

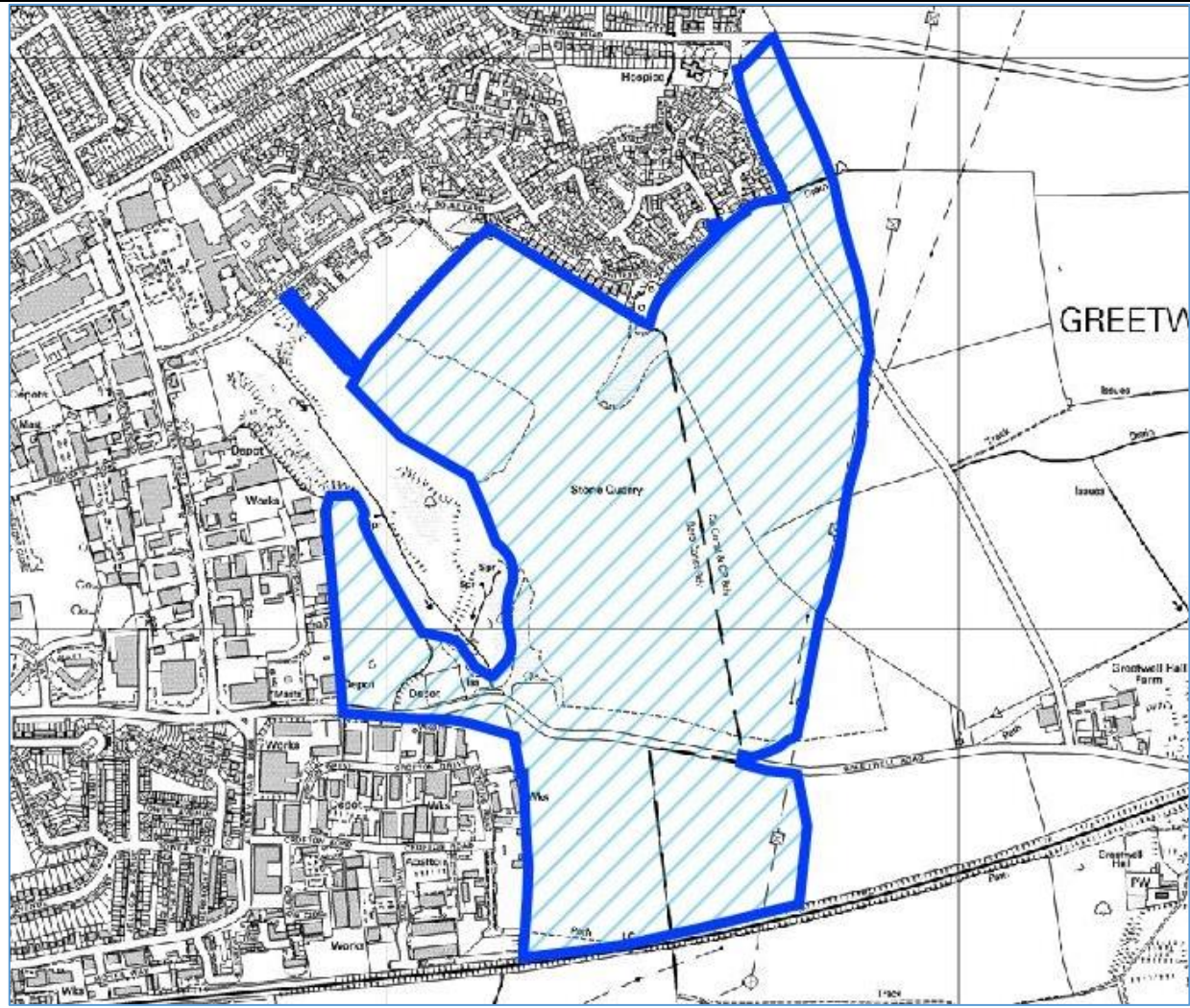
Appendix 1

City of Lincoln &
Lincoln Urban Area

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Abbey Ward

Ref: COL/ABB/001	Site Address: North East Quadrant, Land at Greetwell	Status: Preferred Allocation (Existing Allocation to be retained)
		
Size (ha): 82.94	Current use: Agricultural and former minerals working	
Indicative capacity: 1400	Brownfield/Greenfield: Mixed	
Hierarchy (new): Lincoln Urban Area	Availability: Has planning permission, part of site under construction	
<p>Summary:</p> <p>Large greenfield site currently used mainly as farmland with some former minerals working. The site sits between built areas of Lincoln to the north and west and the railway line to the south. Part of the site has been granted planning permission and construction has commenced to the northern part of the site. The site is an existing allocation.</p> <p>Conclusion:</p> <p>The site is an existing Sustainable Urban Extension to be carried forwards and retained as an allocation. It is well located for delivering growth for Lincoln city and does not extend beyond existing built footprint situated to the north of the site. It is near to a number of existing facilities and services and, given its size, would be expected to deliver additional facilities. The site is well placed to deliver sustainable growth but some mitigation measures may be required.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Yes	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	Yes		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
This site would require a contaminated land assessment due to historic uses on and adjacent to the site, including areas of landfill within 250m. The eastern part of the site is also adjacent to commercial and industrial uses that could give rise to noise, dust and odour affecting part of the development site (e.g. the roadstone coating works directly adjacent to the south east section of the development site can operate 24 hours a day and is therefore likely to require a reasonable buffer zone between it and any sensitive use proposed for the Preferred Allocation site).			
Minerals and Waste			
Minerals Resource Safeguarding Area		Partially – Limestone & Sand and Gravel	
Site Specific Minerals Safeguarding Area		N	
Waste Safeguarding Area		N	

Built Environment, Heritage and Landscape

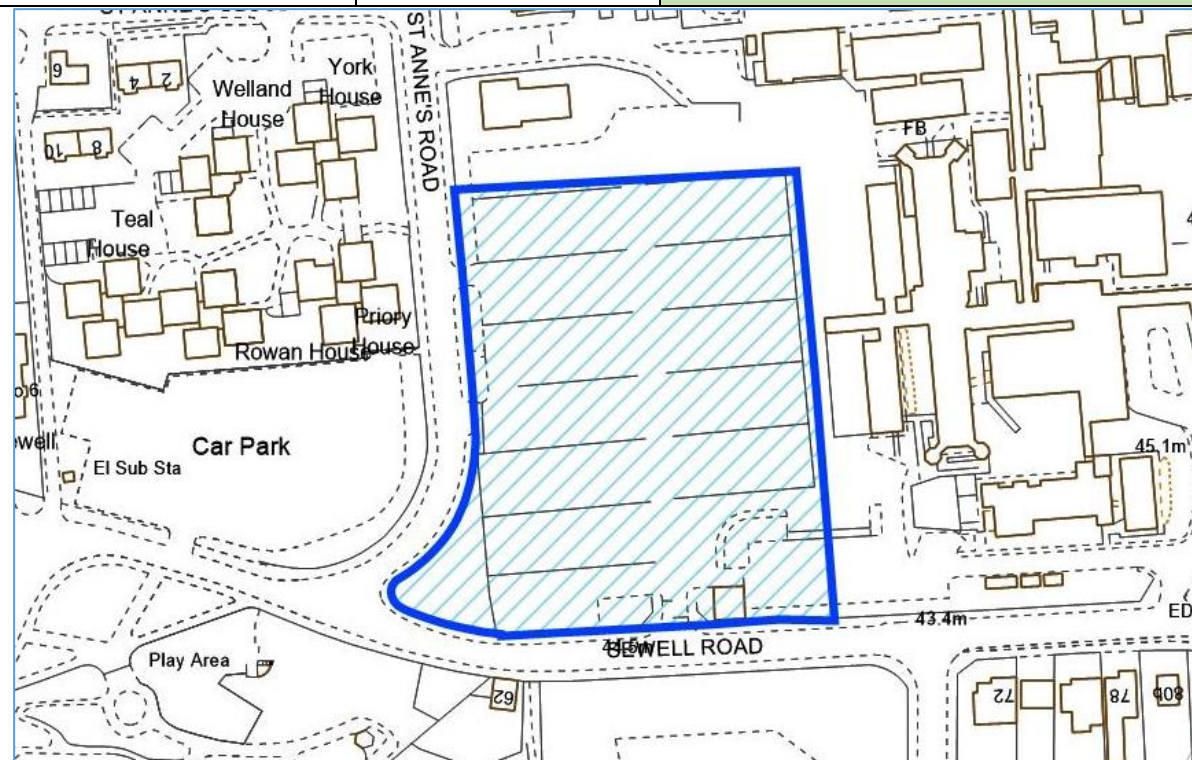
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			
We have previously commented on this allocation which could have a range of archaeological impacts. We believe some archaeological work has already been carried out and archaeological advice for the project is being provided by the City Archaeologist at City of Lincoln Council, although some of it lies within WLDC.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Lincoln Eastern Bypass will provide mitigation on the wider highway network. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverability (part of the site is being built by Persimmon) - Site is missing from Sustainability Appraisal 	<ul style="list-style-type: none"> - Sites under construction are not required to be included in the Sustainability Appraisal, however, given the scale of the site it has been added.

Ref: COL/ABB/002	Site Address: Former Main Hospital Complex, St Anne's Road, Lincoln	Status: Preferred Allocation (Existing Allocation to be retained)
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Size (ha):0.98	Current use: Car parking
Indicative capacity: 50	Brownfield/Greenfield: Brownfield
Hierarchy (new): Lincoln Urban Area	Availability: Confirmed via HELAA 2019, suggests delivery in 6-10 years

Summary:

This site slopes down from the north and consists of a car park used by the hospital. There are a number of mature trees bordering the site. To the west are residential flats, to the east are hospital buildings and to the south is dwellings and a play area.

Conclusion:

The site is an existing allocation which is proposed to be retained. It is a brownfield site within close proximity to existing services and facilities. There are some sensitive Listed buildings and Conservation Area within proximity of the site. 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 is an opportunity to make the most of the site once the health function is fully relocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
This site would require a contaminated land assessment due to historic uses on and adjacent to the site. Noise generated from the adjacent hospital site would also need to be considered through any planning application.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

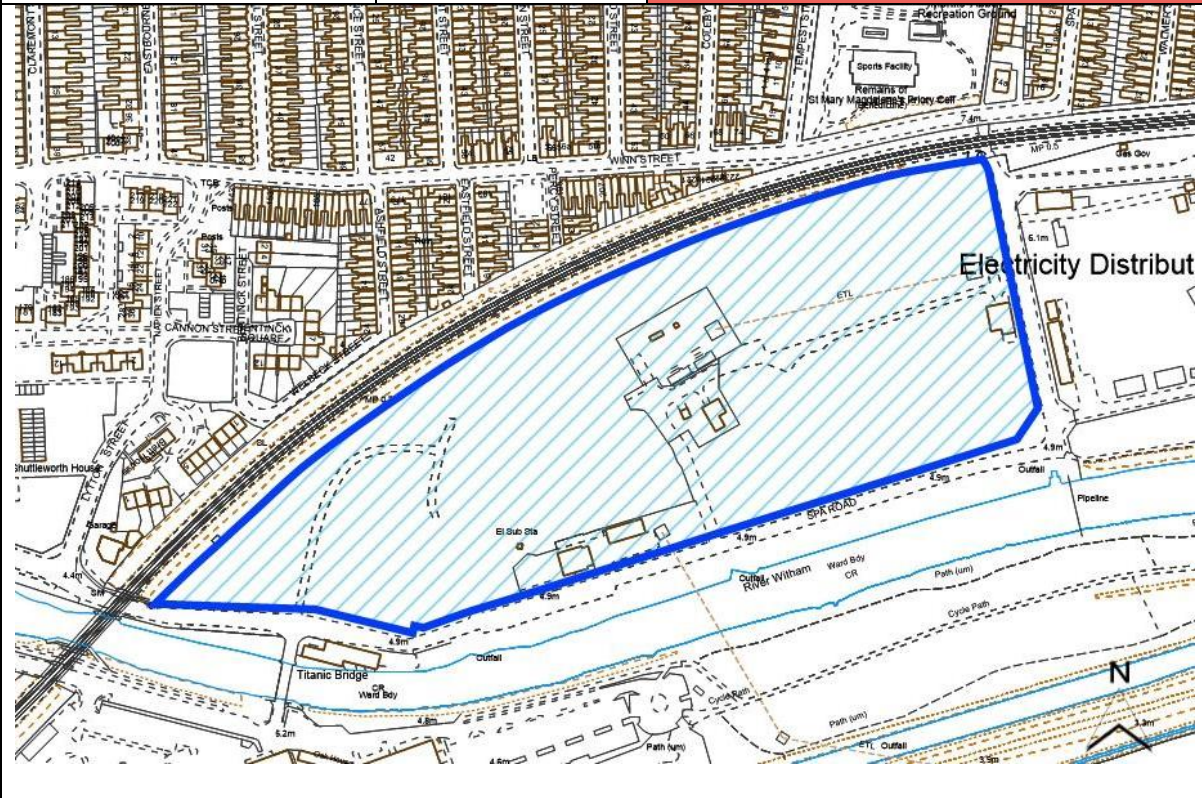
Scheduled Ancient Monument	No	Historic Park and Garden	Within 200m
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
N/A			

Highways, Transport and Infrastructure

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

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

Ref: COL/ABB/003	Site Address: Former Cegb Power Station, Spa Road, Lincoln	Status: Rejected (Proposed as a Regeneration Opportunity Area)
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Size (ha):5.71	Current use: Derelict site
Indicative capacity: 300	Brownfield/Greenfield: Brownfield
Hierarchy (new): Lincoln Urban Area	

Summary:
This site is derelict land that was a former power station with some remaining structures. It is located between the railway line and the River Witham, surrounded by a high metal fence and has pylons that run through the site. There are residential properties to the north and west of the site, and offices to the south.

Conclusion:
This site was previously allocated within the Local Plan. Given its previous use and difficulties in progressing with the site, it is proposed to re-designate the site as a Regeneration Opportunity Area as it is a key regeneration opportunity for Lincoln.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Adjoining
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
This site would require a contaminated land assessment due to historic uses on and adjacent to the site, including areas of landfill. Due to its historic use, it is likely to require significant levels of remediation as part of any redevelopment. The outline consent for the site (2016/0813/OUT) included a number of conditions seeking to address contaminated land, noise, vibration and air quality impacts. All of these environmental factors remain relevant to the potential redevelopment of this site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape


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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Connectivity issues to city centre amenities, existing accesses on Broadgate are inadequate. Improvements to Spa Road itself would be required, to include footway provision and street lighting improvements. Existing accesses onto Broadgate are inadequate. Site at risk of surface water flooding.	

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

Birchwood

COL/BIRCH/001	Site Address: Land at Birchwood, Lincoln	Status: Preferred Allocation (Existing Allocation to be retained)
		
Size (ha):1.86		Current use: Open space
Indicative capacity: 49		Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area		Availability: Has planning permission
<p>Summary: The site is fairly level open space currently forming part of a public green space to the rear of Birchwood Shopping Centre. 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 site is close to existing facilities and services, including a doctors surgery, leisure centre and school.</p> <p>Conclusion: The site is an existing allocation which is proposed to be carried forward. 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 farmland and in a predominantly urban location. 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. The site has recently been granted permission for 49no dwellings.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

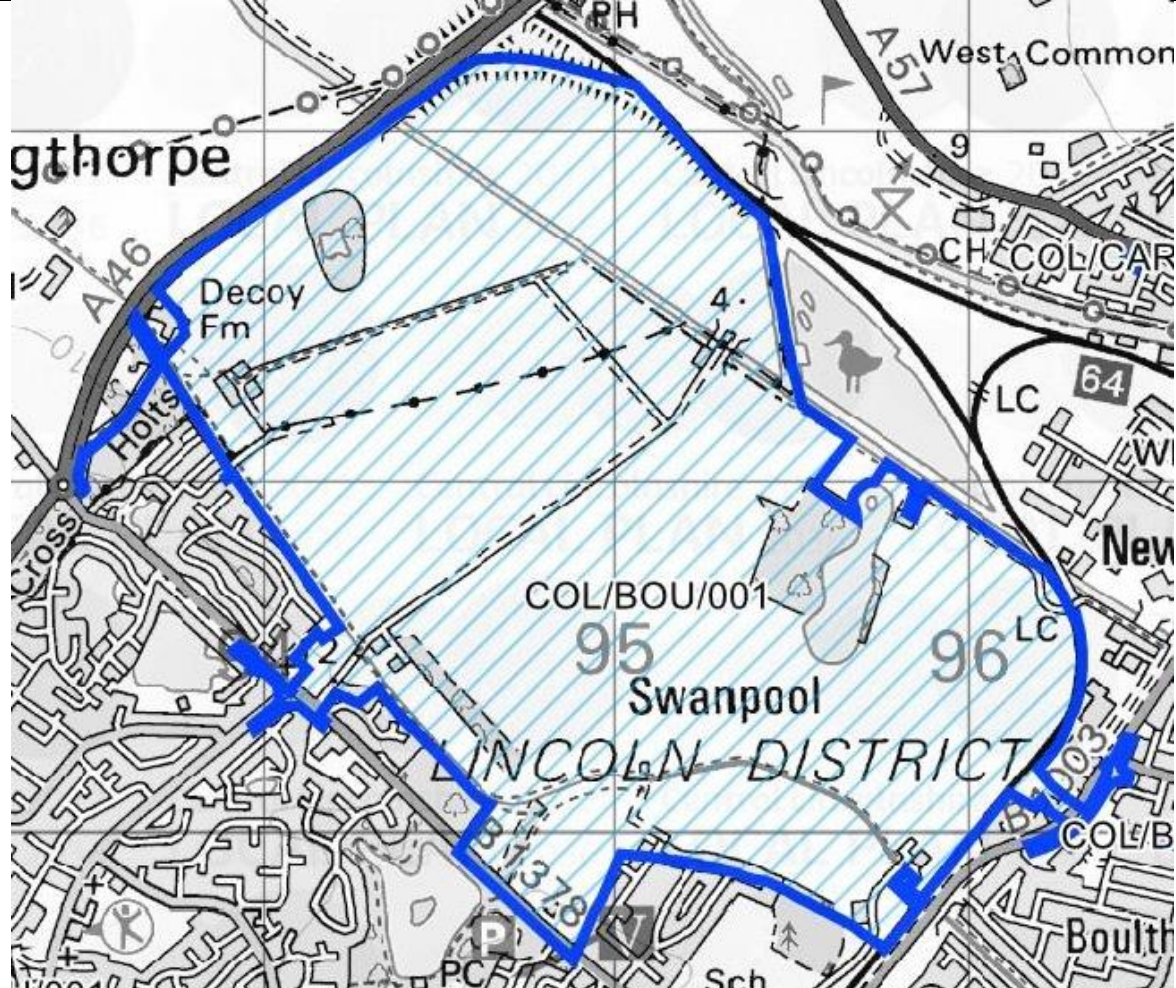
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
N/A			

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – existing allocation with permission
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
N/A	

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

Boultham

Ref: COL/BOU/001	Site Address: Western Growth Corridor, Lincoln	Status: Preferred Allocation (Existing Allocation to be retained)
		
Size (ha):390.70		Current use: Fields
Indicative capacity: up to 3,200		Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area		Availability: Has planning permission
<p>Summary:</p> <p>The site is an area of large, mostly undeveloped land located between Birchwood to the south-west, Boultham to the south-east, Lincoln to the north-east and the bypass to the north-west. There are drainage ditches within the site and a number of public footpaths and bridleways.</p> <p>Conclusion:</p> <p>The site is an existing Sustainable Urban Extension which is proposed to be carried forwards. This site is located close to Lincoln city centre and would deliver a sustainable development on the site as a key opportunity for growth in the city. Given its size it would be expected to deliver additional facilities. The site contains some Local Wildlife Sites and a scheduled ancient monument and is near to some grade II listed buildings, a conservation area and a historic park and garden. 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. A planning application has recently been approved on the site.</p>		

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No, within 250m
Surface water flood risk	A	TPO	Adjacent
Local Wildlife Site	Yes & within 250m	Agricultural Land	Yes, Grade 3
SSSI	No		

Biodiversity Ecological Network	
High Quality	No
Opportunity for management	Yes
Opportunity for creation	No
Opportunity for creation – joined up	No
Environmental Health Comments	
N/A	
Minerals and Waste	
Minerals Resource Safeguarding Area	Yes
Site Specific Minerals Safeguarding Area	No
Waste Safeguarding Area	No

Built Environment, Heritage and Landscape

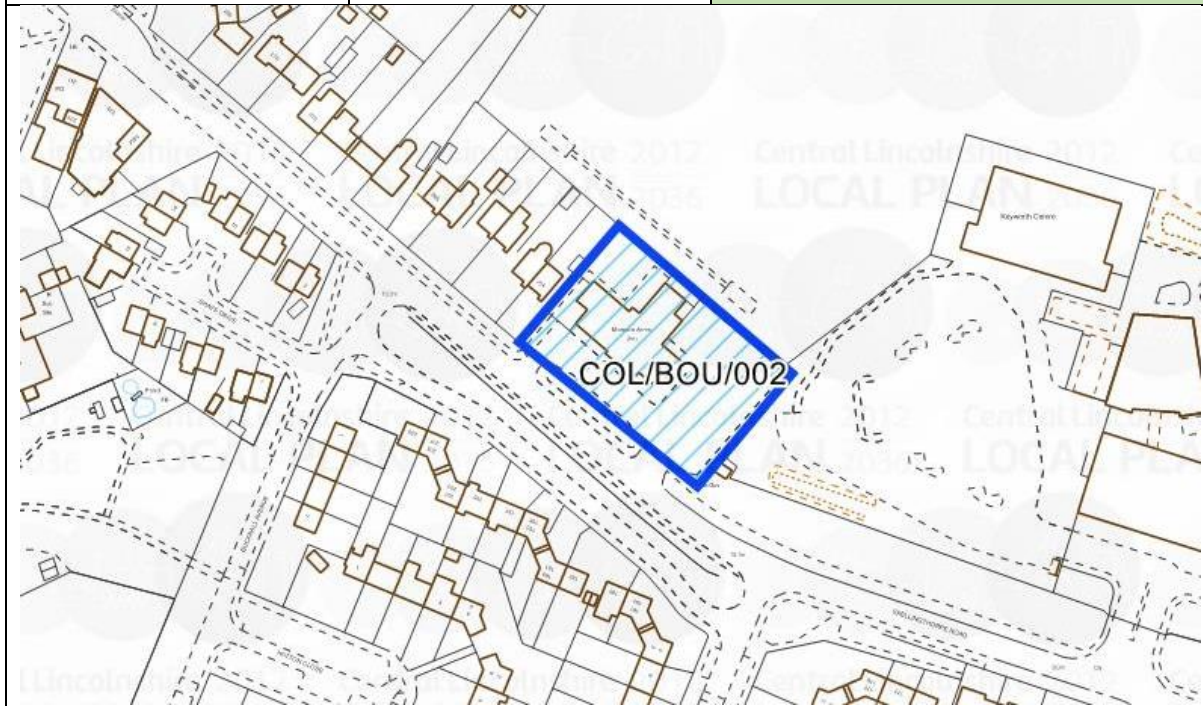
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
N/A			

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – existing allocation
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
N/A	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Internal Drainage Board objection to location within flood plain	- An existing allocation now granted planning permission.
- Greater Lincs Nature Partnership comment on Mormon Fields LWS	- GLNP comments noted, updated records

Ref: COL/BOU/002	Site Address: Former Monson Arms public house, Skellingthorpe Road, Lincoln	Status: Preferred Allocation (New site with planning permission)
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Size (ha):0.27	Current use: Disused public house
Indicative capacity: 10 (apartments)	Brownfield/Greenfield: Brownfield
Hierarchy (new): Lincoln Urban Area	Availability: Has planning permission

Summary:

The site is a former public house located within a predominantly residential area of Lincoln. There are residential properties to the west and south and a secondary school to the east and school playing fields to the north. It is well located for local services and facilities.

Conclusion:

The site is proposed for allocation as it has planning permission for 10no. apartments. It is well located for access to local and city centre services and would result in the re-use of brownfield land.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – site has planning permission
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
N/A	

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

Ref: COL/BOU/003	Site Address: Former Victory Public House, Boultham Park Road, Lincoln	Status: Preferred Allocation (New site with planning permission)
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Size (ha):0.27	Current use: Disused public house
Indicative capacity: 14	Brownfield/Greenfield: Brownfield
Hierarchy (new): Lincoln Urban Area	Availability: Has planning permission

Summary:

The site is a former public house which has been demolished. There are residential properties to the north, south and east and commercial units to the west. The site is within Flood Zone 2 and 3 but is considered to be a sustainable location well located for access to local services and facilities, including links to Lincoln City Centre.

Conclusion:

The site is proposed for allocation as it has planning permission for 14no. dwellings. It is well located for access to local and city centre services and would result in the re-use of brownfield land.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	Within 500m	Agricultural Land	No
SSSI	No		

Biodiversity Ecological Network	
High Quality	No
Opportunity for management	No
Opportunity for creation	No
Opportunity for creation – joined up	No
Environmental Health Comments	
N/A	
Minerals and Waste	
Minerals Resource Safeguarding Area	No
Site Specific Minerals Safeguarding Area	No
Waste Safeguarding Area	No

Built Environment, Heritage and Landscape

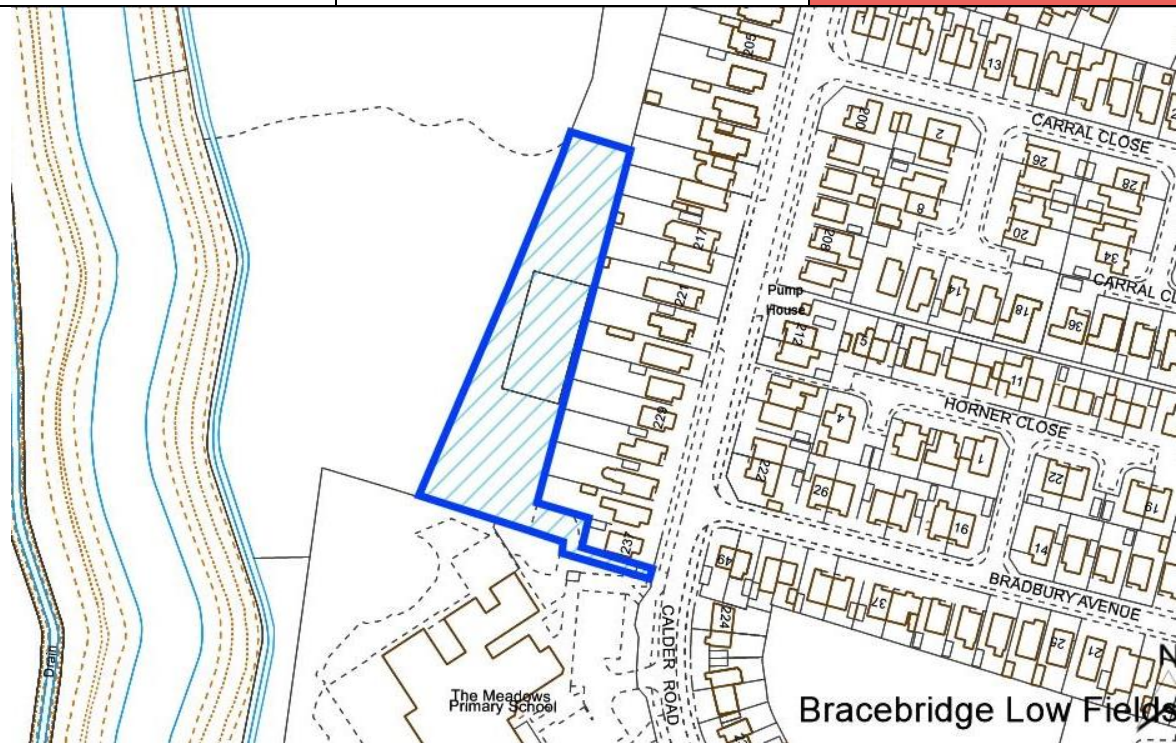
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
N/A			

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – site has planning permission
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
N/A	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Site is within Flood Zone 3	- Noted and updated. Site has planning permission.

Bracebridge

Ref: COL/BR/001	Site Address: Land rear of 2151-237 Calder Road, Lincoln	Status: Rejected
		
Size (ha):0.43	Current use: Riding School	
Indicative capacity: 15	Brownfield/Greenfield: Mixed	
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>The site is land used as stables and situated to the rear of existing residential properties off Calder Road. It is located within the Green Wedge and is constrained by access issues and location within Flood Zone 2.</p> <p>Conclusion:</p> <p>The site is constrained by its location within a Green Wedge and within Flood Zone 2. Other sites are preferable, therefore it is proposed not to allocate this site.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
This site would require a contaminated land assessment due to historic uses in the vicinity of the site, primarily an area of landfill within 250m of the Preferred Allocation site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

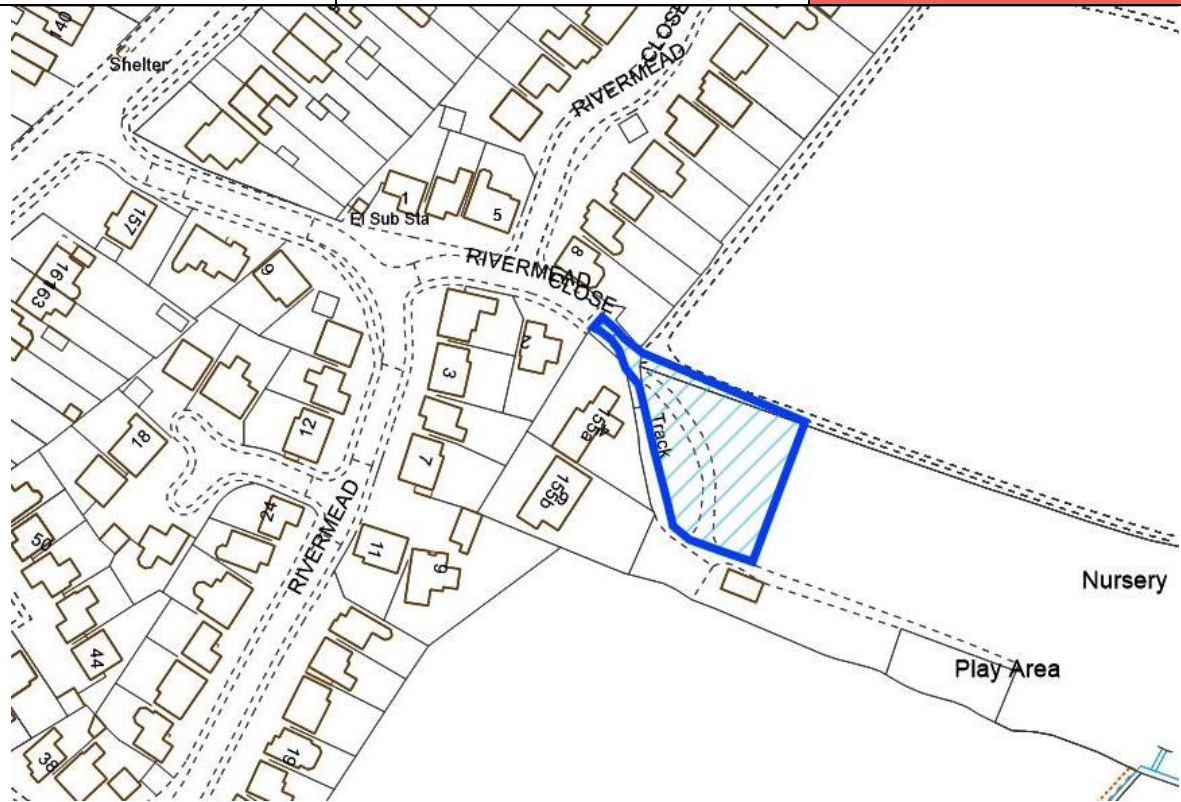
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Access would require widening and concerns regarding proximity to school. Would require land dedication from the school/ adjacent property.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Development adjacent to River Witham should be above flood level.	- Site not proposed for allocation

Ref: COL/BR/002	Site Address: Land at 6 Rivermead Close	Status: Rejected
		
Size (ha):0.14		Current use: Grass land and out buildings
Indicative capacity: 5		Brownfield/Greenfield: Mixed
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>This site is a small parcel of land and track located off Rivermead Close. The site is located within the Witham Valley Green Wedge.</p> <p>Conclusion:</p> <p>This site is out of scope due to limited site capacity, as it would provide less than 10 dwellings.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		

Biodiversity Ecological Network	
High Quality	No
Opportunity for management	Yes
Opportunity for creation	No
Opportunity for creation – joined up	No
Environmental Health Comments	
n/a	
Minerals and Waste	
Minerals Resource Safeguarding Area	No
Site Specific Minerals Safeguarding Area	No
Waste Safeguarding Area	No

Built Environment, Heritage and Landscape

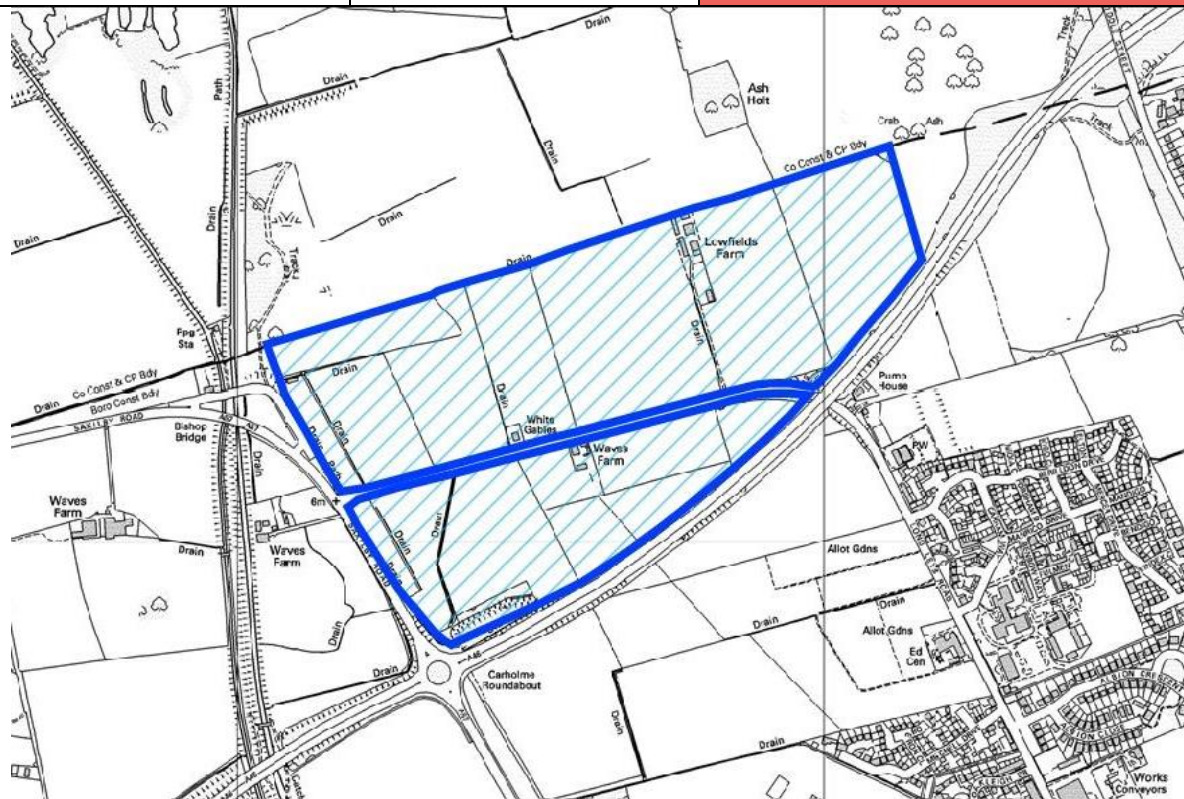
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Access to the site from Rivermead Close would appear acceptable, in principle.	

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

Carholme

Ref: COL/CAR/001	Site Address: Farmland North of Long Leys Road	Status: Rejected
		
Size (ha):46.47		Current use: Agricultural
Indicative capacity: 1115		Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>This site is a large, predominantly agricultural area, situated on the outskirts of Lincoln. It is adjacent to the A46 bypass on the south and west boundaries. There are agricultural fields to the north.</p> <p>Conclusion:</p> <p>The site is constrained by being within the green wedge and outside the Lincoln bypass along with other constraints including highways and surface water flood risk. It is considered to be detached from the built footprint.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	Adjacent
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Parts of this site may require a contaminated land assessment due to historic uses associated with agricultural buildings. The potential impact of road traffic noise, primarily from the A46 and A57 would, also need to be assessed.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

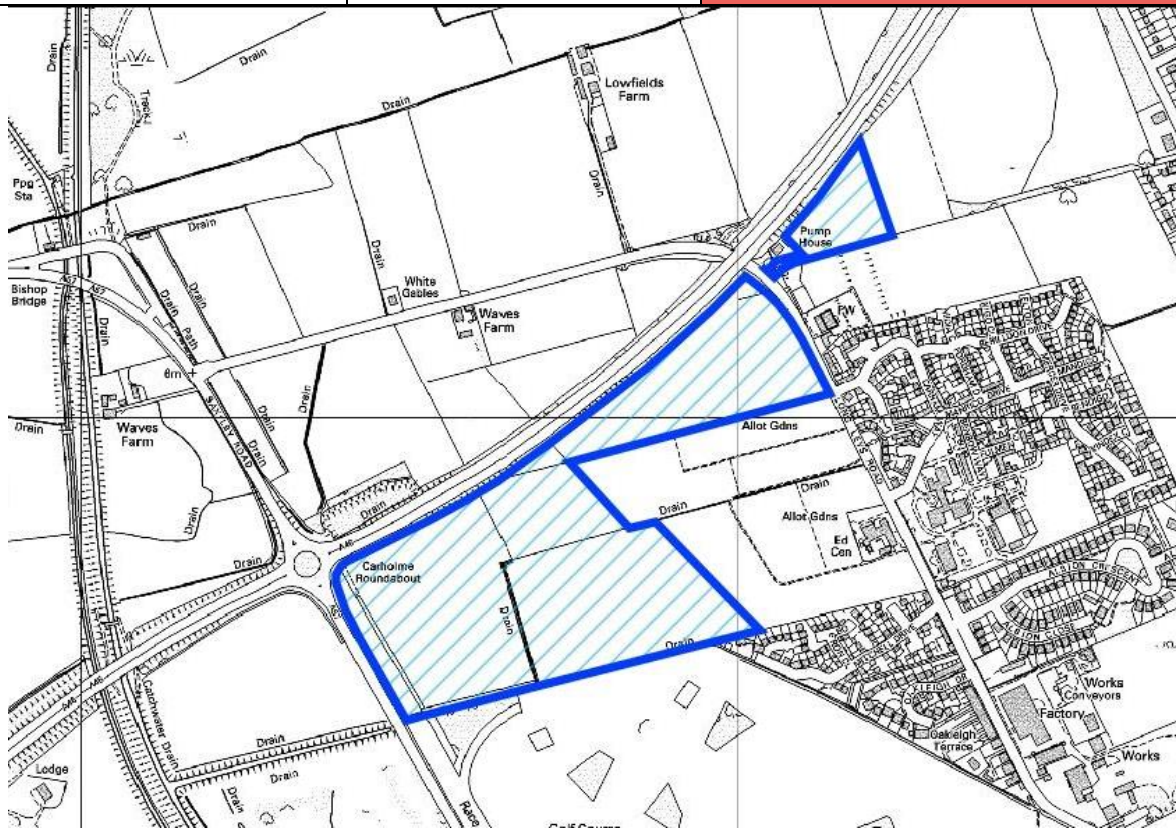
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
The highways authority would not be in support of residential development in this area as it is considered to be in an unsustainable location. Car ownership would be essential. There are no existing pedestrian/cycle links into the city centre. Site at risk of surface water flooding.	

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

Ref: COL/CAR/002	Site Address: Farmland South of Long Leys Road, Lincoln	Status: Rejected
		
Size (ha):21.11	Current use: Agricultural	
Indicative capacity: 507	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>This site is a large, predominantly agricultural area, situated on the outskirts of Lincoln. It is adjacent to the A46 bypass on the north and west boundaries. There are agricultural fields to the north and some residential properties to the east.</p> <p>Conclusion:</p> <p>The site is constrained by being within the green wedge, within Flood Zone 2 and poorly connected to the built footprint.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			Yes
Environmental Health Comments			
The potential impact of road traffic noise, primarily from the A46 and A57 would, need to be assessed for this site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

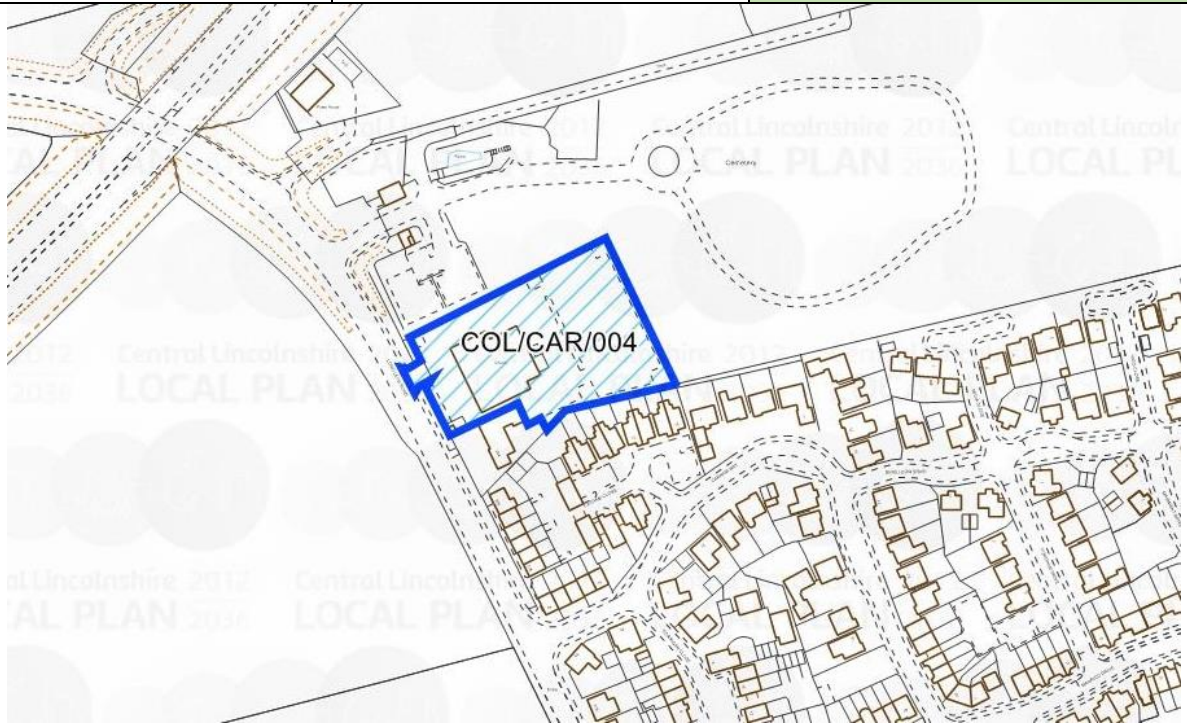
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Pedestrian links required. Some improvements to existing network may be required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Houses should be placed outside flood zones	- Site is not proposed to be allocated

Ref: COL/CAR/004	Site Address: Church at Long Leys Road, Lincoln	Status: Preferred Allocation (New site with planning permission)
		
Size (ha):0.46	Current use: Former church and ancillary car park	
Indicative capacity: 10	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Lincoln Urban Area	Availability: Has planning permission	
<p>Summary:</p> <p>The site is a former church located off Long Leys Road. There is existing residential development to the south of the site and a cemetery to the north and east. The A46 bypass is to the north-west of the site. The Western Flank Green Wedge is immediately to the north and east of the site and Burton Hall LWS approx. 250m to the north-east. The site is located in a sustainable location, with links to services and facilities within Lincoln City centre.</p> <p>Conclusion:</p> <p>The site is well located with links to services and facilities within Lincoln city centre and would re-use previously developed land. It is close to the Green wedge and Local Wildlife site, however, a site of this scale on brownfield land it is considered that it would not have a significant impact on these areas. The site is proposed for allocation as it has planning permission for 10no. dwellings.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 250m	Agricultural Land	Yes Partially Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	


Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – site has planning permission
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
n/a	

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

Ref: COL/CAR/005	Site Address: 128-130 Carholme Road, Lincoln	Status: Preferred Allocation (New site with planning permission)
		
Size (ha): 0.08	Current use: Former motorcycle shop	
Indicative capacity: 14 (apartments)	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Lincoln Urban Area	Availability: Has planning permission	
<p>Summary: The site is a former motorcycle shop located on Carholme Road. The site is surrounded by residential properties. The site is within Flood zone 2.</p> <p>Conclusion: The site is well located for access to local and city centre services and facilities and would result in the re-use of brownfield land. This site is proposed for allocation as it has planning permission for 14 apartments.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		

Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
N/A			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes – Sand and Gravels Safeguarding Area	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

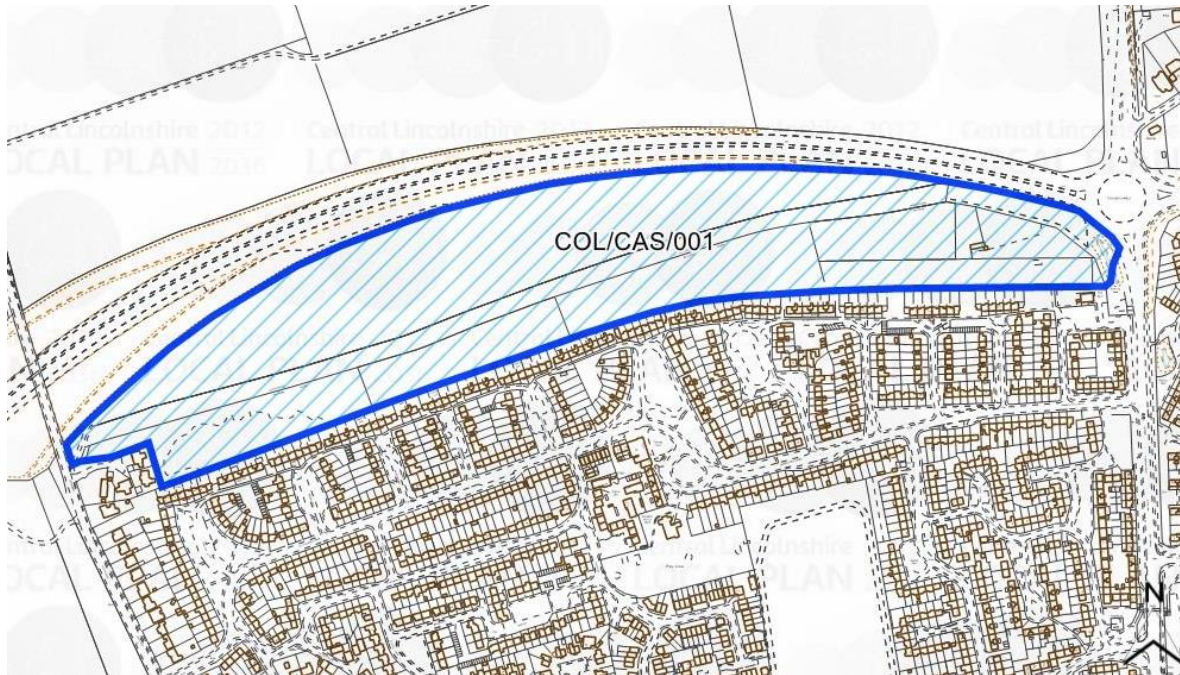
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
N/A			

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – site has planning permission
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
N/A	

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

Castle

Ref: COL/CAS/001	Site Address: Land north of Ermine West (Queen Elizabeth Road), Lincoln	Status: Preferred Allocation (Existing Allocation to be retained)
		
Size (ha):13.54		Current use: n/a
Indicative capacity: 303 (remaining)		Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area		Availability: Has planning permission
<p>Summary:</p> <p>The site is an area of grassland and paddocks adjacent to the A46 bypass. There are residential properties to the south of the site. The site has planning permission for 325 units, with 22 existing units proposed to be demolished.</p> <p>Conclusion:</p> <p>This site is an existing allocation which is proposed to be retained. The site is located between an existing housing estate and the A46 Lincoln 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 farmland. 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.</p>		

Constraints

Environmental

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


Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – existing allocation
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
n/a	

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

Ref: COL/CAS/002	Site Address: Land at Yarborough Leisure Centre, Lincoln	Status: Deallocate (Existing Allocation to be removed)
		
Size (ha):1.16	Current use: Open space	
Indicative capacity: 39	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Lincoln Urban Area		
<p>Summary:</p> <p>The site is an open grassed area with trees and bushes and includes an area of car park. To the north of the site is a school and to the west is a leisure centre. There are residential properties to the east and south and Bishop Grosseteste University to the south-east of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation which now has planning permission for student accomodation of up to 295 rooms. Proposed to remove from housing allocations.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

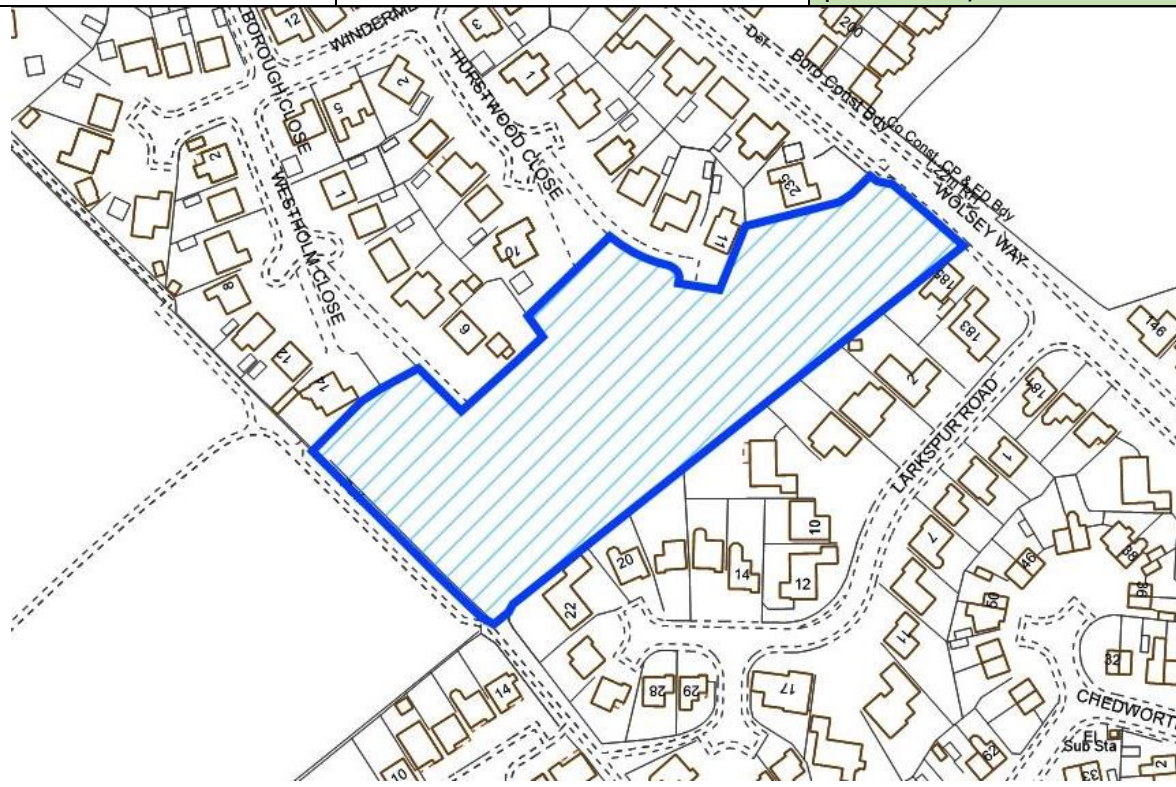
Scheduled Ancient Monument	Within 250m	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – existing allocation
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
n/a	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection by residents to loss of open space	- Site allocated due to having planning permission.

Glebe

Ref: COL/GLE/001	Site Address: Land off Wolsey Way, Lincoln	Status: Preferred Allocation (New site with planning permission)
		
Size (ha):1.08		Current use: Open Space
Indicative capacity: 14		Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area		Availability: Confirmed via Regulation 18 consultation
<p>Summary:</p> <p>The site located off Wolsey Way and forms a green corridor between existing residential developments to the north, north-west and east. There is a field to the south-west of the site. The site has been granted planning permission for 14no dwellings.</p> <p>Conclusion:</p> <p>The site is consdiered to be a sustainable location with good links to local and city centre services. The site was previously rejected as an allocation, however, planning permission has since been granted (Nov 2019) for 14 bungalows, therefore the site is now proposed to be allocated.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape


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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
May require amendments to traffic calming on Wolsey Way and relocation of bus stop.	

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

Minster

Ref: COL/MIN/001	Site Address: Roman Gate 2, Land off Flavian Road, Lincoln	Status: Preferred Allocation (Existing allocation to be retained)
		
Size (ha):2.17	Current use: Vacant	
Indicative capacity: 60	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Lincoln Urban Area	Availability: Confirmed via Regulation 18 consultation	
<p>Summary:</p> <p>The site forms part of a wider development at Roman Gate. It has hedgerows to the south and west with residential area to the west and supermarket to the south. The field to the north is also being developed for housing.</p> <p>Conclusion:</p> <p>The site is an existing allocation which is proposed to be retained. The site is considered to be well located, close to services and facilities both locally and within the city centre. 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.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The potential impact of contaminated land may require consideration due to historic uses associated with land to the south of the site. Noise may also require consideration for part of the site along the southern boundary due the existing commercial uses.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		Yes	

Built Environment, Heritage and Landscape

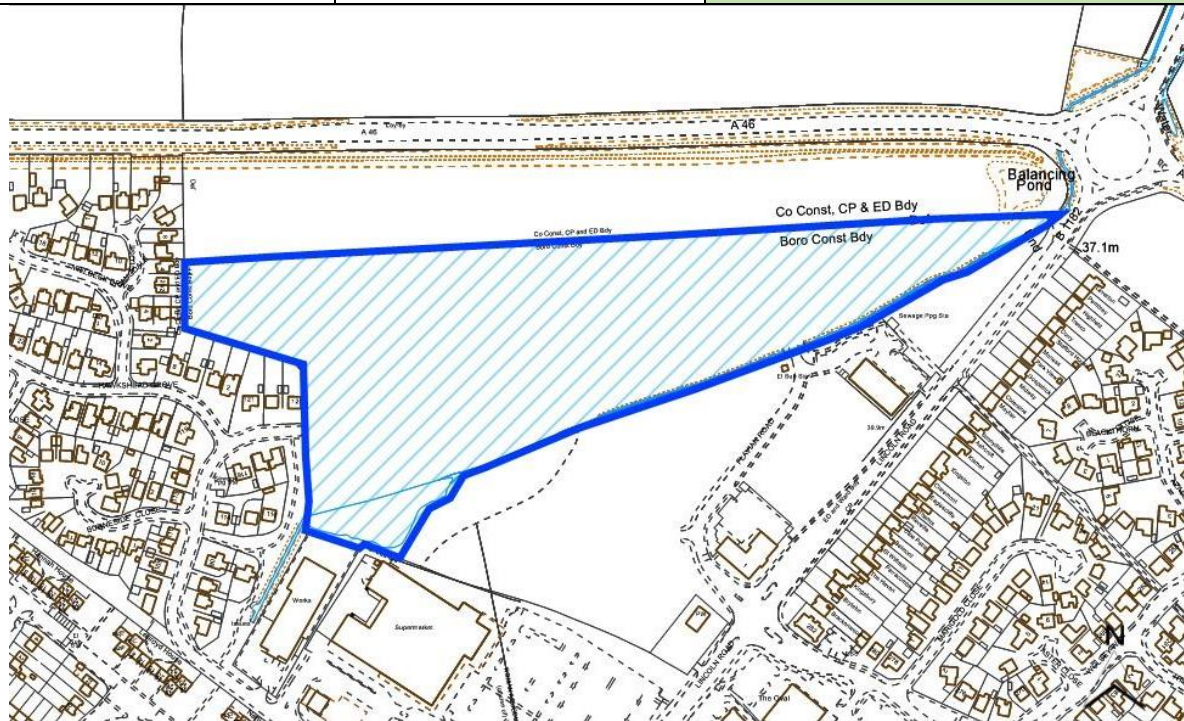
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

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

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

Ref: COL/MIN/003	Site Address: Romangate Development, land at Nettleham Road, Lincoln	Status: Preferred Allocation (Existing allocation to be retained)
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Size (ha):6.36	Current use: Residential under construction
Indicative capacity: 104 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area	Availability: Confirmed via Regulation 18 consultation

Summary: The site forms part of a wider development at Roman Gate. It has residential area to the west and supermarket to the south. The field to the south is also being developed for housing. The site has planning permission for 163no dwellings and is currently under construction with 104 remaining to be built.

Conclusion:

The site is an existing allocation which is proposed to be retained. The site is considered to be well located, close to services and facilities locally and within the city centre. 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

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Noise may require consideration for part of the site along the southern boundary due the existing commercial and retail uses. The potential impact of contaminated land may also require consideration due to historic uses associated with land to the south of the site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

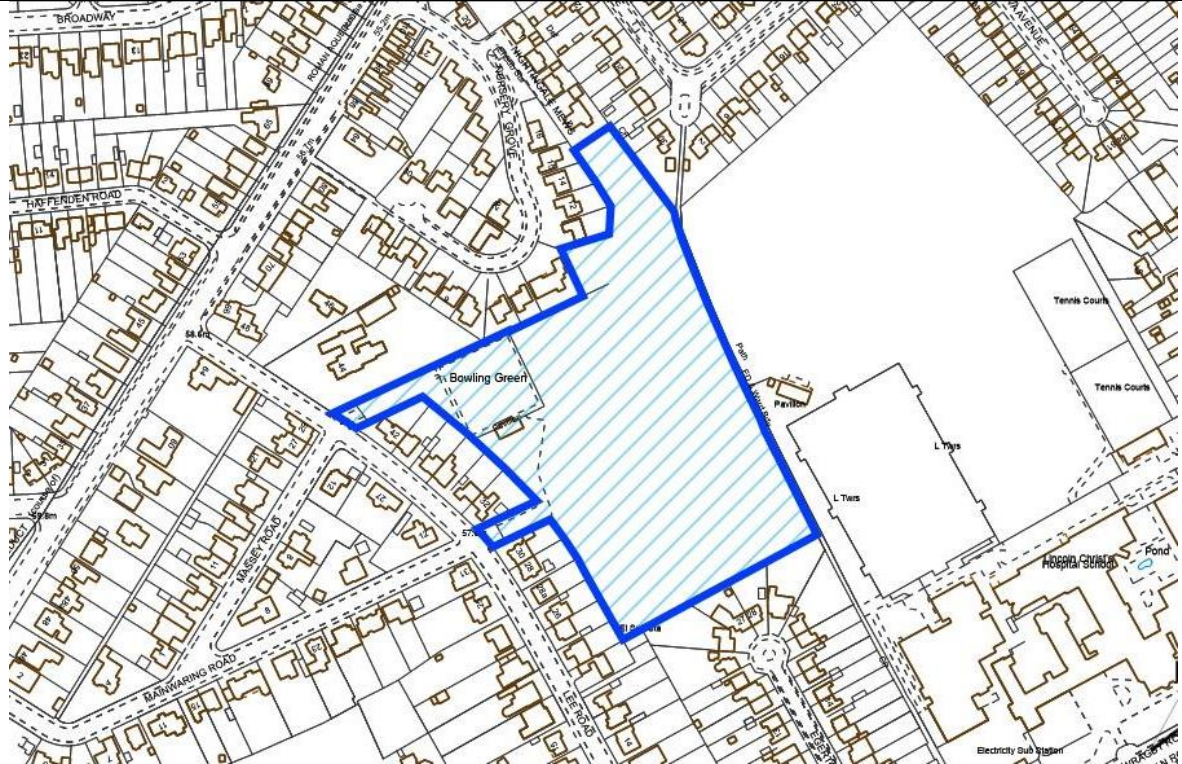
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Will require permeability onto Flavian Road and Searby Road estate. May require improvements to existing highway. Access cannot be directly from Nettleham Road. Site at risk of surface water flooding	

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

Ref: COL/MIN/004	Site Address: Land off Lee Road, Lincoln	Status: Rejected
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Size (ha):2.56	Current use: Vacant
Indicative capacity: 77	Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area	

<p>Summary:</p> <p>The site forms part of existing playing fields and sports social club off Lee Road. It has residential development to the north, west and south, and playing fields to the east. It forms an important area of open space in this location.</p> <p>Conclusion:</p> <p>The site was previously an important open space and is a former private sports club. There is limited open space in the surrounding area and this forms an important green space. It is therefore proposed not to allocate this site.</p>
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Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		

Biodiversity Ecological Network	
High Quality	No
Opportunity for management	No
Opportunity for creation	No
Opportunity for creation – joined up	No
Environmental Health Comments	
This site would require a contaminated land assessment due to historic uses adjacent to the site, including areas of landfill within 250m.	
Minerals and Waste	
Minerals Resource Safeguarding Area	Yes
Site Specific Minerals Safeguarding Area	No
Waste Safeguarding Area	No

Built Environment, Heritage and Landscape

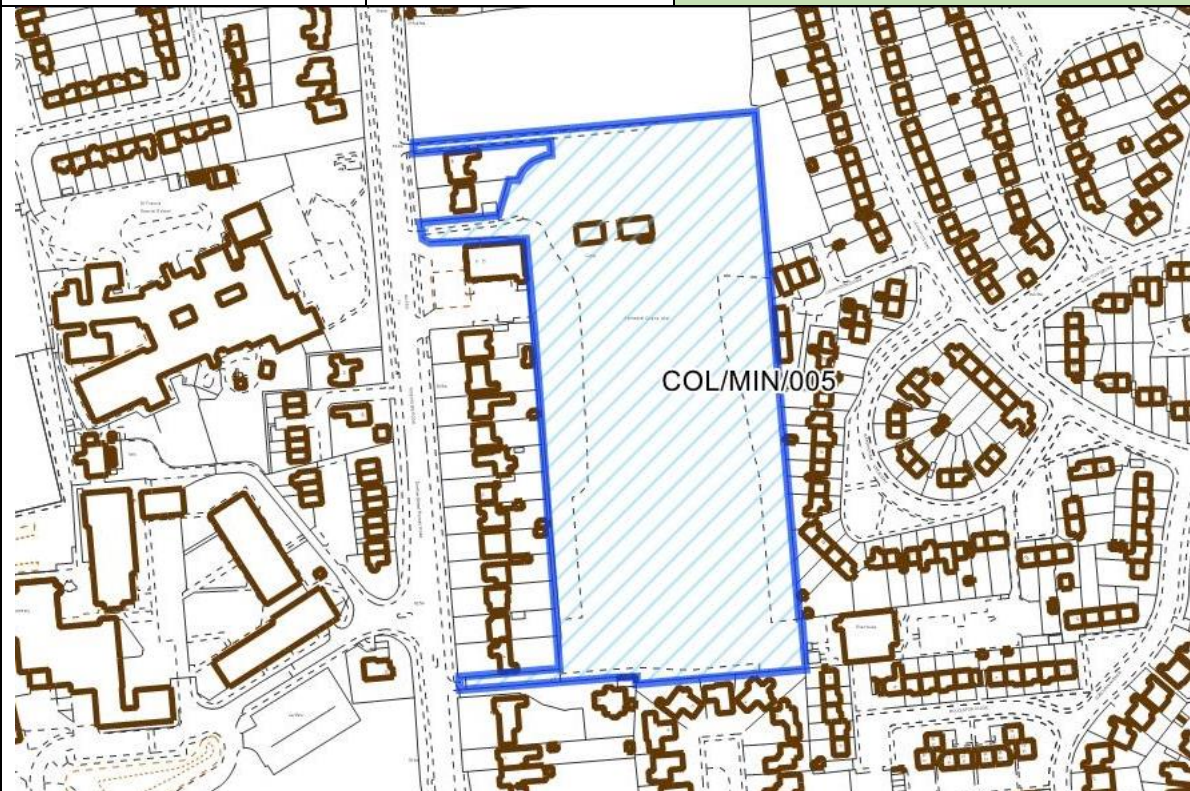
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
A 5m access with 1.8m footway is required to access site.	

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

Ref: COL/MIN/005	Site Address: Land at Cathedral Quarry, Riseholme Road, Lincoln	Status: Preferred Allocation (New site without planning permission)
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Size (ha):2.74	Current use: Former quarry
Indicative capacity: 40	Brownfield/Greenfield: Brownfield
Hierarchy (new): Lincoln Urban Area	Availability: Confirmed at Reg 18

Summary:

The site is a former quarry which has ceased operation. It has residential development to the north (new housing development), east and south and a leisure centre and school to the west. It is close to existing services and amenities.

Conclusion:

The site is within the existing built footprint of the city and is previously developed land (as a mineral site). The mineral planning permission was subject to restoration conditions which are a consideration in the future development of the site. There is also a requirement for ecology and design considerations which can be addressed through the planning process. It is proposed to allocate the site subject to these requirements being satisfactorily resolved.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
This site would require a contaminated land assessment due to historic uses on and adjacent to the site, including areas of landfill within 250m.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		Yes	
Waste Safeguarding Area		No	


Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May require improvements to deliver suitable access. Land to the north of the site presently being developed is not suitable for sole access.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverability - Request policy wording in relation to suitable access is removed - Objection from resident in relation to site being SNCI, green space and required restoration scheme. 	<ul style="list-style-type: none"> - Propose to remove access wording as Highway Authority have no substantial objections. - Site is previously developed (as a quarry). Any development scheme will be required to address the restoration requirements.

Ref: COL/MIN/006	Site Address: Land west of Nettleham Road, Lincoln	Status: Preferred Allocation (Existing allocation to be retained)
		
Size (ha):1.17		Current use: Open space
Indicative capacity: 39		Brownfield/Greenfield: Greenfield
Hierarchy (new): Lincoln Urban Area		Availability: Confirmed in 2020 via City of Lincoln Council, expected delivery to commence 2023.
<p>Summary: The site is a small area of open space at the junction of Searby Road and Nettleham Road. There are houses and flats facing onto the site and a hedgerow to the boundary. The site is in a sustainable location with good links to both local and city centre services and facilities.</p> <p>Conclusion: The site is an existing allocation to be retained. It is well located for access to a range of amenities both locally and within the City centre. Whilst it would result in the loss of some open space there are alternatives 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.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

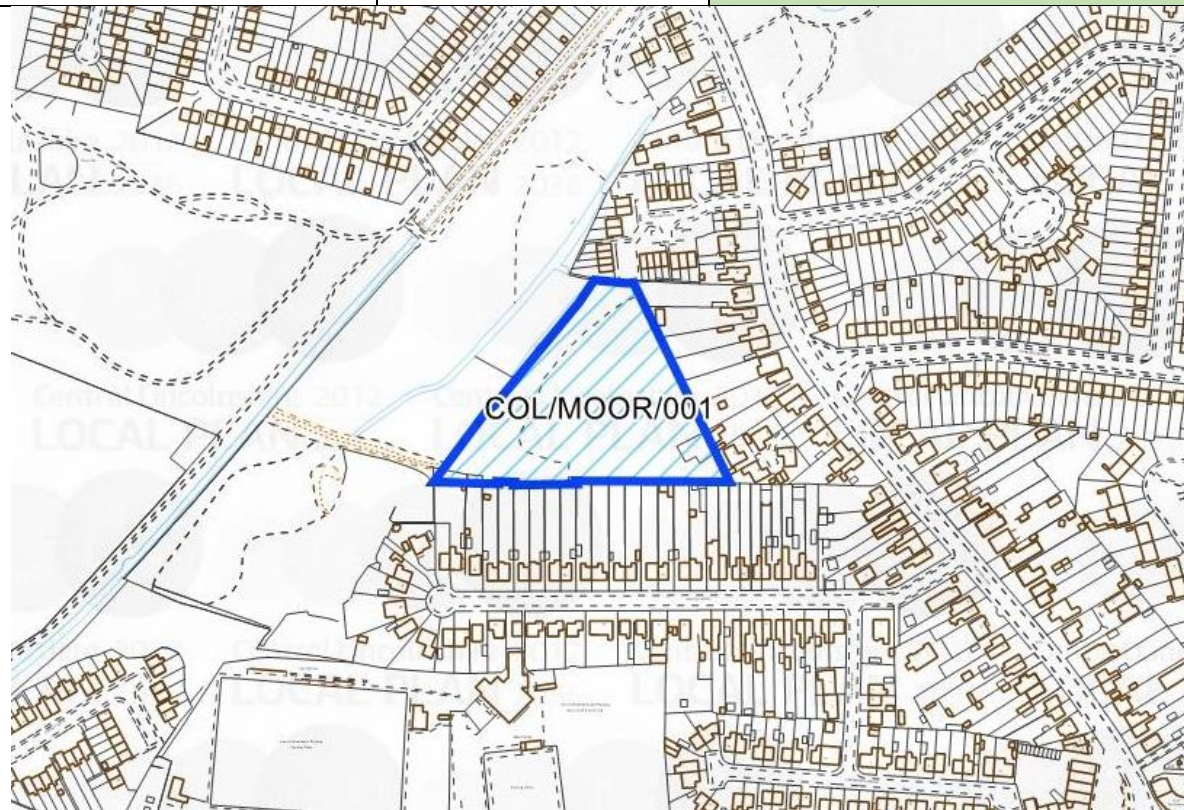
Scheduled Ancient Monument	Within 250m	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – existing allocation
Impact on Highway Network	N/A
Impact on Local Road Network	N/A
Additional Highways Comments	
n/a	

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

Moorland

Ref: COL/MOOR/001	Site Address: Land north of Hainton Road, Lincoln	Status: Preferred Allocation (Existing allocation to be retained)
		
Size (ha):1.14	Current use: Open space	
Indicative capacity: 40	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Lincoln Urban Area	Availability: Confirmed in 2020 via City of Lincoln Council	
<p>Summary: This site is a parcel of overgrown land containing a number of old vacant buildings situated to the rear of existing dwellings on Rookery Lane. There is a wooded area to the north west, and houses to the south and east.</p> <p>Conclusion: The 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. The site is an existing allocation proposed to be retained.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	Within 250m	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

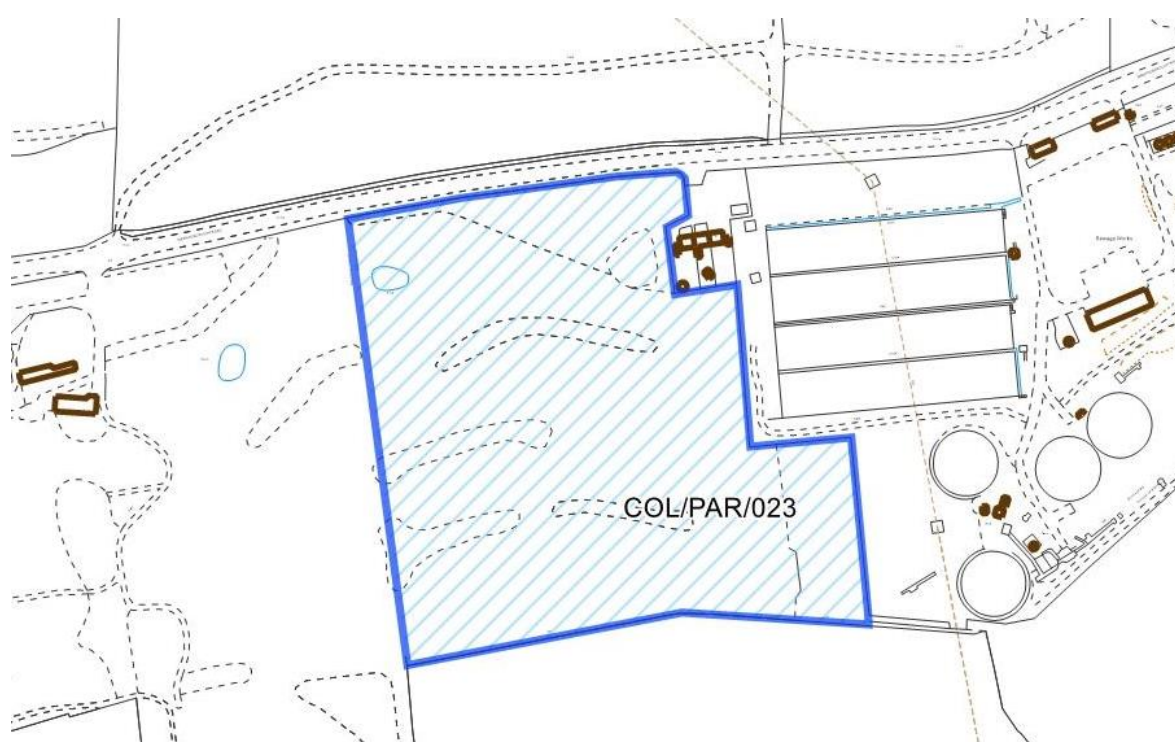
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

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

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

Park

Ref: COL/PAR/023	Site Address: Former Canwick Golf Course	Status: Rejected
		
Size (ha):4.80	Current use: former golf course	
Indicative capacity: 144	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is part of a former golf course at Canwick. There is a water treatment works to the east of the site.</p> <p>Conclusion:</p> <p>The site is poorly connected to the surrounding areas and is considered to be located in countryside, within a Green Wedge. The location next to a water treatment works would require mitigation. It is proposed not to allocate the site.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

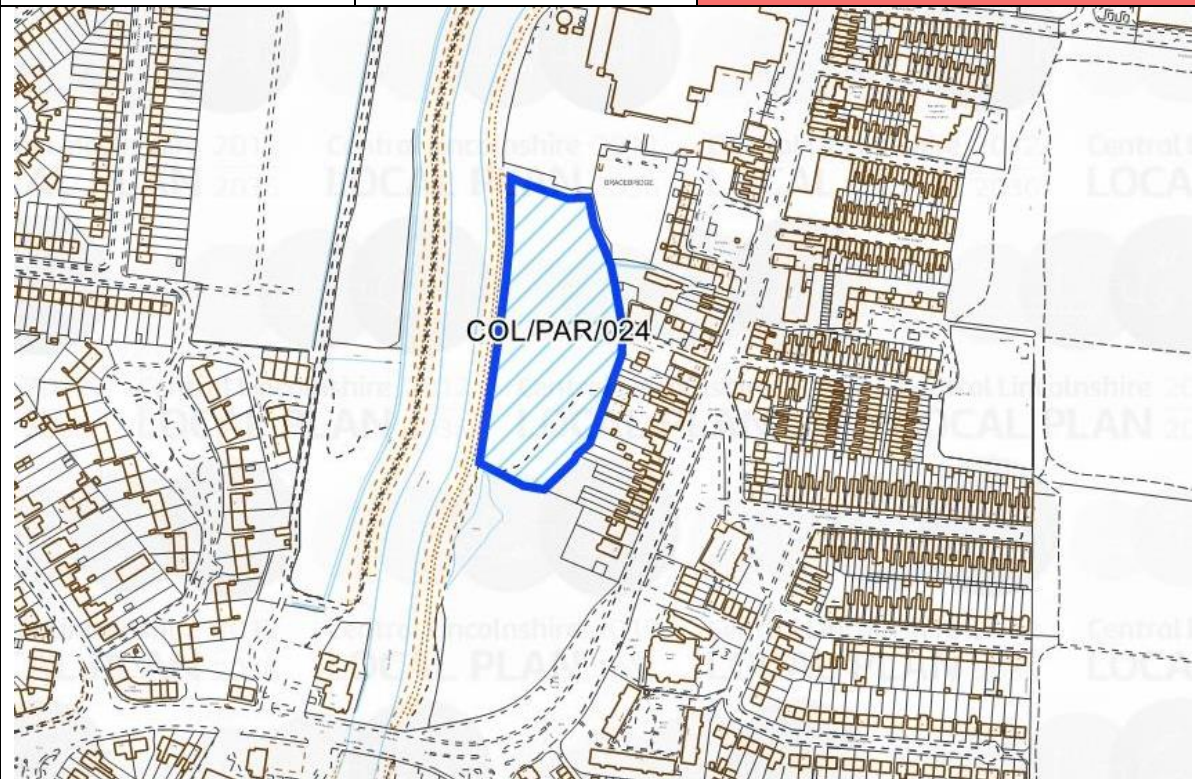
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			
n/a			

Highways, Transport and Infrastructure

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

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

Ref: COL/PAR/024	Site Address: Land rear of Newark Road, Lincoln	Status: Rejected (Deallocated)
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Size (ha):1.14	Current use: open space
Indicative capacity: 150	Brownfield/Greenfield: Mixed
Hierarchy (new): Lincoln Urban Area	

Summary:

This site is overgrown and located to the rear of shops and properties on Newark Road and adjacent to the River Witham. The site is an existing allocation that has been granted planning permission that has now lapsed.

Conclusion:

The site is an existing allocation to be retained. 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 previously been granted planning permission which has now lapsed. Delivery of the site is questionable, therefore, proposed to deallocate the site.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	Within 100m	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – existing allocation
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

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