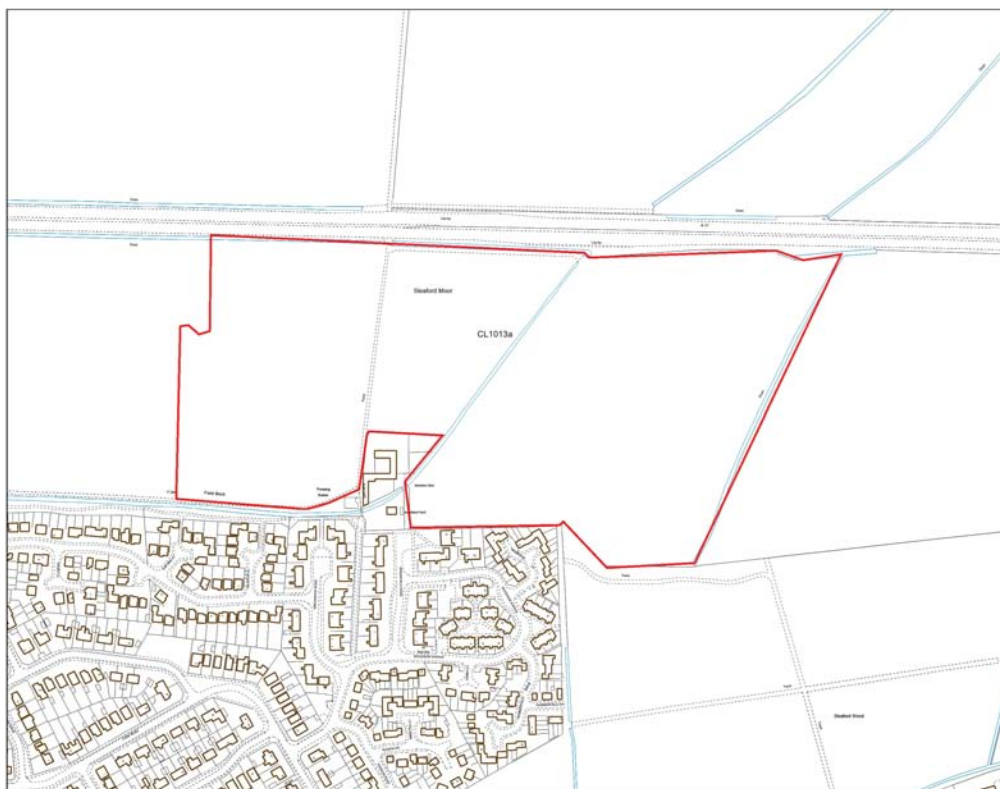
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 9, 15. No significant negative effects.

CL1013a Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A) Preferred Allocation



Site Information

This site is a flat arable field, with a beck running through the site and some bushes and trees at the boundaries and along the beck. The A17 marks the northern boundary and beyond this is arable farm land. There are further fields to the west and south, although there is planning permission for residential development to the west. There is a housing estate and a woodland to the south.

Indicative capacity	200	Current use	Agricultural
Site size (hectares)	13.365	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support - site is under option for residential development by a national housebuilder, transport paper submitted to demonstrate appropriateness of additional 200 dwellings on site.

Conclusion

This large greenfield site is well located for access to facilities and services in Sleaford and is well related to the urban area enclosed by the bypass, a site with planning permission. It is within an area categorised as grade 3 and 2 agricultural land and is in agricultural use. There is quite a large area in flood zones 2 and 3, but capacity of the site has been adjusted to account for this. This is a logical extension to Sleaford alongside the neighbouring site with planning permission.

CL1013a Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A) Preferred Allocation

CL1013a Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A) Preferred Allocation

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Scale of development would require a new primary school site to be provided. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Late addition no comments received

Other Infrastructure Considerations

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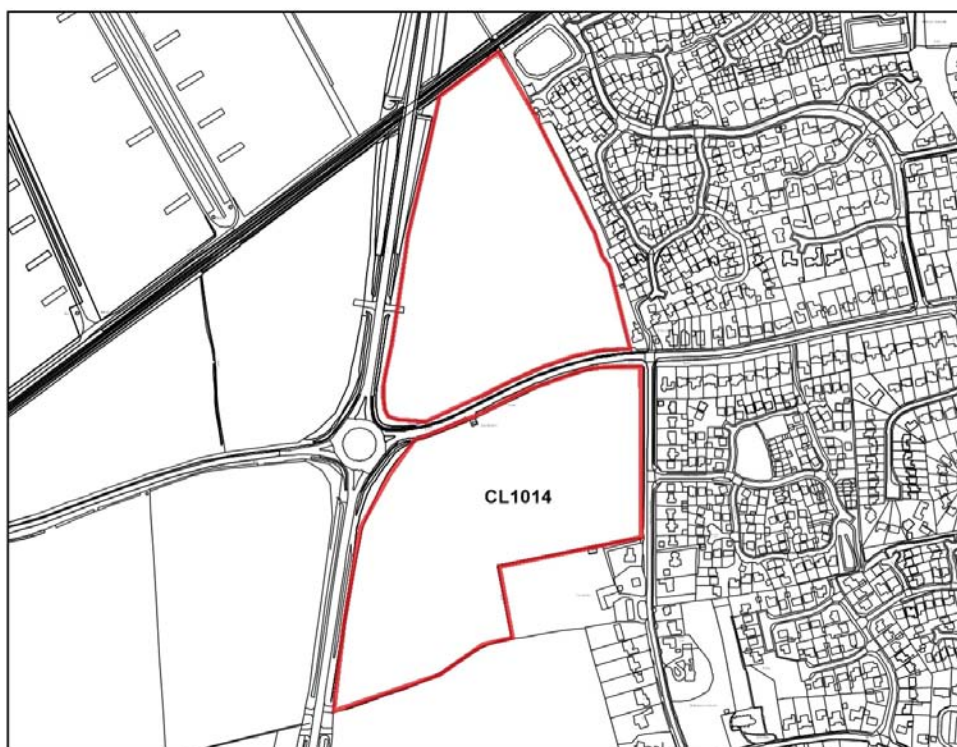
Additional comments from water and waste water provider

Sewer pipe crossing site

Integrated Impact Assessment Score

Significant positive effects: 1, 4, 14. No significant negative effects.

CL1013a Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A) Preferred Allocation



Site Information

The site consists of undulating arable fields split into two by Grantham Road. There are electricity pylons running across the site and mature hedgerows bordering it with some trees in the hedgerows. The railway line is at the northern boundary and the A15 along the western boundary. There are housing estates to the east and fields to the west and south.

<u>Indicative capacity</u>	377	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	14.84	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation for residential development. Northern part of this site could be suitable for residential uses in classes C2 and C3 and provide an attractive gateway into the town.

Conclusion

These arable fields relate well to the urban area, and are well contained by the bypass. They are reasonably well located for access to services and facilities. It is near to a Local Wildlife Site, but it is not expected that development would impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a small area at the northern end of the site at high risk of surface water flooding, but this can be dealt with in design and layout. There are no major constraints on the site. One of the better sites in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools in area full and secondary full with limited potential for expansion. Situation will be acceptable providing SUE delivers primary and expansion to secondary.

Transport Considerations

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

Comments from Highways Authority

Development acceptable subject to S278 and S106.

Other Infrastructure Considerations

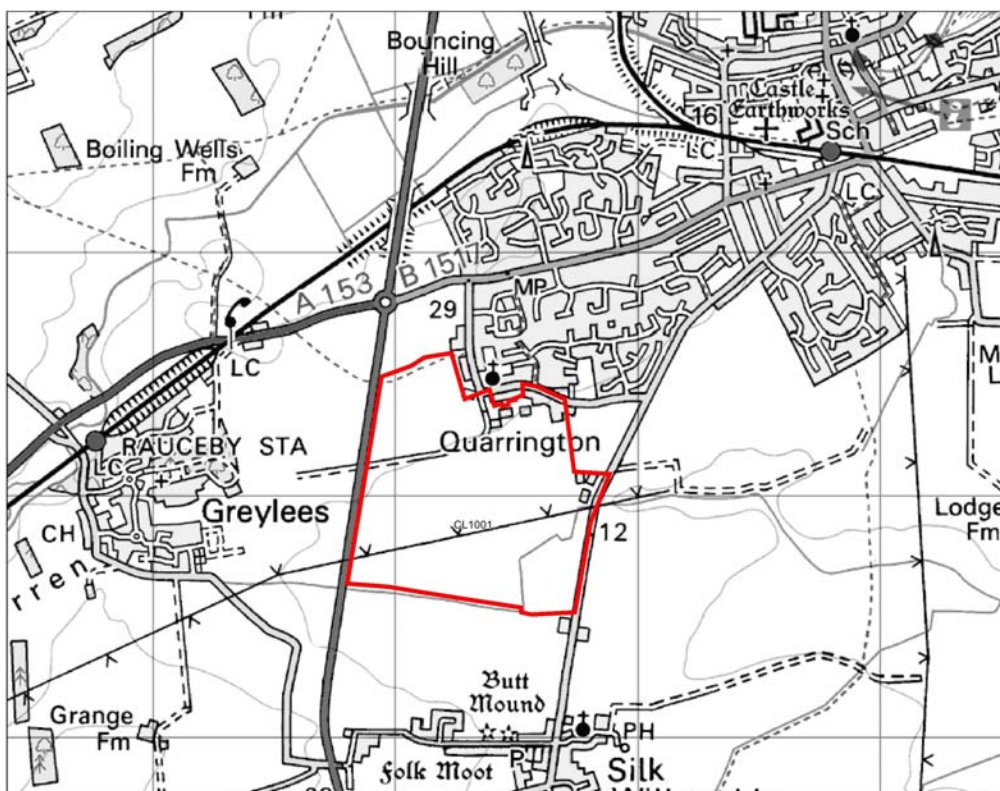
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.



Site Information

Please Note: the identified area in the map above is indicative only for the purpose of undertaking the assessment which follows below. It should not be regarded as a formal allocation, or be considered to define any future proposals or allocations for this area. This site is a fairly flat area of fields with hedgerows and ditches, some farm buildings at the north and some industrial buildings, a recycling centre, and some houses at the east. The Southern Quadrant SUE is to the east, fields and a garden centre to the south, houses to the north and the A15 to the west.

Indicative capacity	1938	Current use	Agricultural and Industrial Units
Site size (hectares)	80.75	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - it will provide sustainability benefits and will provide a much needed link to the A15.

Conclusion

This large greenfield site is reasonably well located for access to services and facilities and, given the size, development here would deliver some facilities too. Development here would extend beyond the existing built extent of the town, but there is permission for an urban extension to the east of this site which would reduce this. There are a number of grade II listed buildings at the northern edge of the site, some inside the site boundary, and there is a grade II* listed building near to the site. There is a large area at medium and high risk of surface water flooding. It is within an area categorised as grade 3 agricultural land and most of the site is in agricultural use. There are no major constraints and it is considered that the constraints on the site can be managed through design and layout, but, there are better sites in Sleaford to meet growth needs in the plan period. However, this site is suitable as a long term option beyond the plan period.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools in area are full and secondary full but with some limited potential to expand. 2FE school needed on site.

Transport Considerations

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

Comments from Highways Authority

Several access points required, concerns on access to A15 and proposed numbers.

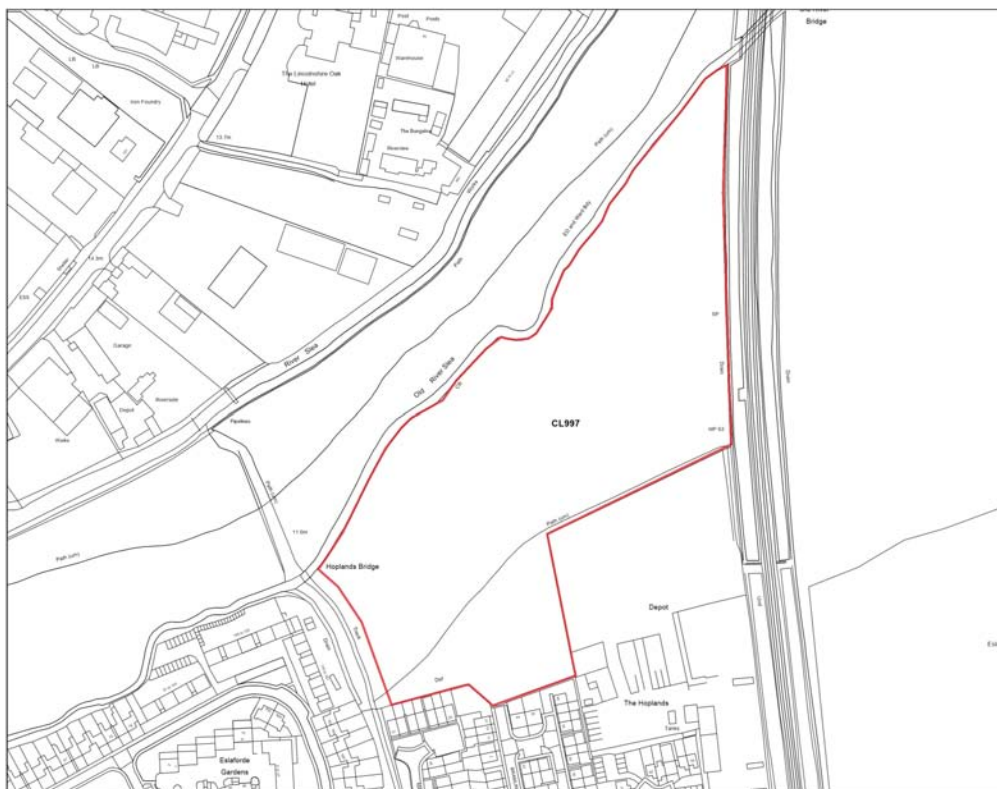
Other Infrastructure Considerations

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

Enhancement to waste water treatment and network capacity will be required. Water Main crossing through

Integrated Impact Assessment Score



Site Information

This site is a gently undulating grassy area, possibly used sometimes as a paddock or for grazing. The northern boundary is marked by a stream and elsewhere there are trees and hedgerows at the boundaries and the railway line runs along the eastern boundary. There are industrial areas to the north, grass land to the west, arable fields to the east and housing to the south.

<u>Indicative capacity</u>	116	<u>Current use</u>	Scrub land or pasture
<u>Site size (hectares)</u>	3.86	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite well located for access to amenities and the town centre. It is well connected to the urban area comfortably within the built extent and well contained by the river and railway. It is near to an area that is designated as a Local Wildlife Site and a Local Nature Reserve and is near to a conservation area and some grade II listed buildings, but it is not expected that the presence of any of these would preclude development on the site. It is within an area categorised as grade 3 agricultural land and the site is undeveloped. The northern half of the site is in flood zone 3. There are better sites available in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools projected full - reliant on SUEs delivering new site. Secondary schools full but some potential to expand if western SUE delivers a school.

Transport Considerations

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

Comments from Highways Authority

Needs a loop road through CL1007. Ghost island right turn required on Boston rd to serve Hoplands site.

Other Infrastructure Considerations

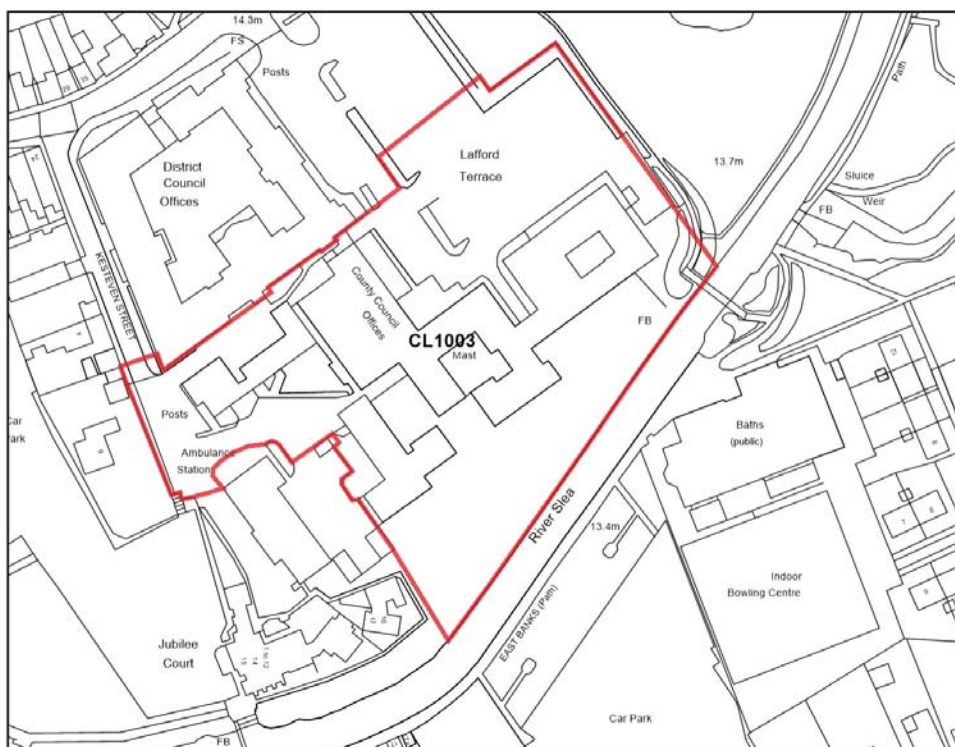
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14, 15. No significant negative effects.



Site Information

This brownfield site is fairly flat and includes a number of 1 and 2 storey flat roofed office buildings and parking and landscaping, occupied by the County Council. The River Sleas marks the southern boundary. There are houses and a car park to the west, Council Offices and car park to the north, a leisure centre to the south and a nature reserve to the east.

Indicative capacity	45	Current use	Offices
Site size (hectares)	1.32	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated as current buildings are obsolete and beyond economic repair. Masterplan submitted including flood and drainage assessment.

Conclusion

This brownfield site is very well located for access to services and facilities and the town centre. There is no clear suitable direct access to the site due to surrounding uses and physical barriers. The site is within flood zones 3 and 2 and there are large areas at medium and high risk of surface water flooding. It is within a conservation area and is near to a number of grade II listed buildings, but given the buildings currently on site, it is likely that development would enhance the setting of these heritage assets. The site is neighboured by an area designated as a Local Wildlife Site and a Local Nature Reserve. There is no certainty that an acceptable development could be achieved on this site, as such there are better, less-constrained sites for housing development in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools in area full and secondary full with limited potential for expansion. Situation will be acceptable providing SUE delivers primary and expansion to secondary.

Transport Considerations

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

Comments from Highways Authority

Access onto Kesteven Street is inadequate for this number of dwellings.

Other Infrastructure Considerations

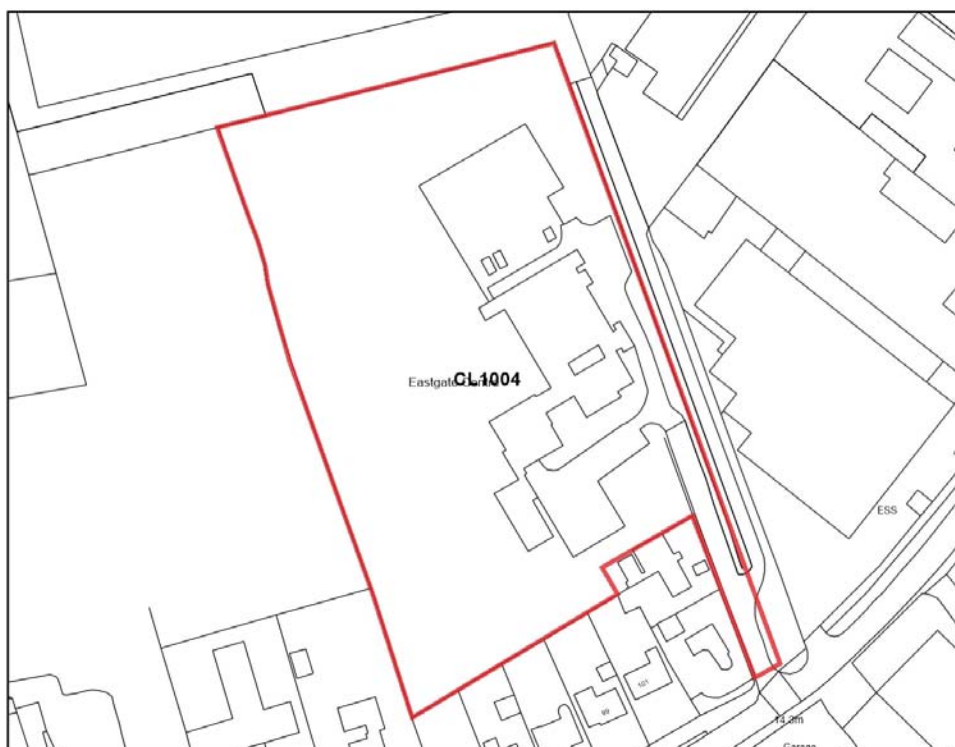
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 9, 13, 15. Significant negative effects: 6, 12



Site Information

This site is fairly flat, set back from the main road and includes two main buildings, a library and youth services and associated parking areas. There is a garden area and a grassy area with trees and hedgerows in the northern part of the site and hedgerows and trees at the boundaries. There are industrial areas to the north and east and houses and gardens to the south and west.

Indicative capacity	56	Current use	Community uses
Site size (hectares)	1.66	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is quite well located for access to amenities. It is near to some grade II listed buildings and a small part of the site is within a conservation area, but it is not expected that development on this site would impact on these assets. There are no major constraints on the site, but there is potential for conflict with surrounding industrial uses, and redevelopment of this site would result in the loss of some community uses. There are better sites available for residential development in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools in area full and secondary full with limited potential for expansion. Situation will be acceptable providing SUE delivers primary and expansion to secondary.

Transport Considerations

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

Comments from Highways Authority

Proposals in place for a new fire station and council offices.

Other Infrastructure Considerations

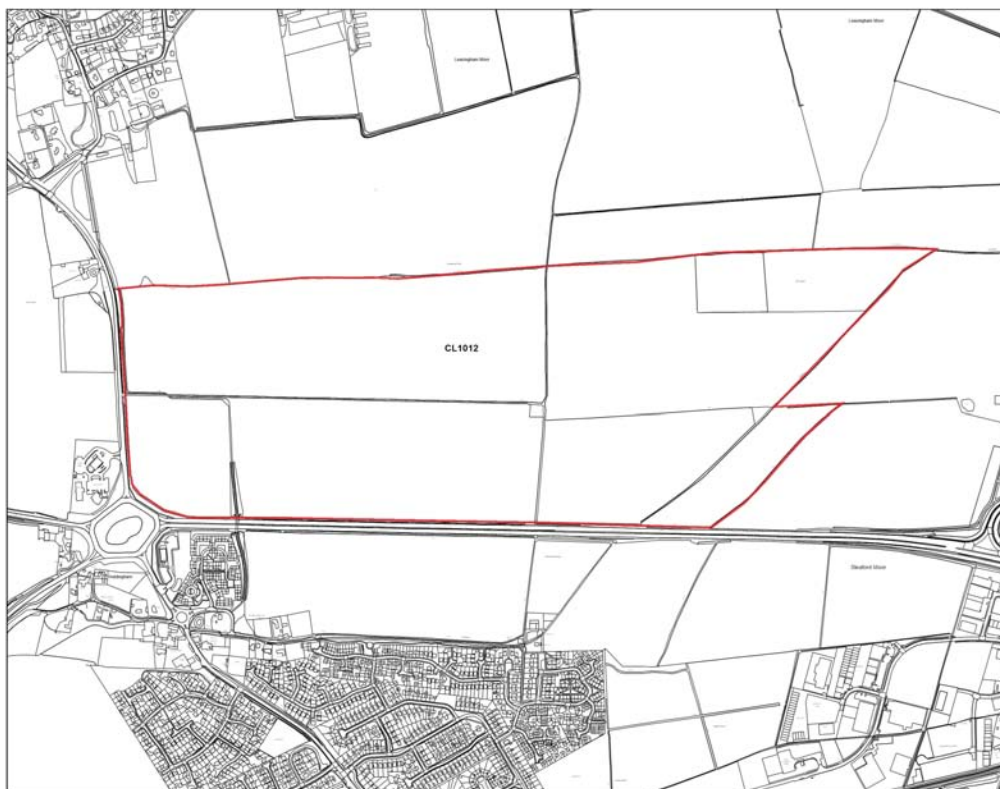
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 9, 13, 15. Significant negative effects: 6



Site Information

The site is fairly flat and used as arable fields with pylons running through the site. A cycle and pedestrian route runs through the site towards Sleaford. There are some mature trees and hedgerows at field boundaries. It includes a copse at the north east corner. There are arable fields to the north, west and east, and a housing site is to the south beyond the A17.

Indicative capacity	2738	Current use	Agricultural
Site size (hectares)	91.27	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This large greenfield site is disconnected from Sleaford by the bypass. There is some flood zone 3 in the eastern parts of the site and some very small areas at risk of surface water flooding. It is questionable whether a suitable access could be achieved on the site, particularly given peak time traffic on the neighbouring A15. It is near to a grade II listed building but it is not expected that its presence would preclude development here. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. Development across this site would significantly close the gap between Leasingham and Sleaford. There are better sites available to deliver growth in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Development of whole site would require 2 x 2FE primaries on site. Secondaries full but with some limited potential to expand, dependent on SUE.

Transport Considerations

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

Comments from Highways Authority

Planning permission granted for an anaerobic digester plant. Second access necessary for this many dwellings.

Other Infrastructure Considerations

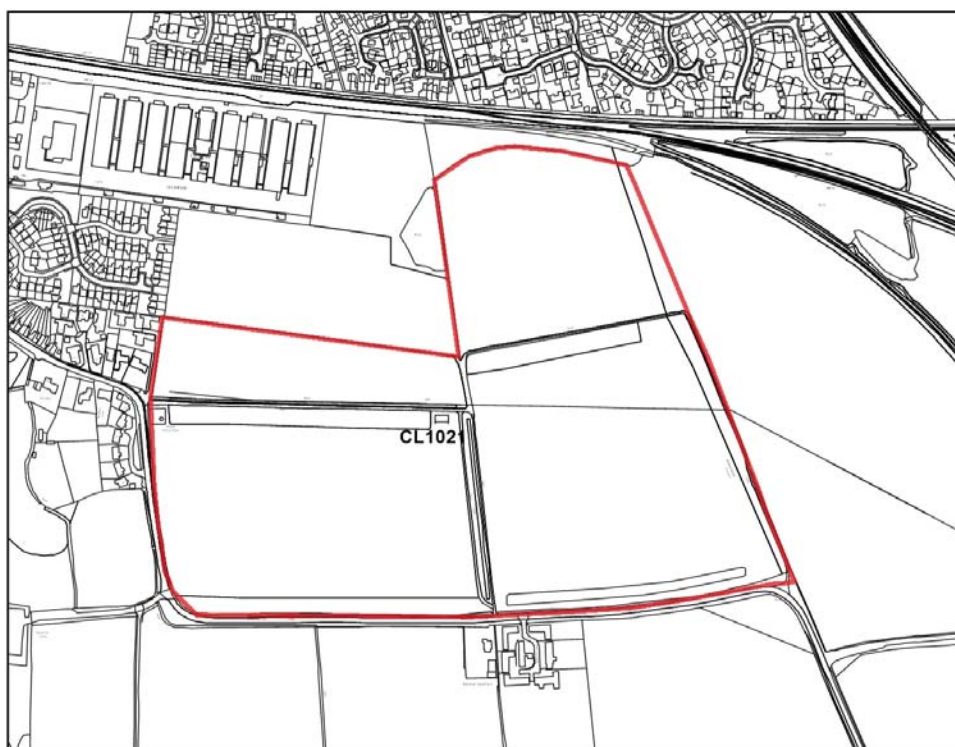
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancement to waste water treatment and network capacity will be required

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9



Site Information

This site is flat and is made up of arable fields separated by ditches, hedgerows and a tree belt. There are pylons and a right of way running across the site.

Indicative capacity	634	Current use	Agricultural
Site size (hectares)	26.4	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - land is available and deliverable, landscape assessment does not take account of boundary planting to south, inconsistent scoring/comments in evidence report, and site is suitable urban extension that will complement Maltings.

Conclusion

This large greenfield site is quite well connected to the town and is reasonably well located for access to services and facilities. It would not extend beyond existing built extents. However, development of the site would impact on significant views of the grade II* listed maltings. It is near to some Local Wildlife Sites and a Local Nature Reserve. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is adjacent to areas where historic uses mean there is potential for contamination that may require remediation subject to further investigation. There are some areas at medium and high risk of surface water flooding but these could likely be dealt with through design and layout. There are better, less-constrained sites available to deliver growth in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full some opportunity to accommodate some growth in new school at SUE. Secondary schools full with limited potential to expand. New primary likely needed.

Transport Considerations

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

Comments from Highways Authority

Reliant on proposed relief road from Mareham Lane.

Other Infrastructure Considerations

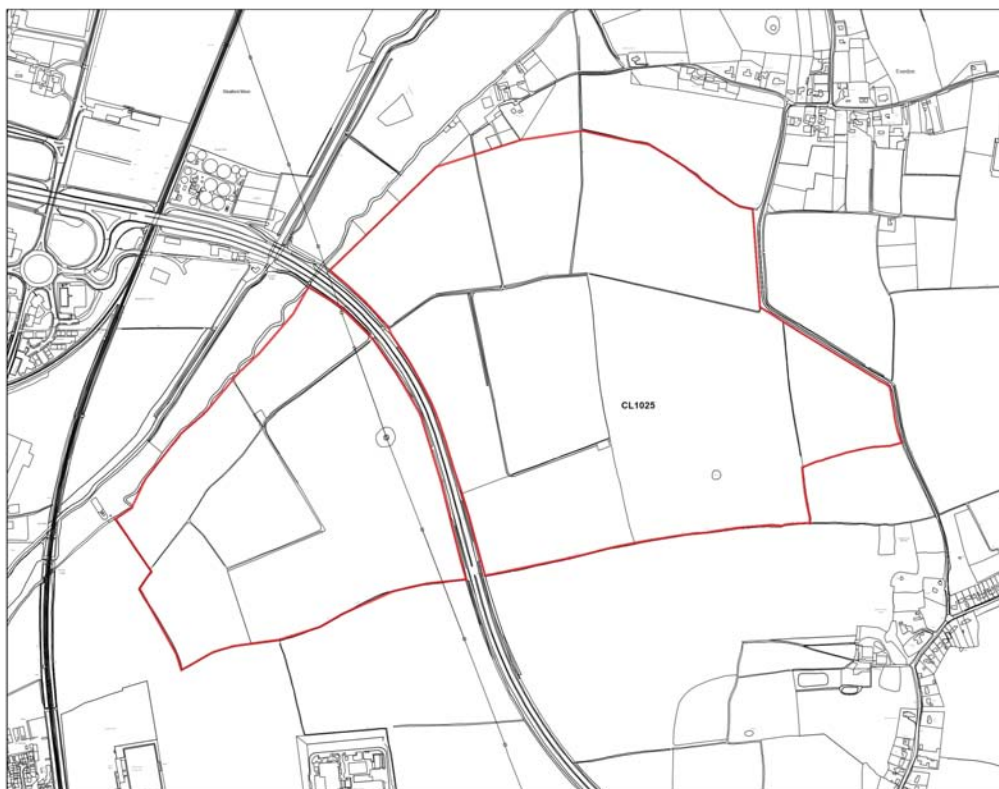
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 14, 15. No significant negative effects.



Site Information

This site is undulating arable fields, with hedgerows and trees at field boundaries and pylons running across the site. It is separated into two sections by the A17. The River Slea runs along the northern boundary of the site. The site is largely surrounded by arable fields, but in addition there is a power station to the south, some farm buildings to the north, and some industrial units and sewage treatment works to the west.

Indicative capacity	2892	Current use	Agricultural
Site size (hectares)	120.52	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated for mixed use, it is in single ownership, it is available, deliverable and developable, and it will extend the green corridor along the river.

Conclusion

This large greenfield site is quite disconnected to the town with barriers of the river and railway line preventing easy access to services and facilities. The eastern parts of the site are also separated from the town by the A17. The eastern end of the site is near to some Sites of Nature Conservation Importance, but it is not considered that their presence would preclude development on the site. There are some grade II listed buildings near to the eastern parts of the site, but whilst development in these parts of the site might impact on their setting, their presence would not preclude development across the site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. North-western parts of the site are in flood zones 2 and 3 and there are some areas at risk of surface water flooding. There are better sites available in Sleaford to deliver growth.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Very large site and would require on site provision for primary and possibly secondary.

Transport Considerations

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

Comments from Highways Authority

No access to suitable highway infrastructure.

Other Infrastructure Considerations

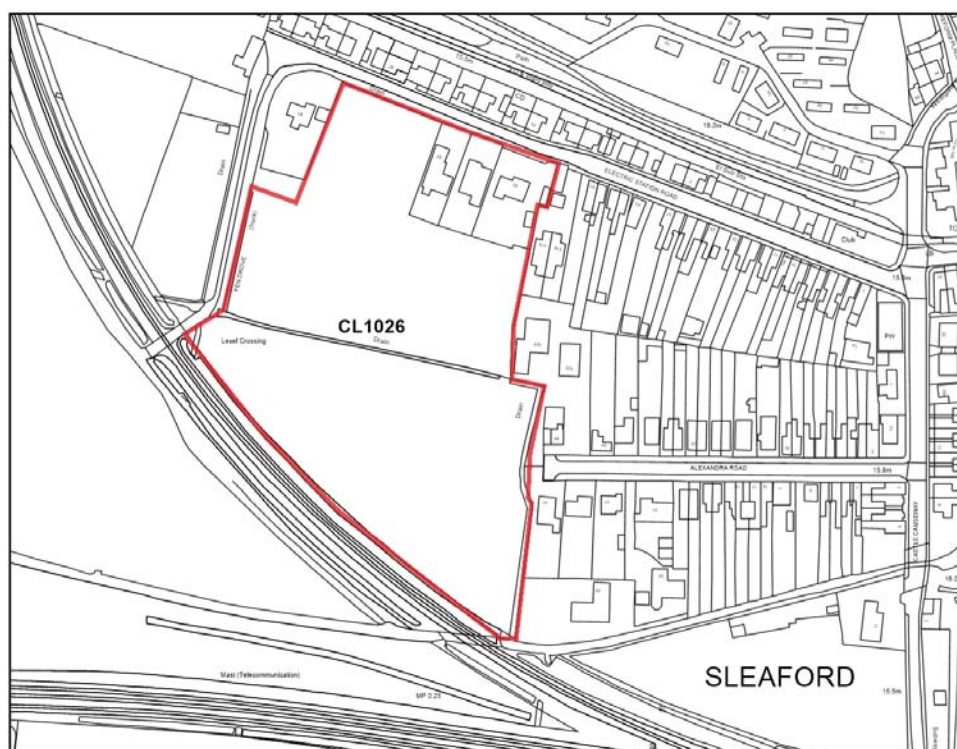
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Encroachment advisory zone:25

Integrated Impact Assessment Score

Significant positive effects: 1, 14. No significant negative effects.



Site Information

This site is a fairly flat area of scrub land with hedges and some trees at the boundaries and within the site. There is also a ditch at the northern boundary and the railway line runs along the southern boundary. There is housing to the north and east and grass land to the west and south beyond the railway.

Indicative capacity	76	Current use	Scrub land
Site size (hectares)	2.52	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is very well located for access to services and facilities and the town centre. However, the site is in flood zone 3 and it is designated as a Local Wildlife Site. Whilst it is near to a number of heritage assets, it is not considered that development here would impact on their setting. There is no clear way to achieve suitable direct access to the site. There are better sites available in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools in area full and secondary full with limited potential for expansion. Situation will be acceptable providing SUE delivers primary and expansion to secondary.

Transport Considerations

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

Comments from Highways Authority

Unlikely to gain support from highways authority due to condition and layout of Electric Station Road with little potential to upgrade.

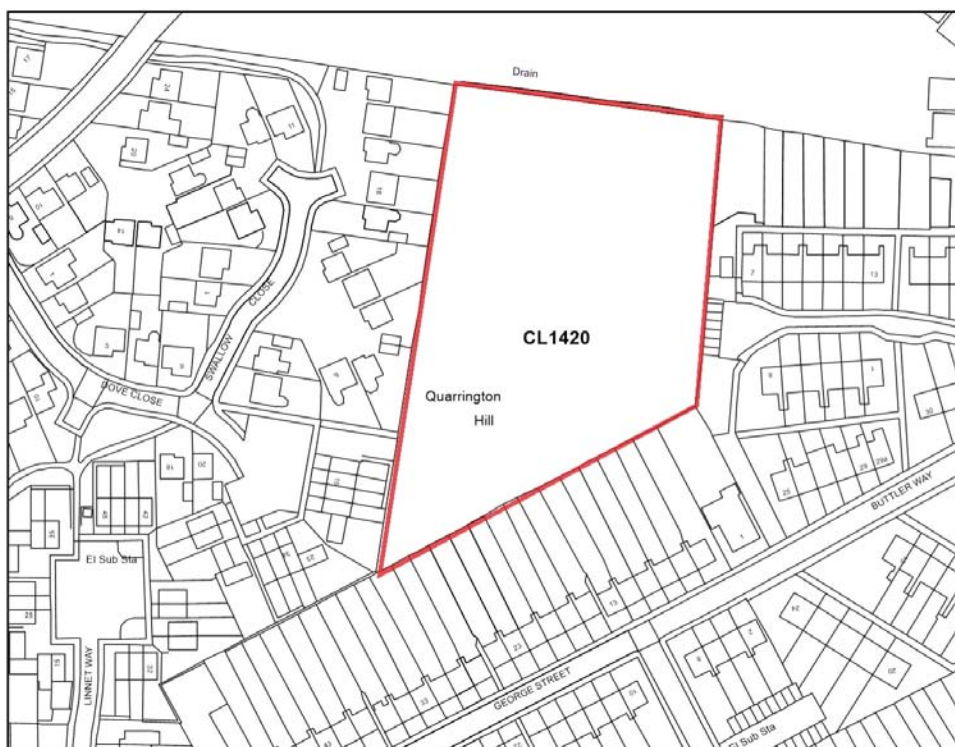
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. No significant negative effects.



Site Information

This area slopes gently down from south to north and it is in use as a public park with play area. There are houses to the west, south and east and a new housing estate is being built to the north.

Indicative capacity	31	Current use	Open space
Site size (hectares)	0.90	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site, currently used as a playing area, is well located for access to services and facilities. It is near to a Local Wildlife Site, but it is not expected that development here would impact on this. It is adjacent to an area where historic uses mean there is potential for land contamination that may require remediation, subject to further investigation. There are better sites available in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

School projected full, but if SUEs come forward with primary school solution is available. Secondary schools full with limited potential to expand if western SUE comes forward.

Transport Considerations

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

Comments from Highways Authority

Little access options. Butler Way is not suitable. Possible link through development currently underway via King Edward Street.

Other Infrastructure Considerations

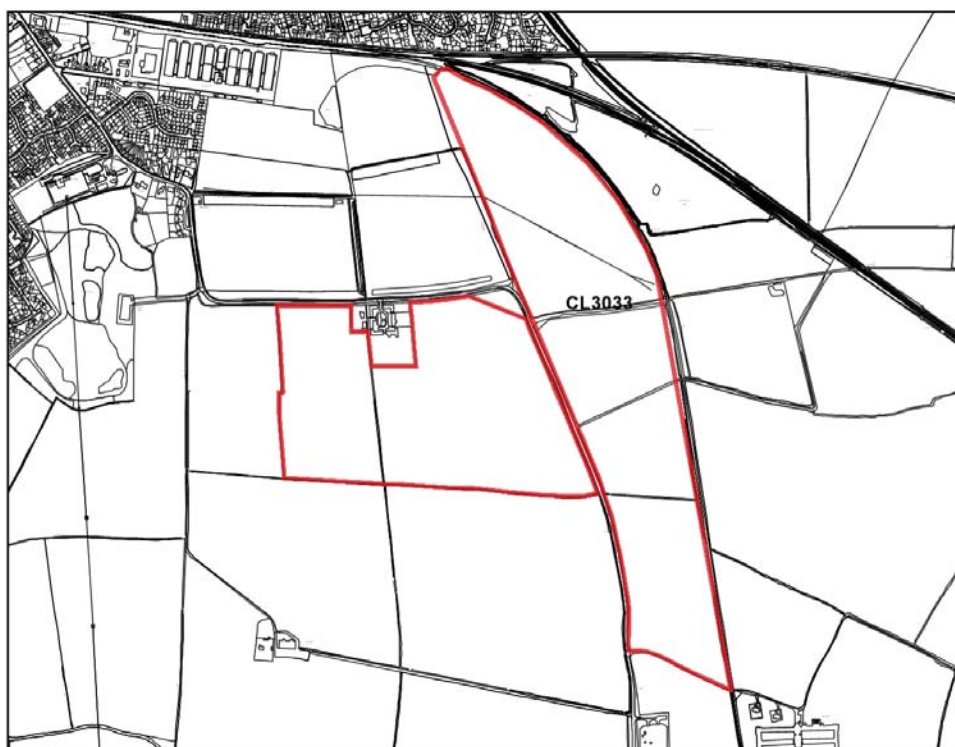
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. No significant negative effects.



Site Information

This site is fairly flat and used for arable farming with Mareham Road separating it into two sections. There are pylons running across the site. There are hedgerows at the west and east boundaries with trees in the east hedgerow. The site wraps around a modern housing development. It is surrounded by arable fields and a large pond to the north east.

Indicative capacity	256	Current use	Agricultural
Site size (hectares)	14.21	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This large greenfield site is poorly located for access to services and facilities. It is not well connected to the urban area as it is separated by fields and it is rural in feel. The site is well contained by roads and railway lines, but would extend beyond existing built extents of the town. The site is near to some Local Wildlife Sites and a Local Nature Reserve, but it is not considered that there would be any impact on these sites. The site is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some areas at medium and high risk of surface water flooding on the site, but it is likely that these could be dealt with through design and layout on the site. There are many better sites to deliver growth available in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Scale of development would require a new primary school site to be provided. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Development reliant on Tesco Link Rd.

Other Infrastructure Considerations

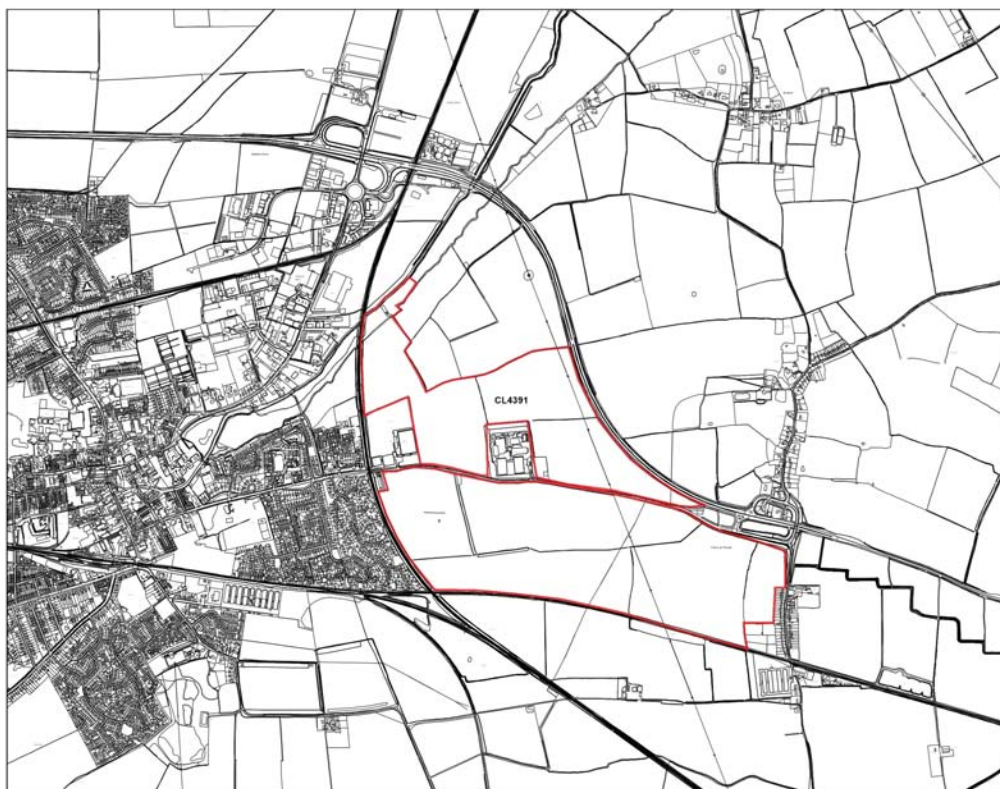
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Water main crossing site

Integrated Impact Assessment Score

Significant positive effects: 1, 14, 15. No significant negative effects.



Site Information

This site consists of two large areas separated by Boston Road. It consists of large arable fields and includes some rows of trees and copses and some derelict farm buildings in the southern part of the site. The northern part wraps around a power station. The A17 forms the eastern boundary of the northern part and the railway marks the south and west boundaries. The site is mainly surrounded by arable fields with housing and a sport centre to the west and south east.

Indicative capacity	2538	Current use	Agricultural
Site size (hectares)	141	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - land is available and deliverable, sustainable urban extension with new facilities to complement current, incorrect that site is disconnected with town, good transport links, and football club east of railway line.

Conclusion

This large greenfield site is quite disconnected to the town with barriers of the river and railway line limiting access to services and facilities in the town. The site includes a Site of Nature Conservation Importance. The eastern end of the site is adjacent to a grade II listed building, but its presence would not preclude development across the site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Northern parts of the site are in flood zone 3 and there are some small areas at risk of surface water flooding across the site. There are better sites available in Sleaford to deliver growth.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full but SUEs potentially delivering new ones. Scale of development would require new primary and secondary schools. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Two access points ont Boston Rd needed.

Other Infrastructure Considerations

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

Sewer pipe and water main crossing through

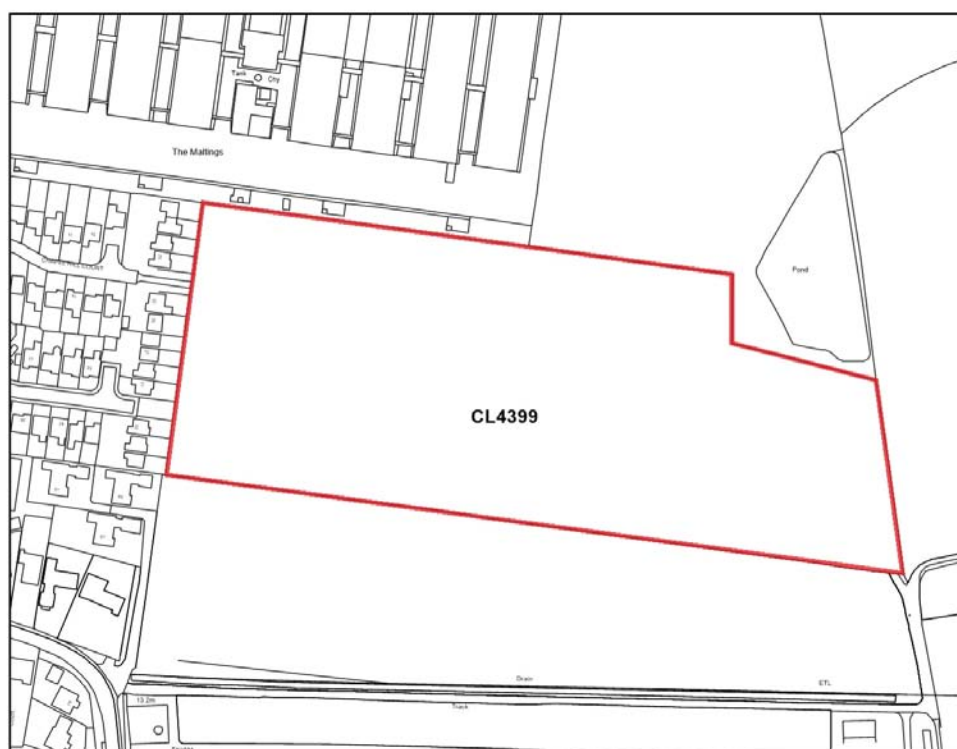
Integrated Impact Assessment Score

Significant positive effects: 1, 14, 15. No significant negative effects.

CL4399

Land to south of Sleaford Maltings, Off Keepers Way and Chapel Hill Court, Sleaford

Rejected



Site Information

This site is flat arable farm land with a hedgerow at the eastern boundary and a partial hedgerow and some trees at the western boundary. There are arable fields to the east and south, a housing estate to the west and the Bass Maltings buildings to the north.

Indicative capacity	144	Current use	Agricultural
Site size (hectares)	3.83	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - land is available and deliverable, landscape assessment does not take account of boundary planting to south, inconsistent scoring/comments in evidence report, and site is suitable urban extension that will complement Maltings.

Conclusion

This greenfield site is well located for access to services and facilities, and relates well to the urban area. However, it is in a sensitive location within the setting of the grade II* listed maltings and development here would likely have a significant negative impact. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is adjacent to an area where historic uses mean there is potential for land contamination that may need remediation subject to further investigation. There is an area at medium risk of surface water at the eastern end of the site. There are better sites available in Sleaford.

CL4399

Land to south of Sleaford Maltings, Off Keepers Way and Chapel Hill Court, Sleaford

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full reliant on SUEs delivering new sites. Secondary schools full with some scope to expand if SUEs deliver new school.

Transport Considerations

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

Comments from Highways Authority

Contributions for improvements along Mareham Ln.

Other Infrastructure Considerations

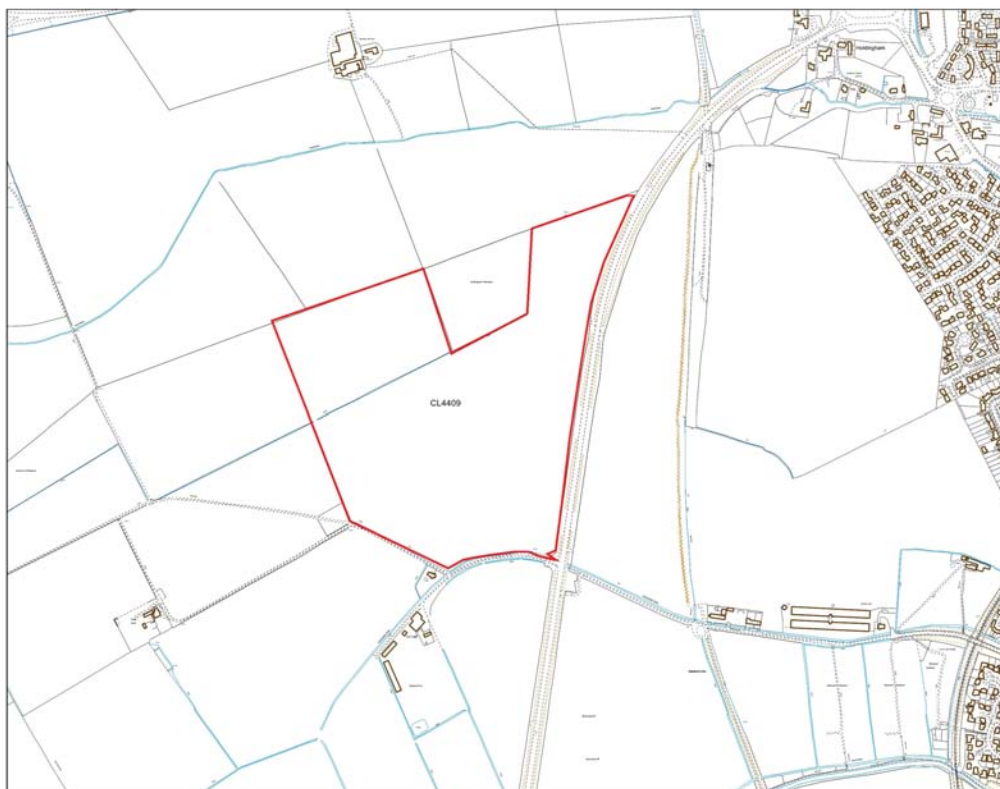
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 13, 14, 15. No significant negative effects.



Site Information

This site is an arable field that slopes down from the north with a band of hedgerow and trees at the eastern boundary with the A15. The site is surrounded by arable fields and there is a copse to the north.

Indicative capacity	552	Current use	Agricultural
Site size (hectares)	23	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is poorly connected to the urban area, as it is outside of the A15 bypass and is not well positioned for access to services and facilities. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are many better sites available in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full reliant on SUEs delivering new sites. Secondary schools full with some scope to expand if SUEs deliver new school.

Transport Considerations

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

Comments from Highways Authority

To link with Sleaford West proposed roundabout only.

Other Infrastructure Considerations

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

Will require enhancement to network capacity to receive FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.



Site Information

This site is a flat area of scrub land with pylons crossing the site and some industrial buildings and open storage at the northern part of the site. It lies between the railway line to the west and the River Sleaford to the east with the A17 at the northern boundary. There are office and industrial buildings and scrubland to the west, fields to the south and east and sewage treatment works to the north.

Indicative capacity	259	Current use	Scrub land
Site size (hectares)	10.78	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well contained bound by the river, the railway line and the A17, however it is quite disconnected and it is accessed over a small scale level crossing that would not be appropriate for a development of this size without significant upgrade. It is within an area categorised as grade 2 agricultural land and it is undeveloped, possibly used for agriculture. Historic uses on the site mean there is potential for land contamination that may require remediation subject to further investigation. There are some very small areas at risk of surface water flooding on the site. Near to industrial uses, but slightly separated by the railway line and the A17. There are better sites available in Sleaford.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full reliant on SUEs delivering new sites. Secondary schools full with some scope to expand if SUEs deliver new school.

Transport Considerations

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

Comments from Highways Authority

2nd access reqd and options are limited. Major highway improvements needed to Bone Mill Lane.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1, 4, 14. Significant negative effects: 9

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Policy LP51:

Sites in the Market Towns

CL1170**Land at Sunnyside, Caistor, west of Tennyson
Close LN7 6NZ****Preferred Allocation**

Site Information

This field has a gentle slope south and westwards. There is a pond in the south-west corner surrounded by trees and a stream along western edge. A new housing estate lies to the north, arable farm land to the south and west, and gardens to the east.

<u>Indicative capacity</u>	60	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	2.67	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - as deliverable, available and free of major constraints. Objection - poor access, impact on services, impact on newts in ponds, farther than 800m from town centre.

Conclusion

This site is reasonably well connected to the town and does not extend beyond existing built extents of the town. It is adjacent to a green wedge and an area of landscape value, but the site is fairly well contained. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on the site. It is one of the best sites for residential development in Caistor.

CL1170**Land at Sunnyside, Caistor, west of Tennyson
Close LN7 6NZ****Preferred Allocation**

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

Access would need to be through existing development and not directly on to Navigation Lane.

Other Infrastructure Considerations

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

Some network enhancement may be required to receive FW. Sewer pipe and water mains crossing through.
Encroachment advisory zone for CAISST: 25

Integrated Impact Assessment Score

Significant positive effects: 14. No significant negative effects.

CL1888

Land adjacent and to the rear of Roman Ridge on Brigg Road, Caistor

Preferred Allocation



Site Information

This sloping site wraps around an electricity substation with pylons crossing the site. Part of the northern boundary crosses the middle of a field. There are hedges and trees at some of the boundaries. Houses are to the south of the site and undeveloped land is to the north and east.

Indicative capacity	50	Current use	Grassland
Site size (hectares)	2.21	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - Waterhills should be protected as quality landscape, potential for tourism draw, lack of suitable and safe access.

Conclusion

This site is well located for the town centre and amenities. It is within an area of landscape value, but this is considered to be capable of being managed through the detailed design of a development. It is in proximity to a number of heritage assets, but their presence would not preclude development here. It is within an area categorised as grade 3 agricultural land and is undeveloped. No other major constraints present. One of the best sites available in Caistor.

CL1888

Land adjacent and to the rear of Roman Ridge on Brigg Road, Caistor

Preferred Allocation

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

Frontage footway required to link to existing on Brigg Rd. Pedestrian link to sports ground to be improved. S106 contribution of £3500 for possible speed limit reduction on Brigg Rd.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. Significant negative effects: 5



Site Information

This sloping site is largely undeveloped with what appears to be a menage at the southern end. There are hedges at the west and east boundaries, but the northern boundary runs through the middle of the field. There are residential properties and gardens to the south of the site, and undeveloped land to the west, east and north.

Indicative capacity	28	Current use	Grass land
Site size (hectares)	1.10	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - Waterhills should be protected as quality landscape, potential for tourism draw, lack of suitable and safe access.

Conclusion

This site is well located for the town centre and amenities. It is within an area of landscape value, but this is considered to be capable of being managed through the detailed design of a development. Would likely require access through the neighbouring site also proposed for allocation. It is in proximity of a number of heritage assets but it is not considered that their presence would preclude development here. It is within an area categorised as grade 3 agricultural land and is undeveloped. One of the best sites in Caistor.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

Land appears to be landlocked with no obvious access points. North St inadequate in terms of width and footway provision to accommodate further development.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 14, 15. Significant negative effects: 5



Site Information

A fairly level site with riding stables in north east and a field to rear. Hedges and trees mark the western boundary with a footpath. Hedge along northern boundary. Industrial areas lie to the east, arable farm land to the south, houses to the north and a modern residential development to the east.

<u>Indicative capacity</u>	135	<u>Current use</u>	Paddocks and Stables
<u>Site size (hectares)</u>	6.01	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Support allocation - as brownfield land with no access issues. Objection - impact on services, farther than 800m from the town centre.

Conclusion

This site is located between a modern development that is currently under construction and an existing employment area. It is fairly well located for the town centre and amenities and is within the existing built extent of the town. There are no major constraints on the site. It is within an area categorised as grade 3 agricultural land and is predominantly undeveloped. One of the better sites in Caistor.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

Frontage footway widening works required. Additional mitigation/S106 may be required.

Other Infrastructure Considerations

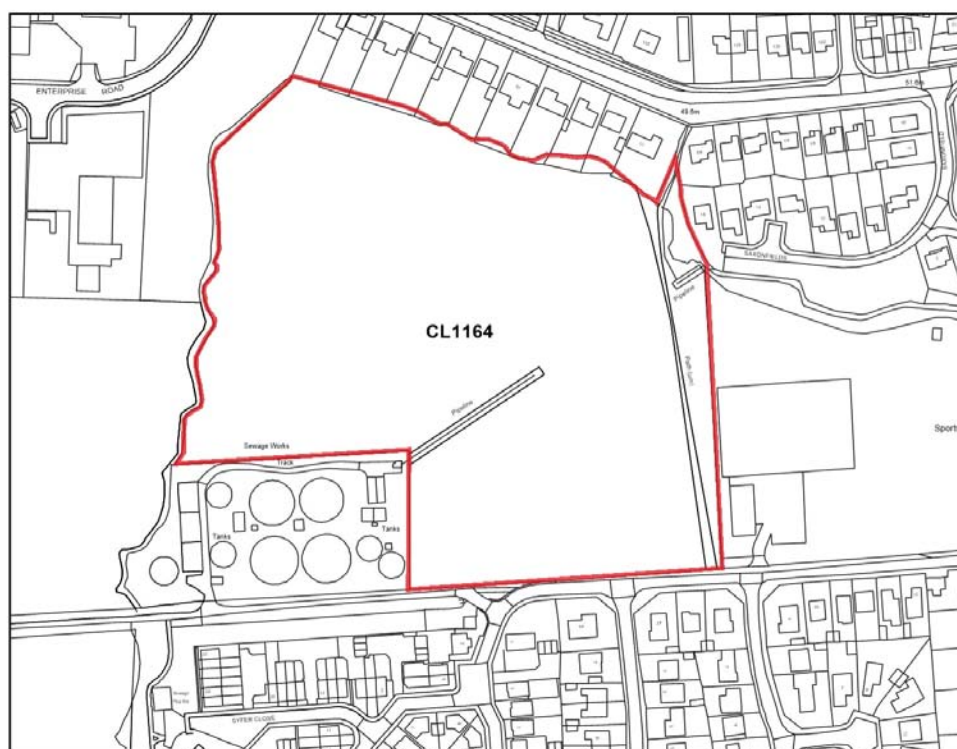
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some network enhancement may be required to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. No significant negative effects.



Site Information

This site has some undulation and is used as pasture land. A stream borders site to north and west. Public footpath crosses along eastern side. Pipe from sewage works crosses part of site and pylons cross the site. Houses lie to the north and south, school fields and sports facilities to the east and employment and arable farm land to the west.

Indicative capacity	94	Current use	Agricultural
Site size (hectares)	4.17	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - site is within a SNCI and quality should be reviewed through a survey, adjacent to water recycling centre, contains a scheduled ancient monument, access issues on Navigation Lane, and farther than 800m from town centre.

Conclusion

This site is fairly centrally located for the town centre and amenities and is well enclosed by the existing built extent of Caistor. However, the site contains a scheduled ancient monument, a protected wildlife site and it is adjacent to a water treatment works, which significantly constrain the site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites in Caistor.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

Frontage footway required with crossover to link to existing footway. Other mitigation works may be needed.

Other Infrastructure Considerations

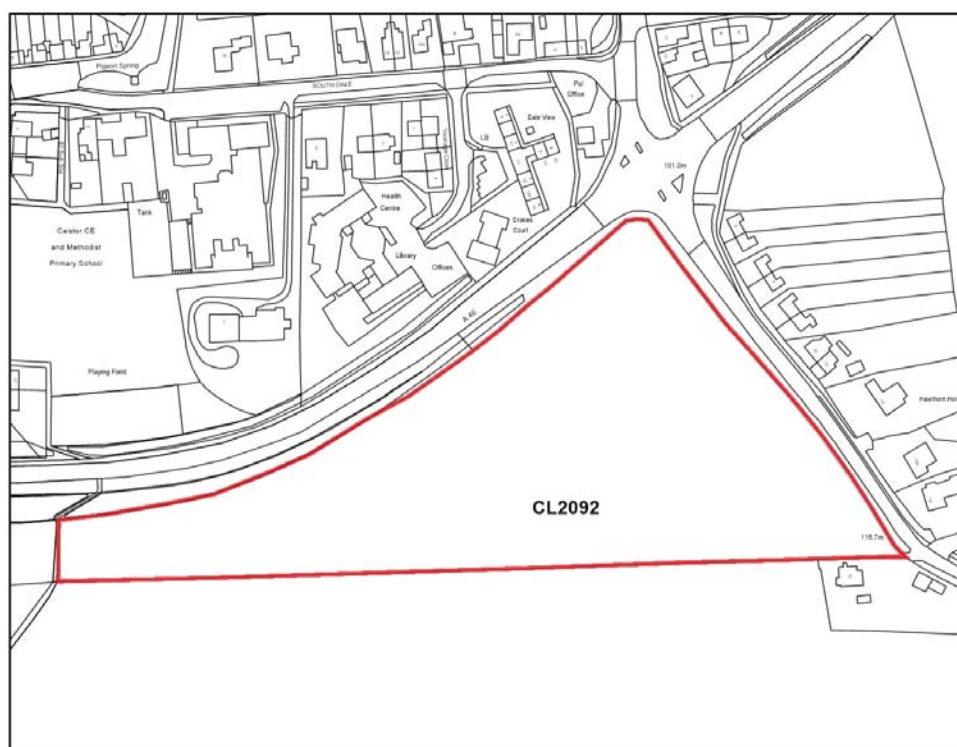
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some network enhancement may be required to receive FW. Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 14. Significant negative effects: 6



This arable field slopes down from the south east. Hedgerows with some trees mark the site boundaries. Arable fields are to the south, a row of houses to the east, pasture land to the east and the A46 runs along the north boundary and beyond a health centre and a school.

<u>Indicative capacity</u>	68	<u>Current use</u>	Agricultural
Site size (hectares)	3.02	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be considered for allocation - within 800m of town centre.

This site is located quite close to the town centre and amenities but it is disconnected from Caistor by the A46 which also forms quite a strong urban edge at present. Development here is likely to have a significant impact on landscape character of this area of landscape value given its visibility and the topography. It is in proximity of a number of heritage assets but their presence would not preclude development here. Within an area categorised as grade 3 agricultural land and in agricultural use. There are better sites available in Caistor.

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

No safe pedestrian links to amenities. Residents would be forced to cross busy A46. HA could not support development here without resolution.

Other Infrastructure Considerations

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

Some network enhancement may be required to receive FW

Integrated Impact Assessment Score

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



Site Information

This site is a level field wrapping around a house. It includes some infill areas and some areas that would be back land development for a ribbon of housing. It is bound by hedges. To the west, north and east appears to be pasture land and to the south is residential and some industrial uses.

Indicative capacity	38	Current use	Agricultural
Site size (hectares)	1.48	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - well located for access to services, no major constraints, suitable and deliverable.

Conclusion

This site is fairly well positioned site for access to the town centre and amenities. The site is fairly well contained by nearby development with the southern end forming an infill area, but the northern parts of the site extend beyond the existing built extent of Caistor. The site is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on the site, but there are better sites available in Caistor.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

No existing frontage footway, cross over points to footway on opposite side of North Kelsey Rd needed.

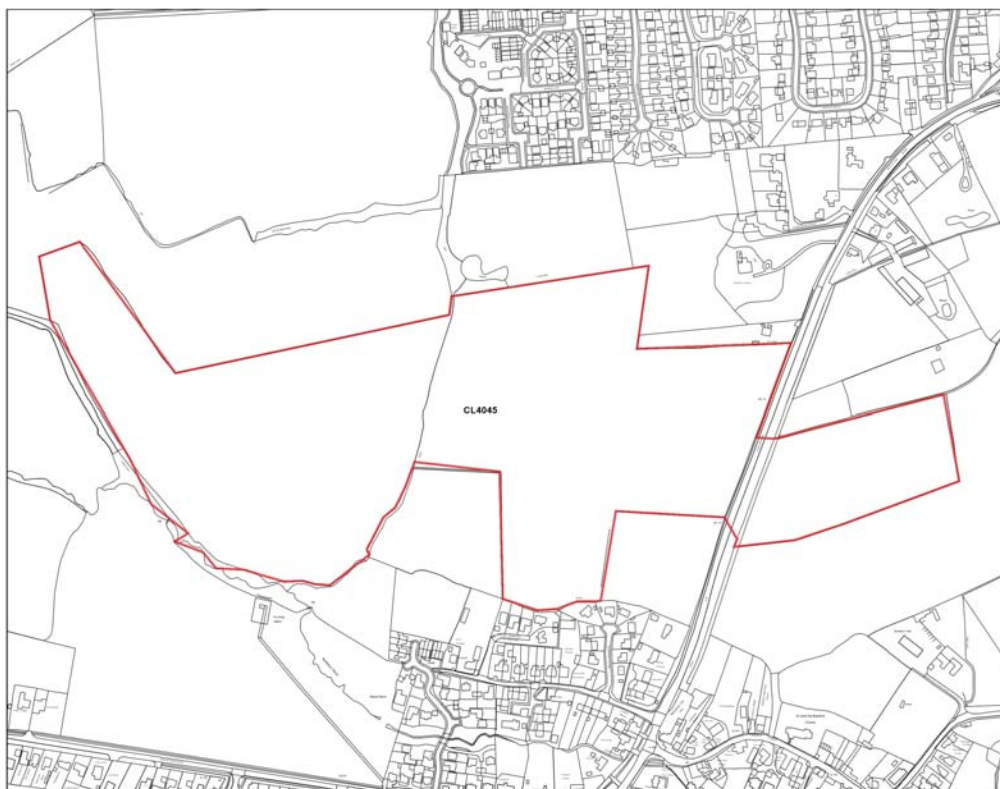
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 14. No significant negative effects.



Site Information

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

Indicative capacity	387	Current use	Agricultural
Site size (hectares)	21.5	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is quite disconnected from Caistor and is separated by fields and large gardens of properties at this time. It is within an area of landscape value and is in an important green wedge to maintain the separation between Caistor and Nettleton. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites available in Caistor.

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school at capacity with very limited options to expand. Scale of development would require new 2/3FE primary. Some capacity projected at secondary schools and scope to expand.

Transport Considerations

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

Comments from Highways Authority

Further assessment needed for comment. Unlikely to accpet access onto A46, difficult to access amenities in centre.

Other Infrastructure Considerations

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

Enhancement to treatment and network capacity may be required. Network capacity will need to be enhanced to accommodate FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

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

CL4716

Land South of Canada Lane and East of Brigg
Road, Caistor

Rejected



Site Information

This site slopes down from the east and appears to be used for grazing or paddocks. There are mature hedgerows at the boundaries. There is a house to the north and fields at all other boundaries.

Indicative capacity	15	Current use	Agricultural
Site size (hectares)	0.597	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated along with neighbouring proposed allocations. Would need to be released from the Area of Great Landscape Value, but this would be consistent.

Conclusion

Too small to be considered in isolation, but could be considered alongside neighbouring sites. This site extends beyond the existing built extent of Caistor and is only connected to the town by neighbouring sites proposed for allocation. It is an undeveloped site within an area categorised as grade 3 agricultural land. It is within an area of great landscape value, but it is expected that careful design could minimise any impact. There are better sites available in Caistor.

CL4716

Land South of Canada Lane and East of Brigg
Road, Caistor

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full with very limited options to expand. Some capacity anticipated in secondary schools.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

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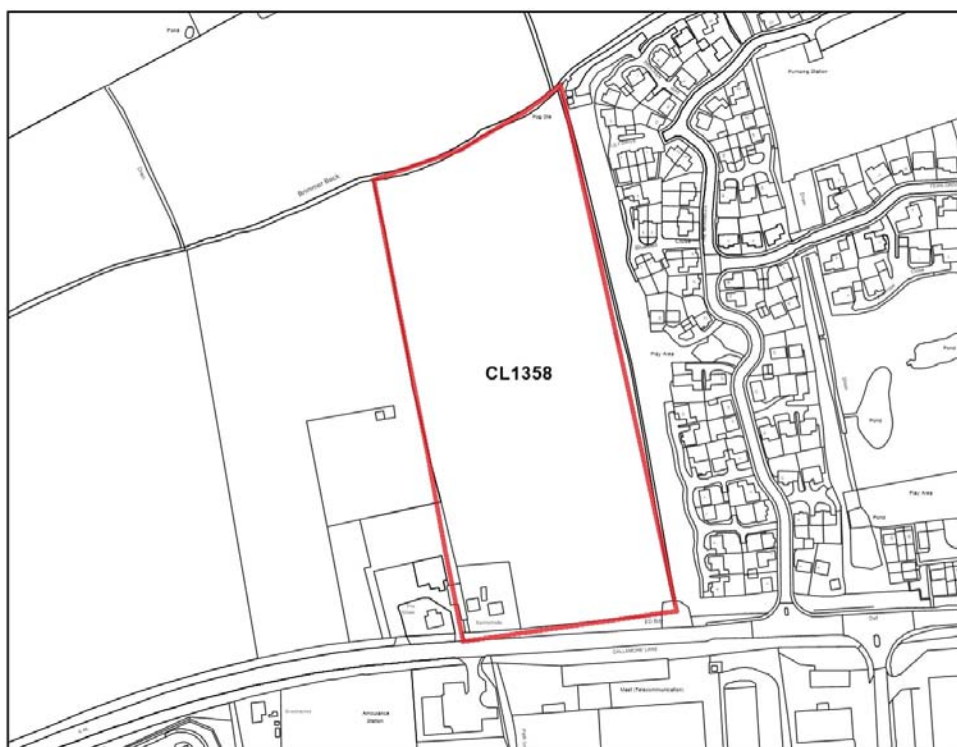
Additional comments from water and waste water provider

Integrated Impact Assessment Score

CL1358

Land off Gallamore Lane, Market Rasen,
Lincolnshire LN8 3HZ

Preferred Allocation



Site Information

This site is a fairly flat field laid to grass with hedgerows and mature trees surround the site. A ditch runs alongside hedge to the east, outside of site. Pylons and cables cross the site from west to east. There are arable fields to the north and west, an industrial estate to the south and a modern housing estate to the east.

Indicative capacity	77	Current use	Agricultural
Site size (hectares)	3.41	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - site is in sustainable location with no major constraints, looking to bring forward an application soon. Suggestion - footway should be delivered to join to Middle Rasen. Objection - impact on infrastructure and services.

Conclusion

This greenfield site is well connected to Market Rasen with development on two sides. It is well located for access to the town centre and its services and facilities. The northern edge of the site is in flood zone 3, but it is likely that this can be avoided through the design and layout of the site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on the site. One of the best sites available in Market and Middle Rasen

CL1358

Land off Gallamore Lane, Market Rasen,
Lincolnshire LN8 3HZ

Preferred Allocation

CL1358

Land off Gallamore Lane, Market Rasen,
Lincolnshire LN8 3HZ

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary school but some potential to expand. Anticipated capacity at secondary school.

Transport Considerations

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

Comments from Highways Authority

Frontage footway needed to link to existing footway on Gallamore Lane.

Other Infrastructure Considerations

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

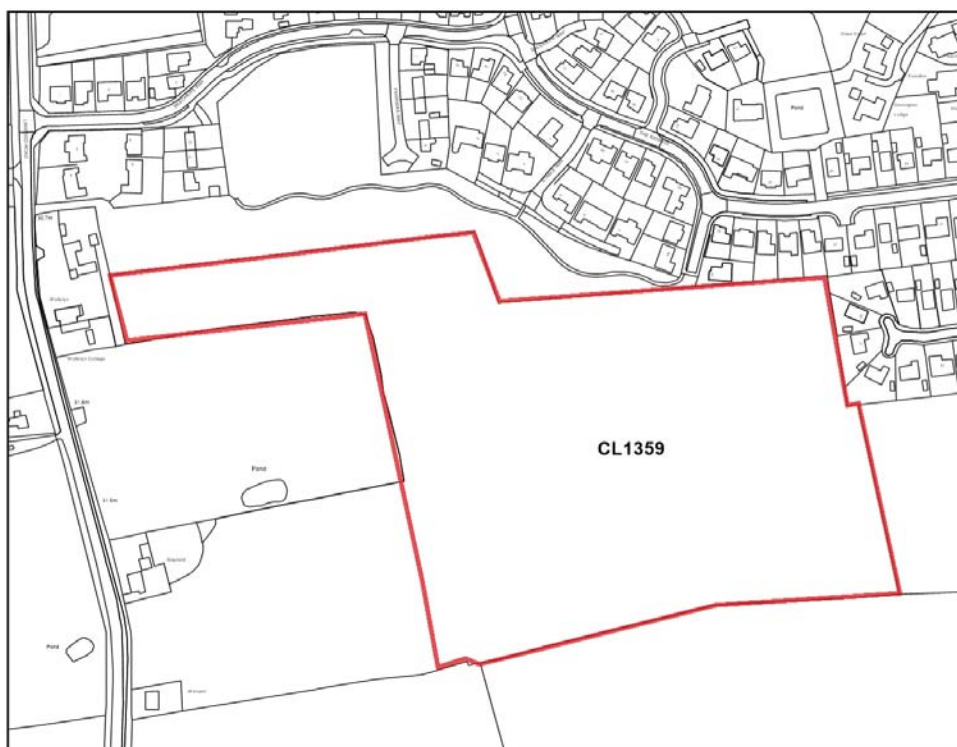
Integrated Impact Assessment Score

Significant positive effects: 4, 14, 15. No significant negative effects.

CL1358

Land off Gallamore Lane, Market Rasen,
Lincolnshire LN8 3HZ

Preferred Allocation



Site Information

This is a fairly flat arable field, it is open to the north but hedges and trees form other boundaries. To the south are arable fields, to the west there are open fields, possibly used for pasture, to the north is a modern housing estate, and to the east are some houses and an arable field.

Indicative capacity	133	Current use	Agricultural
Site size (hectares)	5.91	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well connected with Market Rasen, but it does extend slightly beyond existing built extents. It is well located for access to the town centre and its services and facilities. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some small areas at medium and high risk of surface water flooding but these are considered to be capable of being dealt with through design and layout. There are no major constraints on the site. Along with the neighbouring site it forms a logical extension to the town as one of the best sites in Market Rasen.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary school but some potential to expand. Anticipated capacity at secondary school.

Transport Considerations

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

Comments from Highways Authority

TA and TP produced and possible works identified.

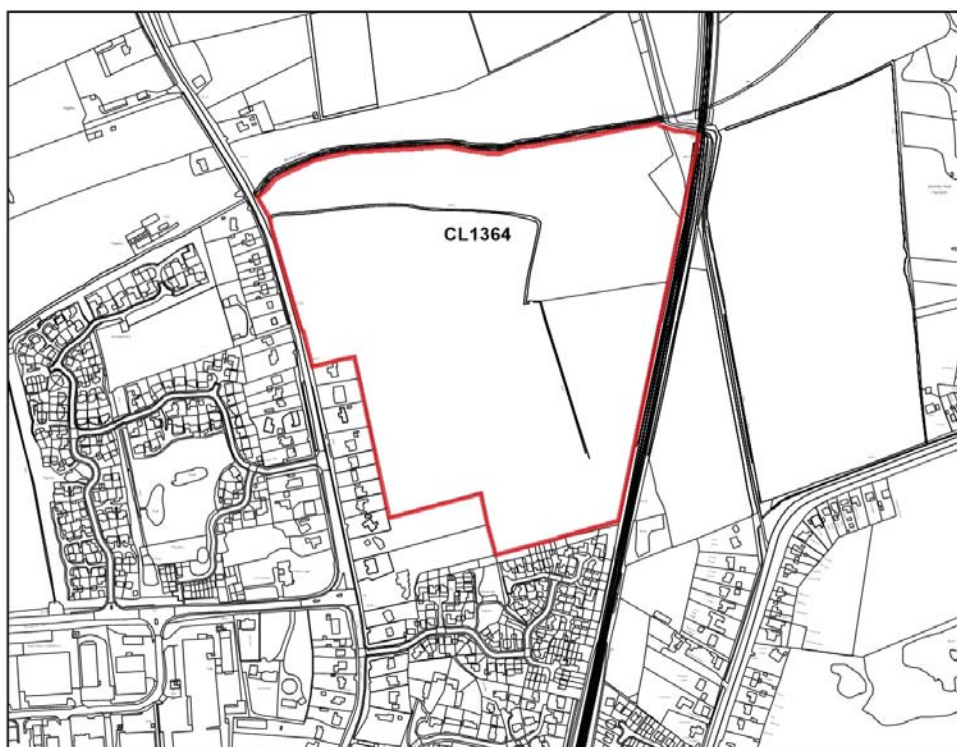
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1,4, 13, 14, 15. No significant negative effects.



Site Information

This site is made up of three arable fields and is fairly flat. A stream runs along the northern edge and a ditch passes through the site along field boundaries which are also marked by bushes and trees in places and there is a copse at the north east corner. The railway runs along the eastern edge and beyond this is arable fields, to the south and west are houses, and to the north are arable fields. The A46 forms part of the western boundary.

<u>Indicative capacity</u>	200	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	16.67	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - site too big for Market Rasen, concerns about sewerage and drainage, traffic and road safety, impact on infrastructure and services, loss of agricultural land, flood risk, and impact on wildlife.

Conclusion

This undeveloped site is well located for access to the town centre and amenities and is well contained by existing development on two sides and a railway line on the third. The northern half of the site is in flood zone 3 and additional areas in flood zone 2, but the capacity has been reduced to allow for appropriate mitigation to be included on this site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. This is a logical extension to the town to deliver an appropriate amount of growth in conjunction with other sites.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary school and development of this scale would need strategic review. Anticipated capacity at secondary school.

Transport Considerations

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

Comments from Highways Authority

Frontage footway required with crossover points to link to the existing footway on opposite side of Caistor Road. More than one access point reqd, and mitigation / S106 works likely needed.

Other Infrastructure Considerations

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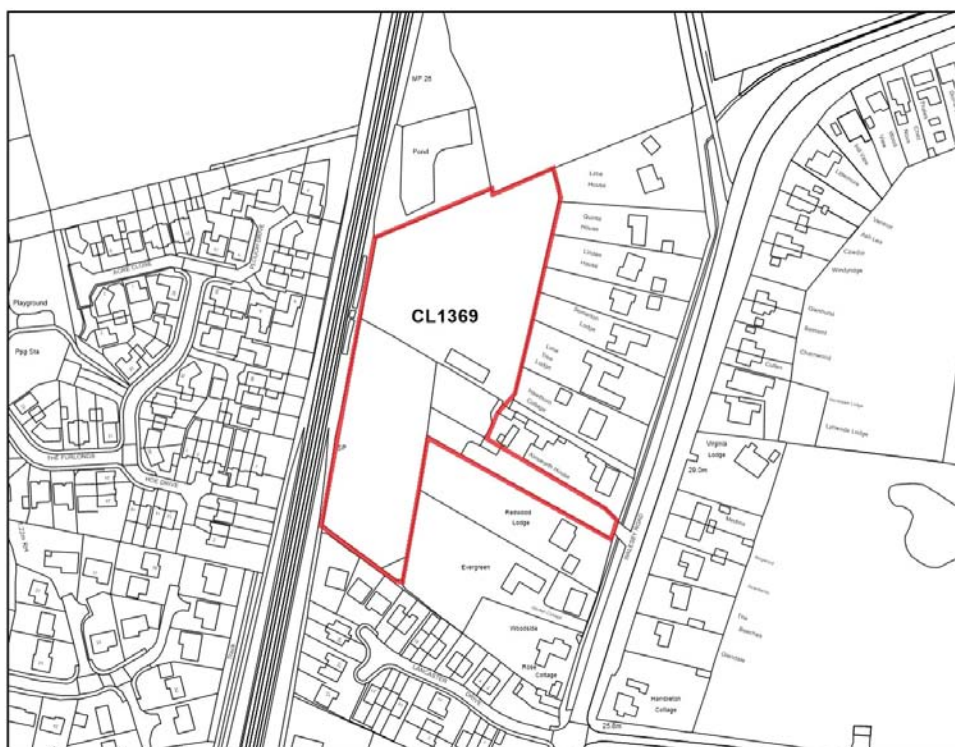
Additional comments from water and waste water provider

May require enhancement to treatment and network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 1, 14, 15. Significant negative effects: 12

CL1369 Land to the rear of Walesby Road, Market Rasen **Preferred Allocation**
LN8 3EY



Site Information

This is an undeveloped area to the rear of a row of houses. There appears to be a structure on the site and there are trees at the boundaries and through the middle of the site. The railway is to the west of the site and houses beyond, there are houses to the east and south, and there is an arable field to the north.

<u>Indicative capacity</u>	30	<u>Current use</u>	Garden / scrub land
<u>Site size (hectares)</u>	1.18	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - good access to town centre, suitable access is achievable, trees on site would not prevent its development, and the site is available and deliverable.

Conclusion

This site is well located for access to the town centre and its services and facilities. It is well contained, being surrounded by development and a railway line. It is within an area categorised as grade 3 agricultural land but, whilst it is not developed, it is isolated from other areas of agriculture. An acceptable direct access appears to be achievable for this site. One of the best located sites in the town.

CL1369	Land to the rear of Walesby Road, Market Rasen LN8 3EY	Preferred Allocation
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CL1369 Land to the rear of Walesby Road, Market Rasen Preferred Allocation LN8 3EY

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary school but some potential to expand. Anticipated capacity at secondary school.

Transport Considerations

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

Comments from Highways Authority

A 5m access with 1.8m footway is needed to access site, difficult to determine whether or not this can be achieved.

Other Infrastructure Considerations

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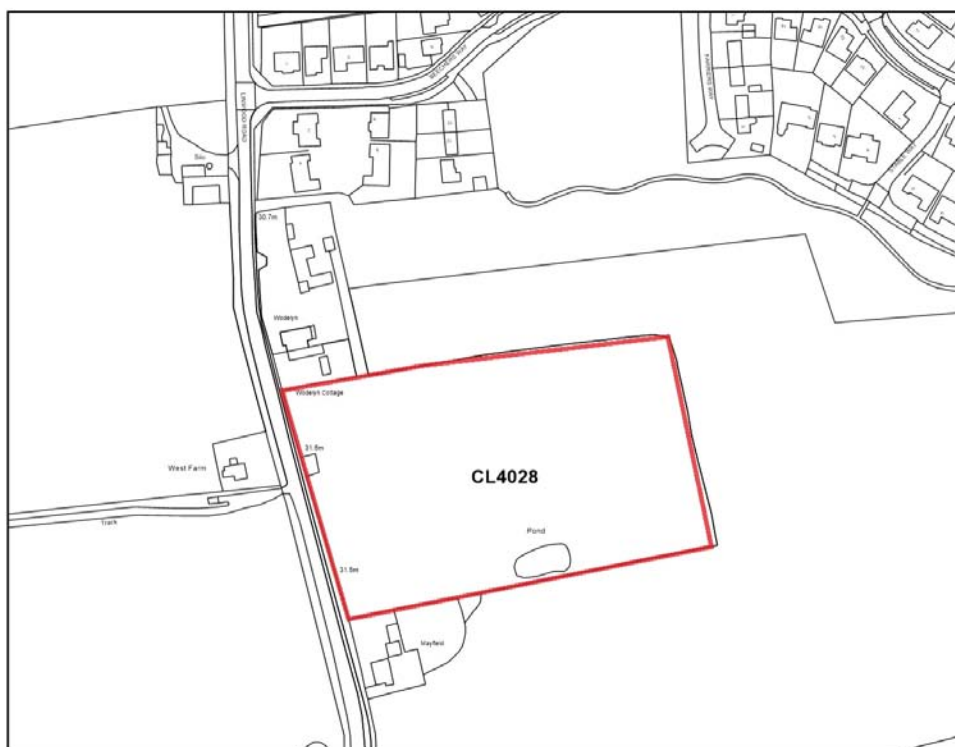
Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 14, 15. No significant negative effects.

CL1369 Land to the rear of Walesby Road, Market Rasen Preferred Allocation LN8 3EY

CL4028 **Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood** **Preferred Allocation**



Site Information

This site is a fairly flat field, possibly used for pasture with a pond at the southern edge. The north, west and east boundaries are marked by hedgerows and the southern boundary is marked with an open fence. The site is mainly surrounded by open fields but there are isolated houses to the south and west and housing to the north.

<u>Indicative capacity</u>	47	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	1.86	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - suitable location for residential development.

Conclusion

This greenfield site is well connected with Market Rasen, but it does extend slightly beyond existing built extents. It is well located for access to the town centre and its services and facilities. A large proportion of the site is at high and medium risk of surface water flooding, but this can likely be managed through the design and layout of the site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Along with the neighbouring site it forms a logical extension to the town and is one of the best sites.

CL4028 **Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood** **Preferred Allocation**

CL4028 **Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood** **Preferred Allocation**

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools are full but have some limited scope to expand. Secondary schools have capacity available.

Transport Considerations

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

Comments from Highways Authority

Access onto Linwood Road would appear to be acceptable. No objection in principle to a residential development on this site.

Other Infrastructure Considerations

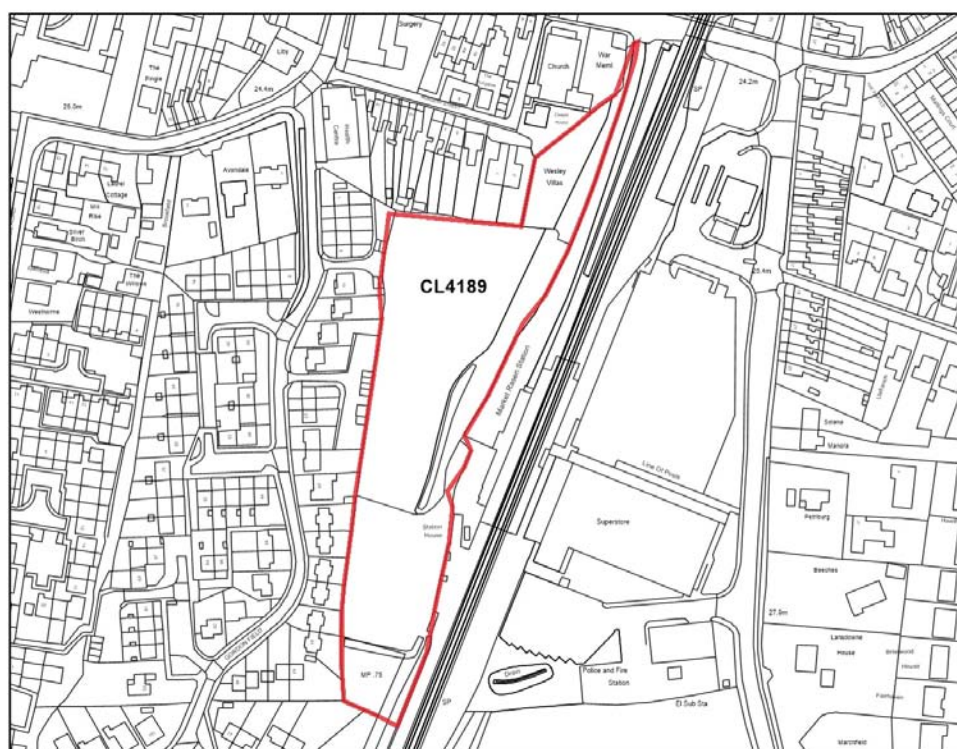
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4, 14, 15. No significant negative effects.

CL4028 **Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood** **Preferred Allocation**



Site Information

This is an overgrown area of scrub land with some mature trees in the centre of the town between the railway station and a housing estate.

<u>Indicative capacity</u>	36	<u>Current use</u>	Scrub land
<u>Site size (hectares)</u>	1.42	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - centre location, no major constraints, can deliver enhanced public access, and suitable access can be achieved.

Conclusion

This is a very centrally located greenfield site surrounded by built development and near to many services and facilities. It is within an area categorised as grade 3 agricultural land and, whilst it is undeveloped, it is very disconnected from other areas of farm land. It is adjacent to a conservation area and grade II and II* buildings, but it is not expected that the presence of these heritage assets would not preclude development but would inform its design and layout. It appears as though a suitable access can be achieved here.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary schools but some scope to extend for smaller developments. Some capacity projected in secondary schools and potential to expand beyond this.

Transport Considerations

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

Comments from Highways Authority

Access onto Gordon Field or Chapel St, acceptable in principle, but Chapel St would require improvement likely to need 3rd party land.

Other Infrastructure Considerations

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

Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 13, 14, 15. No significant negative effects.



Site Information

This site is part of an arable field which gently slope down from the south. Pylons and overhead cables cross the site. Hedges and trees form the borders to the north, east and west of site, but the southern boundary runs through a field. There is a ditch along eastern edge. There are arable fields to the south and east, and houses to the north and west of the site.

Indicative capacity	47	Current use	Agricultural
Site size (hectares)	1.83	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is located along a ribbon development and is slightly disconnected from the main settlement. It is near to a Local Wildlife Site but it is not expected that development would impact on this. The site is within an area categorised as grade 3 agricultural land and is in agricultural use. The northern edge of the site is at medium risk of surface water flooding. There are no major constraints on the site, but there are better sites are available in Market Rasen.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary school but some potential to expand. Anticipated capacity at secondary school.

Transport Considerations

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

Comments from Highways Authority

Frontage footway required with crossover points to link to existign footway on the opposite side of Legsby Road.

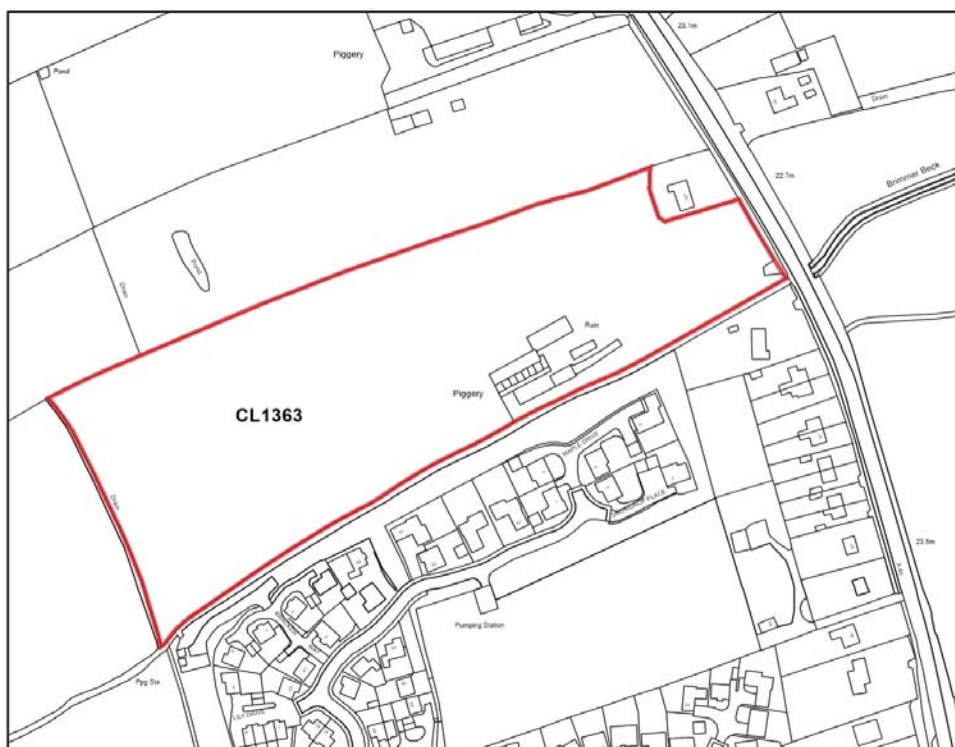
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.



Site Information

This is a flat site used as a field for pasture. There are some agricultural buildings at the southern edge of the site and hedgerows and trees along the boundaries and a stream runs along the southern boundary. There is a housing estate to the south, arable fields to the east, an isolated house and undeveloped areas to the north, and further fields to the west.

Indicative capacity	67	Current use	Agricultural
Site size (hectares)	2.96	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is almost entirely in flood zone 3 and given size is unlikely to be able to mitigate this. It is fairly well located for access to the town centre and its services and facilities. Development here would extend beyond the existing built extents of the town. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites available in Market Rasen.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary school but some potential to expand. Anticipated capacity at secondary school.

Transport Considerations

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

Comments from Highways Authority

A 4.5 x 120m visibility is required onto Caistor Road. Additional mitigation and S106 may be required.

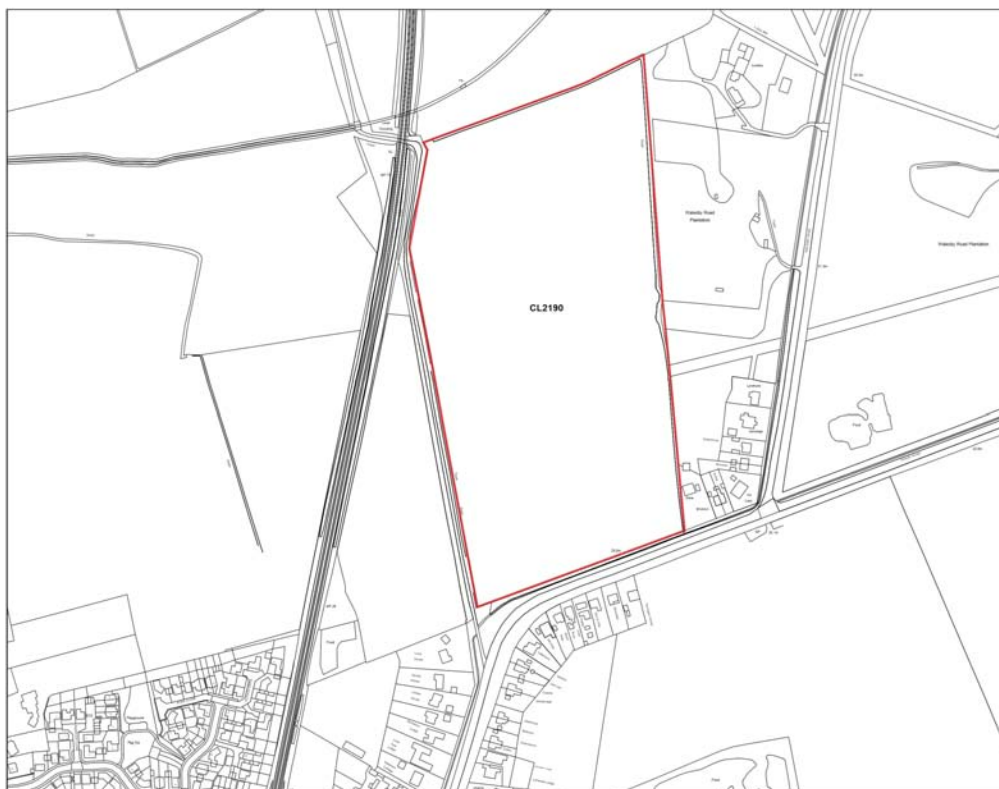
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

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



Site Information

This site is a fairly flat arable field with pylons and overhead cables running across it. There are trees and bushes marking the west, north and east boundaries, but the southern boundary is open to the road. There is woodland and some houses to the east, field and the railway to the west, houses and an open field to the south, and fields to the north.

Indicative capacity	205	Current use	Agricultural
Site size (hectares)	9.13	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is located along a ribbon of development and building here would extend beyond the existing built extent of the town. It is fairly well located for access to the town centre and its services and facilities. It is near to a local wildlife site and given the site size, development here could require some mitigation or management of effects. It is quite a visible site adjacent to an area of great landscape value and the north west of the site is in flood zone 3, although this could be avoided through the design and layout. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no other major constraints on this site, but there are better sites available in Market Rasen.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary schools but some potential to expand. Anticipated capacity at secondary schools.

Transport Considerations

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

Comments from Highways Authority

Mitigation works/S106 likely to be required. Improvements to existing frontage footway required.

Other Infrastructure Considerations

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

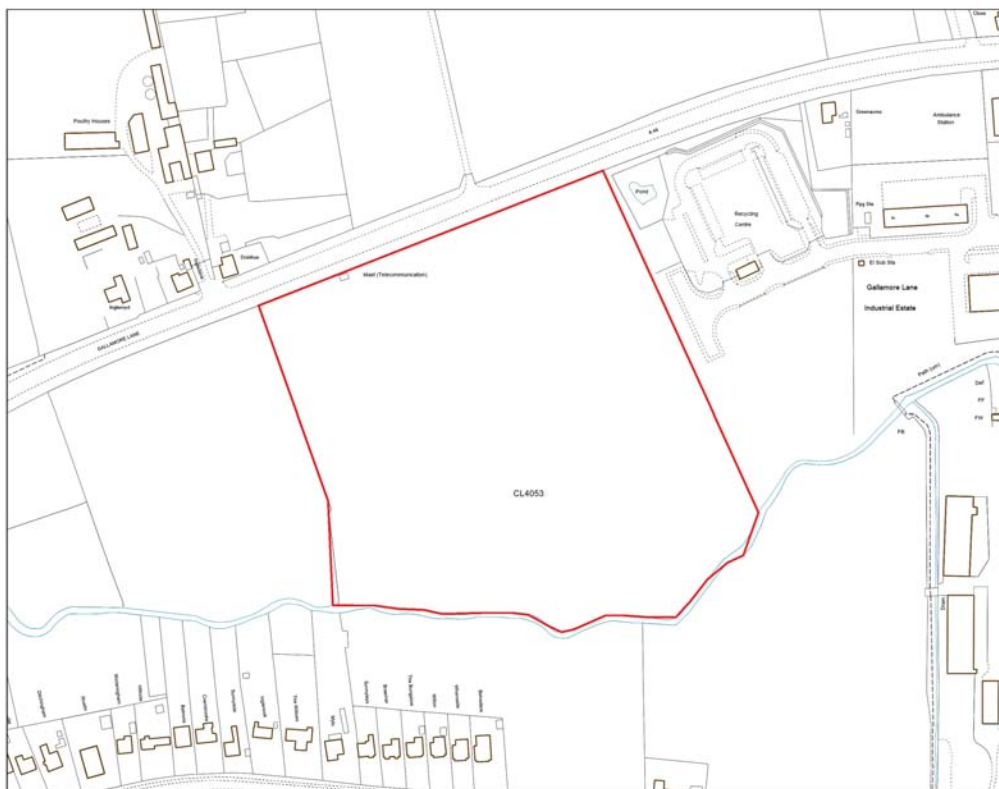
Integrated Impact Assessment Score

Significant positive effects: 1, 14, 15. No significant negative effects.

CL4053

Land adj to Gallamore Lane Industrial Estate,
Market Rasen

Rejected



Site Information

This site is a fairly flat arable field with overhead cables running North to South. There is a mobile phone mast in the north west corner. There are hedgerows and mature trees along north, east and west boundaries. There is a river along southern boundary.

Indicative capacity	113	Current use	Agriculture
Site size (hectares)	5.04	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is fairly well located for access to a number of services and facilities. It is not very well connected to the built area of Market Rasen as it is at the end of a ribbon of development only linked to the town by industrial units and the adjacent recycling centre. It is in a green wedge and development here would significantly close the gap with Middle Rasen. Southern parts of the site are in flood zone 3 and there is some flood zone 2 up to the north eastern corner of the site. There are many better sites available in Market Rasen.

CL4053

Land adj to Gallamore Lane Industrial Estate,
Market Rasen

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary schools but some scope to extend for smaller developments. Some capacity projected in secondary schools and potential to expand beyond this.

Transport Considerations

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

Comments from Highways Authority

Additional access onto the A46 in this location would not be supported by the highways authority. No existing pedestrian links to local amenities.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 5

CL4113

Land at Glebe Farm, Willingham Road, Market
Rasen, LN8 3RQ

Rejected



Site Information

This site is a fairly flat field with pylons and overhead cable crossing the site. There is a hedgerow marking the southern boundary, a track, lined by some trees runs along the eastern boundary, a line of bushes and trees marks the western boundary and the northern boundary runs through the middle of the field. There is a farm with some caravans to the north, arable fields to the east, the racecourse to the south and houses and a lake to the west.

Indicative capacity	46	Current use	Agricultural
Site size (hectares)	2.04	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - can provide locally distinctive development, will deliver community benefit in woodland walk, and no major constraints.

Conclusion

This site is located along a ribbon development and is slightly disconnected from the main settlement. It is adjacent to a Local Wildlife such and as such management or mitigation of effects may be needed if developed. There are no major constraints on the site, but given its poor connectivity to the urban area and greater distance to services there are better sites are available in Market Rasen.

CL4113

Land at Glebe Farm, Willingham Road, Market
Rasen, LN8 3RQ

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Limited capacity at primary schools but some scope to extend for smaller developments. Some capacity projected in secondary schools and potential to expand beyond this.

Transport Considerations

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

Comments from Highways Authority

S106 contribution required for speed reduction on Willingham Rd.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.



Site Information

This site is a flat area of grass land with some mature trees in the site and at its edge and pylons and cables along the road frontage. There are houses to the east, a large house in grounds to the west, a church to the north and fields to the south.

Indicative capacity	27	Current use	Grass land
Site size (hectares)	1.05	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - well connected to town, good access to facilities, green wedge is questionable, development can strengthen gateway to town, and potential to join with neighbouring site.

Conclusion

This undeveloped site is located within a green wedge in an important open space for the setting of the neighbouring conservation area and listed buildings. It is likely that development here would have a negative impact on the setting of these heritage assets. It is well located for access to the town centre and its services and facilities. There are better sites available in Market Rasen.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary scope has limited capacity but there is potential to expand. Some capacity at secondary schools with some scope to expand.

Transport Considerations

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

Comments from Highways Authority

Frontage footway required with crossover to existing on Gainsborough Rd.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 2, 4, 13, 14, 15. Significant negative effects: 5



<u>Indicative capacity</u>	49	<u>Current use</u>	Grass land
<u>Site size (hectares)</u>	2.201	<u>Brownfield/Greenfield</u>	Greenfield

Site should be allocated along with neighbouring site - well connected to town and facilities, green wedge should not cover site, and opportunity for enhanced access and connectivity.

This undeveloped site is located within a green wedge. It is adjacent to a conservation area and some grade II listed buildings and development here might have a negative impact on the setting of these heritage assets. It is well located for access to the town centre and its services and facilities. It is likely that in order for this site to be developed, neighbouring site CL4498 would also need to be included. There are better sites available in Market Rasen.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary scope has limited capacity but there is potential to expand. Some capacity at secondary schools with some scope to expand.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

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

Enhancement to sewage treatment capacity required

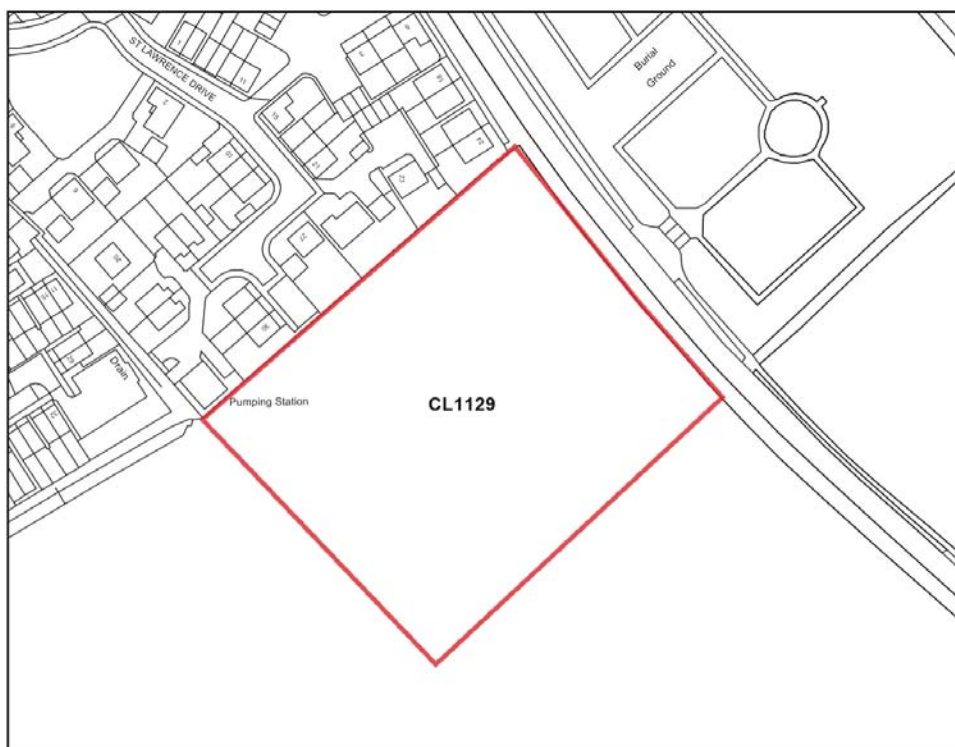
Integrated Impact Assessment Score

Significant positive effects: 2, 4, 13, 14, 15. Significant negative effects: 5

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Policy LP49:

Sites in the Large Villages



Site Information

This site is fairly flat area used for arable farming. There is a row of trees along the north east boundary with the road. To the north west is a modern housing estate, to the east is a cemetery and allotments, and to the south and west is arable farm land.

Indicative capacity	28	Current use	Agricultural
Site size (hectares)	1.09	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

There are no major constraints at this greenfield site, but it extends beyond the existing extent of the village. The site is categorised as grade 3 agricultural land and is in agricultural use. There are better sites that are more connected to the village available in Bardney.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Frontage footway needed to link to existing on Horncastle Road.

Other Infrastructure Considerations

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

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 4. Significant negative effects: 13, 14, 15



Site Information

This site is flat grassed area with no clear current use. There are pylons running across the site in two directions. There is a mature tree at the eastern part of the site, hedgerows at the west and north boundaries and a ditch at the west boundary.

Indicative capacity	58	Current use	Scrub land
Site size (hectares)	2.57	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is not well connected to the village and the access road is not suitable for a large scale development. The western part of the site is at risk from flooding. There are many better sites available in Bardney.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Abbey Road is inadequate in terms of carriageway width and footway provision to support development of this size without significant works.

Other Infrastructure Considerations

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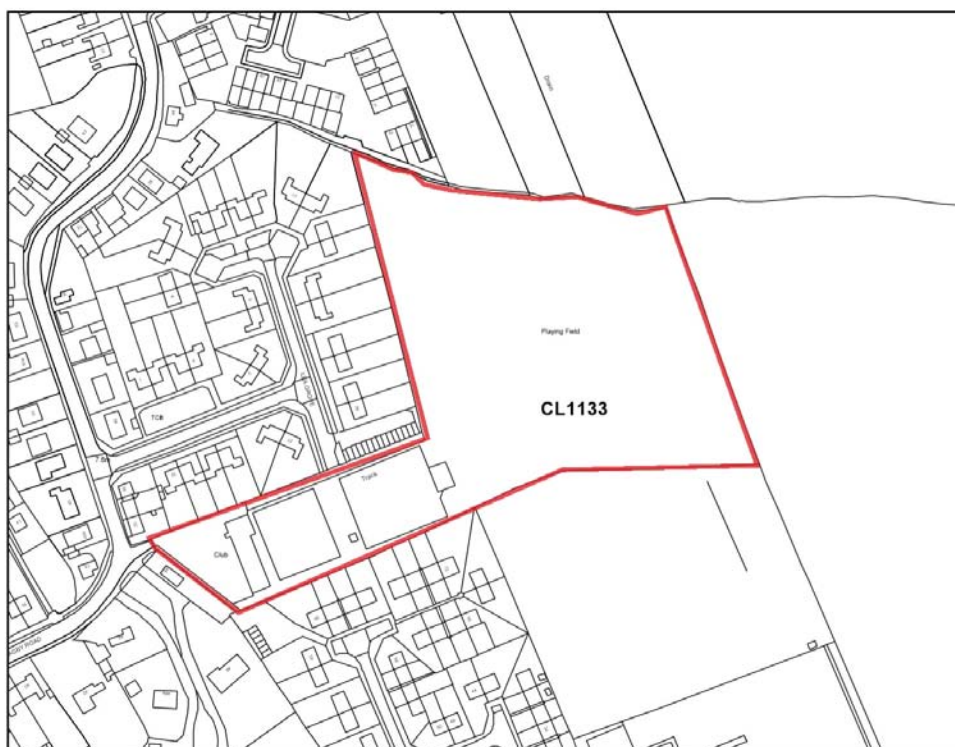
Additional comments from water and waste water provider

Integrated Impact Assessment Score

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

CL1133 **Former Social Club and Sports Facilities, Wragby
Road, Bardney**

Rejected



Site Information

A former social club which includes 2 derelict single storey buildings and hardstanding in the western part and a grassy area at the eastern part of the site. The site slopes down slightly from the south. There are semi-detached homes to the west, houses and gardens to the north, arable farm land to the east, and houses and a grassy area to the south.

<u>Indicative capacity</u>	54	<u>Current use</u>	Leisure/Scrub
<u>Site size (hectares)</u>	2.38	<u>Brownfield/Greenfield</u>	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - should be considered alongside neighbouring site, allocation of these sites may allow for expansion of primary school and an alternative suitable access, and site is suitable and available.

Conclusion

This site is partly brownfield and partly greenfield. It is well connected to the village, but there are possible issues with providing a suitable access to the site. It is in proximity to some protected woodland and wildlife sites, but this would be unlikely to preclude development. This site has been considered in isolation and in conjunction with neighbouring site CL4504. Whilst there are no sites allocated in Bardney without planning permission, it is one of the more isolated villages in the Lincoln area and the housing target for this area is satisfied elsewhere.

CL1133 **Former Social Club and Sports Facilities, Wragby
Road, Bardney**

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Existing access is only 3.7 m in width and would need to be 5m to support development.

Other Infrastructure Considerations

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

Water mains crossing the site

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 14, 15



Site Information

Fairly flat site used for arable farming. Hedgerows at the east and north boundaries and a ditch is also at the northern edge where there is a right of way. There is a recent housing development to the south, sparse detached housing to the north, and a listed church and other listed buildings to the east.

Indicative capacity	29	Current use	Agricultural
Site size (hectares)	1.13	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is currently at appeal and is proposed a green space element of the scheme alongside neighbouring site CL4007. The site is well located close to the centre of Bardney and it is well contained by surrounding development. However, it is in proximity to a number of grade I and II listed buildings and development here could harm their setting. There are better sites available in Bardney.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No additional comments

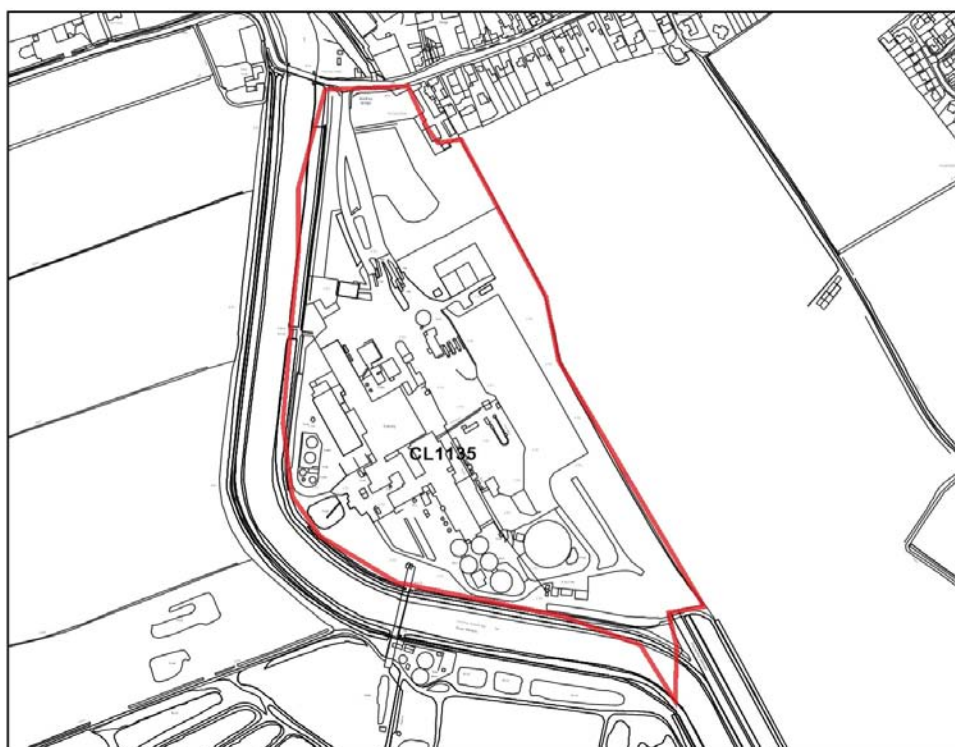
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 14, 15



Site Information

This site is fairly flat with the River Witham bordered by trees running through the middle. To the east of the river is a sugar beet factory, parking and some undeveloped areas. The west of the site is arable farm land. Arable farm land surrounds the site except for the north eastern corner where there is a heritage centre, and residential and commercial buildings.

<u>Indicative capacity</u>	313	<u>Current use</u>	Industrial
<u>Site size (hectares)</u>	17.4	<u>Brownfield/Greenfield</u>	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is a predominantly brownfield site and is fairly well connected to the village but it is some distance from services in the village. However, much of the site is at risk of flooding. The site is still in employment use and development of this site would be a substantial increase for the village. There are better sites available in Bardney.

Constraints and Sustainability Assessment

Environmental Constraints

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Secondary access point will be required for any more than 400 dwellings.

Other Infrastructure Considerations

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

Water mains crossing the site

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13, 14, 15



Site Information

This site is fairly flat and includes a sugar beet factory, associated buildings and parking, and some undeveloped areas. To the west of the site is the River Witham, lined by trees and farm land beyond, there is farm land to the east and south, and at the north east corner there is a heritage centre and some residential and commercial buildings.

Indicative capacity	1611	Current use	Industrial / agricultural
Site size (hectares)	89.5	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

The western part of this site is very disconnected from the village as it is separated by the River Witham and it includes a protected wildlife site. The land to the east of the river is mainly brownfield and is better connected to the village, however, much of it is at risk of flooding and it is in employment use. Development of this site for residential would be a substantial increase to the village. There are better sites available in Bardney.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Secondary access point will be required for any more than 400 dwellings.

Other Infrastructure Considerations

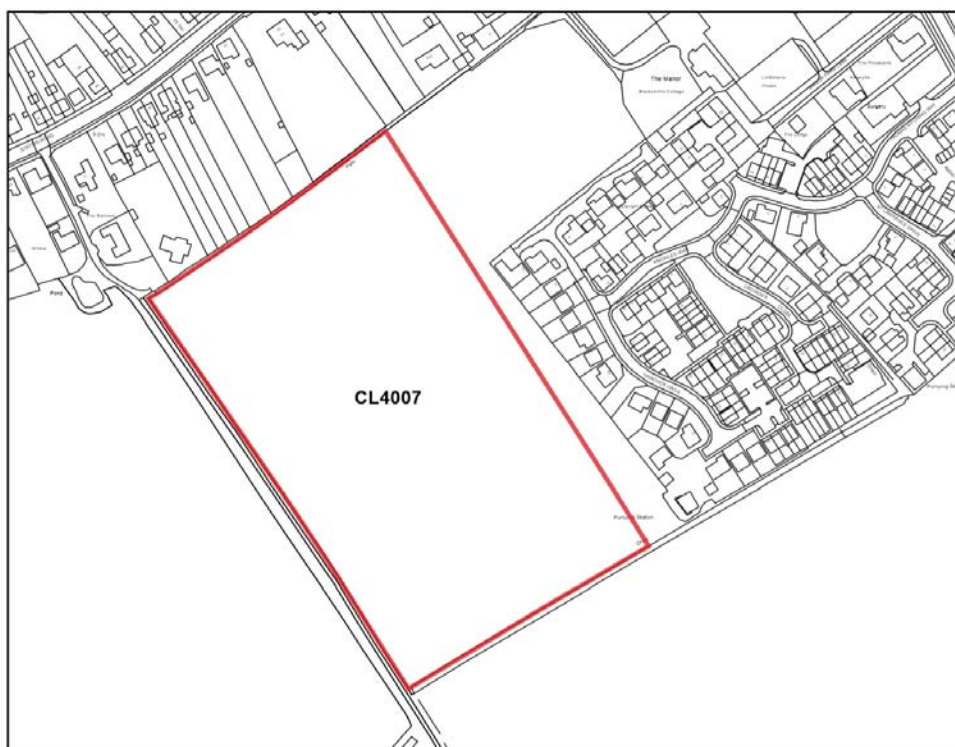
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Water mains crossing the site

Integrated Impact Assessment Score

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



Site Information

Fairly flat site used for arable farming. A ditch and hedgerow are at the northern boundary. The western boundary is marked by a hedgerow including trees. Rights of way along the northern and western boundaries. There is a new housing estate to the east and arable farm land to the south and west, and sparse detached housing to the north.

Indicative capacity	106	Current use	Agricultural
Site size (hectares)	4.7	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

This site is suitable for allocation.

Conclusion

This site is currently at appeal alongside neighbouring site CL1134. The site is well located close to the centre of Bardney and it is well contained by surrounding development. However, it is in proximity to a number of grade I and II listed buildings and development here could harm their setting. There are better sites available in Bardney.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

A temporary construction access requested as part of application. HA consulted on application, supported proposals but requested S106 to support existing bus service.

Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1, 2. Significant negative effects: 13, 14, 15



Site Information

This site is a fairly flat area of scrub land. It has a row of trees at the southern boundary and it includes a single width track running to Henry Lane to the south. To the east there is arable farm land, to the south there is a primary school, to the west there are houses and to the north there is open grassland.

Indicative capacity	36	Current use	Scrub land
Site size (hectares)	1.42	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - should be considered alongside neighbouring site, allocation of these sites may allow for expansion of primary school and an alternative suitable access, and site is suitable and available.

Conclusion

This is fairly well connected to the village but it is likely that third party land would be needed for adequate access to be achieved. The site has been considered in isolation and alongside the neighbouring site CL1133. The site is in proximity to a protected woodland and wildlife site but it is unlikely that this would preclude development from occurring. Whilst there are no sites allocated in Bardney without planning permission, it is one of the more isolated villages in the Lincoln area and the housing target for this area is satisfied elsewhere.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Appears to be insufficient width for 5m carriageway and 2m footway on at least one side. No objections if this can be achieved.

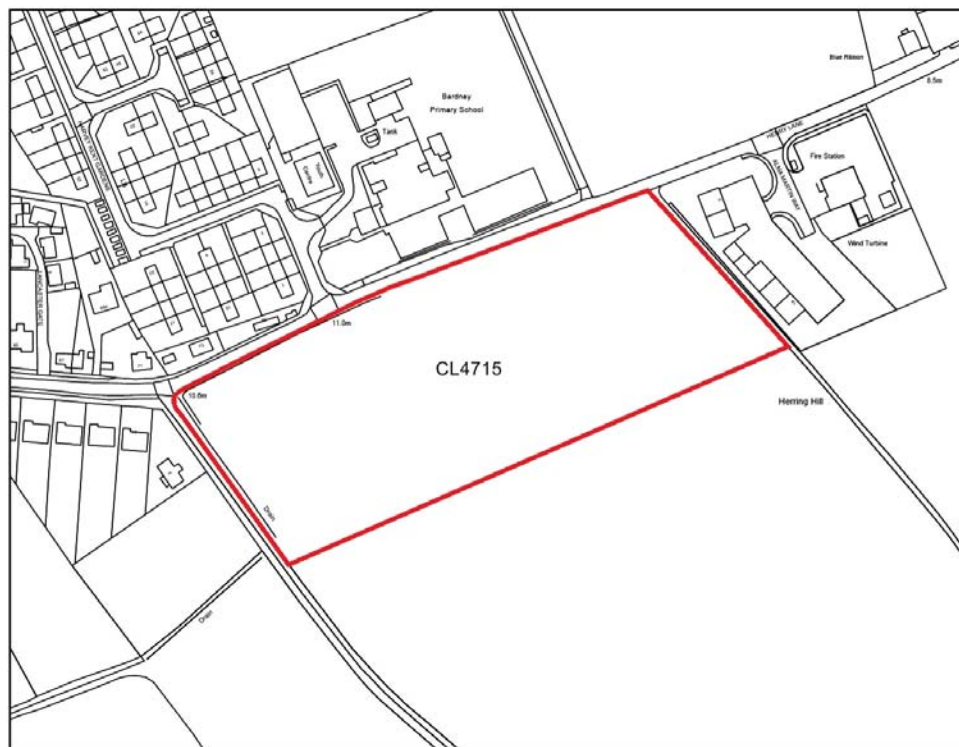
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 13, 14, 15



Site Information

This site is part of a flat arable field to the east of Bardney. The boundaries of the site are fairly open with some hedgerow along the northern boundary. To the north is the school and some houses, to the east is a small industrial estate, to the south is the remainder of the field, and to the west is some houses and some paddocks.

Indicative capacity	51	Current use	Agricultural
Site size (hectares)	2.323	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - sustainable location, and more growth suitable for Bardney.

Conclusion

This site is well connected to the village, but it does extend out beyond existing extents slightly. The site is categorised as grade 3 agricultural land and is in agricultural use. There are better sites available in Bardney.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full but may be potential to expand if adjacent land can be acquired. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

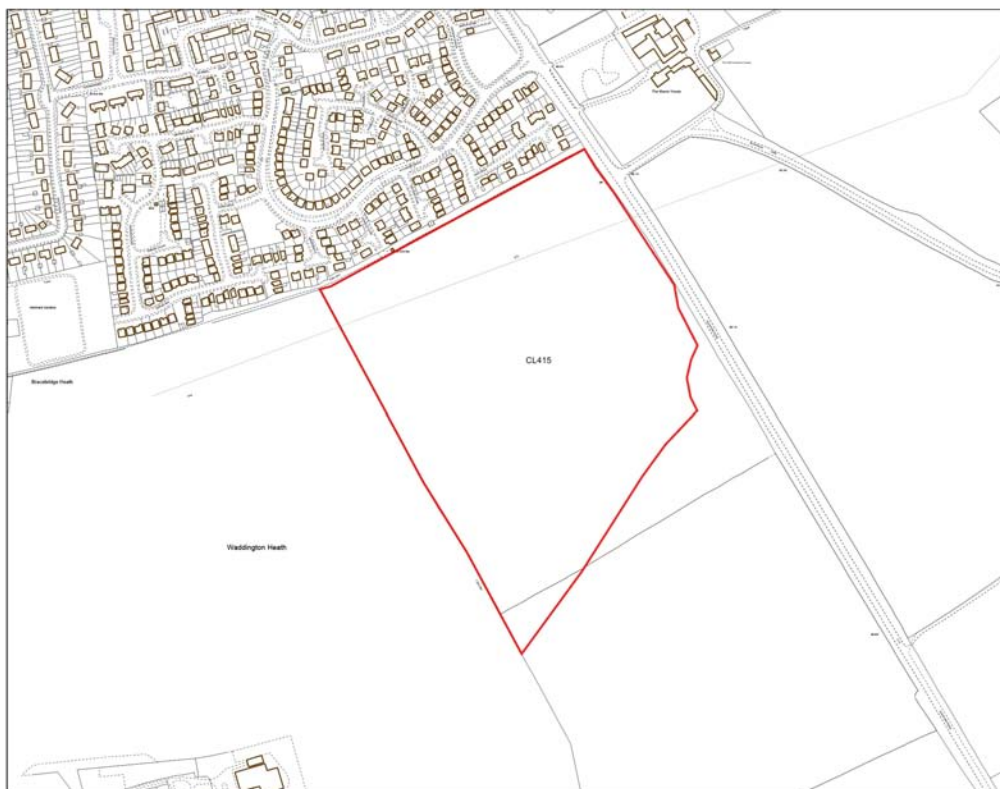
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Water pipe crossing the site

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 14, 15



Site Information

This is a fairly flat site used for arable farming with pylons crossing it. Hedgerows mark the west, north and east boundaries and the southern boundary is marked by the proposed southern bypass route. The site is surrounded by arable farm land apart from to the north where there is a housing estate.

Indicative capacity	213	Current use	Agricultural
Site size (hectares)	11.82	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support - can deliver more (up to 350 dwellings), planning application being prepared, sustainable location, unconstrained, and site is deliverable and available. Object - impact on neighbouring houses, impact on traffic and infrastructure.

Conclusion

There are no major constraints at this site and development here would close the gap between the village and the proposed southern bypass. Well connected to the village and fairly close to services in the village centre. Within an area categorised as grade 2 and 3 agricultural land and it is in agricultural use. It is near to a grade II listed building and, whilst this is not expected to preclude development from occurring, sensitive design and layout will be needed. It is the best site available in Bracebridge Heath.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full and would require additional land to expand - new site needed for development of this scale. Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

Issues regarding existing junctions in area, mitigation and S106 needed. Contributions Eastern Bypass likely needed.

Other Infrastructure Considerations

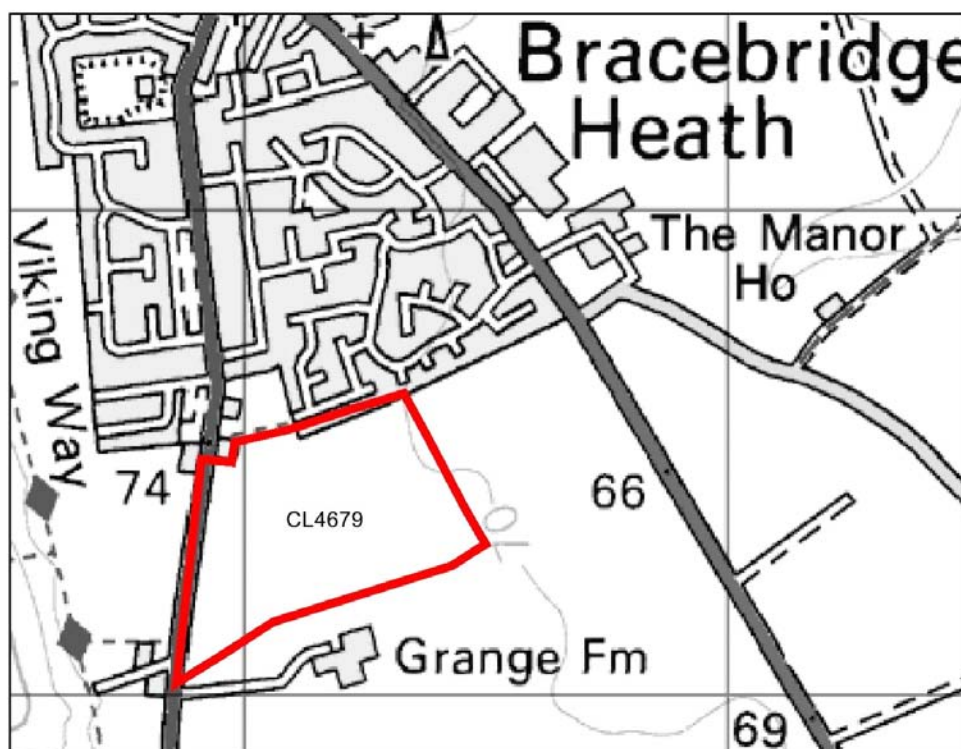
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 9



Site Information

Please Note: the identified area in the map above is indicative only for the purpose of undertaking the assessment which follows below. It should not be regarded as a formal allocation, or be considered to define any future proposals or allocations for this area. This is a flat site of arable fields with hedgerows at most boundaries and the A607 also to the west. The southern edge will follow the route of the proposed southern bypass. There are houses to the north, fields to the south, east, west and farm buildings to the south.

Indicative capacity	350	Current use	Agricultural
Site size (hectares)	20.9	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

The site is located between Bracebridge Heath and the proposed southern bypass, forming a natural boundary for growth. It is fairly near to a Local Wildlife Site, but it is not expected that development here would impact this. It is adjacent to a green wedge and an area of great landscape value but it is separated from these by the main road. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are other, more suitable areas to be developed in advance of this in the Bracebridge Heath area, but this provides a logical site for beyond the plan period.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full and would require additional land to expand - new site needed for development of this scale.
Secondary schools full with limited scope to expand.

Transport Considerations

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

Comments from Highways Authority

No objection in principle to residential development here. Transport Assessment and Travel Plan required to determine whether any off site mitigation works & S.106 contributions required.

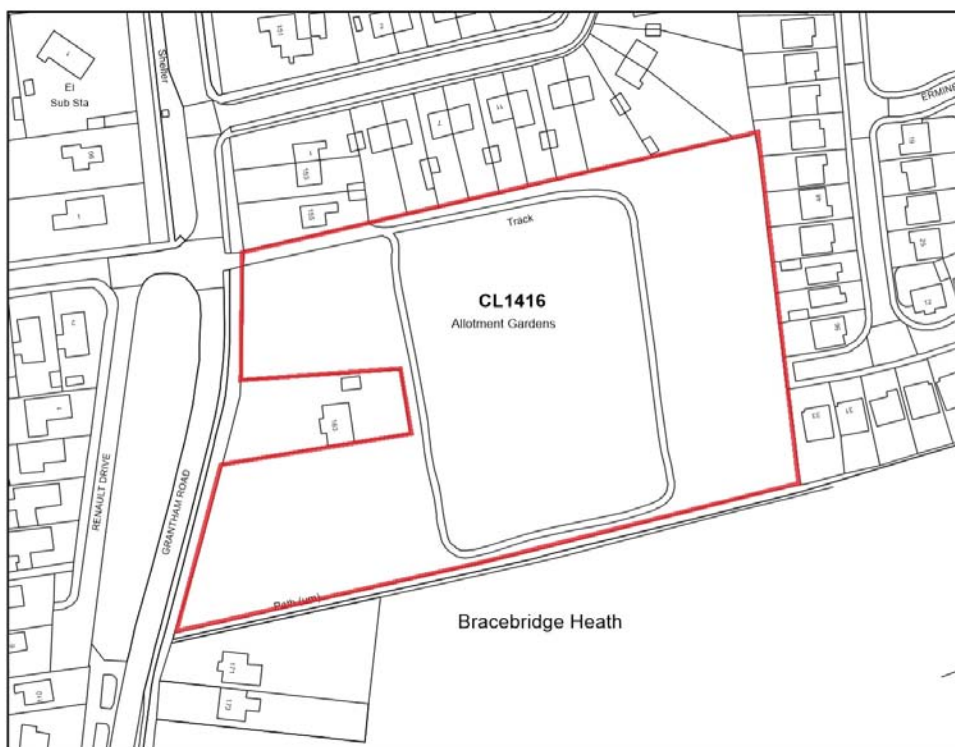
Other Infrastructure Considerations

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

Water pipe crossing site

Integrated Impact Assessment Score



Site Information

This site is flat and is used as an allotment gardens at the southern edge of Bracebridge Heath. Hedgerows run around most of the site boundaries. Residential estates surround the site to the west, north and east and there is arable farm land to the south.

Indicative capacity	40	Current use	Allotments
Site size (hectares)	1.55	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is currently used for allotment gardens providing an important function to the residents. No alternative allotments have been proposed to support the loss here. Within an area categorised as grade 3 agricultural land. No other major constraints present. Well located in relation to Bracebridge Heath and its services and well enclosed by surrounding development. Better sites available in Bracebridge Heath.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary school full and on constrained site. Secondary school full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Existing issues regarding existing junctions in the area. Mitigation works / S106 contributions needed.

Other Infrastructure Considerations

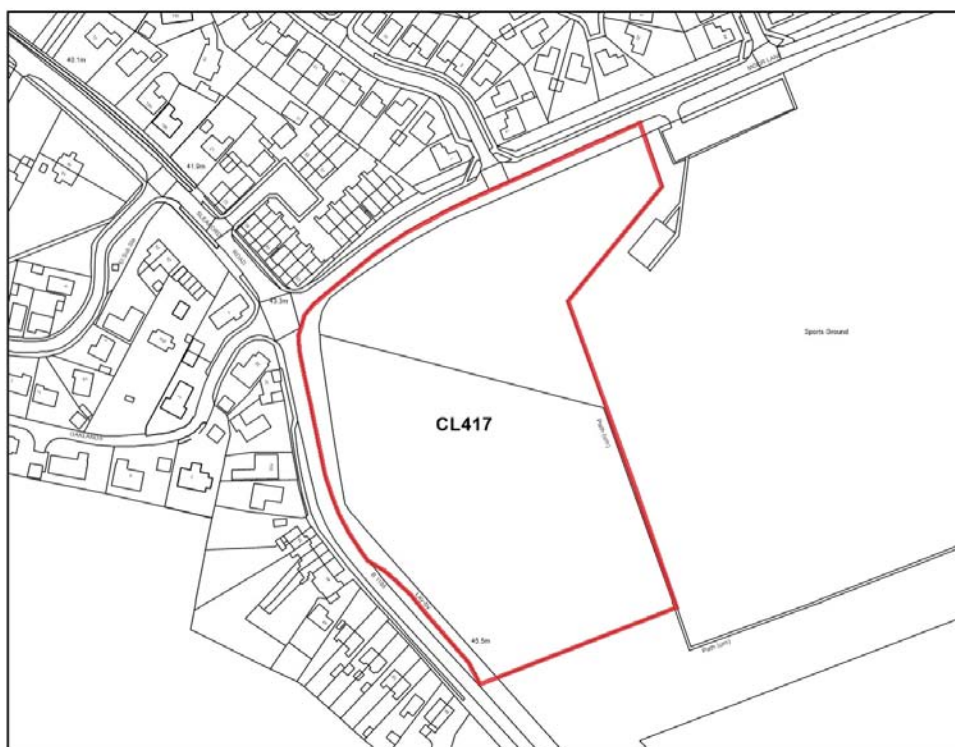
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 14, 15. No significant negative effects.



Site Information

This site is fairly flat scrub land with a right of way across it. There are hedgerows at the boundaries. There are houses to the north and west and a sports ground to the east. There is a newly planted tree belt to the south.

Indicative capacity	73	Current use	Grass land
Site size (hectares)	2.65	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well connected to built area close to the village centre and amenities. It is well enclosed by surrounding development and is a logical extension. The road side verge within this site is a Local Wildlife Site and it is in proximity to a conservation area and grade II listed building which may affect the design and layout on the site. It is within an area categorised as grade 2 agricultural land and is undeveloped. There are no other major constraints on site. One of the best sites in Branston and the site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but some scope to expand depending on other developments. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

2m frontage footway to link existing bus stop on Sleaford Rd needed.

Other Infrastructure Considerations

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

Water main crossing site

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 9



Site Information

This flat site is in arable farming use with a track along the northern boundary. There is a small row of trees at the western boundary. To the south of the site is a housing estate and to the north and east is arable farm land. To the west is a farm house and some scrub land.

Indicative capacity	91	Current use	Agricultural
Site size (hectares)	4.56	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is fairly close to the village centre and amenities. It is a fairly logical extension to the village and would only marginally extend beyond existing built extents of the village. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are no major constraints on the site. One of the best available sites in Branston. This site has planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

No capacity at primary schools, but possibly some scope to expand, but scale of concern. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Highways Authority consulted on a planning application for this site (14/0833/OUT). A S.106 contribution of £14,965 has been requested for highways related improvements. A frontage footway also required.

Other Infrastructure Considerations

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

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.



Site Information

This site slopes down from the east and has some pylons crossing it. It is undeveloped but its use is unclear. It has fairly open boundaries with some mature trees at its periphery. There are large detached houses to the west, north and east and arable farm land to the south.

Indicative capacity	37	Current use	Grass land
Site size (hectares)	1.46	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

Access to this site would be down narrow roads that would likely not be appropriate for development and unable to be widened. Close to a number of listed buildings and the conservation area, and whilst these heritage assets would not necessarily preclude development here, it is questionable whether development over the threshold of 25 dwellings could be delivered satisfactorily on this site. Within an area categorised as grade 3 agricultural land and is undeveloped. Better sites available in Branston.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

No capacity at primary schools, but possibly some scope to expand, but scale of concern. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

The roads to access this development are inadequate in width and footway provision to serve a development of this size. Significant improvements required before the development can be supported.

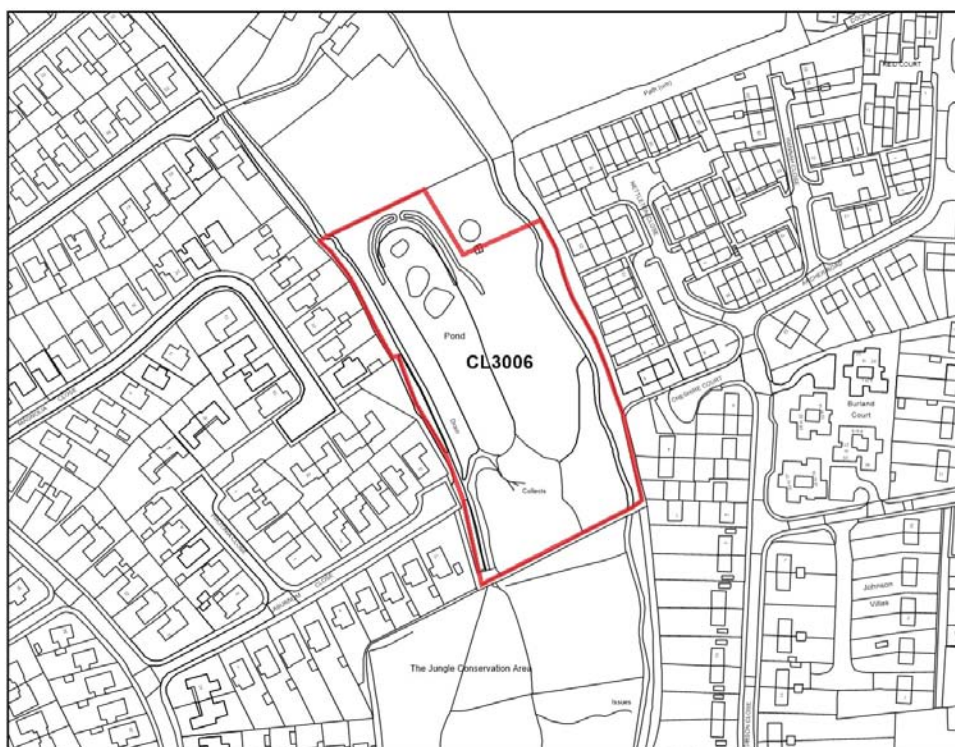
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 4. No significant negative effects.



Site Information

This site is a fairly flat area of grassland including a pond, a stream and a number of mature trees across the site and at the boundaries in hedgerows. The site is low lying compared to the surrounding area. Residential areas border the sites to the west and east and large gardens to the south.

Indicative capacity	34	Current use	Open space
Site size (hectares)	1.35	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is a local wildlife site and amenity area which includes a pond and streams and a large amount of trees and mature hedges. There is no clear suitable access arrangement that would be appropriate for this site. Parts of the site are at risk from flooding. It is fairly well positioned for amenities in the village centre. There are a number of better sites available in Branston.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

Primary schools full but with some scope to expand. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

Access of Laburnum Close acceptable. Gradient of access to be no steeper than 1 in 40 for the first 25m.

Other Infrastructure Considerations

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

Sewer Pipe crossing site

Integrated Impact Assessment Score

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



Site Information

This site is fairly flat and used for arable farming. There are hedgerows at the boundaries of the fields, including a hedgerow running through the middle of the site. Pylons run down the western edge of the site. The site is surrounded by arable fields, although the site to the north has permission for residential development.

Indicative capacity	391	Current use	Agricultural
Site size (hectares)	21.72	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - site is available and deliverable, with no major constraints, and is a logical extension to the village.

Conclusion

This site is not connected to the built area of the village, but there is planning permission for the site to north, which would connect it. Development here would significantly expand the settlement out beyond existing extents. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no other major constraints, but there are better sites available in Branston.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

No capacity at primary schools, but possibly some scope to expand, but scale of concern. Secondary schools full with limited potential to expand.

Transport Considerations

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

Comments from Highways Authority

No objection in principle, mitigation likely, footway links needed and contributions to eastern bypass likely.

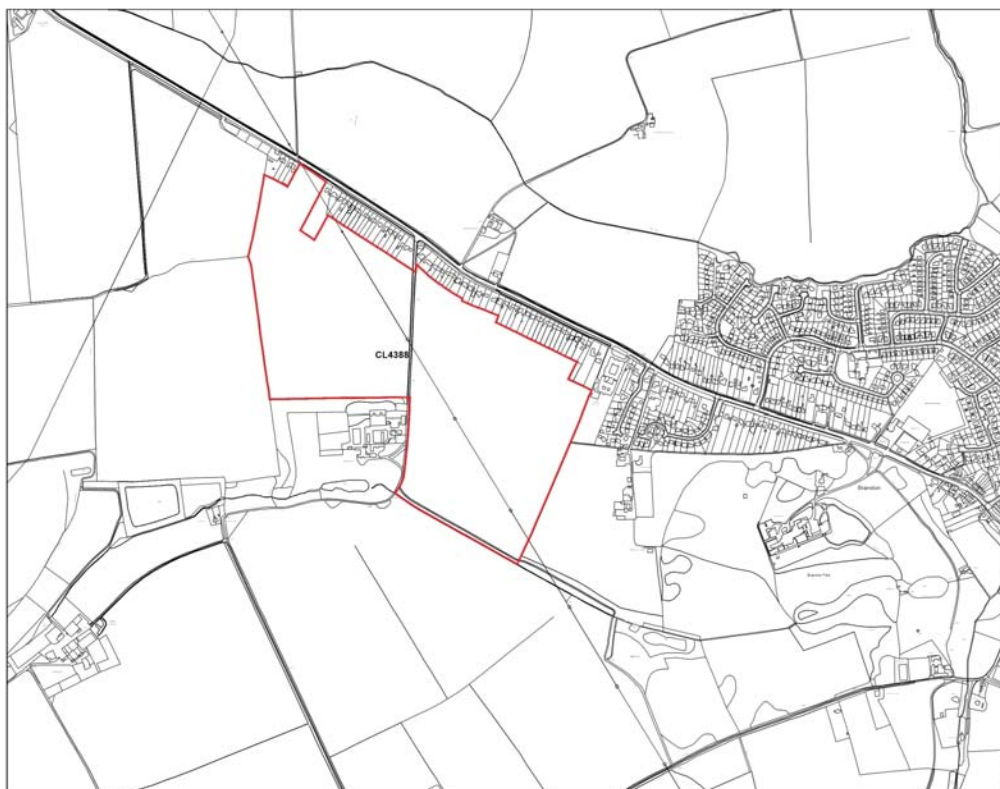
Other Infrastructure Considerations

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

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9



Site Information

This site is a flat, large arable field. Pylons cross the site in two directions. A track lined with hedges runs through the middle of the site to the farm to the south. There are hedges at the boundaries. There is a ribbon of houses to the north, a care home, houses and some undeveloped land to the east, and arable fields to the south and west.

Indicative capacity	589	Current use	Agricultural
Site size (hectares)	32.7	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - no major constraints, can provide new community facilities, and the site is available and deliverable. Object - not a logical site to develop, traffic issues, and impact on green wedge.

Conclusion

This site is not well placed in terms of distance to the village centre and amenities and is located behind an area of ribbon of development. Development here would extend the village beyond existing built extents and so is not a logical extension. It is within proximity of a conservation area and grade II listed building and, whilst it is not expected that the presence of these heritage assets would preclude development, it may influence design and layout. It is a large farm in an area categorised as grade 2 and 3 agricultural land. There are better sites available in Branston.

Constraints and Sustainability Assessment**Environmental Constraints**

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

Built and Landscape Character and Heritage Constraints

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

Education Considerations

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

Additional comments from County Council education department

No capacity at primary schools, but possibly some scope to expand, but scale of concern. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Mitigation works likely, may need to contribute to eastern bypass.

Other Infrastructure Considerations

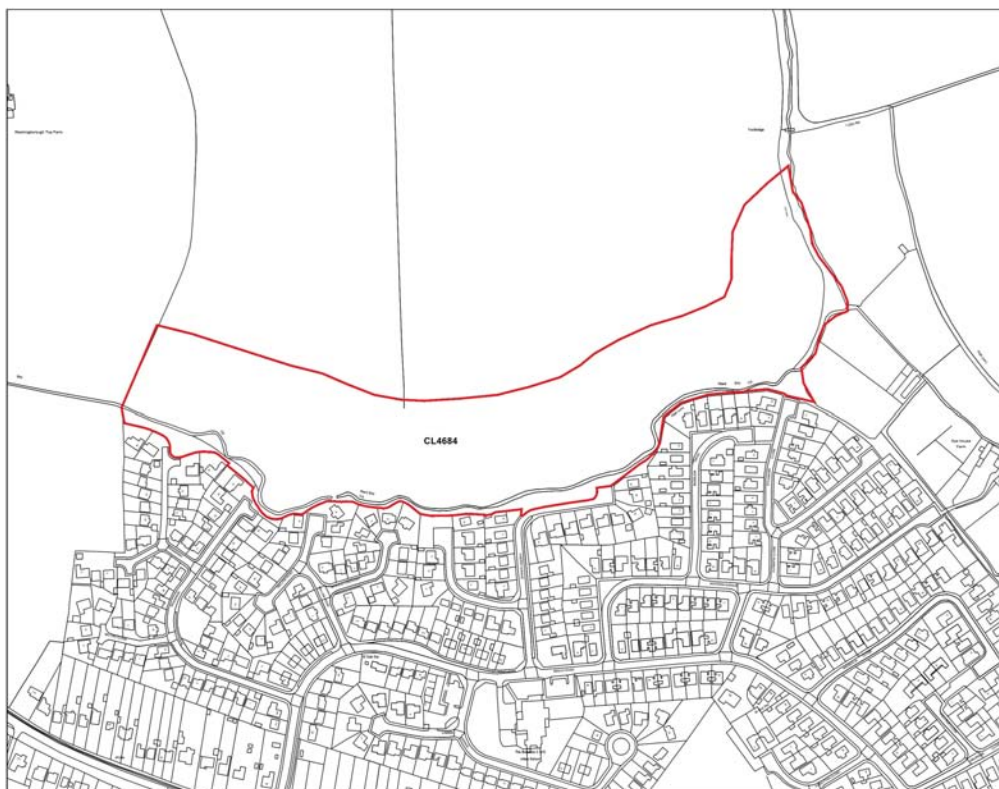
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to network capacity may be required. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9



Site Information

This site is an arable field which rises up to the north. The southern and eastern boundaries are marked by the beck and trees and hedgerows, and there are no physical boundaries to the west and north. The site is surrounded by arable farm land with the exception of the south where there is a housing estate.

Indicative capacity	167	Current use	Agricultural
Site size (hectares)	7.4	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - the site is well related to the village, it is available and achievable, there are no major constraints, and has suitable access.

Conclusion

This site is fairly well connected to the village and is within reasonable distance of the village centre and its amenities. The site is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on the site, however, planning permission has been granted on a number of sites in the village resulting in an ample level of growth in the plan period. Better sites available in Branston.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	R
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

No capacity at primary schools, but possibly some scope to expand, but scale of concern. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

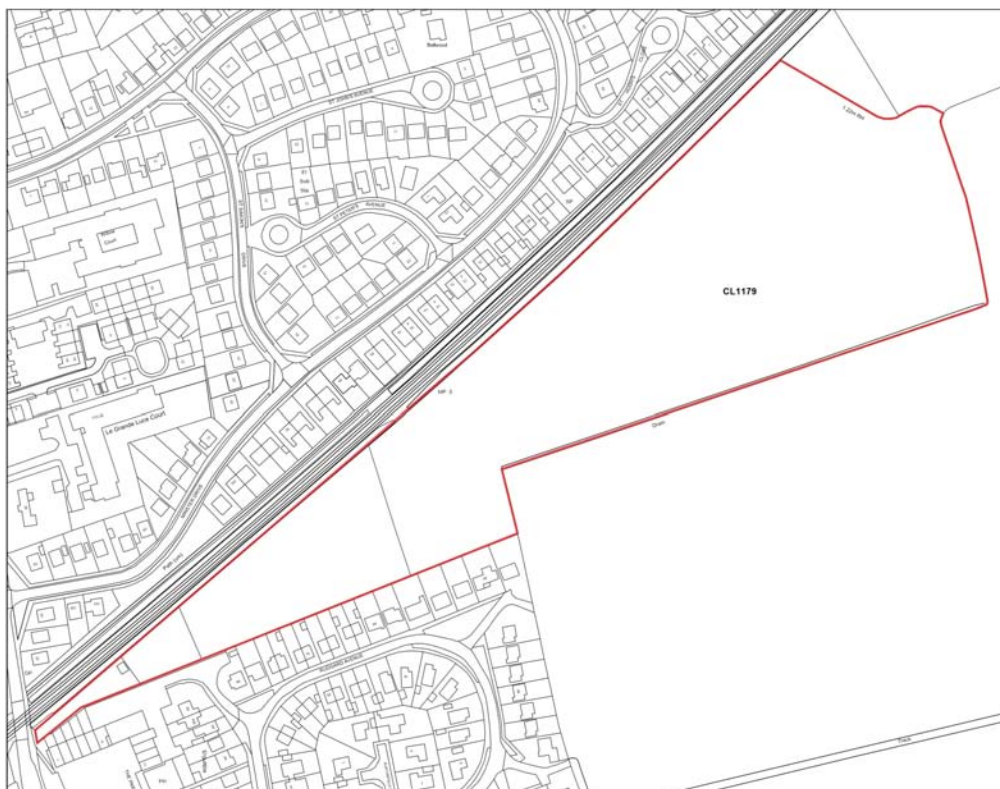
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer Pipe crossing site

Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.



Site Information

This site is fairly flat with the western part used as paddock including small stables and the eastern part used for arable farming. There are trees and hedgerows at the north and south boundaries and across the site. The railway line runs along the north boundary. Residential estates are to the north and south with arable fields to the east.

Indicative capacity	40	Current use	Paddock/Agricultural
Site size (hectares)	1.57	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - no major constraints and deliverable within 5 years, relates well to urban area and combines well with neighbouring sites. Object - site to south of Hawthorn Road preferred, and impact on infrastructure.

Conclusion

This site is very centrally located for the village centre and amenities, it is well enclosed by surrounding development and there are no major constraints. Whilst the eastern part of the site extends beyond the built extent of the village in that area it is in line with development north of the railway line and can be part of a 'rounding off' of the settlement with other proposed allocations. It is within an area categorised as grade 3 agricultural land and the eastern part of the site is in agricultural use. One of the best sites available in Cherry Willingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Very limited capacity at primary level, but a new school will be needed if a number of sites come forward in area. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle to an access from Ridgard Avenue, would likely need some widening works.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 2. No significant negative effects.



Site Information

This site is flat and is used for arable farming. There is a hedgerow and some trees at the southern boundary and part of the eastern boundary. Arable farm land lies to the north, south and east of the site and a residential estate lies to the west.

<u>Indicative capacity</u>	200	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	8.87	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - relates well to urban area, combines well with neighbouring sites, and is deliverable and available for development. Object - site to south of Hawthorn Road preferred, and impact on infrastructure.

Conclusion

This site is well located for access to the village centre and amenities, and whilst it extends beyond the built extent of the village in that area it is in line with development north of the railway line and can be part of a 'rounding off' of the settlement with other proposed allocations. There are no major constraints on this site, although historic uses on the site may mean that some remediation is required, subject to investigation. Within an area categorised as grade 3 agricultural land and is in agricultural use. One of the best sites available in Cherry Willingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	R

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Very limited capacity at primary level, but a new school will be needed if a number of sites come forward in area. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Access points off The Leys and Thornton Way are acceptable. Additional works may be required.

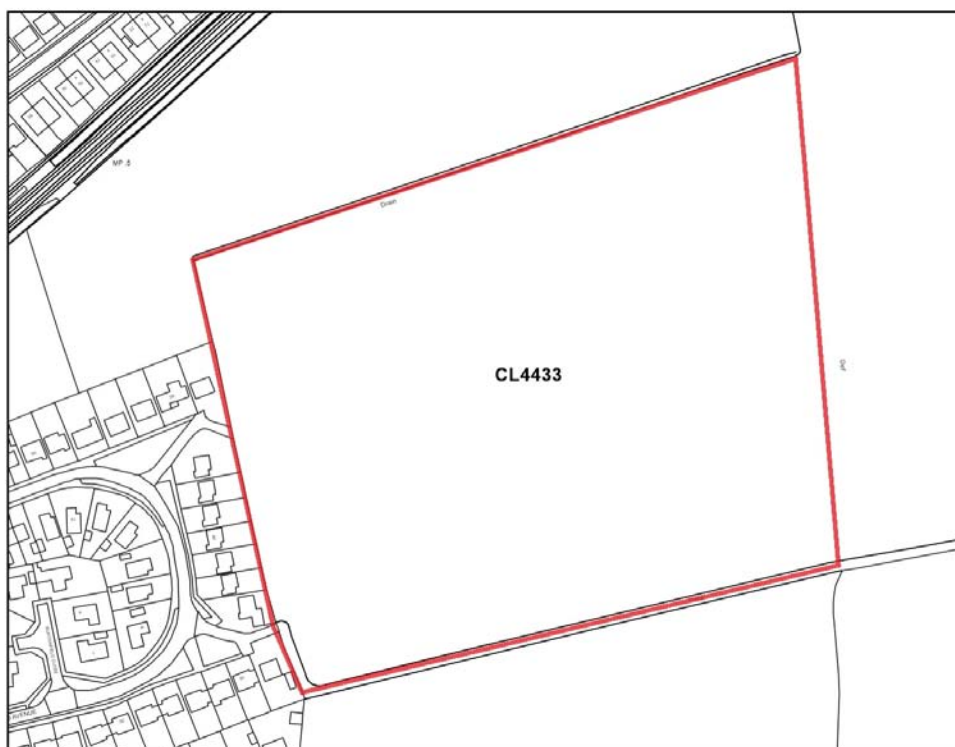
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 2. No significant negative effects.



Site Information

This site is fairly flat and is used for arable farming. There is a hedgerow at the southern boundary. Arable farm land lies to the north, east and south of the site and a residential estate lies to the west.

<u>Indicative capacity</u>	133	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	5.93	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - well related to urban area, combines well with neighbouring sites, and it is deliverable and available, but should extend farther eastwards. Object - site to south of Hawthorn Road preferred, and impact on infrastructure.

Conclusion

This site is well located for access to the village centre and amenities, and whilst it extends beyond the built extent of the village in that area it is in line with development north of the railway line and can be part of a 'rounding off' of the settlement with other proposed allocations. Due to previous uses on the site there is potential for some land contamination which may require remediation, subject to investigation. The site is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on this site. One of the best sites available in Cherry Willingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	R

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Primary schools have some very limited capacity, but could expand to accommodate some development, but only a limited amount.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

A 5.5m access with 1.8m footway is required to access site, appears to be difficult to achieve without 3rd party land.

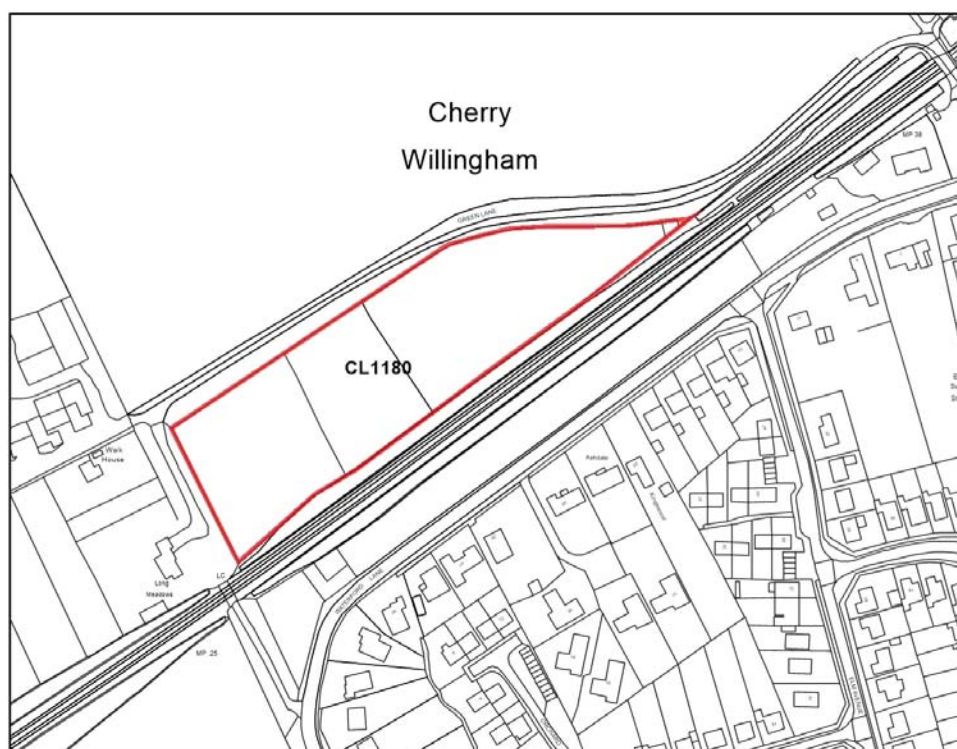
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 2. No significant negative effects.



Site Information

This site is an area used for paddocks, it is slightly undulating and there are hedgerows and trees at all borders. There are some trees within the site. The railway line runs to the south and beyond it is housing. To the north is arable farm land. To the west there are some isolated houses and farm buildings.

Indicative capacity	33	Current use	Paddocks
Site size (hectares)	1.28	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - has no major constraints, is a logical extension to the village, access is adequate for a limited amount of traffic, is sustainably located, with good access to services.

Conclusion

This site is quite isolated from the village by the railway line and the current access road would be inadequate to serve a sizeable development and there is little scope to widen this viably. There are no other major constraints. The site is in an area categorised as grade 3 agricultural land and is undeveloped. There are a number of better sites available in Cherry Willingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Very limited capacity at primary level, but a new school will be needed if a number of sites come forward in area. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Green Lane is inadequate in terms of width, footway provision and street lighting to accommodate new development.

Other Infrastructure Considerations

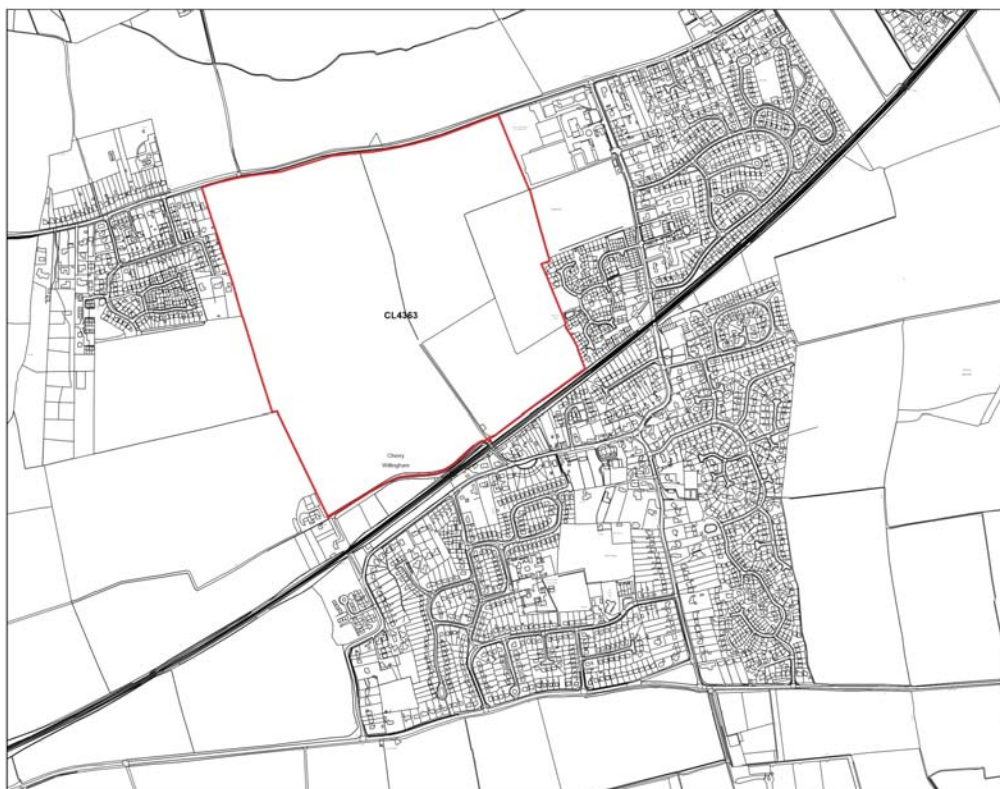
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing through

Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.



Site Information

This site is undulating and is used for paddocks and arable farming. Hedgerows and trees mark field boundaries across the site. There are pylons running across the site. Arable farm land is beyond the site to the west and north, with residential estates to the north-west, south and east, and a school is also to the east.

Indicative capacity	911	Current use	Paddocks and arable farm land
Site size (hectares)	50.59	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - preferable location for growth in village, link Hawthorn Avenue area, supported locally, and will bring other benefits.

Conclusion

This site has no major constraints at present and is fairly well placed for access to the village centre, but given that Hawthorn Road is to be closed off to the west due to the Lincoln eastern bypass there would likely be issues with access if this site were to be developed. Within an area categorised as grade 3 agricultural land and is in agricultural use. There are better sites available in Cherry Willingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Very limited capacity at primary schools but some potential to expand for some development. If development of this scale comes forward more land or new site will be needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Access onto Hawthorn Rd acceptable, but a secondary access onto Croft Ln also sought. Additional mitigation works may be needed. S106 for speed reduction and contribution to Eastern bypass likely needed.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

May require enhancement to treatment and network capacity to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.

CL4434

Land East of Rosedale Close/Lady Meers Road,
Cherry Willingham

Rejected



Site Information

This site is used for arable farming and slopes up from south west to north east with hedgerows marking the west, north and east boundaries. Pylons run across the site. Arable farm land lies to the north, east and south and a housing estate is to the west.

Indicative capacity	222	Current use	Agricultural
Site size (hectares)	9.86	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - suitable access will provide preferable access to adjacent allocations, and no clear distinction from neighbouring allocations, and is deliverable, available and viable.

Conclusion

This site is within an area categorised as grade 3 agricultural land. Fairly well located for access to the village centre and amenities. This site has no major constraints and if the other proposed allocations were to be developed this site would not extend beyond the existing built extent of the village. However, the level of growth to be delivered through the proposed allocations, which are better sites for development, is significant and as such additional growth is not required in the plan period.

CL4434

Land East of Rosedale Close/Lady Meers Road,
Cherry Willingham

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Primary schools have some very limited capacity, but could expand to accommodate some development, but only a limited amount. New site needed if much development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Access on Hawthorn Rd acceptable in principle. 2nd access on Midholm also sought. Frontage footway to link to existing on Fiskerton Rd reqd. S106 for speed reduction & contribution to eastern bypass likely.

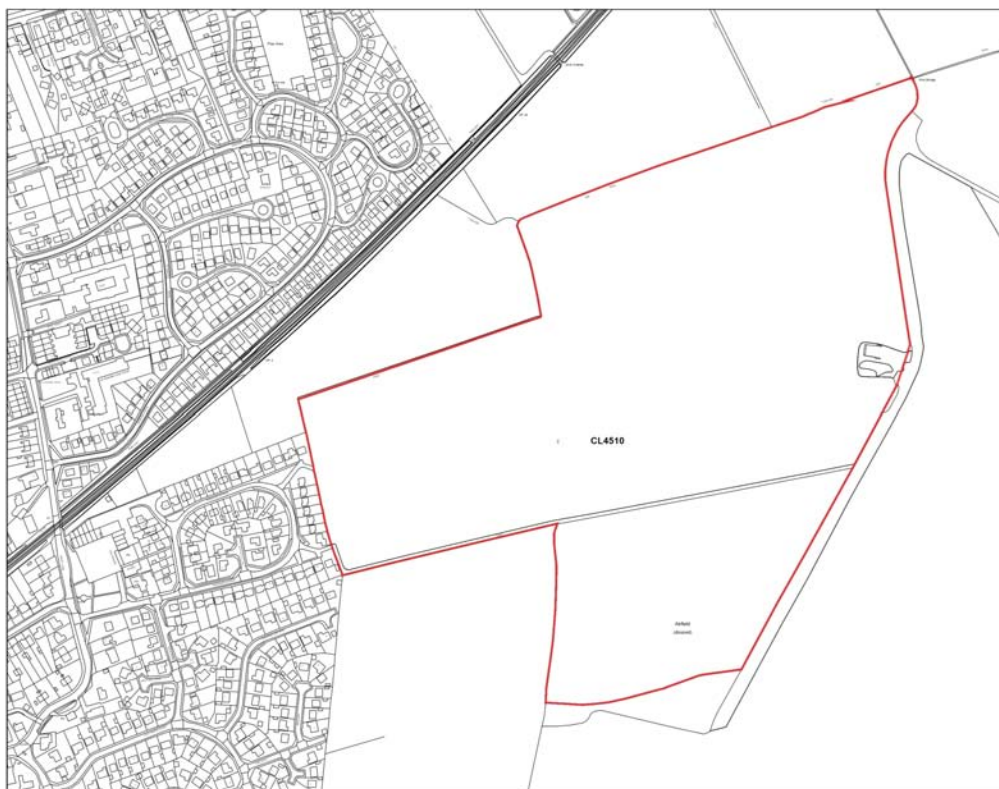
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 2. No significant negative effects.



Site Information

This site is flat and is used for arable farming. There are pylons across the site and some hedgerows at the site boundaries. Arable farm land surrounds the site with some residential to the west of part of the site.

Indicative capacity	503	Current use	Agricultural
Site size (hectares)	27.93	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

The western part of this site is included as a proposed allocation, but the eastern part would extend significantly beyond the existing built extent significantly closing the gap with Fiskerton and Reepham. Eastern parts of this site would also be farther away from services and facilities in the village. Historic uses on the site may have resulted in land contamination and as such remediation may be required, subject to further investigation. There are a number of better sites available in Cherry Willingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	R

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Primary schools have some very limited capacity, but could expand to accommodate some development, but only a limited amount. New site needed if much development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Site appears to be landlocked, more detail needed.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required

Integrated Impact Assessment Score

Significant positive effects: 1, 2. No significant negative effects.



Site Information

This site slopes down from the north and is used for arable farming and paddocks/grazing land. Hedgerows are at the west, north and east boundaries with mature trees also at the western boundary. The River Witham marks the southern boundary. To the west and east there is arable farm land, and a paddocks also to the east. Residential estates lie to the north.

Indicative capacity	568	Current use	Paddock/Agricultural
Site size (hectares)	31.55	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is located at one of the farthest parts of the village from the village centre and many services. It extends out beyond the existing built extent of the village and the majority of the site is at risk from flooding. It is within a green wedge. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are many better sites available in Cherry Willingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	R
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Primary schools have some very limited capacity, but could expand to accommodate some development, but only a limited amount. New site needed if much development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Frontage footway required with crossover to opposite side of Fiskerton Rd. Ghost island right turn needed and other mitigation works likely, including contribution to eastern bypass.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 5, 9, 12

CL1190 Land to the south of Honeyholes Lane, Dunholme Preferred Allocation



Site Information

Flat field on edge of the village. Hedgerows mark some site boundaries and separates two fields within. The western boundary runs through the middle of a field. There is a housing estate to the east, arable farm land to the west, a village hall and arable fields to the north.

Indicative capacity	275	Current use	Agricultural
Site size (hectares)	8.55	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Infrastructure should be delivered before developing this site.

Conclusion

This site is fairly well connected to existing residential areas and is well contained with development on three sides. It is in an area categorised as grade 3 agricultural land and is in agricultural use. Planning permission has been granted on the site.

CL1190 Land to the south of Honeyholes Lane, Dunholme Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some limited primary school capacity in area but limited potential to expand. Secondary schools full with limited potential to expand. Concern of cumulative effects locally not being accommodated.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Frontage footway needed to link to existing and other contributions likely needed.

Other Infrastructure Considerations

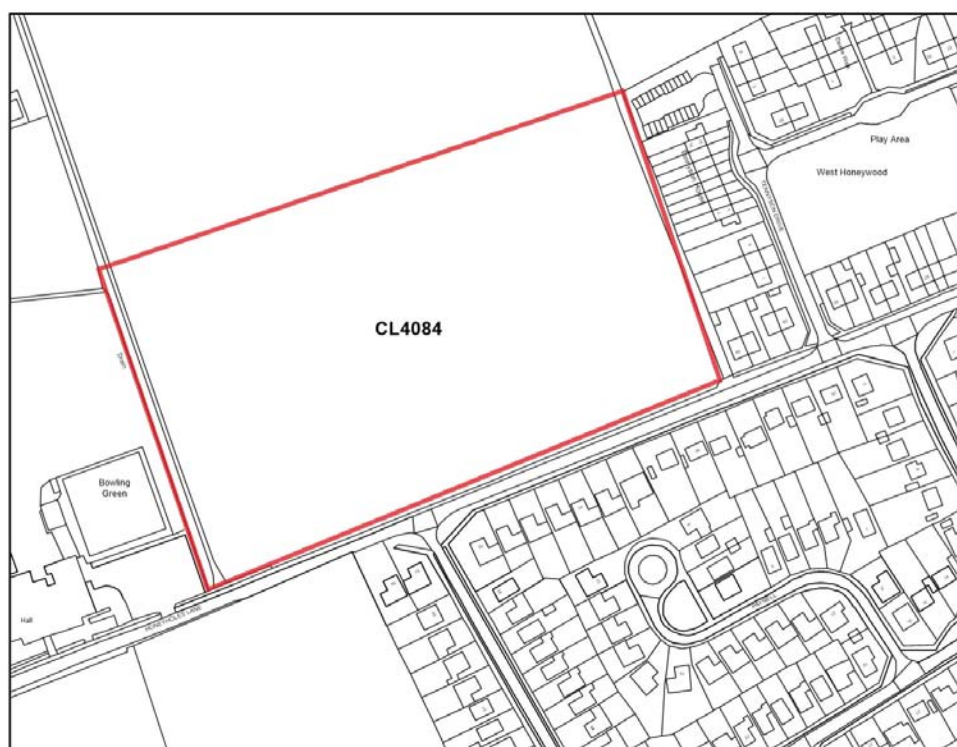
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some enhancement to network capacity may be required. Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 15



Site Information

This is a flat arable field bound by trees and hedgerows at the west and east boundaries and with an open boundary with some trees to the south. The northern boundary runs through a field. Public footpath on western boundary. To the west is a village hall and a wooded area, to the north is an arable field, to the east and south are housing estates.

Indicative capacity	49	Current use	Agricultural
Site size (hectares)	3.6	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is bordered by housing on two sides and would not extend beyond the existing built extent towards Welton and is fairly well connected to the village. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Planning permission has been granted on the site.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Existing frontage footway to be extended to 1.8m and PROWs improved around site. S106 contributions to jnctn of Lincoln Rd / A46.

Other Infrastructure Considerations

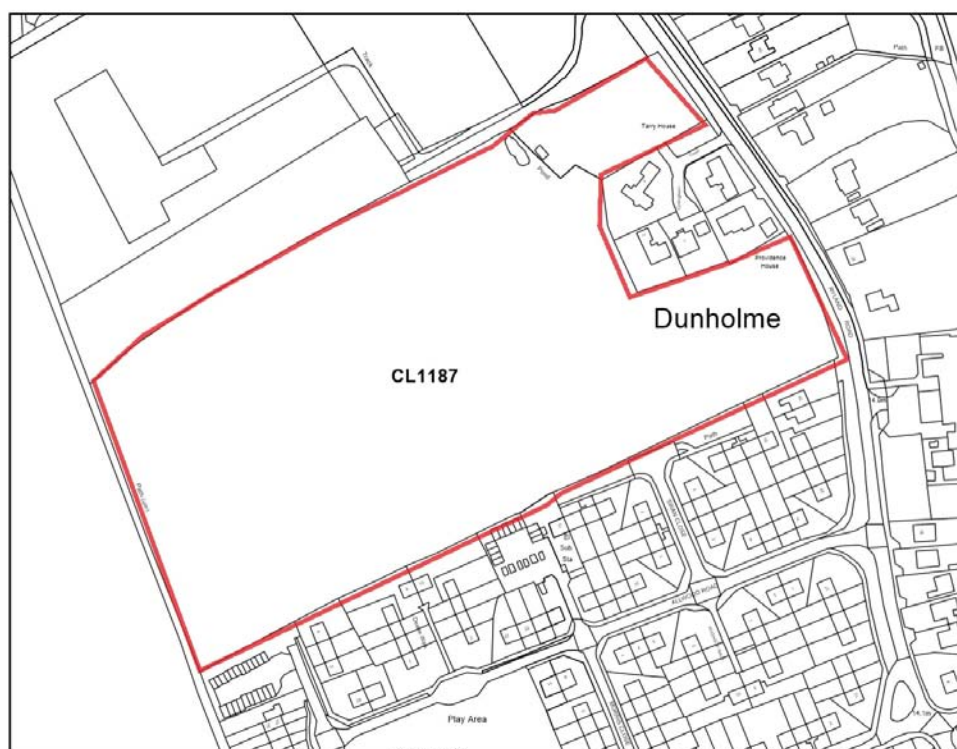
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 15



Site Information

This flat field wraps around small housing development fronting Ryland Road. There is a small copse near to north-east part of site. Hedgerows/trees mark the site boundaries. A residential estate lies to the south and some ribbon housing is to the east. An arable field lies to the west and an undeveloped, overgrown area is to the north.

Indicative capacity	102	Current use	Agricultural
Site size (hectares)	4.52	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - an application is in on the site and so should be allocated, it will deliver benefits to Dunholme such as affordable housing, public open space and a car park for St Chads.

Conclusion

This site is in a key section of the green wedge which provides separation between Dunholme and Welton and development on it would result in coalescence. It is within an area categorised as grade 3 agricultural land and is undeveloped. It is well located for access to the village centre and amenities, however, many better sites are available in Dunholme and a suitable amount of growth for the village in the plan period has been achieved on sites with planning permission already.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	R
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some limited primary school capacity in area but limited potential to expand. Secondary schools full with limited potential to expand. Concern of cumulative effects locally not being accommodated.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Frontage footway required with crossover to link to existing footway. Other improvements likely.

Other Infrastructure Considerations

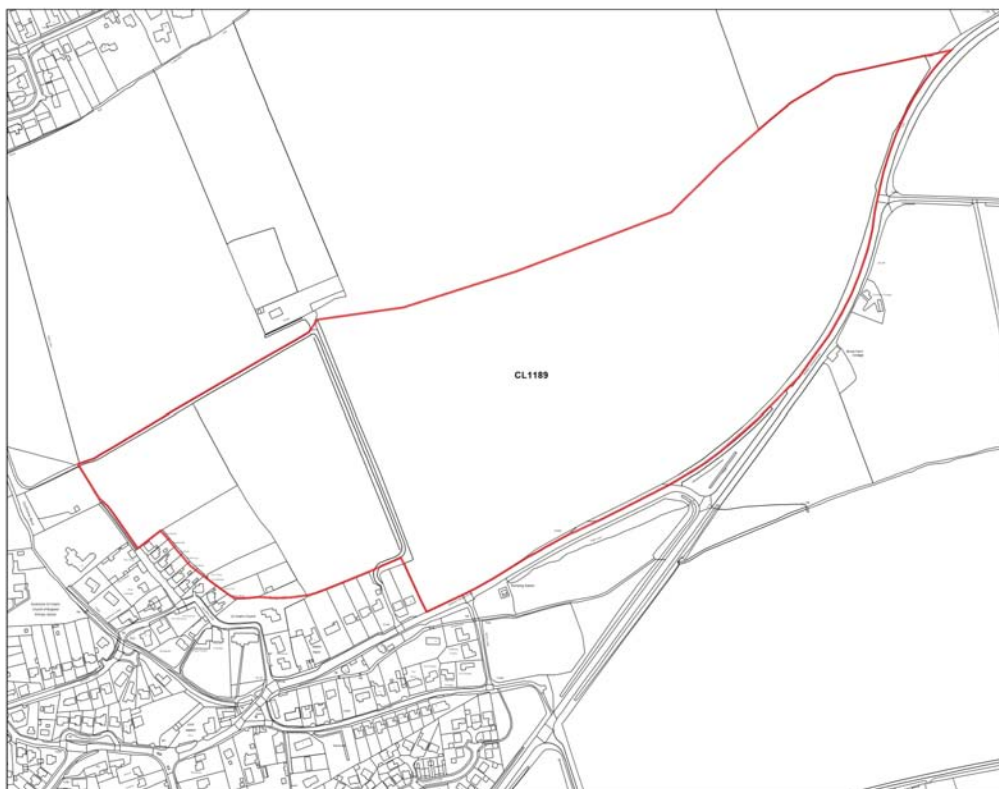
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This is a flat arable field with pylons and a bridleway crossing the site. There is housing to the south west and arable farm land surrounding the rest of the site. The A46 runs along the eastern boundary.

Indicative capacity	446	Current use	Agricultural
Site size (hectares)	24.75	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - it is sustainably located, with no major constraints.

Conclusion

This site is well connected to the village at the western end, but it sprawls a significant distance to the east. Some risk from flooding along the southern boundary of the site. There are some grade I and II listed buildings to the west of the site, which may impact the design and layout of the site at the western end if developed. It is in an area categorised as grade 3 agricultural land and is in agricultural use. There are better sites available in Dunholme and the amount of growth suitable for the village in the plan period appears to have been met through planning permissions already.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some limited primary school capacity in area but limited potential to expand. Secondary schools full with limited potential to expand. Concern of cumulative effects locally not being accommodated. Scale of site is of concern.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Access directly on to the A46 will not be permitted and would be needed from C classed section of Market Rasen Road - it appears that this would require 3rd party land.

Other Infrastructure Considerations

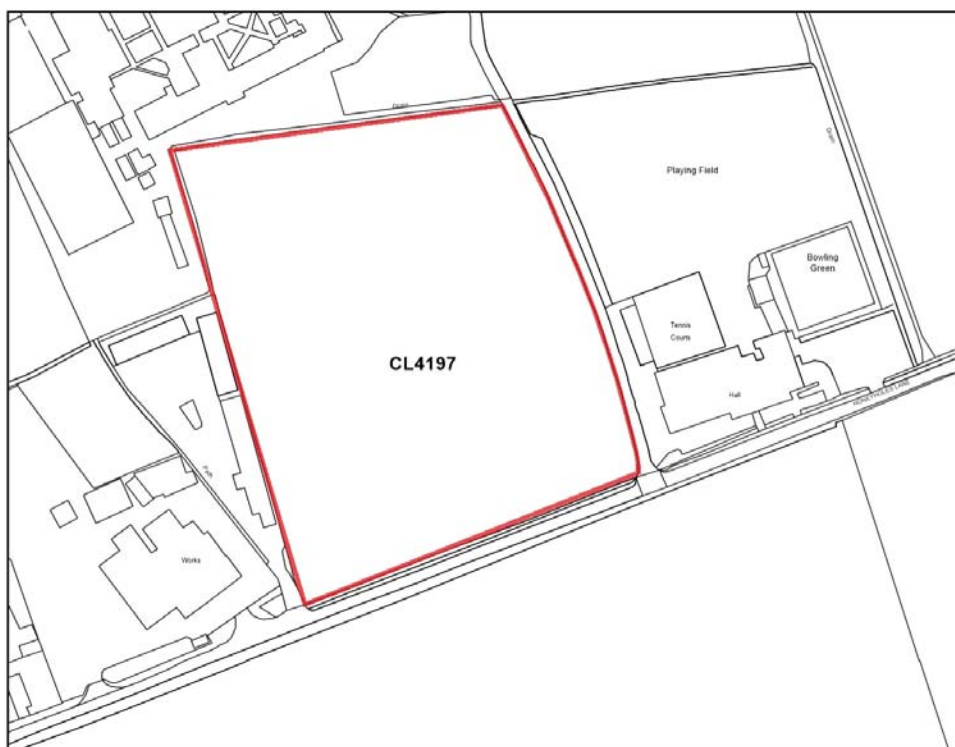
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some enhancement to network capacity may be required. Sewer pipe and water mains crossing through. Encroachment advisory zone for DUHOST: 35

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 14, 15



Site Information

This is a flat arable field to west of village bounded by trees and hedges, somewhat separated from main village. To the north is a secondary school, to the west is an industrial unit, to the south is an arable field and to the east is the village hall and bowls club.

Indicative capacity	71	Current use	Agricultural
Site size (hectares)	3.17	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is bound by developments on three sides, however it is within a green wedge and development here would result in some coalescence with Welton. It is also a reasonable distance from the village centre and many amenities. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are better sites available and a suitable amount of growth for Dunholme in the plan period has been achieved through sites with planning permission already.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	R
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Frontage footway to be widened to a minimum of 1.8m, other mitigation may be required.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 5, 15

CL4198 Land to the north of Waltham House and to the south of Honeyholes Lane, Dunholme

Rejected



Site Information

This is part of a large flat field with the west and east boundaries running through a field. Trees and hedges are at the north and south boundaries. Arable fields are to the west, north and east and there is an isolated house to the south.

<u>Indicative capacity</u>	127	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	5.64	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is separated from the village by a field which is proposed for allocation. It is a fair distance from the village centre and amenities. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are better sites available in Dunholme and a suitable level of growth for the village in the plan period has been achieved through existing permissions already.

CL4198 Land to the north of Waltham House and to the south of Honeyholes Lane, Dunholme

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Frontage footway required with crossover points to link to existing. Widening works on Honeyholes Ln may be required. Other mitigation may be required. Contributions needed for A46 / Lincoln Rd junction improvements.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

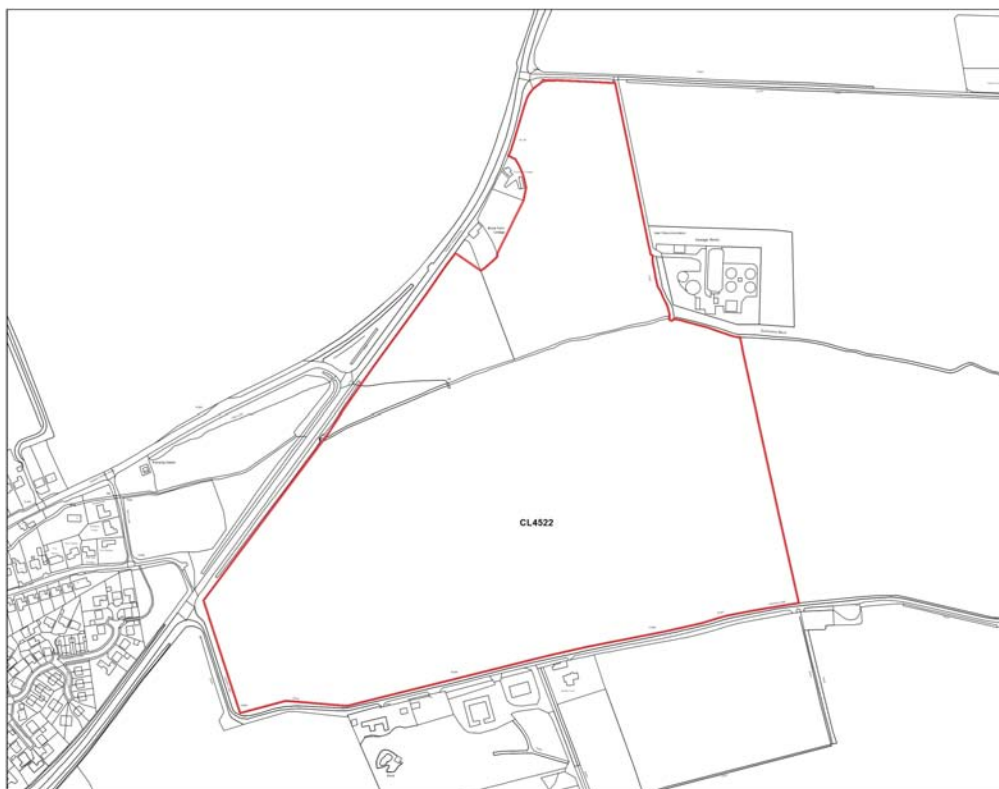
Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9, 15

CL4522

Land north and east of Market Rasen Road,
Dunholme

Rejected



Site Information

This site is gently undulating large arable fields separated from village by A46. There is a stream through site and some trees and hedges separate some parts of the site and mark the boundary. The site is mainly surrounded by arable fields but there is a water treatment works to the north east, some farm buildings to the south and the A46 along the northern boundary.

Indicative capacity	471	Current use	Agricultural
Site size (hectares)	26.19	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - the site is suitable, available and achievable and is sustainably located.

Conclusion

This site is separated from Dunholme by the A46 and there is also a gap between the village and this site that is not developed. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a large area through the site that is at risk of flooding. There are many better sites available in Dunholme and an appropriate level of growth for the village in the plan period has been achieved through planning permissions already.

CL4522

Land north and east of Market Rasen Road,
Dunholme

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some limited primary school capacity in area but limited potential to expand. Secondary schools full with limited potential to expand. Concern of cumulative effects locally not being accommodated. Scale of site is of concern.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Unsustainable location. Any access to local amenities would result in the crossing of the A46. Safety concerns particularly for pedestrians. No pedestrian provision is currently in place.

Other Infrastructure Considerations

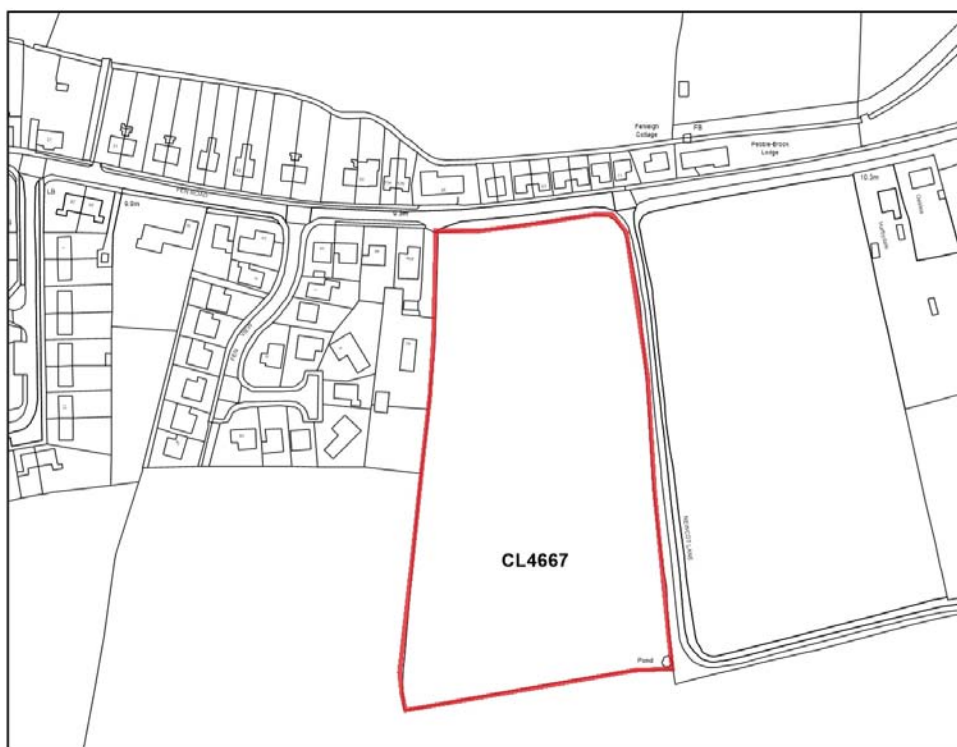
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe crossing site

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site slopes down from the south is undeveloped, possibly used for pasture, and is bound by hedgerows on all sides with a couple of trees. There are arable fields to the south, pasture to the east and houses to the west and north.

Indicative capacity	50	Current use	Agricultural
Site size (hectares)	2.24	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly close to the village centre and amenities. It does extend slightly beyond the built extent of the village along a ribbon of development, but it does relate fairly well to the village with built development on two sides. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on the site. This site has planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Primary school predicted full but scope to expand. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

An outline application for 50 houses on this site has already been granted (15/0111/OUT). A frontage footway was requested by the highways authority

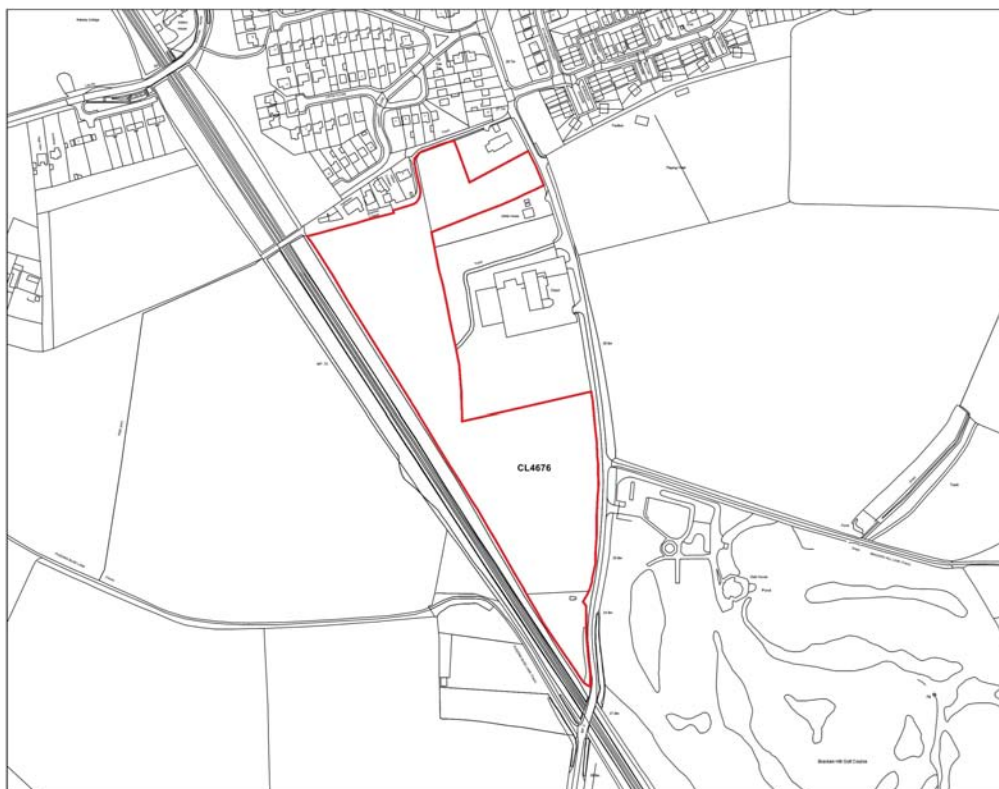
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 15



Site Information

This site is a fairly flat undeveloped area that consists of two fields that wrap around a trade shop, house and other fields. The fields are bound by hedgerows. There are houses to the north, the railway line to the west, arable farm land and a playing field to the east.

Indicative capacity	100	Current use	Grass land
Site size (hectares)	4.44	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - it is available, suitable and achievable, relates well with residential area to the north, sustainable location, good access to services, and inadequate growth planned in Heighington.

Conclusion

This greenfield site is close to the village centre and amenities. It does extend beyond the existing built extent of the village, but it is well enclosed by the railway line, road and a retail unit. It is adjacent to a conservation area and is near to a Local Wildlife Site, but development here would not be expected to impact on these. This site is within an area categorised as grade 2 agricultural land and is undeveloped. There is a better site in Heighington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	G	Education overall score	R

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Development of this scale would require 1/5FE primary. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

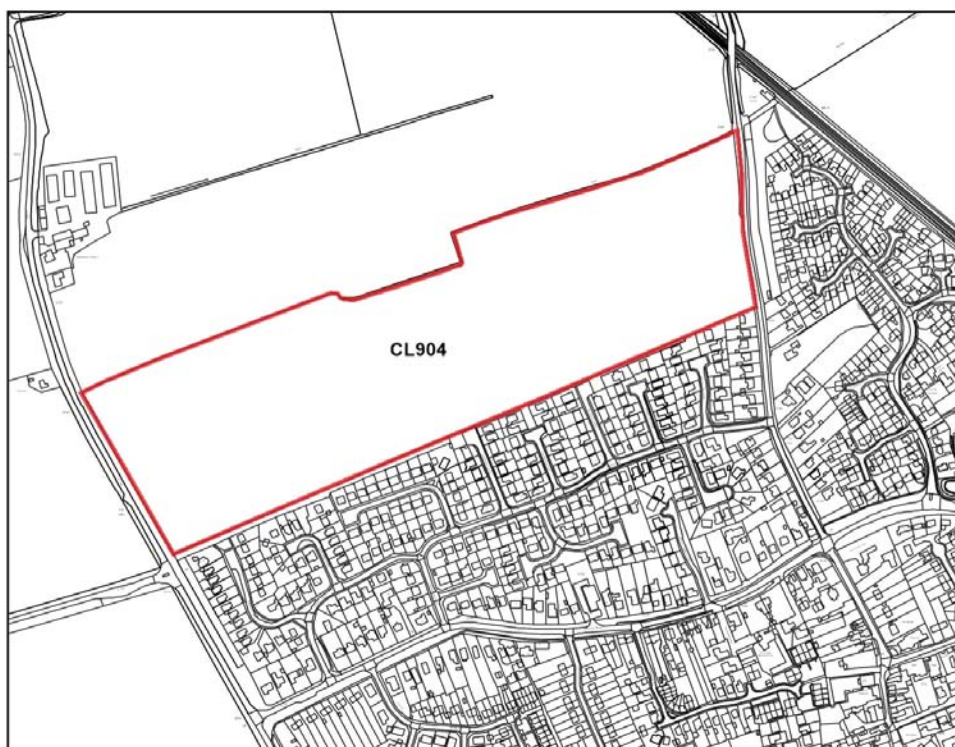
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9, 15



Site Information

This site is a gently undulating arable field with pylons running across the eastern part of the site. There are hedgerows at the south and west boundaries and a row of trees and walking routes at the south and north boundaries. There are housing estates to the south and north and arable fields to the north and west.

Indicative capacity	276	Current use	Agricultural
Site size (hectares)	15.33	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - sustainable location, no major constraints, and will not result in sprawl. Could deliver in the region of 350 dwellings.

Conclusion

This undeveloped site is well contained by roads and a track and relates well to Metherringham as a logical extension to the village with built development on two sides. There is potential access to the site from a number of locations. It does not extend beyond the overall built extent of the village and, although it will reduce the gap slightly with neighbouring Dunston, there remains a substantial space between them. It is fairly well located for access to the village centre and amenities although it is approximately 1km from the station. It is within 500m of a Site of Special Scientific Interest and a Local Wildlife Site, but it is not expected that development here would have any significant impact on these. It is within an area categorised as grade 2 agricultural land and is in agricultural use. This is the most suitable site available in Metherringham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	A	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has limited capacity but some potential to expand subject to land availability. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No existing pedestrian links to the site, footway provision needed and vehicular access to amenities reqd. Single access onto Sleaford Rd not acceptable. S106 needed for speed limit reduction.

Other Infrastructure Considerations

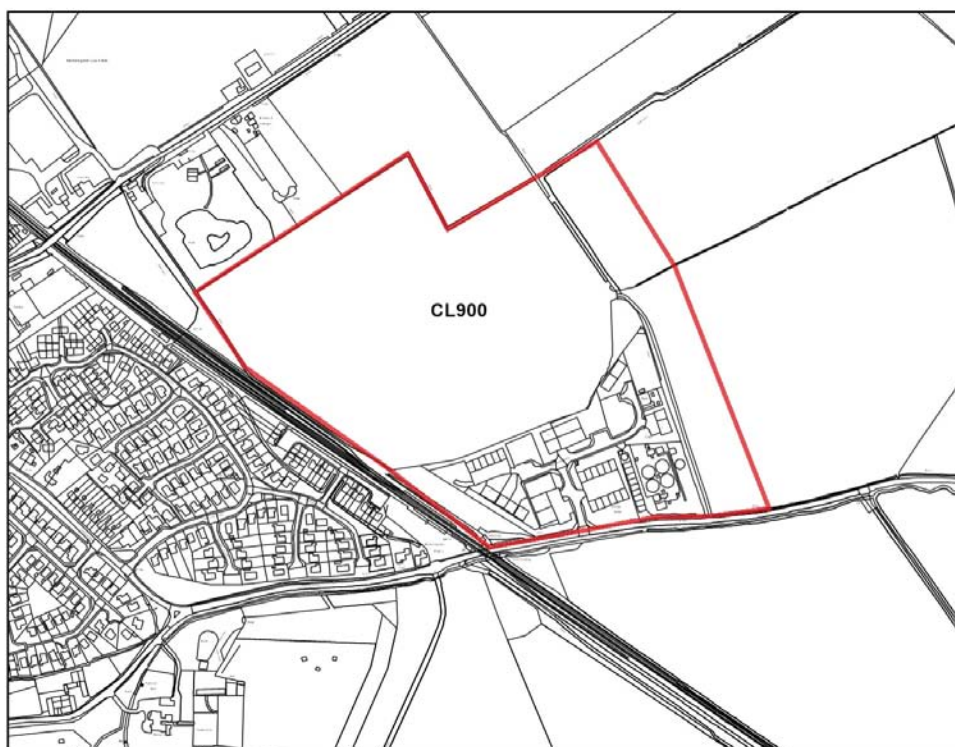
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9, 15



Site Information

The site is used for livestock grazing and slopes gently down from west to east. There are mature hedgerows at the north, west, north-west, east and part of the south boundary, with rights of way along the north and east boundaries and there are pylons crossing the site. To the east and north are arable fields, to the south west is the station and housing, and to the south is an industrial estate.

Indicative capacity	329	Current use	Agricultural
Site size (hectares)	18.29	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated for mixed use including residential.

Conclusion

This site is partly developed and is partly an allocated employment area. If northern parts of the site were developed there would be potential conflict between uses including with the water treatment works. It is well located for access to the village centre and services and facilities but the railway track does form somewhat of a barrier. It relates fairly well to the village but it would extend out beyond existing built extents. There is a better site available in Metherringham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has limited capacity but some potential to expand subject to land availability. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

No obvious access to the site other than through Moorlands Industrial site which is unsuitable. No connectivity to local amenities.

Other Infrastructure Considerations

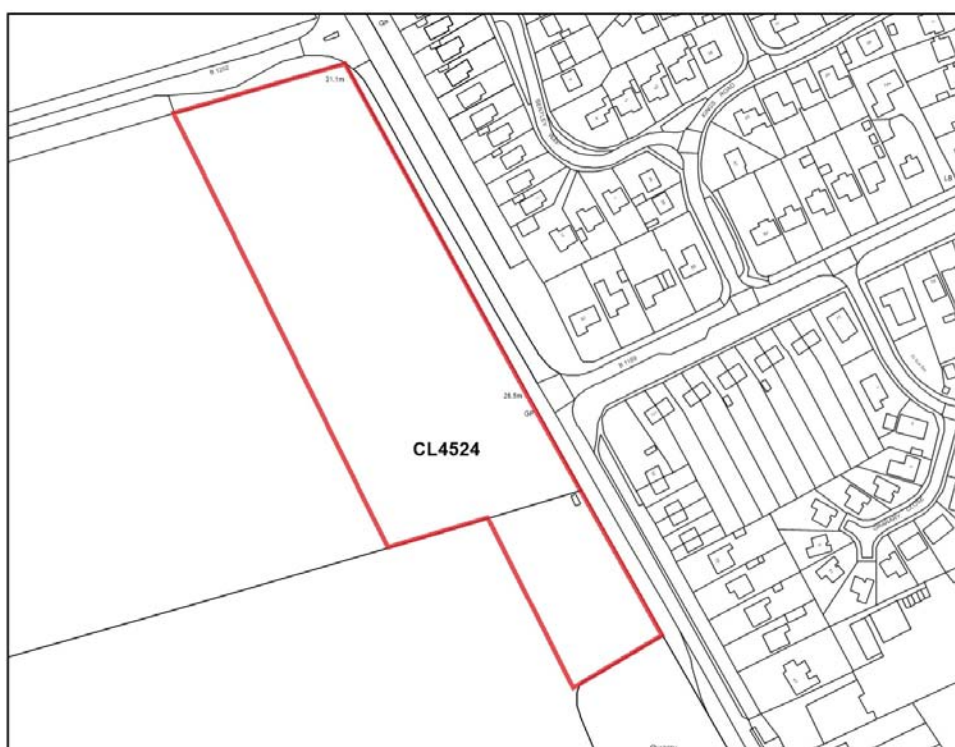
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Sewer Pipe & Water Main crossing through. encroachment advisory zone for METHST: 25

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 15



Site Information

This site is in arable use and gently rises up from southeast to northwest. There are hedgerows at the east and north boundary and a hedgerow runs through a southern part of the site. The site includes a gas sub-station. The western boundary runs through the middle of a field. There are arable fields to the north and west, a copse to the south and housing to the east.

Indicative capacity	51	Current use	Agricultural
Site size (hectares)	2.26	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is separated from the village by a busy road. Development here would extend beyond the existing built extent of the village which currently has a strong edge formed by the main road. It is reasonably well located for access to services and facilities in the village. It is near to a Site of Special Scientific Interest, but it is not considered that development here would impact on this. It is near to a grade II listed building, but it is not expected that this would preclude development here. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There is an area at medium and high risk of surface water flooding at the southern end of the site. There is a better site available in Metherringham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	A	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has limited capacity but may have some scope to expand subject to land availability. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

No existing pedestrian provision to site. Footway needed. S106 for speed limit reduction possible.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to treatment capacity to receive FW

Integrated Impact Assessment Score

Significant positive effects: 13. Significant negative effects: 9, 15



Site Information

This site is fairly flat and is used as paddocks including a number of small stables. There is a hedgerow at the eastern boundary and part of the northern boundary and there are some trees at the south and east boundaries. The site includes a menage and an agricultural building. There are arable fields and paddocks to the north, arable fields to the east, a housing estate to the south, and agricultural buildings and arable fields to the west.

Indicative capacity	125	Current use	Paddocks
Site size (hectares)	4.9	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support - sustainable unconstrained location, suitable access, available, viable, should deliver 160 dwellings.

Objection - should be 110 dwellings, impact on conservation area, insufficient infrastructure, and traffic and road safety.

Conclusion

This undeveloped site is fairly well located to access the village centre and services and facilities. It relates quite well to the built area with development on two sides, but development here would extend slightly beyond existing built extents of the village. It is near to an area of great landscape value and a grade II listed building, and it is adjacent to a conservation area, however, it is not expected that these would preclude development here, but may inform the layout and design of a scheme. It is within an area categorised as grade 3 agricultural land and is undeveloped. There are no major constraints on the site. This is one of the best sites available in Navenby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	A
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school at capacity, may be some scope to expand but dependant on scale of growth. New site may be needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle.

Other Infrastructure Considerations

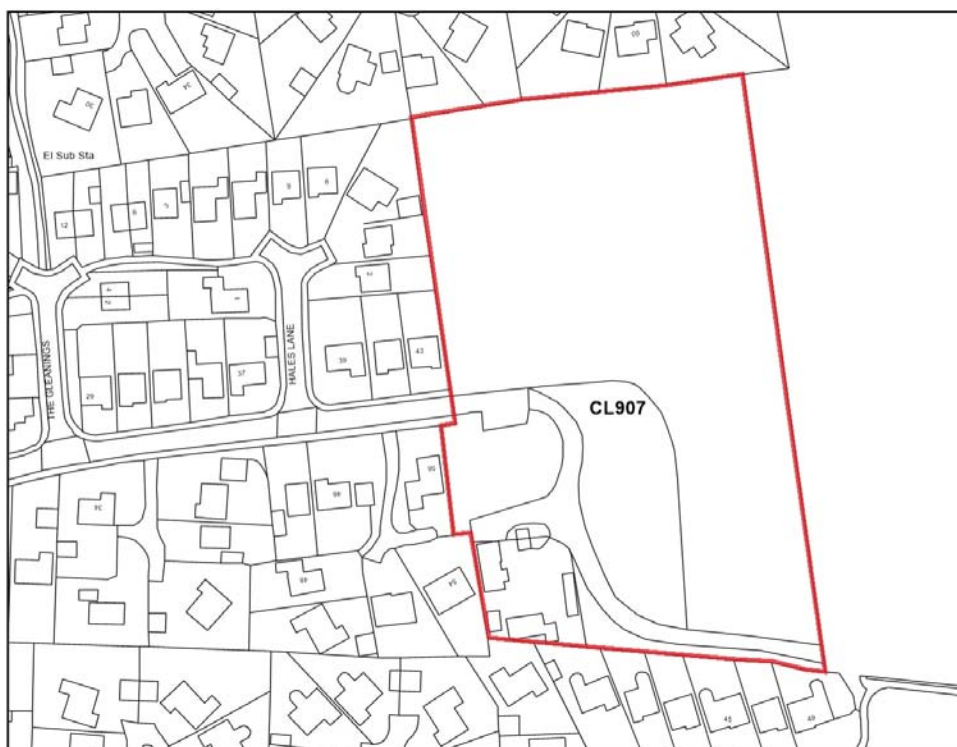
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 14, 15



Site Information

This site is a fairly flat undeveloped grassy area and an area of hard standing with a portable building and it is fenced off. There is a hedgerow at the eastern and southern boundaries. There is a residential estate wrapping around the site to the north, west and south and there is an accessible area of open space to the east.

Indicative capacity	42	Current use	Scrub land and hardstanding
Site size (hectares)	1.54	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is well located to access the village centre and services and facilities. It relates well to the built area with development on three sides and a protected green space on the fourth side. It is near to a Local Wildlife Site, but it is not expected that development here would significantly effect this. It is within an area categorised as grade 2 agricultural land and, whilst the site is undeveloped, it is isolated from wider agricultural fields. There is a small area at medium risk of surface water flooding, but it is expected that this can be dealt with through design and layout. There are no major constraints on the site. This is one of the best sites available in Navenby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school at capacity, may be some scope to expand but dependant on scale of growth. New site may be needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Access acceptable and HA would support development here.

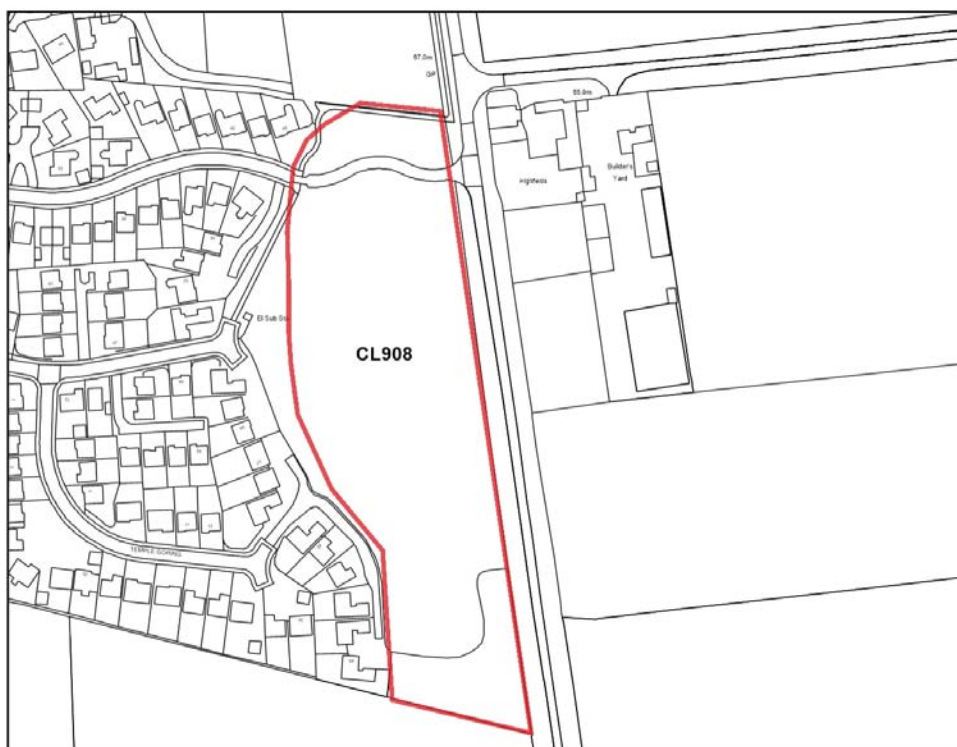
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 14, 15



Site Information

This site is fairly flat undeveloped scrub land laid to grass. There is an entrance road to the neighbouring estate running through the northern part of the site. There is a hedgerow with hedgerow trees along the eastern boundary and a hedgerow at the southern boundary. To the west is a housing estate, to the south is arable fields, to the east is arable fields and agricultural buildings, and to the north is an accessible open space.

Indicative capacity	36	Current use	Open space
Site size (hectares)	1.99	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is fairly well located to access the village centre and services and facilities. It relates well to the village being bound between a modern housing estate and a road and not extending beyond existing built extents. It is adjacent to two Local Wildlife Sites, but it is not expected that their presence would preclude development on the site. It is within an area categorised as grade 2 agricultural land and, whilst it is undeveloped, it is isolated from larger farm land. There are no major constraints on the site. This is one of the best sites available in Navenby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school at capacity, may be some scope to expand but dependant on scale of growth. New site may be needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Access acceptable and HA would support development here.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 13, 14, 15



Site Information

This site is a flat arable field. There are hedgerows at all boundaries. There are pylons running along the eastern boundary. There are houses to the east, a large detached house to the south, arable fields to the west and north west, and a medical centre to the north east.

Indicative capacity	71	Current use	Agricultural
Site size (hectares)	3.17	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well located for access to services and facilities. It relates fairly well to the surrounding built area with development on two sides, however it is within an area of great landscape value and if developed would close an important gap substantially coalescing Navenby with Wellingore. There are no other major constraints on the site, but there are many better sites available in Navenby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school at capacity, may be some scope to expand but dependant on scale of growth. New site may be needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

No obvious issues based on information.

Other Infrastructure Considerations

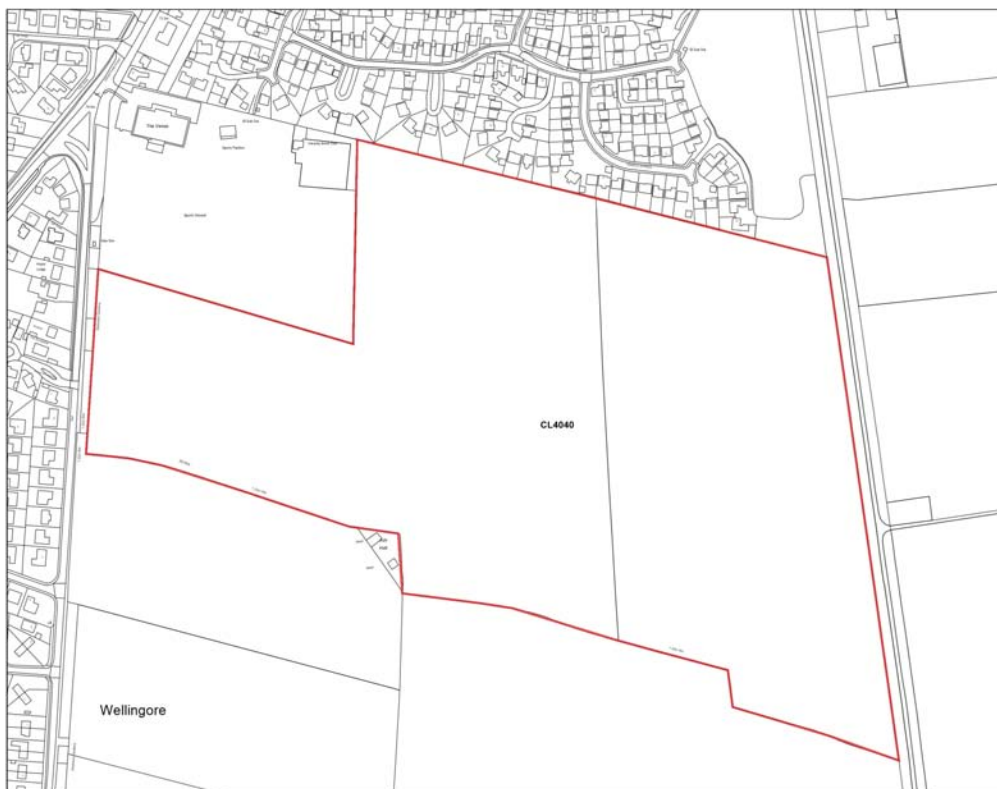
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Encroachment advisory zone for NAVEST:15

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 5, 9, 13, 14, 15



Site Information

This site is a fairly flat area of arable farm land. Hedgerows mark the boundaries of the site and there is a hedgerow running through the middle it. There are pylons running along the southern and western boundary. To the south and east are arable fields and to the north and west are housing estates. The site wraps around a playing fields and community centre to the north west.

Indicative capacity	412	Current use	Agricultural
Site size (hectares)	22.9	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This large greenfield site is fairly well located for access to services and facilities in Navenby and Wellingore, and it is quite well related to the built area and well contained. However, if developed it would significantly reduce separation between Navenby and Wellingore. It is adjacent to an area of great landscape value and a Local Wildlife Site, but these would not seem to preclude development here. It is within an area categorised as grade 2 agricultural land and is in agricultural use. Development of this scale would be inappropriate for Navenby. There are other more suitable sites available.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	A
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school at capacity and this scale of development is beyond what could be accommodated through an expansion - new school needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Currently no satisfactory pedestrian provision to the central village, this would be needed.

Other Infrastructure Considerations

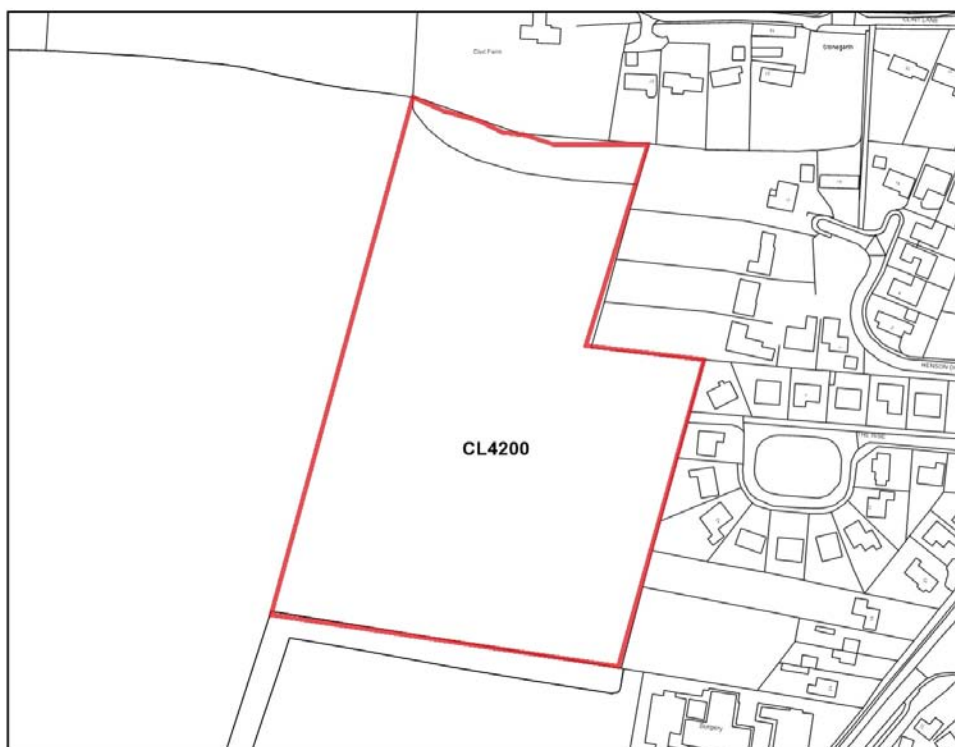
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancement to treatment and network capacity will be required.

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4. Significant negative effects: 9, 13, 14, 15



Site Information

This site is in arable use and slopes slightly down from the south. There are hedgerows to the south, north and part of the east boundary. The west boundary runs through the middle of a field. There are pylons running across the site. There are houses to the east and north and arable fields to the west and south.

Indicative capacity	71	Current use	Agricultural
Site size (hectares)	3.16	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is within an area of great landscape value. There is no clear suitable access to the site and therefore would potentially require third party land. It is near to a Site of Nature Conservation Importance but it is not expected that development here would impact on this. It is adjacent to a conservation area and near to a grade II listed building, but it is not expected that their presence would preclude development here. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are no other major constraints. There are better sites available in Navenby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school at capacity and limited potential to expand to accommodate some development.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	o commer

Comments from Highways Authority

No obvious access points to site.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Encroachment advisory zone for NAVEST: 10

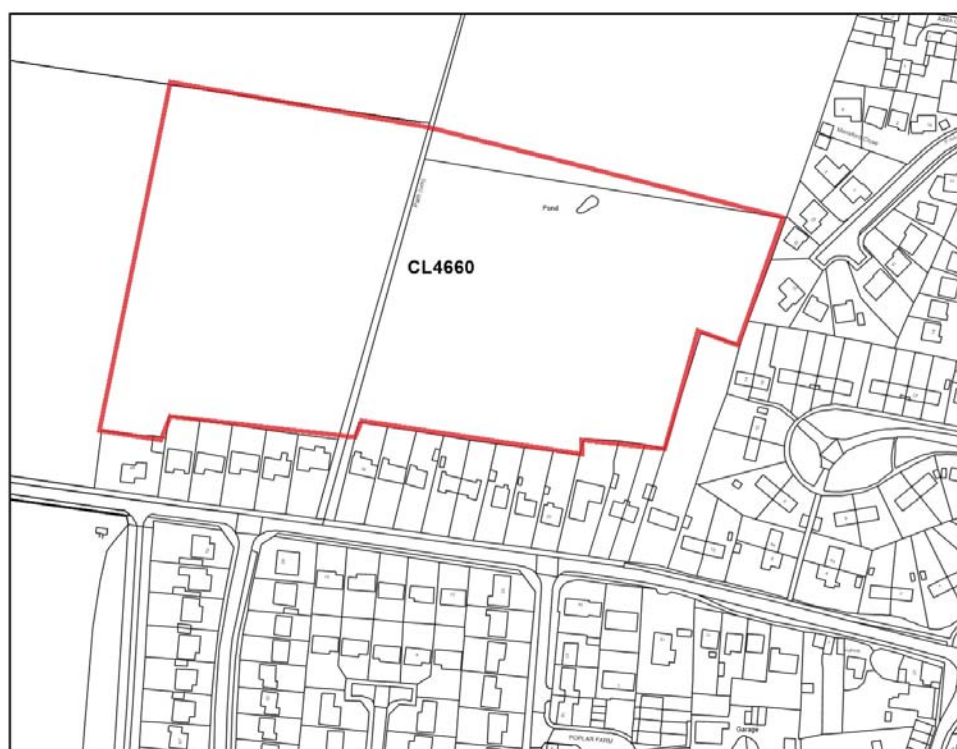
Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 5, 13, 14, 15

CL4660

Neighbourhood Plan Allocation A - Land at Deepdale Lane, Nettleham

Preferred Allocation



Site Information

This site is an arable field which includes a public footpath and access way. There are hedgerows around the sites with some trees in the boundaries. There are housing estates to the south and east and arable fields to the north and west.

Indicative capacity	50	Current use	Agricultural
Site size (hectares)	3.74	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - sustainable location, has support of local residents. Should be extended further to the west to allow for suitable access.

Conclusion

This undeveloped site is an allocation in the Nettleham Neighbourhood Plan. It is well connected to the built area and is well located for access to the village centre and services and facilities. It is within an area categorised as grade 2 agricultural land and is in agricultural use. It is near to a conservation area and some grade II listed buildings, but it is not considered that development here would impact on these heritage assets. There are no major constraints on the site and it is one of the best sites for residential development in Nettleham.

CL4660

Neighbourhood Plan Allocation A - Land at Deepdale Lane, Nettleham

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection to access on Deepdale Lane. Frontage footway with crossover point to existing footway will be required. A Transport Statement should be provided.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

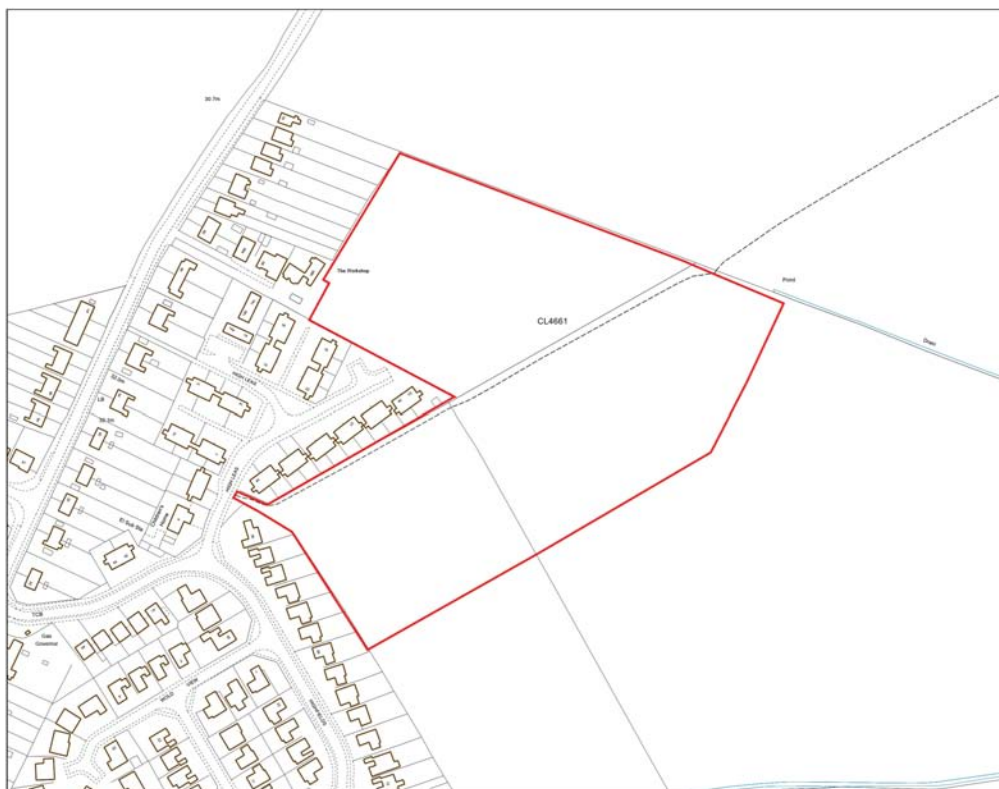
Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 9

CL4661

Neighbourhood Plan Allocation B - Land off High Leas, Nettleham

Preferred Allocation



Site Information

This site is an arable field that slopes down from west to east. There is a hedgerow at the northern boundary, the western boundary is marked by property boundary fences, hedgerows and some trees, and the eastern boundary runs through the middle of fields. To the north, east and south are arable fields and to the west is a housing estate.

Indicative capacity	68	Current use	Agricultural
Site size (hectares)	4.42	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is an allocation in the Nettleham Neighbourhood Plan. It is well connected to the built area and is fairly well located for access to services and facilities. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are no major constraints on the site and it is one of the best sites for residential development in Nettleham. This site has planning permission.

CL4661

Neighbourhood Plan Allocation B - Land off High Leas, Nettleham

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	A

Comments from Highways Authority

No objection in principle to a development of this size being served from High Leas. A Transport Statement should be provided.

Other Infrastructure Considerations

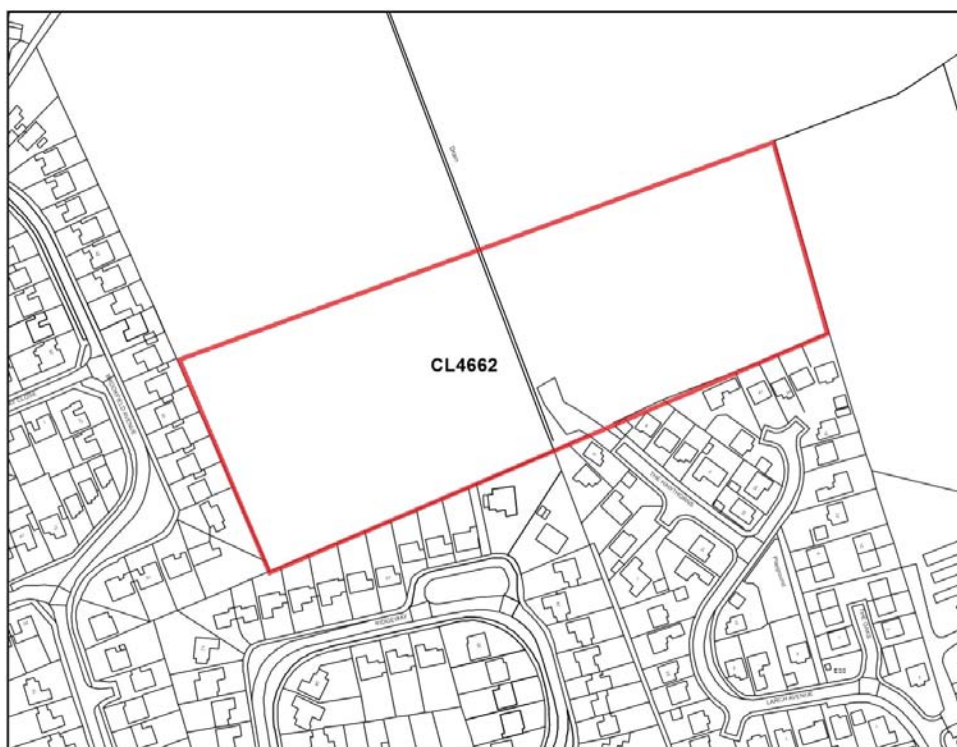
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 13



Site Information

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.

Indicative capacity	50	Current use	Agricultural
Site size (hectares)	2.79	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Within 400m of Water Recycling Centre - an odour assessment should be undertaken.

Conclusion

This undeveloped site is an allocation in the Nettleham Neighbourhood Plan. It is well connected to the built area and is well located for access to the village centre and services and facilities. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints on the site and it is one of the best sites for residential development in Nettleham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Access from High Leas acceptable. A Transport Statement should be provided.

Other Infrastructure Considerations

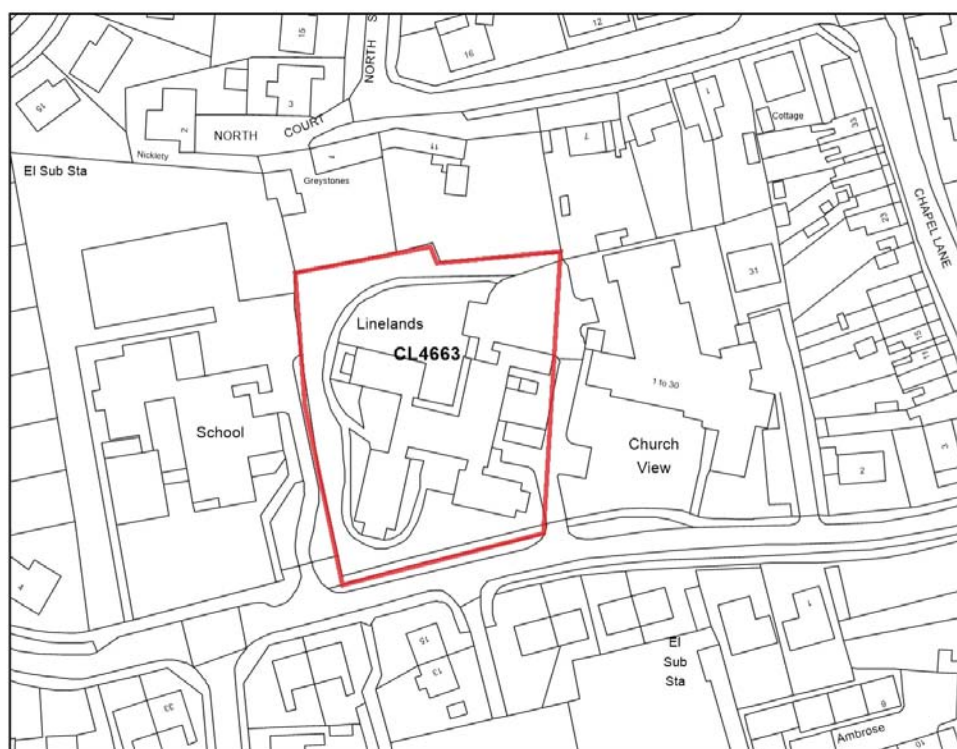
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 2, 4. Significant negative effects: 9



Site Information

This site is a former care home consisting of 2 storey buildings and associated landscaping and parking. There are mature trees at north and west boundaries and the east and south boundaries are fairly open. To the west is a primary school, to the north and south are houses, and to the east is a sheltered housing scheme.

Indicative capacity	30	Current use	Former Care Home
Site size (hectares)	0.38	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - suitable location, close to amenities, and local support.

Conclusion

This site in the centre of the village is the site of an old care home. It is an allocation in the Nettleham Neighbourhood Plan. The site is near to a number of heritage assets, however, it is considered likely that a scheme could enhance the setting of these assets through careful design and layout when compared to the existing. There are no other major constraints on the site. This is one of the most appropriate sites for residential development in Nettleham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	G
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	A	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full and very limited scope to expand. Secondary schools have some limited capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	A

Comments from Highways Authority

No objection in principle to a residential development on this site.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4, 9. No significant negative effects.



Site Information

This site is made up of two fairly small fields to the south of Nettleham and a small shed in one of the fields. The fields have mature hedgerows and some trees at their boundaries. There are houses to the north, tennis courts to the west and fields to the south and east.

Indicative capacity	39	Current use	Grass land
Site size (hectares)	1.552	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well located for access to services and facilities in Nettleham. It does extend out beyond the existing built extent of the village, but there is some, disjointed development along Lodge Lane. It is within an area categorised as grade 2 agricultural land and is undeveloped. There are no major constraints on the site. This site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Allowed at appeal no comments sought

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 2, 4. Significant negative effects: 9, 13

CL1374

Land off Larch Avenue (rear of 67 Sudbrooke Lane) Nettleham

Rejected



Site Information

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.

Indicative capacity	74	Current use	Paddocks and scrub land
Site size (hectares)	3.31	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This partly developed site is quite well located for access to the village centre and services and facilities and relates well to the village, not extending beyond the existing built extent of the village and with development on two sides. It is within an area categorised as grade 2 agricultural land. There are no major constraints on the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

CL1374

Land off Larch Avenue (rear of 67 Sudbrooke Lane) Nettleham

Rejected

CL1374

Land off Larch Avenue (rear of 67 Sudbrooke
Lane) Nettleham

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	A

Comments from Highways Authority

Existing 5.5m access is adequate to serve development. If both CL1374 & CL1375 are developed a loop road will be required.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Encroachment advisory zone for NETTST: 25

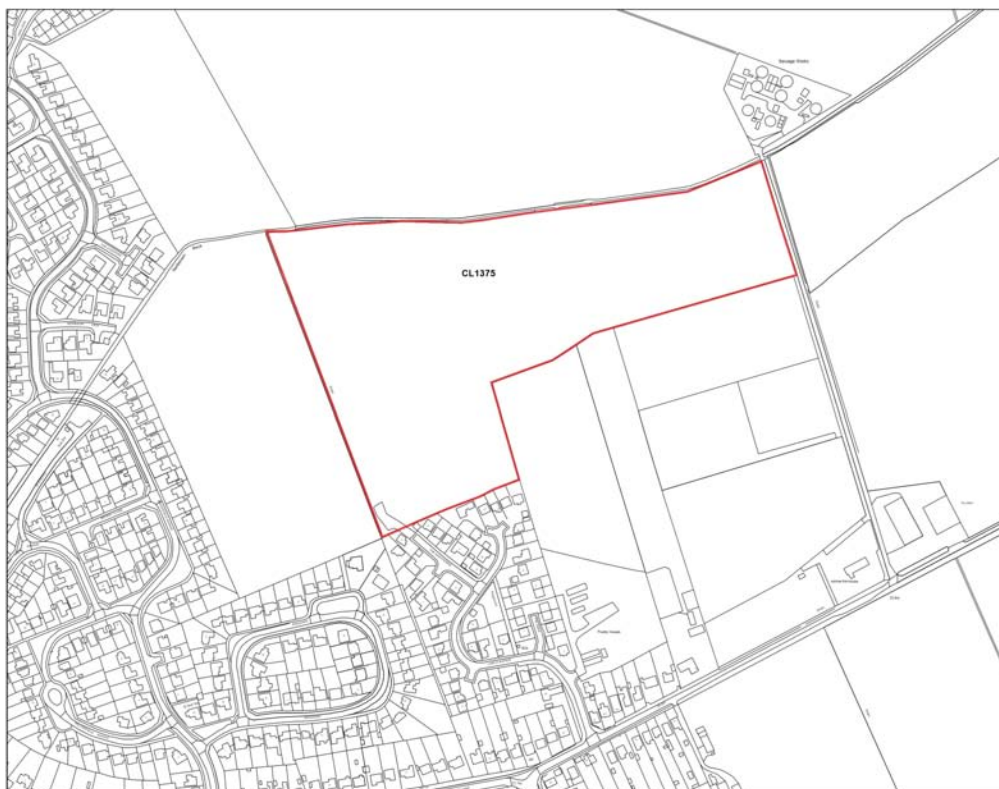
Integrated Impact Assessment Score

Significant positive effects: 2, 4. Significant negative effects: 9, 13

CL1374

Land off Larch Avenue (rear of 67 Sudbrooke
Lane) Nettleham

Rejected



Site Information

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.

Indicative capacity	169	Current use	Agricultural
Site size (hectares)	7.49	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite well located for access to the village centre and services and facilities. In isolation this site does not relate well to the village with only a small edge joining the built area, however, land surrounding this site is also promoted. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are no major constraints on the site although the northern end of the site is in flood zone 3 and an area at the eastern end of the site is at medium risk of surface water flooding, although these could likely be dealt with through design and layout. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village. As such the southern end of this site is a proposed allocation in CL4662.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	A

Comments from Highways Authority

Existing access points are adequate to serve development. If both CL1374 & CL1375 are developed a loop road will be required.

Other Infrastructure Considerations

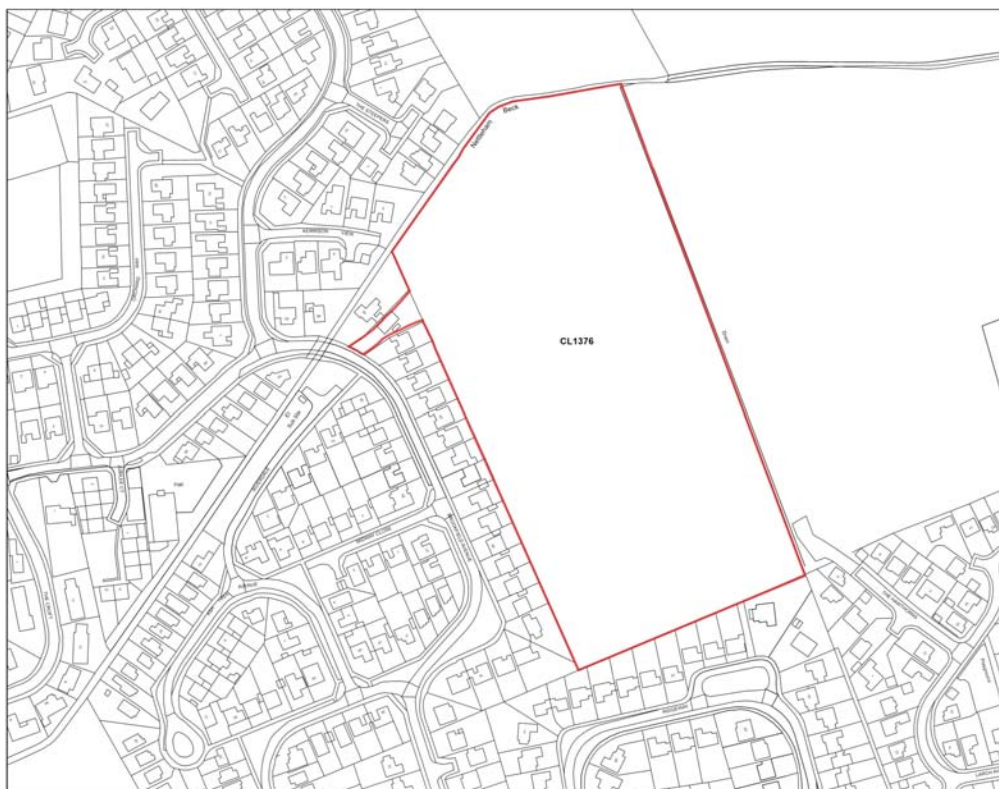
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe crossing through. Encroachment advisory zone for NETTST: 15

Integrated Impact Assessment Score

Significant positive effects: 1, 2. Significant negative effects: 9, 13



Site Information

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.

Indicative capacity	101	Current use	Agricultural
Site size (hectares)	4.47	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Within 400m of Water Recycling Centre - an odour assessment should be undertaken.

Conclusion

This greenfield site is quite well located for access to the village centre and services and facilities. It relates well to the village, not extending beyond the existing built extent of the village, bordered on three sides by existing development. It is within an area categorised as grade 2 agricultural land and it is in agricultural use. There are no major constraints on the site although the northern end of the site is within flood zone 3, but this could likely be dealt with through design and layout. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village. As such the southern end of this site is a proposed allocation in CL4662.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Site appears to be landlocked with no clear access points.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

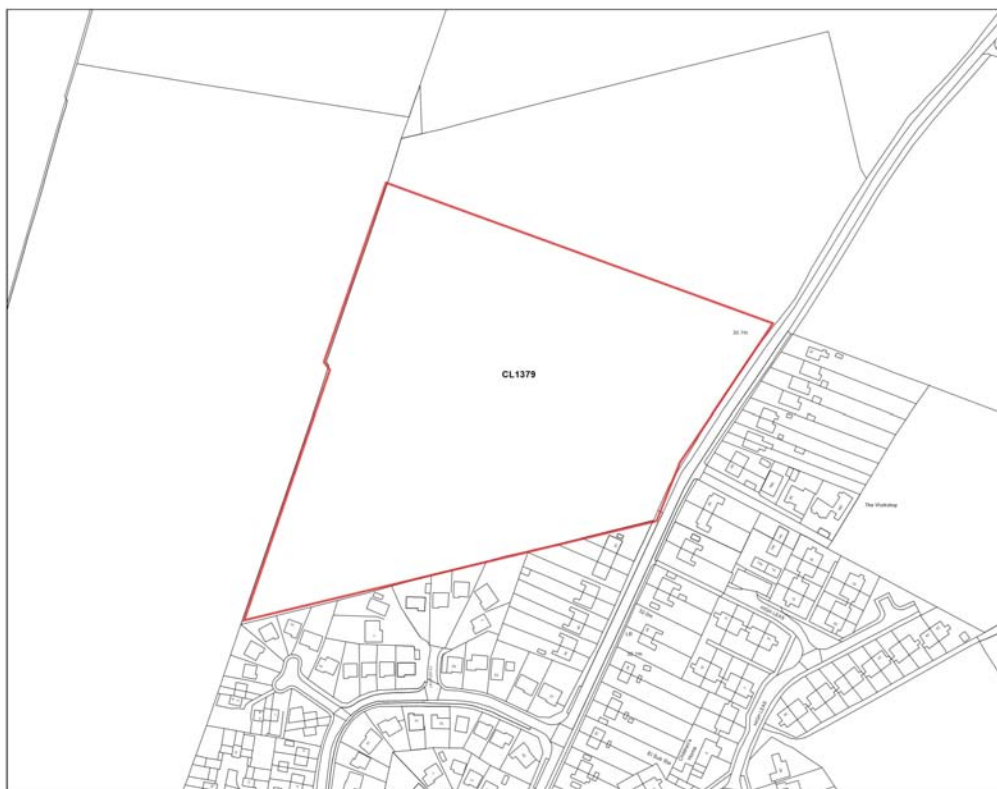
Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4. Significant negative effects: 9, 13

CL1379

**Agricultural land to West of Scothern Road &
North of Cotton Smith Way, Nettleham**

Rejected

Site Information

This site is a flat arable field with hedgerows marking the south, west and east boundaries. The northern boundary runs through the middle of a field.

<u>Indicative capacity</u>	95	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	4.21	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - sustainable location, scored well in neighbourhood plan assessment, contends conclusions in neighbourhood plan assessment.

Conclusion

This greenfield site is reasonably well located for access to the village centre and services and facilities and relates well to the village, not extending beyond the existing built extent of the village with existing development on two sides. It is within an area categorised as grade 2 agricultural land and it is in agricultural use. There are no major constraints on the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

CL1379

**Agricultural land to West of Scothern Road &
North of Cotton Smith Way, Nettleham**

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Frontage footway / cycleway to be provided to link to existing footway on Scothern Road.

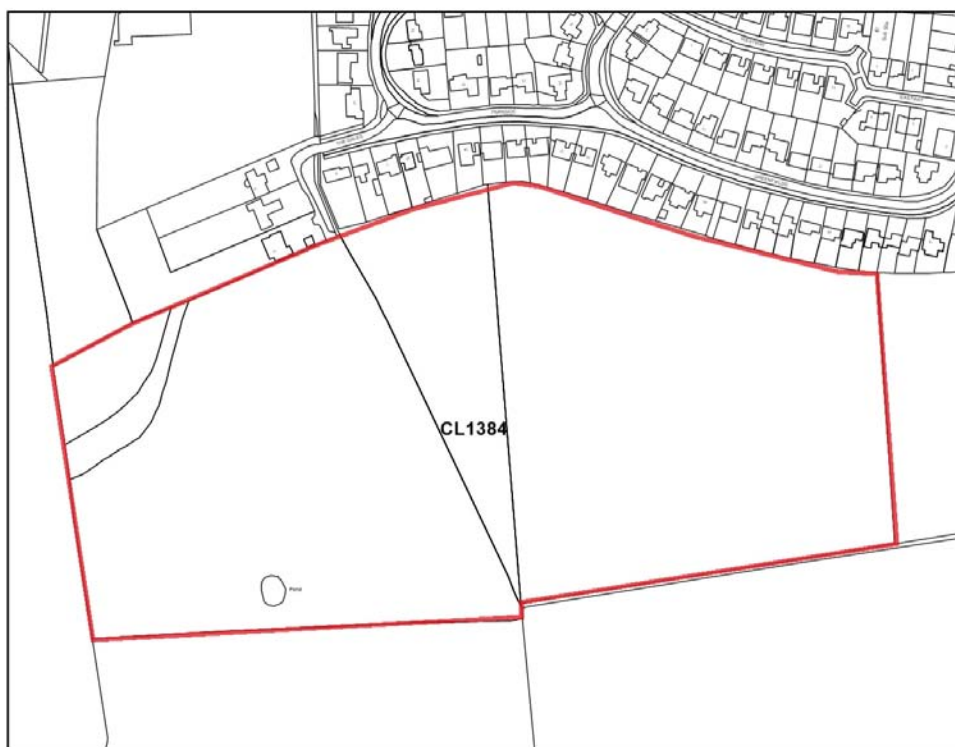
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 13



Site Information

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.

<u>Indicative capacity</u>	214	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	9.53	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well located for access to the village centre and services and facilities. It is connected fairly well to the village, however, it would extend into a wider open area beyond existing built extents of the village, potentially impacting on distance views. It is near to a conservation area and a Scheduled Ancient Monument and development here could impact on their setting. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There is a small area at medium and high risk of surface water flooding at the western end of the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	A	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Site appears to be landlocked with no clear access points.

Other Infrastructure Considerations

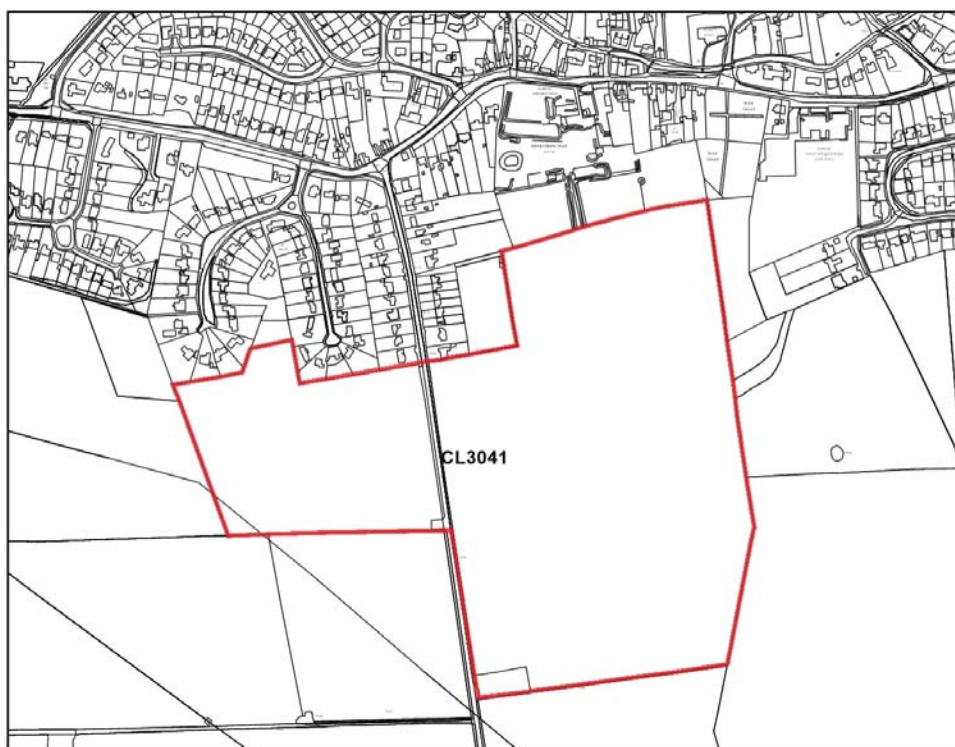
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 9



Site Information

This is a large area of farmland separated by a Greetwell Lane. The arable fields gently undulate and slopes up to the west. Pylons cross the site. The south, east and some of the north boundaries are marked by hedgerows and some trees. There are arable fields to the west, south and east, and housing and a scheduled ancient monument to the north.

Indicative capacity	384	Current use	Agricultural
Site size (hectares)	21.33	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This large undeveloped site is reasonably well located for access to the village centre. It is fairly well connected to the built area but if developed it would extend significantly beyond existing built extents of the village. The western part of the site is in a green wedge and the northern part of the site is in a conservation area and abutting a scheduled ancient monument. It is considered that the presence of these designations would significantly restrict development potential across the site. It is also very visible and development here would impact on the rural setting of the village. It is within an area categorised as grade 2 agricultural land and is in agricultural use. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	A	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	R
Conservation Area	R		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary schools projected full and constrained sites, scale of development is 0.5 FE - possible new site for school needed. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Frontage footway needed to link to existing on Greetwell Lane. S106 contribution required for possible speed reduction, other mitigation may be needed.

Other Infrastructure Considerations

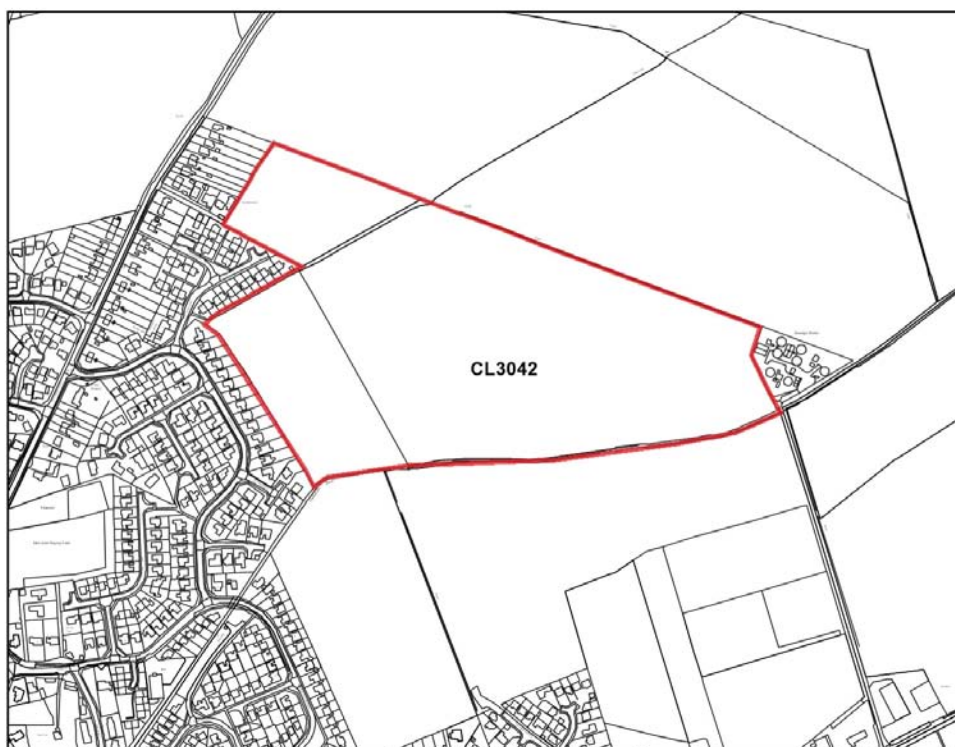
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancement to treatment and network will be required to connect FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 5, 6, 9



Site Information

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.

Indicative capacity	271	Current use	Agricultural
Site size (hectares)	15.05	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is reasonably well located for access to the village centre and services and facilities. It does extend beyond the existing extent of the built area of the village. It is within an area categorised as grade 2 and 3 agricultural land. The eastern end of the site is adjacent to a water treatment works. There are no other major constraints on the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village. The western part of this site is proposed for allocation as CL4661.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

No obvious access points. More information needed to provide comment.

Other Infrastructure Considerations

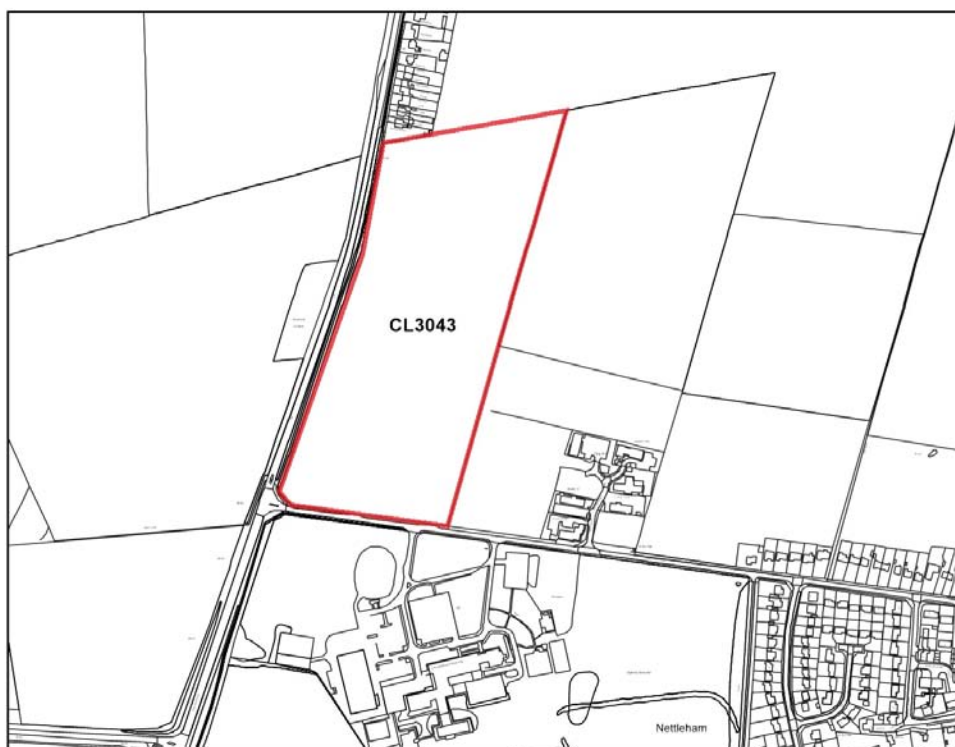
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewr pipe crossing through. Encroachment advisory zone for NETTST:30

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13



Site Information

This is an undulating arable field with hedgerows marking its boundaries. The A46 runs along the western boundary and beyond this are arable fields and allotments, to the north is a row of houses and arable fields, to the east are arable fields and a business park and to the south is Lincolnshire Police headquarters.

Indicative capacity	195	Current use	Agricultural
Site size (hectares)	8.66	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is largely separated from the village by fields, and as such has a rural feel. It is reasonably well located for access to a services and facilities. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints on the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary schools projected full and constrained sites, scale of development is 0.25FE school, new school site may be needed. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Access must be by Deepdale Lane and a loop road is required within the site. Frontage footway & crossover points needed to link to existing on Deepdale Lane. Other mitigation works likely needed.

Other Infrastructure Considerations

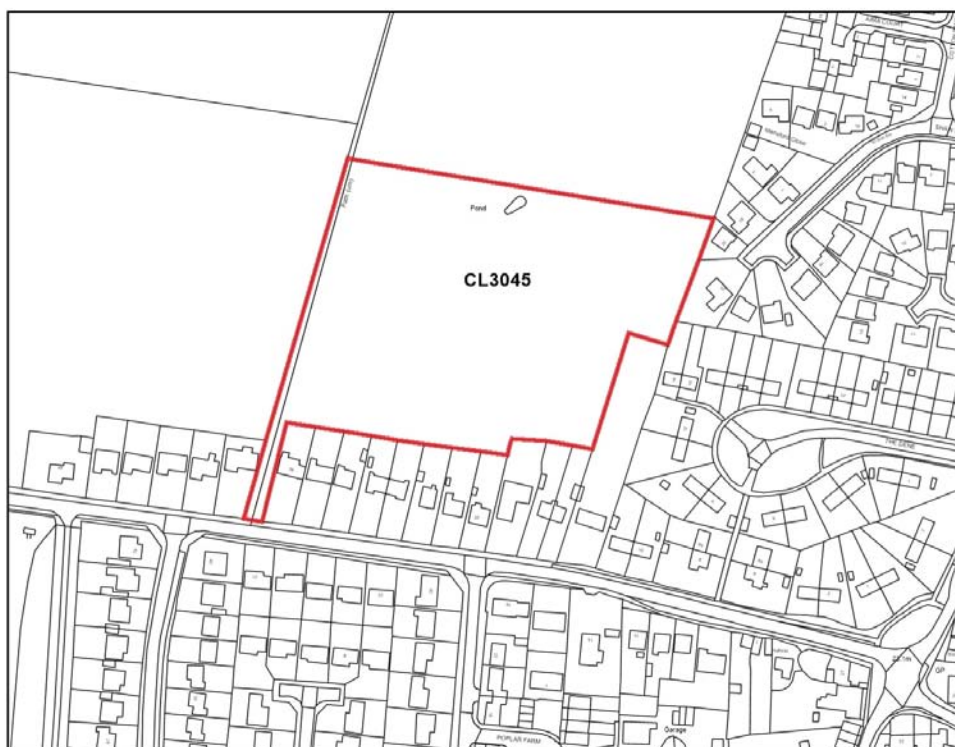
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancement to treatment and network may be required to connect FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9, 13



Site Information

This site is a fairly flat area of arable fields, which includes a right of way and an access track. There are hedgerows around the sites with some trees in the boundaries. There are housing estates to the south and east and arable fields to the north and west.

Indicative capacity	48	Current use	Agricultural
Site size (hectares)	1.87	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well located for access to the village centre and services and facilities. It is near to a conservation area and some grade II listed buildings but it is not considered that development here would impact on these. It is within an area categorised as grade 2 agricultural land and is in agricultural use. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village. Most of this site is being allocated in the Nettleham Neighbourhood Plan under CL4660.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

A 5m carriageway with 1.8m footway on at least one side. Not clear if this can be achieved - if this can, it is likely that this would be supported by HA.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 9

CL3091 The Brown Cow Public House and Adjacent Land off the A46, Nettleham

Rejected



Site Information

This site adjoins the A46 and includes the Brown Cow Inn and car park and a field to the rear which appears to be used as a paddock. The site slopes down from the west to the Nettleham Beck. The boundaries are marked with hedges and trees. There are fields to the south, west and south east, and there are houses to the north.

Indicative capacity	47	Current use	Paddock and Public House
Site size (hectares)	2.1	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is part developed and part greenfield. It is not very well connected with the urban area and is quite far from the village centre and its services and facilities. It is situated within a green wedge. The eastern edge of the site is in flood zone 3. It is within an area categorised as grade 2 agricultural land but the site is partly developed and is not in agricultural use. There are no other major constraints on the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

CL3091 The Brown Cow Public House and Adjacent Land off the A46, Nettleham

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	R
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Trips likely to be comparable with those generated by the existing use.

Other Infrastructure Considerations

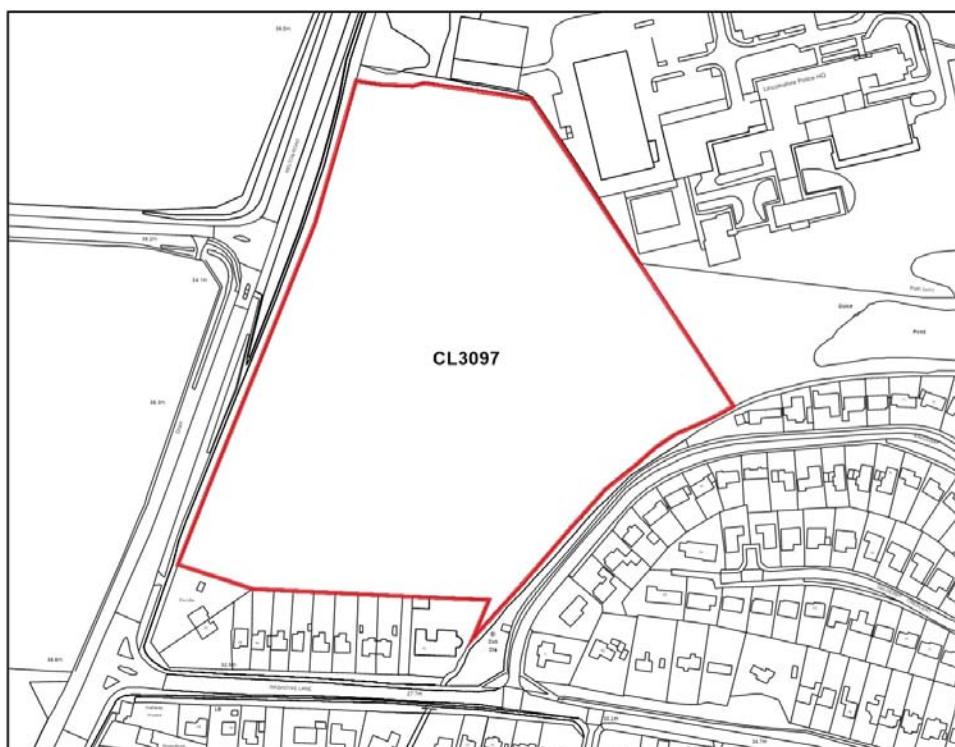
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 5



Site Information

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.

Indicative capacity	80	Current use	Agricultural
Site size (hectares)	3.54	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well located for access to the village centre and amenities and it is well contained by surrounding development and roads. Part of the eastern edge of the site is in flood zone 3. It is within an area categorised as grade 2 agricultural land and it is in agricultural use. Historic uses on the site mean that there is potential for land contamination and may need remediation subject to further investigation. There are no other major constraints on the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Access onto the A46 would not be permitted and would need to be via Kingsway with S106 mitigation likely needed.

Other Infrastructure Considerations

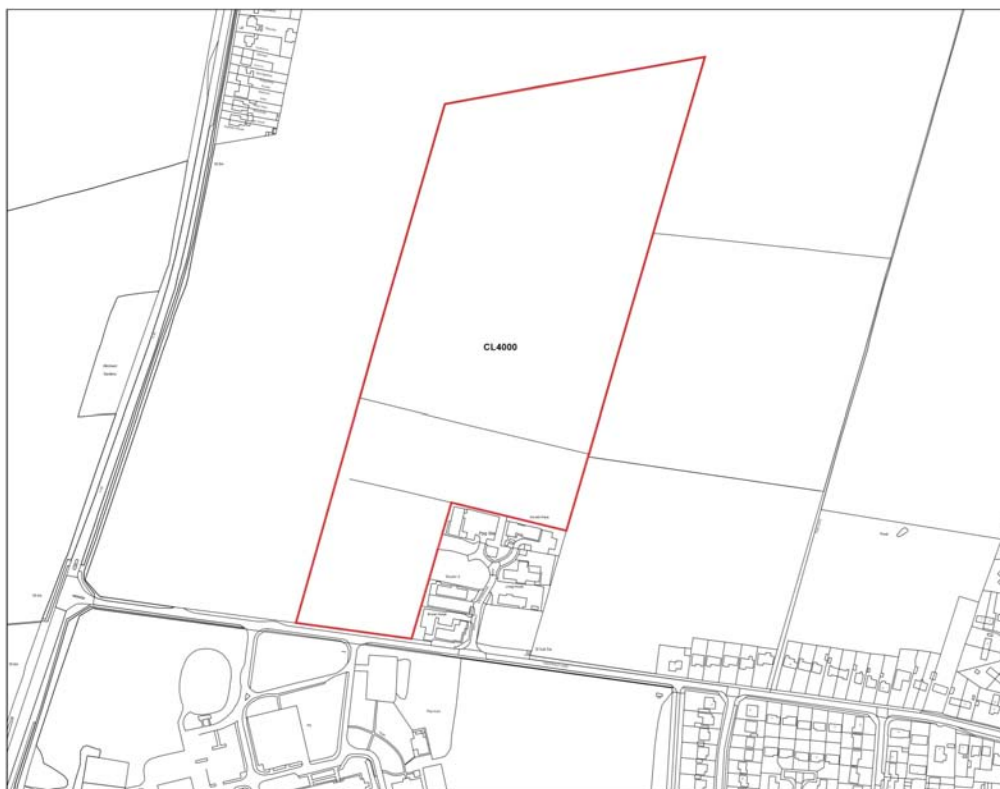
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 13



Site Information

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.

Indicative capacity	183	Current use	Agricultural
Site size (hectares)	10.14	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is somewhat separated from the village by a field and as such has quite a rural feel. It is reasonably well located for access to services and facilities. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no other major constraints on the site. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary schools projected full and constrained sites - scale of development is 1/3FE primary. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

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.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancement to treatment and network may be required to connect FW

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9, 13



Site Information

This site is a fairly flat arable field with hedgerows and trees at the southern and eastern boundaries and a ditch at the northern boundary. There are arable fields surrounding the site and there is a sewage works to the south east and houses to the south west.

Indicative capacity	322	Current use	Agricultural
Site size (hectares)	17.9	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site extends beyond the farthest extent of settlement and is not well related to the village. It is reasonably well located for access to the village centre and services and facilities. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. The eastern end of the site is adjacent to a water treatment works. There are no major constraints on the site, but there are many better located sites in the village. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary schools projected full and constrained sites - scale of development is 1/3FE primary. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Frontage footway and cycleway to be provided to link to existing on Scothern Rd. Two access points required to create a loop within the site. Mitigation works may be required.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancement to treatment and network may be required to connect to FW

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	A
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools projected full and constrained sites. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Frontage footway reqd with crossover to existing on Deepdale Ln.

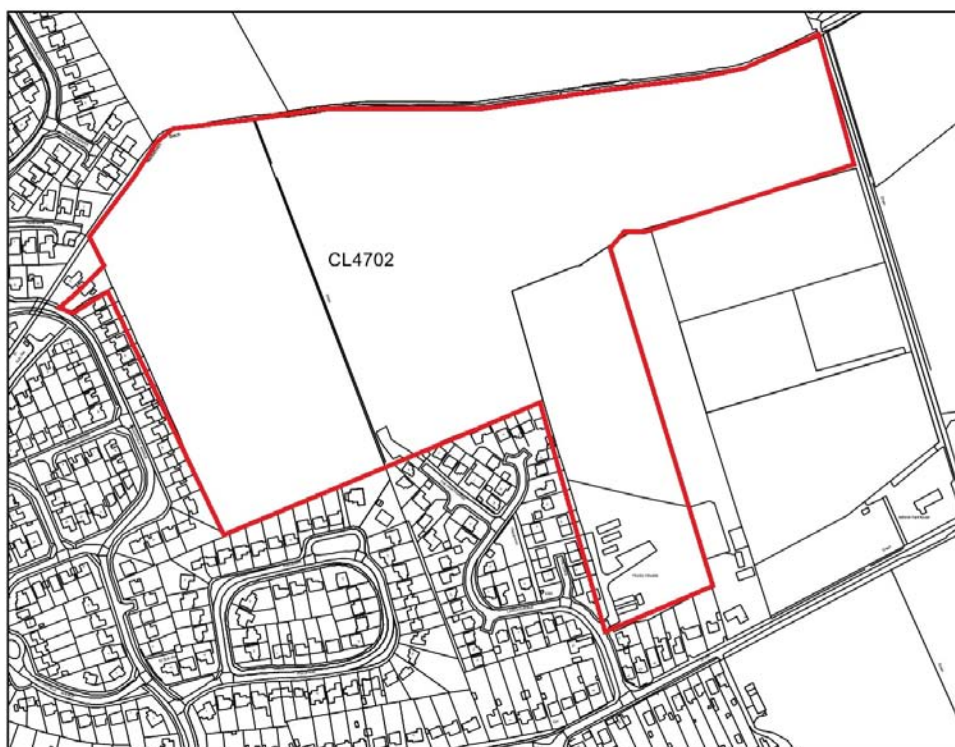
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 9



Site Information

This site is made up of two arable fields and a field used for paddocks, and with a number of sheds and some open storage. The individual field boundaries are marked by hedges and the northern boundary of the site is marked by the beck and associated trees. To the west and south are housing estates, to the north is arable fields and to the east is paddocks and a menage.

Indicative capacity	261	Current use	Paddocks and agricultural
Site size (hectares)	14.5	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - sustainable location, neighbourhood plan amendments allow for flexibility for larger sites, will deliver greater benefits than smaller area.

Conclusion

This site is a large area at the edge of Nettleham. It is well located for access to the village centre and services and facilities. The northern edge of the site is in flood zone 3 and there is some surface water flooding at the eastern end of the site, but it is likely that this could be dealt with through design and layout. It is within an area categorised as grade 2 and 3 agricultural land. Only sites with planning permission and those allocated in the Nettleham Neighbourhood Plan are being allocated for Nettleham as it is considered that these provide an adequate level of growth for the plan period for the village. Part of this site is proposed for allocation in site CL4662.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary schools projected full and constrained sites - scale of development is 1/3FE primary. Secondary schools full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

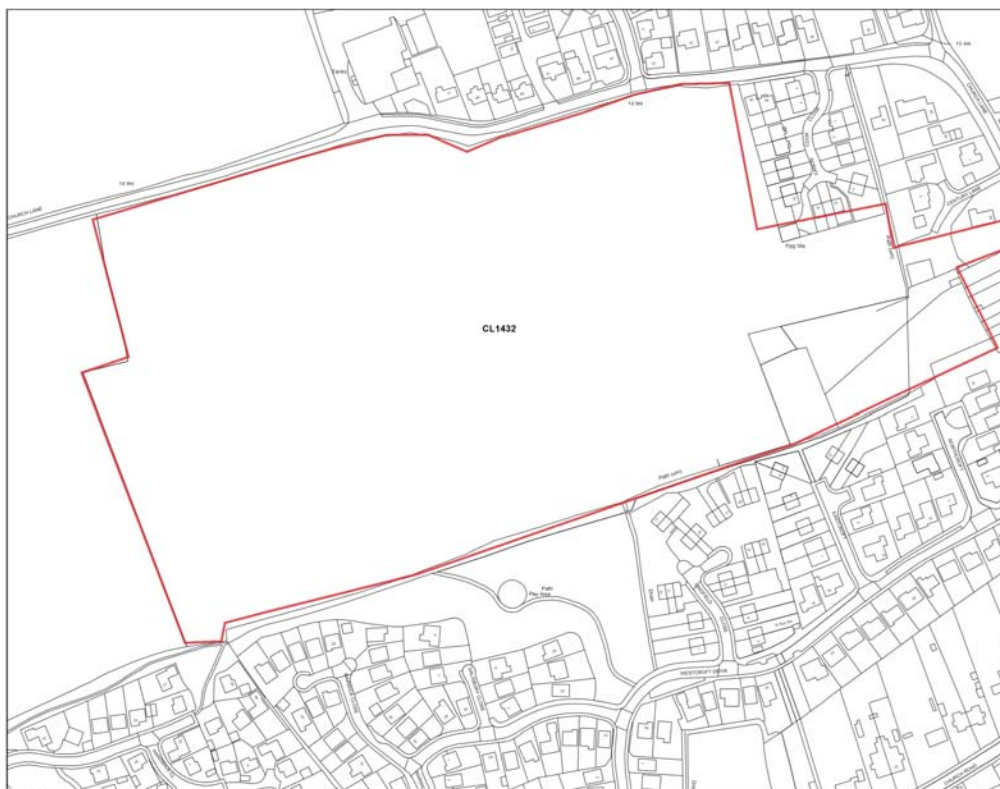
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer and water pipes crossing site

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4. Significant negative effects: 9, 13



Site Information

This site is a fairly flat arable field with a horse paddock in the south eastern corner. There are hedges with hedgerow trees at the western boundary and along parts of the north and south boundaries. There are housing estates to the north-east, east and south, arable fields to the north west, industrial units to the north, and pasture to the west.

Indicative capacity	221	Current use	Agricultural
Site size (hectares)	9.80	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - it is the most appropriate site in the village.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It is bordered by development on three sides and is relates well to the built area of the village. It is near to a Site of Nature Conservation Importance and a grade II and a grade I listed building, however, it is not expected that development on this site would impact on these. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are no major constraints on the site. This site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school, but could explore dual use of neighbouring park. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	A	Impact on highway	o commer

Comments from Highways Authority

Improvements to pedestrian links and PROW to village amenities. HA have given support for outline application.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2. Significant negative effects: 15



Site Information

This site is a fairly level arable field. The remains of hedgerows run along the middle of the field. Open to Mays Lane in north. There are hedgerows/trees along other borders. Pylons cross the site. There is a housing estate to the west, arable fields and some houses to the east, some agricultural building and pasture to the north and the main road and river to the south.

Indicative capacity	149	Current use	Agricultural
Site size (hectares)	6.6	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - connects well with urban area, suitable access can be achieved from the west, majority of site in flood zone 1, sustainably located, not visually prominent, and the site is available.

Conclusion

This greenfield site is located beyond the edge of the main built area of the village but it is in an infill area on the main road frontage and behind. It is fairly well located for access to services and facilities. The southern and north eastern edges of the site are in flood zone 2. It is near to a Site of Nature Conservation Importance, but it is not considered that development here would impact on this. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are concerns about whether a suitable direct access can be achieved safely. There are no other major constraints on the site, but there are better sites available in Saxilby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school, but could explore dual use of neighbouring park. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Issues with access on to the A57. Visibility unachievable without 3rd party land. Capacity issues with Mill Lane/A57 junction. Access onto Daubany Ave would be acceptable if shown that junction can cope with additional trips.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 15



Site Information

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.

Indicative capacity	31	Current use	Agricultural
Site size (hectares)	1.2	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It is located at what is currently quite a strong entrance to the village, however this could potentially be recreated if this site came forward with the neighbouring site CL2184. Development at this site would extend beyond the existing built extent of the village. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints at this site, however there are better sites available in Saxilby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school, but could explore dual use of neighbouring park. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Access should be onto Broxholme Rd to south, rather than onto Sturton Rd. Footway links to the existing footway on Mill Lane required.

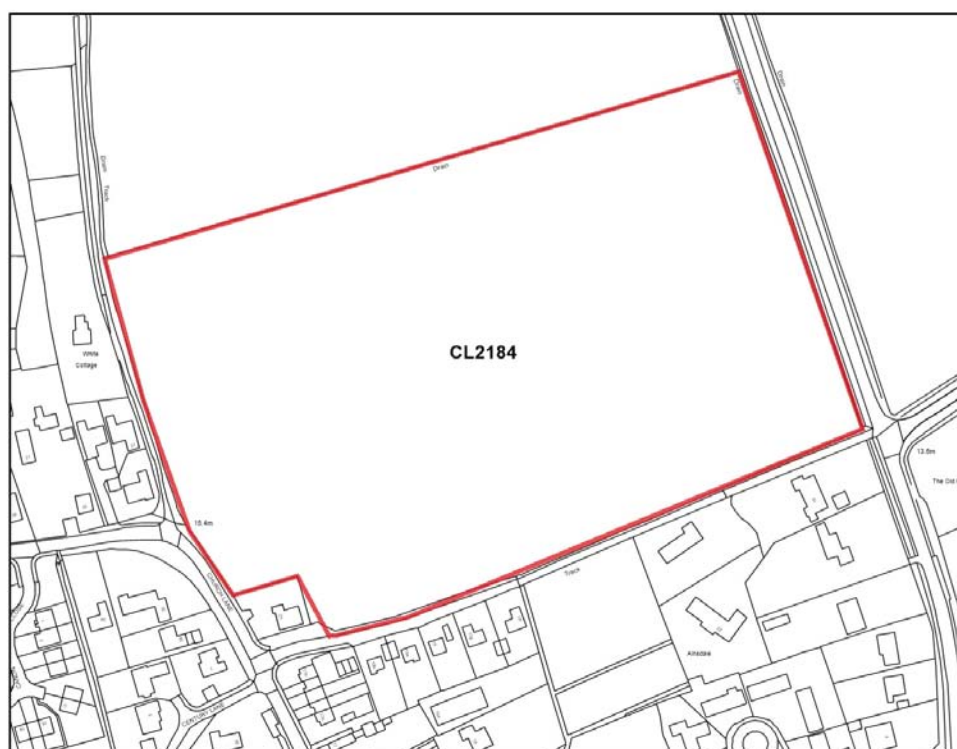
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 15



Site Information

This site is a slightly sloping arable field. There are hedges with mature trees at the north, west and east boundaries. There is an unmade road to south. There are arable fields to the north and east and housing to the south and west.

Indicative capacity	124	Current use	Agricultural
Site size (hectares)	5.5	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - application had officer recommendation for approval, statutory consultees did not object to proposal, site is suitable, and can allow opportunity for primary school to expand.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It is located at what is currently quite a strong entrance to the village, however this could be recreated if this site came forward with the neighbouring site CL2183. It is near to a grade I listed building and there are fairly open boundaries between the site and this asset. Whilst it is not considered that the presence of this heritage asset would preclude development it may inform design and layout. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Development at this site would extend beyond the existing built extent of the village. There are better sites available in Saxilby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	R
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school, but could explore dual use of neighbouring park. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Transport impact is acceptable with some mitigation.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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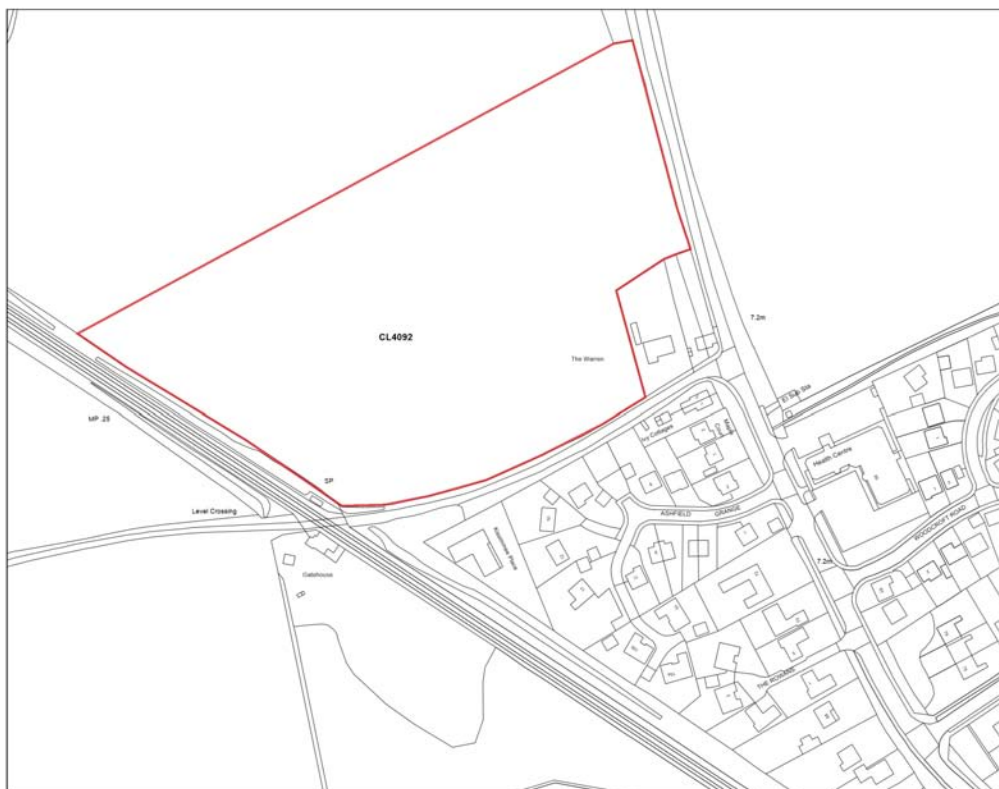
Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13, 15

CL4092 Land adjacent farm access road, off Sykes Lane,
Saxilby, LN1 2PA

Rejected



Site Information

This site is part of an undulating field. It wraps around a small group of dwellings at south eastern corner. To the north-west is the remaining part of the field. The railway line forms the south-western edge with bushes along edge and there is dense hedging to the south. There are fields to the west, north and east and housing to the south.

<u>Indicative capacity</u>	69	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	3.07	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. Western parts of the site are in flood zone 2 and eastern parts are at high risk of surface water flooding. It is near to a Site of Nature Conservation Importance, but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Development here would extend beyond the existing built extent of the village and would not be the most logical extension. There are better sites available in Saxilby.

CL4092 Land adjacent farm access road, off Sykes Lane,
Saxilby, LN1 2PA

Rejected

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	G
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Widening works to Sykes Ln required and frontage footway needed to connect to existing.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 13, 15

CL4093

Land adjacent Sykes Lane, off Sykes Lane,
Saxilby LN1 2PA

Rejected



Site Information

This site is part of an undulating field with some trees and hedgerows at some boundaries with open boundaries in other places. The railway line forms south-western edge. The remaining part of the field is to the south-east. The site is surrounded by arable fields.

Indicative capacity	141	Current use	Agricultural
Site size (hectares)	6.26	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is reasonably well located for access to the village centre and its services and facilities, but it is only connected to the village through a neighbouring site. The western half of the site is in flood zone 2 and is at high risk of surface water flooding. It is near to a Site of Nature Conservation Importance, but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Development here would extend beyond the existing built extent of the village and would not be the most logical of extension. There are better sites available in Saxilby.

CL4093

Land adjacent Sykes Lane, off Sykes Lane,
Saxilby LN1 2PA

Rejected

CL4093

Land adjacent Sykes Lane, off Sykes Lane,
Saxilby LN1 2PA

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	A
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Widening works to Sykes Ln required and frontage footway needed to connect to existing. Only likely to come forward if CL4092 is too.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

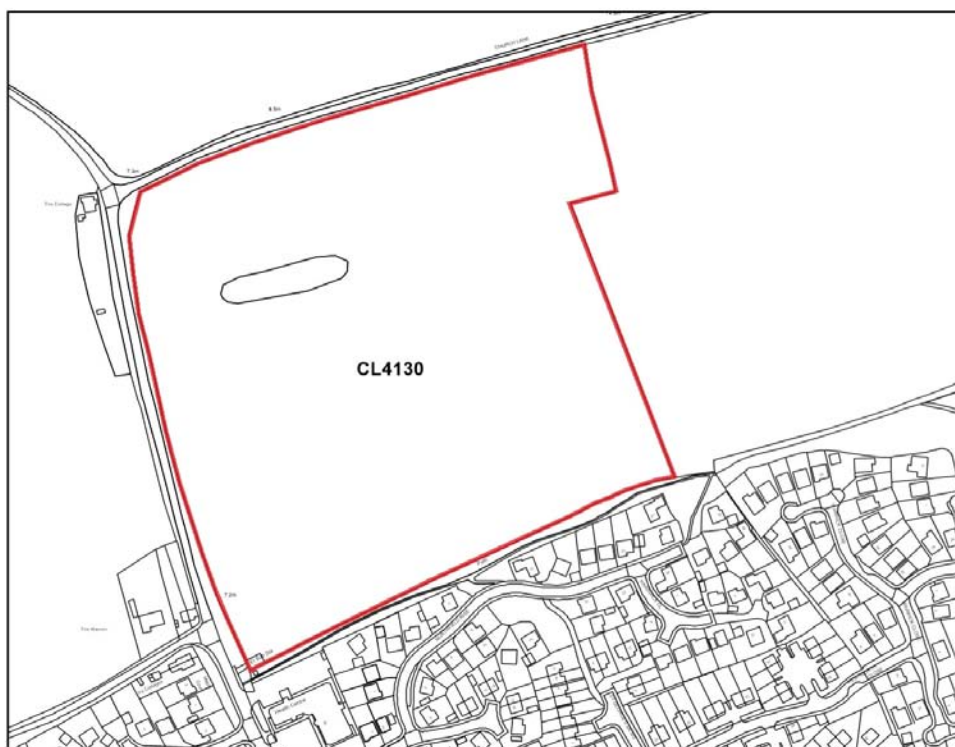
Integrated Impact Assessment Score

Significant positive effects: 1, 2. Significant negative effects: 13, 15

CL4093

Land adjacent Sykes Lane, off Sykes Lane,
Saxilby LN1 2PA

Rejected



Site Information

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, north and east and a housing estate to the south.

Indicative capacity	162	Current use	Agricultural
Site size (hectares)	7.19	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - relates well to village and suitable development site.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It is well enclosed by a road and it is adjacent to a site that has been granted planning permission. Development here would form a logical 'rounding off'. It is near to a Site of Nature Conservation Importance, but it is not expected that development here would impact this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. The western edge of the site is at a high risk of surface water flooding. There are no major constraints on this site. There are better sites available in Saxilby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	R
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school - requires additional land or new site dependent on scale of development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Widening works to Sykes Ln required and frontage footway needed to connect to existing.

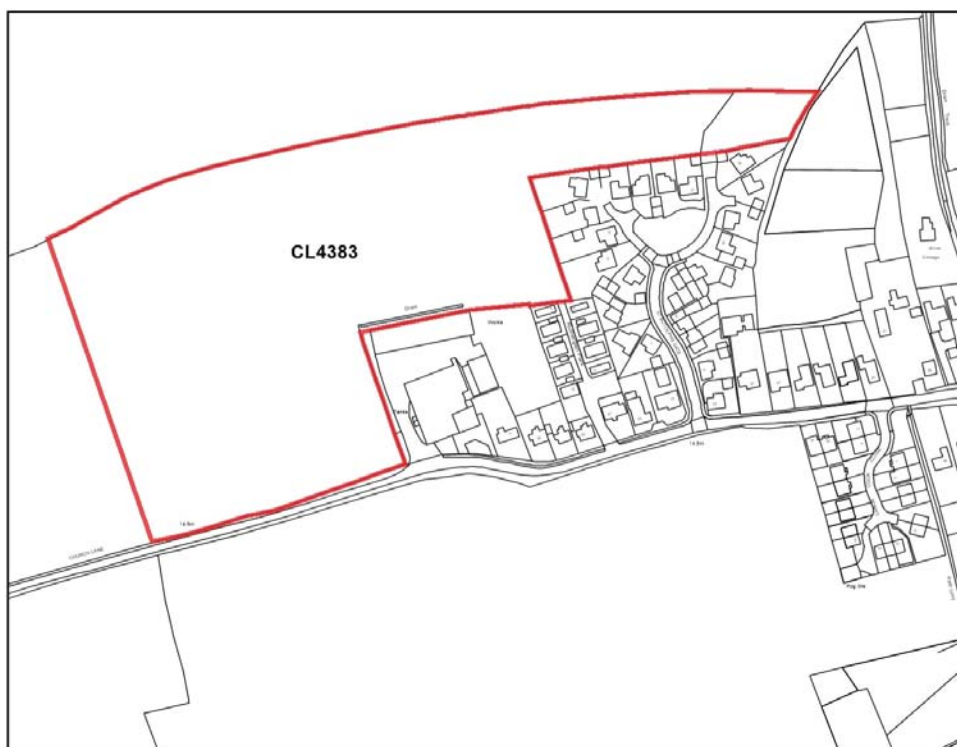
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 2. Significant negative effects: 15



Site Information

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.

Indicative capacity	135	Current use	Agricultural
Site size (hectares)	6	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is bordered by fields on three sides and housing and industrial units to the south west, although the field to the south now has planning permission. It is reasonably well located for access to the village centre and facilities and services. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It would not be a logical extension to the village and whilst there are no major constraints on the site, there are many better sites than this in Saxilby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	R
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school - requires additional land or new site dependent on scale of development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	A
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Church Ln currently a single track road so would require widening (min 5.5m) from site frontage to west end of site with footway link to Drs Surgery on Sykes Ln.

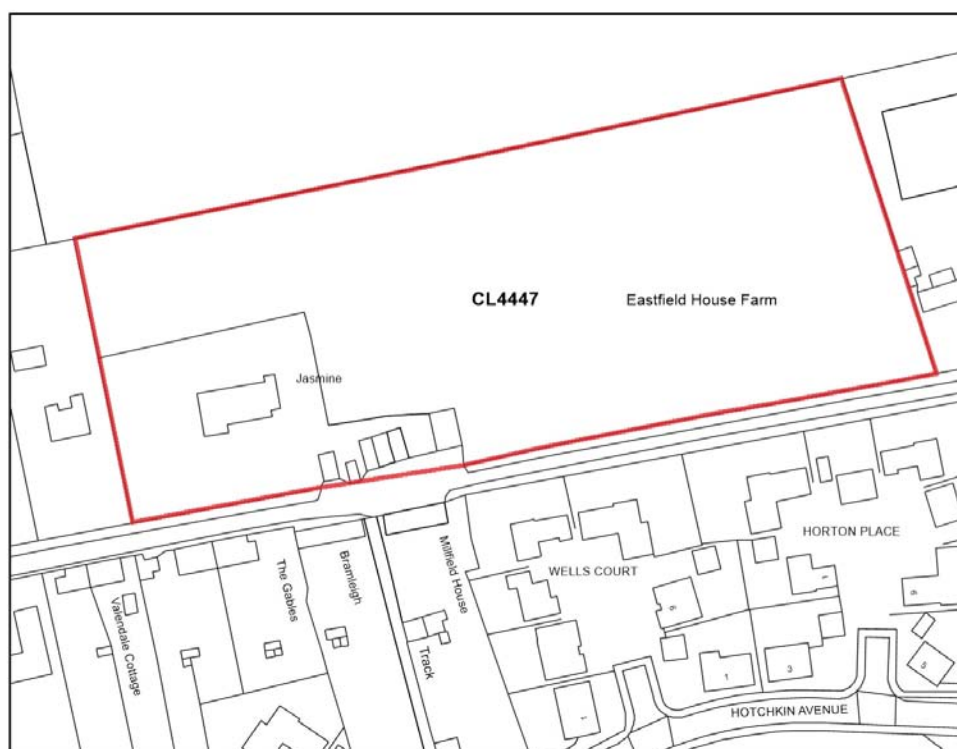
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13, 15



Site Information

This flat site includes a single property, outbuildings and a horse paddock. There are hedgerows at the boundaries. It is located down a narrow lane. There are arable fields to the north, agricultural buildings and pasture to the east and housing to the south and west.

Indicative capacity	32	Current use	Paddocks and Houses
Site size (hectares)	1.25	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This mainly greenfield site is well located for access to the village centre and its services and facilities. It is near to a Site of Nature Conservation Importance, but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and the site is undeveloped. Development at this site would not extend beyond the existing built extents of the village. There are no major constraints on the site, but it is unclear whether an acceptable direct access can be achieved. There are better sites available in Saxilby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand school - requires additional land or new site dependent on scale of development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Mays Ln private drive which is inadequate in width, footway, turning and street lighting, and would need improving.

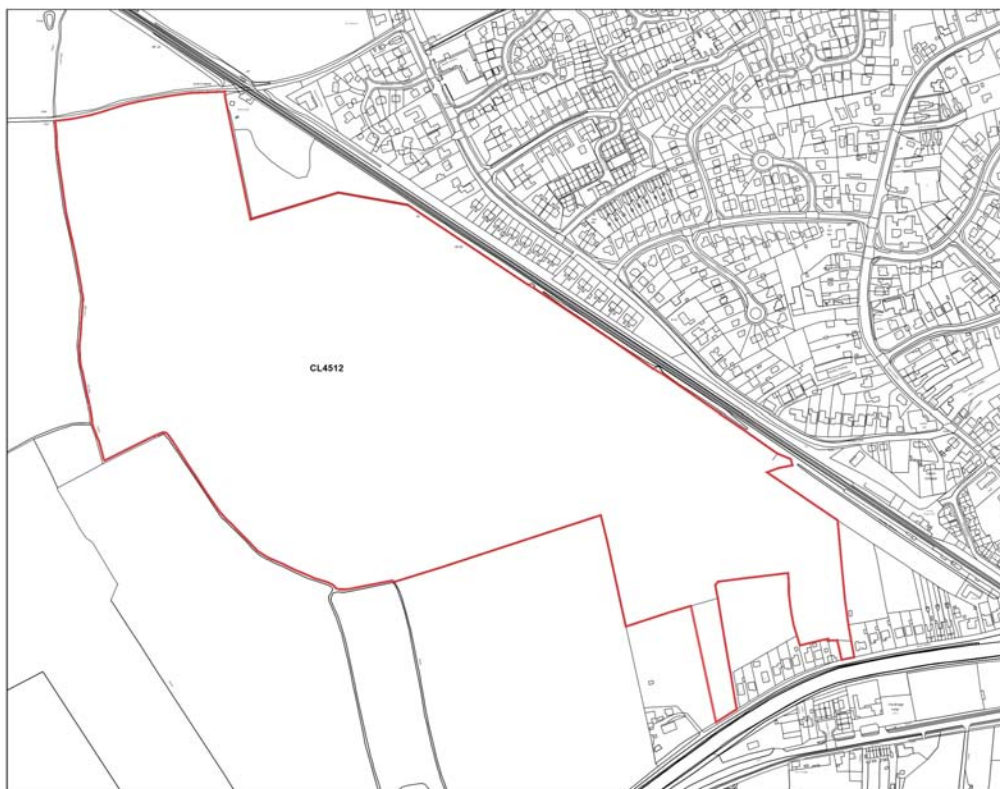
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site is a fairly flat arable field and an area of scrub at the southern part of the site. There appear to be hedgerows at the boundaries with some trees within. The railway line runs along the north-east boundary and beyond this is housing. To the south there is a row of houses and an arable field. There are arable fields to the west.

Indicative capacity	525	Current use	Agricultural
Site size (hectares)	29.14	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is quite disconnected from the village by the railway line. The likely access road for the site is narrow and unlikely to be capable of widening. The majority of the site is in flood zone 2 and there are large areas at risk of surface water flooding. It is adjacent to two Sites of Nature Conservation Importance. It is near to a grade II listed building but it is considered that development at this site would have a limited impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Development here would not be a logical extension and it would extend beyond the existing built extents of the village. There are many better sites available in Saxilby.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school capacity concerns with current applications and little option to expand - requires additional land or new site - scale of development requires 1/2 FE. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

West Bank inadequate in terms of width and footway provision. Proximity to Fosdyke means unlikely to be able to improve. Mill Ln jcn also has capacity issues.

Other Infrastructure Considerations

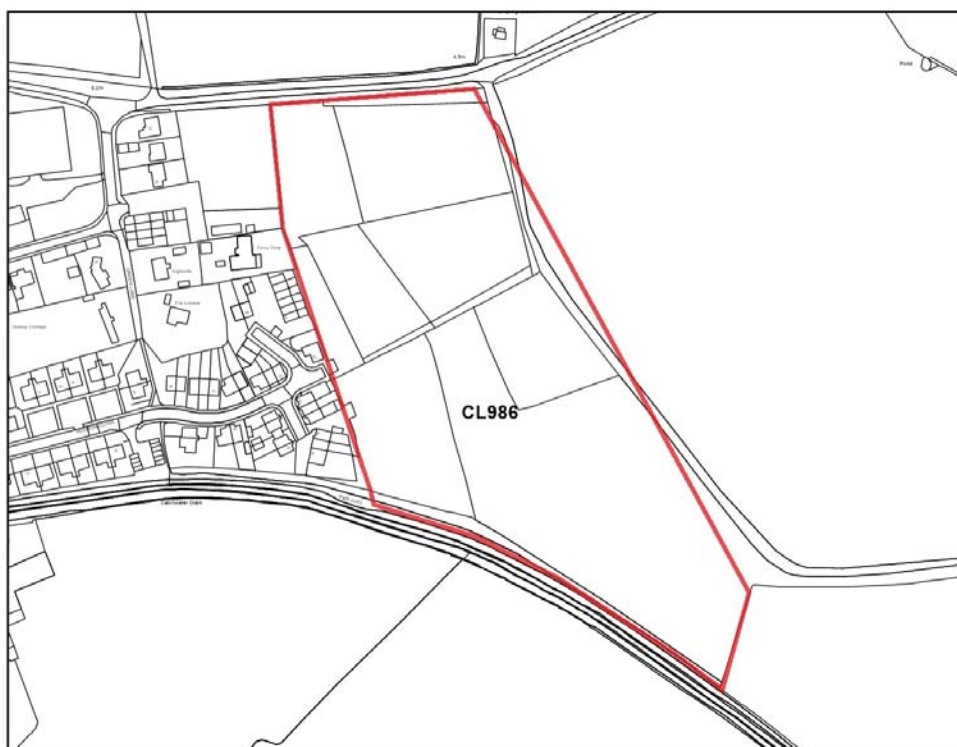
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Encroachment advisory zone for SAXIST:10

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site is a large field used as horse paddocks and pasture land. There is a small fence around the edge of the site with bushes at the southern boundary. There is a hedgerow running through the site. There are arable fields to the north, east and south and a modern housing estate to the west.

Indicative capacity	39	Current use	Agricultural
Site size (hectares)	4.65	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - can deliver at 25 dph, no major constraints, and EA have no objection on flood risk grounds.
Objection - proposed sites would in combination result in imbalance of village, impact on neighbouring listed country house.

Conclusion

Part of this undeveloped site has been granted planning permission for housing. It relates well to the village with neighbouring development and is quite well located for access to the village centre and its services and facilities. There is a grade II listed building near to the site but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some small areas at medium risk of surface water flooding on the site, but it is expected that these could be dealt with through design and layout. It is adjacent to an area where historic uses mean that there is potential for land contamination that may require remediation subject to further investigation. One of the better sites in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited scope to expand primary schools, but new site may be needed for large development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Issues with Lower Church Rd with on-street parking makes it one way. Ferry Ln requires widening works. Would not support increase in dwelling on existing highways here.

Other Infrastructure Considerations

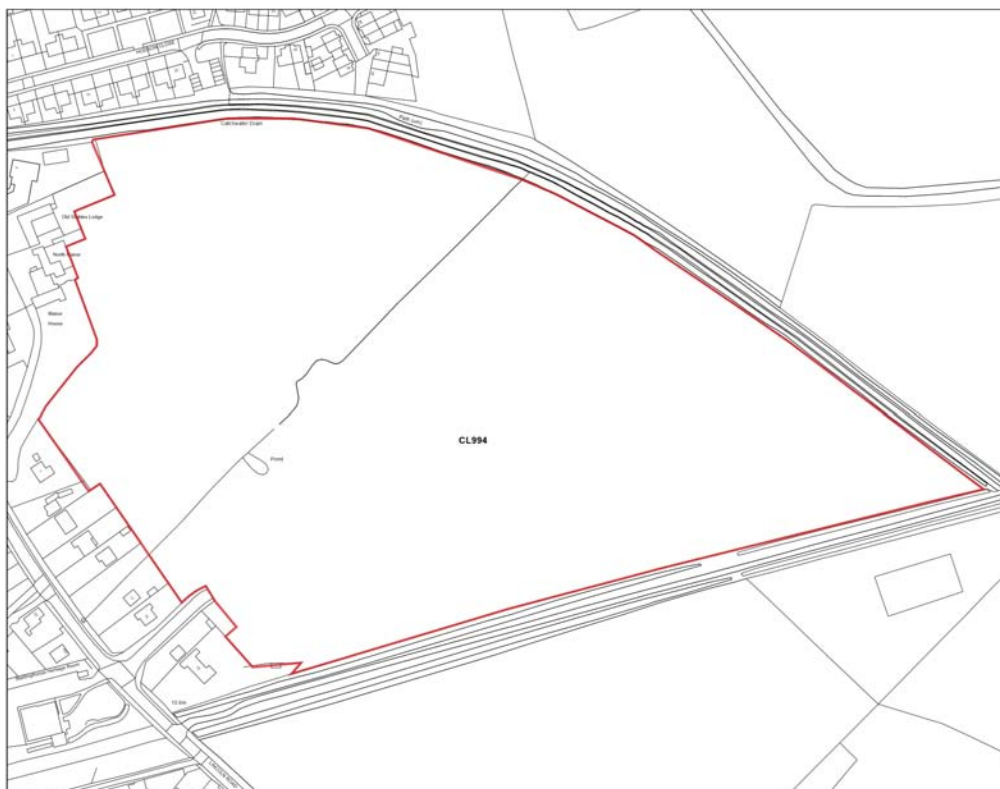
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 4. No significant negative effects.



Site Information

This site is a fairly flat large arable field with hedgerows and trees at the boundaries and a row of trees in the centre of the site. A right of way runs along the southern boundary. There are arable fields to the east and south, paddocks to the north and houses to the west.

Indicative capacity	280	Current use	Agricultural
Site size (hectares)	10.34	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - proposed sites would in combination result in imbalance of village, permission on site for years without development occurring.

Conclusion

This greenfield site has a long standing extant planning permission for residential development on it. It relates well to the village and is fairly well located for access to the village centre and its services and facilities. It is near to a Local Wildlife Site and an area of ancient woodland, but it is not expected that development here would impact on these. It is adjacent to a grade II listed building, and it is not expected that its presence would preclude development but may inform design and layout. There is some flood risk through the centre of the site, but it is likely that this can be managed through the design and layout of the site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. One of the best sites in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	A
Surface water flood risk	A	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools are full but some limited scope to expand. Secondary schools full with limited scope to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

This site has previous planning consent for residential development. Some mitigation will be required following assessment of the Travel Plan and Transport Assessment. No objection in principle.

Other Infrastructure Considerations

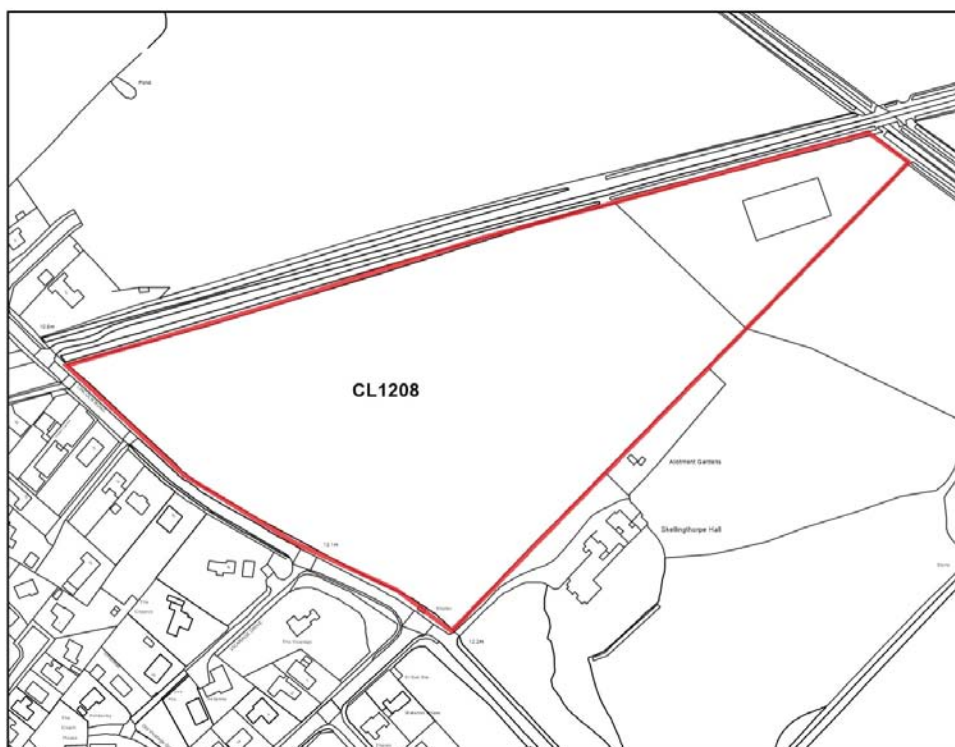
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2. No significant negative effects.



Site Information

This site is a flat arable field bound by trees and hedgerows and a small wooded area at the north east corner. There is a right of way along the northern boundary and further to the north are arable fields. The south east is Skellingthorpe Hall and surrounding park land. To the west and south west is housing.

Indicative capacity	129	Current use	Agricultural
Site size (hectares)	5.73	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - proposed sites would in combination result in imbalance of village, close to Western Growth Corridor, and highly visible.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. It relates quite well to the village and, with the neighbouring site to the north with extant consent for development, would not extend beyond existing built extents. It is near to a Local Wildlife Site and an area of ancient woodland, but it is not expected that development here would impact on these. It is adjacent to a green wedge and a grade II listed building, but there is mature landscape screening. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is adjacent to an area where historic uses mean there is potential for land contamination subject to further investigation. There is a small area at the eastern end of the site in flood zone 2 and 3. One of the better sites in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	A
Surface water flood risk	A	TPO	R
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some scope to expand primary schools to accommodate medium sized development in area. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	o commer

Comments from Highways Authority

Mitigation works may be required. More than one access point required.

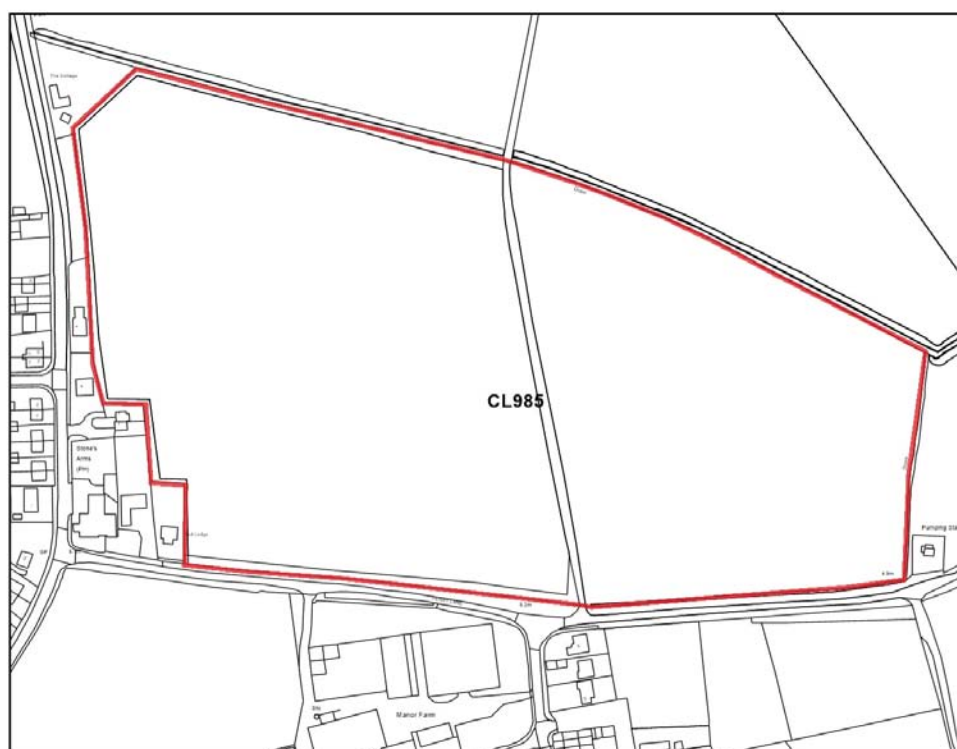
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 2. Significant negative effects: 13



Site Information

This site consists of two flat fields, one for pasture and one for arable farming. There are drainage ditches at the north, east and south boundaries and hedges at the western boundary. There are fields and farm buildings to the north, east and south, and there is housing to the west and partly to the south.

Indicative capacity	191	Current use	Agricultural
Site size (hectares)	10.63	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is reasonably well located for access to the village centre and its services and facilities. It does not relate very well to the village as it is located along a ribbon of development. It is near to some grade II listed buildings although it is not considered that their presence would preclude development. The whole site is in flood zone 2 and the majority of the site is in flood zone 3. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited scope to expand primary schools, but new site may be needed for large development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

At least 2 access points needed and other mitigation likely needed.

Other Infrastructure Considerations

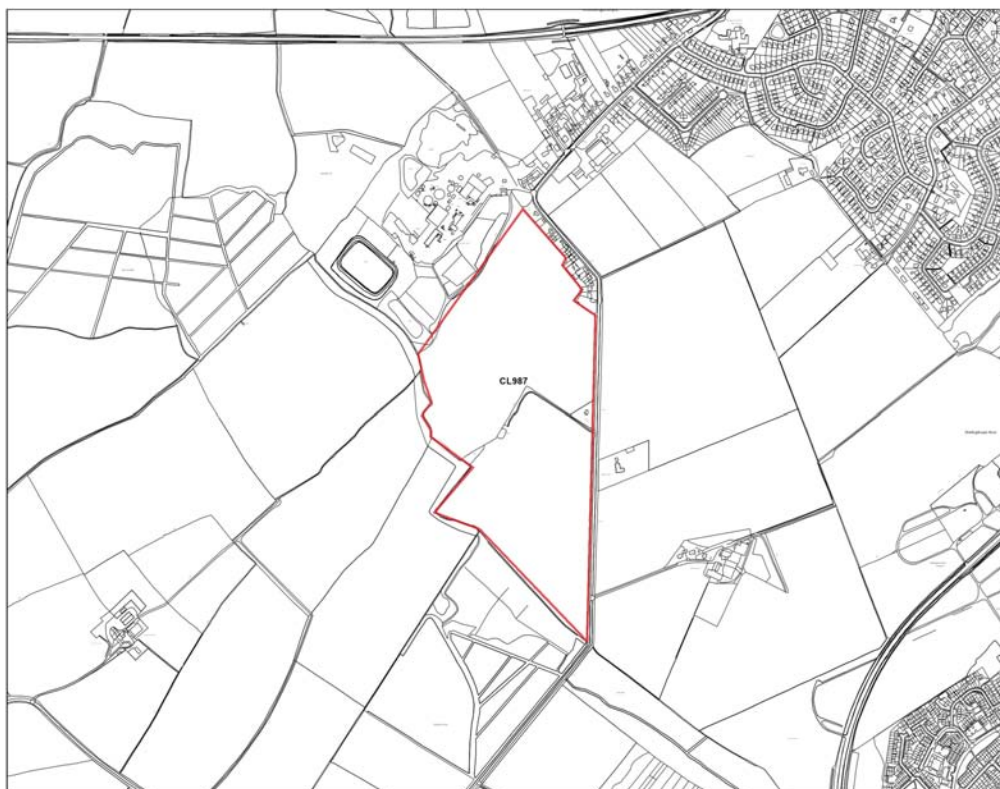
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 12



Site Information

This site is a large arable field with hedgerows and tress along the western and southern boundaries. There appear to be some ponds at the western edge and a small wooded area at the eastern edge. There are arable fields to the east and west, housing to the north, industrial units to the northwest, and woodland to the south.

Indicative capacity	446	Current use	Agricultural
Site size (hectares)	24.79	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - is better than the options chosen and gives greater balance to the village, and no major constraints.

Conclusion

This greenfield site is quite poorly located for access to the village centre and its services and facilities. It does not relate well to the village as it separated from the main built area by other fields and is only connected by a ribbon of development. It is near to a Local Wildlife Site and an area of ancient woodland, but it is not expected that development here would impact on these. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is adjacent to an area where historic uses mean there is potential for land contamination that may require remediation subject to further investigation. There are some small areas at medium and high risk of surface water flooding across the site, but it is considered that these could be dealt with through design and layout. There are no major constraints at the site, but there are many better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	A
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Scale of development would require new primary school. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

A number of access points required with pedestrian/cycle and bus provision, other mitigation likely reqd.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.



Site Information

This site is made up of a field, some ponds, a small wooded area and farm buildings and industrial sheds. There appear to be hedgerows and trees at most boundaries. To the east there are paddocks and farm buildings, arable fields to the south and woodland and fields to the west.

Indicative capacity	383	Current use	Agricultural
Site size (hectares)	21.26	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - is better than the options chosen and gives greater balance to the village, and no major constraints.

Conclusion

This site is mainly developed and is in industrial agricultural use. It is quite poorly located for access to the village centre and its services and facilities and is not very connected to the village as it is along a ribbon of development. It is adjacent to a Local Wildlife Site and is near to an area of ancient woodland. It is within an area categorised as grade 3 agricultural land and some of the site appears to be in agricultural use. Historic uses on the site mean that there is potential for land contamination that may require remediation subject to further investigation. There are some areas on the site at medium and high risk of surface water flooding, but it is considered that these could be dealt with through site layout and design. There are many better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	A
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	R

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Scale of development would require new primary school. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Good visibility at point of access, existing pedestrian links to village amenities needed. Other mitigation needed.

Other Infrastructure Considerations

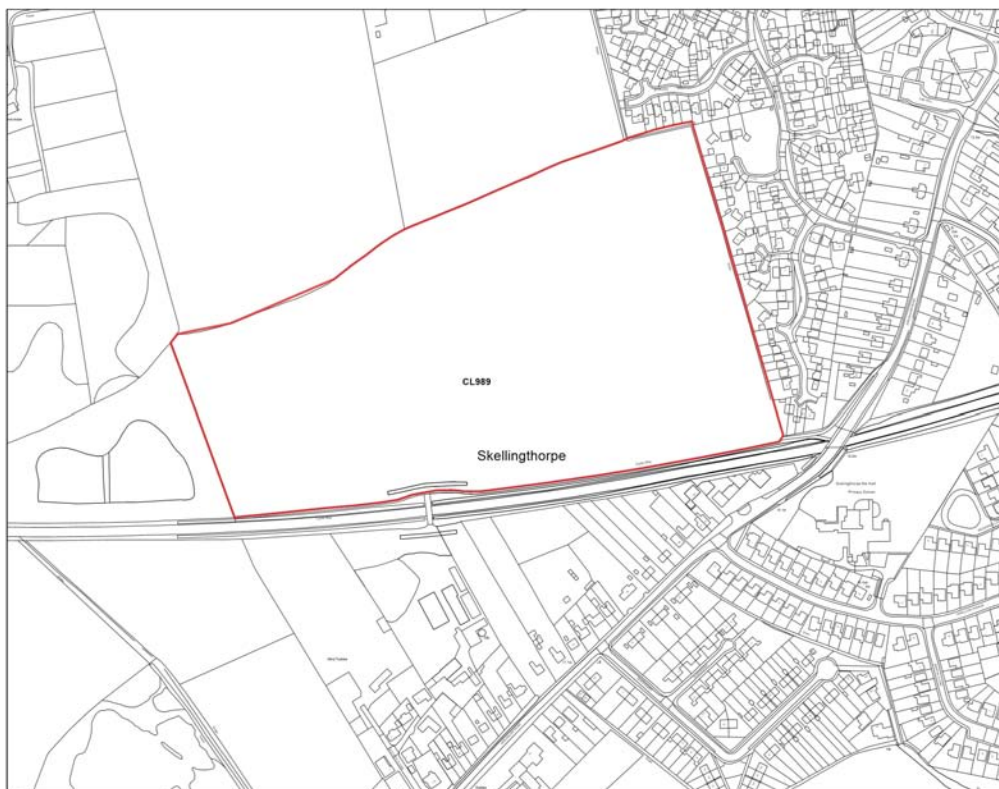
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13



Site Information

This site is a large arable field that is bordered by hedgerows and trees at the south, west and east boundaries. There is a right of way along the southern boundary. There are houses to the east and south east, industrial buildings to the south and arable fields to the west and north.

Indicative capacity	226	Current use	Agricultural
Site size (hectares)	12.58	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - is better than the options chosen and gives greater balance to the village, and no major constraints.

Conclusion

This greenfield site is quite well located for access to the village centre and its services and facilities. It relates quite well to the village and development here would not extend beyond the overall built extents of the village. It is adjacent to a Site of Nature Conservation Importance, and development on this site might impact on this. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is adjacent to an area where historic uses mean there is potential for land contamination that may require remediation subject to further investigation. There are some very small areas of medium and high risk of surface water flooding. There is no obvious suitable direct access to the site. There are better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Scale of development would require new primary school. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Site appears landlocked with no obvious accesses.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW

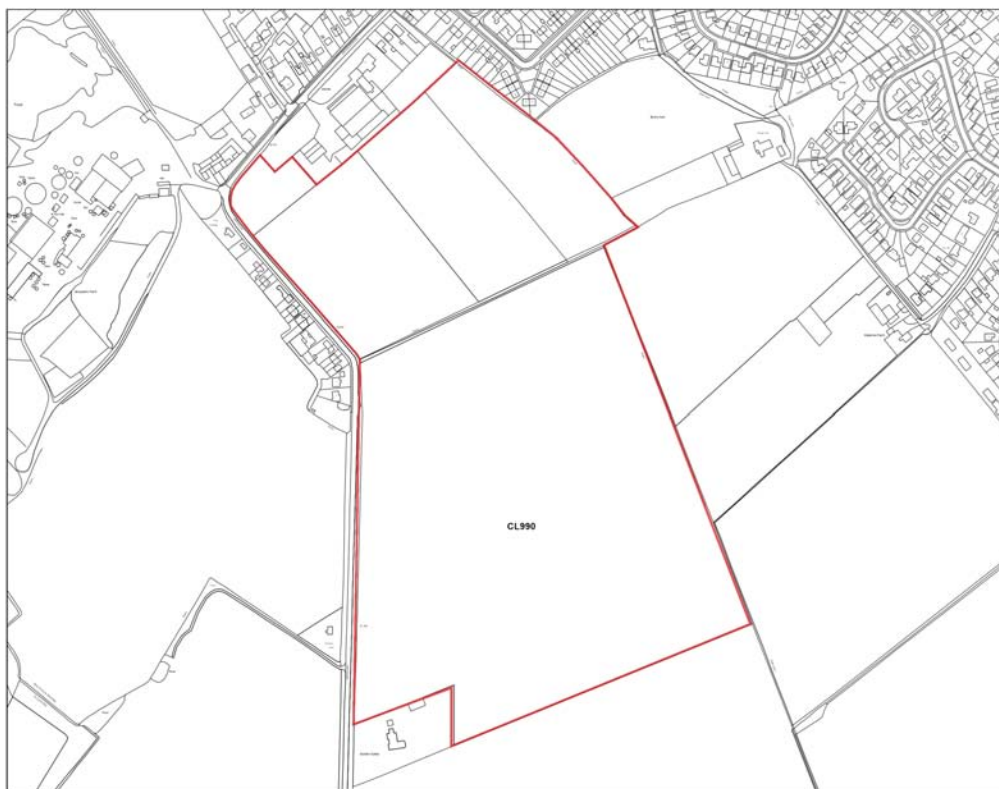
Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.

CL990

Land at Jerusalem Farm, 63 Jerusalem Road,
Skellingthorpe

Rejected



Site Information

This site is made up of large fields used for paddocks in the north and arable farming to the south with a drain running along the eastern boundary. To the north are farm buildings and houses, to the east are fields and a wooded area, to the south is a house and fields and to the west there is a row of houses and fields.

Indicative capacity	461	Current use	Paddocks
Site size (hectares)	25.59	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - is better than the options chosen and gives greater balance to the village, and no major constraints.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. However, if developed, the southern part of the site would not relate particularly well to the village as there would be a large undeveloped area between the site and the built extent. It is near to an area of ancient woodland and a number of protected wildlife sites, including a Site of Nature Conservation Importance which is adjacent to the site. Development of this site may impact on these. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some small areas at medium and high risk of surface water flooding, but these could likely be dealt with through design and layout. There are better sites available in Skellingthorpe.

CL990

Land at Jerusalem Farm, 63 Jerusalem Road,
Skellingthorpe

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	A
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Scale of development would require new primary school. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Multiple access points required, currently no frontage footway, but one on other side. Mitigation works needed.

Other Infrastructure Considerations

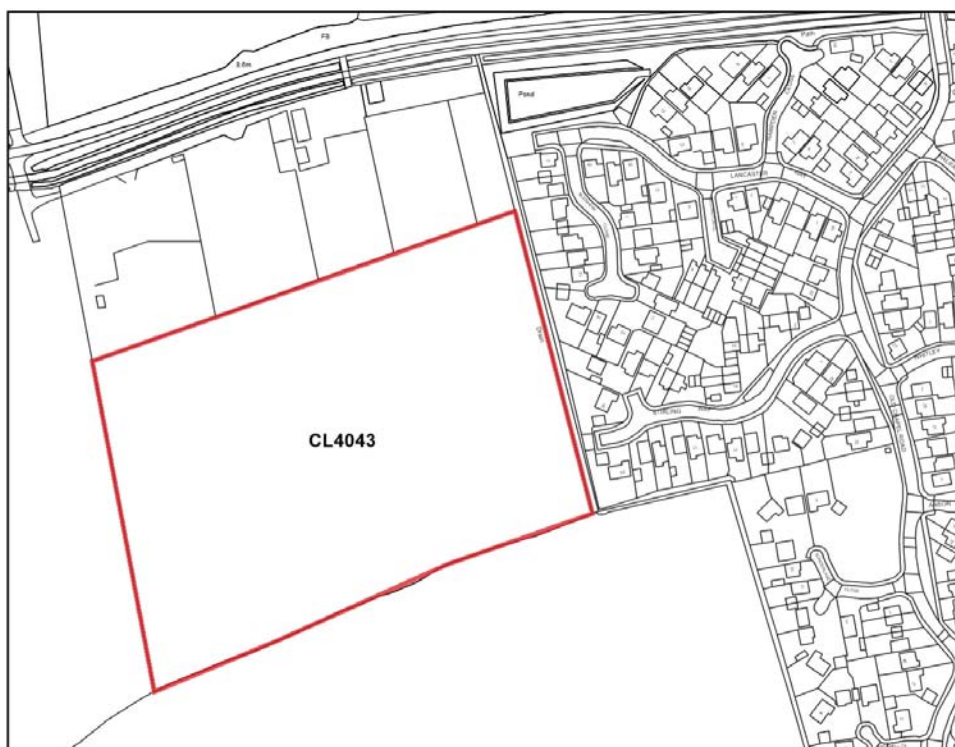
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required

Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.



Site Information

This site is an arable field with hedges and hedgerow trees at the west, south and east boundaries. There are arable fields to the south and west, paddocks to the north and a housing estate to the east.

Indicative capacity	70	Current use	Agricultural
Site size (hectares)	3.12	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - it is a sustainable location, no known constraints, close to facilities, and is better than proposed sites.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities and is quite well connected to the village. Development here would extend beyond existing built extents in this part of the village. It is near to a Site of Nature Conservation Importance, but it is not expected that its presence would preclude development here. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some small areas at medium and high risk of surface water flooding on the site, but these could be dealt with through design and layout. There are no major constraints on the site. There are some better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity and ability to grow in primary schools for some development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	o commer

Comments from Highways Authority

Access via Stirling Way acceptable in principle.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

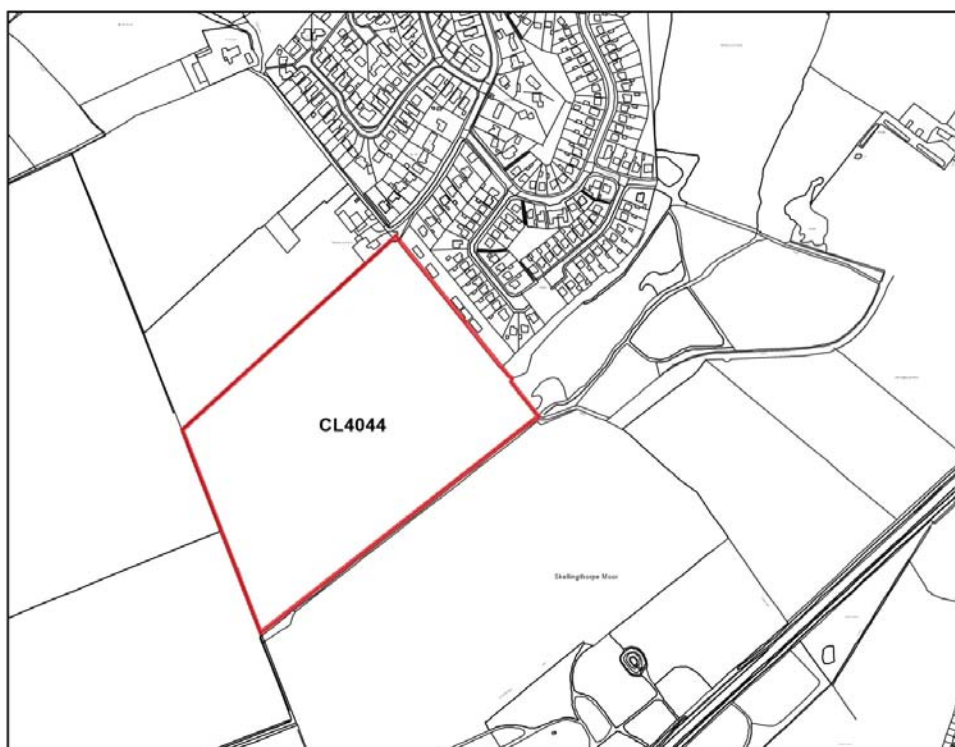
Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.

CL4044

Skellingthorpe Moor, off bottom end of
Waterloo Lane, Skellingthorpe, Lincoln

Rejected



Site Information

This is a fairly flat arable field with hedgerows and some trees around the site boundaries. There is a wooded area to the east and a right of way along the north eastern boundary. There are fields to the south, west and north and a housing estate to the north east.

Indicative capacity	207	Current use	Agricultural
Site size (hectares)	9.2	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is fairly well located for access to the village centre and its services and facilities. It does not relate very well to the village and would extend out from the main built area of the village. This would not be a logical extension unless neighbouring sites were also developed. The site is adjacent to an area of ancient woodland and a Local Wildlife Site and is near to a number of other protected wildlife sites. It is adjacent to a green wedge. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites available in Skellingthorpe.

CL4044

Skellingthorpe Moor, off bottom end of
Waterloo Lane, Skellingthorpe, Lincoln

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	A
Surface water flood risk	G	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity and ability to grow in primary schools for some development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Waterloo Lane would require improvements and footway provision to link to existing on Gardenfield, other mitigation may also be needed.

Other Infrastructure Considerations

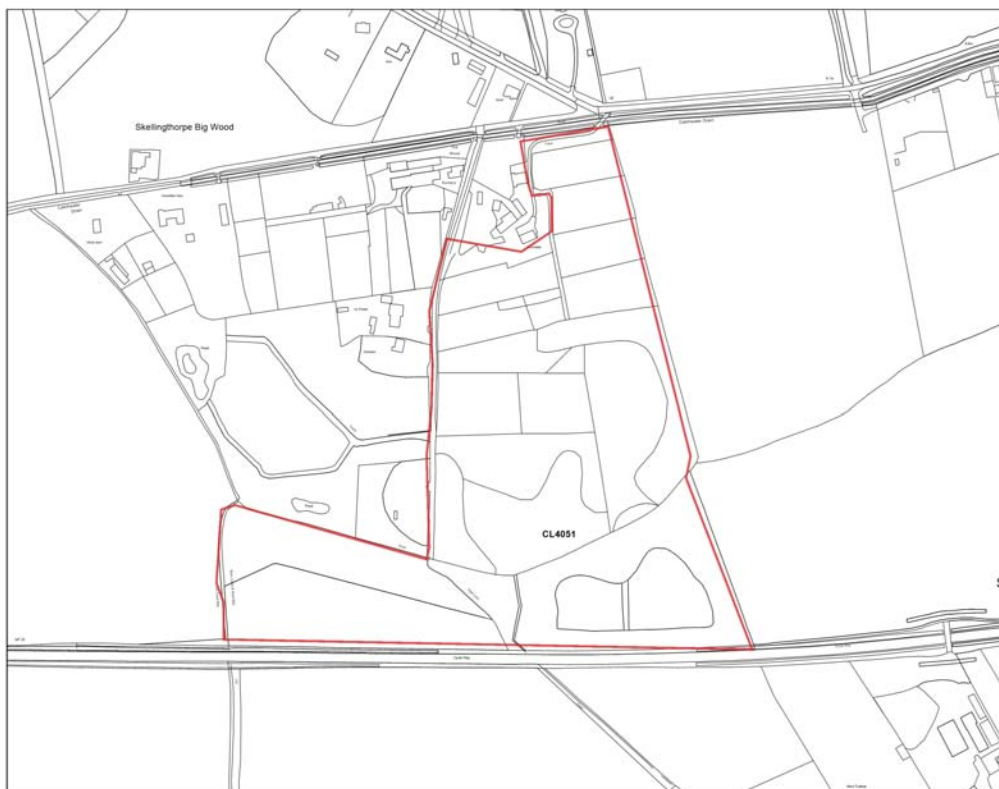
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW

Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.



Site Information

This site is fairly flat and is made up of a number of fields for pasture and some wooded area. It is currently accessed over a narrow bridge at the northern end. There are trees along site boundaries and within the site. There are arable fields to the south and east, woodland to the west and some agricultural buildings to the north.

Indicative capacity	207	Current use	Agricultural
Site size (hectares)	11.5	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is poorly located for access to the village and is separated from the village by fields that are also being promoted for development. It is unclear whether a suitable direct access can be achieved to the site. The site is a Site of Nature Conservation Importance and it is near to an area of ancient woodland. It is within an area categorised as grade 3 agricultural land and it is mainly undeveloped. It is adjacent to an area where historic uses mean there is potential for land contamination and may require remediation subject to further investigation. There are many better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	A
Surface water flood risk	A	TPO	R
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	R	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity and ability to grow in primary schools for some development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Private ownership at road frontage and single track at woodbank. Little scope to achieve acceptable access.

Other Infrastructure Considerations

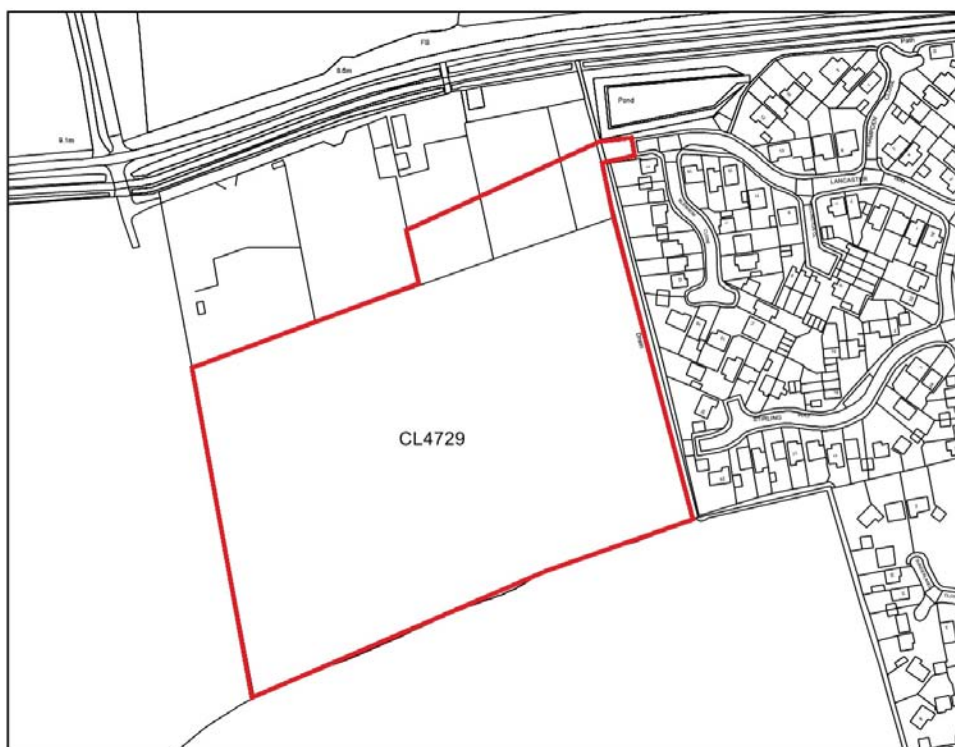
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site is an arable field and part of some paddocks with hedges and hedgerow trees at the west, south and east boundaries. There are arable fields to the south and west, the remainder of the paddocks to the north and a housing estate to the east. The site includes an access to Lancaster Way to the east.

Indicative capacity	76	Current use	Agricultural
Site size (hectares)	3.38	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities and is quite well connected to the village. Development here would extend beyond existing built extents in this part of the village. It is near to a Site of Nature Conservation Importance, but it is not expected that its presence would preclude development here. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some small areas at medium and high risk of surface water flooding on the site, but these could be dealt with through design and layout. There are no major constraints on the site. There are some better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity and ability to grow in primary schools for some development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	o commer

Comments from Highways Authority

Access via Stirling Way acceptable in principle.

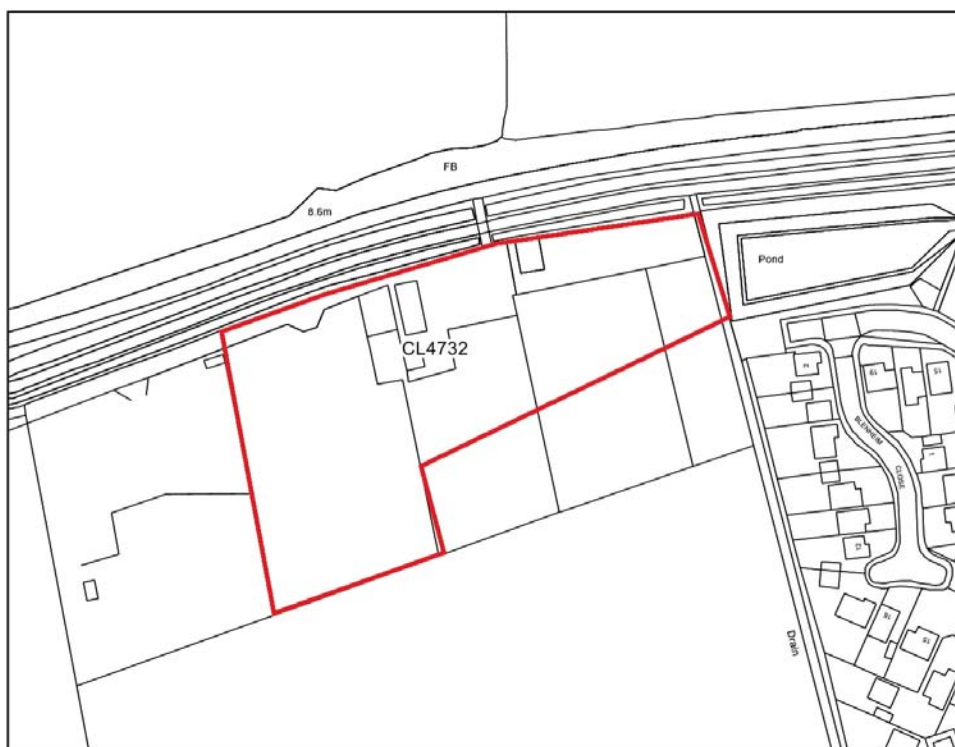
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.



Site Information

This site is made up of a number of paddocks and some stables. There is a band of trees and a ditch along the northern boundary. There are some mature trees along the eastern boundary. There are arable fields to the south, west and north, and a housing estate lies to the east.

Indicative capacity	21	Current use	Agricultural
Site size (hectares)	0.822	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities and is quite well connected to the village. Development here would extend beyond existing built extents in this part of the village. It is near to a Site of Nature Conservation Importance, but it is not expected that its presence would preclude development here. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a large area at medium and high risk of surface water flooding on the site. There are better sites available in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity and ability to grow in primary schools for some development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

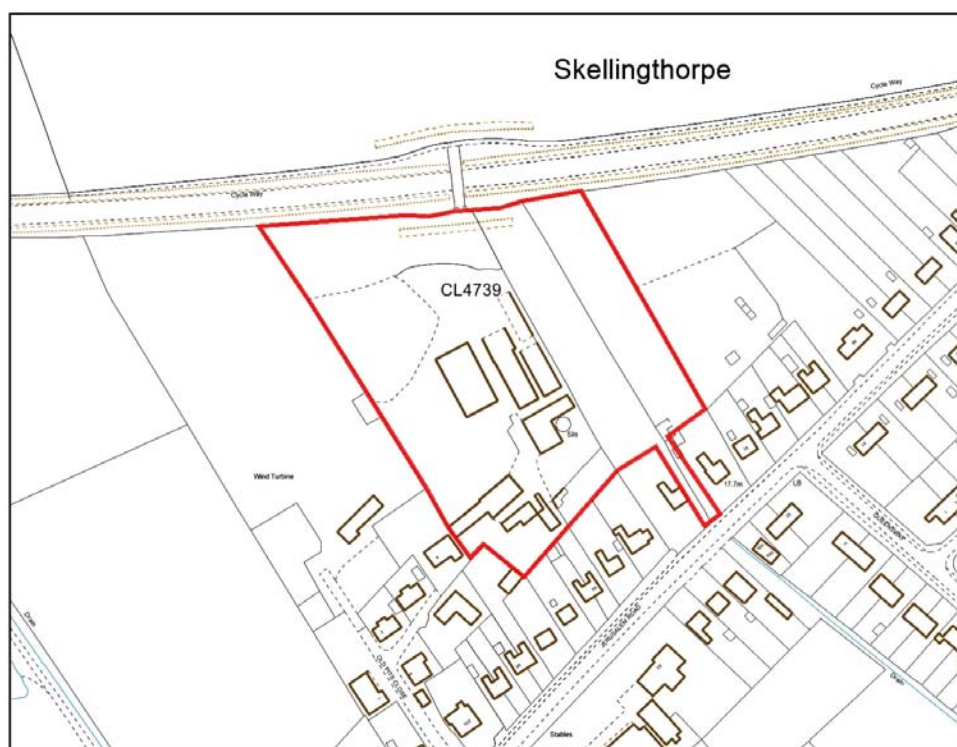
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13



Site Information

This site is a fairly flat area which is a mixture of grassed areas, hardstanding, agricultural buildings and large bushes/trees. The northern boundary is marked by mature trees and hedgerow. There are houses and bungalows to the south, a new small housing estate to the south west, fields to the west and north, and some undeveloped areas to the east.

Indicative capacity	51	Current use	Garden and agricultural
Site size (hectares)	2.02	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - permission granted for first phase with suitable access to site, site has not been assessed to date, site is sustainable, it is free from constraints, and should be considered alongside neighbouring site.

Conclusion

This part greenfield, part brownfield site is well located for access to the village centre and its facilities and services. It is well enclosed by development and the former railway track and development here would not extend beyond existing built extents of the village. It is near to a Site of Nature Conservation Importance, but it is not considered that development here would impact on this. Historic uses on part of the site and land adjacent to the site mean there is potential for land contamination that may require remediation subject to further investigation. There are some area at medium and high risk of surface water flooding across the site. There are some better sites in Skellingthorpe.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	G
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

No comments received

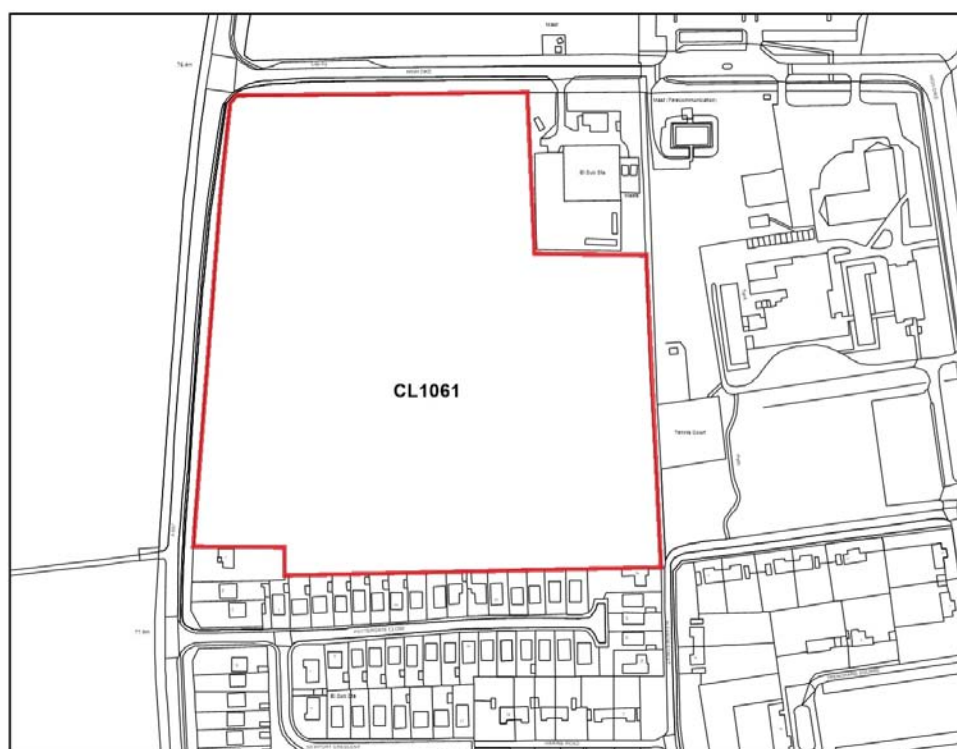
Other Infrastructure Considerations

Water and waste water provider rating	N/A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. No significant negative effects.



Site Information

This site is a flat arable field with small fences and hedges at the boundaries and a line of trees at the northern boundary. There are arable fields to the west and north, a housing estate to the south, MOD buildings and grounds to the east and a substation and telecommunication masts to the north east.

<u>Indicative capacity</u>	187	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	6.22	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Within statutory safeguarding zone for RAF bases which will limit building heights - but no objections to standard 2 storey dwellings.

Conclusion

This greenfield site relates well to the village as it is within existing built extents and is well contained by roads. It is fairly well positioned for access to the village centre and its services and facilities. It is fairly near to a Local Wildlife Site, but it is not expected that development here would impact on this. It is adjacent to an area of great landscape value and green wedge, but the site is separated from these by the main road. Part of the site is within an area categorised as grade 3 agricultural land and the site is in agricultural use. There are no major constraints on the site. One of the better sites in Waddington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	A
Listed Building Grade 2	G	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Nearest primary school full and on constrained site, secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	o commer

Comments from Highways Authority

Mitigation works / contributions likely needed for widening of existing footway and reduction of speed on Grantham Road.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW.

Integrated Impact Assessment Score

Significant positive effects: 1. No significant negative effects.



Site Information

This site is made up of part of two gently undulating arable fields. There are hedgerows at the west, south and north boundaries and running through the site, and the eastern boundary runs through the middle of a field. To the south and east are arable fields, school playing fields to the north and houses to the west.

Indicative capacity	142	Current use	Agricultural
Site size (hectares)	9.39	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Within statutory safeguarding zone for RAF bases which will limit building heights - but no objections to standard 2 storey dwellings.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. It relates well to the built area of the village and it does not extend beyond the existing built extents of the village. It is adjacent to an area of landscape value and it is near to a conservation area and grade II listed building, but it is not expected that development here would impact on these. Most of the site is within an area categorised as grade 2 agricultural land and it is in agricultural use. One of the better sites in Waddington. This site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	A
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school with very limited potential to expand. Secondary schools full with limited scope to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

S106 reqd to fund Bar Lane/Grantham Rd junction improvement. Ghost island right turn lane reqd. 2m frontage footway required.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4. Significant negative effects: 9



Site Information

This site is a flat arable field with hedgerows at its boundaries and a windmill in the south-west corner. There are telegraph poles and pylons on the eastern edge of site. There are arable fields to the south, west and east, a shed and some open storage to the south east and a housing estate to the north.

Indicative capacity	88	Current use	Agricultural
Site size (hectares)	3.93	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection as site within area of great landscape value and will impact Viking Way. Within statutory safeguarding zone for RAF bases which will limit building heights - but no objections to standard 2 storey dwellings.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It relates quite well to the village although it does extend slightly beyond the existing built extent. It is within an area of great landscape value and adjacent to a green wedge. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints on the site. One of the better sites available in Waddington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	G	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Nearest primary school full and on constrained site, secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Mitigation works / contributions likely needed for widening of existing footway and reduction of speed on Grantham Road.

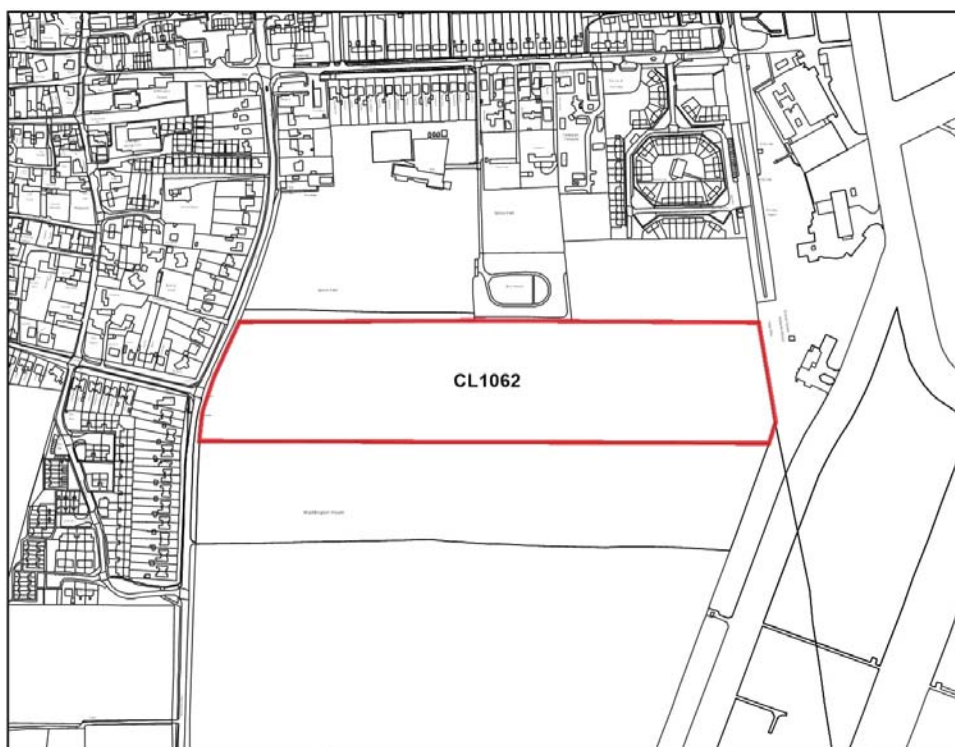
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 5, 9, 13



Site Information

This arable field gently undulates. There are hedgerows at the boundaries of the site. There are arable fields to the south and north east, a MOD runway to the east, a school playing field to the north and houses to the west.

Indicative capacity	196	Current use	Agricultural
Site size (hectares)	8.73	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site relates well to the village and is well located for access to the village centre and its services and facilities. It is adjacent to an area of great landscape value but it is separated by the main road and this part of the protected area is developed. It is near to a conservation area and a grade II listed building, but it is not expected that development here would impact on these. There is a small area at medium risk of surface water flooding at the eastern end of the site. The Ministry of Defence raised concerns about the proximity of the eastern parts of the site to the neighbouring runway during a planning application on the site. As such the western part of the site is within a proposed allocation, but the eastern parts of the site are less suitable for residential development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	A
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Nearest primary school full and on constrained site, secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	o commer

Comments from Highways Authority

Frontage footway needed. Ghost island right turn lane needed. Contribution towards Bar Lane/A607 junction improvement.

Other Infrastructure Considerations

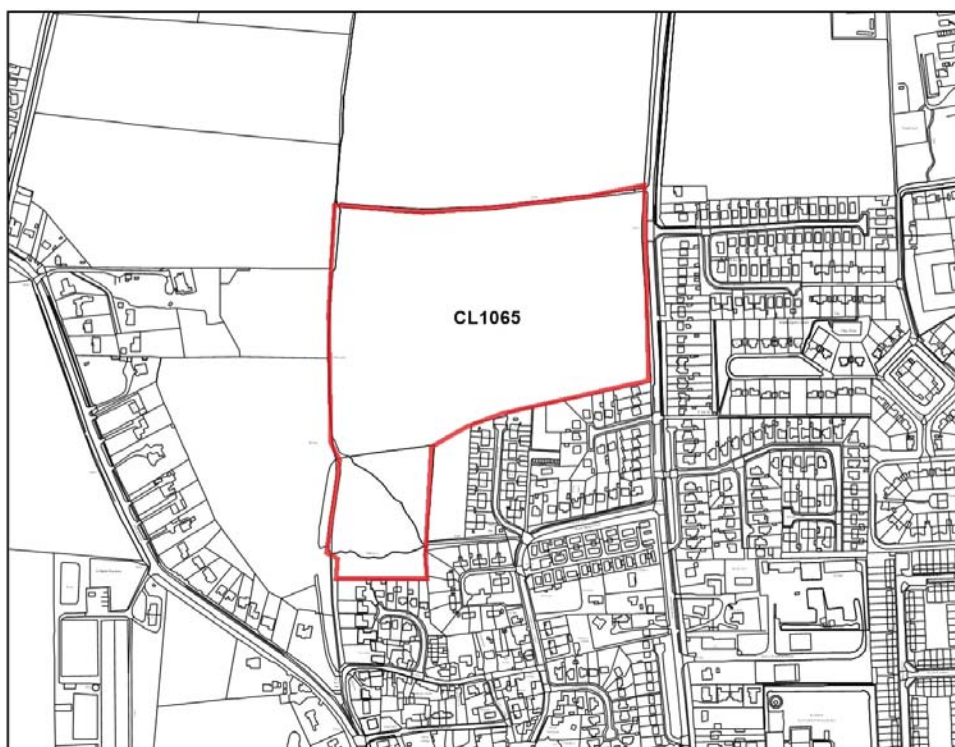
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Water Main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4. No significant negative effects.



Site Information

This site is made up of an arable field in the north and an area of scrub land in the south. It is fairly flat, but slopes steeply at the western edge. There are hedgerows and some trees at the boundaries and separating the different parts of the site. There are arable fields to the north, pasture land and scrub land to the west, and housing to the east and south.

<u>Indicative capacity</u>	191	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	10.6	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site relates well to the village and is within existing built extents. It is well located for access to the village centre and its services and facilities. It is adjacent to a Local Wildlife Site and it is within a highly visible location within a green wedge and an area of great landscape value. It is near to a conservation area, but its presence would not be considered to preclude development on this site. Part of the site is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are some small areas at medium risk of surface water flooding at the southern end of the site. There are better sites available in Waddington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	G	Green Wedge or Settlement Break	R
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Nearest primary school full and on constrained site, secondary schools full with limited potential to expand. This development is 1/3 of a form entry.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	o commer

Comments from Highways Authority

Frontage footway needed to link to existing footway and contributions to reduce speed on Grantham Road.

Other Infrastructure Considerations

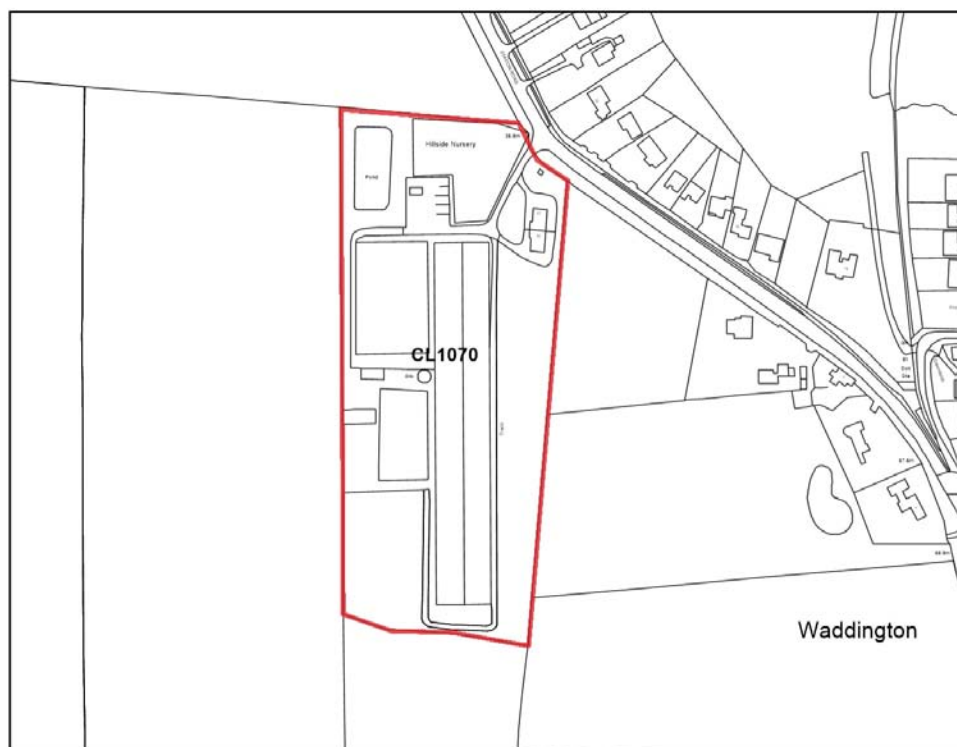
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Water Main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 5, 13



Site Information

This site slopes down from east to west and is made up of some paddocks and stables in the northern part and nursery buildings in the southern part. There are trees and hedges around the site and across it. There are arable fields to the north, west and south and pasture land to the east.

Indicative capacity	78	Current use	Nursery
Site size (hectares)	3.47	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This brownfield site is located in the gap between Waddington village and Waddington Low Fields. It is reasonably well located for access to services and facilities, although is a little isolated along a ribbon of development. It is near to a Local Wildlife Site. The site is in an area of great landscape value and a green wedge. It is near to a conservation area, but it is not expected that development here would impact on this. There are some small areas at risk of surface water flooding. There are better sites in Waddington for development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	G
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	G	Green Wedge or Settlement Break	R
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Nearest primary school full and on constrained site, secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Single access point onto Station Rd would not be acceptable to serve 570 dwellings. Improvements to whole length of Somerton Gate Lane needed. Additional works likely.

Other Infrastructure Considerations

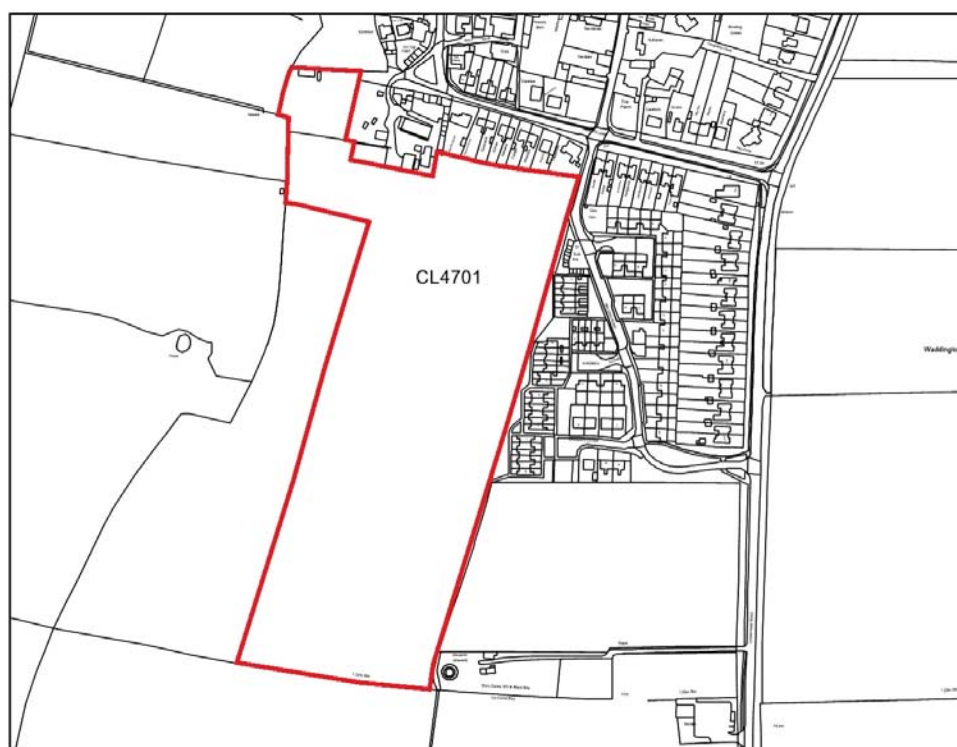
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer Pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 9. Significant negative effects: 5



Site Information

This site is a fairly flat field with hedgerows at some of its borders. There are farm buildings and housing to the north, a housing estate to the east and farm land to the south, east and west.

Indicative capacity	161	Current use	Agricultural
Site size (hectares)	7.162	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - natural extension to village, would provide additional access to proposed allocation, relates well to village, services available, well screened, and no major constraints.

Conclusion

This greenfield site is well located for access to the village centre and its services and its services and facilities. It relates well to the village with development on two sides and not extending beyond built extents of the village when considering the neighbouring proposed allocation. It is within a green wedge and an area of great landscape value. It is adjacent to a conservation area and near to some grade II listed buildings, but it is not expected that their presence would preclude development across the whole site. Parts of the site are within an area categorised as grade 2 and 3 agricultural land and it is in agricultural use. There are better sites available in Waddington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	R
Listed Building Grade 2	A	Green Wedge or Settlement Break	R
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Nearest primary school full and on constrained site, secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 5, 13



Site Information

This site slopes up from west to east and is used for paddocks. There are hedgerows and hedgerow trees at the boundaries of the site and separating fields within the site. There are arable fields to the south and east, pasture land to the north and a housing estate to the west.

<u>Indicative capacity</u>	185	<u>Current use</u>	Agricultural / paddocks
<u>Site size (hectares)</u>	8.3	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Object - sustainability and flood risk.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It relates fairly well to the urban area, but it does extend beyond the existing built extent of the village. It is adjacent to a green wedge and is very near to a scheduled ancient monument. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a small area of the site in flood zone 2. The site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	A	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some capacity to expand at primary level, secondary schools full but some potential for limited expansion.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Site appears to be landlocked with no obvious access points.

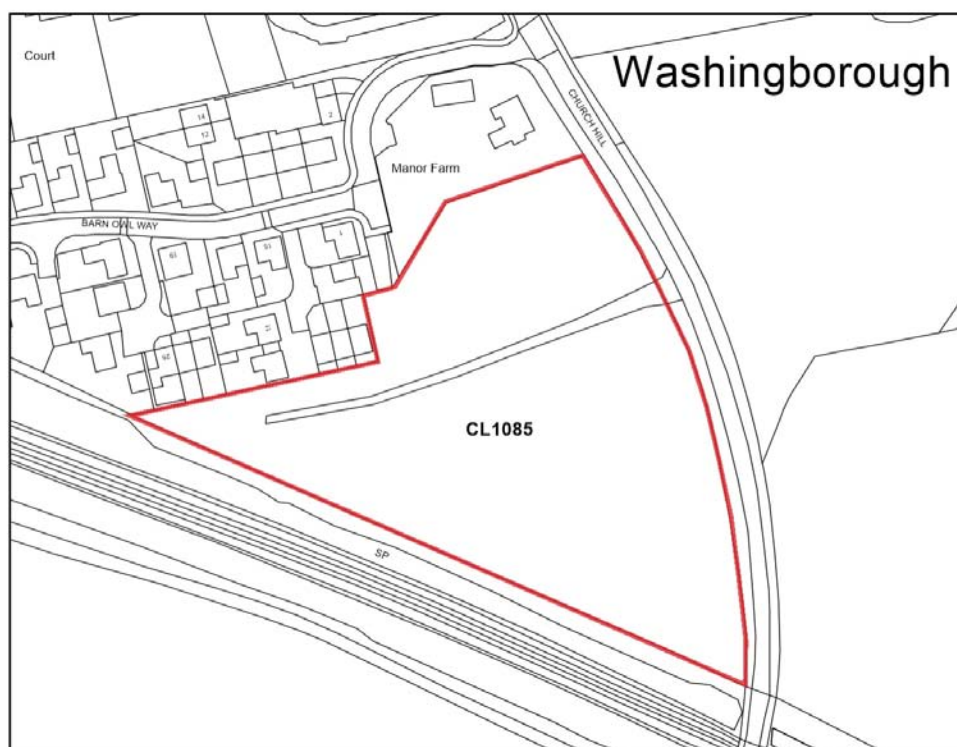
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13, 15



Site Information

This site is fairly flat and is laid to grass, possibly for pasture or paddocks. There are hedgerows at the east and south-west boundaries. To the south and west is the railway line and beyond is arable fields. To the east is an arable field with permission for housing. To the north is a housing estate.

Indicative capacity	30	Current use	Unknown
Site size (hectares)	1.22	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite well located for access to the village centre and its services and facilities. It is well enclosed by houses, roads and the railway line. It is fairly near to a Site of Nature Conservation Importance, but it is not expected that development here would impact on this. It is adjacent to a conservation area and a grade II listed building and development here would affect its setting. It is within an area categorised as grade 2 and 3 agricultural land and the site is undeveloped, however it is quite separated from wider farmland by the railway line and the site is better related to the built area. There is a small area at medium risk of surface water flooding on the site. There is a better sites available in Washingborough.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full but some possibility to expand. Secondary schools full but some scope to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle. Frontage footway to be provided with pedestrian crossover points to the existing footway on the opposite side of Church Hill.

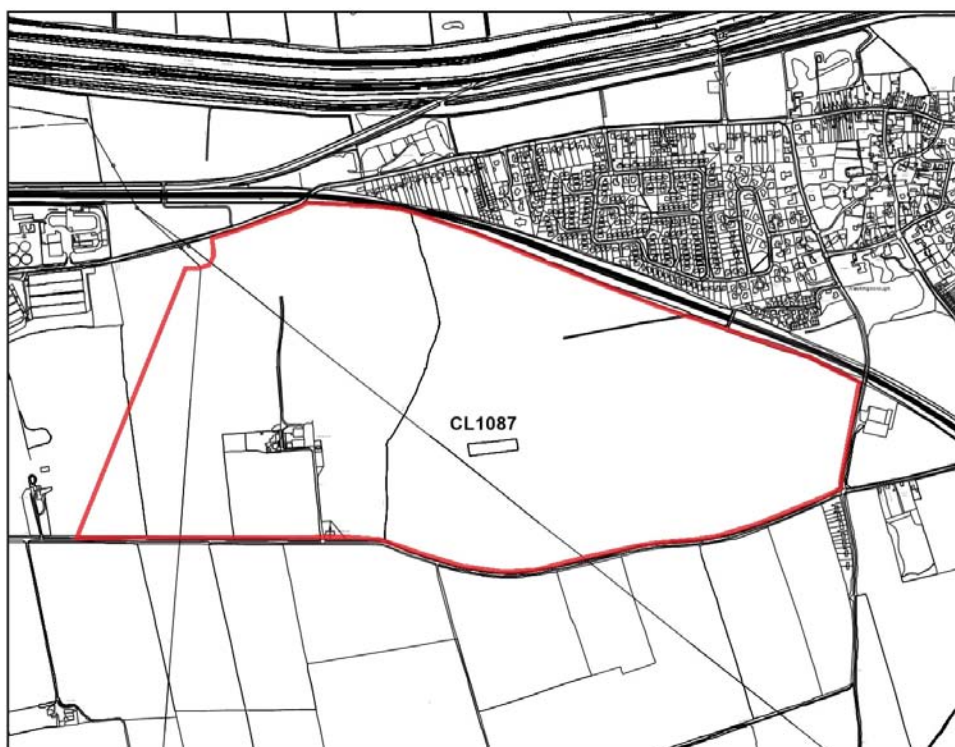
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 13



Site Information

This large site is undulating arable fields and includes some farm buildings and some small areas of trees. There are hedgerows and some trees at some boundaries. To the south are arable fields, to the west are arable fields and a sewage treatment works, to the east is an industrial building and undeveloped land, and to the north is the railway line and beyond housing.

Indicative capacity	1851	Current use	Agricultural
Site size (hectares)	102.83	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This large greenfield site is poorly connected to the village as it is separated by the railway line. Eastern parts of the site are fairly well located for access to the village centre and amenities, but the site is linear and western parts would be a significant distance. It is near to a Local Wildlife Site and a Site of Nature Conservation Importance, but it is not expected that their presence would preclude development on the site. It is within a green wedge. It is near to a conservation area and contains a grade II listed building. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are better sites available in Washingborough and elsewhere in the Lincoln area.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	R
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	R	Green Wedge or Settlement Break	R
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Scale of development would require a new 1.5FE primary on site, secondary school full with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Mitigation works and contributions likely.

Other Infrastructure Considerations

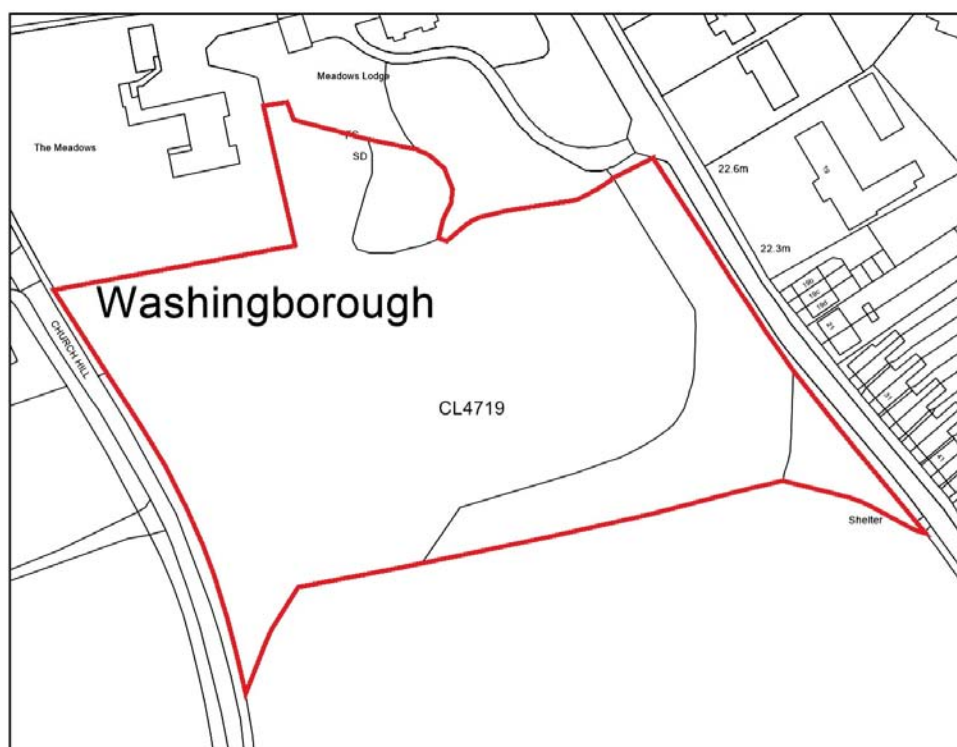
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Will require enhancement to network capacity to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 5, 6, 9



Site Information

This site is a fairly flat park land associated with neighbouring houses. There is a large amount of mature trees across the site and at its boundaries. The site is well screened by mature boundaries and tall boundary walls. There are houses to the west, north and east, and a field with planning permission for residential development lies to the south.

Indicative capacity	48	Current use	Park land
Site size (hectares)	1.88	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - centrally located, adjacent to proposed allocation, and mature landscaping on site to allow development to integrate.

Conclusion

This mainly greenfield site is well located for access to the village centre and its services and facilities. It is fairly near to a Site of Nature Conservation Importance, but it is not expected that development here would impact on it. It is within a conservation area and is adjacent to a grade II listed building. It is near to a scheduled ancient monument, but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and is mainly undeveloped, however the site has a large number of protected trees on it and as such it would be unsuitable for farming. Development would be difficult to achieve satisfactorily on this site and there are better sites available in Washingborough.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	R
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	A	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	R		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some capacity to expand at primary level, secondary schools full but some potential for limited expansion.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

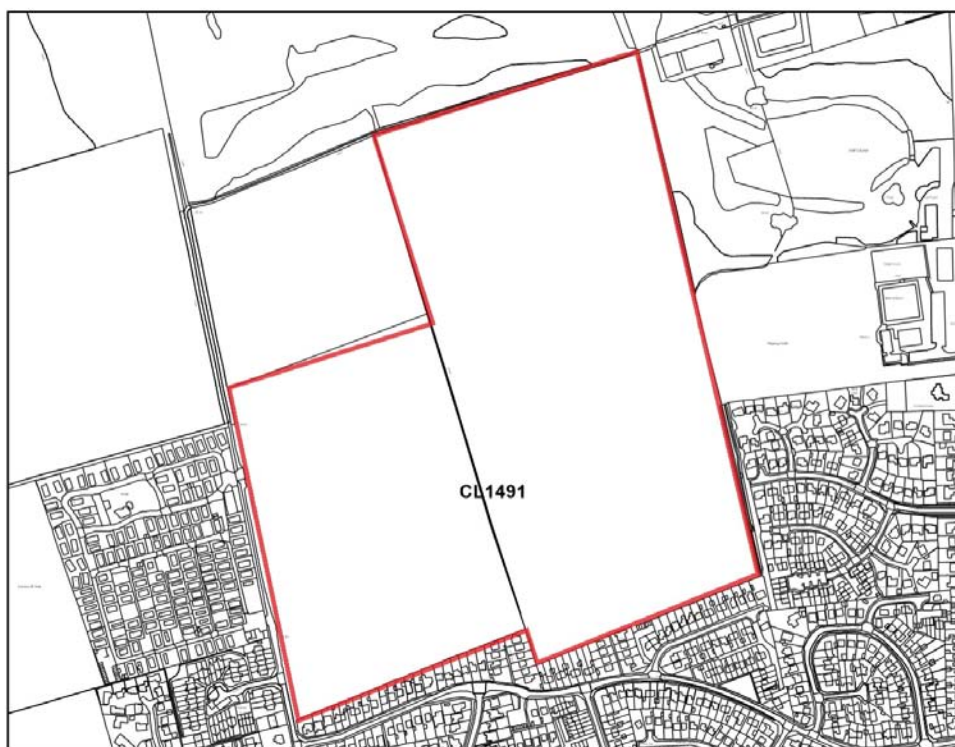
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 6



Site Information

This site is made up of two flat arable fields with hedgerows and some trees at most boundaries. There are park homes and arable fields to the west, a golf course to the north, housing to the south, and south-east and housing and sport facilities to the east.

Indicative capacity	350	Current use	Agricultural
Site size (hectares)	8.1	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Infrastructure should be delivered before developing this site.

Conclusion

This large greenfield site is well connected to the village and is enclosed by development on three sides, but the site does extend out beyond existing built extents of the village. It is quite well located for access to the village centre and its services and facilities. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some areas in the site at medium and high risk of surface water flooding but, given the size of the site, it is likely that the layout and design of the site could mitigate this. This site has been granted planning permission.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Several junctions require improvements to amenities in village. Frontage footway required, S106 contribution of £500k towards Lincoln Rd / A46 junction improvement.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4. Significant negative effects: 15



Site Information

This site includes a number of fields, part is used as paddocks and part appears to be pasture. There are hedgerows at most boundaries but an open fence at the western boundary. There is an arable field to the west, houses and fields to the north, a school and farm buildings to the east and pasture land to the south.

Indicative capacity	63	Current use	Agricultural and Paddocks
Site size (hectares)	3.08	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - close to amenities, sustainable location, and no objections received by District Council Planning Officers in recent application.

Conclusion

This site is fairly well located for access to the village centre and its services and facilities. It relates fairly well to the village with development on two sides of the site and only slightly extending out beyond the existing built extent. It is quite near to a conservation area and a scheduled ancient monument, but it is not considered that development here would be precluded by their presence. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There is a small area of the site at medium and high risk of surface water flooding. There are no major constraints on the site. This site has been granted planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	A	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

A 2m frontage footway to link to existing on Cliff Rd is required. Could require S106 contributions to improve jcnctns to village centre and pedestrian crossings. S106 needed to improve Lincoln Rd / A46 junction.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 15



Site Information

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.

Indicative capacity	50	Current use	Agricultural
Site size (hectares)	2.24	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well located for access to the village centre and its facilities. It is not very well connected to the village as there are fields on three sides and a sports ground on the fourth. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Historic uses on site mean there is potential for land contamination that may require remediation subject to further investigation. There are no major constraints on this site, but there is a substantial level of growth in Welton from sites with planning permission. There are better sites available.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Primary schools full and no scope to expand. Secondary schools full with possible options to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

2m frontage footway required to link to existing on Hackthorn Road. 2.4x120m visibility required and S106 contributions for speed limit reduction.

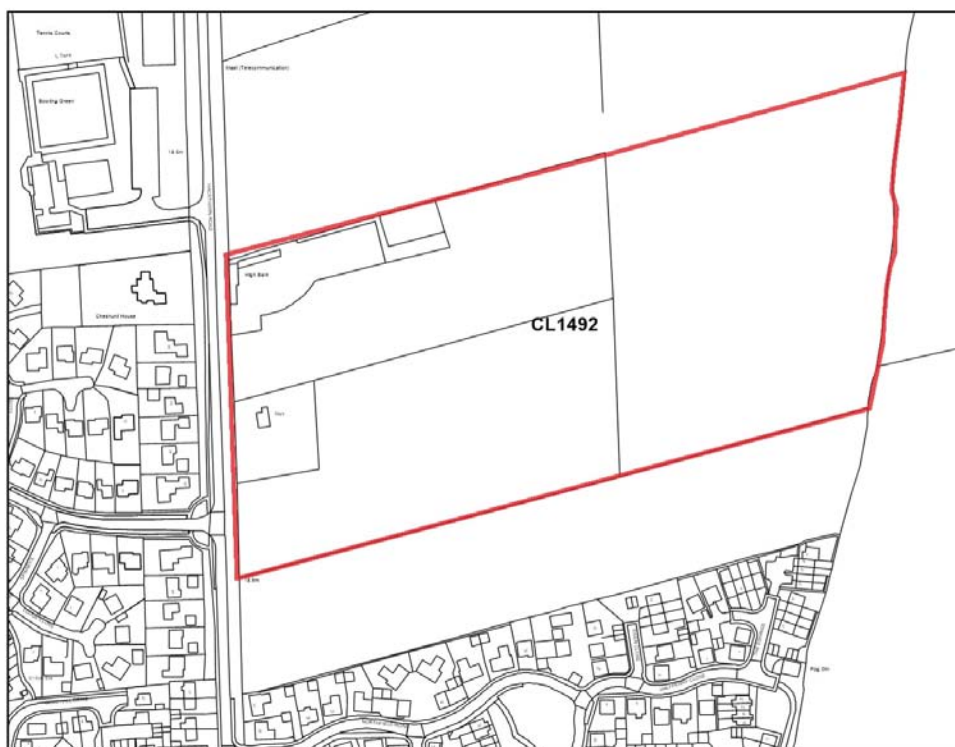
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 15



Site Information

This site is fairly flat and contains two fields with residential properties at the western end, and part of a large arable field. There are hedgerows and trees at the boundaries of the site and separating the individual fields. There are arable fields to the north and east, a field with planning permission for housing to the south and housing to the west.

Indicative capacity	158	Current use	Agricultural and Housing
Site size (hectares)	7.03	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It is quite well connected to the village as it does not extend beyond the existing built extents of the village and it is bound on one side by development and on a second side by a site with planning permission. It is within an area categorised as grade 3 agricultural land and is in agricultural use. A large part of the eastern half of the site is in flood zone 2 and there is a very small area at medium risk of surface water flooding. There are no major constraints on this site, but there is a substantial level of growth in Welton from sites with planning permission. There are better sites available.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

2m frontage footway to link to existing on Hackthorn Rd. A 2.4x120m visibility play required. S106 contribution of £100k required to Lincoln Rd / A46 junction and more.

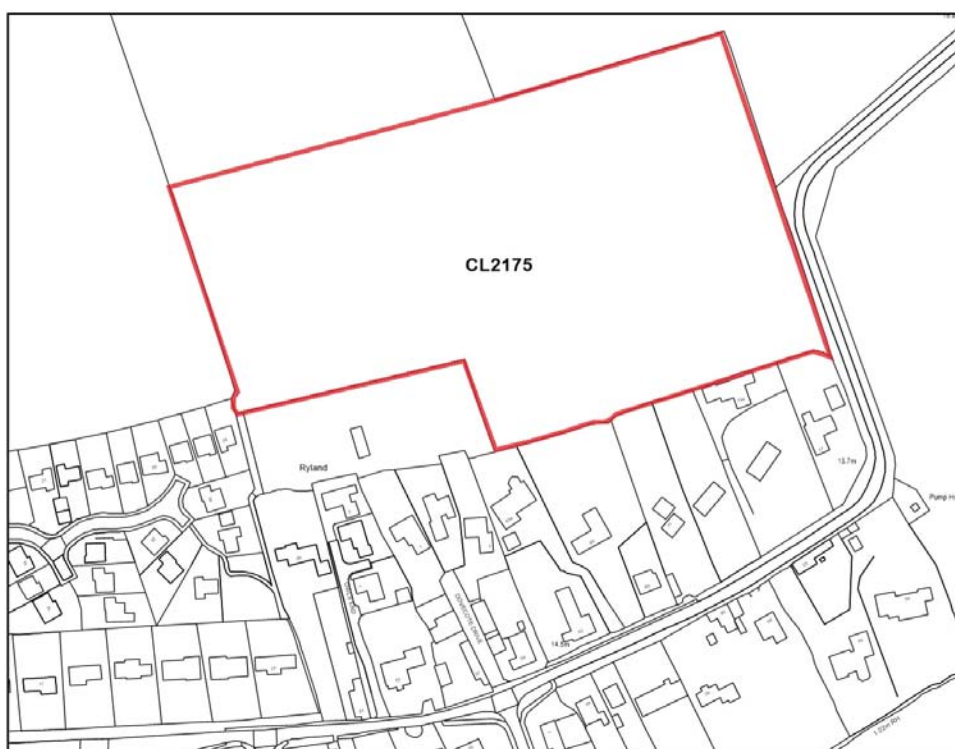
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 15



Site Information

This site is part of a flat arable field with hedgerows and some trees at most boundaries. There are arable fields surrounding the site apart from to the south where there are houses.

Indicative capacity	81	Current use	Agricultural
Site size (hectares)	3.59	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is reasonably well located for access to the village centre and its services and facilities. It is reasonably well connected to the village as development would not extend beyond existing built extents, but it is not a logical extension to the village. The likely access road would need significant works to achieve widths required to serve a development here. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is near to some grade 3 listed buildings, but it is not considered that development here would impact on their setting. There are no major constraints on this site, but there is a substantial level of growth in Welton from sites with planning permission. There are better sites available.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Access would need to be on a bend to enable 2.4x215m visibility splay for 60mph, Eastfield Lane would need widening to 5.5m with 2m footway to link to existing - made difficult by roadside ditch.

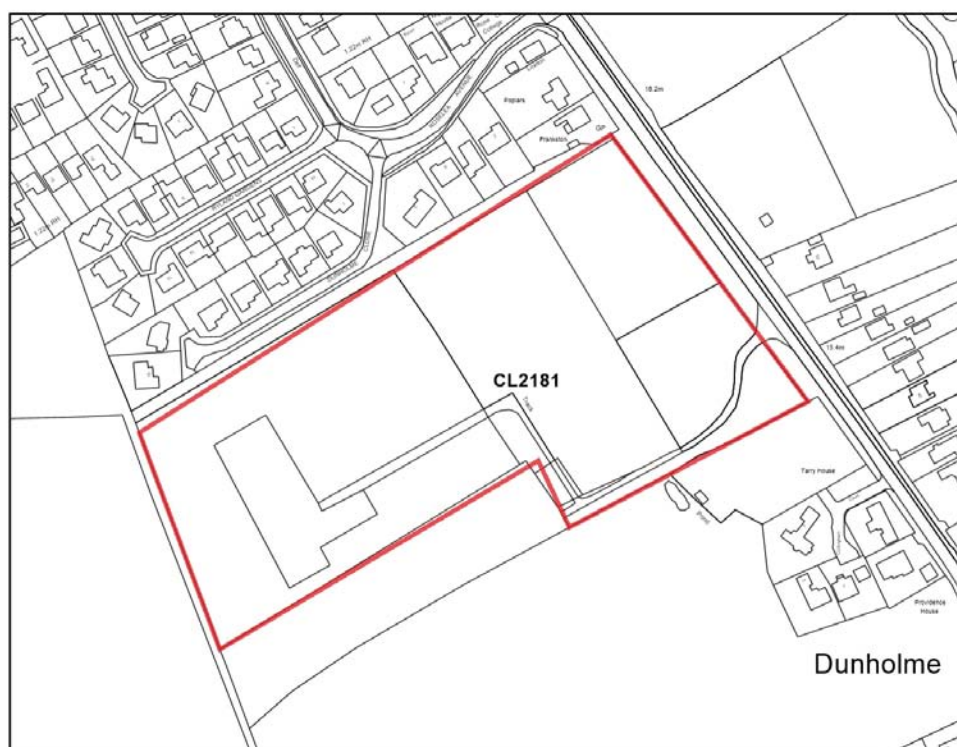
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 14, 15



Site Information

This site is a fairly flat unmaintained area of scrub. There are hedgerows and trees at the boundaries with metal fencing in some areas. There are arable fields to the west, houses to the north, a field and houses to the east and a school and playing fields to the south.

Indicative capacity	79	Current use	Unknown
Site size (hectares)	3.5	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This largely undeveloped site is fairly well located for access to the village centres and services and facilities of Dunholme and Welton. However, it is located in a key green wedge in between the two settlements and if developed the two villages would coalesce. It is near to a Site of Nature Conservation Importance, but it is not considered that development here would impact on this. It is within an area categorised as grade 3 agricultural land and the majority of the site is undeveloped. There are many better sites available in Welton and there is a substantial level of growth in Welton from sites with planning permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	R
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Frontage footway to be provided with crossover points to link to existing footway on opposite side of Ryland Rd. 2.4 x 43m visibility to be provided.

Other Infrastructure Considerations

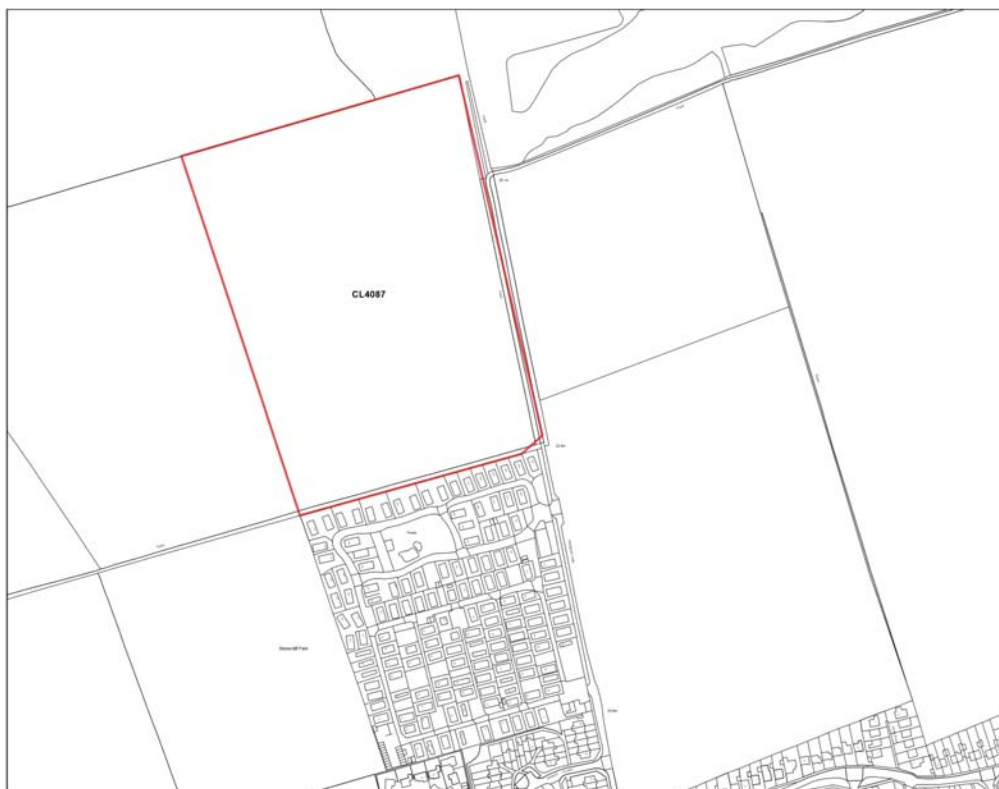
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer Pipe through

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

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.

Indicative capacity	187	Current use	Agricultural
Site size (hectares)	8.3	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is quite poorly located for access to the village centre and its services and facilities. It does not relate well to the village as it is surrounded on three sides by fields and would extend the village in a linear fashion. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There is a large area at high risk of surface water flooding. There are no other major constraints on this site, but there is a substantial level of growth in Welton from sites with planning permission. There are better sites available.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Section of Prebend Ln is a PROW with no vehicular access and cannot be used as an access point.

Other Infrastructure Considerations

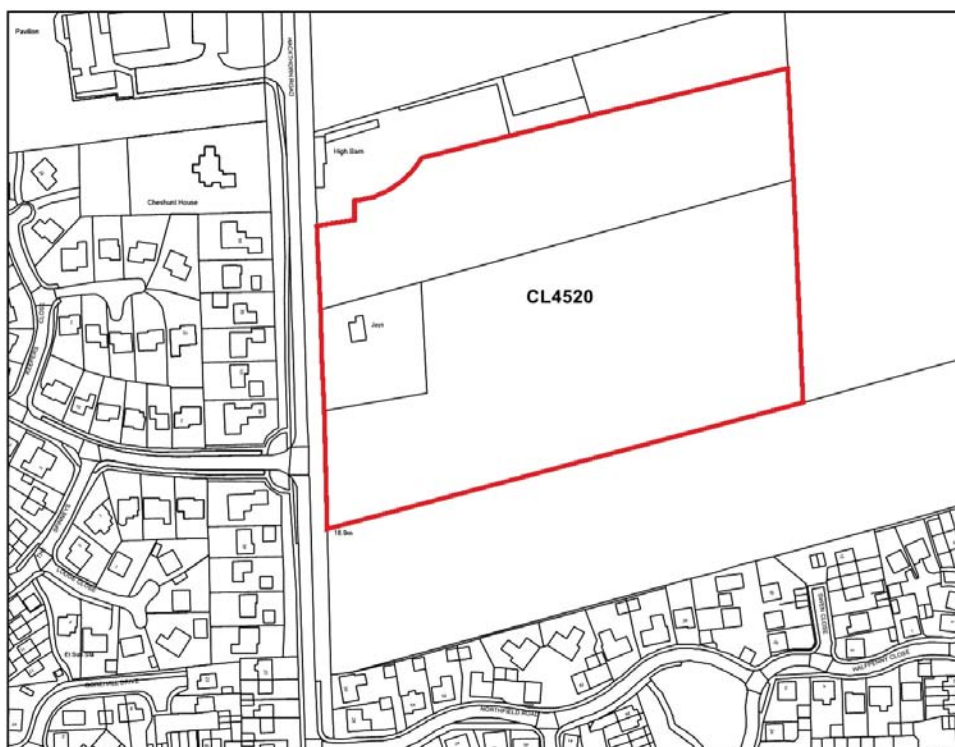
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Some enhancement to network capacity may be required. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 15



Site Information

This site includes a number of fields, some pasture and some arable, a house at the western edge, and it wraps around a house and its garden. There are hedgerows at the boundaries and some trees. There are arable fields to the east, houses and a sports facility to the west, a field with planning permission for houses to the south, and fields to the north.

Indicative capacity	75	Current use	Agricultural
Site size (hectares)	3.352	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - no major constraints, logical extension to village, sustainably located close to amenities, and available and deliverable.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It is quite well connected to the village as it does not extend beyond the existing built extent of the village and the site is bound by development on one side and a site with planning permission on another. There are very small areas of the site in flood zone 2 and at medium risk of surface water flooding. There are no major constraints on this site, but there is a substantial level of growth in Welton from sites with planning permission. There are better sites available.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary schools but levels of growth in village potentially removing any capacity. Secondary school in area full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

2m frontage footway to be provided to link to existing on Hackthorn Rd, 2.4x120m visibility splay needed. S106 needed to improve jctn with A46 / Lincoln Rd and speed limit and more.

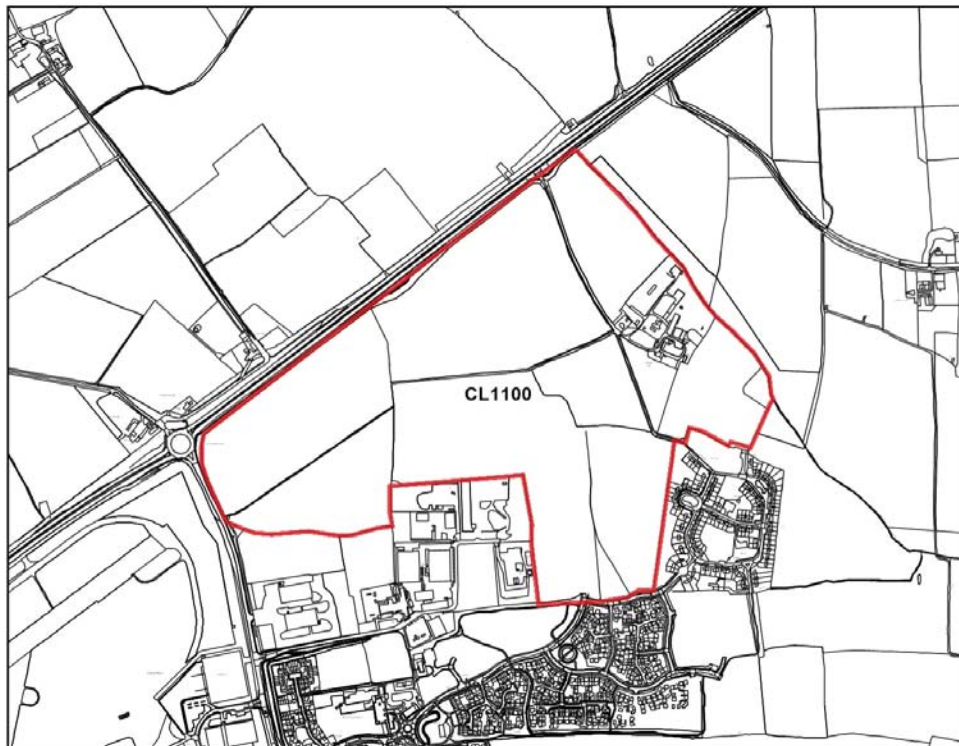
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 15



Site Information

This site is a number of large arable fields, which slopes up slightly to the north. There are some farm buildings in the eastern part of the site, hedgerows marking the boundaries of most fields, trees in some parts of the site and drainage ditches in some areas. The A46 forms the northern boundary and beyond is arable fields, there is a disused RAF base to the west, an industrial estate to the south and housing and fields to the east.

<u>Indicative capacity</u>	1250	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	69.11	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - application submitted, will deliver core local services, and site has strong local support.

Conclusion

This large greenfield site is fairly well located for access to the services and facilities in Witham St Hughs and is large enough to deliver additional facilities. It is well contained by the settlement and the A46. It is quite near to a grade II listed building, but whilst this site is quite visible from the listed building, it is separated from it by a roundabout and it is likely that any impact can be managed through design and layout. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some large areas at medium and high risk of surface water flooding, but given the site size these could be mitigated through design and layout. There are no major constraints on this site and this site provides an opportunity to focus growth in Witham St Hughs whilst delivering additional services and facilities sustainably.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full but potential to expand and secondary schools full but with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

Additional roundabout needed on Camp Road and other mitigation may be required.

Other Infrastructure Considerations

Water and waste water provider rating	R	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 4, 14. Significant negative effects: 7, 15



Site Information

This site is fairly flat and is undeveloped scrub land. There are some hedges and hedgerow trees at the site boundaries and separating the two fields in the site. To the west and south are new build housing estates, to the north is an older housing estate, and to the east are arable fields.

<u>Indicative capacity</u>	105	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	2.987	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well contained by two parts of a modern housing estate, and the site relates well to the village not extending beyond the existing built extents. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are some large areas at medium and high risk of surface water flooding. This is one of the better sites in Witham St Hughs.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full but potential to expand and secondary schools full but with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

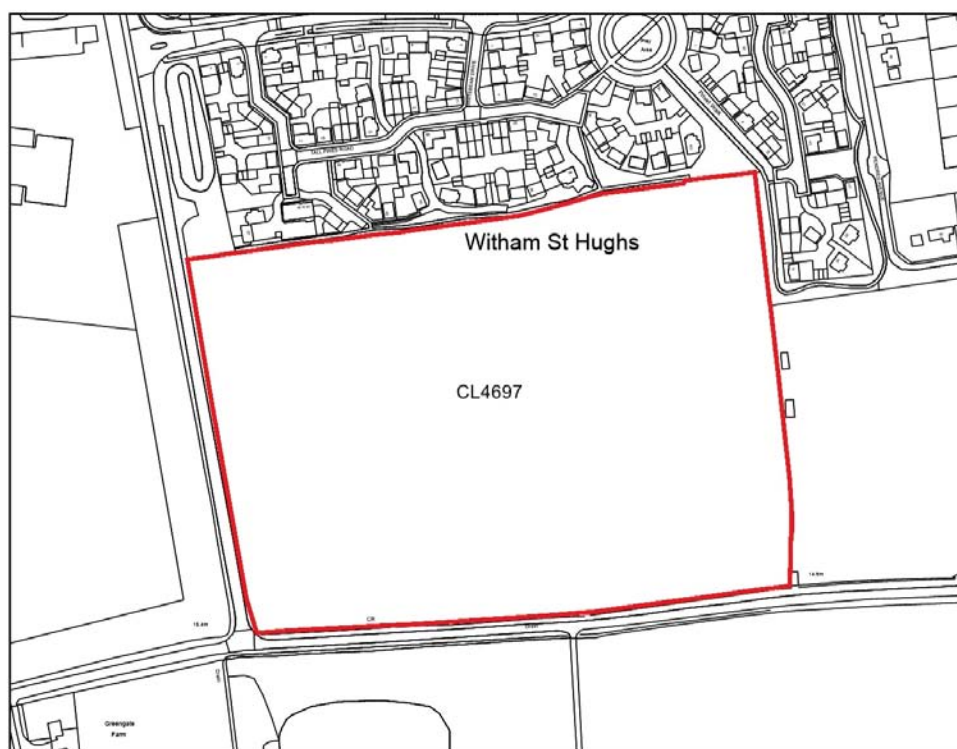
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer and water pipes crossing site and enhancement to sewage treatment capacity required

Integrated Impact Assessment Score

Significant positive effects: 1, 4, 14. Significant negative effects: 15



Site Information

This site is a flat field bordered by hedgerows and some mature trees. The site is bound by roads to the west and south. To the north of the site is a modern residential estate, to the west is the former RAF airfield, to the south is a lake and fields, and to the east are further fields and some houses.

Indicative capacity	165	Current use	Agricultural
Site size (hectares)	7.351	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well related to the built area of Witham St Hughs with development on one side and partially down another. However, this site does extend beyond the existing built extent of the village, but it is well contained by the surrounding roads. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are some areas at medium and high risk of surface water flooding on the site. There are no major constraints on the site, but there are better sites available in Witham St Hughs.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full but potential to expand and secondary schools full but with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

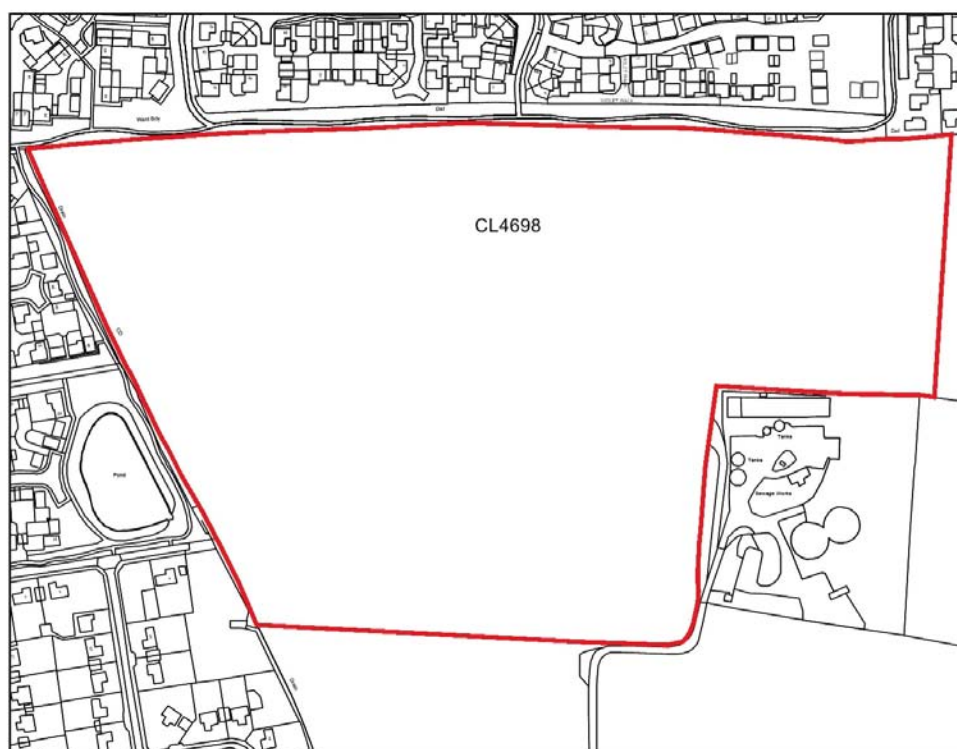
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Water pipe crossing site and enhancements to sewage treatment capacity needed

Integrated Impact Assessment Score

Significant positive effects: 1, 4, 14. Significant negative effects: 15



Site Information

This site is a flat arable field located to the west and south of Witham St Hughs. It is surrounded by modern housing estates to the north and west and there are arable fields to the south and east. There also appears to be a water treatment plant to the east.

Indicative capacity	204	Current use	Agricultural
Site size (hectares)	11.352	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is well related to the built area of Witham St Hughs with development on two sides of the site and it does not extend beyond the existing built extents of the village. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. It is not clear whether a satisfactory direct access could be achieved on the site. There are no major constraints on the site, but there are better sites available in Witham St Hughs.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full but potential to expand and secondary schools full but with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe crossing site and enhancements to sewage treatment capacity needed

Integrated Impact Assessment Score

Significant positive effects: 1, 4, 14. Significant negative effects: 15



Site Information

This site is a flat arable field which is located to the east of Witham St Hughs. It is currently accessed from a small track to Moor Lane to the south. It has arable fields to the north, east and south and a residential estate to the west.

Indicative capacity	55	Current use	Agricultural
Site size (hectares)	2.769	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well related to the built area of Witham St Hughs with development on one side, but whilst it does not extend beyond the existing built extent of the village it would protrude from this part of the built area. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. It is not clear if there would be a suitable direct access to this site. There are some small areas at medium risk of surface water flooding on the site. There are no major constraints on the site, but there are better sites available in Witham St Hughs.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full but potential to expand and secondary schools full but with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe crossing site and enhancements to sewage treatment capacity needed

Integrated Impact Assessment Score

Significant positive effects: 4, 14. Significant negative effects: 15



Site Information

This site is a flat field bordered by hedgerows on three sides and a ditch to the south. It is surrounded by arable fields on all sides but there is a housing estate meeting the site in its north west corner.

Indicative capacity	65	Current use	Agricultural
Site size (hectares)	2.9	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite poorly related to the built area of Witham St Hughs only connected to the village at one corner. It is reasonably well located for access to the village and its services and facilities, however, the likely access would be to the south, away from these and it is not clear of a more direct route could be delivered. This site extends beyond the existing built extent of the village, but it is fairly well contained by a track and a road. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There is a large area of the site at medium and high risk of surface water flooding. There are no other major constraints on the site, but there are better sites available in Witham St Hughs.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school full but potential to expand and secondary schools full but with some limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

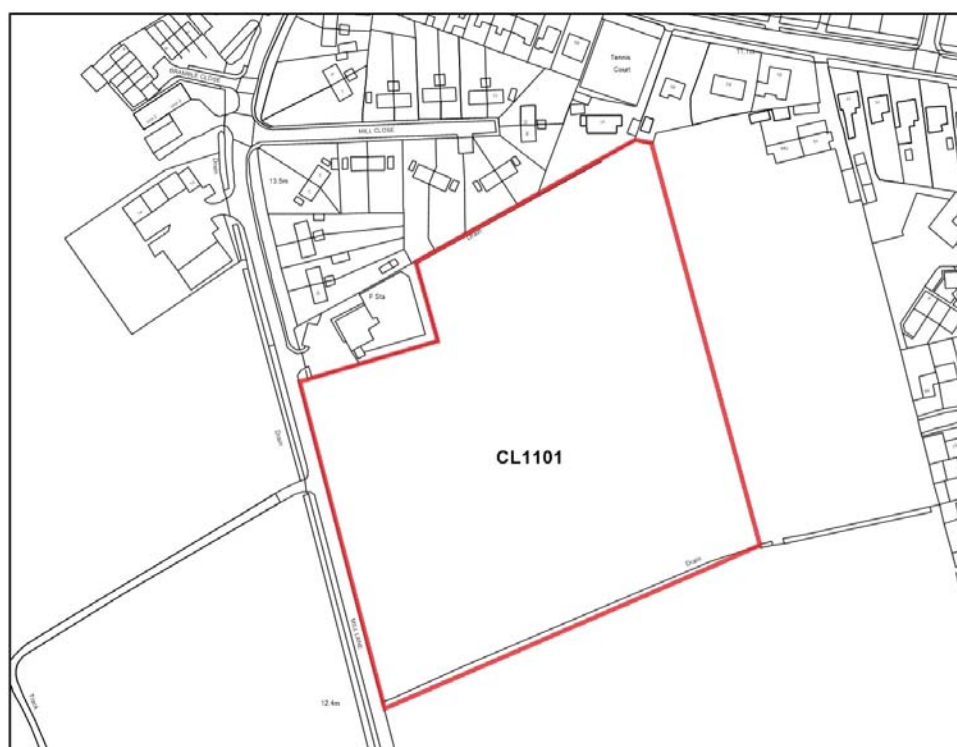
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Water pipe crossing site and enhancements to sewage treatment capacity needed

Integrated Impact Assessment Score

Significant positive effects: 4, 14. Significant negative effects: 15



Site Information

This site consists of flat arable land with the north-western part of the site currently being developed for affordable homes. The southern boundary is marked by a ditch. There is arable farm land to the south and west. There is scrubland to the east. To the north is a fire station and a residential estate.

<u>Indicative capacity</u>	65	<u>Current use</u>	Agricultural/Houses
<u>Site size (hectares)</u>	3.25	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Object - impact on neighbouring house, value and amenity value, impact on character and views, impact on amenities, and poor access to amenities

Conclusion

This site is fairly well connected to the village and is well contained by surrounding development and roads. There are some affordable homes being built on part of the site. The site is mainly greenfield, but there are no major constraints. The site is greenfield and is in an area categorised as grade 3 agricultural land. This site along with the sites to the south and east are one of the best locations to deliver growth in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Planning application receiving positive response from HA. Significant further development in Billingham will require the upgrade of A153 / High Street junction.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Localised network capacity enhancement may be required

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 14, 15



Site Information

The site is an area of fairly flat grassland with a tree line along the south and east boundary and a ditch along the west, south and east boundaries. The site has residential estates to the north and east and there is a park to the south east. To the south and west of the site there is arable farm land.

Indicative capacity	65	Current use	Grass land
Site size (hectares)	2.90	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is very well positioned in the village within a short walking distance of the village centre, however there could be issues with direct access to the site so would likely require through roads from neighbouring sites also proposed for allocation. The site is greenfield and is in an area categorised as grade 3 agricultural land. This site along with the sites to the west are one of the most suitable places to deliver growth in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Contribution to junction improvement needed, subject to CL3018 & CL3031 access from Mill Lane, 30mph extension and new footway needed. Significant development in Billingham will require upgrade of A153/High St junction.

Other Infrastructure Considerations

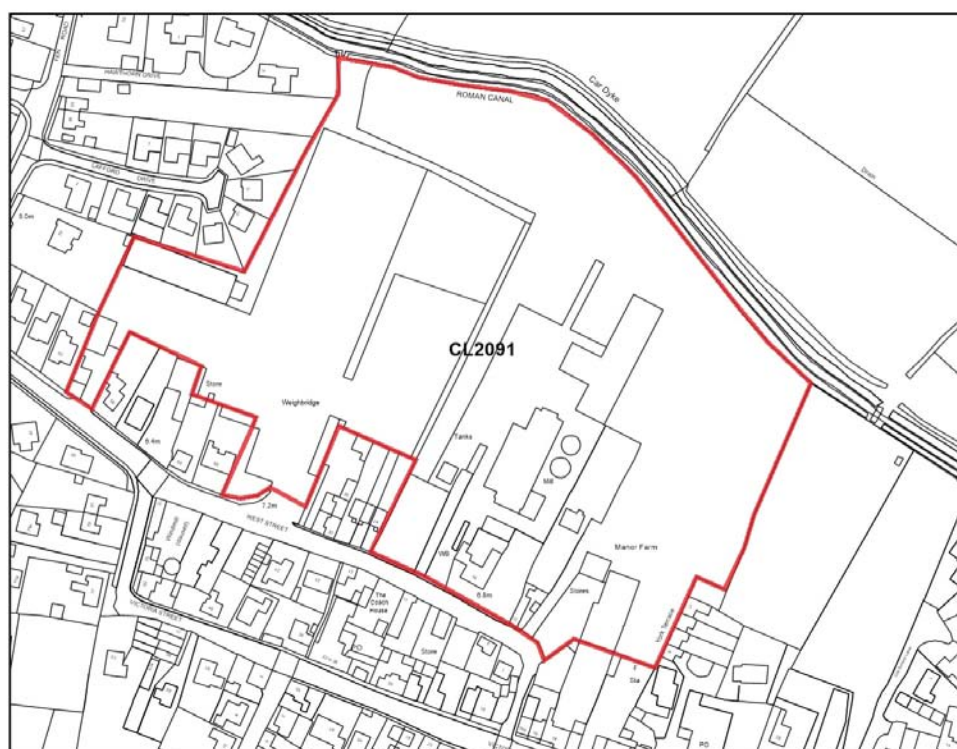
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Localised network capacity enhancement may be required

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 14, 15



Site Information

Site includes an old mill and other industrial buildings and areas of hardstanding. It also includes some undeveloped areas. A ditch and hedgerow run along the north boundary. To the south and west there are houses and some business properties, to the north is arable farm land, to the east is open space and houses.

Indicative capacity	132	Current use	Industrial
Site size (hectares)	5.1	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - applications on site supported by technical studies demonstrating the suitability of the site and the site is available.

Conclusion

Site is brownfield land and is well located for access to the village centre and it is advised that the employment uses do not need to be retained here. Residential uses would be more suited to the surrounding area with an opportunity to enhance the local character and appearance, including the setting of a number of heritage assets. One of the best sites in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	G
Locally Important wildlife site	A	Contaminated land	R

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

No major highways impacts.

Other Infrastructure Considerations

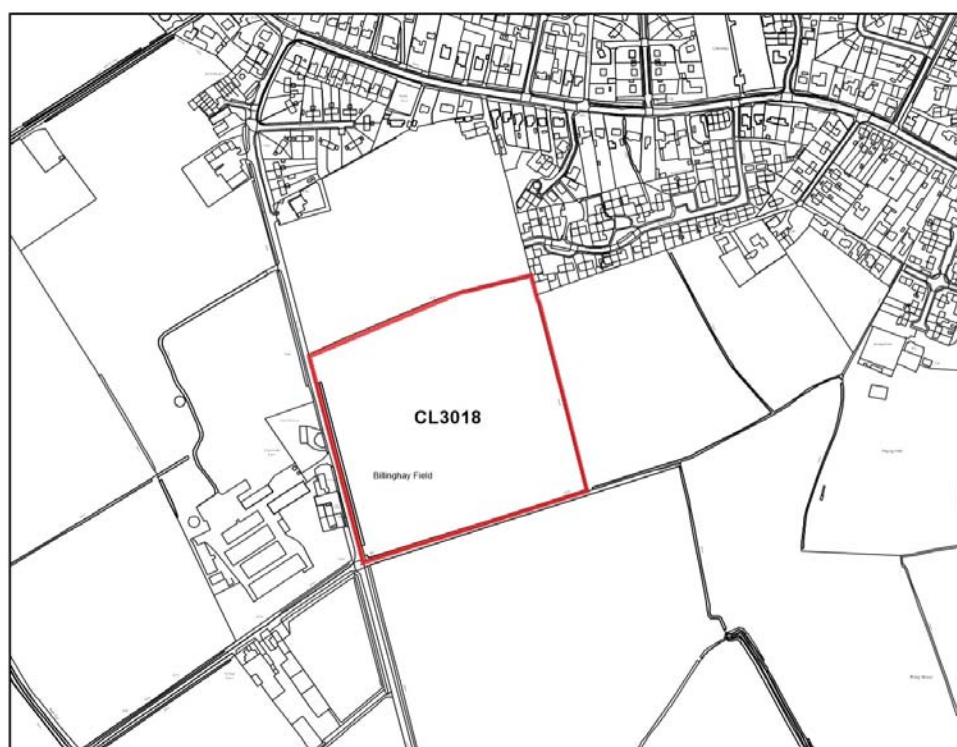
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 9. Significant negative effects: 14, 15



Site Information

This site slopes slightly down from the south west and is in arable farming use. Hedgerows are at the eastern and southern boundaries and ditches and rights of way at the north and south boundaries. Arable farm land surrounds the site apart from a residential estate to the north east. There are a few houses and some agricultural buildings to the west.

Indicative capacity	154	Current use	Agricultural
Site size (hectares)	6.86	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - logical extension to village, no major constraints, well connected to village amenities, and suitable access.

Conclusion

This site is fairly well connected to the village and is bordered by neighbouring sites proposed for allocation and the road. It is fairly well placed for access to the village centre by foot, through the neighbouring sites. It would provide access to neighbouring sites proposed for allocation. It is in an area categorised as grade 2 agricultural land and is in agricultural use. One of the best sites in Billinghay along with the neighbouring sites.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

S106 needed for improvements to Mill Lane and off site junction improvements. Significant further development in Billinghay will require upgrade to junction of A153/High Street through S106.

Other Infrastructure Considerations

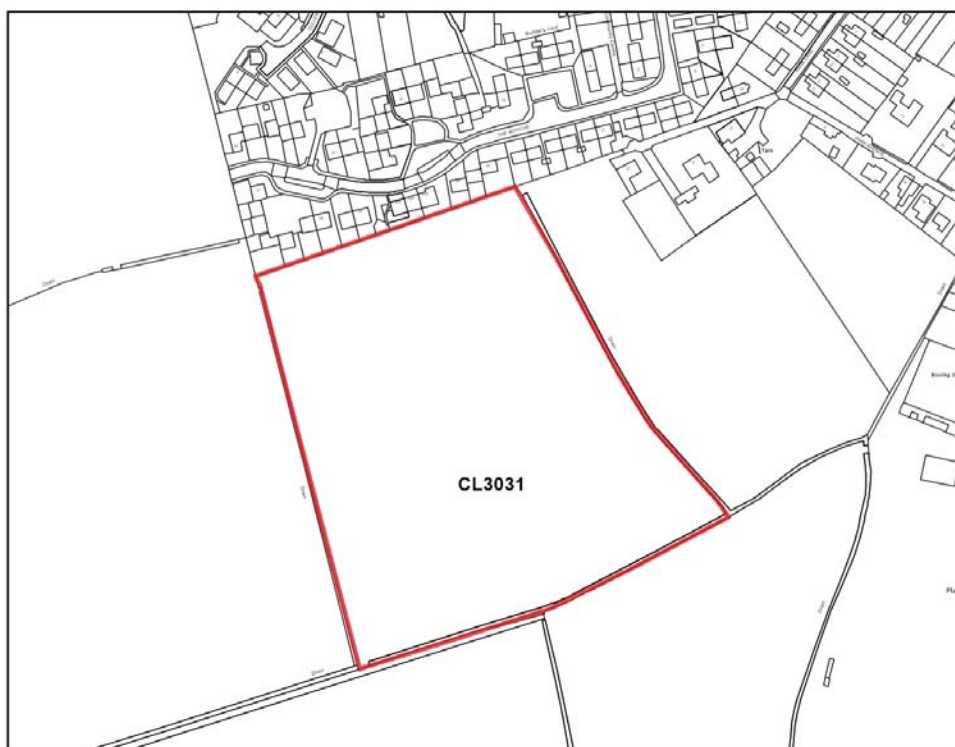
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to treatment and network capacity to receive FW. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 9, 13, 14, 15



Site Information

The site is in arable farming use and is fairly flat. Electricity pylons run across the site and ditches runs along the north, south and east boundaries and a hedgerow marks the south boundary. Rights of way run along the north and south boundaries. To the south and west is arable farm land, to the north is a residential estate, and to the east is a grassy area.

Indicative capacity	98	Current use	Agricultural
Site size (hectares)	4.36	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is fairly well connected to the village, within short walking distance of the centre. It would require access through a neighbouring site that is also proposed for allocation. It is well enclosed by neighbouring sites. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. One of the best sites in Billingham along with the sites on either side.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Access via Mill Ln & serve neighbouring sites. S106 for Mill Lane & off site junction improvements. Footway reqd to link to existing. Significant development in Billingham will require upgrade to junction of A153/High St through S106.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to treatment and network capacity to receive FW. Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 13, 14, 15



Site Information

This site is fairly flat and is made up of hard standing used for parking, a house fronting the high street and some undeveloped garden area. To the west is a garage and forecourt and housing, to the north is housing and a health centre, to the east is a stream and to the south is an arable field.

Indicative capacity	46	Current use	Open storage, parking and gardens
Site size (hectares)	2.052	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated.

Conclusion

This site is centrally located for the village centre and its services and facilities. It is adjacent to a grade II listed building and is near to the conservation area, but given its current use as lorry parking, development of the site could enhance their setting. One of the best sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	G
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

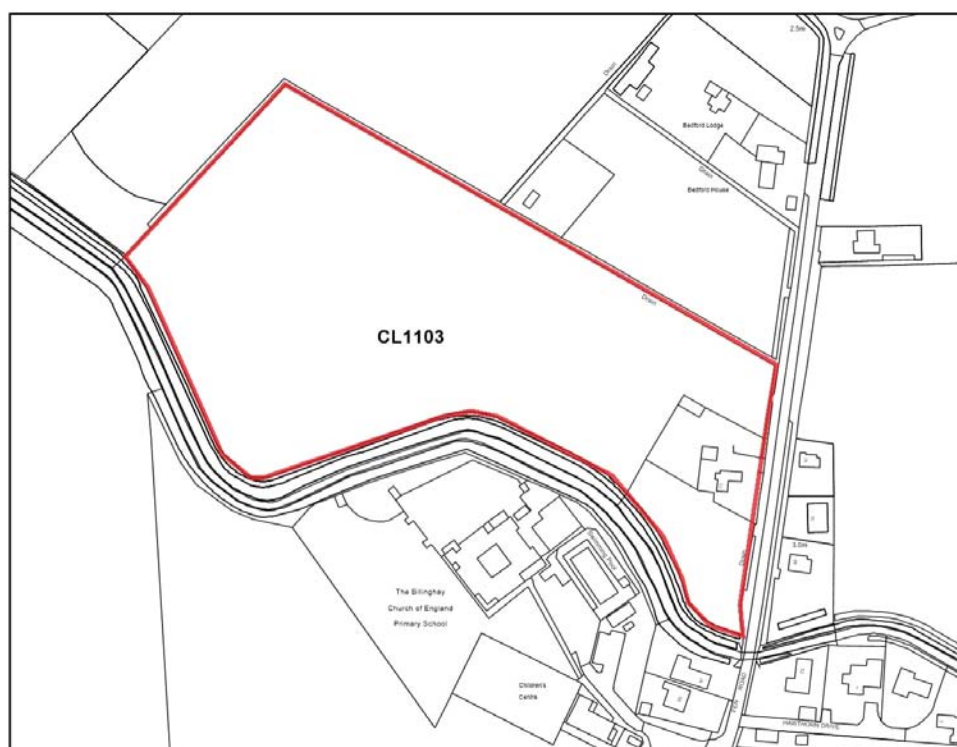
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Sewer pipe crossing site

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 13, 14, 15



Site Information

The site is fairly flat and is used as pasture land. There are electricity pylons and one large dwelling with associated outbuildings on the site. There are ditches along the north and south boundaries. To the north, west and east is mainly arable farm land, with some isolated dwellings, to the south are some houses and a primary school.

Indicative capacity	75	Current use	Agricultural
Site size (hectares)	3.34	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

Northern parts of this site are at risk from flooding and the access road to this site is likely to be too narrow to be suitable for a large development without widening. Although the site is fairly close to the village centre it would not be a natural or well-contained extension and it would extend beyond the existing built extent of the village. The site is undeveloped and is in an area categorised as grade 2 agricultural land. There are better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Fen Road would require upgrading and widening and footways installed. Significant further development in Billingham will require the upgrade of A153 / High Street junction.

Other Infrastructure Considerations

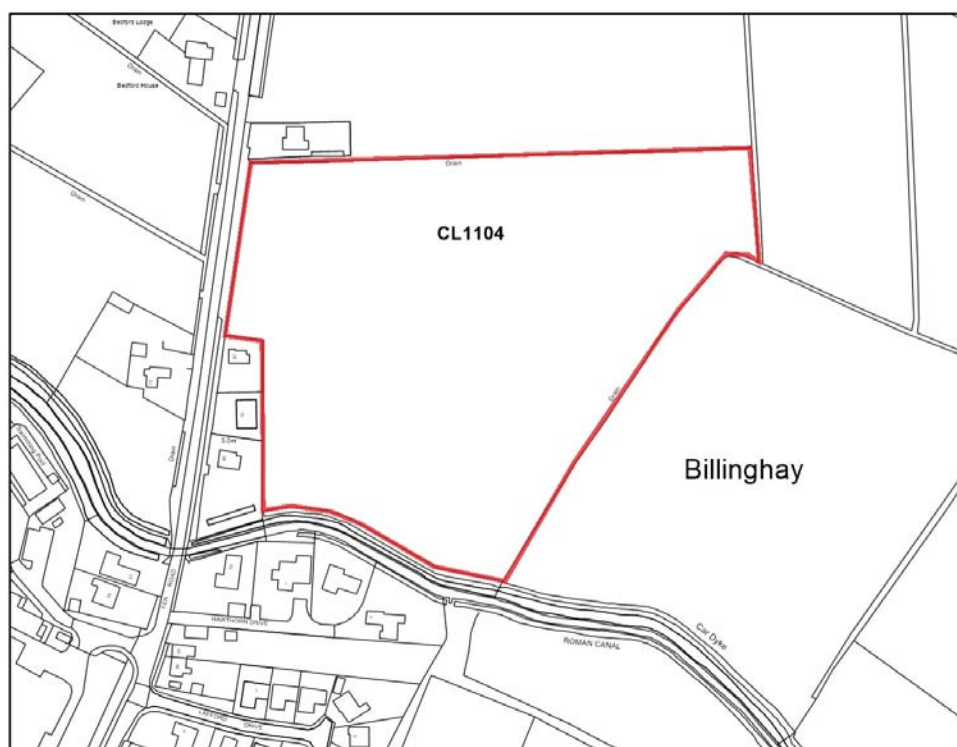
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Localised network capacity enhancement may be required

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 14, 15



Site Information

The site is flat and in arable farming use. Ditches run along all boundaries of the site. The site wraps around some houses on Fen Road and there are further houses to the south and north west. Arable farm land is to the north and east.

Indicative capacity	74	Current use	Agricultural
Site size (hectares)	3.27	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

Much of the northern part of the site is at risk from flooding. The access road is unlikely to be suitable to support a large development without widening. Although the site is fairly close to the village centre, development here would not be a natural, or well-contained extension to the village and it would extend beyond the existing built extent of the village. The site is in an area categorised as grade 2 agricultural land and is in agricultural use. There are better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Fen Road would require upgrading and widening and footways installed. Significant further development in Billingham will require the upgrade of A153 / High Street junction.

Other Infrastructure Considerations

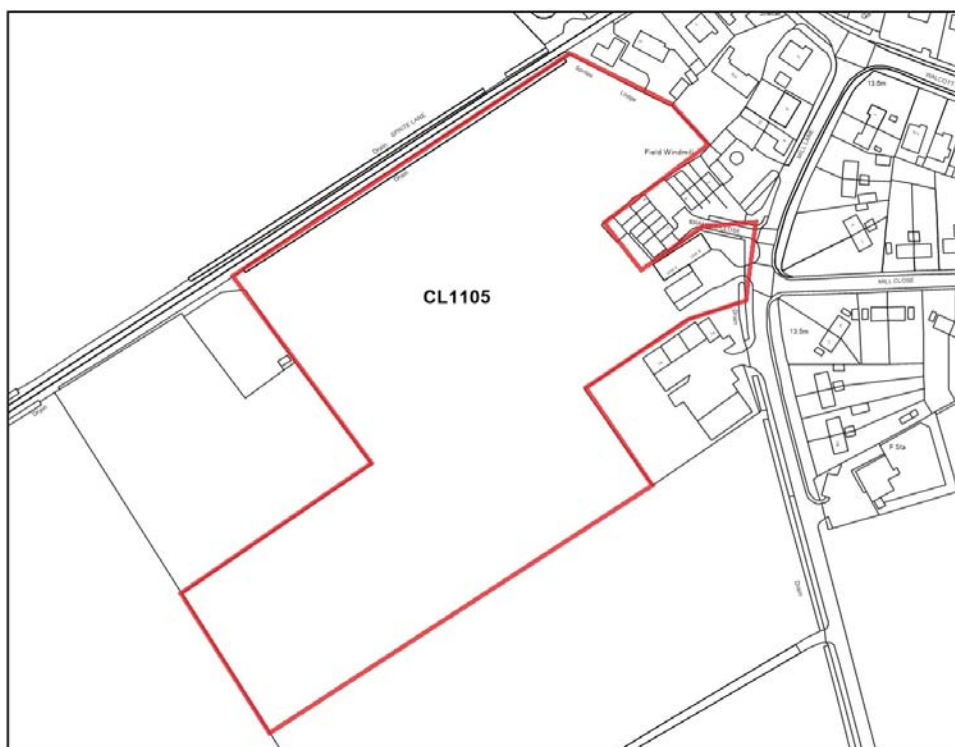
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Localised network capacity enhancement may be required

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 14, 15



Site Information

The site is fairly flat and in arable farming use. There is a ditch and a track along the north boundary. There are two sheds on the east of the site next to Mill Lane. There are pylons crossing the site. There are houses, a water tower and some industrial sheds to the east, and arable farm land to the north, west and south.

Indicative capacity	87	Current use	Agricultural
Site size (hectares)	3.88	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is poorly connected to the village and it would extend beyond existing built extents of the village. It is quite far from the village centre and development here would be considered to have a significant impact on distance views from a public right of way. The site is in an area categorised as grade 3 agricultural land and is in agricultural use. There are better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Access required to be served by Mill Lane with junction improvements needed. Significant further development in Billingham will require the upgrade of A153 / High Street junction.

Other Infrastructure Considerations

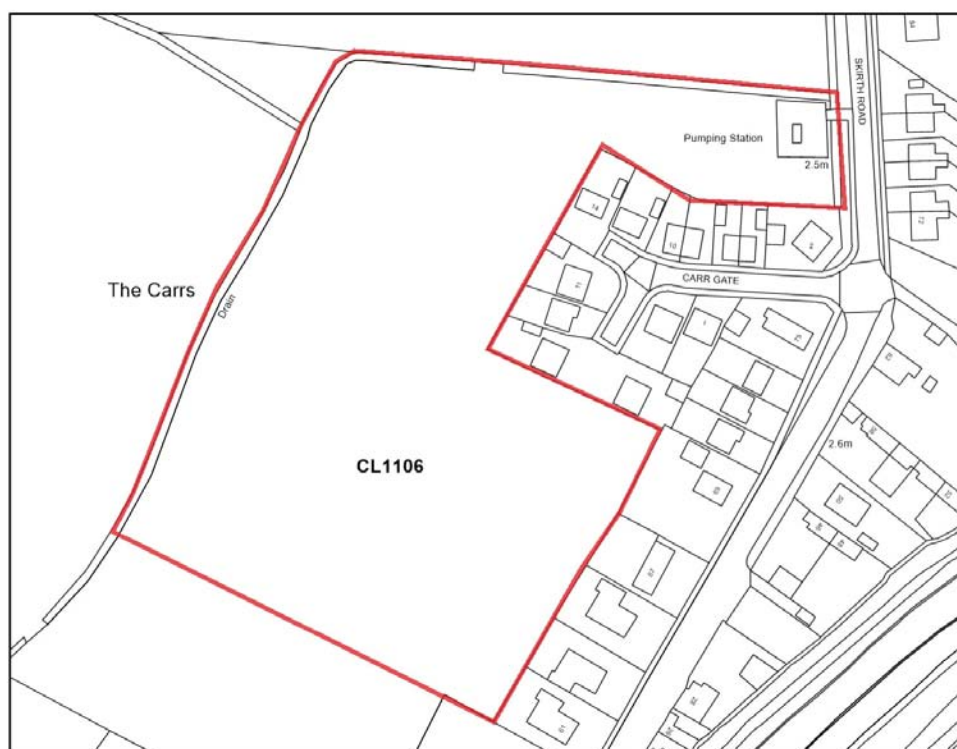
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to treatment and network capacity to receive FW. Sewer pipe and water mains crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 14, 15



Site Information

Fairly flat site which appears to be used for arable farming and some scrub land. Site includes a substation at the eastern side and pylons run across the site. Ditches mark the east, west and north of the site. There are houses to the east of the site and arable farm land to the south, west and north.

Indicative capacity	50	Current use	Agricultural
Site size (hectares)	1.98	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

All of this site is at risk from flooding and development here would not be a natural extension to the village as it is along a ribbon of development. The site is in an area categorised as grade 2 agricultural land and is in agricultural use. It is fairly close to the services in the village centre, however, there are many better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Poor visibility at pumping station and 3rd party land needed to accommodate suitable access. Significant further development in Billingham will require the upgrade of A153 / High Street junction.

Other Infrastructure Considerations

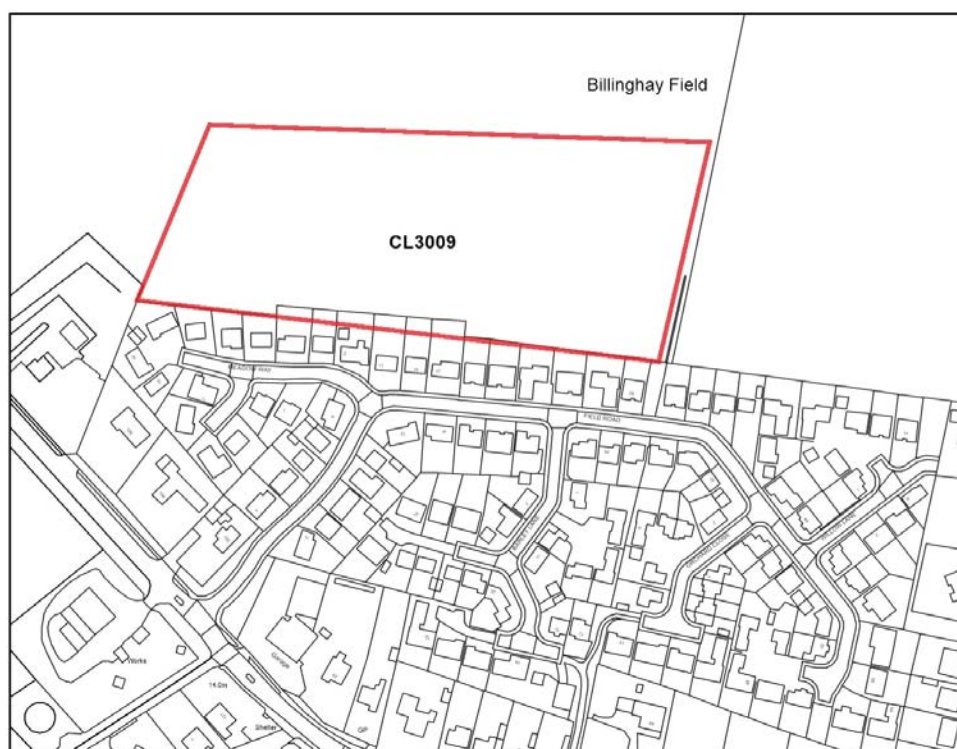
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Localised network capacity enhancement may be required. Sewer pipe crossing. Encroachment advisory zone for BILHST:10

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 13, 14, 15



Site Information

This site is fairly flat undeveloped scrubland. There appears to be no boundary to the north, a hedgerow at the east boundary and a ditch at the west. A modern housing estate is to the south of the site, with agricultural land to the north, west and east.

Indicative capacity	49	Current use	Agricultural
Site size (hectares)	2.17	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

The potential access to the site is unlikely to be wide enough and there is no room to widen, so would appear to require third party land. Development here would not be a logical extension to the village and it would extend beyond the existing built extent. The site is quite far from the village centre. The site is in an area categorised as grade 3 agricultural land and is in agricultural use. There are many better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Concerns with proposed access point, access to meet LCC requirements. Significant further development in Billingham will require upgrade to junction of A153/High Street through S106.

Other Infrastructure Considerations

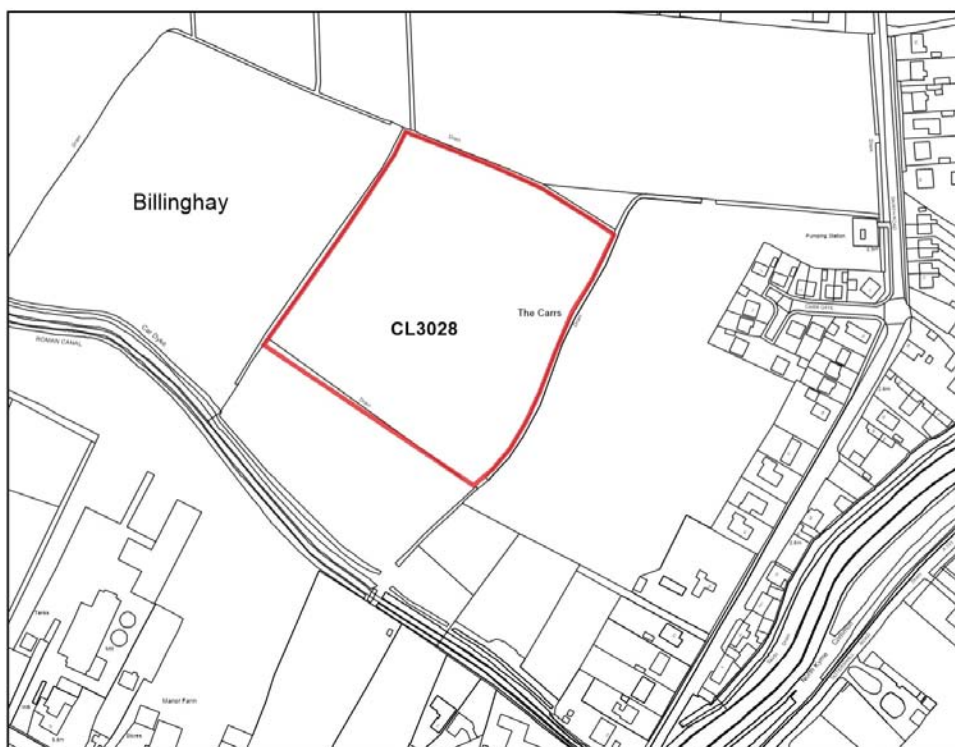
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Localised network capacity enhancement may be required. Sewer Pipe crossing through

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 14, 15



Site Information

This flat site appears to be in arable farming use with ditches at the boundaries. Pylons cross the site. No direct access to surrounding roads so would rely on neighbouring areas for access. Arable farm land surrounding the site and some small copses.

Indicative capacity	50	Current use	Agricultural
Site size (hectares)	2.2	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

All of this site is at risk from flooding and development here would not be a natural extension to the village as it would be an isolated built area without neighbouring areas also being developed. It would not be a natural extension to the village as it is along a ribbon of development. It is fairly close to the services in the village centre. There are many better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Access to be via CL1106. Significant further development in Billingham will require upgrade to junction of A153/High Street through S106.

Other Infrastructure Considerations

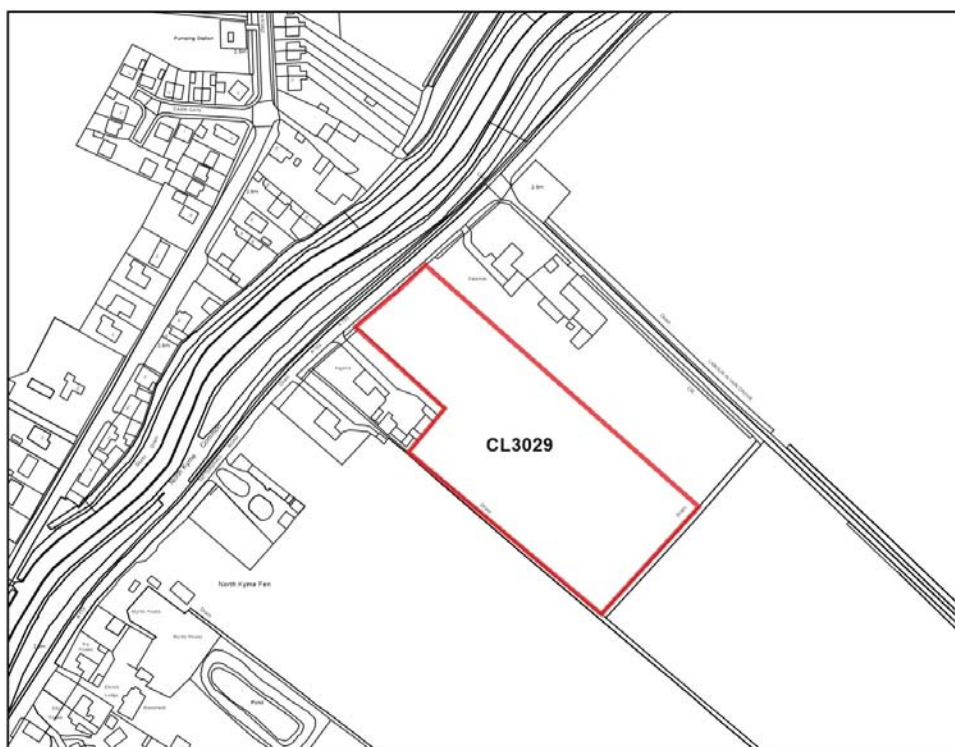
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Localised network capacity enhancement may be required

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

The site is a flat area of land used for arable farming with access onto the A153. There are some houses and agricultural buildings adjacent to the site and arable farm land. Ditches mark the south and east boundaries.

Indicative capacity	41	Current use	Agricultural
Site size (hectares)	1.6	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is poorly connected to the village with a main road and ditch separating it. The site is entirely at risk from flooding. It is in an area categorised as grade 2 agricultural land and is in agricultural use. There are many better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Visibility applicable to 40mph. Footways within vicinity of site to be improved. Significant further development in Billingham will require upgrade to junction of A153/High Street through S106.

Other Infrastructure Considerations

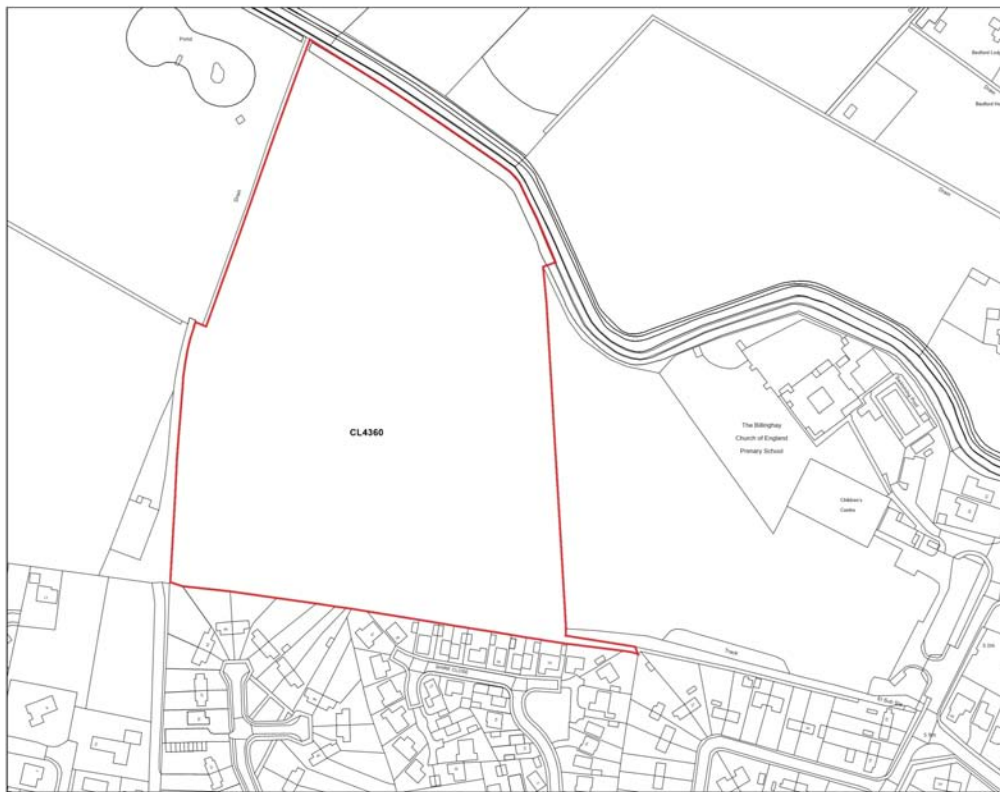
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Encroachment advisory zone for BILHST: 5

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site gently slopes down from south west and is used for arable farming. Pylons across site in two directions. A tree line marks the north boundary along a large ditch, with small fences and hedges at the east and west boundaries. A right of way runs along the south boundary.

<u>Indicative capacity</u>	130	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	5.76	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

Development of this site would have a significant impact on distance views from a public right of way and it is questionable how suitable direct access could be achieved. This site is reasonably close to the village centre. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are better sites available in Billingham.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Access to be via Princess Square which will require reconstructing and widening. Significant further development in Billingham would require upgrading A153/High St junction.

Other Infrastructure Considerations

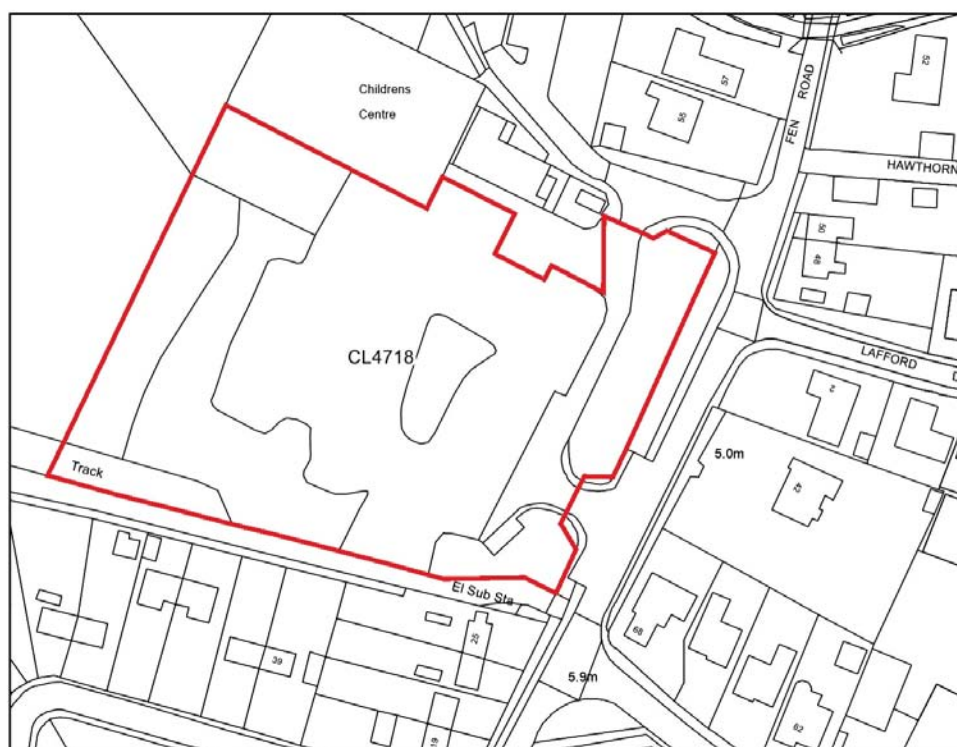
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

May require enhancement to treatment and network capacity to receive FW. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 14, 15



Site Information

This site is a former high school, which now consists of some areas of hard standing and some undeveloped areas. The site is fenced off and there are some trees across it. There are houses to the south and east, a primary school and a children's centre to the north and an arable field to the west.

Indicative capacity	25	Current use	Scrub land
Site size (hectares)	0.99	Brownfield/Greenfield	Brownfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - land is previously developed and subject to local consultation.

Conclusion

This site is well positioned in relation to the village centre and services and is predominantly brownfield as a former school site. There are no major constraints on the site, however, the submission of this site was late and significant growth has been earmarked with alternative sites and this site would appear more suited to deliver services to support the community given its previous use and proximity to the primary school and children's centre.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	G
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Some limited capacity at primary school, secondary school full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

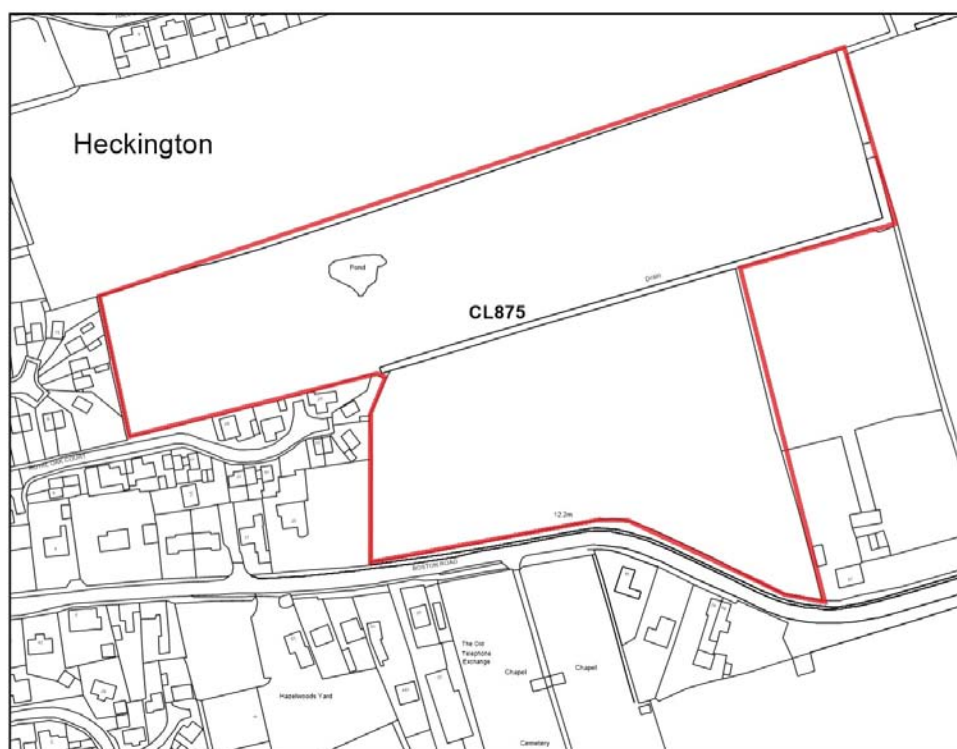
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 9. Significant negative effects: 14, 15

CL875**Land opposite the cemetery, Boston Road,
Heckington****Preferred Allocation**

Site Information

This site consists of two fairly flat arable and pasture fields with hedgerows surrounding it and crossing it to separate the fields. There are some mature trees in the hedgerows and in the northern part of the site and pylons cross it. To the west is housing, to the north is pasture land, to the east is an isolated house and garden and arable fields and to the south is a cemetery and houses.

<u>Indicative capacity</u>	106	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	4.72	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support - part of site has application minded for permission, well related to village, suitable access, and available.
Objection - outside of curtilage, traffic impacts, road safety, unsafe access, impact on infrastructure,

Conclusion

This greenfield site is well located with access to the village services and many services. Whilst development here would extend slightly beyond the existing built extent, it would join some isolated dwellings with the village and link well with some ribbon development. It is near to a conservation area and some grade II listed buildings, but it is not considered that development here would impact on their setting. Within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints on site and it is the best site in Heckington. This site has been granted planning permission.

CL875**Land opposite the cemetery, Boston Road,
Heckington****Preferred Allocation**

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Development of this scale would require 1/5FE primary. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

No comments

Other Infrastructure Considerations

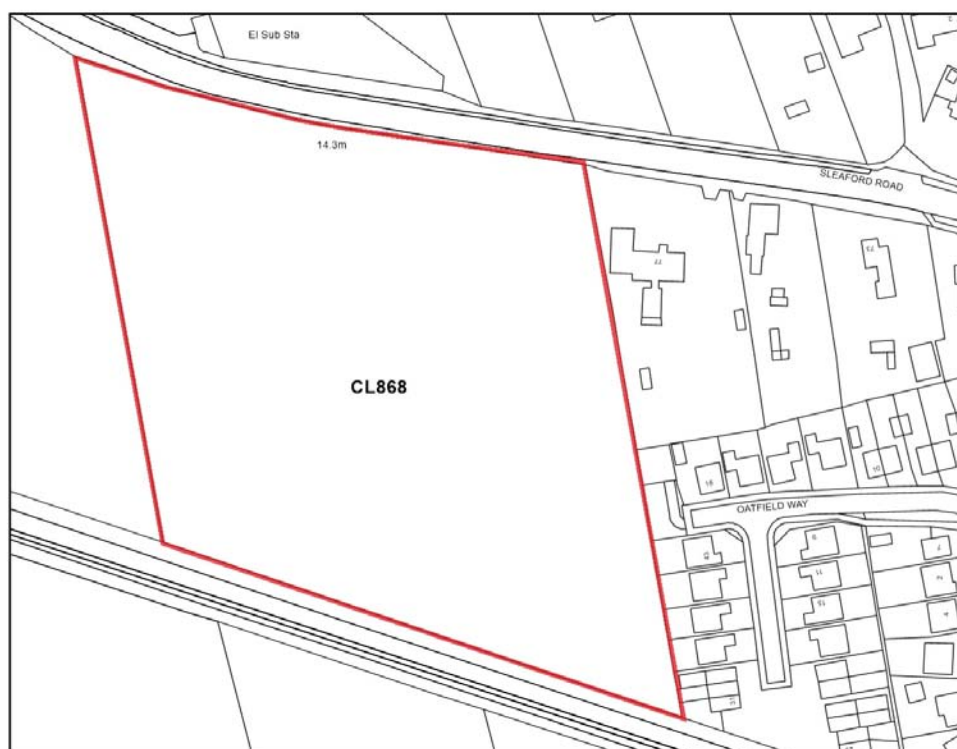
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 9, 15



Site Information

This site is fairly flat and lower lying than the surrounding area and is in arable use. There are hedgerows at the west, south and east boundaries. To the east is a housing estate, to the south beyond the railway line is a development site and a large house in a large plot. To the west is arable fields, and to the north are large detached houses in large plots.

Indicative capacity	46	Current use	Agricultural
Site size (hectares)	2.05	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is greenfield and is located quite far from the village centre and amenities but is quite well contained by the road and the railway. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on the site, however there are better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	A
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Footway link required to connect to village.

Other Infrastructure Considerations

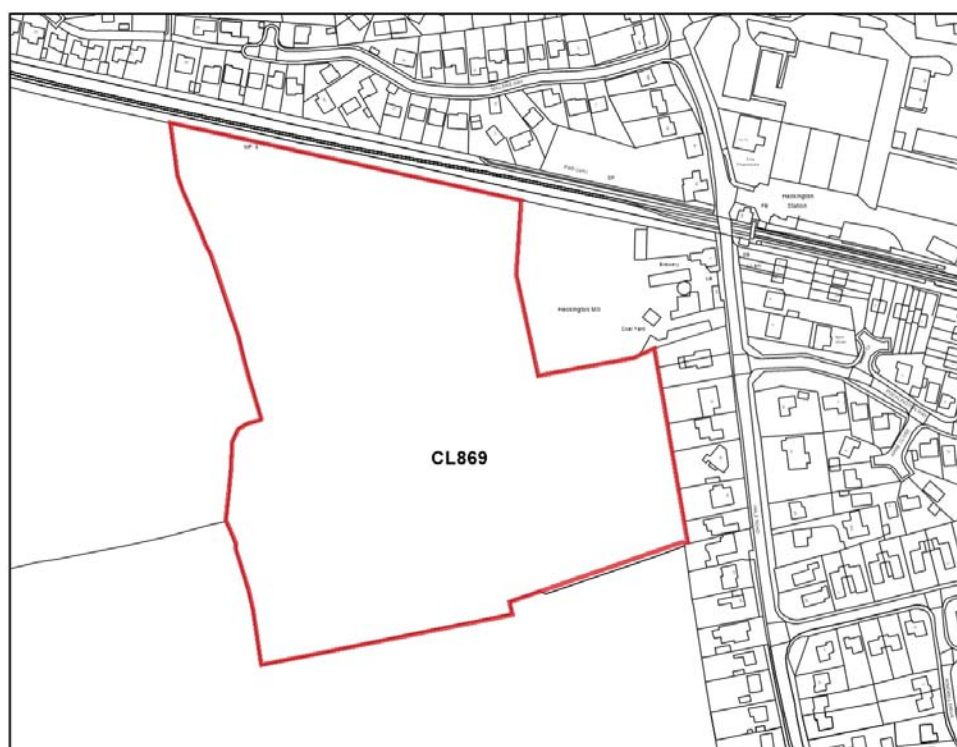
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 9, 15



Site Information

This site slopes up slightly from the south and is an arable field. There appear to be ditches at the southern and western boundaries. There are hedgerows with some trees at parts of the south and west boundaries. To the east are houses and the listed mill, to the north is a railway line and beyond housing estates, to the west and south are arable fields.

Indicative capacity	246	Current use	Agricultural
Site size (hectares)	13.5	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is located fairly close to the village centre and amenities, however it is separated by the railway line. It is in the setting of the neighbouring grade I listed windmill and development here would likely affect its setting. It is in an area categorised as grade 2 agricultural land and is in agricultural use. There are better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Development of this scale would require 1/4FE primary. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	G

Comments from Highways Authority

Close proximity to level crossing - concerned by access.

Other Infrastructure Considerations

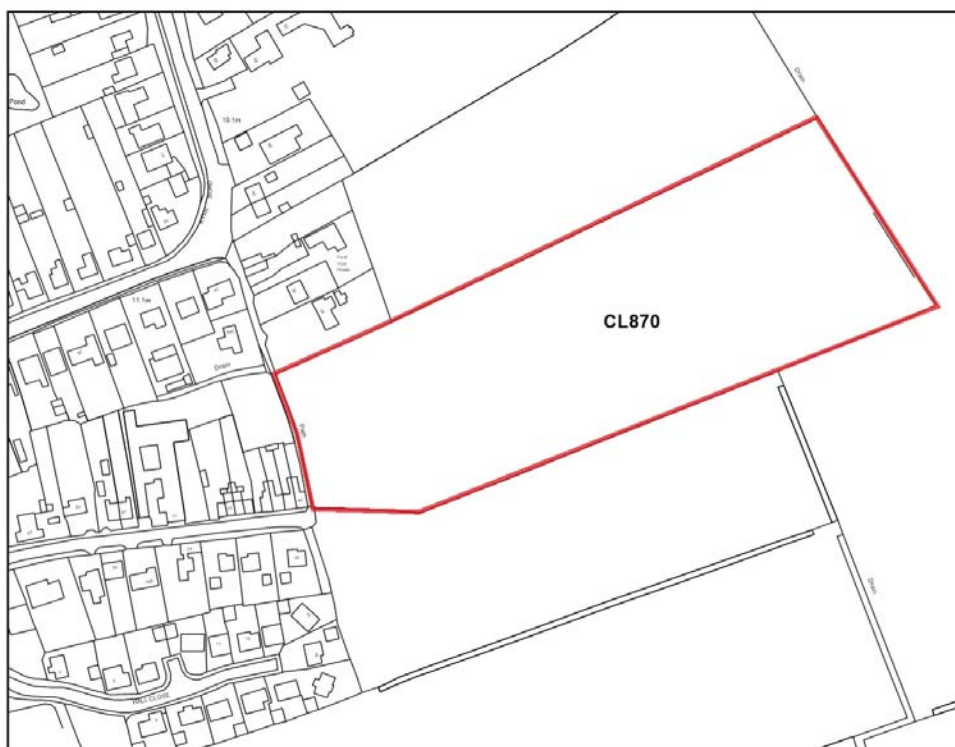
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 9, 15



Site Information

This site is slightly undulating land used for arable farming and for the Heckington Show. Pylons cross the site and there are hedgerows at the north and south boundaries. There are arable and pasture fields to the south and east, houses to the west and a large garden or paddock associated with a house to the north.

Indicative capacity	59	Current use	Agricultural
Site size (hectares)	2.60	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is located quite close to the village centre and amenities, however it would require access through neighbouring sites. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no other major constraints, but there are better sites available in Heckington.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	G

Comments from Highways Authority

Reliant upon delivery of CL4500 to obtain access.

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required. Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 14. Significant negative effects: 9, 15



Site Information

This site is fairly flat and includes a detached dwelling at the southern part of the site, some agricultural buildings, phone masts, scrub land and some mature hedgerows and vegetation across and around the site. There are arable fields surrounding the site apart from to the south west where there are some houses on the other side of Boston Road.

Indicative capacity	30	Current use	Residential
Site size (hectares)	1.18	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is partly developed and partly greenfield, it is not located adjacent to the built area but is connected through neighbouring sites that is proposed for allocation. The site is fairly close to the village centre and amenities and there are no major constraints. The site is within an area categorised as grade 2 agricultural land, but is unlikely to be used for agricultural use due to buildings and trees on the site. There are better sites available in the village.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

No comments

Other Infrastructure Considerations

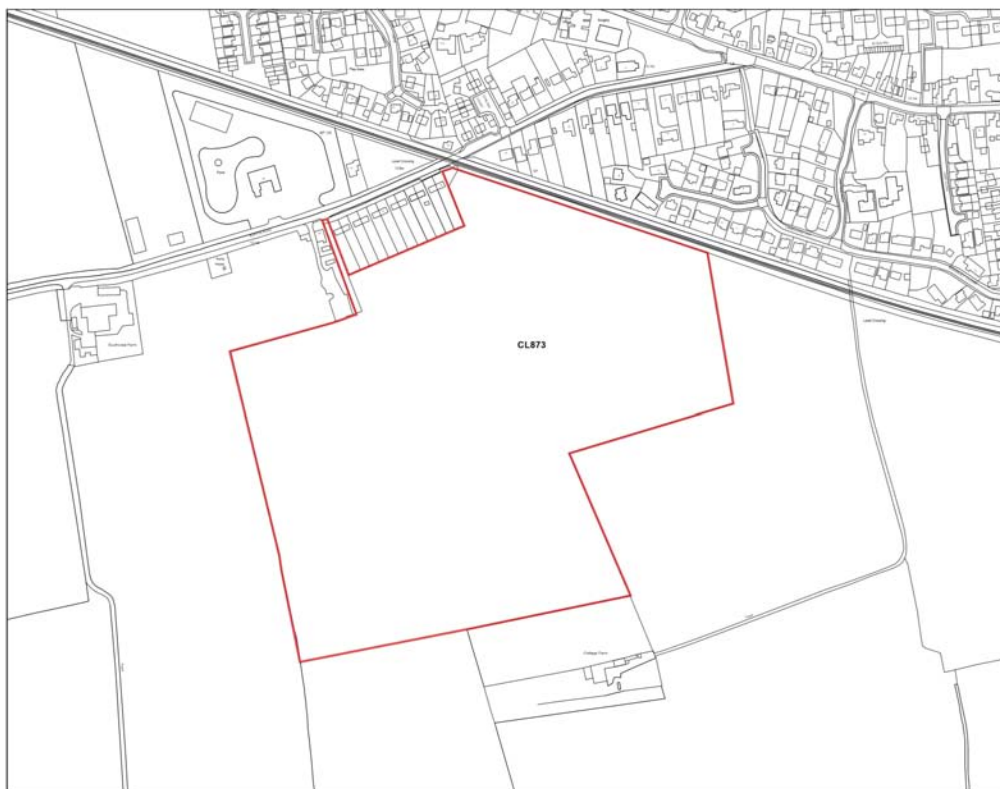
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required

Integrated Impact Assessment Score

Significant positive effects: 14. Significant negative effects: 15



Site Information

This site rises slightly up from the south is an arable field. The boundaries are marked by open fences. To the north is a row of houses and the railway line, to the south, west and east are arable fields and there is a farm house to the south.

Indicative capacity	232	Current use	Agricultural
Site size (hectares)	12.87	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is disconnected from village by the railway line. It is not clear how adequate access could be achieved without using third party land. It is near to a conservation area and grade II listed buildings, but development here would not impact on their setting. The site is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints here, but there are many better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Scale of development may require new primary. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	o commer

Comments from Highways Authority

3rd party land required to access site. Too large to progress without major road improvements. Junction Burton Rd/High St require re-design, but land not available within the limits of highway.

Other Infrastructure Considerations

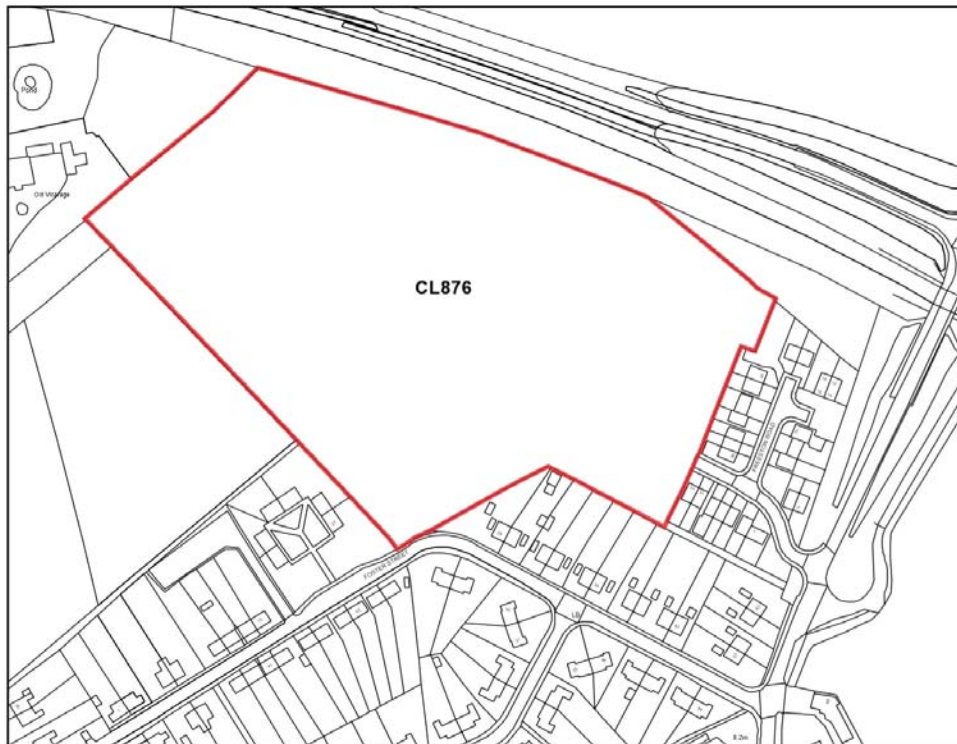
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 14. Significant negative effects: 9, 15



Site Information

This site is flat and is used for arable farming and there are hedgerows on all sides of the site. There appears to be a ditch on the north west boundary. There are residential estates to the south and east, and some fields and a large detached house to the west. Beyond the A17 to the north are arable fields.

Indicative capacity	91	Current use	Agricultural
Site size (hectares)	4.03	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is between the village and the A17. It is reasonably close to the village centre and amenities. It is near to a grade II listed building but its presence is not considered to preclude development here. The site is in an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints, but there are better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Scale of development may require new primary. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	A
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Access options to be investigated, preferred option Freeston Rd.

Other Infrastructure Considerations

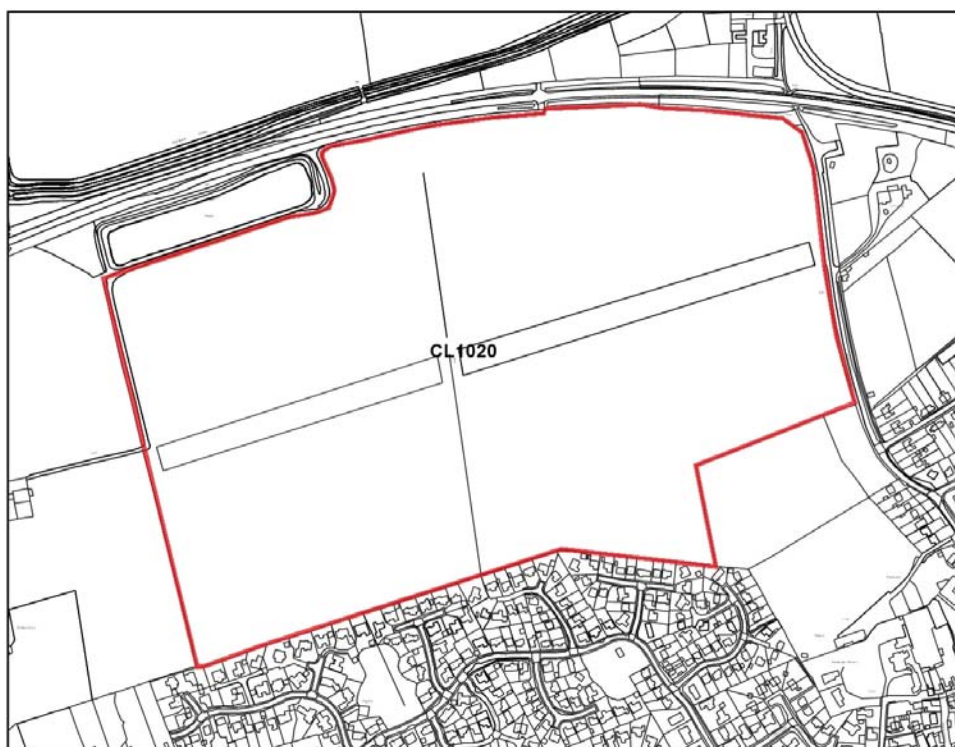
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required.

Integrated Impact Assessment Score

Significant positive effects: 14. Significant negative effects: 9, 15



Site Information

This site is fairly flat arable fields with a pond in the northern part of the site and a band of young trees running across the site. There are hedgerows including some trees mark the boundaries. To the south is a housing estate, to the east is a ribbon of houses, to the north is the A17 and beyond arable fields, and to the west is arable fields.

Indicative capacity	674	Current use	Agricultural
Site size (hectares)	37.47	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site separates Heckington from the A17, it is fairly close to the village centre and amenities, but is not well connected with the village and access roads for development of this scale are inadequate. It is near to a listed building but it is not expected that development would be precluded by its presence. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are many better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school full with very limited capacity to expand, secondary schools full but with some scope to expand. New primary school needed on site.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Howell Road inadequate to serve entire development, second access needed.

Other Infrastructure Considerations

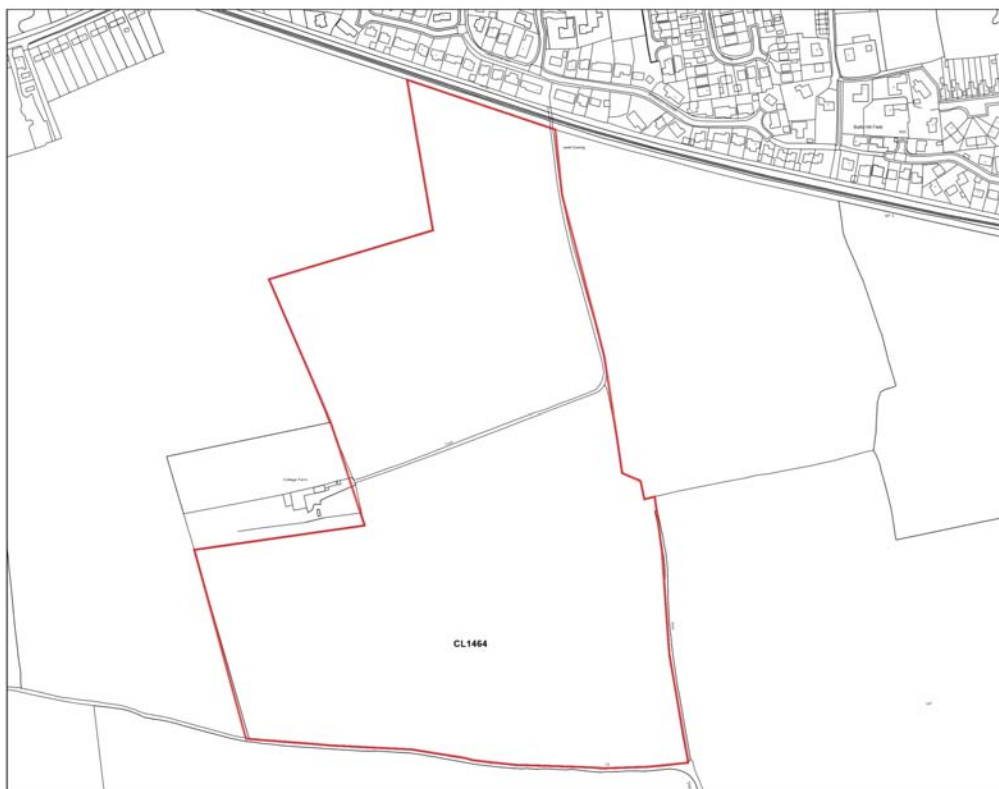
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancement to waste water treatment and network capacity will be required.

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4, 14. Significant negative effects: 9, 15



Site Information

This site is a gently undulating arable field with some bushes and trees at the northern part and pylons crossing the site. Arable fields surround the site to the west, south and east and to the north is a railway line and beyond a housing estate. There is also a cottage to the west.

Indicative capacity	306	Current use	Agricultural
Site size (hectares)	17.01	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site relates poorly to Heckington as it is separated by the railway line. It is unclear whether suitable access could be achieved without the development of neighbouring fields. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. It is near to a conservation area and some grade 2 listed buildings, but it is not considered that development here would impact on their settings. There are many better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	A
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Very limited capacity at primary school with new school needed to support this level of development. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	G

Comments from Highways Authority

To access this site 3rd party land is required or rely upon the development of CL1465.

Other Infrastructure Considerations

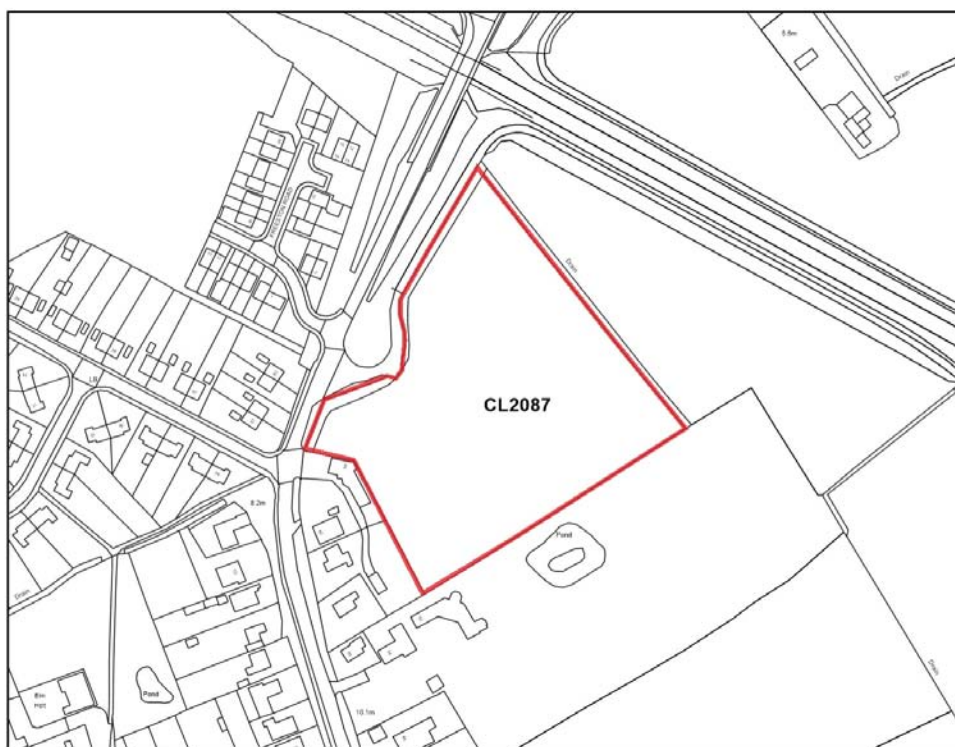
Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 9, 15



Site Information

This site is fairly flat and is laid to grass possibly as pasture. There is a ditch at the north west boundary and hedgerows at the east and north west boundaries. A right of way runs along the north western side. To the north east is a paddock, to the south east is a large garden, and to the west is residential areas.

<u>Indicative capacity</u>	40	<u>Current use</u>	Scrub land and paddock
<u>Site size (hectares)</u>	1.58	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is greenfield and it is situated between the village and the A17. It is reasonably well situated for access to the village centre and amenities. It is within an area categorised as grade 2 agricultural land and is undeveloped. There are better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site, so new site needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Visibility from proposed access a concern. Visibility crosses 3rd party land. Footway provision needed to serve development to link to existing.

Other Infrastructure Considerations

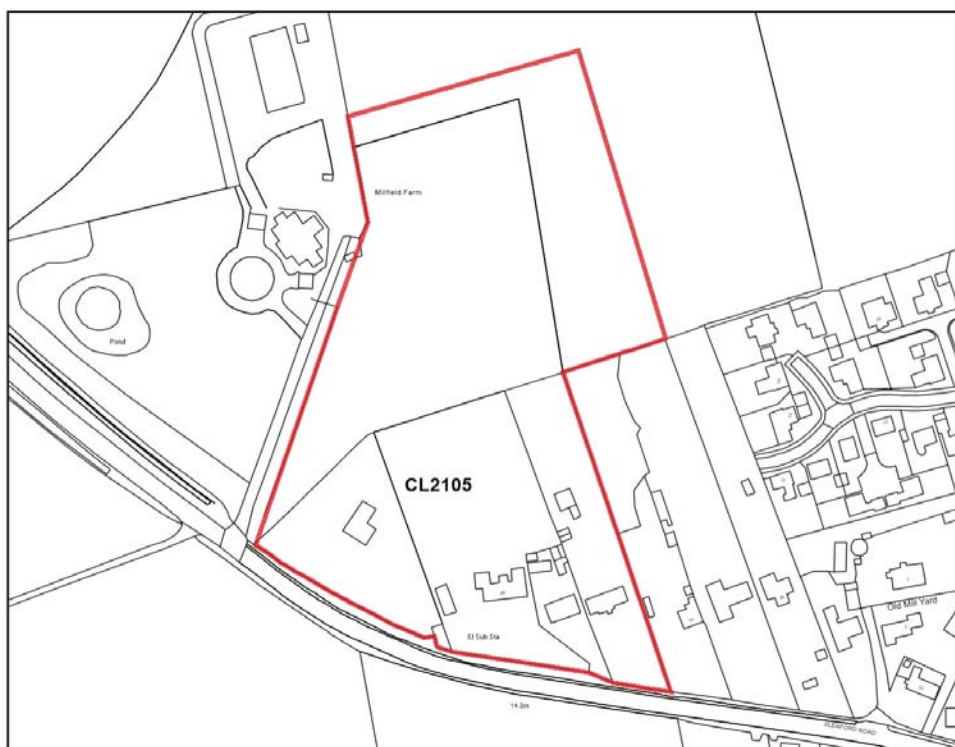
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required

Integrated Impact Assessment Score

Significant positive effects: 14. Significant negative effects: 15



Site Information

This site consists of some houses and an area of undeveloped land, possibly used as pasture land. There are trees and hedgerows at the boundary of the residential properties and along the north-western boundary of the site, but the northern boundary runs through a field. There are houses and arable fields to the east, a large house and grounds to the west, and arable fields to the south.

Indicative capacity	50	Current use	Houses and agricultural
Site size (hectares)	2.2	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site includes some development and some green space, it is located quite far from the village centre and amenities. It is within an area categorised as grade 2 and 3 agricultural land and some of the site is in agricultural use. There are no major constraints on the site, but there are better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site, so new site needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	A
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Visibility to meet LCC standards.

Other Infrastructure Considerations

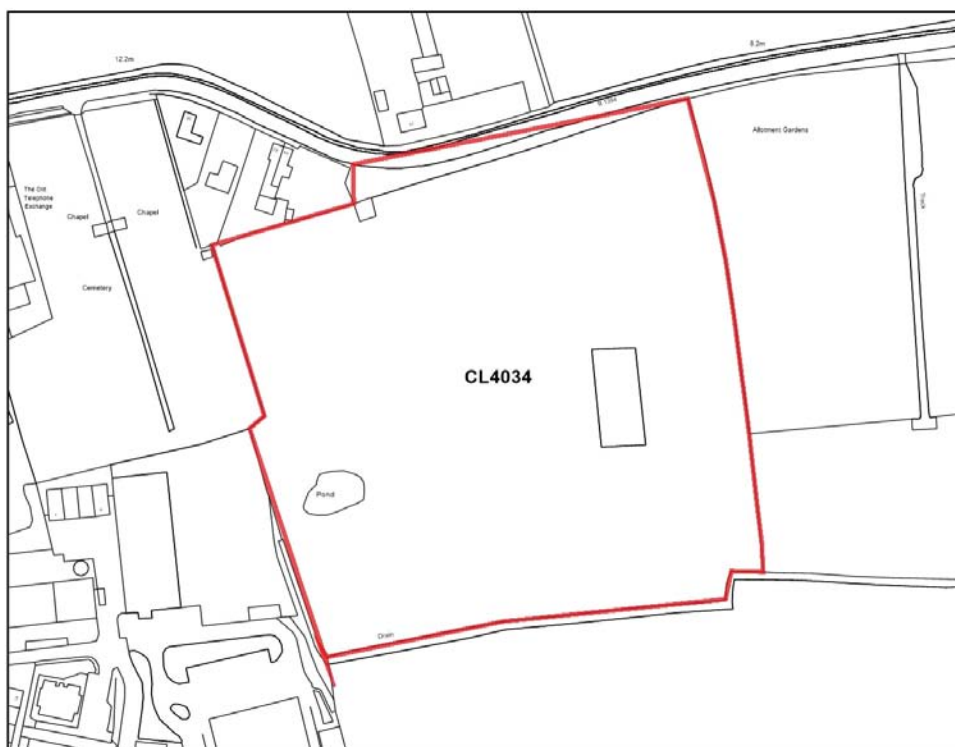
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required

Integrated Impact Assessment Score

Significant positive effects: 2. Significant negative effects: 15



Site Information

This site is fairly flat and is used for grazing. There are hedgerows to the boundaries and a pond in the south west corner. An industrial estate and a cemetery are to the west, some houses and arable fields to the north, and arable fields to the east and south.

Indicative capacity	101	Current use	Agricultural
Site size (hectares)	4.5	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite well located for access to the village centre and amenities. It is located near to grade 2 listed buildings but it is not considered that development here would impact on their setting. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints on the site, however it is within an allocated employment area in the Local Plan.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Position of access to be agreed to achieve max visibility. Footway provision to link to existing network.

Other Infrastructure Considerations

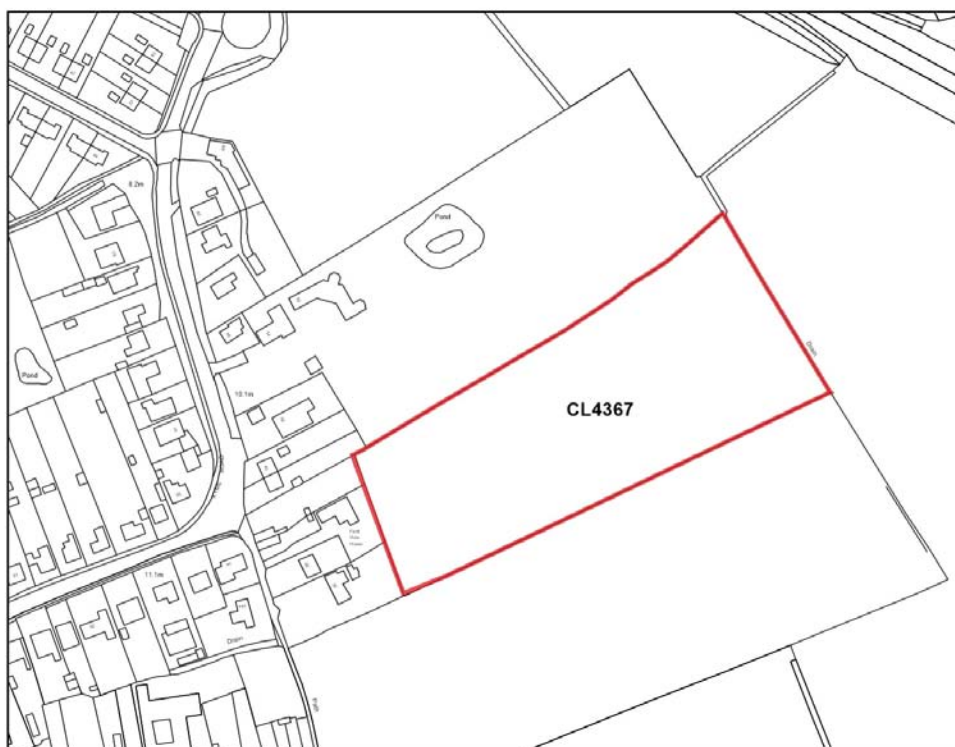
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required. Water main crossing through

Integrated Impact Assessment Score

Site allocated for employment use, through policy LP5, therefore not subject to Integrated Impact Assessment.



Site Information

This site appears to be mainly open, undeveloped land, possibly associated with neighbouring house as garden or paddock. There appears to be hedgerows and trees at the boundaries. There are arable fields to the east and south, a garden to the north and houses to the west.

Indicative capacity	42	Current use	Unknown
Site size (hectares)	1.63	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is located to the rear of some properties, fairly close to the village centre and amenities, but with no clear suitable means of access. It is within an area categorised as grade 2 agricultural land and it is undeveloped. There are no major constraints, but there are better sites available in Heckington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	G

Comments from Highways Authority

Access concerns, reliant on the development of CL4500.

Other Infrastructure Considerations

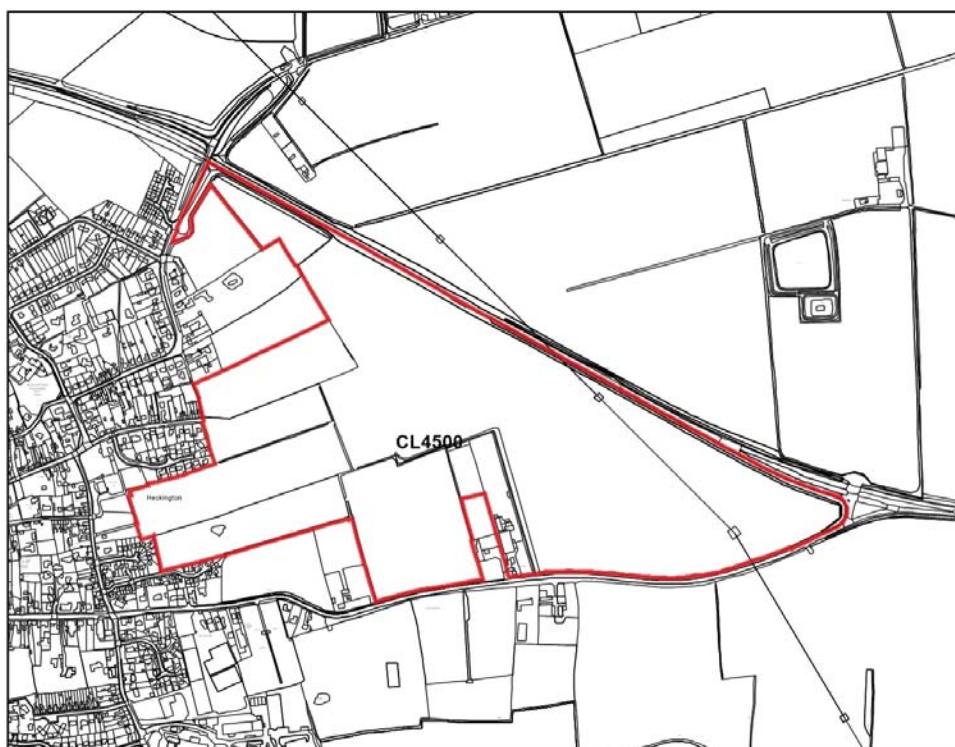
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required.

Integrated Impact Assessment Score

Significant positive effects: 14. Significant negative effects: 15



Site Information

This is a large site that is fairly flat with some undulation in areas. It is mainly used as arable and pasture fields, but some of the site is used for the Heckington Show. The A17 forms the north eastern boundary with fields beyond, the village forms the west boundary with mainly houses bordering the site. To the south is arable fields.

<u>Indicative capacity</u>	826	<u>Current use</u>	Agricultural and Showground
<u>Site size (hectares)</u>	45.89	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - not adequate growth in plan for Heckington, within single ownership and available.

Conclusion

This is a large greenfield site between the village and the A17. Part of it is used for the Heckington Show. The western edge is near to grade 2 listed buildings and a conservation area, but given the site size, the presence of these would not preclude development. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints on this site, but the level of growth that would come from this size of development is in excess of that planned for the village. Part of the site is allocated for development in CL875.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	R
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	G	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Scale of development would require a new primary. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

2 access point required on Boston Rd, footway improvements reqd to village.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Enhancements to treatment and network capacity will be required. Sewer pipe and water main crossing through

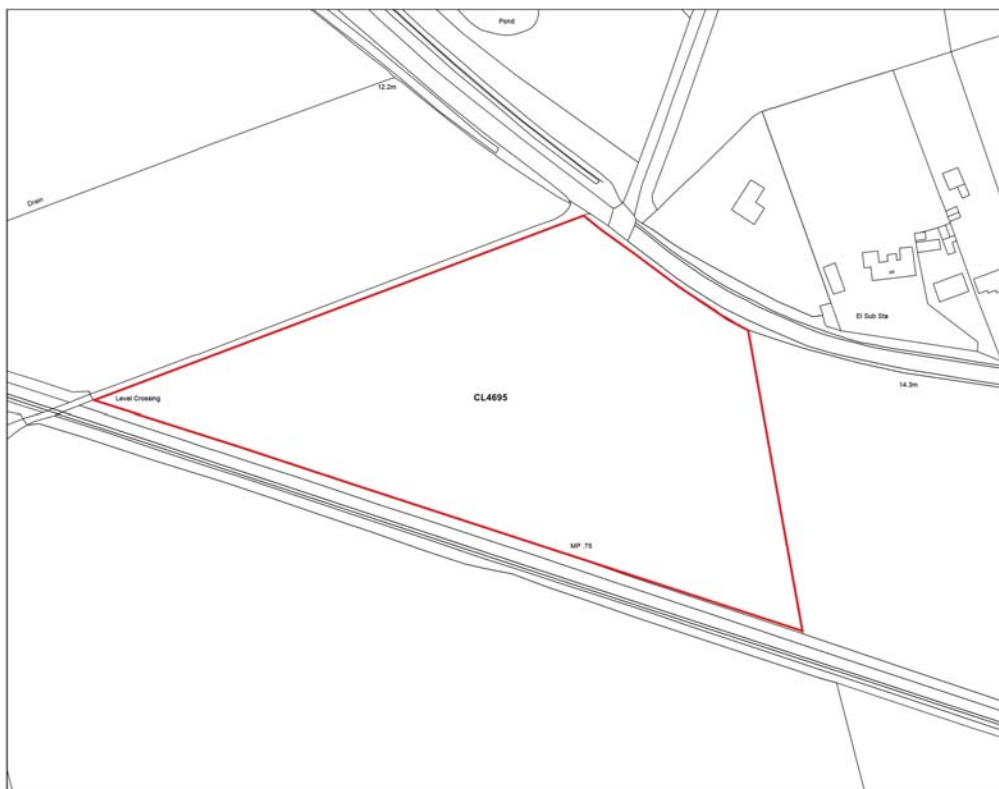
Integrated Impact Assessment Score

Significant positive effects: 1, 4, 14. Significant negative effects: 9, 15

CL4695

Sleaford Road Site 2, Land South of Sleaford Road, Heckington

Rejected



Site Information

This site is a flat arable field to the west of Heckington village, that sits below Sleaford Road to the north. There is a mature hedgerow at the eastern boundary and less established foliage at the other boundaries. There are arable fields to the west, south and east and the railway line runs along the southern boundary. There are some houses to the north.

Indicative capacity	67	Current use	Agricultural
Site size (hectares)	2.995	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is greenfield and is located quite far from the village centre and amenities and it is only connected to the village through a neighbouring site. Within an area categorised as grade 3 agricultural land and is in agricultural use. No major constraints on the site, however there are better sites available in Heckington.

CL4695

Sleaford Road Site 2, Land South of Sleaford Road, Heckington

Rejected

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site, so new site needed. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	A
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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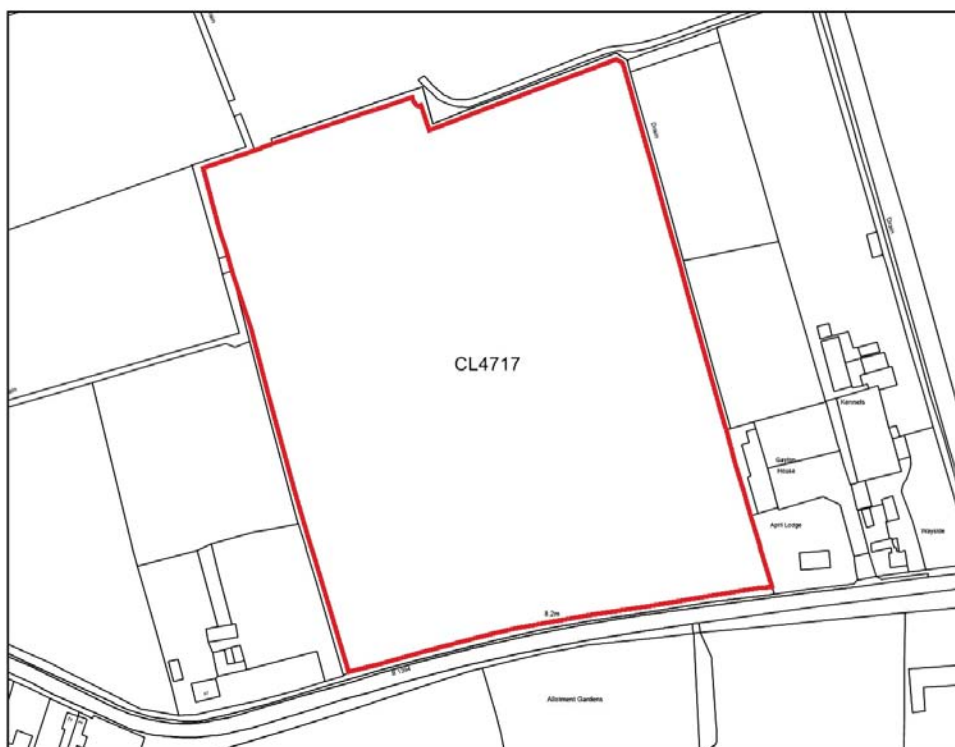
Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 15

**CL4717 Land to the East of Heckington, North of Boston
Road, Heckington**

Rejected



Site Information

This site is a flat arable field, with hedgerows and some trees at its boundaries. There are some small business units and undeveloped land to the east, farm land to the south and north, and a house and garden to the west.

<u>Indicative capacity</u>	108	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	4.808	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - more growth needed in Heckington, can come forward in isolation without affecting CL4500, relates well to proposed allocation, logical extension to village, suitable access, no loss of visual amenity, and no major constraints.

Conclusion

This site is greenfield and is reasonably well located for access to the village centre and amenities, however it is only connected to the village through neighbouring sites. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are better sites available in Heckington.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	R
Proximity to nearest secondary school	R	Education overall score	R

Additional comments from County Council education department

Primary school has very limited capacity and on constrained site. Development of this scale would require 1/5FE primary. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	G
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

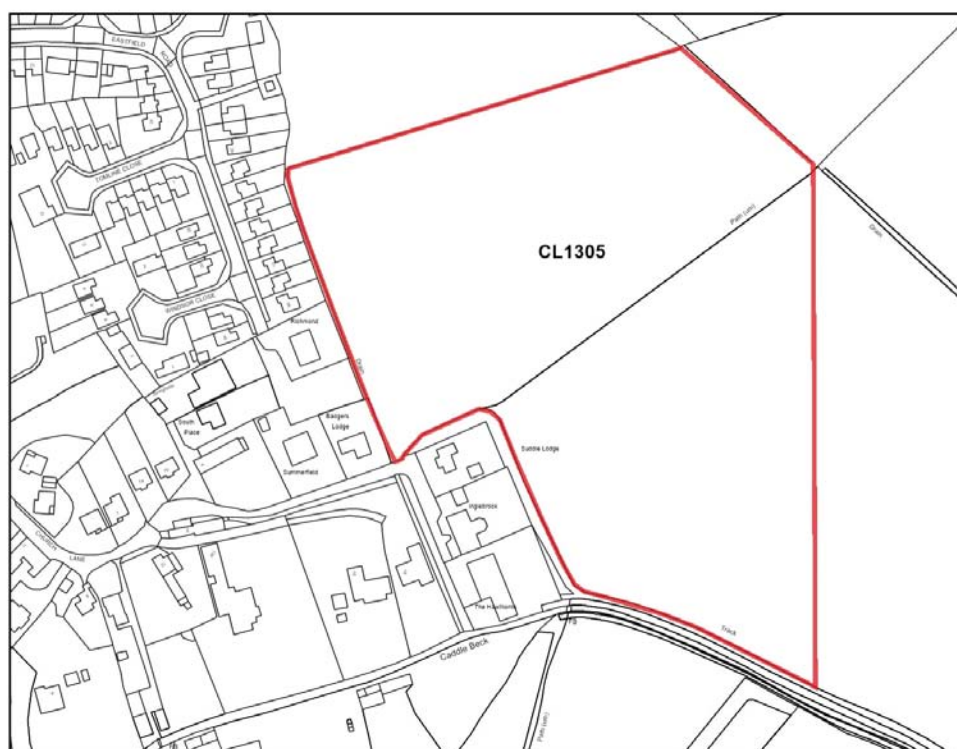
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1, 14. Significant negative effects: 9, 15



Site Information

This site is part of larger arable field, it is fairly flat and a footpath crosses it. A stream forms the southern boundary, a drain forms the North East boundary and a hedge the north boundary. The southern boundary runs through a field. There are arable fields to the east, fields and a sewage treatment works to the south, fields to the north and a housing estate to the west.

Indicative capacity	100	Current use	Agricultural
Site size (hectares)	4.45	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - development needed to diversify age range in village and to support services which have capacity. Within 400m of Water Recycling Centre - an odour assessment should be undertaken. Object - noise issues, drainage problems.

Conclusion

This greenfield site is the sole site promoted in Keelby without planning permission. It is well connected to the village and with the neighbouring site having permission to the north will be bordered by development on two sides. It is within an area categorised as grade 2 agricultural land and is in agricultural use. It is near to a grade I listed building, but it is not considered that its presence would preclude development on the site. There are no major constraints on the site and it would appear as though access can be achieved through the neighbouring site with permission.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	G
Proximity to nearest secondary school	R	Education overall score	G

Additional comments from County Council education department

Anticipated capacity at both primary and secondary schools.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Site land-locked with no obvious access points.

Other Infrastructure Considerations

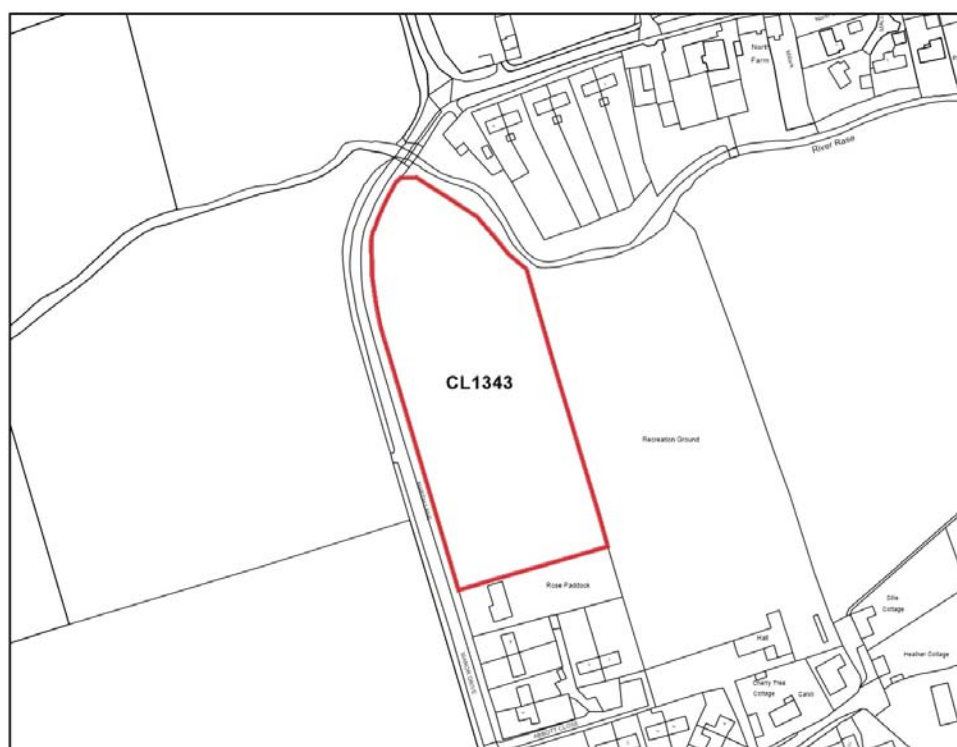
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

May require enhancement to network capacity to receive FW. Sewer pipe and water mains crossing through.
Encroachment advisory zone for KEELST: 0

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 9, 14, 15



Site Information

This site is a fairly flat field used for pasture. There is a low hedge along the west and south boundaries with some mature trees. A hedge with mature trees runs along part of the eastern boundary and a stream forms the north-east edge. There are fields to the north and west, a sports pitch to the east and housing to the south and north west.

<u>Indicative capacity</u>	32	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	1.24	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is a fairly well contained undeveloped site in Middle Rasen, within the existing built extent. However, it is wholly within flood zone 3. It is reasonably well located for access to the village centre, but there are few amenities in Middle Rasen. It is within an area categorised as grade 3 agricultural land and is undeveloped. Growth in this area is being focused around Market Rasen as it is more suitable and sustainable for development.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Limited capacity at primary school but some potential to expand. Anticipated capacity at secondary school.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Some localised widening works may be required on Manor Drive.

Other Infrastructure Considerations

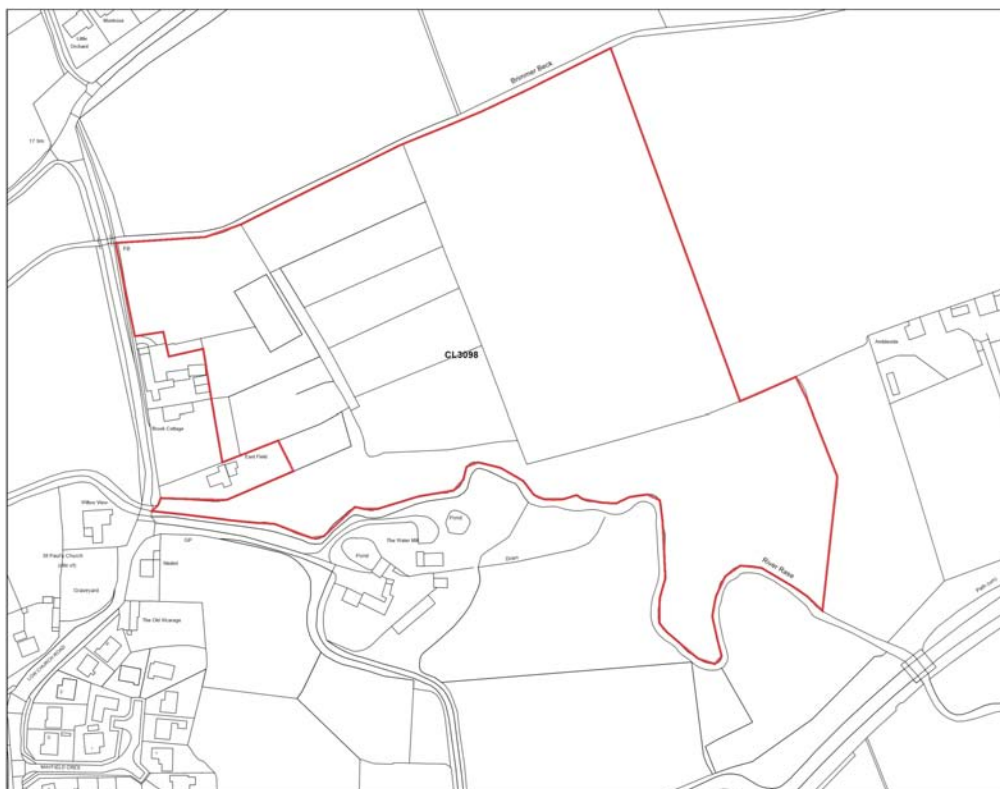
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer Pipe crossing through

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site is not readily visible but it appears to be a number of fields or paddocks and appears to be fairly flat. Wraps around houses and agricultural buildings to west. Trees and hedges form field boundaries both around and within the site.

Indicative capacity	164	Current use	Agricultural
Site size (hectares)	6.99	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Revised site area submitted to account for constraints.

Conclusion

The majority of this undeveloped site is in flood zones 3 and 2 and southern parts are in a green wedge. It does not relate well to the village with large undeveloped areas between it and the village. It is near to a grade II listed building but it is unlikely that its presence would preclude development here. It is within an area categorised as grade 3 agricultural land and part of the site at least is in agricultural use. Growth in this area is being focused around Market Rasen as it is more suitable and sustainable for development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	R
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has limited capacity but some potential to expand. Secondary schools have some capacity and some potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Low Church Road is inadequate in terms of width and footway provision. HA would not support development in this location.

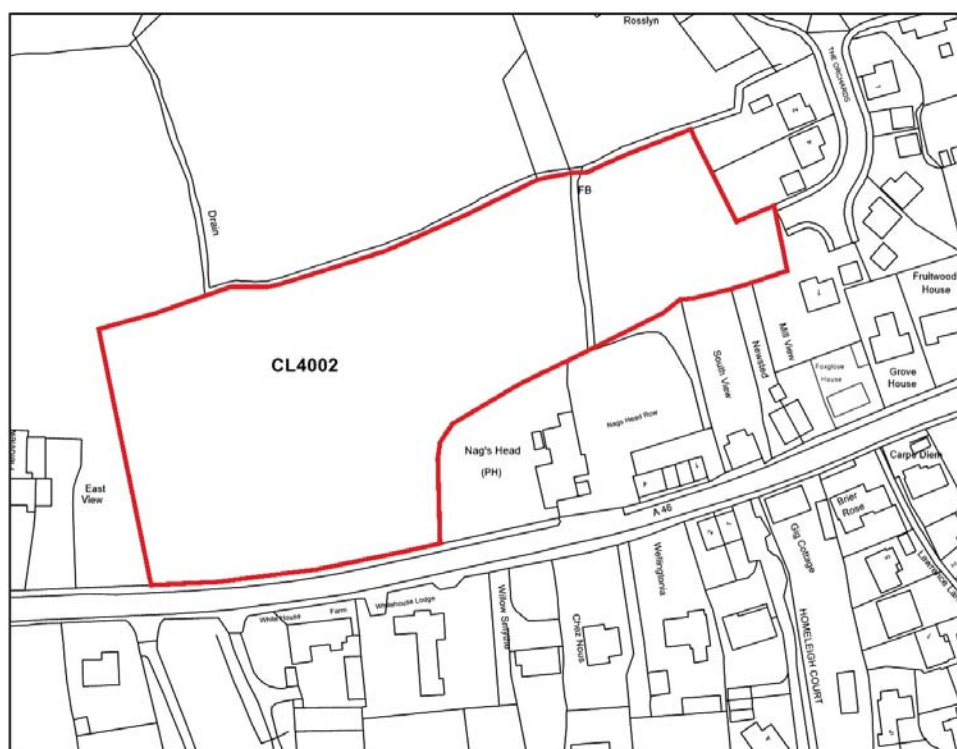
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site is a fairly flat undeveloped area laid to grass. The site is mainly bordered by hedgerows with some mature trees in the northern boundary. To the south are houses, farm buildings and a pub and there are further houses to the west and east of the site. To the north are open fields.

Indicative capacity	28	Current use	Grass land
Site size (hectares)	1.1	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is within the built area of Middle Rasen with development on three sides. The eastern end of the site is in flood zone 2. The site is within an area categorised as grade 3 agricultural land and the site is undeveloped. It is potentially the best site in Middle Rasen, however growth in this area is being focused around Market Rasen as it is more suitable and sustainable for development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Limited capacity at primary school but some potential to expand. Anticipated capacity at secondary school.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

No comments received

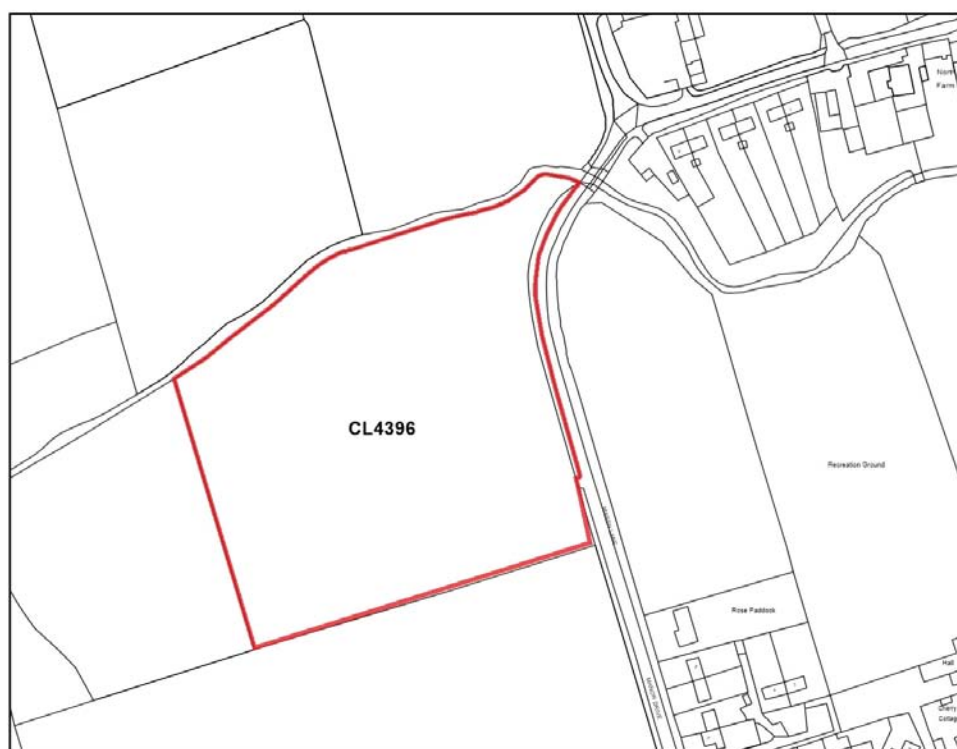
Other Infrastructure Considerations

Water and waste water provider rating	N/A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 13



Site Information

This site is a flat field used for pasture and there are some trees dotted across the site and pylons running across the site. A stream forms the northern boundary. There is a low hedge with mature trees along the eastern boundary and a row of trees along the southern boundary. There is a woodland at the western boundary. To the north, east and south are fields and to the west is a woodland.

Indicative capacity	59	Current use	Grass land
Site size (hectares)	2.61	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is mostly within flood zone 3. It does not relate well to the village as it extends beyond the existing built extent, there are undeveloped areas between this site and the village and it is not that close to the village centre. It is within an area categorised as grade 3 agricultural land and is undeveloped. Historic uses on the site mean there is potential for land contamination which may require remediation, subject to further investigation. Growth in this area is being focused around Market Rasen as it is more suitable and sustainable for development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	R	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	R

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school limited capacity with potential to expand. Some capacity and potential to expand at secondary school.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Frontage footway required with crossover points to existing footway on Manor Drive.

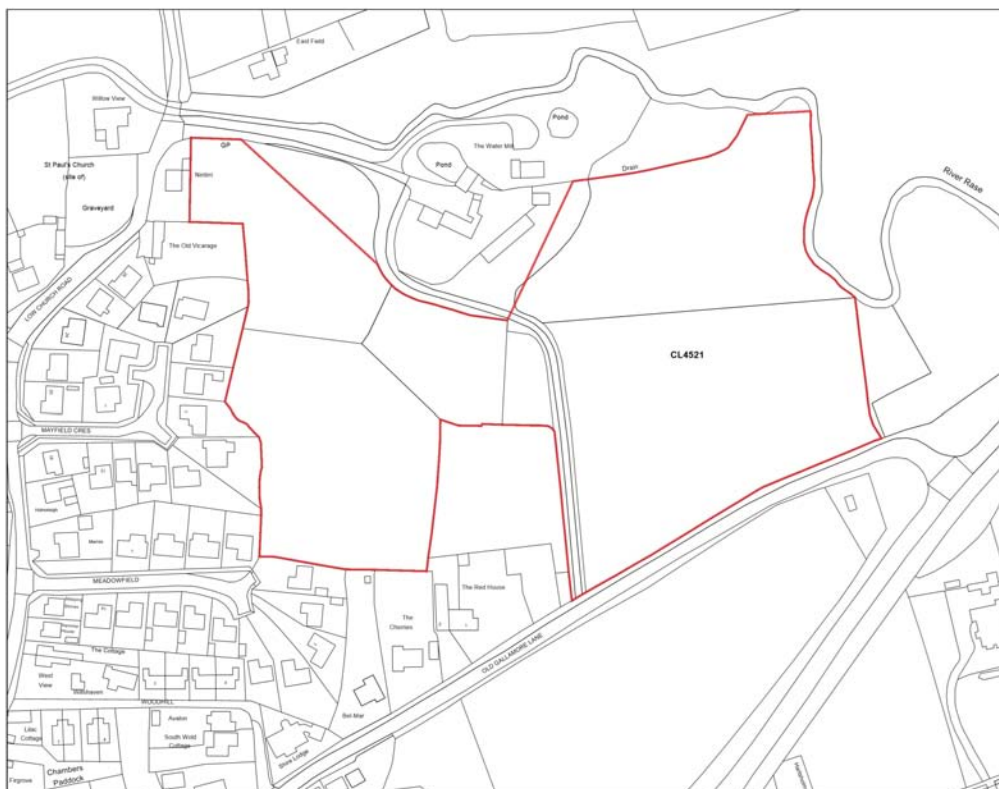
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



This site is an undulating field used as pasture. There are some trees and hedges along boundaries. The river runs along part of north east boundary of the site. There are houses to the west and north and partly to the south. There are fields to the east and south.

<u>Indicative capacity</u>	89	<u>Current use</u>	Paddocks
<u>Site size (hectares)</u>	3.95	<u>Brownfield/Greenfield</u>	Greenfield

Site should be allocated - deemed suitable for development by officers in planning application but overturned at committee, well located for amenities, river provides a long term defensible boundary, and would not impact green wedge.

Much of this greenfield site is in flood zones 3 and 2 and it is within a green wedge. The western part of the site relates quite well to the village but the eastern parts extend beyond existing built extents. It is adjacent to some grade II listed buildings. It is within an area categorised as grade 3 agricultural land and is in agricultural use. Growth in this area is being focused around Market Rasen as it is more suitable and sustainable for development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	R
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has limited capacity but some potential to expand. Some capacity and potential to expand secondary school.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Pedestrian links to amenities in Middle Rasen needed and other mitigation likely needed.

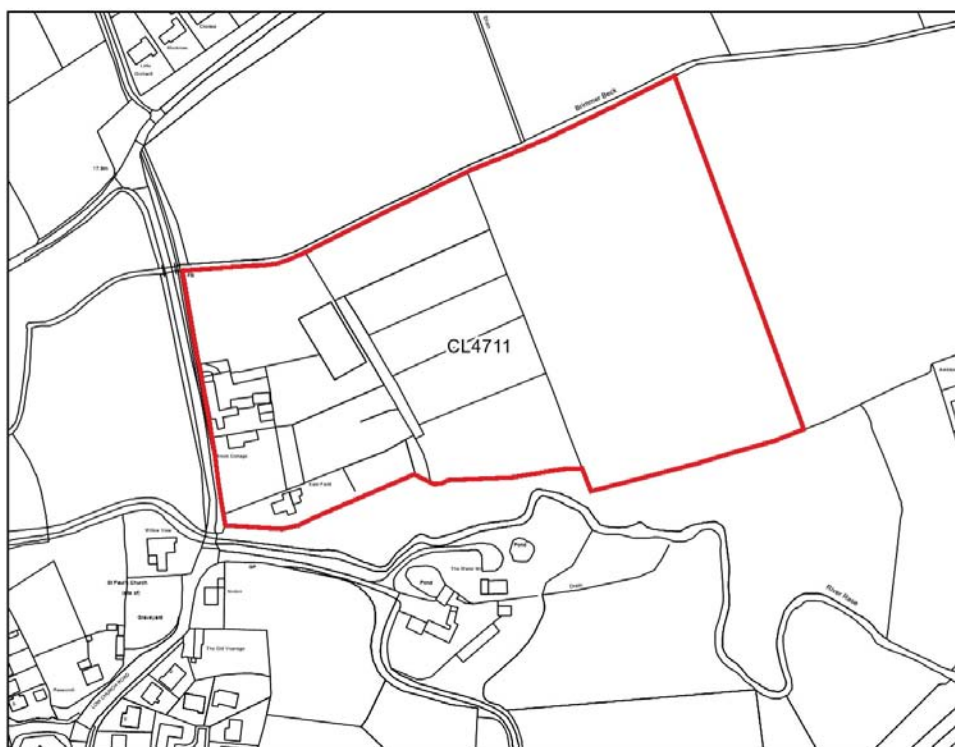
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Site not considered as a reasonable alternative, therefore not subject to an Integrated Impact Assessment.



Site Information

This site is not readily visible but it appears to be a number of fields or paddocks and appears to be fairly flat. It includes some houses and agricultural buildings to west. Trees and hedges form field boundaries both around and within the site.

Indicative capacity	125	Current use	Agricultural
Site size (hectares)	5.558	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - not at risk of flooding, lower density development suitable, scope to widen road and have suitable access with fewer dwellings.

Conclusion

The majority of this undeveloped site is in flood zones 3 and 2 and it is adjacent to a green wedge. It does not relate well to the village with large undeveloped areas between it and the village. It is near to a grade II listed building but it is unlikely that its presence would preclude development here. It is within an area categorised as grade 3 agricultural land and part of the site at least is in agricultural use. Growth in this area is being focused around Market Rasen as it is more suitable and sustainable for development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	A
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary school has limited capacity but some potential to expand. Secondary schools have some capacity and some potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	R	Impact on highway	R

Comments from Highways Authority

Low Church Road is inadequate in terms of width and footway provision. HA would not support development in this location.

Other Infrastructure Considerations

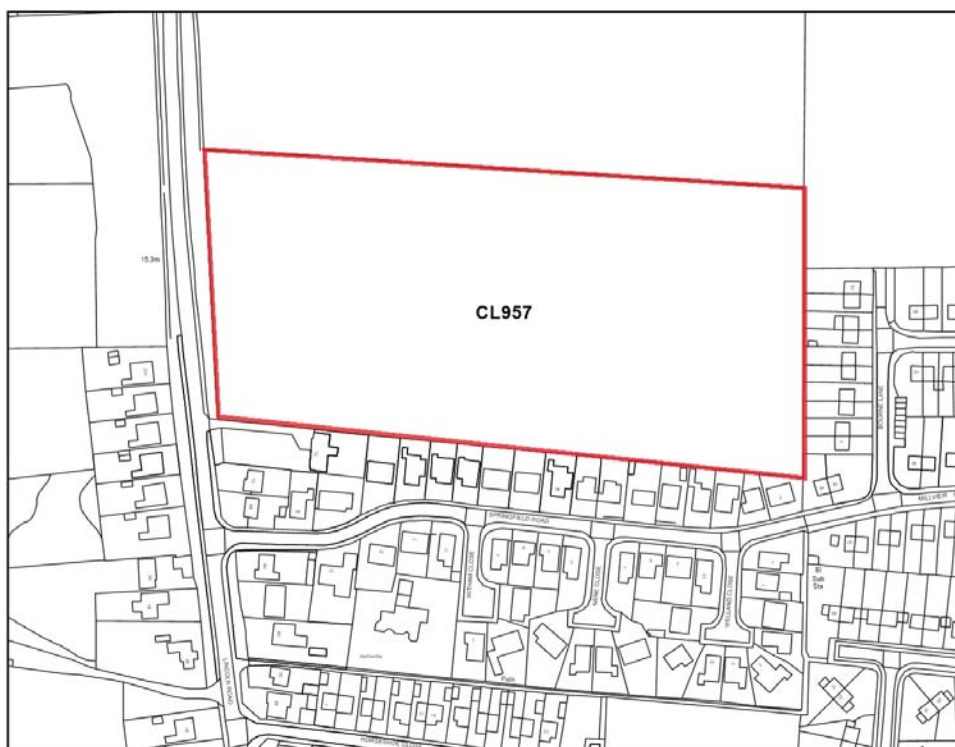
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancement to sewage treatment capacity required

Integrated Impact Assessment Score

Significant positive effects: 1, 14. No significant negative effects



Site Information

The site is a fairly flat area used for arable farming. There are hedgerows at the boundaries.

Indicative capacity	78	Current use	Agricultural
Site size (hectares)	3.45	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Should provide mix of housing, small retail provision, should deliver 49 dwellings on this site and adjacent, and access should be from Lincoln Road. Objection - visual impact, access issues, poor connectivity to village centre, and traffic impacts.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. It would only slightly extend beyond the existing built extent of the village, but it relates well to the village with development partly on three sides and development here could be part of a 'rounding off' of the village. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are no major constraints on the site. Along with the neighbouring sites this is one of the better sites in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Extension of existing speed limit needed.

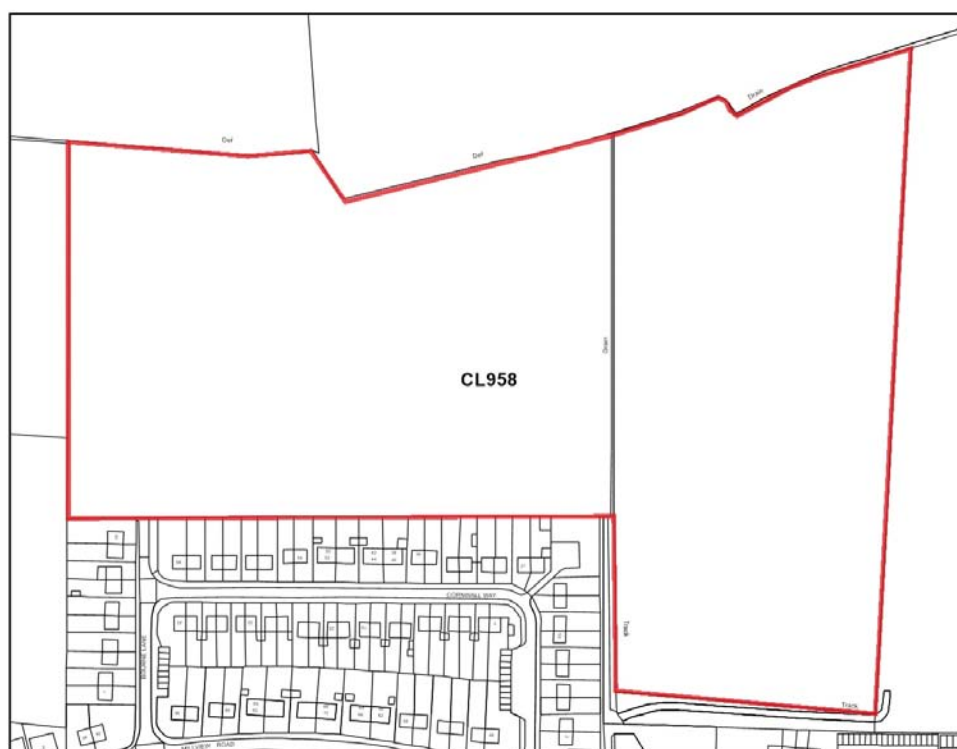
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 2, 4. Significant negative effects: 15



Site Information

This site is a fairly flat area used for arable farming. There is a ditch at the western boundary and possibly at the northern boundary. There is a mature hedgerow with some mature trees on the southern boundary and there is a hedgerow running through t

Indicative capacity	172	Current use	Agricultural
Site size (hectares)	7.63	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - close to village centre, no major constraints, and is deliverable. Should deliver mix of houses, retail, affordable homes, and Lincoln Rd access. Objection - visual impact, poor access and connectivity to village, and traffic impacts.

Conclusion

Development at this greenfield site would extend beyond the existing built extents of the village. However, the site relates quite well to the village and the adjacent sites proposed for allocation. The site is well located for access to the village centre and services and facilities. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There are no major constraints on the site. Along with the neighbouring sites this is one of the better sites in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Ideally would require a 2nd access through CL957 and Bourne Lane.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

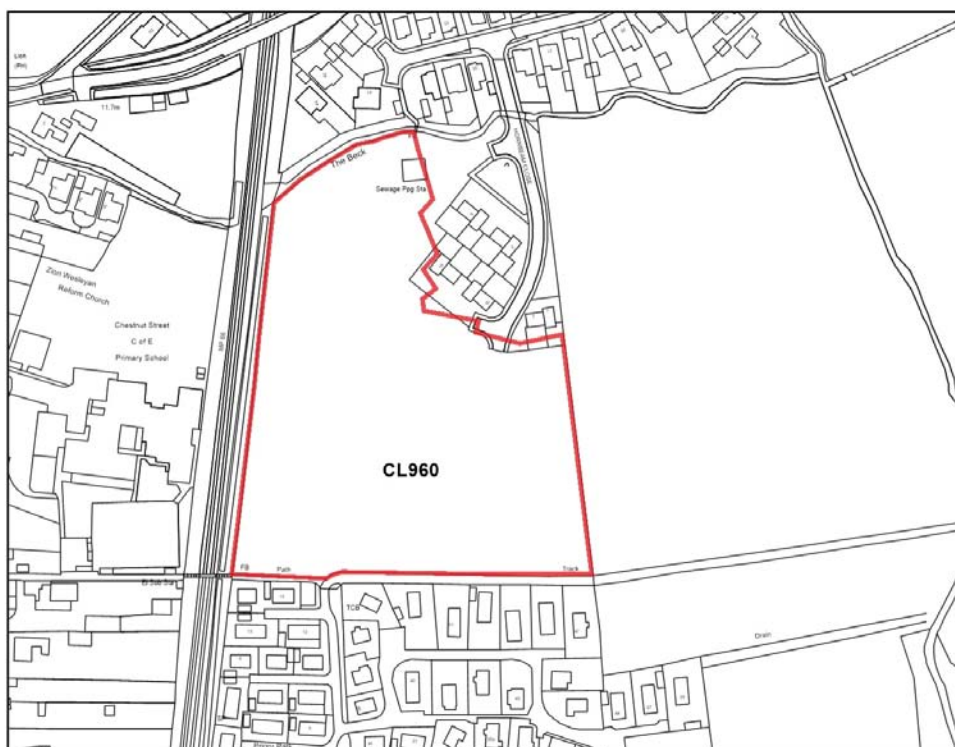
Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 15

CL960

Land south of Poplar Close, East of Railway,
Ruskington

Preferred Allocation



Site Information

This site is an area of scrubland surrounding a small modern residential development. There are mature trees at the northern boundary and a public right of way along the southern boundary.

Indicative capacity	67	Current use	Scrub land
Site size (hectares)	2.27	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This undeveloped site is very centrally located for access to the village centre and its services and facilities. It relates well to the built area of the village with development on three sides. Most of the site is within flood zone 3. It is near to a grade II listed building but it is not expected that development here would impact on this. It is within an area categorised as grade 3 agricultural land and it is undeveloped. This site has planning permission.

CL960

Land south of Poplar Close, East of Railway,
Ruskington

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

No further comments

Other Infrastructure Considerations

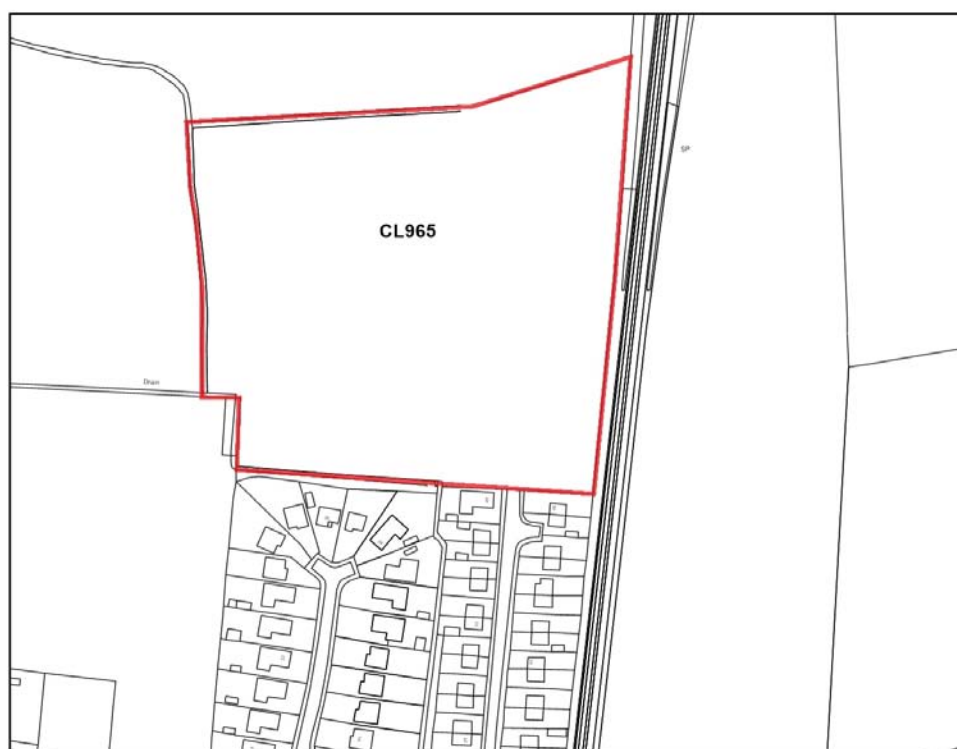
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe and water main crossing through

Integrated Impact Assessment Score

Significant positive effects: 4. No significant negative effects.



Site Information

The site is fairly flat with a slight slope up to the north east and is used for arable farming. There is a hedgerow to the north, west and east boundaries.

Indicative capacity	73	Current use	Agricultural
Site size (hectares)	3.24	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - application expected soon, is suitable, available and deliverable. Within statutory safeguarding zone for RAF bases which will limit building heights - but no objections to standard 2 storey dwellings. Should provide mix of houses.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. Development here would extend beyond the existing built extent of the village, but the site is well contained. Some of the southwestern area of the site is at high risk of surface water flooding, but it is likely that this could be dealt with through design and layout. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are no major constraints on this site. This is one of the better sites in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Located some distance from the main road.

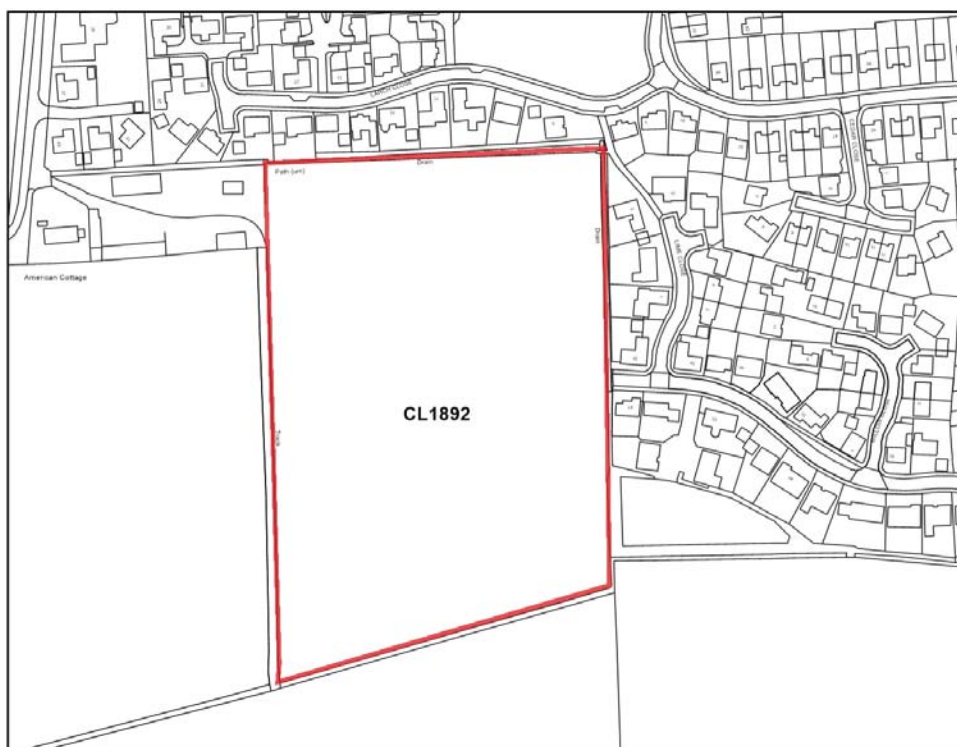
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 15



Site Information

This site is flat and is used for arable farming. There are electricity pylons across the site. There are ditches along the southern, northern and eastern boundaries. There is a public right of way across the northern side of the site.

Indicative capacity	76	Current use	Agricultural
Site size (hectares)	3.36	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Support allocation - good access to amenities, available and developable. Within statutory safeguarding zone for RAF bases which will limit building heights - no objections to standard 2 storey dwellings. Mix of houses sought, retail, and 2nd exit.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. It is within an area categorised as grade 2 agricultural land and it is in agricultural use. There is a small area at high risk of surface water flooding, but this could likely be dealt with through design and layout. There are no major constraints on site and development here would relate well to the village and it would be a natural 'rounding off' of the built area. It is one of the better sites in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity at local primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	G
Impact on local road network	A	Impact on highway	G

Comments from Highways Authority

Secondary access point preferred, possibly from Elm Tree Rd. 150 dwellings access through cul-de-sac will not be supported.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 9.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	A	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

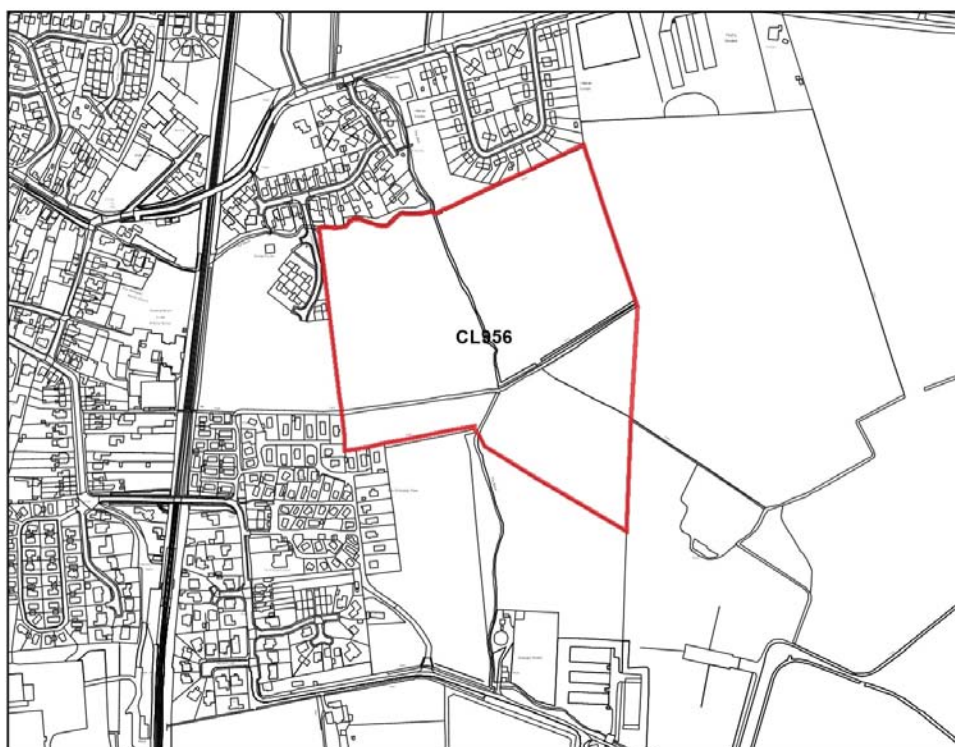
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	G
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 2, 4. Significant negative effects: 9, 15



Site Information

This site slopes gently up from west to east and is used for arable farming. There are ditches at the northern and eastern boundaries and running through the centre of the site. There are hedgerows with hedgerow trees at the western, southern and northern boundaries. There is housing to the north and west, park homes to the south west, undeveloped areas to the south and arable fields to the east.

Indicative capacity	187	Current use	Agricultural
Site size (hectares)	10.41	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - the middle field could be an open space, housing in the eastern parts free from flood risk, and suitable location for housing.

Conclusion

This large greenfield site is quite well located for access to the village centre and its services and facilities. Development here would not extend beyond the existing built extents of the village at the northern end, but it would slightly to the south. It relates fairly well to the built area with development on one side and part of another and there is permission for development to the west. Much of the site is in flood zones 3 and 2 and is at risk from surface water flooding. It is near to a grade II listed building, but it is not expected that development here would impact on this. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. Development of this site would impact on views from nearby rights of way. There are many better sites available in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	R	Impact on highway	G

Comments from Highways Authority

Reliant upon delivery of CL960.

Other Infrastructure Considerations

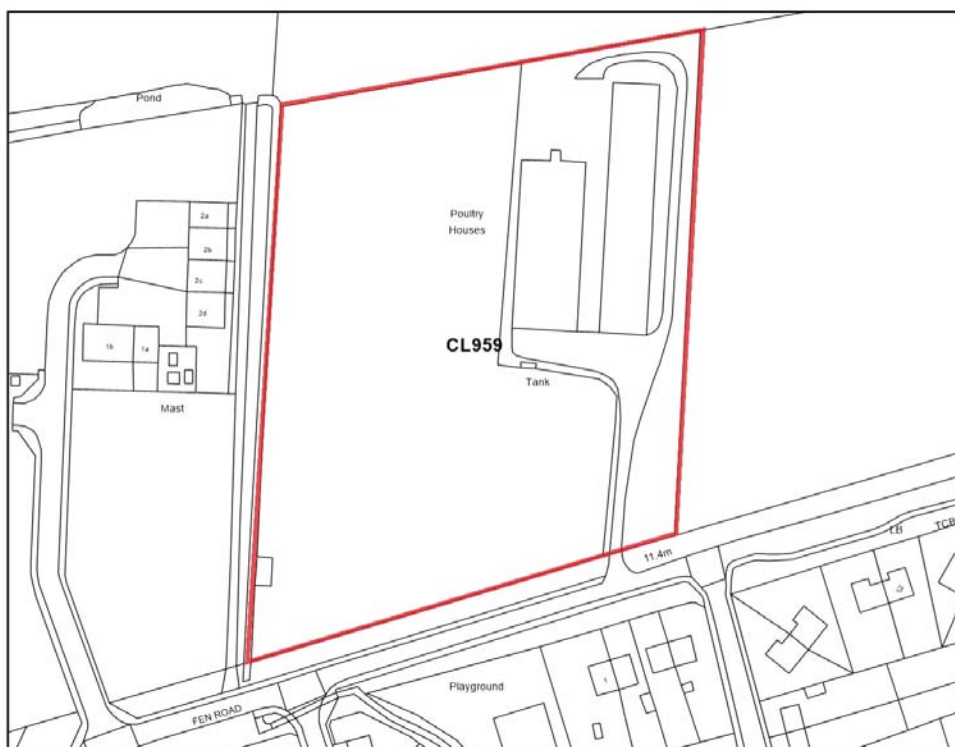
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe crossing through.

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 9



Site Information

This site is a fairly flat area that is used as a poultry farm with two large barns. There are ditches at the west and south boundaries and hedgerows at all boundaries. There is also a small agricultural building at the western edge. There are arable fields to the north and east, an industrial estate and scrub land to the west and housing to the south.

Indicative capacity	46	Current use	Agricultural
Site size (hectares)	1.82	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is used as a poultry farm and is greenfield with some agricultural buildings. It is quite well located for access to the village centre and amenities, although the main access road would not be suitable for a significant increase in vehicular traffic. Development here would relate fairly well to the built area and would not extend beyond existing built extents. It is within an area categorised as grade 3 agricultural land and is in agricultural use. The south west corner of the site is at medium risk of surface water flooding. There are no major constraints on the site however there are many better sites available in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Access upgrade reqd and footway links and crossing points to be considered.

Other Infrastructure Considerations

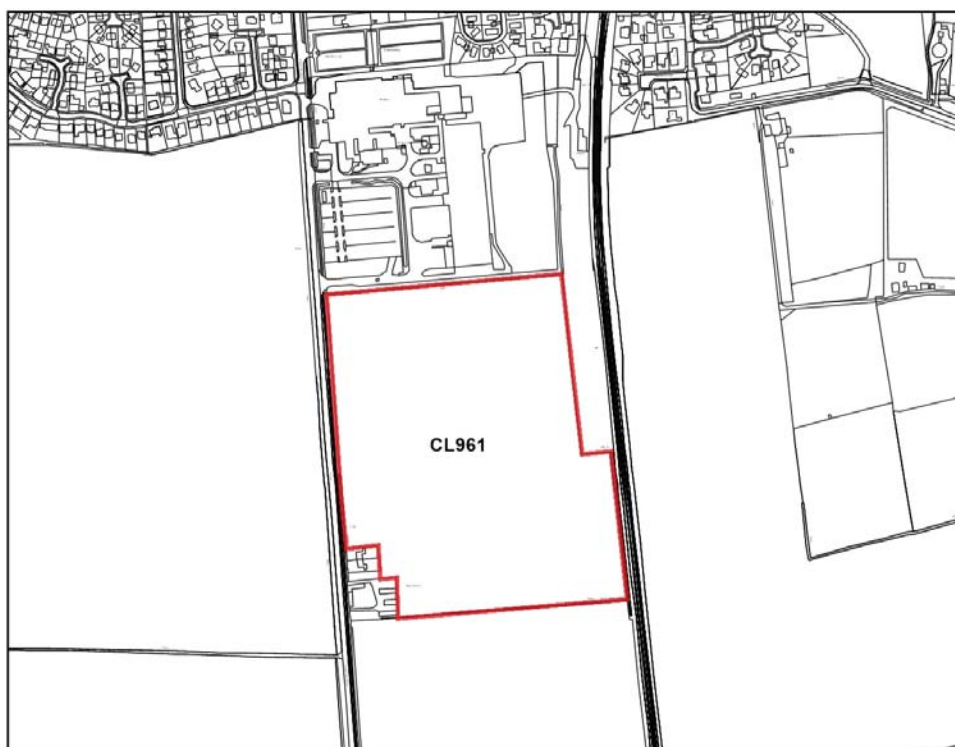
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Water main crossing through.

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 15



Site Information

This site is a flat field used for arable farming. There appear to be ditches at the north and south boundaries and a hedgerow marks the western boundary. The railway runs along the east boundary. There are arable fields to the west, south and east of the site and a large factory to the north.

Indicative capacity	191	Current use	Agricultural
Site size (hectares)	10.61	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is quite disconnected from the village by the large factory to the north. It would extend considerably beyond the existing built extents of the village. It is within an area categorised as grade 2 agricultural land and it is in agricultural use. There are no major constraints on the site, but there are many better sites available in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Widen and upgrade the cycle / footway and move the 30mph limit.

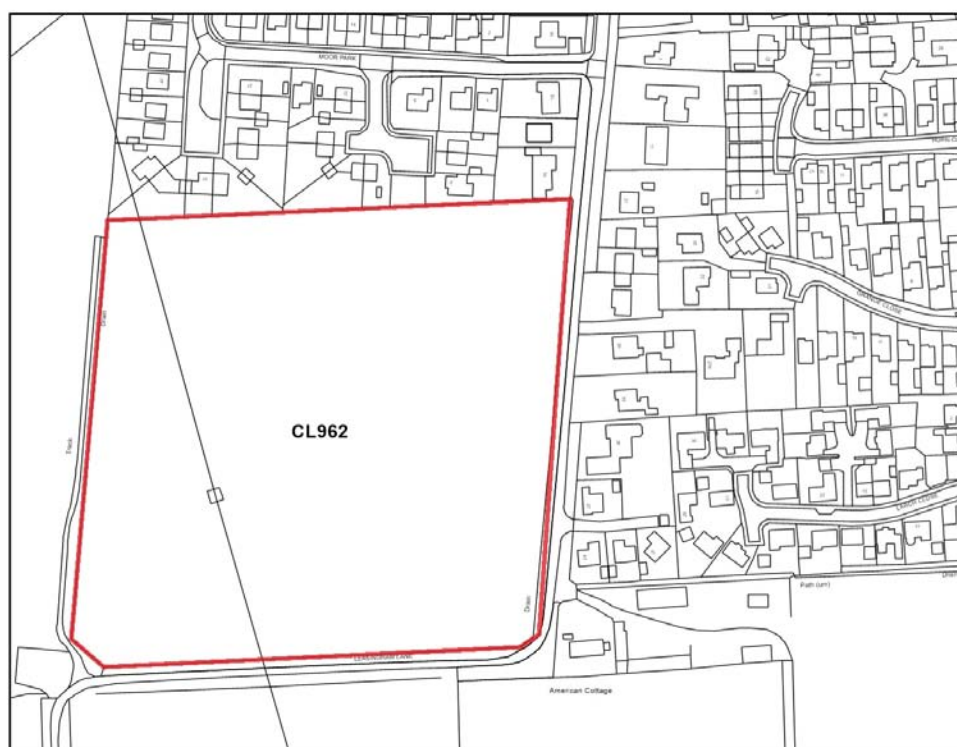
Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 9



Site Information

This site is fairly flat and is used for arable farming. There is a ditch to the eastern boundary and electricity pylons cross the site. There are arable fields to the south and west and housing to the north and east of the site.

Indicative capacity	98	Current use	Agricultural
Site size (hectares)	4.35	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - logical infill site, minimum visual impact, suitable access and potential for additional accesses, and good connectivity to village centre.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. Development here would be quite a logical 'rounding off' to the village. It is within an area categorised as grade 2 agricultural land and is in agricultural use. There are no major constraints on the site although the main access is quite narrow. There are better sites available in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	A
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Improvements reqd to Leasingham Ln including widening the footway links to village.

Other Infrastructure Considerations

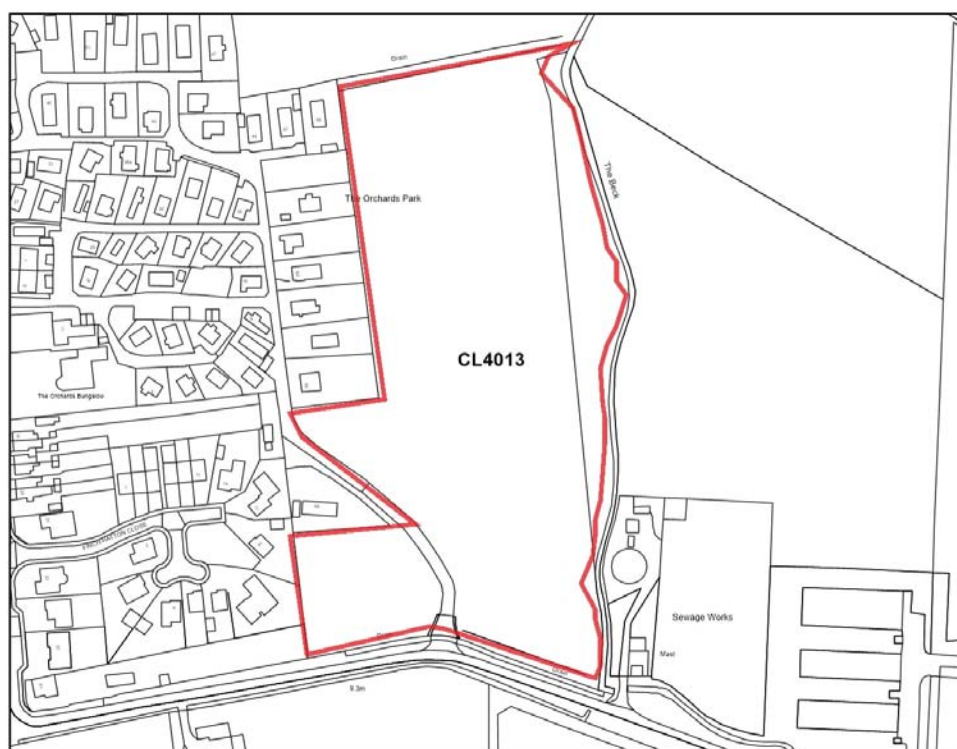
Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing through.

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 9



Site Information

This site is an open area with trees and hedgerows at the boundary. There are pylons running across the site and some treed areas on the site.

Indicative capacity	56	Current use	Open space (not accessible)
Site size (hectares)	2.5	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - site is outside of flood zone 3 and is proposed for park homes which have raised, no impact on listed buildings, close to train station, there is a surgery in the village, site is screened, and access is suitable.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities, although some of the roads are quite narrow. It extends beyond the main existing built extent of the village, although there is some further ribbon development beyond the site. The eastern part of the site is in flood zone 3 and 2, and the site is adjacent to a pumping station and a poultry farm which could lead to conflict if housing were built here. It is within an area categorised as grade 2 agricultural land and the site is undeveloped. It is near to a grade II listed building but it is not expected that development here would impact on this. It is adjacent to an area where historic uses mean there is potential for land contamination and may require remediation, subject to further investigation. There are better sites available in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	G	Impact on highway	G

Comments from Highways Authority

Priory Road will require upgrading along with footway links into the village and speed restrictions.

Other Infrastructure Considerations

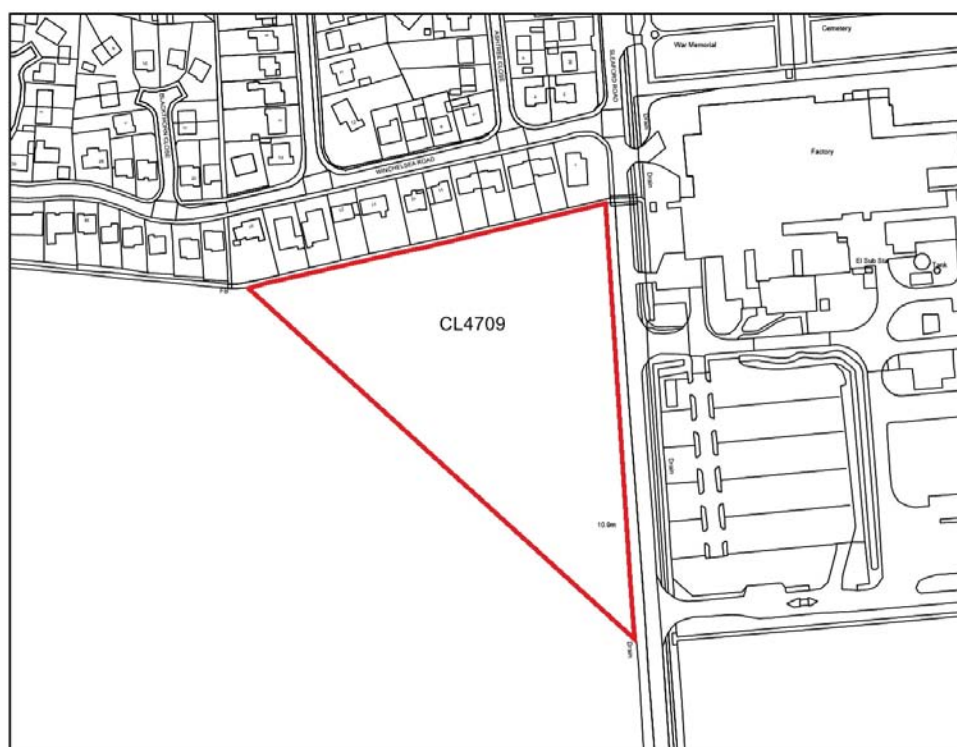
Water and waste water provider rating	G	Proximity to Health Care	R
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Additional comments from water and waste water provider

Sewer pipe crossing through

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 9



Site Information

This site is a triangular area of a flat arable field, with a hedgerow and ditch marking the eastern boundaries and a ditch marking the northern boundary. The southwest boundary runs across the middle of the field. The remainder of the arable field runs to the south and west of the site, there are houses to the north, and to the east, beyond Sleaford Road, is a large factory and associated parking.

Indicative capacity	40	Current use	Agricultural
Site size (hectares)	1.6	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - well related to built area, no known constraints, suitable direct access, and would not extend further than other development from main village, and suitable, available and deliverable.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. It relates quite well to the built area with development on two sides, however, it is currently a strong urban edge in this location and the site is very visible. There are no physical boundaries on the south-eastern edge of the site which could risk some sprawl if developed. It is within an area categorised as grade 2 and 3 agricultural land and is in agricultural use. There is a large proportion of the site at medium risk of surface water flooding. There are better sites available in Ruskington.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	G	Education overall score	A

Additional comments from County Council education department

Some capacity available in primary schools. Secondary schools full with limited potential to expand.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	G
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

Significant positive effects: 4. No significant negative effects.



Site Information

This is a fairly flat site that is a small arable field bordered by housing on two sides and an industrial site to the north west. There are arable fields to the north and west, and a housing estate to the south and east.

Indicative capacity	42	Current use	Agricultural
Site size (hectares)	1.68	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - road safety, traffic impacts, impact on and distance to services and infrastructure, impact on neighbour's amenity and property values, and impact on character.

Conclusion

This greenfield site relates well to the village with housing on two sides. It does not extend beyond existing built extents of the village. It is reasonably well located for access to the village centre and services and facilities. It is within an area categorised as grade 3 agricultural land and is in agricultural use. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is downstream of the village and whilst there is a small area at medium risk of surface water flooding it is not at risk of fluvial flooding. The highways authority have not indicated any insurmountable concerns for delivering a safe and suitable access to the site.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some scope to expand. Secondary schools have some limited capacity to accommodate small developments.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No further comments given

Other Infrastructure Considerations

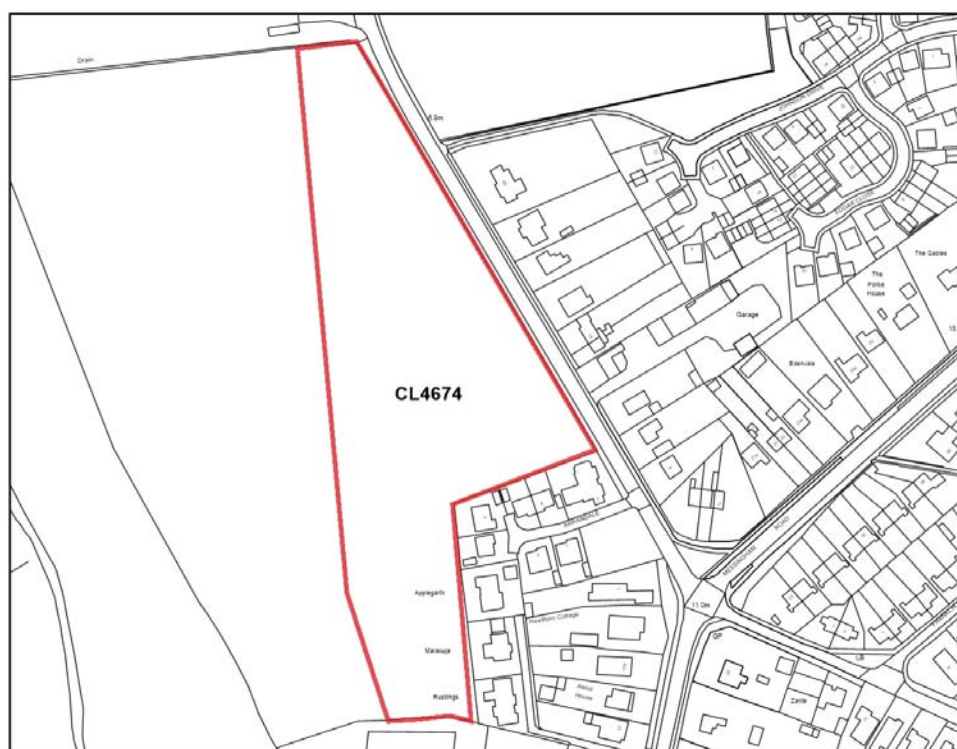
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some local capacity issues envisaged and local upgrades likely required

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 14, 15



Site Information

This site is a flat arable field. The east boundary is fairly open to the road, the west boundary runs through the middle of a field and there are hedgerows to the north and south boundaries. Telephone cables run along much of the eastern boundary. To the east and south there are houses, to the north is a playing field and to the west are arable fields.

Indicative capacity	51	Current use	Agricultural
Site size (hectares)	2.06	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Objection - road safety, traffic impacts, impact on and distance to services and infrastructure, sewerage issues at neighbouring properties, impact on neighbour's amenity and property values, and impact on character.

Conclusion

This greenfield site relates well to the village with housing on two sides. It does not extend beyond existing built extents of the village. It is fairly well located for access to the village centre and services and facilities. It is within an area categorised as grade 3 agricultural land and is in agricultural use. It is adjacent to an area where historic uses mean there is potential for land contamination that may require remediation subject to further investigation. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is downstream of the village and it is not at risk from flooding. The highways authority have not indicated any insurmountable concerns for delivering a safe and suitable access to the site.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available and some scope for limited expansion. Secondary schools have some limited capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

A frontage footway will need to be provided to link to the existing footway on North Moor Road. Within the line of the proposed Scotter Bypass.

Other Infrastructure Considerations

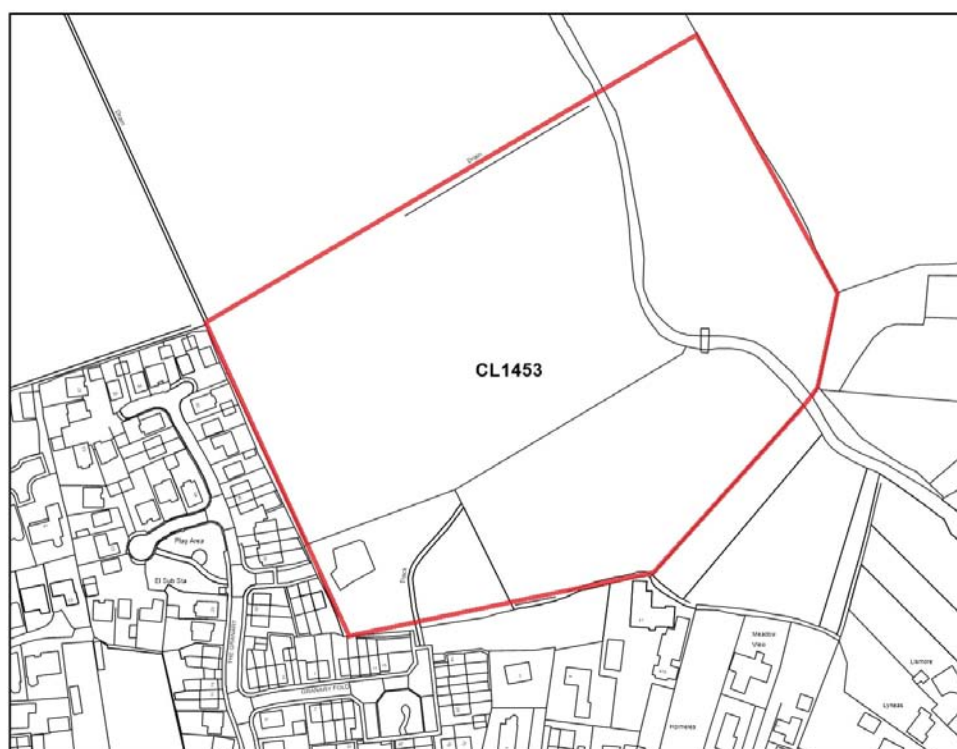
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some local capacity issues envisaged and local upgrades likely required

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 13, 14, 15



Site Information

This site is a fairly flat area consisting of some hardstanding and scrub and some fields. There is a river running through the site and some hedgerows and trees at boundaries around and within the site. There are arable fields to the north and east and housing estates to the south and west.

Indicative capacity	107	Current use	Scrub land and hard standing area
Site size (hectares)	4.75	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site is well located for access to the village centre and its services and facilities. It relates well to the village and development here would not extend beyond existing built extents of Scotter. It is within an area categorised as grade 3 agricultural land and the site is undeveloped. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is downstream of the village, however it is within flood zones 2 and 3 and so if developed it would put residents at risk of flooding.

Constraints and Sustainability Assessment

Environmental Constraints

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some scope to expand. Secondary schools have some limited capacity to accommodate small developments.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Access from The Granary would appear to be acceptable. A Transport Assessment and Travel Plan are required to determine whether any off site mitigation works or S.106 developer contributions are required.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some local capacity issues and topography will require pumping from site. Some local upgrades necessary

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 13, 14, 15



Site Information

This site is a fairly flat arable field bordered by hedgerows in most places with some hedgerow trees. There are arable fields to the south and west, there is a housing estate to the north and there are a range of community facilities to the east.

Indicative capacity	149	Current use	Agricultural
Site size (hectares)	6.64	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - sustainable location near to facilities. Site is more suitable than those chosen in the village - would allow mitigation of flood risk from surface water run off.

Conclusion

This greenfield site is well located for access to services and facilities and the village centre. It relates quite well to the village and would only marginally extend beyond the existing built extent of the village. It is quite well contained but there are distance views across the site that would be lost by development here. There is a grade II listed building adjacent to the site, but it is not considered that development here would be precluded by its presence, but development at the western end of the site would impact on its setting. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are no major constraints on the site. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is upstream of the village and as such any increase in runoff would potentially increase the risk of flooding in Scotter.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some scope to expand. Secondary schools have some limited capacity to accommodate small developments.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle to this site. Access onto Scotton Road appears acceptable. A Transport Assessment and Travel Plan required to determine whether any off site mitigation or S.106 contributions required.

Other Infrastructure Considerations

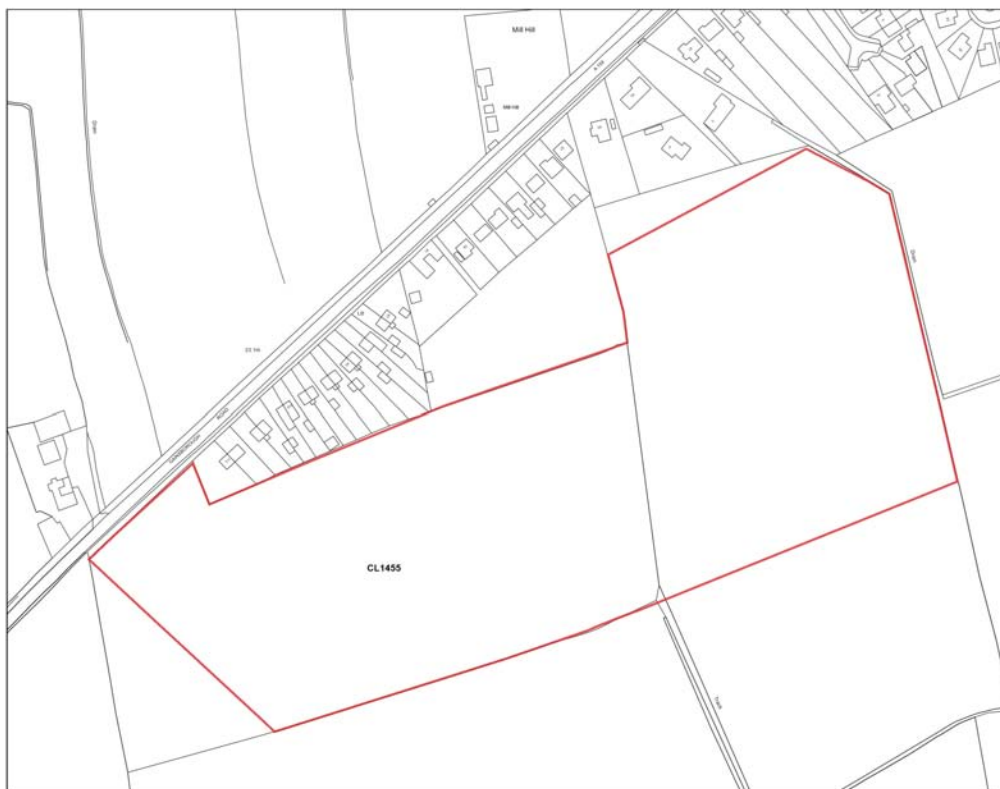
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

Expected to drain eastwards. No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 1, 2, 4. Significant negative effects: 14, 15



Site Information

This site is made up of two fairly flat arable fields. There are hedgerows at most borders of the site. There are arable fields to the west, south and east of the site, and there is a ribbon of development to the north.

Indicative capacity	171	Current use	Agricultural
Site size (hectares)	7.58	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site is more suitable than those chosen in the village - would allow mitigation of flood risk from surface water run off.

Conclusion

This greenfield site is not very well located for access to the village centre and its services and facilities as the access road would likely be to the west of the site, a significant distance away from the centre. It does not relate very well to the village as it is situated behind a ribbon of development and it extends beyond existing built extents. It is near to a Local Wildlife Site, but it is not likely that development here would impact on this. It is near to a grade II listed building, but this would not likely preclude development on the whole site. It is within an area categorised as grade 3 agricultural land and is in agricultural use. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is upstream of the village and as such any increase in runoff would potentially increase the risk of flooding in Scotter. There are many better sites available in Scotter.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some scope to expand. Secondary schools have some limited capacity to accommodate small developments.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	A	Impact on highway	R

Comments from Highways Authority

No further comments given

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

Expected to drain eastwards. No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13, 14, 15



Site Information

This is a fairly flat greenfield site, with hedgerows at its south, west and north boundaries. The eastern boundary is open to the road and telephone cable run along the edge. There are playing fields to the north, houses to the east and south, and fields to the west.

Indicative capacity	118	Current use	Agricultural
Site size (hectares)	5.23	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. It relates quite well to the village as it has development on two sides. Development here would result in some loss of distance views. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is downstream of the village, however the western part of the site is within flood zones 2 and 3 and so if developed it would put residents at risk of flooding. The eastern part of the site is proposed for allocation.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	A	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some potential for limited expansion. Secondary schools have some limited capacity.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No further comments given

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some local capacity issues envisaged and local upgrades likely required

Integrated Impact Assessment Score

Significant positive effects: 4. Significant negative effects: 13, 14, 15



Site Information

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.

Indicative capacity	95	Current use	Agricultural
Site size (hectares)	4.22	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is reasonably well located for access to the village centre and its services and facilities. It does not relate very well to the village as development here would extend beyond the existing built extent of the village. However, there is an isolated industrial site to the east, so the impact of this would be limited. There are no major constraints on the site. It is within an area categorised as grade 3 agricultural land and the site is in agricultural use. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is neither upstream nor downstream of the village, but it is quite poorly located when compared to other suitable sites and would not be a logical location for development.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity and some scope to expand. Secondary schools have some limited capacity.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle. Travel Plan and Transport Assessment required to determine whether off site mitigation works or S.106 contributions required. Site falls within a 60mph limit, an extension of the 30mph limit likely required.

Other Infrastructure Considerations

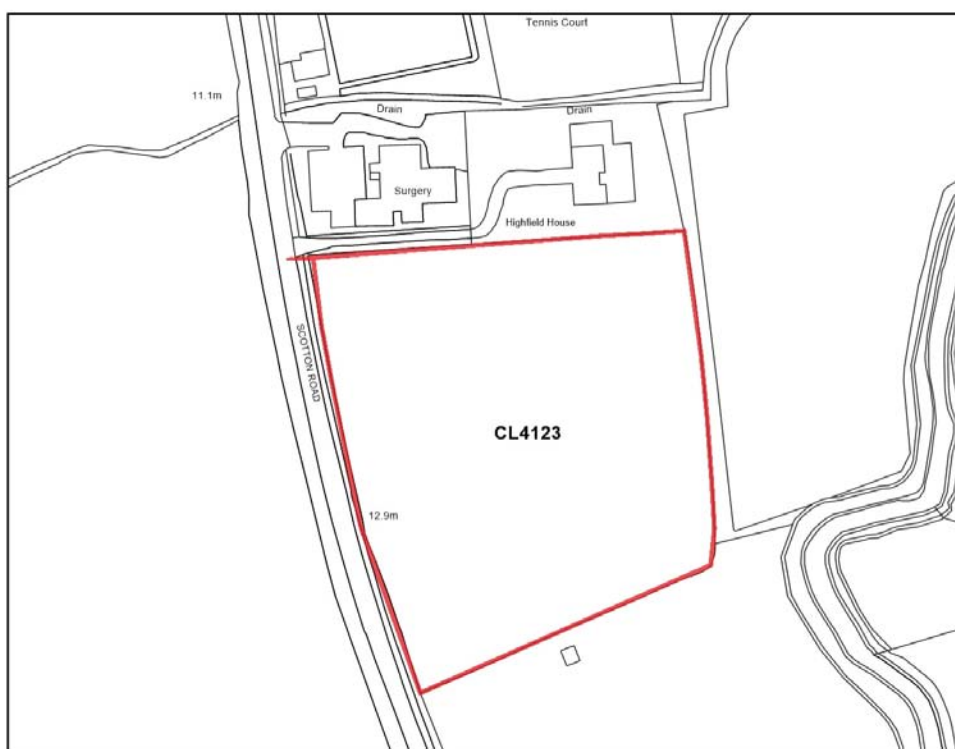
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Capacity issues at anticipated pumping station. Capacity upgrades to this pumping station likely needed

Integrated Impact Assessment Score

No significant positive effects: 4. Significant negative effects: 13, 14, 15



Site Information

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.

Indicative capacity	29	Current use	Agricultural
Site size (hectares)	1.12	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - site is flat, good access to amenities, no major constraints, and good access.

Conclusion

This greenfield site is well located for access to the village centre and its services and facilities. It would extend beyond the existing built extent of the village and as such does not relate that well to the built area. There are no major constraints at the site. It is within an area categorised as grade 3 agricultural land and the site is undeveloped. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is upstream of the village and as such any increase in runoff would potentially increase the risk of flooding in Scotter.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	G
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available and some options for small expansion. Secondary schools have some limited capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle to a residential development on this site. Access onto Scotton Road would appear to be acceptable.

Other Infrastructure Considerations

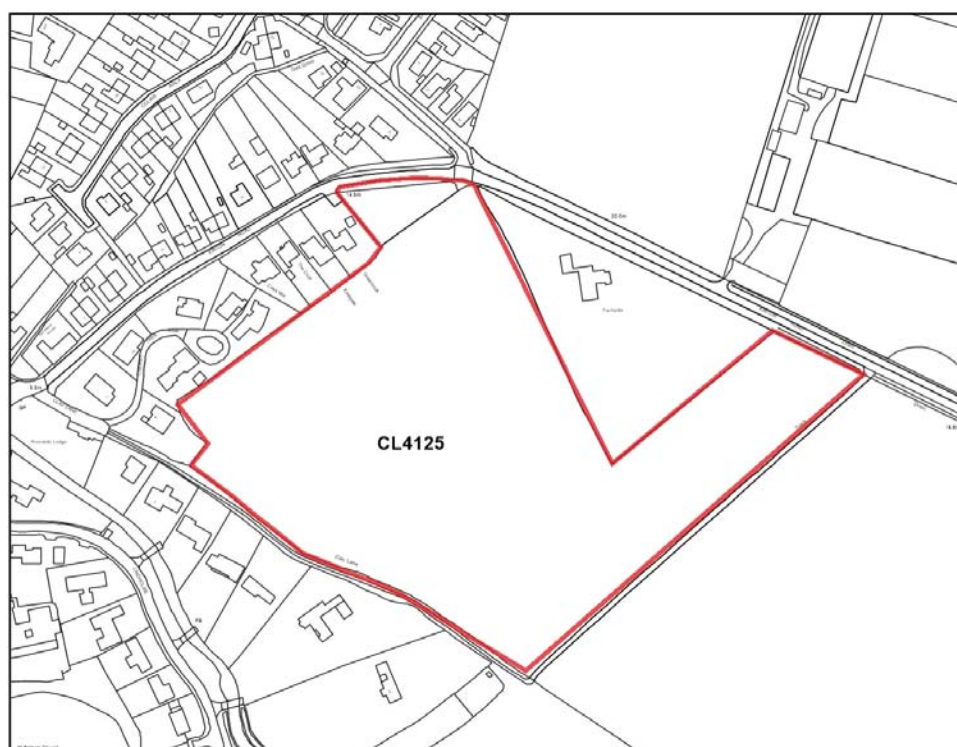
Water and waste water provider rating	G	Proximity to Health Care	G
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

Significant positive effects: 2, 4. Significant negative effects: 14, 15



Site Information

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.

Indicative capacity	112	Current use	Agricultural
Site size (hectares)	4.98	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - flat site, development on three sides, and relates well to village.

Conclusion

This greenfield site is quite well located for access to the village centre and its services and facilities. It is quite well contained by existing development on two sides, but it would extend slightly beyond the existing built extent of the village. It is near to a grade I and two grade II* listed buildings, but it is not considered that development on this site would impact on these. It is within an area categorised as grade 3 agricultural land and is in agricultural use. There are no major constraints on the site. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is upstream of the village and as such any increase in runoff would potentially increase the risk of flooding in Scotter.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	A
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	A	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available and some options for small expansion. Secondary schools have some limited capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Transport assessment and Travel Plan required to determine whether improvements to the existing highway network would be required or S106 developer contributions. A frontage footway needed.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Capacity issues at anticipated pumping station. Capacity upgrades to this pumping station likely needed

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13, 14, 15



Site Information

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.

Indicative capacity	121	Current use	Agricultural
Site size (hectares)	5.38	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - well enclosed, flat site, good access to amenities, limited visual impact, and relates well to urban area.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. Development here would extend beyond the existing built extent of the village and as such would not be the most logical extension to the village. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are no major constraints on the site, but there are better sites available in Scotter. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is upstream of the village and as such any increase in runoff would potentially increase the risk of flooding in Scotter.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available and some options for small expansion. Secondary schools have some limited capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

Transport assessment and Travel Plan required to determine whether improvements to the existing highway network would be required or S106 developer contributions. A frontage footway needed.

Other Infrastructure Considerations

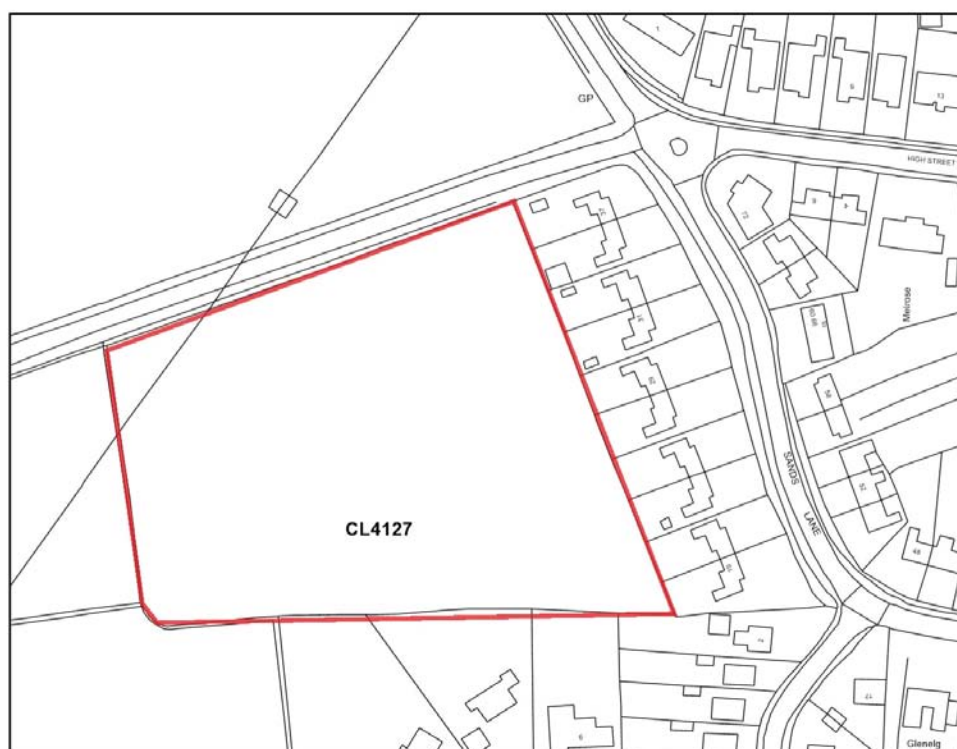
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Capacity issues at anticipated pumping station. Capacity upgrades to this pumping station likely needed

Integrated Impact Assessment Score

Significant positive effects: 1. Significant negative effects: 13, 14, 15



Site Information

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.

Indicative capacity	34	Current use	Agricultural
Site size (hectares)	1.34	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site should be allocated - flat site, good access, close to amenities, bound by development on two sides, good screening in place, opportunity to mitigate flood risk from surface water, and well related to village.

Conclusion

This greenfield site is fairly well located for access to the village centre and its services and facilities. Development here would extend slightly beyond the existing built extent of the village. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There is a very small area at medium risk of surface water flooding, but there are no major constraints on the site. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is somewhat downstream of the village however, there are more suitable locations for development in Scotter that are also downstream.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	A	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	R	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available and some options for small expansion. Secondary schools have some limited capacity available.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No further comments given

Other Infrastructure Considerations

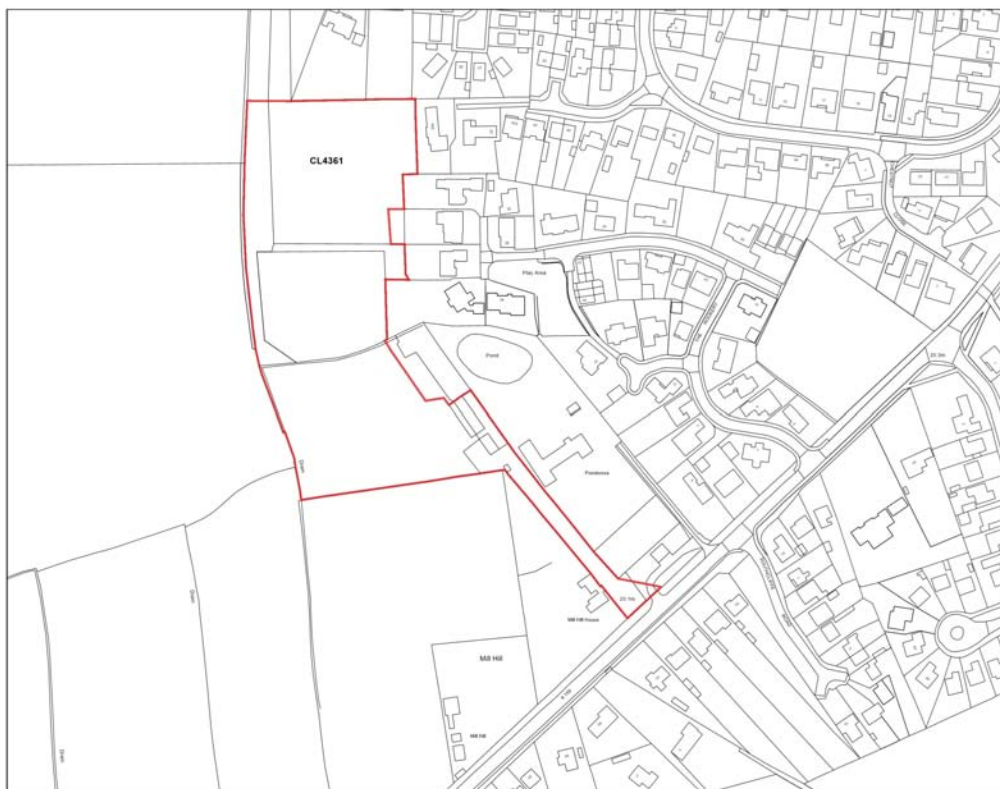
Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Some local capacity issues. Some local upgrades necessary

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 14, 15



Site Information

This site is fairly flat and is mainly used for pasture and there appear to be some sheds/stables on the site. There are trees and bushes around and within parts of the site. There are fields to the west, and houses to the north, south and east of the site.

Indicative capacity	50	Current use	Agricultural
Site size (hectares)	2.2	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Site is more suitable than those chosen in the village - would allow mitigation of flood risk from surface water run off.

Conclusion

This greenfield site is quite well located for access to the village centre and its services and facilities. Development here would relate quite well to the built area of the village as it wraps around it only extending slightly beyond the existing built extents. It is within an area categorised as grade 3 agricultural land and it is in agricultural use. There are no major constraints on the site. The focus for allocating sites in Scotter is downstream of the main village to avoid any increased risk of flooding to the village in the absence of a satisfactory and deliverable flood alleviation scheme. This site is neither upstream nor downstream of the village, but given that it is not the most logical place for development to occur it is considered that there are better sites available in Scotter.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available and some options for small expansions. Secondary schools have some limited capacity available.

Transport Considerations

Distance to nearest bus stop	A	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No further comments given

Other Infrastructure Considerations

Water and waste water provider rating	G	Proximity to Health Care	A
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Additional comments from water and waste water provider

No known capacity issues envisaged

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 14, 15

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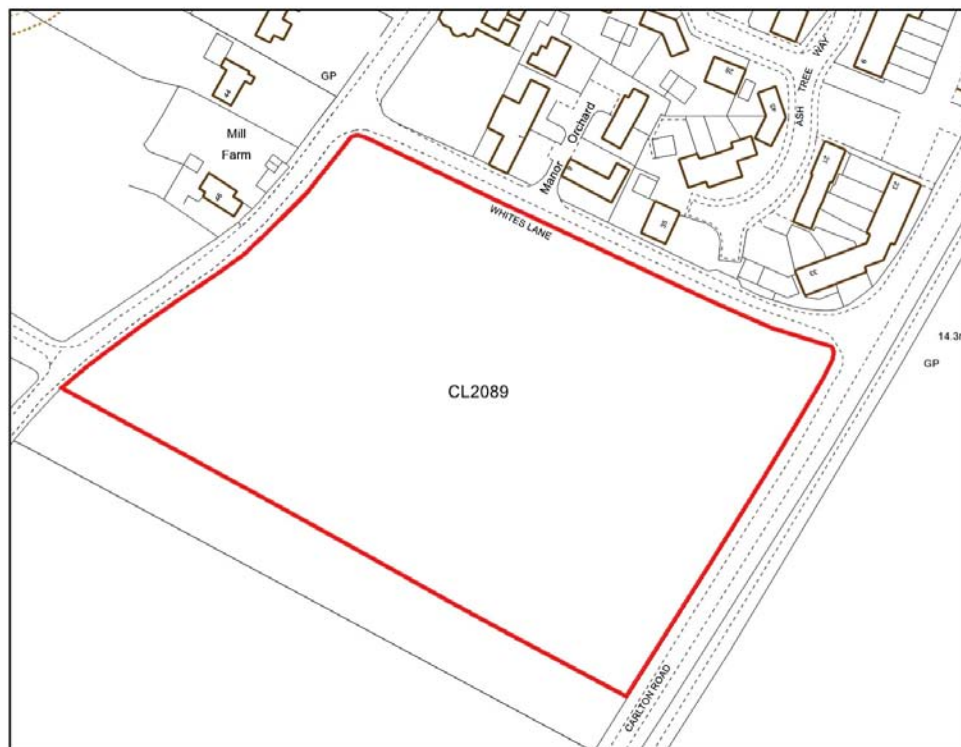
Policy LP53:

Sites in the Medium Villages

CL2089

Land off Carlton Road and Whites Lane,
Bassingham

Preferred Allocation



Site Information

This site is a fairly flat field with mature hedgerows surrounding it and some mature trees in the western boundary and a tree band to the south of the site. To the east, west and south are arable fields, and to the north are houses.

Indicative capacity	35	Current use	Scrub land
Site size (hectares)	1.8	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This site was granted planning permission for residential development in 2015.

CL2089

Land off Carlton Road and Whites Lane,
Bassingham

Preferred Allocation

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	A
Locally Important wildlife site	A	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	A	Green Wedge or Settlement Break	G
Conservation Area	A		

Education Considerations

Proximity to nearest primary school	A	School capacity	NA
Proximity to nearest secondary school	R	Education overall score	NA

Additional comments from County Council education department

No comments sought - planning permission granted

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Planning permission granted on site

Other Infrastructure Considerations

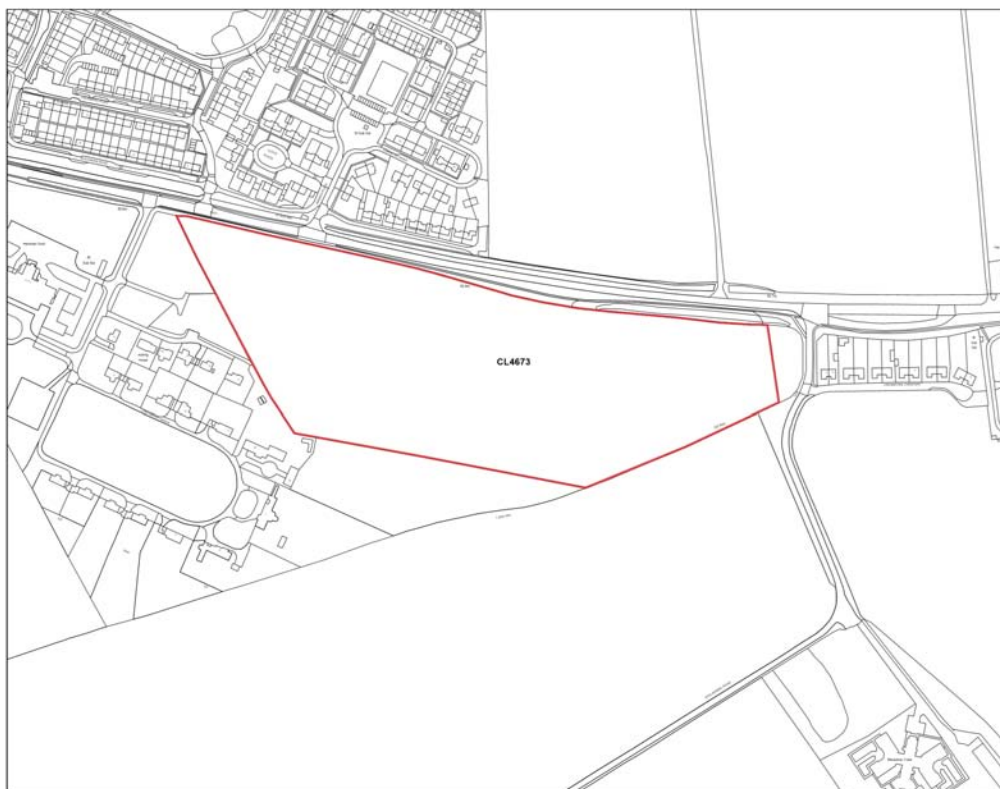
Water and waste water provider rating	A	Proximity to Health Care	A
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Additional comments from water and waste water provider

Sewer pipe crossing site and enhancement to treatment capacity required

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 13, 15



Site Information

This site is made up of slightly undulating arable fields with hedgerows and some trees at the boundaries. There is a housing estate to the west and north and a row of houses to the east. Elsewhere the site is surrounded by large arable fields.

<u>Indicative capacity</u>	180	<u>Current use</u>	Agricultural
<u>Site size (hectares)</u>	7.56	<u>Brownfield/Greenfield</u>	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Preference for major housing sites to be delivered to the north of the A631.

Conclusion

This greenfield site is used for arable farming and is in an area categorised as grade 2 agricultural land. It is fairly well located for access to the village and its services although it is slightly disconnected by the main road. This site is the best available area in Hemswell to deliver housing to support the Food Enterprise Zone Local Development Order being progressed in Hemswell Cliff.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	A

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available. Secondary schools are a significant distance away with poor public transport links but some capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	A	Impact on highway	A

Comments from Highways Authority

No objection in principle. Footway improvements and crossover required across A631. Transport Assessment and Travel Plan required to determine whether off site mitigation or contributions required.

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Enhancements to treatment capacity may be required. Water mains crossing through

Integrated Impact Assessment Score

Significant positive effects: 1, 4. Significant negative effects: 9, 15



Site Information

This site is a gently undulating arable field with hedgerows on its western boundary and open boundaries to all other sides. There are arable fields around the site with a small residential estate to the north and a private hospital to the south.

Indicative capacity	84	Current use	Agricultural
Site size (hectares)	3.745	Brownfield/Greenfield	Greenfield

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This greenfield site is within an area categorised as grade 2 agricultural land and is in agricultural use. It is quite disconnected from the village and its amenities. There are no major constraints on the site. There are better sites available in Hemswell Cliff.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	G
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	G

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	A	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available. Secondary schools are a significant distance away with poor public transport links but some capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

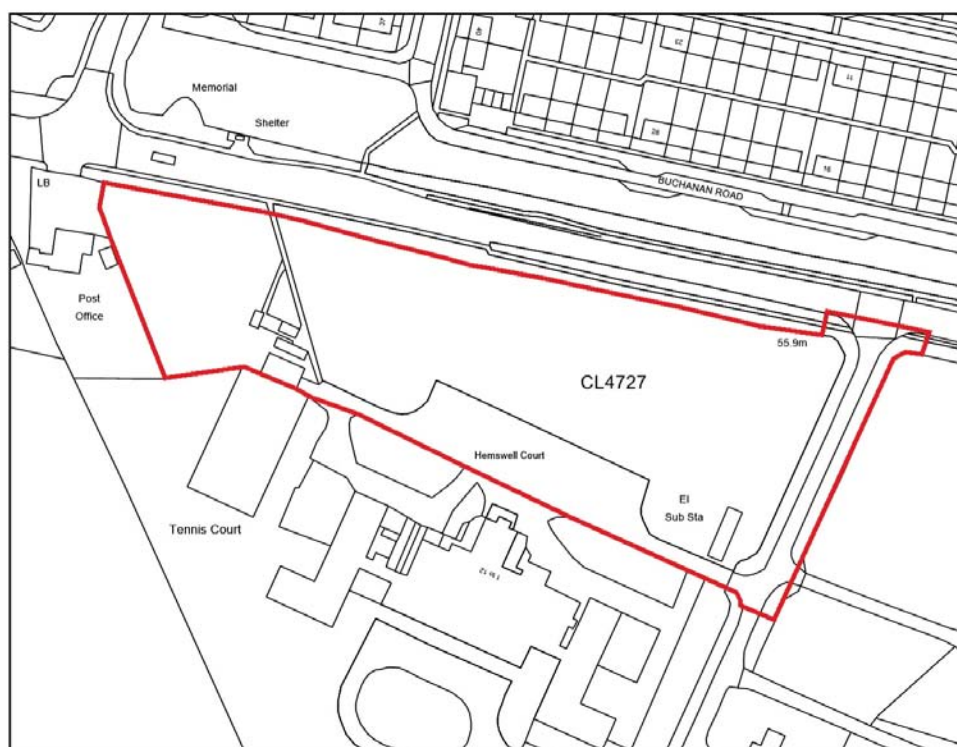
Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Integrated Impact Assessment Score

No significant positive effects. Significant negative effects: 9, 15



Site Information

This site is a flat area laid to lawn and it also includes a small parking area and trees and hedgerows at its boundaries. To the south is Hemswell Court, a conference and events venue, to the west is the post office, to the north is the A631 and beyond housing, and to the east is a small wooded area.

Indicative capacity	33	Current use	Grass land
Site size (hectares)	1.28	Brownfield/Greenfield	Mixed

Summary of Comments from Further Draft Consultation (where available)

Conclusion

This mainly greenfield site is within an area categorised as grade 2 agricultural land, but it is not in agricultural use and it is quite separated from other agricultural fields. It is fairly well connected to the village and its facilities, but it is separated from the village by the main road. Historic uses on the site mean there is potential for land contamination and may require remediation, subject to further investigation. This site in isolation would not deliver sufficient growth to support the Food Enterprise Zone in Hemswell Cliff. There is a better site available in Hemswell Cliff.

Constraints and Sustainability Assessment**Environmental Constraints**

Fluvial flood risk	G	Ancient woodland	G
Surface water flood risk	G	TPO	A
Nationally important sites	G	Agricultural land classification	R
Locally Important wildlife site	G	Contaminated land	R

Built and Landscape Character and Heritage Constraints

Scheduled Ancient Monument	G	Historic Park and Garden	G
Listed Building Grade 1 and 2*	G	AONB or AGLV	G
Listed Building Grade 2	G	Green Wedge or Settlement Break	G
Conservation Area	G		

Education Considerations

Proximity to nearest primary school	G	School capacity	A
Proximity to nearest secondary school	R	Education overall score	A

Additional comments from County Council education department

Primary schools have some limited capacity available. Secondary schools are a significant distance away with poor public transport links but some capacity available.

Transport Considerations

Distance to nearest bus stop	G	Distance to train station	R
Impact on local road network	NA	Impact on highway	NA

Comments from Highways Authority

Late submission no comments received

Other Infrastructure Considerations

Water and waste water provider rating	A	Proximity to Health Care	R
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Additional comments from water and waste water provider

Water pipe crossing the site

Integrated Impact Assessment Score

Significant positive effects: 4, 14. Significant negative effects: 15

