

Residential Allocations
Evidence Report
2022

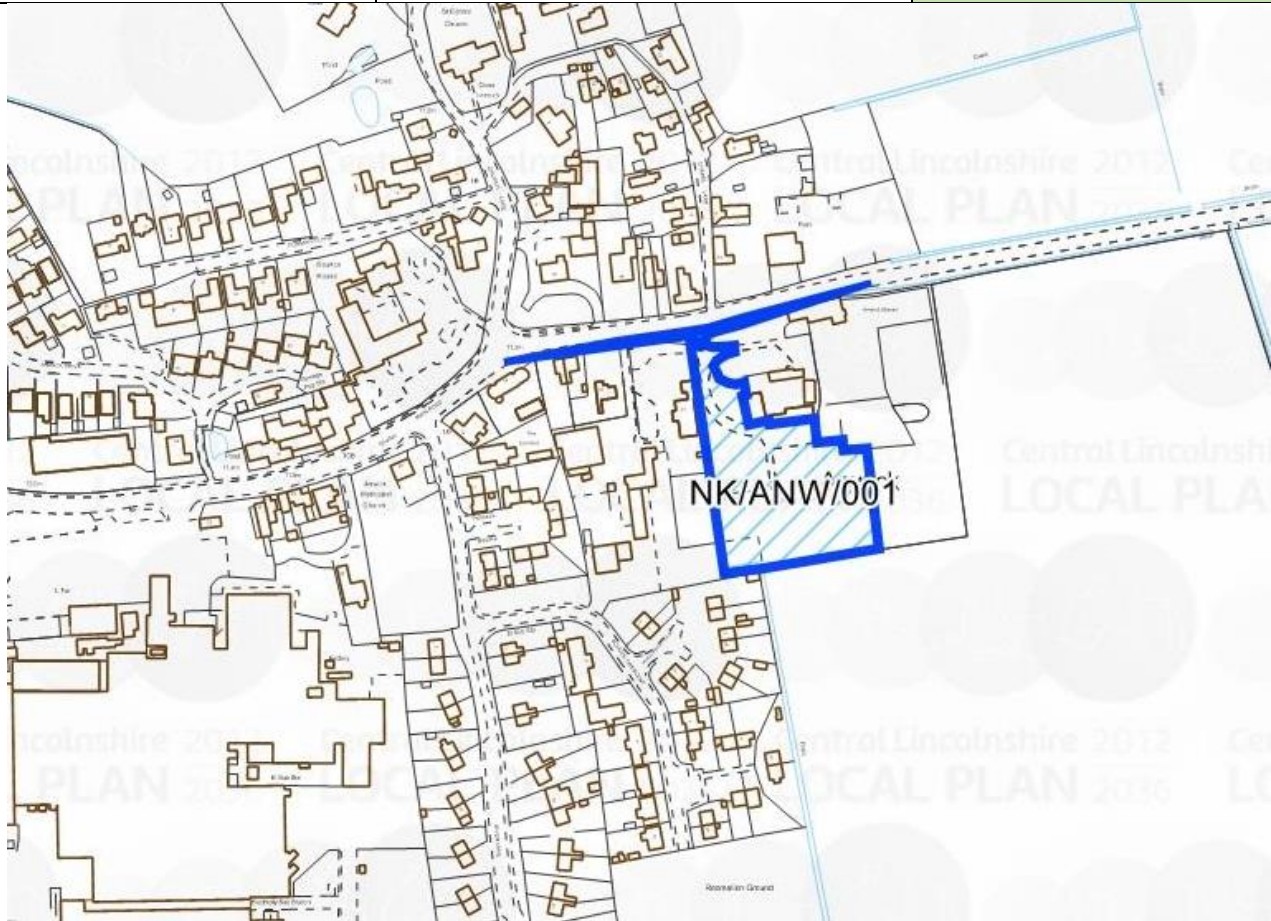
Appendix 1

North Kesteven District

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Anwick

Ref: NK/ANW/001	Site Address: Land at Anwick Manor, 80 Main Road, Anwick, Sleaford, Lincolnshire	Status: Allocate (New site with planning permission)
		
Size (ha): 0.65	Current use: Land associated with Anwick Manor	
Indicative capacity: 12	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages	Availability: Has planning permission	
<p>Summary: The site forms part of Anwick Manor and is located within the built footprint of Anwick village. There are residential properties to the north, west and south-west of the site. The site is within proximity to the Grade II Listed County Forge. The site has been granted planning permission.</p> <p>Conclusion: The site is located within the built footprint of the village and respects the core shape and form of the settlement. The site is within proximity of a Grade II listed building, however, it is considered that the site is small scale and can be designed to minimise the impact on the setting of heritage assets. The site is proposed to be allocated as it has planning permission for 12no. dwellings.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Within 250m
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

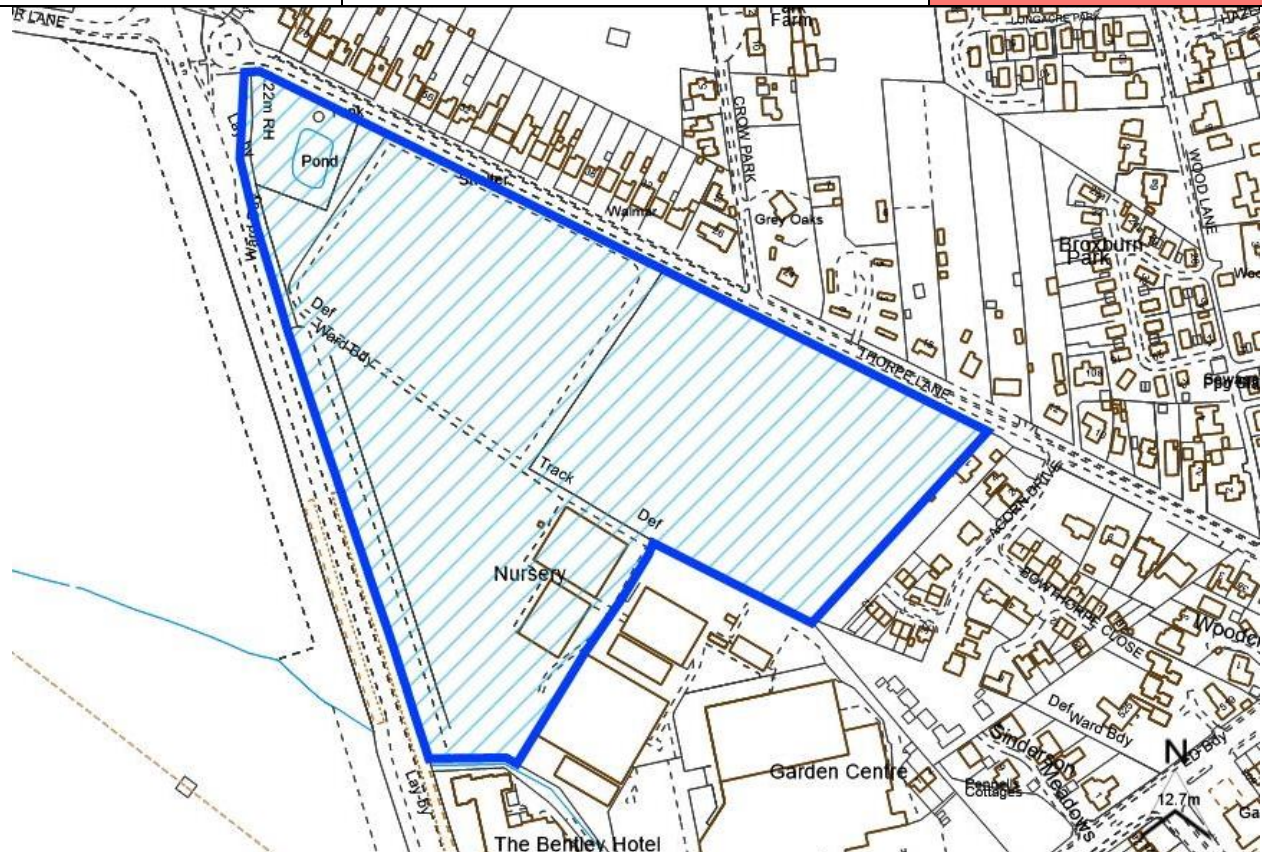
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	Not applicable – 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	-

Aubourn

Ref: NK/AUB/001	Site Address: Land at Thorpe Lane, South Hykeham	Status: Rejected
		
Size (ha): 8.53		Current use: Agricultural
Indicative capacity: 256		Brownfield/Greenfield: Greenfield
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site is open land located off Thorpe Lane. There are residential properties to the north and east and Garden Centre and Hotel to the south of the site. Part of the site contains structures associated with the garden centre and plant nursery. The A46 bypass runs to the western boundary of the site.</p> <p>Conclusion:</p> <p>The site is bound by development on two sides and the bypass on the third. 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 partly 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 is planning permission on part of the site - see NK/AUB/001A. It is considered that the area with planning permission is preferable and therefore this wider site is not proposed to be allocated.</p>		

Constraints

Environmental

Fluvial flood risk	G	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			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential noise from A46 and garden centre. Part of site appears to be plant nursery-potential contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

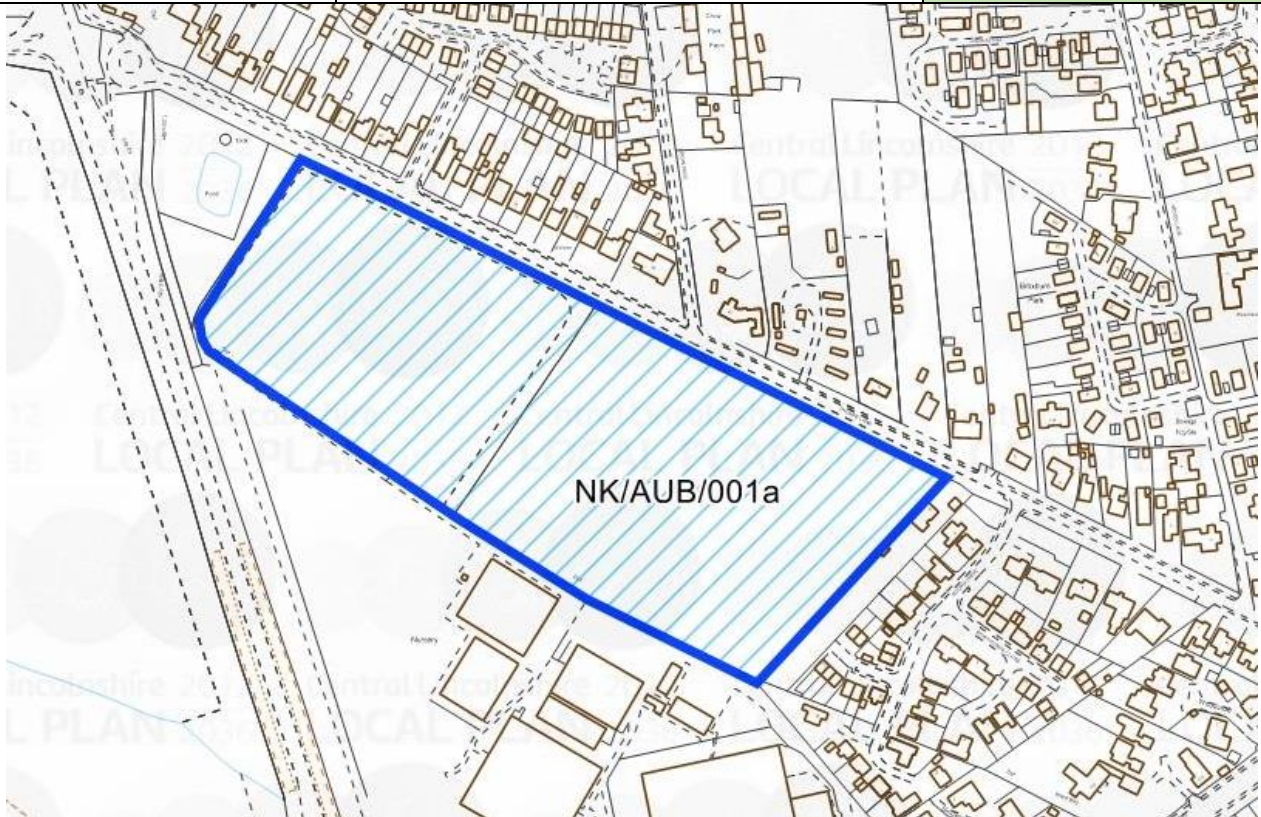
Built Environment, Heritage and Landscape

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			
No archaeological requirement			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
The Moor Lane/Newark Road/Station Road junction in North Hykeham is currently over capacity. Any traffic impact on this junction as a result of the development may be considered 'severe'. Highway contributions towards the Lincoln Southern bypass are likely to be required. A frontage footway link will also be required. Site at risk of surface water flooding.	

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

Ref: NK/AUB/001A	Site Address: Land south of Thorpe Lane, South Hykeham	Status: Allocate (New site with planning permission)
		
Size (ha): 5.20	Current use: Agricultural/grassland	
Indicative capacity: 144	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area	Availability: Has planning permission	
<p>Summary: The site is relatively flat open land located off Thorpe Lane. There are residential properties opposite to the north and a Garden Centre and Hotel to the south. The A46 bypass route runs to the west of the site. The site is within 250m of the North Hykeham Gravel Pit Local Wildlife Site.</p> <p>Conclusion: The site is in keeping with the built form surrounding it and retains some separation from the A46 bypass. 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 both locally and within the city centre and is within the built footprint of the settlement. There is planning permission on the site. Proposed to allocate.</p>		

Constraints

Environmental

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

Highways, Transport and Infrastructure

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

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

Ref: NK/AUB/002	Site Address: Land north of 48 Thorpe Lane, South Hykeham	Status: Deallocate (Site completed)
		
Size (ha): 1.14	Current use: Agricultural	
Indicative capacity: 44	Brownfield/Greenfield: Mixed	
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site comprises of land to the rear of residential properties off Thorpe Lane. 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.</p> <p>Conclusion:</p> <p>The site is an existing allocation that has now completed. Propose to remove from the plan.</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	Yes
Opportunity for creation	No
Opportunity for creation – joined up	No
Environmental Health Comments	
Minerals and Waste	
Minerals Resource Safeguarding Area	Yes
Site Specific Minerals Safeguarding Area	No
Waste Safeguarding Area	No

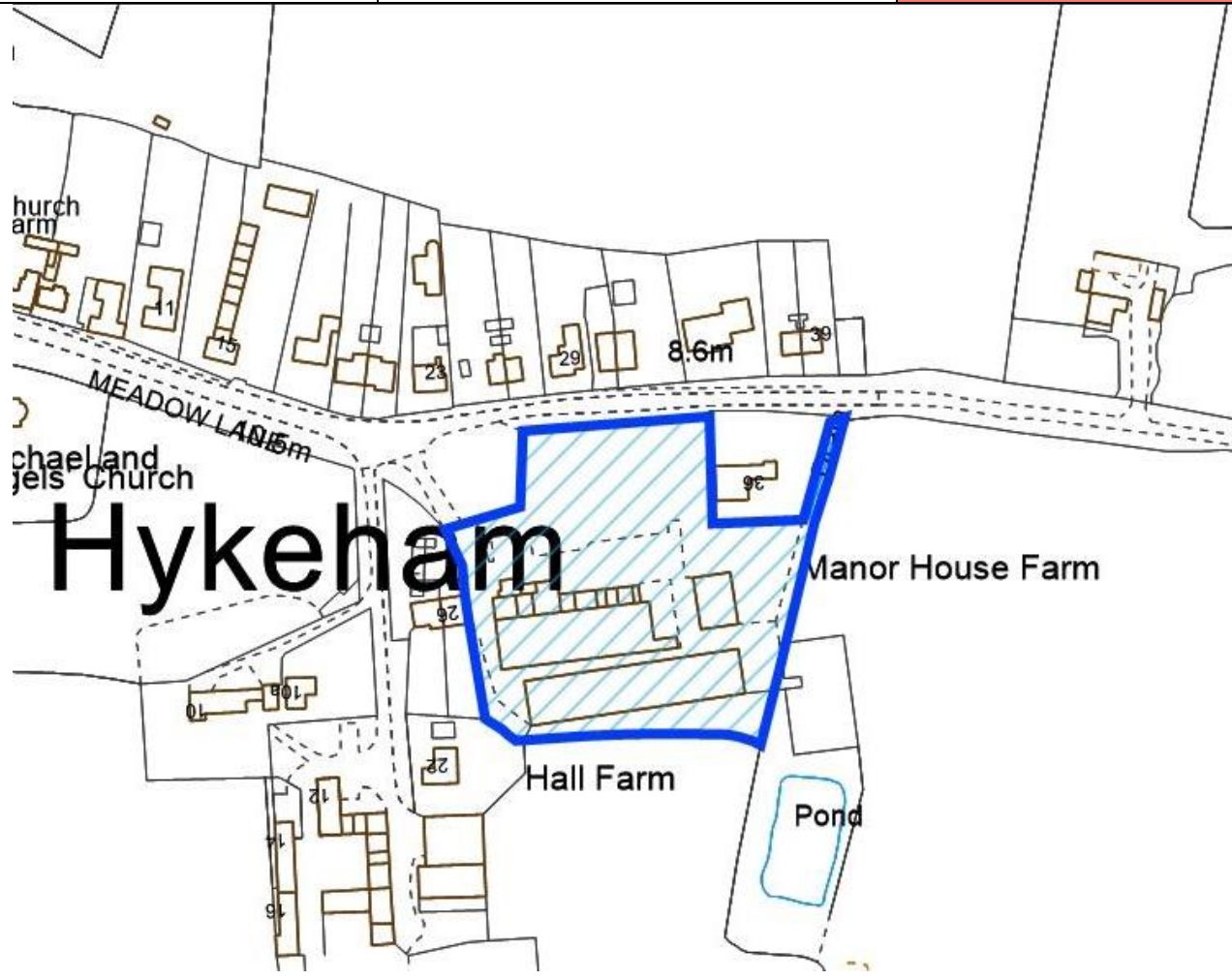
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Improvements may be required to the existing crossover point on Newark Road and sustainable transport improvements. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Site should be included in Sustainability Appraisal	- Site is currently under construction, therefore not required to be in Sustainability Appraisal

Ref: NK/AUB/005	Site Address: Meadow Lane, South Hykeham	Status: Rejected
		
Size (ha): 0.85	Current use: Agricultural	
Indicative capacity: 14	Brownfield/Greenfield: Mixed	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located off Meadow Lane in South Hykeham and comprises of existing farm buildings. There are residential properties to the north and west of the site and fields to the east. The site is within proximity of Listed buildings.</p> <p>Conclusion:</p> <p>South Hykeham is considered to be unsustainable due to the lack of services and connections. The site is also located adjacent to the Green Wedge. The site is of a small scale and may not deliver 10 or more dwellings. Other sites are preferable for allocation.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	Yes		
Opportunity for creation	Yes		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

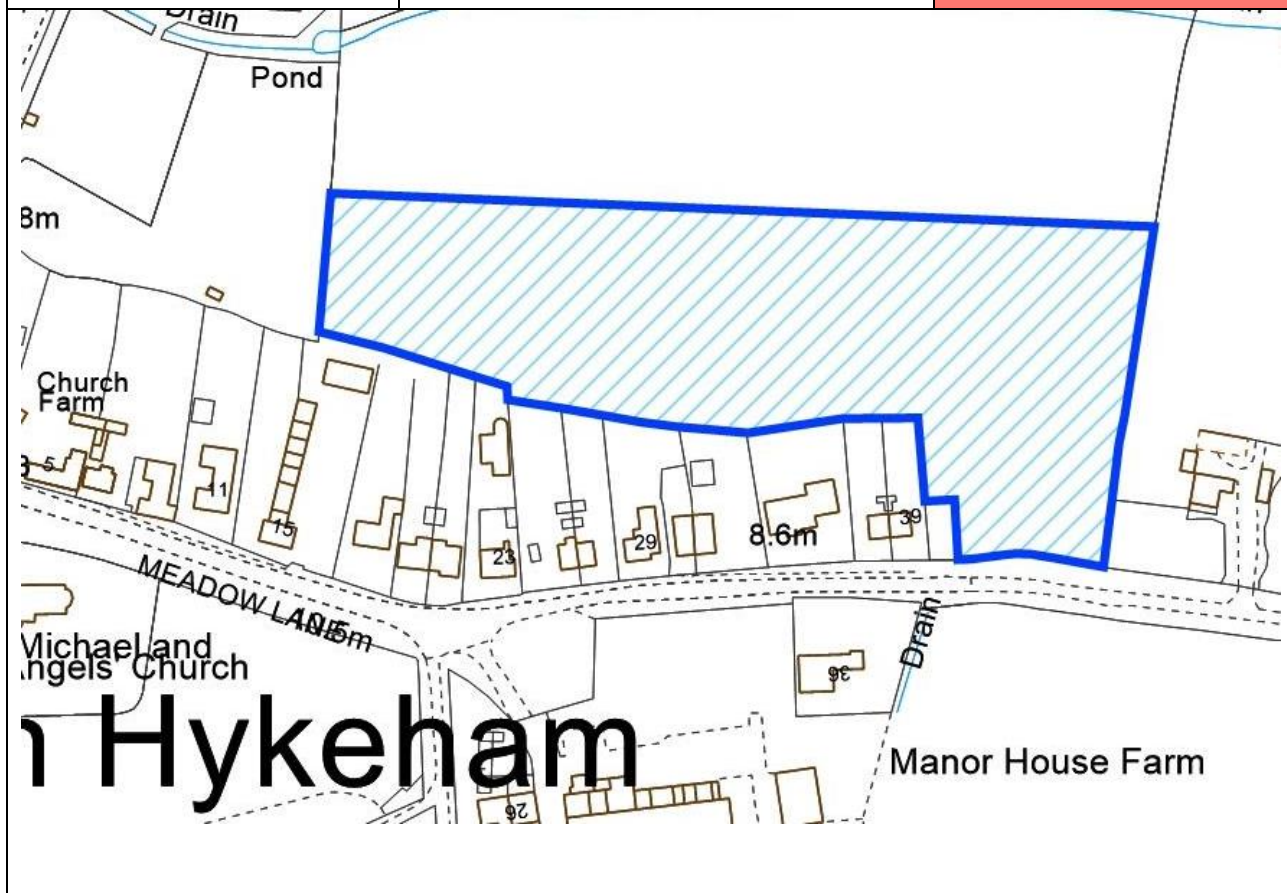
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable. Request site is made an allocation.	- See conclusion

Ref: NK/AUB/006	Site Address: Land North of Meadow Lane, South Hykeham	Status: Rejected
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Size (ha): 1.59	Current use: Agricultural
Indicative capacity: 27	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site comprises of open agricultural land on the edge of South Hykeham, to the rear of residential properties on Meadow Lane. The site is adjacent to South Hykeham Meadows Local Wildlife Site.

Conclusion:

South Hykeham is considered to be an unsustainable location due to lack of services and connections. The site is within the Green Wedge and adjacent to a local wildlife site. Other sites are preferable for allocation.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	Adjacent	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			
Unknown filled land			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

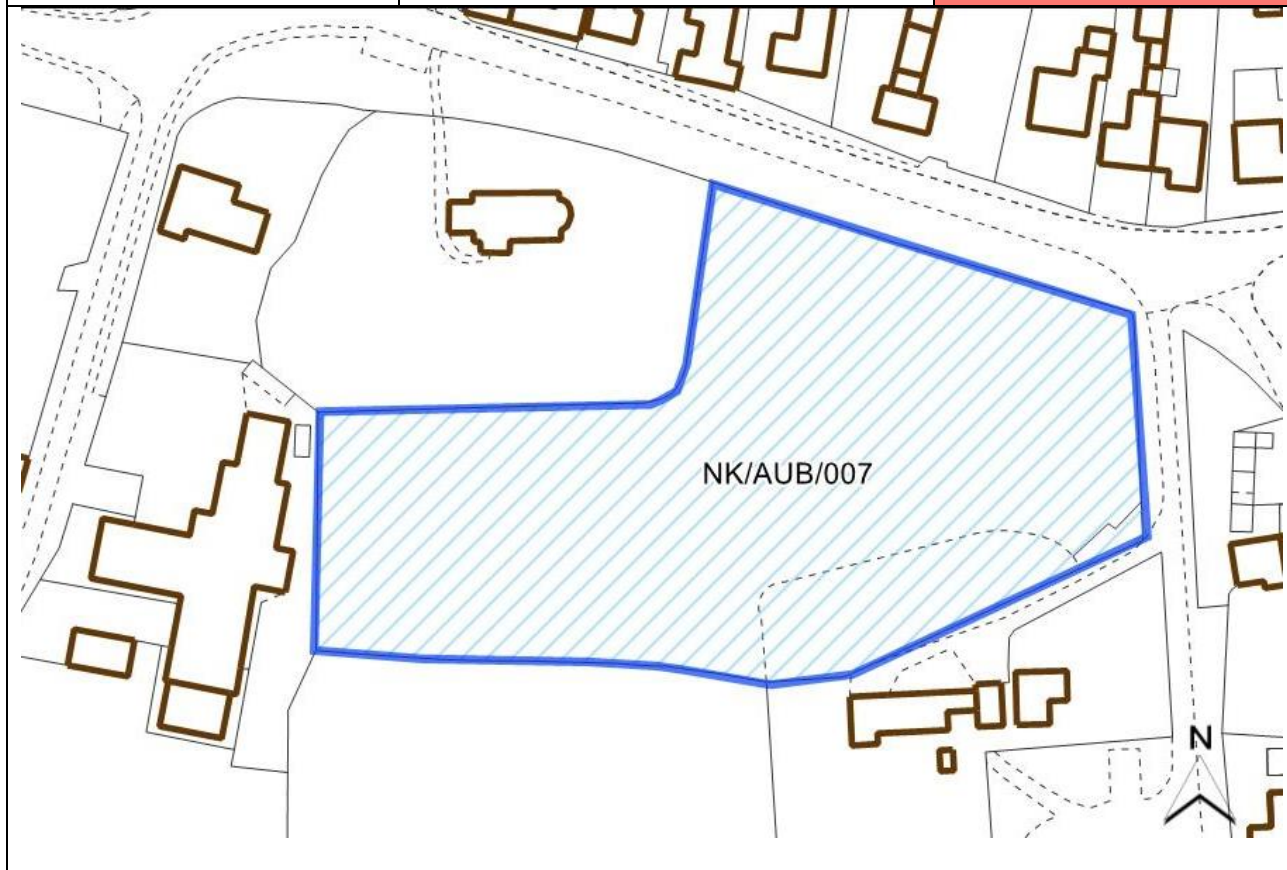
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/AUB/007	Site Address: Land off Meadow Lane, South Hykeham	Status: Rejected
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Size (ha): 0.87	Current use: Residential and Agricultural
Indicative capacity: 15	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is open land located between St Michael and All Angels Church to the west and farm buildings and dwellings to the east. The site is in proximity to Grade II* St Michael and All Angels Church and Grade II listed Church Farmhouse. The Green Wedge borders the site to the south.

Conclusion:

South Hykeham is considered to be an unsustainable location due to lack of services and connections. The site is constrained by the proximity to heritage assets and the green wedge. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

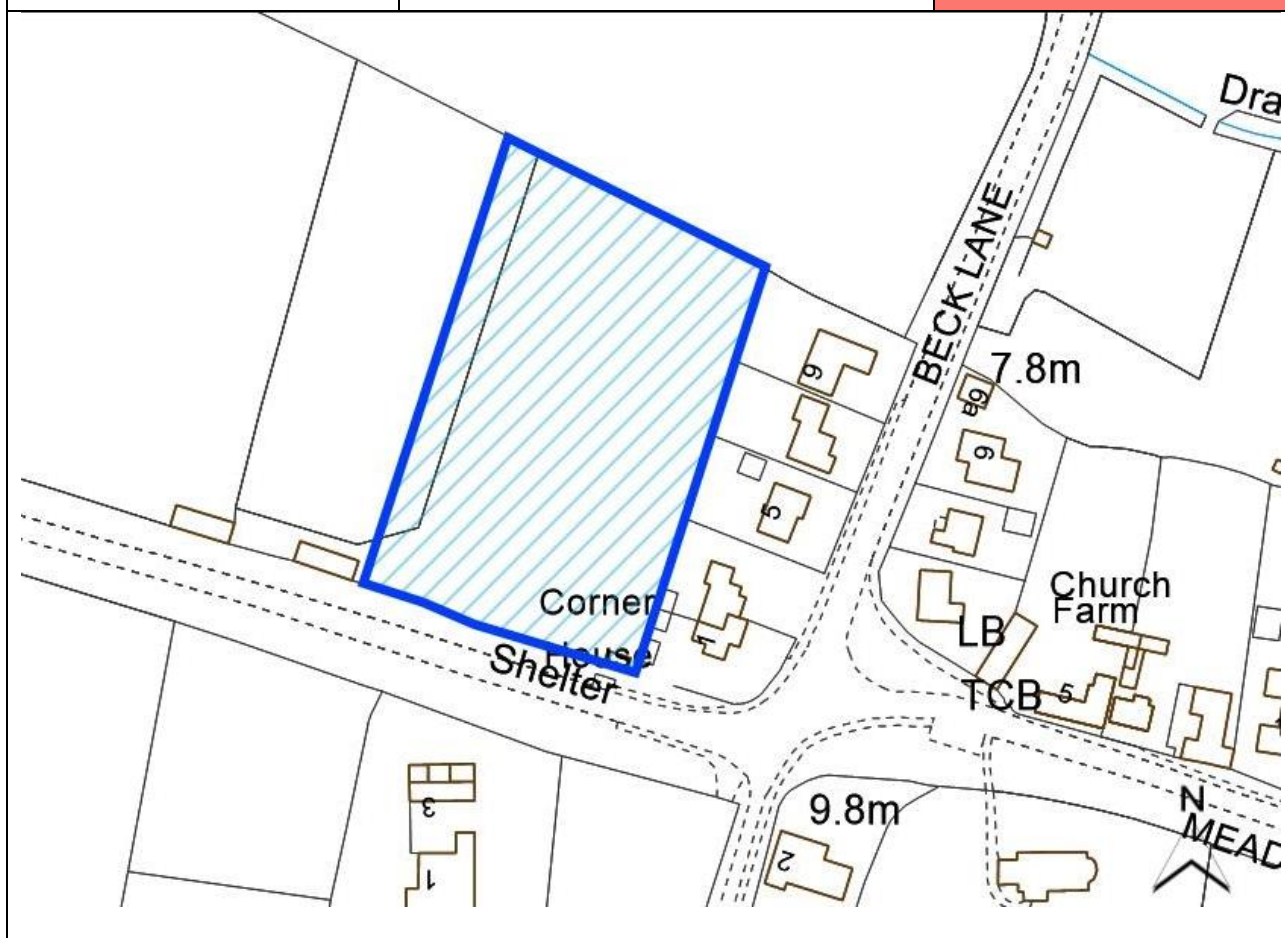
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/AUB/008	Site Address: Land off Long Lane, South Hykeham	Status: Rejected
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Size (ha): 0.64	Current use: Agricultural
Indicative capacity: 11	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

A small site to the rear of residential properties, located off Long Lane, South Hykeham.

Conclusion:

South Hykeham is considered to be an unsustainable location due to lack of services and connections. The site is considered unlikely to be able to deliver 10 or more dwellings, therefore proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

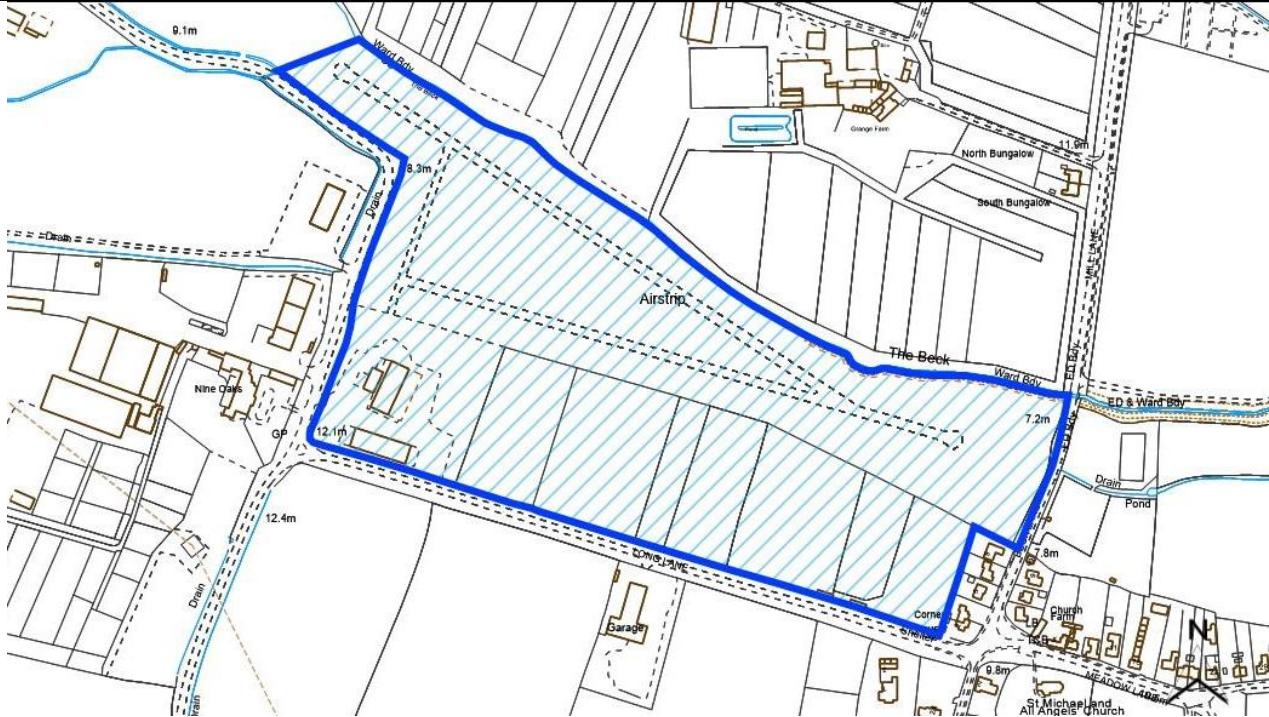
Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

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

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

Ref: NK/AUB/009	Site Address: Land to the north of Long Lane, South Hykeham	Status: Rejected
		
Size (ha): 14.56	Current use: Agricultural, airstrip and hangar	
Indicative capacity: 218	Brownfield/Greenfield: Mixed	
Hierarchy: Small Villages		
<p>Summary:</p> <p>A large site to the west of the village, extending into open countryside. The site includes a former airstrip and hangar. Part of the northern boundary of the site is within Flood Zone 2 and the site contains a number of Tree Preservation Orders.</p> <p>Conclusion:</p> <p>The site forms part of the larger South West Quadrant SUE allocation which is proposed to be retained. Therefore, this site forms part of a larger site for allocation.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
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 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/AUB/010	Site Address: Boundary Lane Enterprise Park, Boundary Lane, South Hykeham	Status: Rejected
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Size (ha): 13.62	Current use: Business uses and anaerobic digester
Indicative capacity: 306	Brownfield/Greenfield: Brownfield
Hierarchy: Countryside	

Summary:

The site is an existing Enterprise Park located on Boundary Lane, in open countryside. The site is detached from other development and contains a number of commercial and industrial uses including anaerobic digester, plant hire and builders merchants.

Conclusion:

Part of the site falls in the South West Quadrant SUE, however, as an individual location the site is detached from the built footprint and located in countryside. Proposed not to allocate as a separate site.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

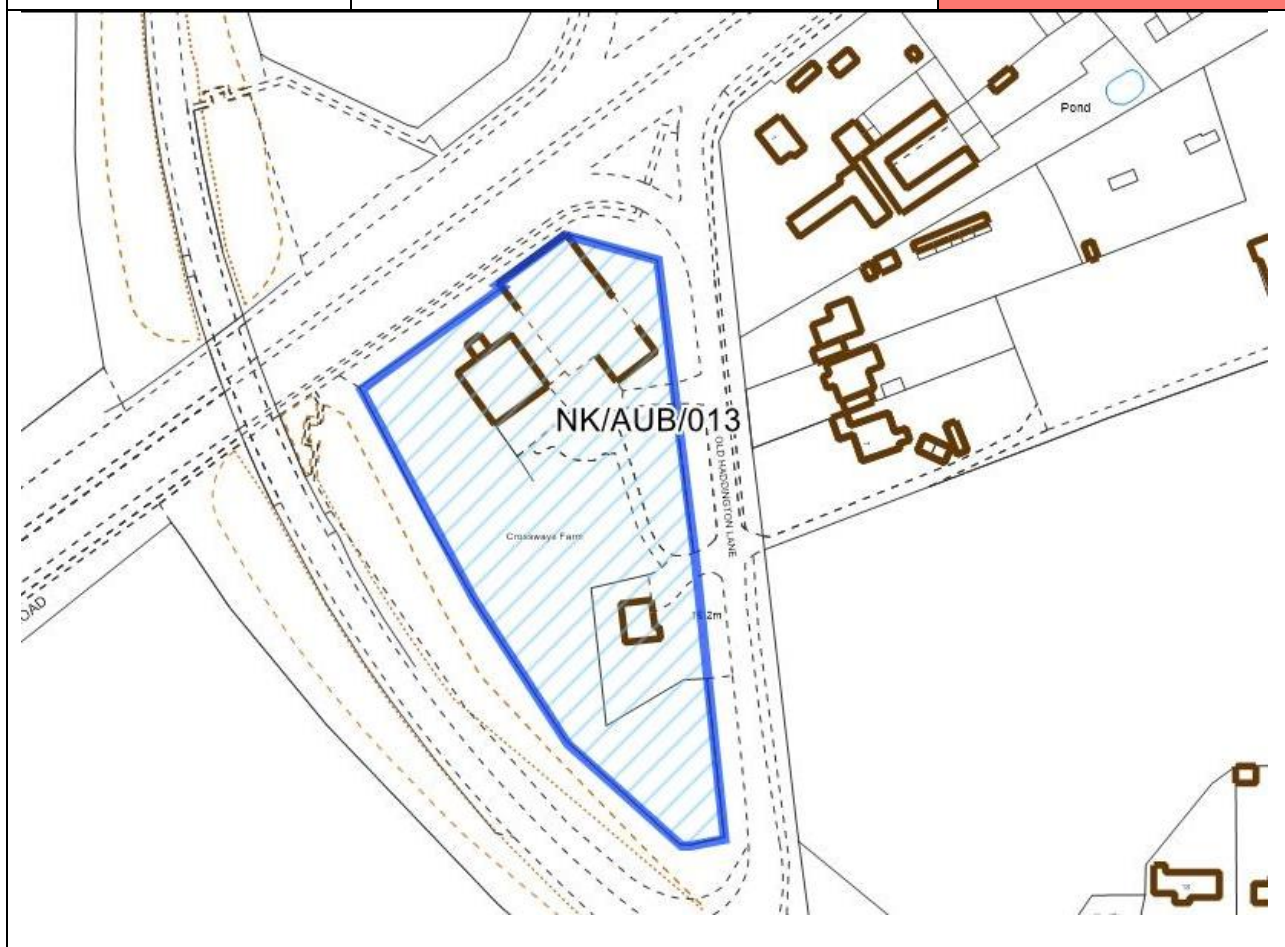
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/AUB/013	Site Address: Crossways Farm, south of A46, west of Old Haddington Lane	Status: Rejected
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Size (ha): 0.93	Current use: Agricultural buildings
Indicative capacity: 24	Brownfield/Greenfield: Mixed
Hierarchy: Countryside	

Summary:

The site is a parcel of land containing agricultural buildings located with the highway network on all sides and in close proximity to the A46. The site is at risk of surface water flooding.

Conclusion:

This site is located in the countryside, constrained by flood risk and is considered an unsustainable location. Proposed not to allocate.

Constraints

Environmental

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

Highways, Transport and Infrastructure

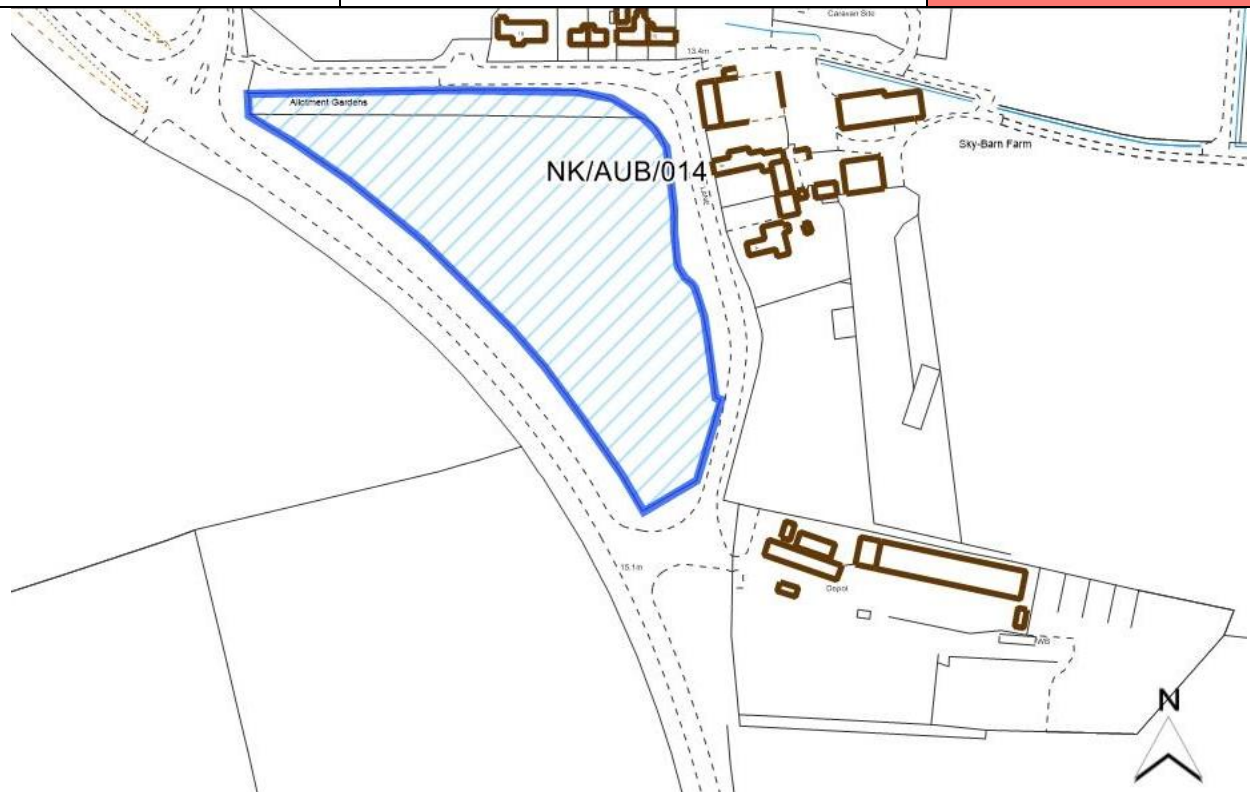
Likely suitable access	
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

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

Ref:
NK/AUB/014

Site Address:
Land west of Sky Lane

Status:
Rejected



Size (ha): 1.32

Current use: open/allotments

Indicative capacity: 34

Brownfield/Greenfield: Greenfield

Hierarchy: Countryside

Summary:

The site is located in open countryside, with isolated buildings to the north-east. The site is at risk of surface water flooding.

Conclusion:

This site is located in the countryside, constrained by flood risk and is considered an unsustainable location. Proposed not to allocate.

Constraints

Environmental

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

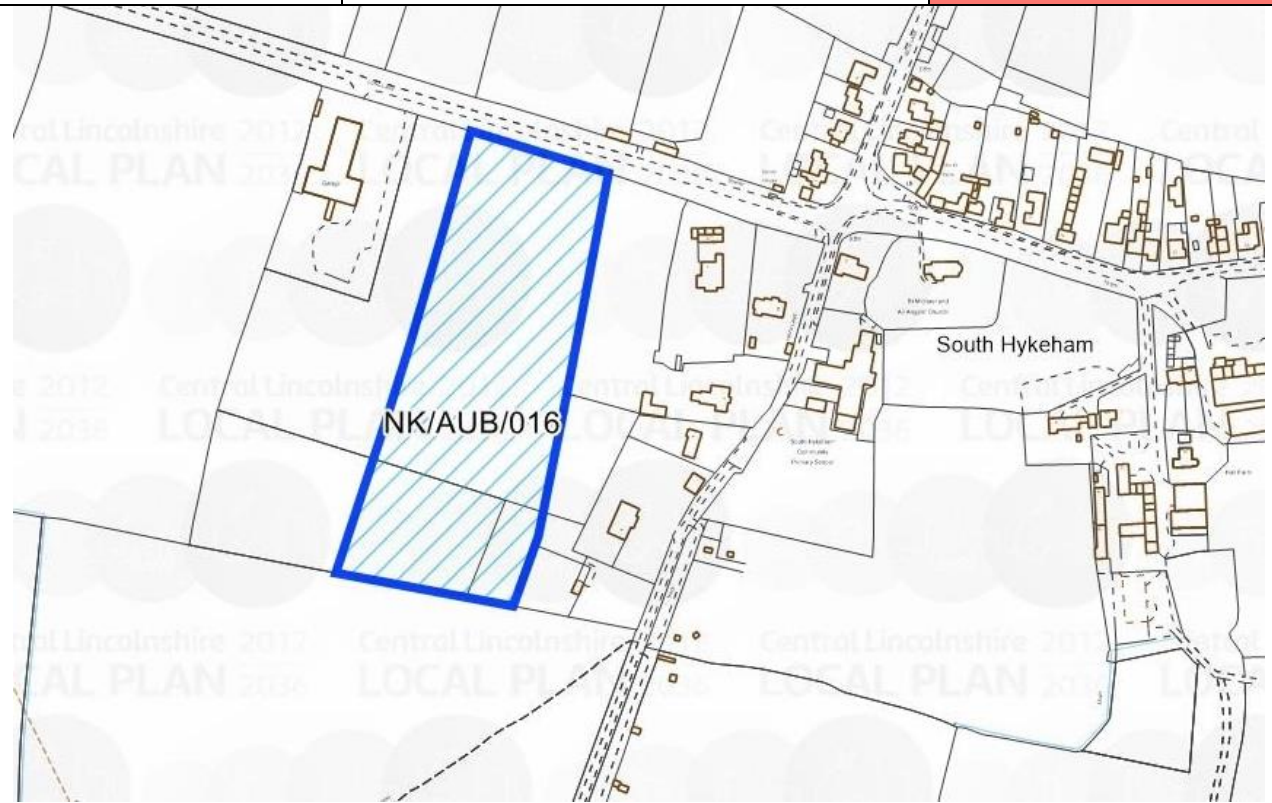
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 900m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/AUB/016	Site Address: Land south of Long Lane, South Hykeham	Status: Rejected
		
Size (ha): 2.51	Current use: Field/Agricultural	
Indicative capacity: 56	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
<p>Summary: The site is an area of fairly flat land to the west of South Hykeham. The site is detached from the built footprint of the village. There are hedges to the boundaries and a car tyre garage to the north-west of the site.</p> <p>Conclusion: This site is in the countryside and would encroach into an important buffer to South Hykeham village. Parts of the site are at risk of surface water flooding. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No	SNCI	Within 500m
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
adjacent to garage, potential noise issues, etc			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

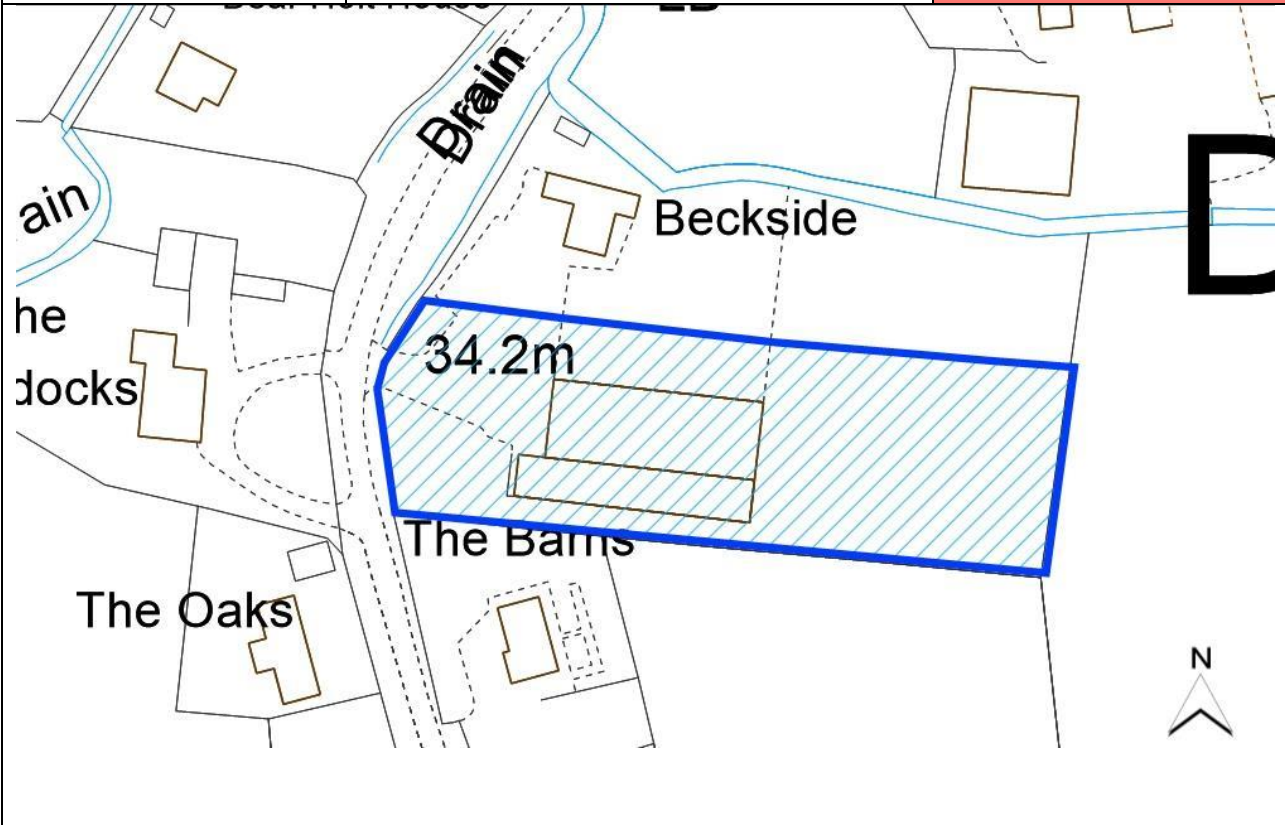
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
This should be included in SWQ. Further development in this area is dependent on the delivery of NHRR. Pedestrian/ cyclist provision to amenities required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable, as extension to SUE	- See conclusion

Aunsby & Dembleby

Ref: NK/AUN/001	Site Address: Former Dembleby Plant Centre, land adjacent Beckside, High Street, Dembleby, Sleaford	Status: Rejected
		
Size (ha): 0.39	Current use: Vacant site - former plant retail centre	
Indicative capacity: 12	Brownfield/Greenfield: Brownfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site is a former plant centre. There are residential properties to the north, west and south. A small part of the site is within Flood zone 2 and 3.</p> <p>Conclusion:</p> <p>Considered to be out of scope due to limited site capacity. Unlikely to deliver 10 or more dwellings given density of surrounding area. Other sites preferable.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	N/A
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	

Bassingham

Ref: NK/BAS/001	Site Address: Land to the east of Middlegate, Bassingham	Status: Rejected
Size (ha): 1.96	Current use: Agricultural	
Indicative capacity: 33	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is located to the east of existing residential area. There are fields to the north, east and south and a track that runs along the northern boundary of the site.</p> <p>Conclusion:</p> <p>The site is located on the edge of settlement, and is considered to have potential for character and form impacts on the village. Other sites are preferable.</p>		

Constraints

Environmental

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

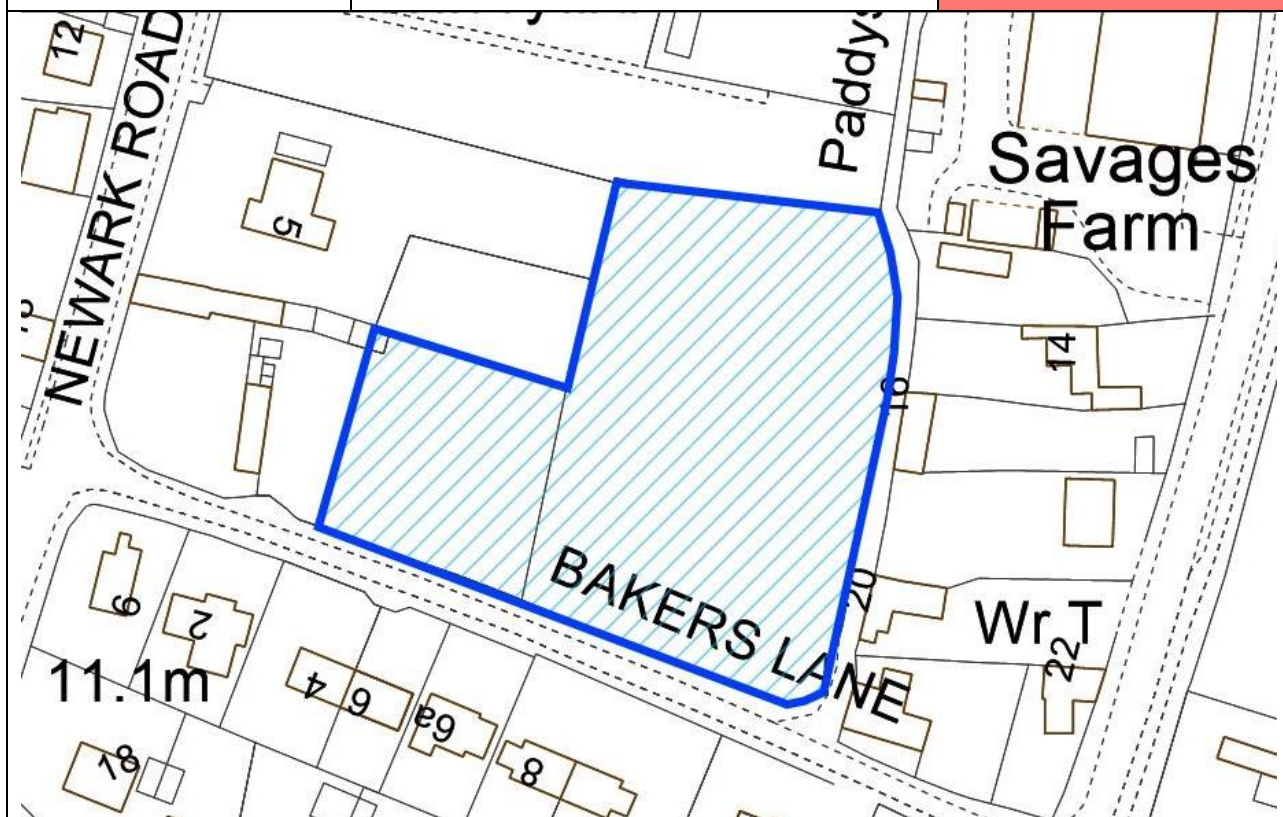
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Single-track road that would require widening.	

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

Ref: NK/BAS/002	Site Address: Land adjacent to Bakers Lane, Bassingham	Status: Rejected
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Size (ha): 0.45	Current use: Grass land
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site is located in the village of Bassingham, with residential properties to the north, east, west and south. The site is within Bassingham Conservation Area and there are some listed buildings close to the site, including Grade II* Listed St Michael and All Angels Church.</p> <p>Conclusion:</p> <p>The site is considered to be out of scope due to limited site capacity (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	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		

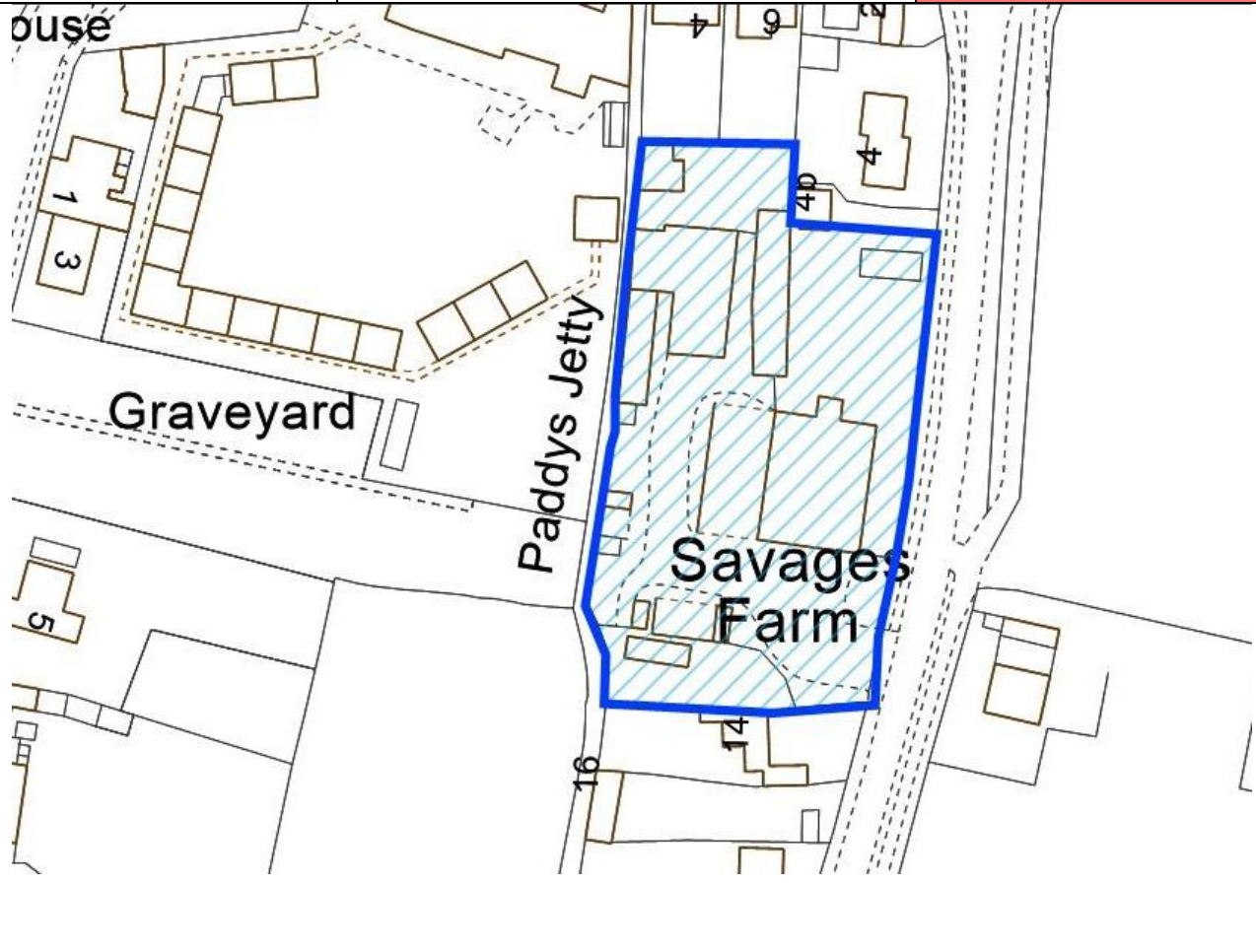
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Single-track road that would require widening.	

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

Ref: NK/BAS/003	Site Address: Savages Farm, Carlton Road, Bassingham	Status: Rejected
		
Size (ha): 0.46	Current use: Farmyard and agricultural buildings	
Indicative capacity: 8	Brownfield/Greenfield: Brownfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is a farmyard and agricultural buildings in the village. There are residential properties to the north, east and south of the site. The site is partially within Bassingham Conservation Area and is in close proximity to Listed Buildings, including Grade II listed Corner Cottage to the north.</p> <p>Conclusion:</p> <p>The site is considered to be out of scope due to limited site capacity (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	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
farm site- CL assessment required			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

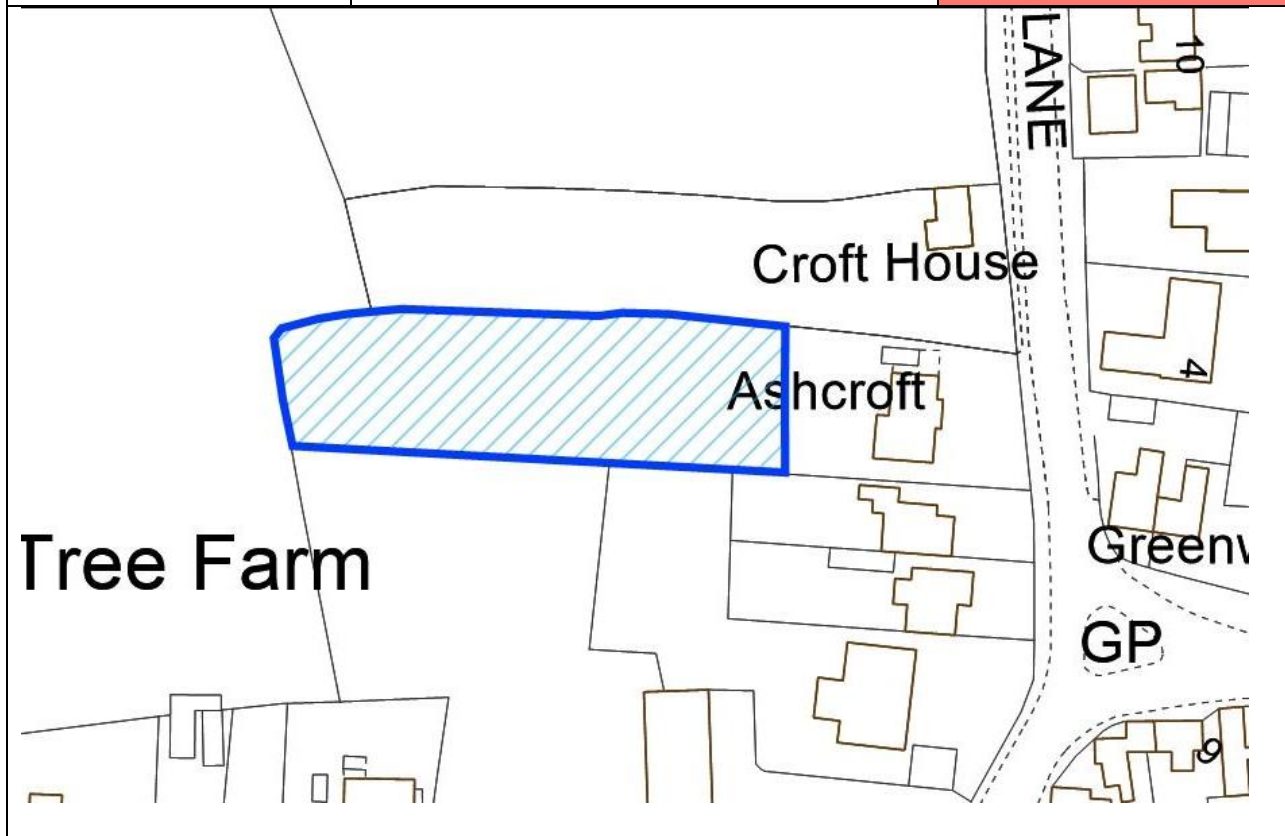
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BAS/004	Site Address: Land to the rear of 5 Croft Lane, Bassingham	Status: Rejected
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Size (ha): 0.18	Current use: Garden
Indicative capacity: 4	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is located to the rear of residential properties on Croft Lane, Bassingham.

Conclusion:

The site is considered to be out of scope due to limited site capacity. The site is constrained by the lack of access for multiple dwellings.

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			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

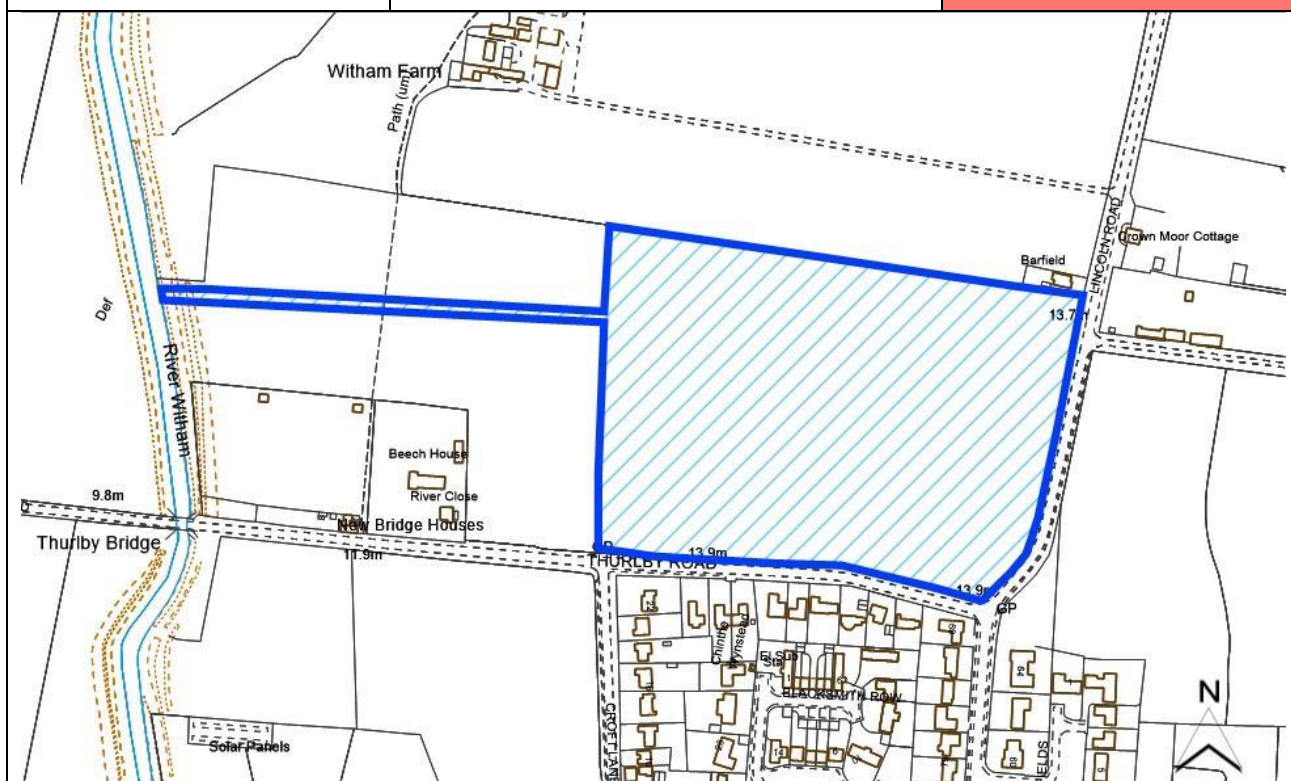
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BAS/005	Site Address: Land at Thurlby Road, Bassingham	Status: Rejected
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Size (ha): 6.10	Current use: Agricultural
Indicative capacity: 92	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site is located in an area of open space to the north of the village. There are fields to the north and west of the site and dwellings to the south.</p> <p>Conclusion:</p> <p>The site is constrained by the location at the edge of settlement, extending into open countryside. There are some small areas of surface water flood risk in the site. Other sites are preferable.</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 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			
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

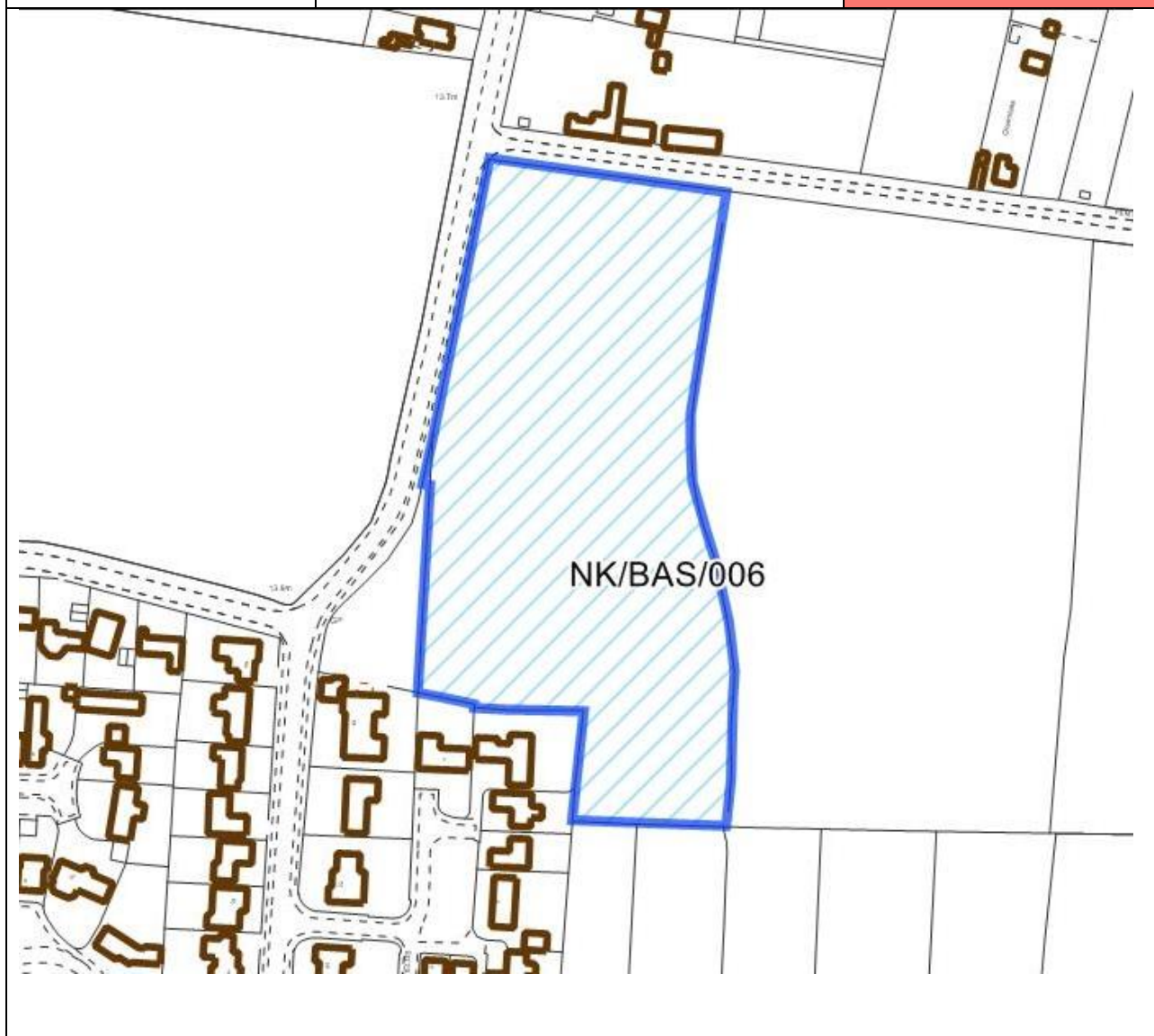
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverable. Request site is allocated - Propose 70-80 dwellings to reduce landscape harm identified in previous applications. 	<ul style="list-style-type: none"> - See conclusion

Ref: NK/BAS/006	Site Address: Land east of Lincoln Road	Status: Rejected
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Size (ha): 2.10	Current use: open field
Indicative capacity: 32	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is located in an area of open space to the north-east of the village. There are fields to the north, east and west of the site.

Conclusion:

The site is constrained by the location at the edge of settlement, extending into open countryside. There are some small areas of surface water flood risk in the site. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

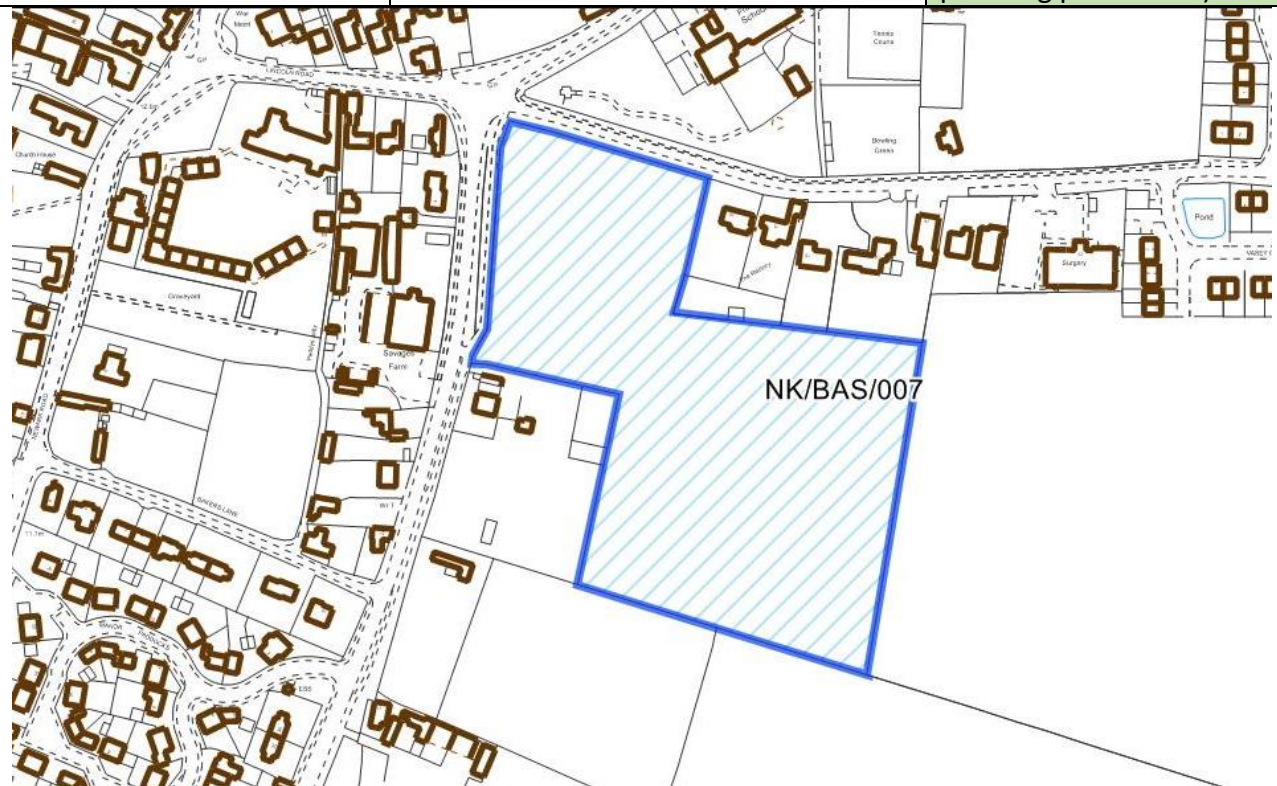
Built Environment, Heritage and Landscape

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			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access would need to be at suitable distance from bend.	

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

Ref: NK/BAS/007	Site Address: Land south of Torgate Road and east of Carlton Road	Status: Allocate (New site without planning permission)
		
Size (ha): 2.68	Current use: open fields	
Indicative capacity: 24	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages	Availability: Confirmed via Regulation 18 consultation	
<p>Summary:</p> <p>The site has residential properties to the west, north-west and east, with fields to the south and south-east. Bassingham Primary school is to the north of the site. The site borders Bassingham Conservation Area to the south-west and is in proximity to Grade II Listed Corner Cottage.</p> <p>Conclusion:</p> <p>The site is located within the built footprint of the settlement and is well located for access to the school and doctors surgery. The site is close to heritage assets, however, it is considered that the site can be designed to minimise any potential impact upon sensitive heritage assets. The site is included within Bassingham Neighbourhood plan. It is proposed to be allocated in accordance with the Neighbourhood Plan.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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 100m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access from Carlton Road would need careful design to avoid conflict with cycle way/footway. Access off Torgate Road would require carriageway edge improvement.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverable. - Basingham Parish Council support the allocation of the site 	

Ref: NK/BAS/008	Site Address: Land south of Vasey Close	Status: Rejected
		
Size (ha): 0.47	Current use: open field	
Indicative capacity: 8	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is located to the rear of residential properties, in open land.</p> <p>Conclusion:</p> <p>The site is considered to be out of scope due to limited site capacity (less than 10 dwellings). The site contains an area at risk of surface water flooding. Other sites are preferable.</p>		

Constraints

Environmental

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

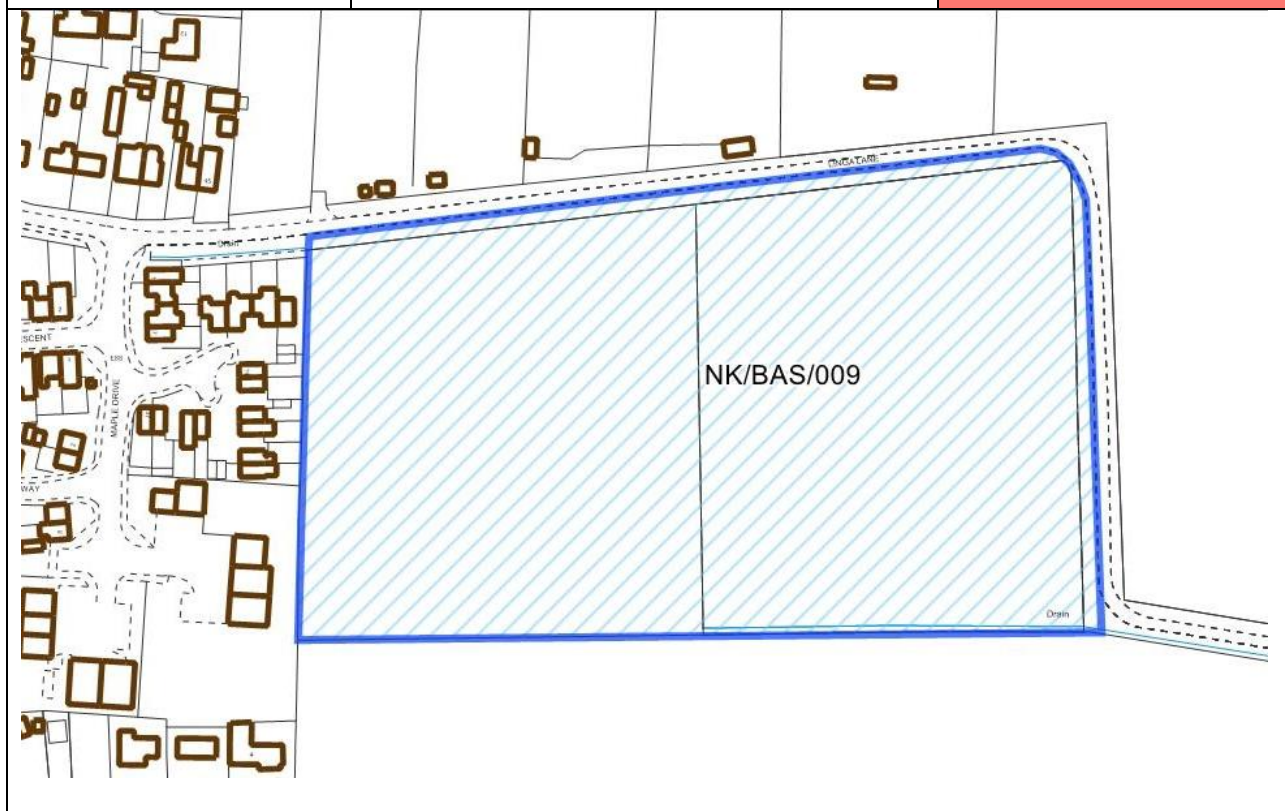
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BAS/009	Site Address: Land south of Linga Lane, Bassingham	Status: Rejected
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Size (ha): 3.71	Current use: open field
Indicative capacity: 56	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is located to the east of the village, in open fields. There are residential properties to the west of the site.

Conclusion:

The site is located at the edge of settlement and would extend into the countryside which is considered to have character and form impacts. There is an area of surface water flood risk within the site. Other sites are preferable.

Constraints

Environmental

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Would require carriageway widening and footway extension to be acceptable in highway terms	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable. Request site is allocated	- See conclusion

Ref: NK/BAS/010	Site Address: Land at Whites Lane, Bassingham	Status: Allocate (Neighbourhood Plan Allocation)
		
Size (ha): 1.77	Current use: Field	
Indicative capacity: 35	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages	Availability: Site within Neighbourhood Plan	
<p>Summary: The site is located to the south of the village with residential properties to the north. To the east and west boundary are highways and to the south are fields. The site is in proximity to the Grade II Listed Manor Farmhouse and is within 250m of the River Witham Local Wildlife Site.</p> <p>Conclusion: The site is allocated within the Neighbourhood Plan. There is a small area at risk of surface water flooding within the site, and the Grade II listed Manor Farmhouse within close proximity to the north of the site, however, it is considered that through appropriate design, layout and landscaping that potential impacts could be mitigated. Although there has been some issues with delivery of the site, it is proposed to retain the site as an allocation, in accordance with the current Neighbourhood Plan.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

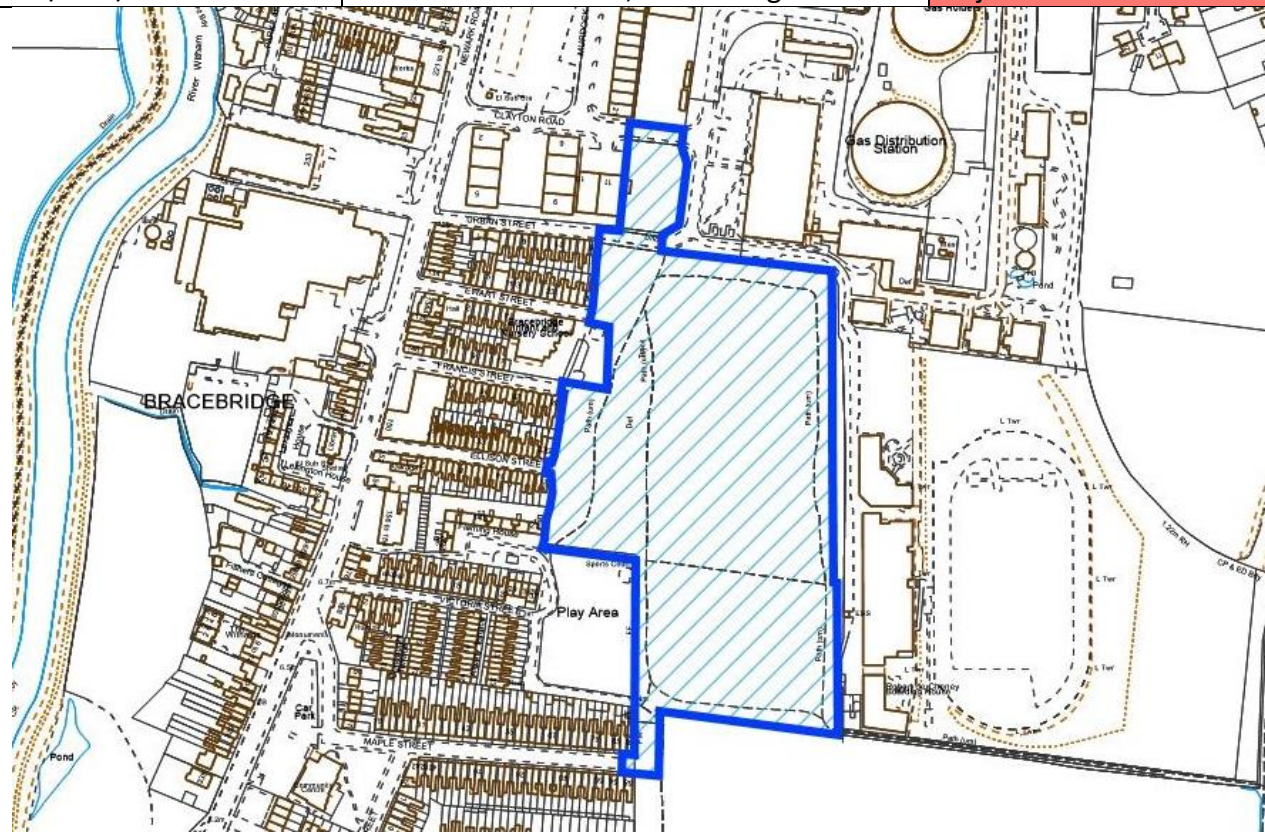
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Bassingham Parish Council object, request removal as allocation	- Proposed to be allocated in accordance with Bassingham Neighbourhood Plan

Bracebridge Heath

Ref: NK/BBH/001	Site Address: Land at Urban Street, Bracebridge Heath	Status: Rejected
		
Size (ha): 4.24	Current use: Scrub land	
Indicative capacity: 127	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site is located between terraced streets to the west and The Priory Academy to the east and industrial units to the north. The site is located within the Waddington to Bracebridge Heath Green Wedge and the Area of Great Landscape Value. Areas of the site are at risk from surface water flooding.</p> <p>Conclusion:</p> <p>The site has a number of constraints including the green wedge, access and flood risk. The site is in close proximity to an Air Quality Management Area, and it is likely that access to the site would be through the AQMA. Historic uses on the site mean that there is potential for land contamination and remediation may be required. The site is also within the consultation zones for a hazardous installation near to the site. Other sites in Lincoln urban area are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Partial 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			
Railway and gasworks use. CL assessment required. Issues with drainage running across site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

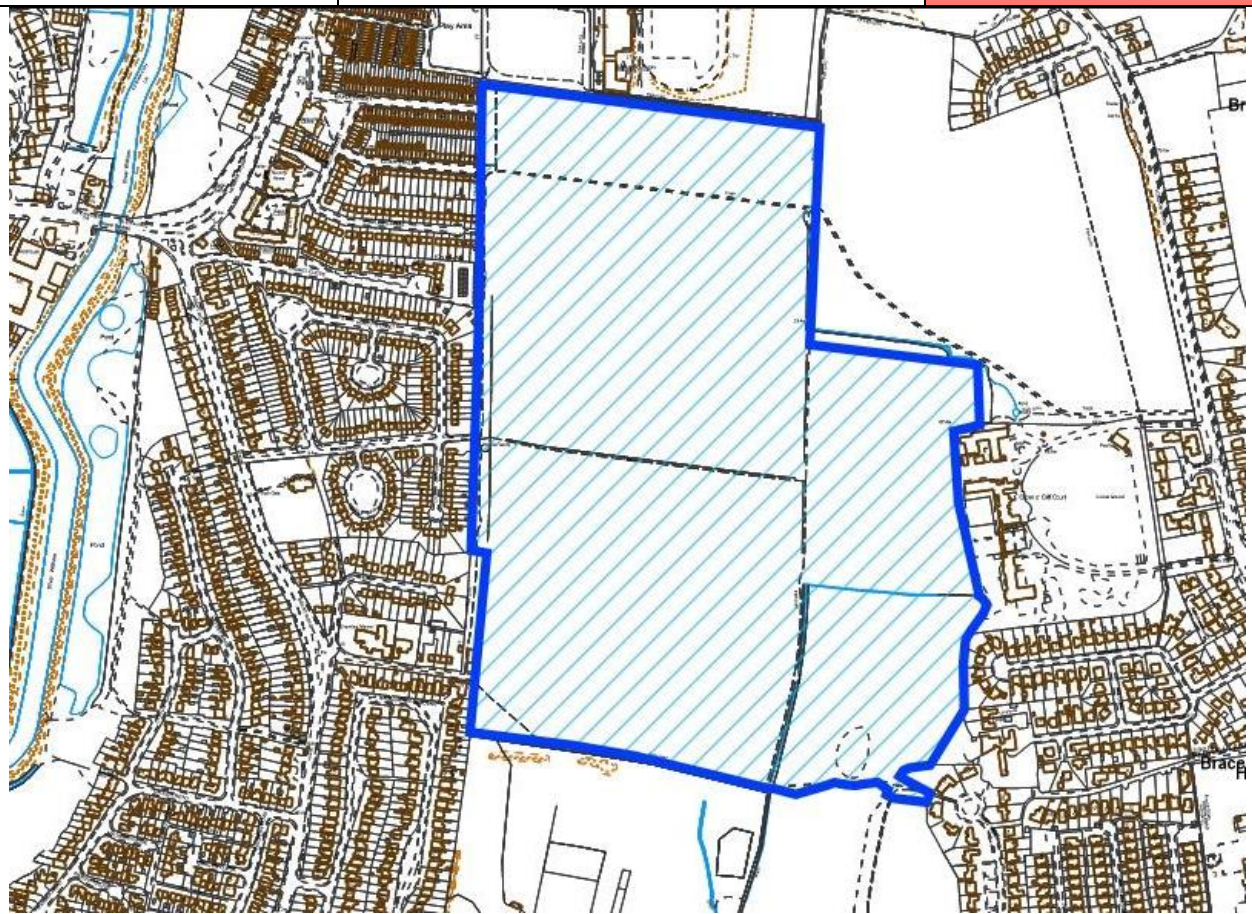
Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Would require major improvements to Urban Street and surrounding terraces. Pre-app discussions have been held between NKDC, CoLC and LCC regarding potential development of this site. Site at risk of surface water flooding.	

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

Ref:
NK/BBH/002

Site Address:
Land to the west of Cross O'Cliff Court,
Bracebridge Heath

Status:
Rejected



Size (ha): 34.67

Current use: Agricultural

Indicative capacity: 832

Brownfield/Greenfield: Greenfield

Hierarchy : Lincoln Urban Area

Summary:

The site is located between residential areas to the east and west and Priory Academy to the north. The site is within Waddington to Bracebridge Heath Green Wedge and an Area of Great Landscape Value.

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. 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 preferable sites in the Lincoln urban area.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoNo
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Partial Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
adj to railway and gasworks use. CL assessment required.possible issues with drainage running across site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

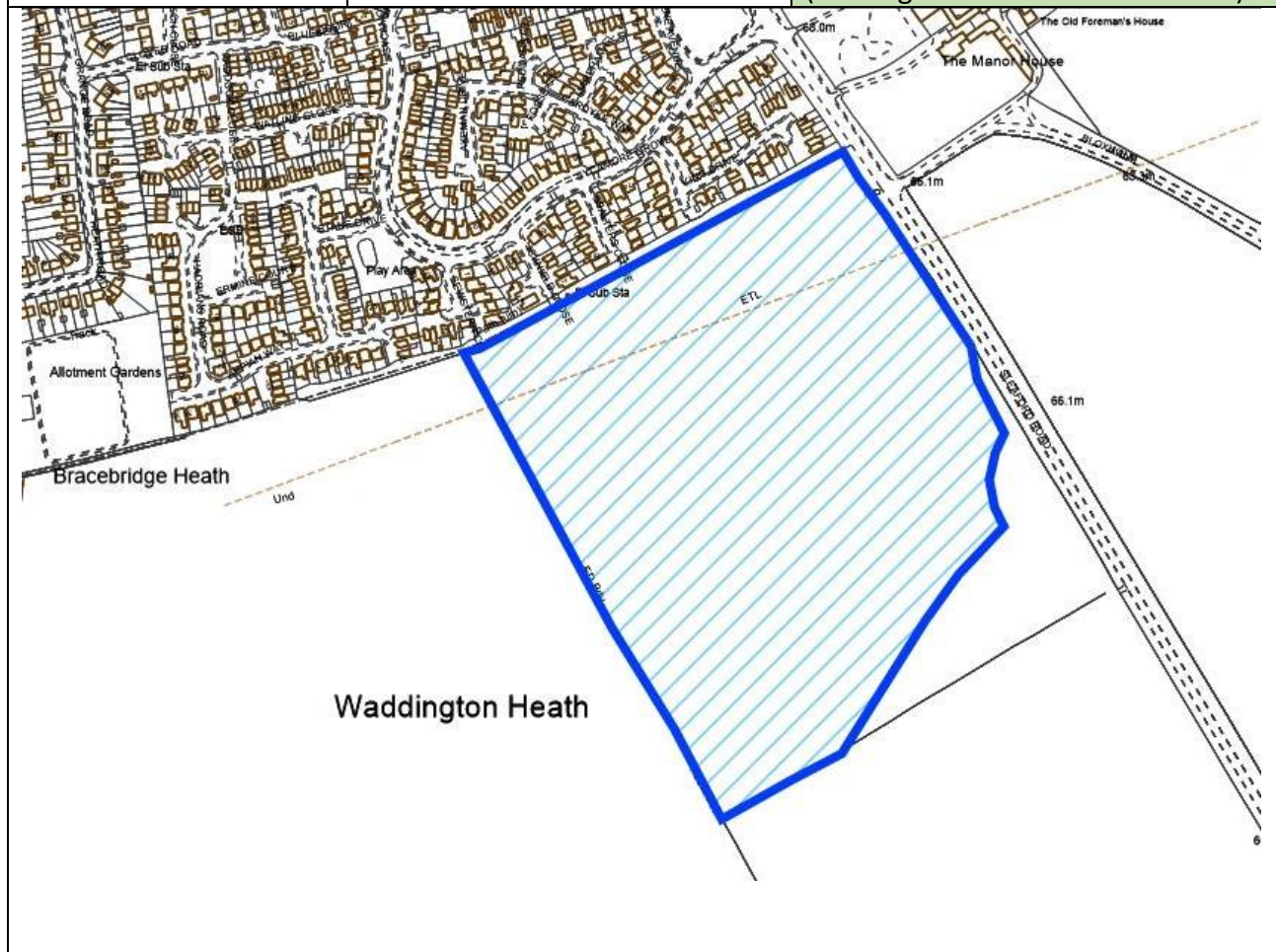
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Existing access points inadequate to serve a development of this size. Existing junction arrangements would not be acceptable and there is little scope for improvement. Site at risk of surface water flooding.	

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

Ref: NK/BBH/003	Site Address: Land South of Bracebridge Heath	Status: Allocate (Existing allocation to be retained)
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Size (ha): 13.20	Current use: Agricultural
Indicative capacity: 241	Brownfield/Greenfield: Greenfield
Hierarchy : Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

The site is located to the south of Bracebridge Heath, in open fields. The new A46 bypass route is located to the east of the site. There is a highway to the north-east and open fields to the south and west of the site. The site is within 250m of the Bloxholm Lane Local Wildlife Site and Grade II Listed Manor House.

Conclusion:

The site is well connected to the built form of the village and has access to local services, including links to the City Centre. There are some previous issues in relation to school capacity. Development here would extend to boundary with bypass route which is now completed and operational. Potential issues with noise from bypass and RAF base. Forms setting of 3 GII listed buildings. It is considered with appropriate design, layout and landscaping these issues can be resolved. It is proposed to retain this existing allocation.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
noise- road and RAF Waddington			
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 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Existing issues regarding the existing junctions in the area. Mitigation works/S.106 contributions will be required. Site at risk of surface water flooding.	

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

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
noise- road (inc bypass), ind estate			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

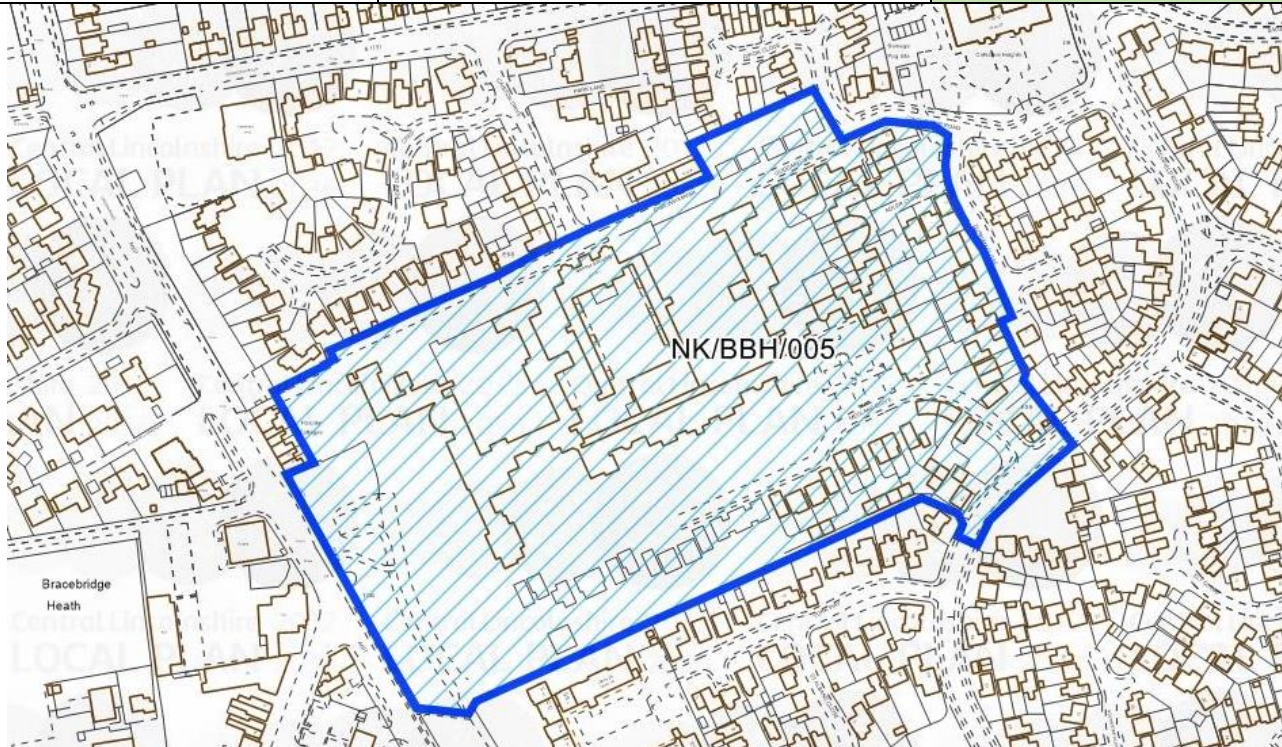
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Geophysical survey carried out. Pre-commencement trial trenching required.			

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: NK/BBH/005	Site Address: St Johns Hospital, Caistor Drive, Bracebridge Heath	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 6.92	Current use: Former St John's Hospital buildings and grounds	
Indicative capacity: 96 (remaining)	Brownfield/Greenfield: Brownfield	
Hierarchy : Large Villages	Availability: Under construction	
<p>Summary: The site is a Grade II Listed former hospital building and grounds located within Bracebridge Heath. There are residential dwellings to the north, east and south and doctors and school to the west. The site is well located within the built footprint of the site, re-using existing buildings. The site is a sustainable location with access to local services and good connections to City centre services and facilities.</p> <p>Conclusion: The site has planning permission for the conversion and extension of the hospital to 182 units, comprising a mix of dwellings and apartments and is currently under construction. Proposed to retain this site as an existing allocation.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
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			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

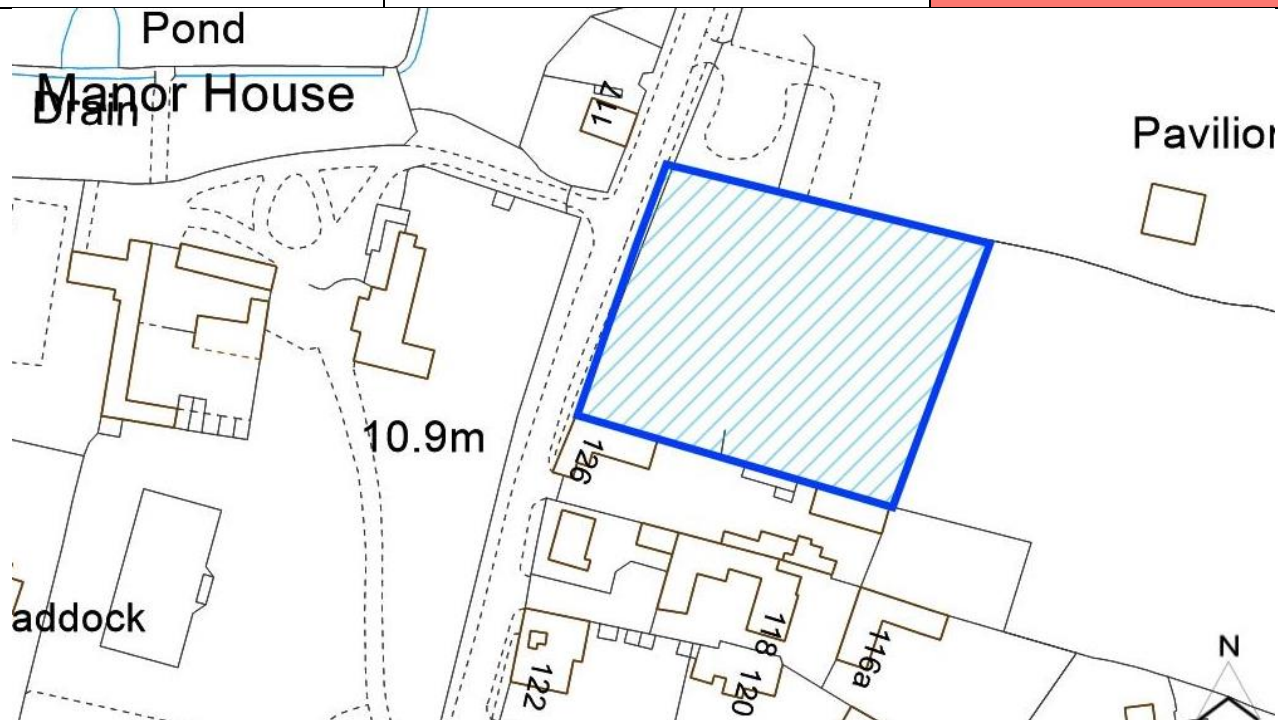
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	N/A – site has planning permission
Impact on Highway Network	
Impact on Local Road Network	
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response

Brant Broughton

Ref: NK/BBS/001	Site Address: Land off Lincoln Road, Brant Broughton	Status: Rejected
		
Size (ha): 0.37		Current use: Paddock
Indicative capacity: 7		Brownfield/Greenfield: Greenfield
Hierarchy : Medium Villages		
<p>Summary:</p> <p>The site has residential properties to the south and west. There are open fields to the east. Parts of the site are within Flood Zone 2 and the site is located within Brant Broughton Conservation Area, within proximity to Listed Buildings.</p> <p>Conclusion:</p> <p>The site is out of scope due to limited site capacity (less than 10 dwellings).</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
cont land- unknown fill			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BBS/002	Site Address: Land off West Street, Brant Broughton	Status: Rejected
Size (ha): 1.73	Current use: Agricultural	
Indicative capacity: 29	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is located with residential dwellings to the east and south and open fields to the north and west. It borders Brant Broughton Conservation Area and Grade II Listed Alms-houses to the east.</p> <p>Conclusion:</p> <p>The site is an edge of settlement location, constrained by being located within the setting of Grade II Listed Buildings and the Conservation Area. There is a PROW through the site. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

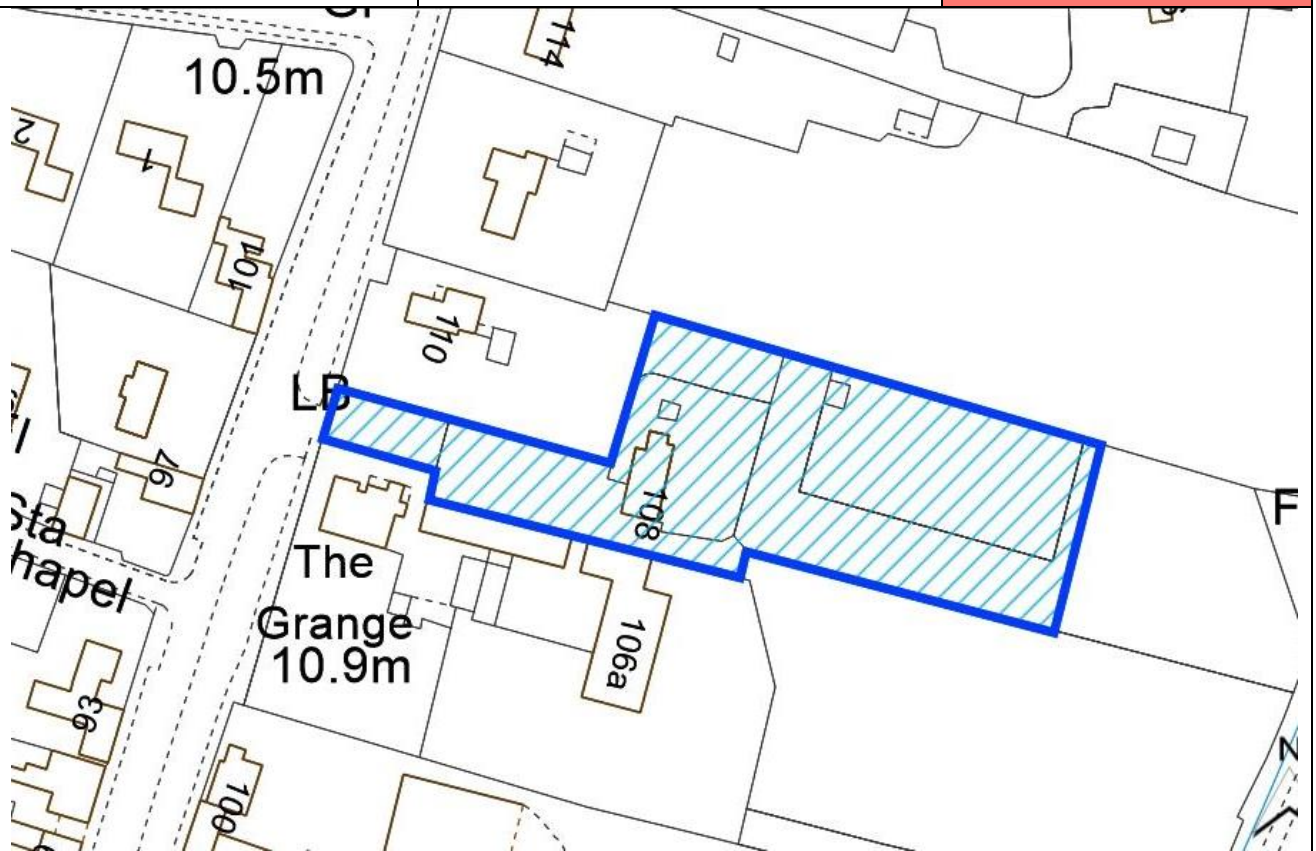
Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Suitable provided the access can be accommodated within the available land.	

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

Ref:
NK/BBS/003

Site Address:
108 High Street, Brant Broughton

Status:
Rejected



Size (ha): 0.37

Current use: Garden/ Paddock

Indicative capacity: 7

Brownfield/Greenfield: Brownfield

Hierarchy: Medium Villages

Summary:

The site is within a residential area, with an existing dwelling on the site. The site is within Flood Zone 2 and partially within the Conservation Area.

Conclusion:

The site is considered to be out of scope due to limited site capacity (less than 10). Site has planning permission for 3 dwellings which have been completed.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	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	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
as per planning app			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

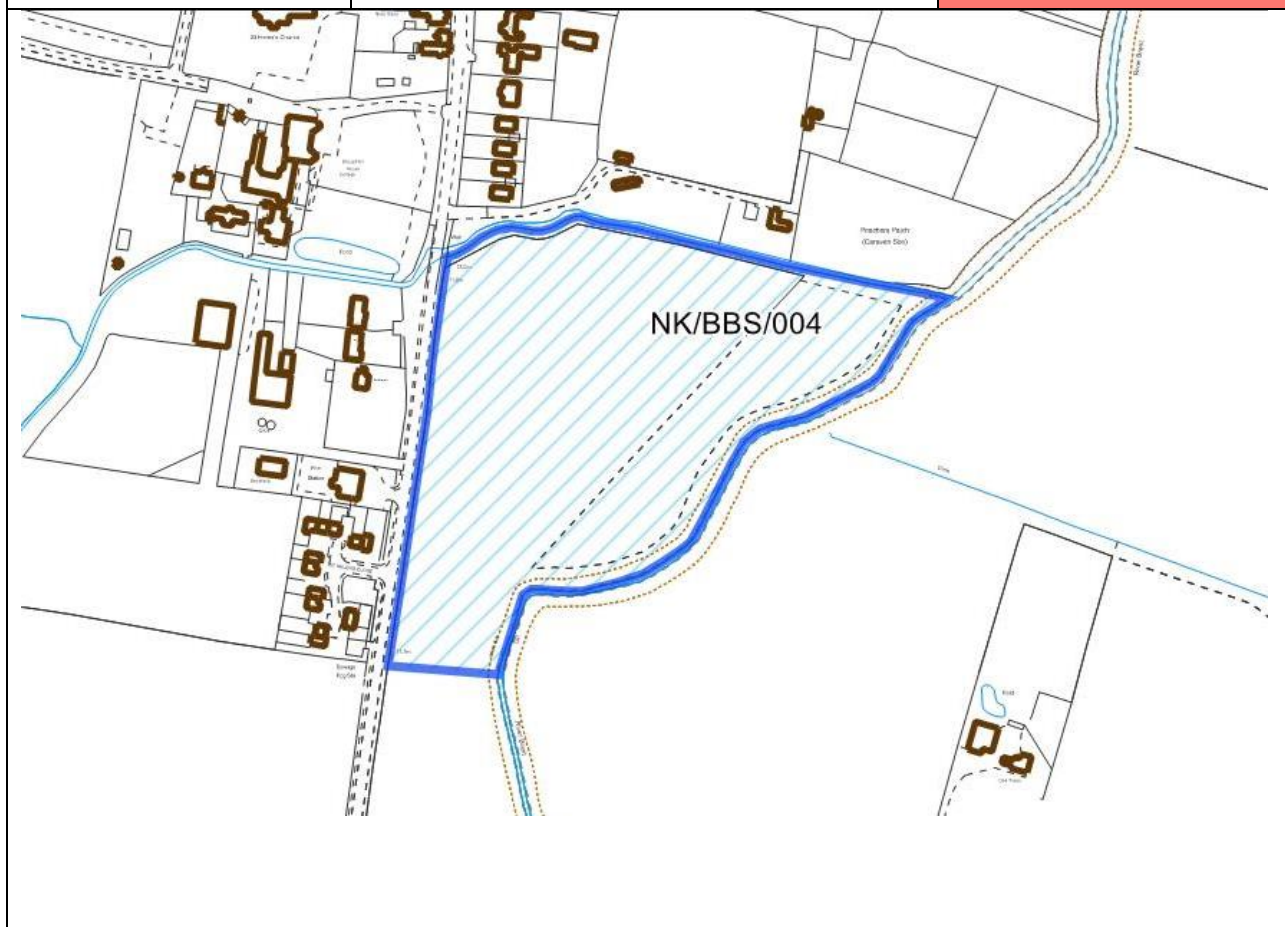
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	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: NK/BBS/004	Site Address: Land east of High Street, Brant Broughton	Status: Rejected
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Size (ha): 4.70	Current use:
Indicative capacity: 71	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is located on the edge of the village, with residential properties to the north and west. It is within Flood zone 2 and 3 and is in close proximity to listed buildings and the Conservation Area.

Conclusion:

The site is constrained by its location within Flood Zone 2 and 3 and the setting of listed buildings and the Conservation Area. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	Within 250m	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			
cont land- unknown fill. Adj t owatercourses.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

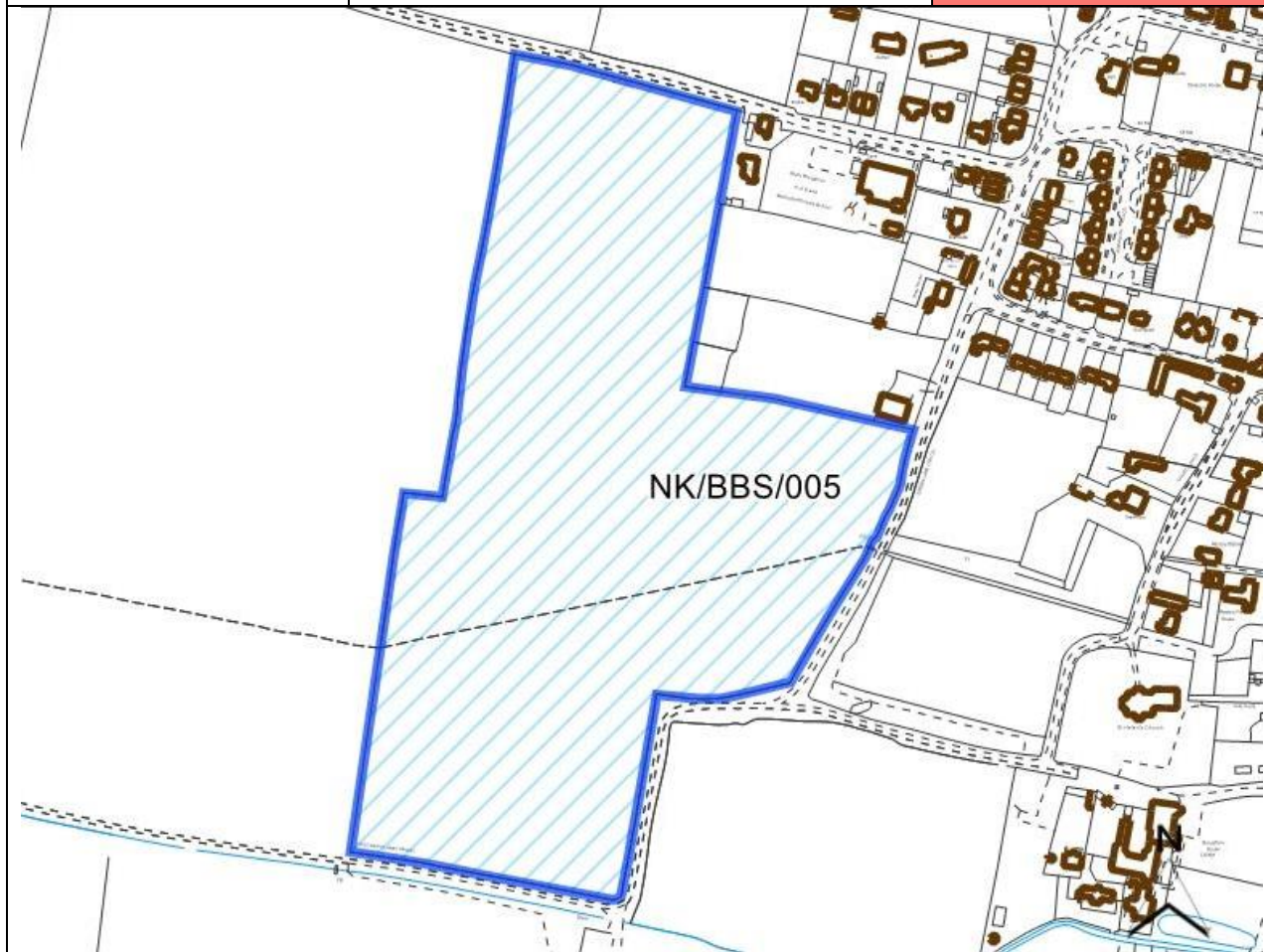
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BBS/005	Site Address: Land south of Mill Lane, Brant Broughton	Status: Rejected
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Size (ha): 10.20	Current use:
Indicative capacity: 153	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is in an area of open fields to the edge of the village. There are residential properties to the north-east of the site. The site borders the Conservation Area to the east. There is a PROW through the site.

Conclusion:

The site is detached from the built footprint of the settlement and is considered an unsuitable location. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
cont land- unknown fill			
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 250m	AONB	no
Conservation Area	Adjacent	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No access from Green Lane (unsurfaced). Mill Lane would require widening and footway provision.	

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

Ref: NK/BBS/006	Site Address: Land west of High Street, Brant Broughton	Status: Rejected
		
Size (ha): 9.09	Current use:	
Indicative capacity: 136	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is located within an open area of fields on the edge of the settlement. There are highways to the east and south boundaries. The site is partially within Flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is located at the edge of the settlement and partially within Flood Zone 2 and 3. Potential for impacts on character and form of the village, considered to be an inappropriate location. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	No Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
adj to watercourse. Proximity to brickworks/ fill- cont land			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

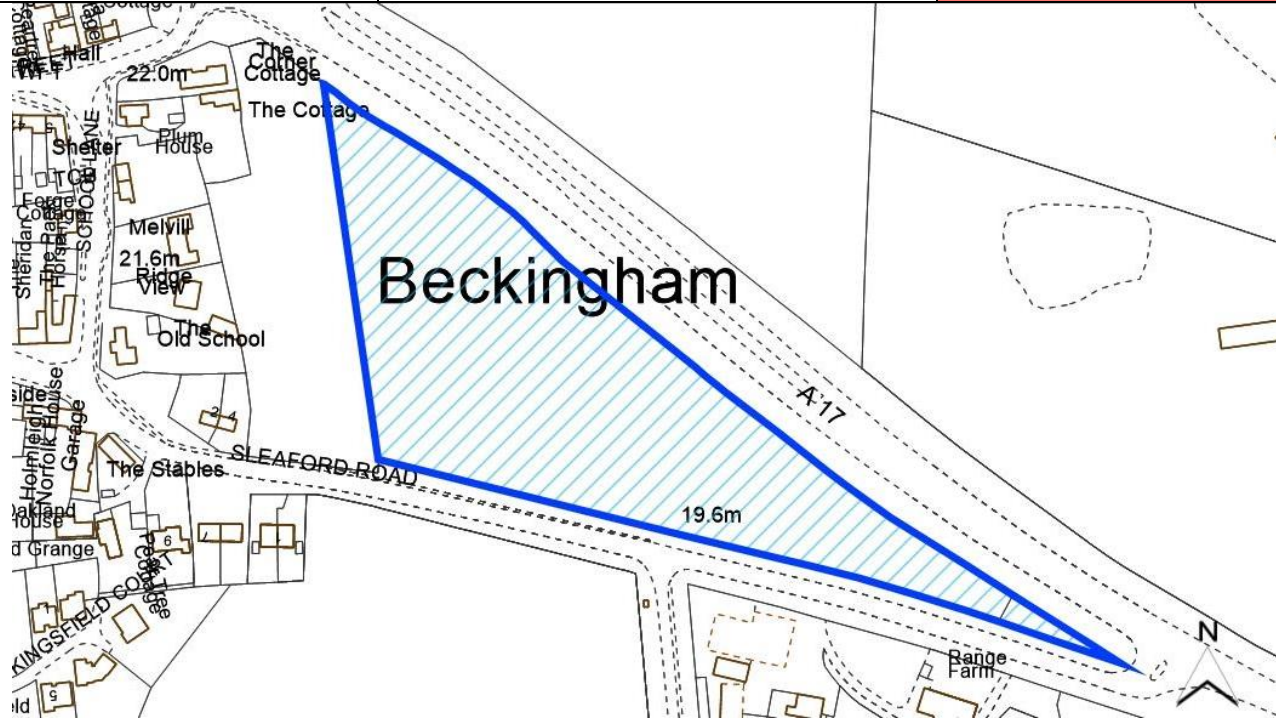
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No access from A17.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Houses should be places outside flood zones	- Site isn't proposed for allocation

Beckingham

Ref: NK/BEC/001	Site Address: Rectory Farm, Beckingham, Lincoln, LN5 ORD	Status: Rejected
		
Size (ha): 2.15	Current use: Agricultural	
Indicative capacity: 32	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site forms a triangular parcel of land bordered by highways. There are residential properties to the west of the site.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint of the settlement and is constrained by the roads. There are areas of surface water risk within the site. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

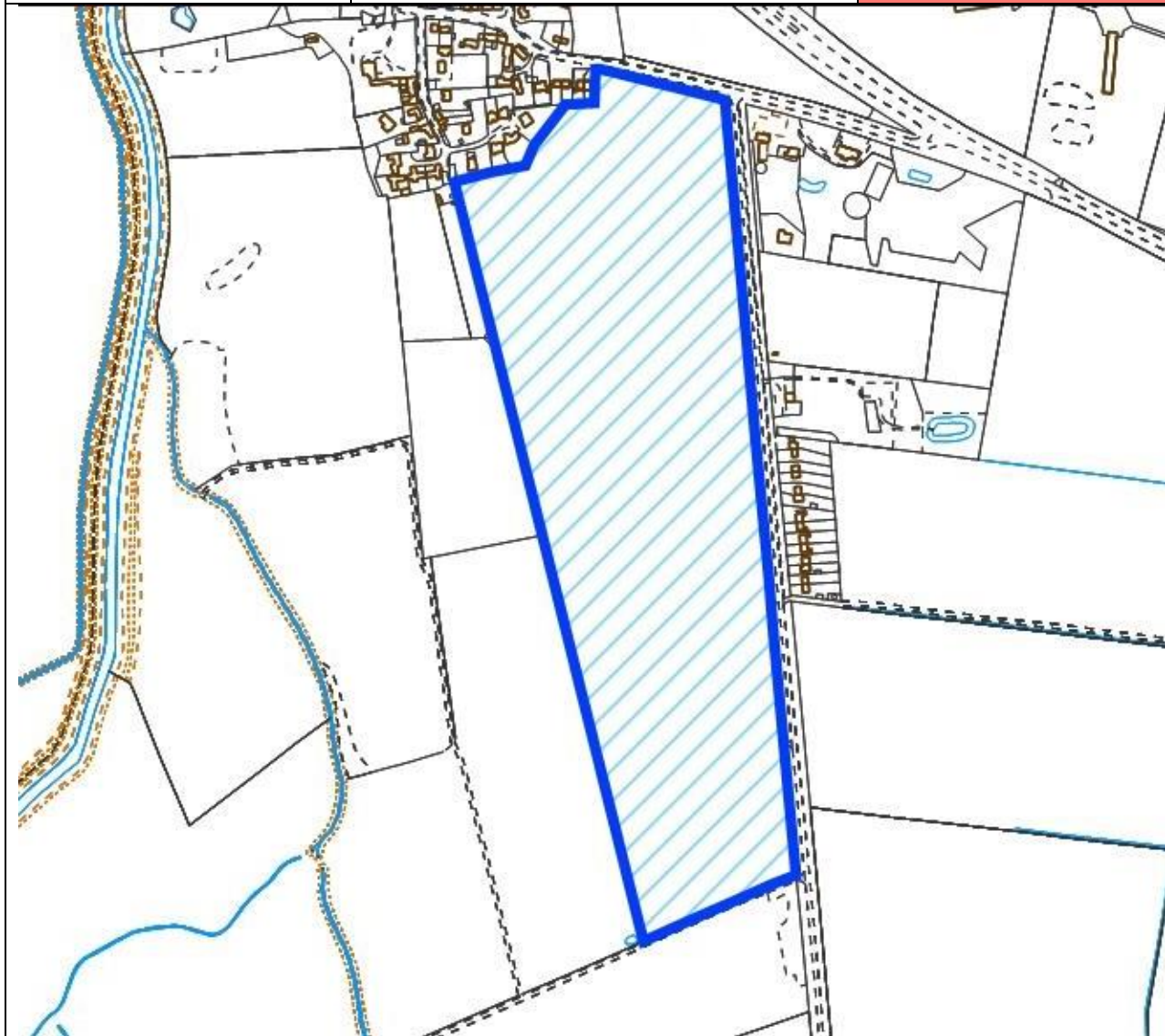
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BEC/002	Site Address: Rectory Farm, Beckingham, Lincoln, LN5 ORD	Status: Rejected
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Size (ha): 20.20	Current use: Agricultural
Indicative capacity: 242	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>This is a large site on the edge of the village comprising fields. There are residential properties to the north and fields to the west and south.</p> <p>Conclusion:</p> <p>Large site on the edge of the settlement extending away from built footprint, character impacts. The site is also at risk of surface water flooding. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

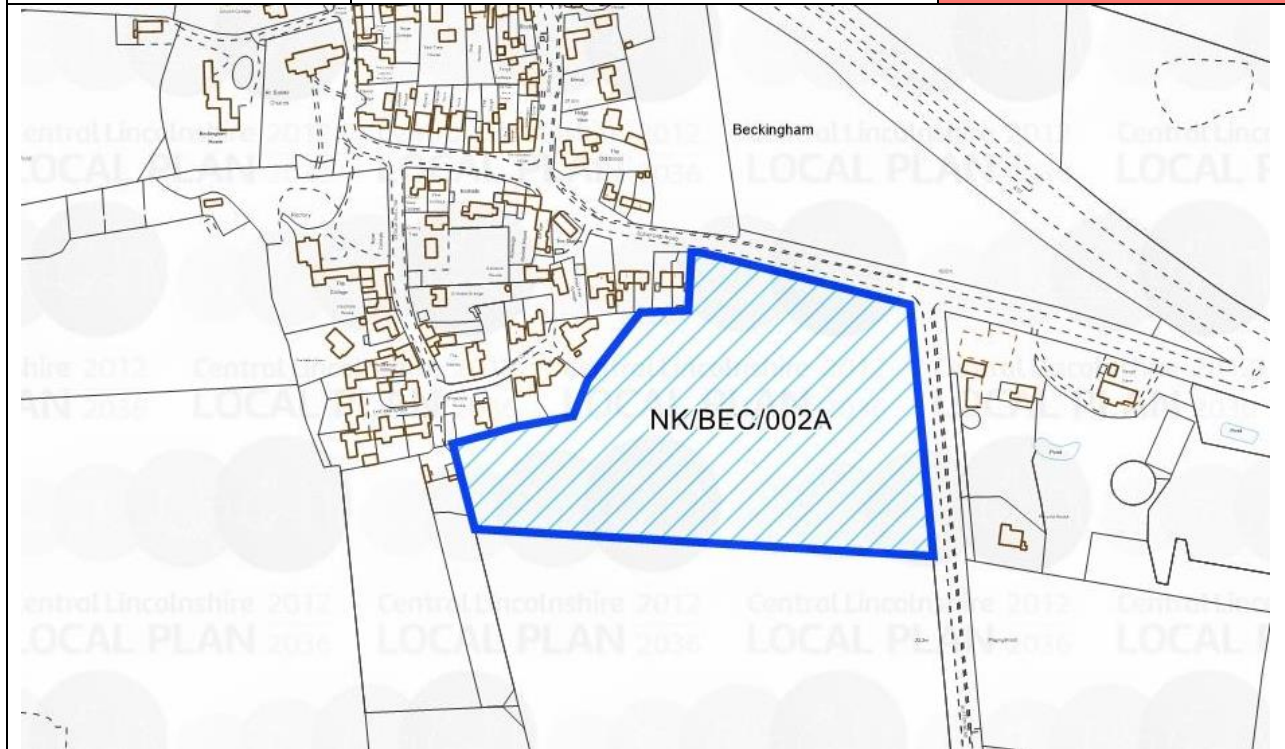
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Access onto A17 has very poor visibility for the type and speed of road and high accident data, including fatalities. Site access can be provided onto Sleaford Road. Sutton Road would need widening to provide secondary access if required. Frontage footway required. Site at risk of surface water flooding. Would need connections and possible improvements to Beck/13.	

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

Ref: NK/BEC/002A	Site Address: Rectory Farm, Beckingham, Lincoln, LN5 ORD	Status: Rejected
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Size (ha): 3.87	Current use:
Indicative capacity: 58	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

Forms the northern part of BEC/002. The site has residential development to the west of the site, and fields to the south and north.

Conclusion:

Site considered to be edge of settlement, with potential character impacts, extending into open space. The site is also at risk of surface water flooding. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	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			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
None			
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 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			


Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	R

Additional Highways Comments
Access onto A17 has very poor visibility for the type and speed of road and high accident data, including fatalities. Site access can be provided onto Sleaford Road. Sutton Road would need widening to provide secondary access if required. Frontage footway required. Site at risk of surface water flooding. Would need connections and possible improvements to Beck/13.

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

Billinghay

Ref: NK/BIL/001	Site Address: Land off Sprite Lane, Billinghay	Status: Rejected
		
Size (ha): 3.88	Current use: Agricultural	
Indicative capacity: 73	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>Site is located on open fields at the edge of the settlement. There are dwellings to the north-east of the site, open fields to the south, west and north.</p> <p>Conclusion:</p> <p>The site would extend the built form away from main settlement, with potenital impacts upon character of the village. Potential highway improvements required. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2 & 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			
as per planning app			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

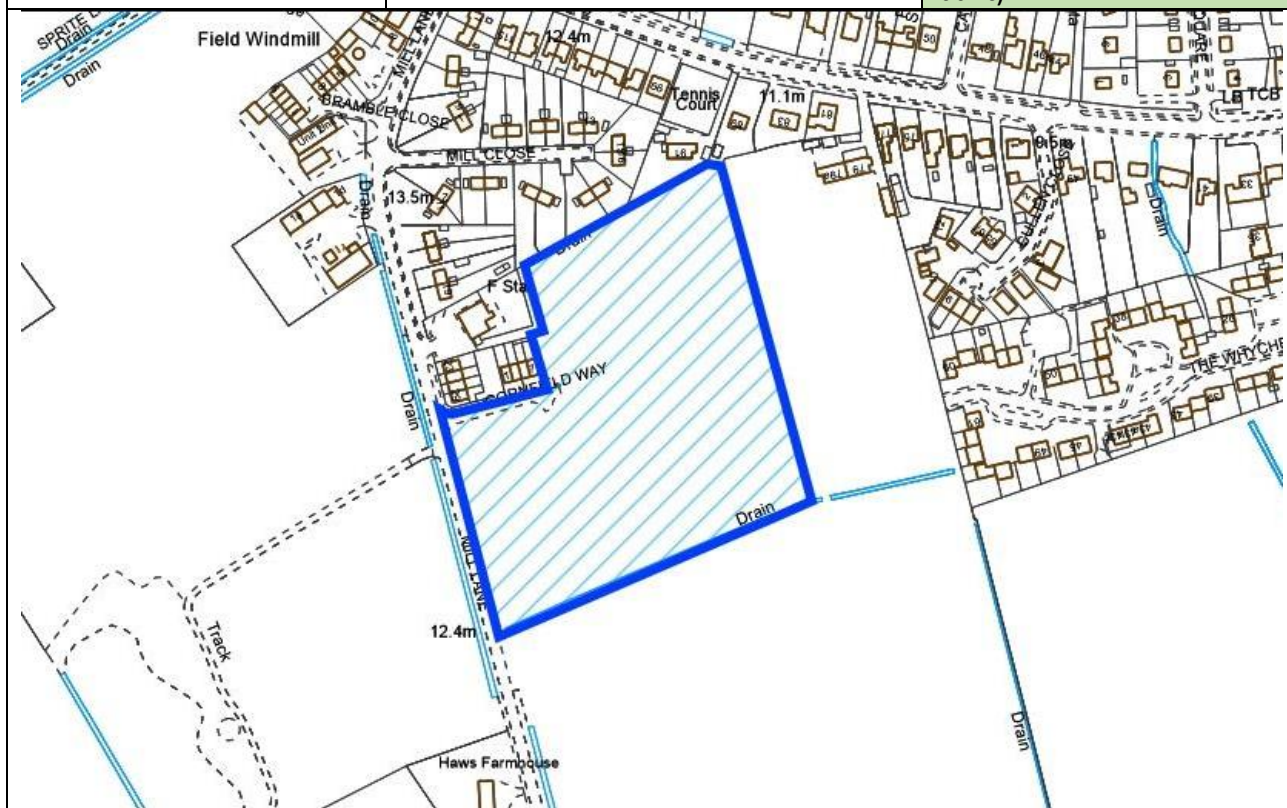
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access from Mill Lane.Highway improvements may be required. Site at risk of surface water flooding.	

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

Ref: NK/BIL/002	Site Address: Land at Mill Lane, Billingham	Status: Allocate (Existing Allocation being built)
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Size (ha): 3.07	Current use: Agricultural/Houses
Indicative capacity: 25 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Under construction

Summary:

The site is located to the south of existing dwellings and has development to the north and east. There are open fields to the south. The site respects the core shape and form of the settlement and is close to the services and facilities of the village.

Conclusion:

The site is an existing allocation with planning permission for 65 currently being built, proposed to be retained as an allocation.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
as per planning app			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No archaeological requirement			

Highways, Transport and Infrastructure

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

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

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	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
proximity to livestock buildings- potential for odour/ flies, etc			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

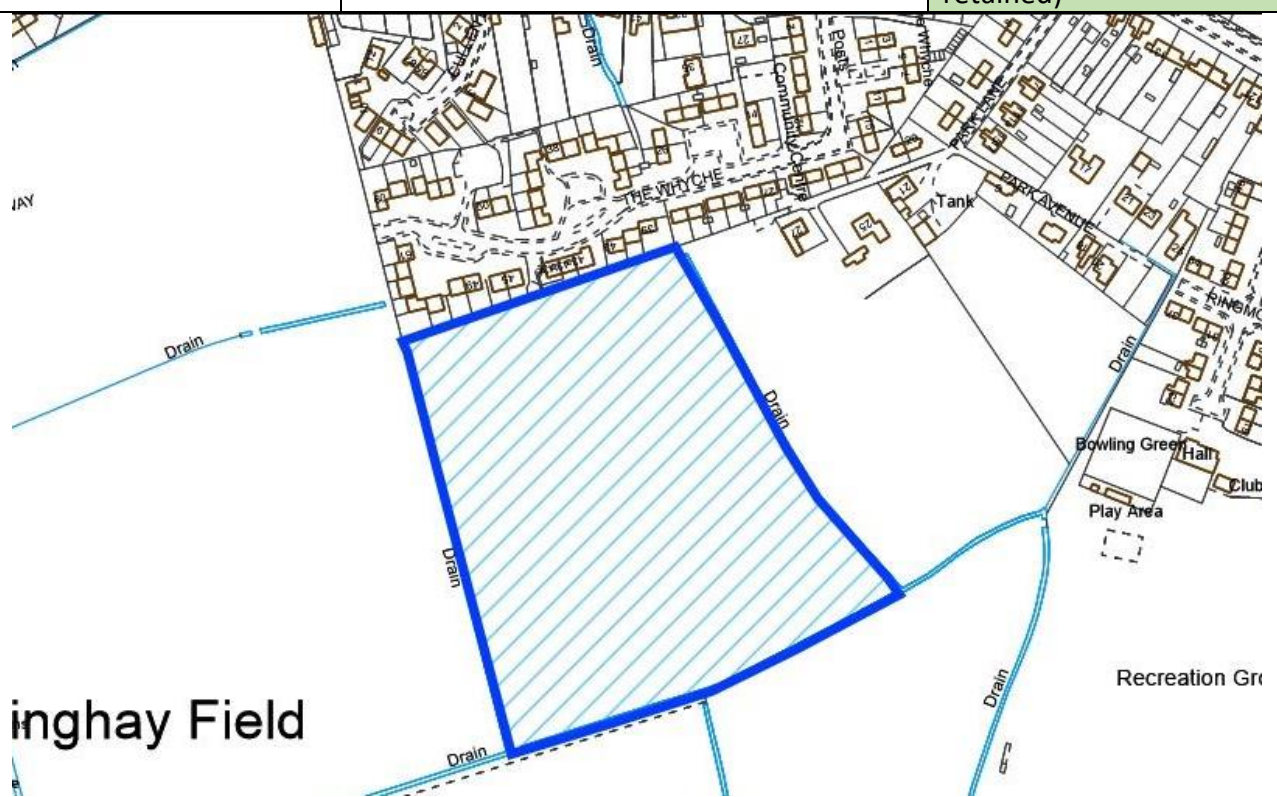
Built Environment, Heritage and Landscape

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			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/BIL/004	Site Address: Land to the south of the Whyche, Billinghay	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 4.35	Current use: Agricultural	
Indicative capacity: 98	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Confirmed via HELAA 2019, suggests delivery in 0-5 years	
<p>Summary:</p> <p>The site is to the south of existing development and has an existing allocated (undeveloped) site to the west. It is well connected to the services and facilities within the village and respects the shape and form of the village.</p> <p>Conclusion:</p> <p>The site has some surface water flood risk, however, it is considered this can be addressed as part of any planning application through appropriate layout and design. The site is an existing allocation, therefore proposed to be retained.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2 & 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 Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway - can only be delivered after NK/BIL/003. Site at risk of surface water flooding.	

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

Ref: NK/BIL/005	Site Address: Land off Park Lane, Billingham	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 2.90	Current use: Grass land	
Indicative capacity: 65	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Planning application submitted	
<p>Summary:</p> <p>The site is to the south of existing development and has an existing allocated (undeveloped) site to the west. It respects the form and shape of the settlement and has good links to the village services and facilities.</p> <p>Conclusion:</p> <p>The site is well located for access to the village and retains the shape and form of the settlement. It is within 500m of North Kyme Common Local Wildlife Site, however, it is considered the development would not impact upon the LWS. The site is an existing allocation, therefore, proposed to be retained.</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			
proximity to playing fields- noise, lighting			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

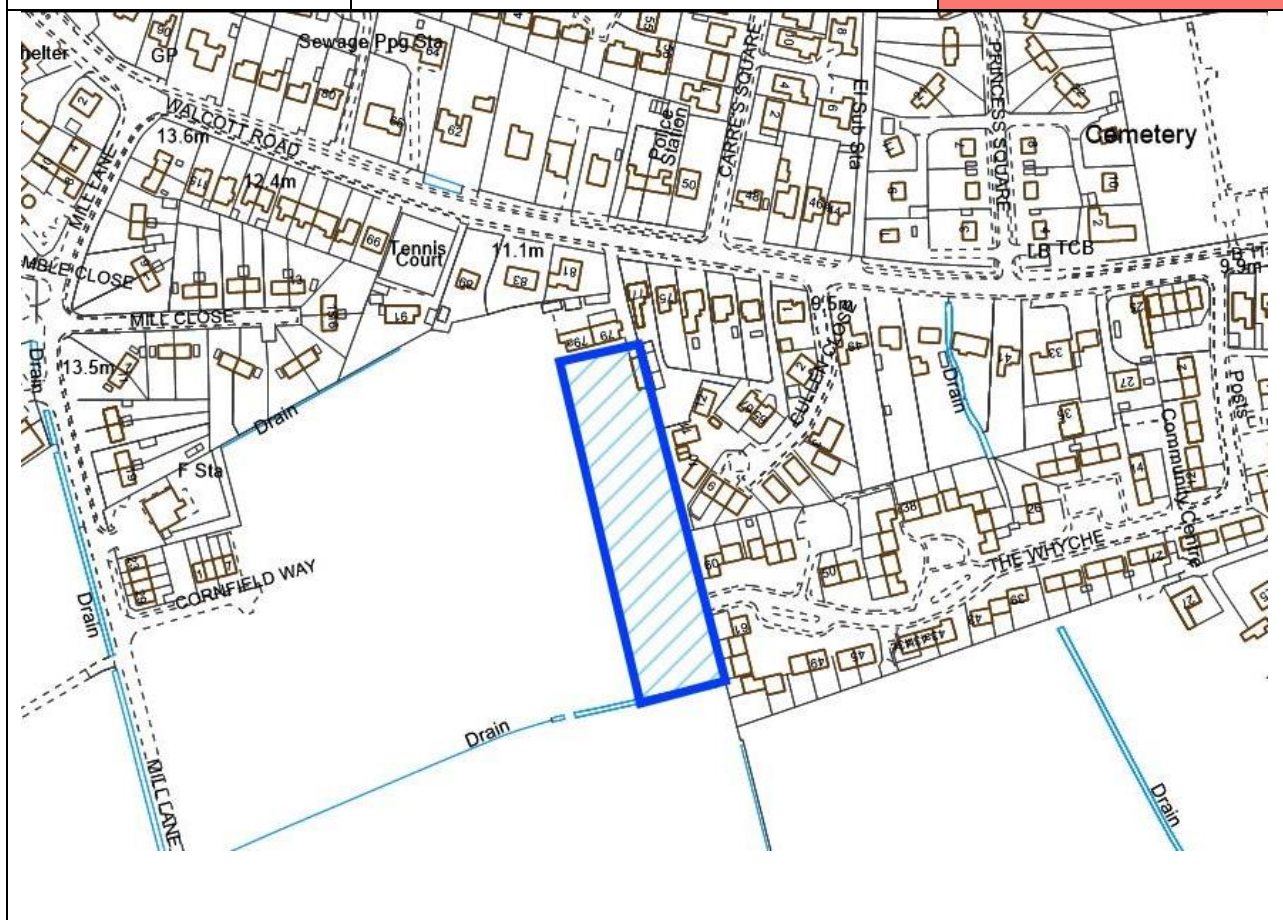
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway - can only be delivered after NK/BIL/003 and NK/BIL/004. Site at risk of surface water flooding.	

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

Ref: NK/BIL/006	Site Address: Land to the rear of 79 & 79a Walcott Road, Billingham	Status: Rejected
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Size (ha): 0.67	Current use: Grassland
Indicative capacity: 14	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Confirmed via HELAA 2019
<p>Summary:</p> <p>The site is a small area of land to the west of existing residential properties. There is an existing allocated site currently being built to the west of the site.</p> <p>Conclusion:</p> <p>The site is isolated and detached from other allocated sites. Prefer to join up with existing allocations. See BIL/006A for further details.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway. Site at risk of surface water flooding.	

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

Ref: NK/BIL/006A	Site Address: Land to the rear of 79 & 79a Walcott Road, Billingham	Status: Allocate (New site without planning permission)
		
Size (ha): 1.53	Current use: Grassland	
Indicative capacity: 33	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is an extended site to BIL.006, which proposes to join up with existing allocations to the west and south of the site. There are dwelling to the east and north of the site, and fields to the south. The site respects the shape and form of the settlement and is well located for services and facilities within the village.</p> <p>Conclusion:</p> <p>The site is well located to services and facilities and would respect the shape and form of the settlement. The larger site would link to BIL/002 and existing allocations to create a more joined up approach to development.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

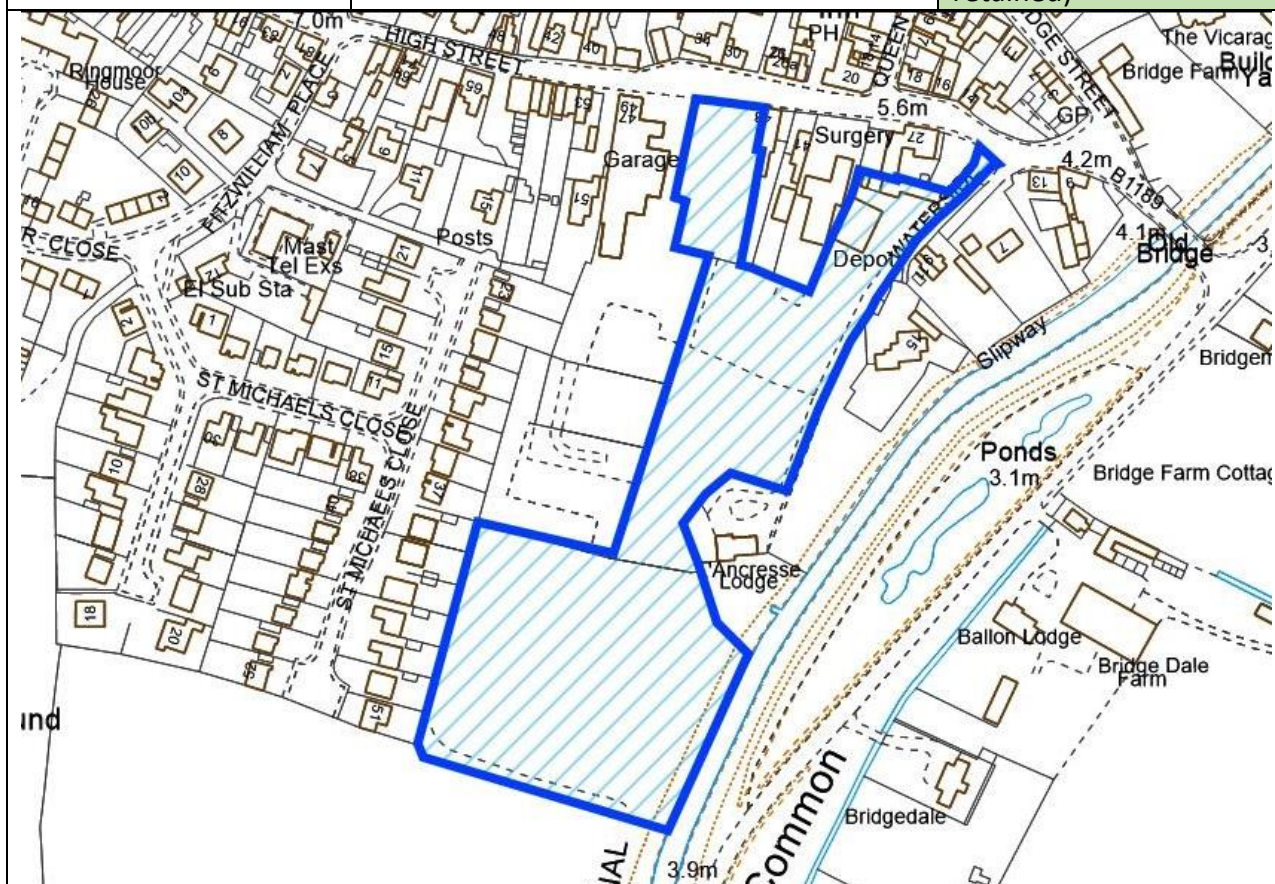
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/BIL/007	Site Address: Land off Waterside, Billingham	Status: Allocate (Existing allocation to be retained)
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Size (ha): 2.05	Current use: Open storage, parking and gardens
Indicative capacity: 33	Brownfield/Greenfield: Mixed
Hierarchy: Large Villages	Availability: Has planning permission

Summary:

The site is a parcel of land made up of hardstanding and undeveloped garden land. To the west is a garage and forecourt, to the north housing and a health centre. To the east is a watercourse. The site is within proximity to Billingham Conservation Area and the Grade II Listed 43 High Street to the north. A small area of the site is also within Flood Zone 2. The site is well contained within the existing built footprint of the village and close to services and facilities.

Conclusion:

The site would result in the re-use of brownfield land, within the existing built footprint of the village, close to services. It is considered that appropriate layout, design and materials could mitigate potential impacts upon the setting of heritage assets and address flood risk. The site is an existing allocation with planning permission, proposed to retain as an allocation.

Constraints

Environmental

Fluvial flood risk	G	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	Adjoining		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
as per planning app			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

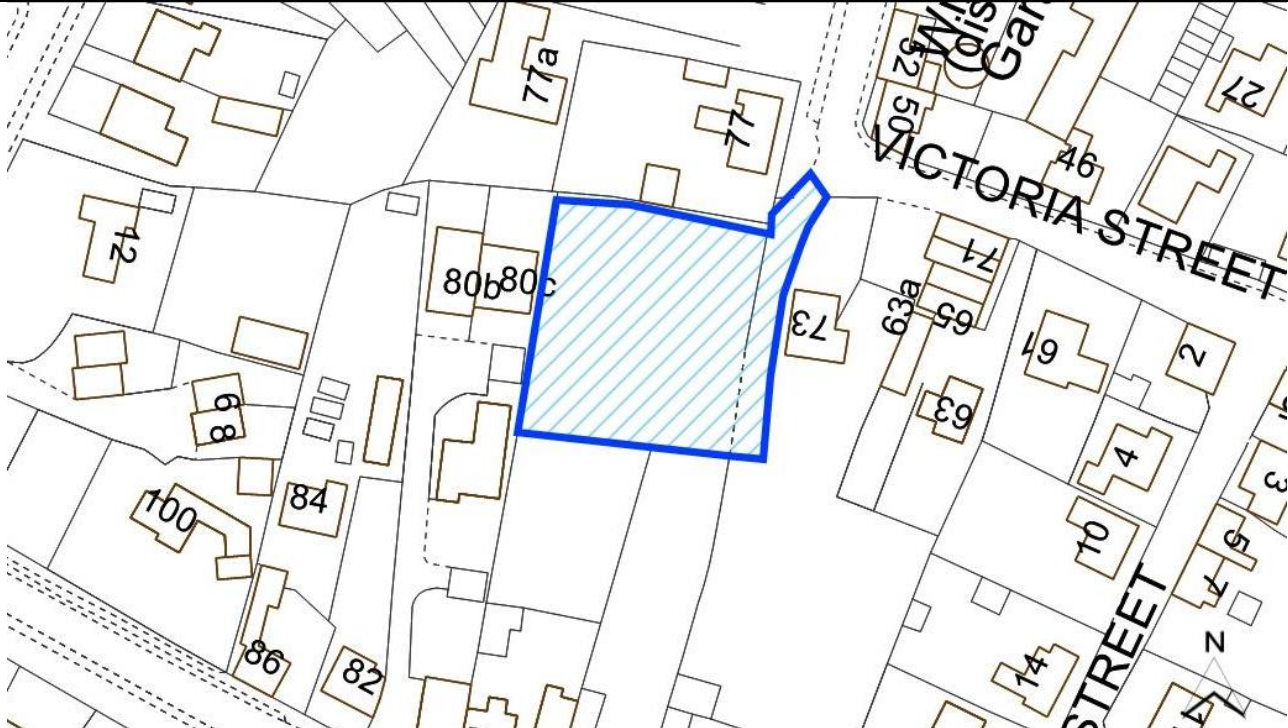
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

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

Ref: NK/BIL/008	Site Address: 73 Victoria Street, Billinghay, Lincoln	Status: Rejected
		
Size (ha): 0.17	Current use: Greenfield	
Indicative capacity: 4	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is small area of land to the rear of properties on Victoria Street.</p> <p>Conclusion:</p> <p>Out of scope due to limited site capacity (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	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

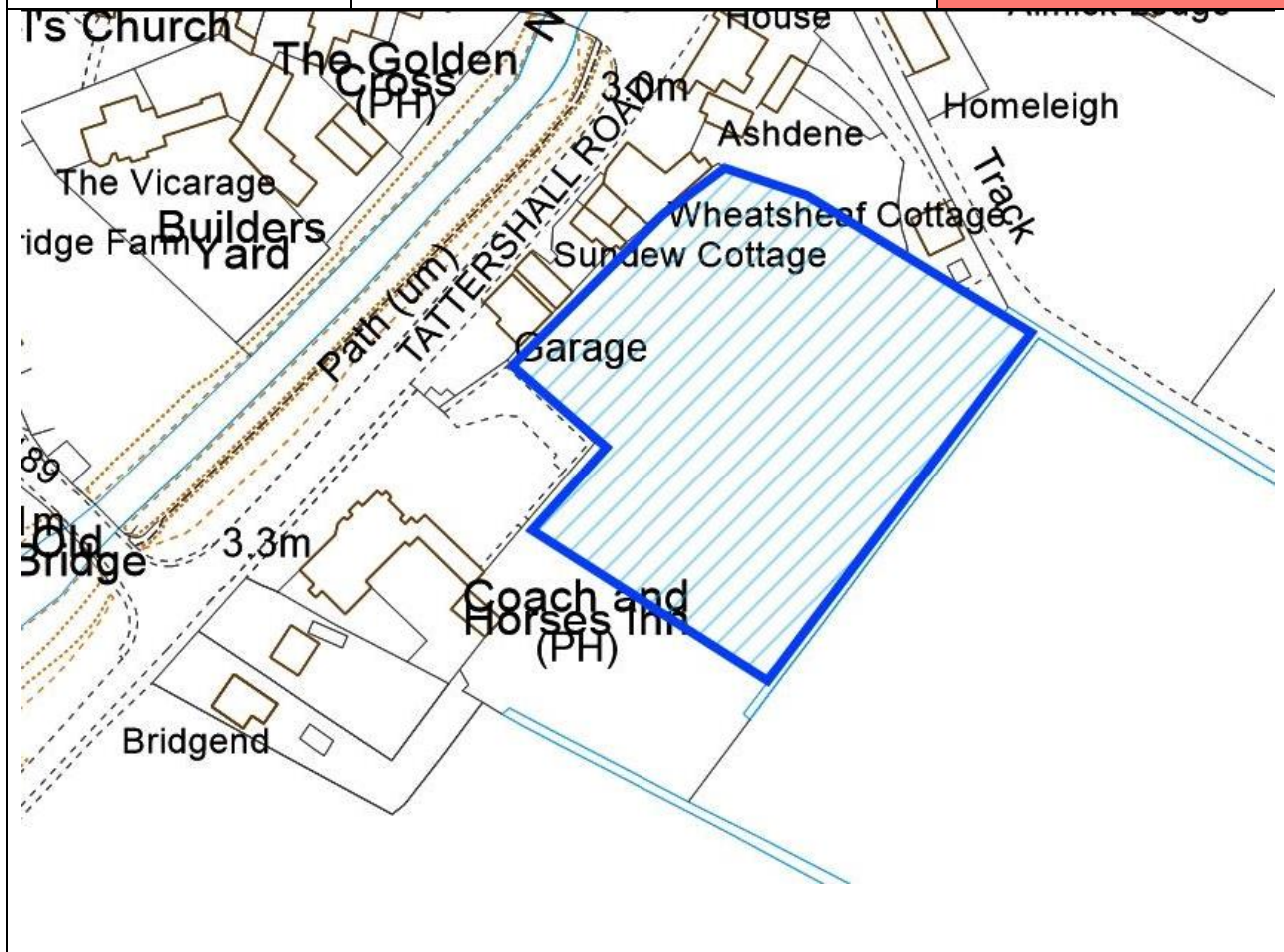
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BIL/009	Site Address: Land to the rear of the Garage, Tattershall Road, Billingham	Status: Rejected
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Size (ha): 0.78	Current use: Grass land
Indicative capacity: 17	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is to the rear of properties on Tattershall Road. The site is within Flood zone 3 and forms the setting of Billingham Conservation Area.

Conclusion:

The site is constrained by the location within flood zone 3 and it forms the setting of Billingham Conservation Area. Other sites within Billingham are preferable.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
adj garage and public house- noise and cont land assessments required			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

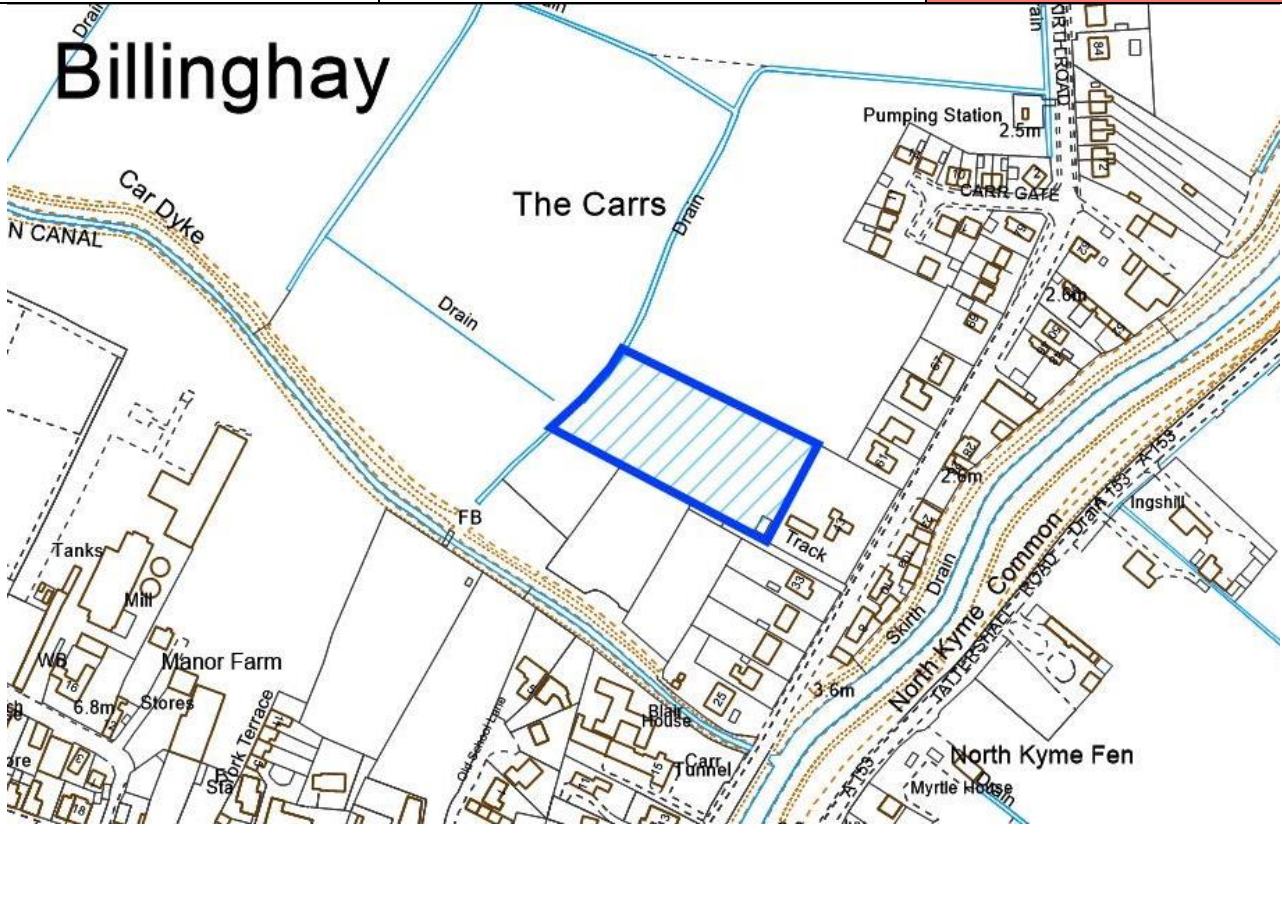
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway.	

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

Ref: NK/BIL/010	Site Address: Land behind 43 Skirth Road, Billingham	Status: Rejected
<div><div>Billingham</div></div>		
Size (ha): 0.58		Current use: Residential/ Agricultural
Indicative capacity: 12		Brownfield/Greenfield: Mixed
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site forms a parcel of land to the rear of properties On Skirth Road. There are open fields to the north and west. The site is within Flood zone 3.</p> <p>Conclusion:</p> <p>The site is constrained by lack of access and flood zone 3. It extends away from the built footprint of the settlement and into open land to the rear of properties. It is unlikely to be able to deliver 10 or more dwellings given the density of surrounding development. Other sites in Billingham are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	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

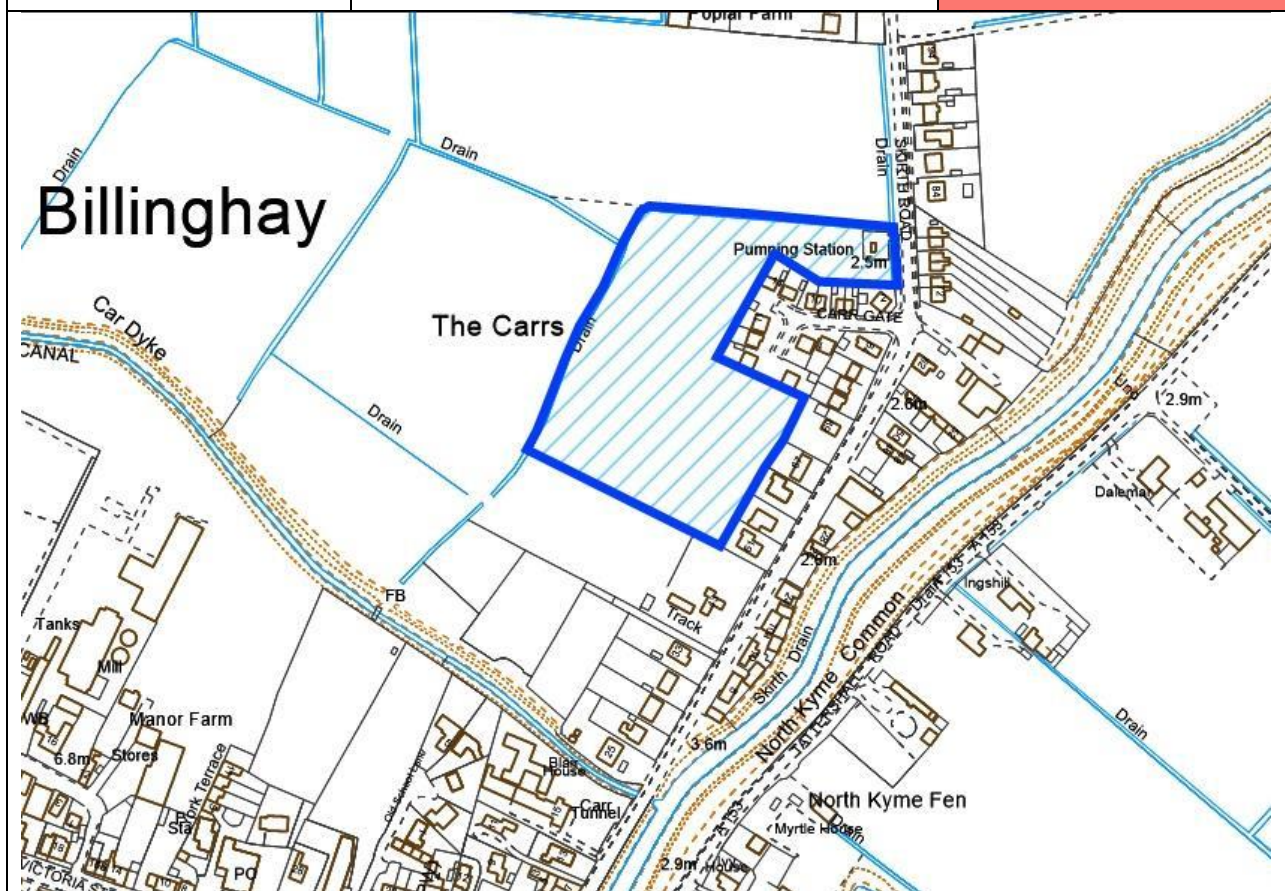
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway - can only be delivered after NK/BIL/011.	

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

Ref: NK/BIL/011	Site Address: Land West of Skirth Road, Billingham	Status: Rejected
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Size (ha): 1.99	Current use: Agricultural
Indicative capacity: 42	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site forms a parcel of land to the rear of properties. There are open fields to the north and west. The site is within Flood Zone 2 and 3.

Conclusion:

The site extends away from built footprint and is constrained by location within flood zone 3. Other sites in Billingham are preferable.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	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

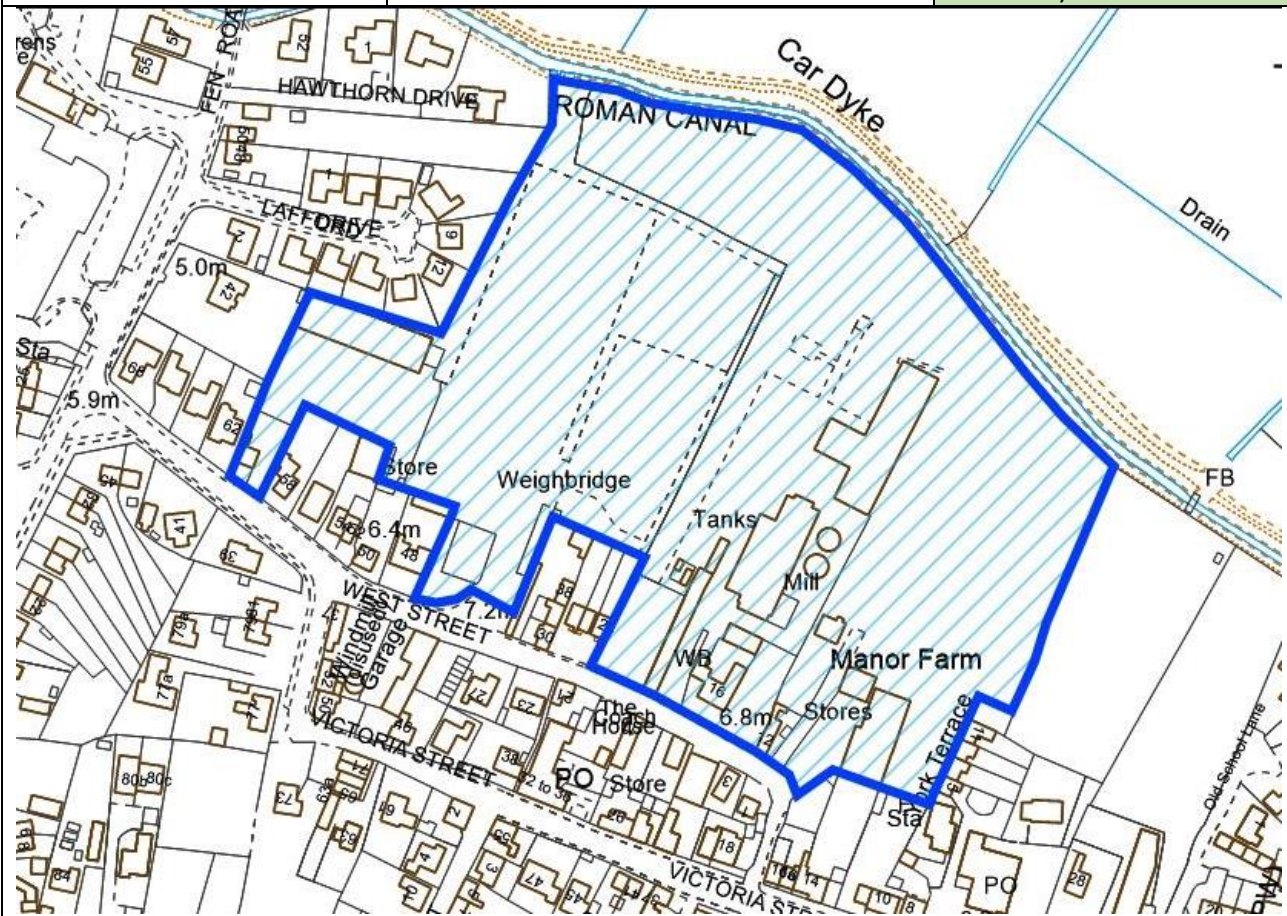
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable. Openness of site will be reduced when BIL/012 is built out. Request site is allocated.	- See conclusion. Site constrained by location within Flood Zone 3, proposed not to allocate.

Ref: NK/BIL/012	Site Address: Land off West Street, Billingham	Status: Allocate (Existing allocation to be retained)
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Size (ha): 5.03	Current use: Industrial
Indicative capacity: 128	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	Availability: Confirmed via Regulation 18 consultation
<p>Summary: The site comprises of industrial and factory buildings. There is a watercourse to the north of the site and residential properties to the south and west. The site is within proximity to Billingham Conservation Area and Grade II listed 48 West Street, 14 and 22 Victoria Street and Blair House.</p> <p>Conclusion: The site is located within the built footprint of the village, close to services and facilities. The site is close to heritage assets, but it is considered that with appropriate layout and design any potential impacts could be mitigated. The site would result in the reuse of previously developed land and is an existing allocation, with planning permission granted. Proposed to be allocated.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2 & 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			
as per planning app			
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 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No further archaeological work required			

Highways, Transport and Infrastructure

Likely suitable access	
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
- Representatives of the site confirm availability and deliverable.	

Ref: NK/BIL/013	Site Address: Fen Road, Billingham	Status: Rejected
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Size (ha): 0.76	Current use: Grazing
Indicative capacity: 16	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site forms a parcel of paddock/open space at the edge of the village. It is set away from the existing footprint. The site is within Flood Zone 3.

Conclusion:

The site is constrained by being entirely within flood zone 3. Propose not to allocate.

Constraints

Environmental

Fluvial flood risk	R	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	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		

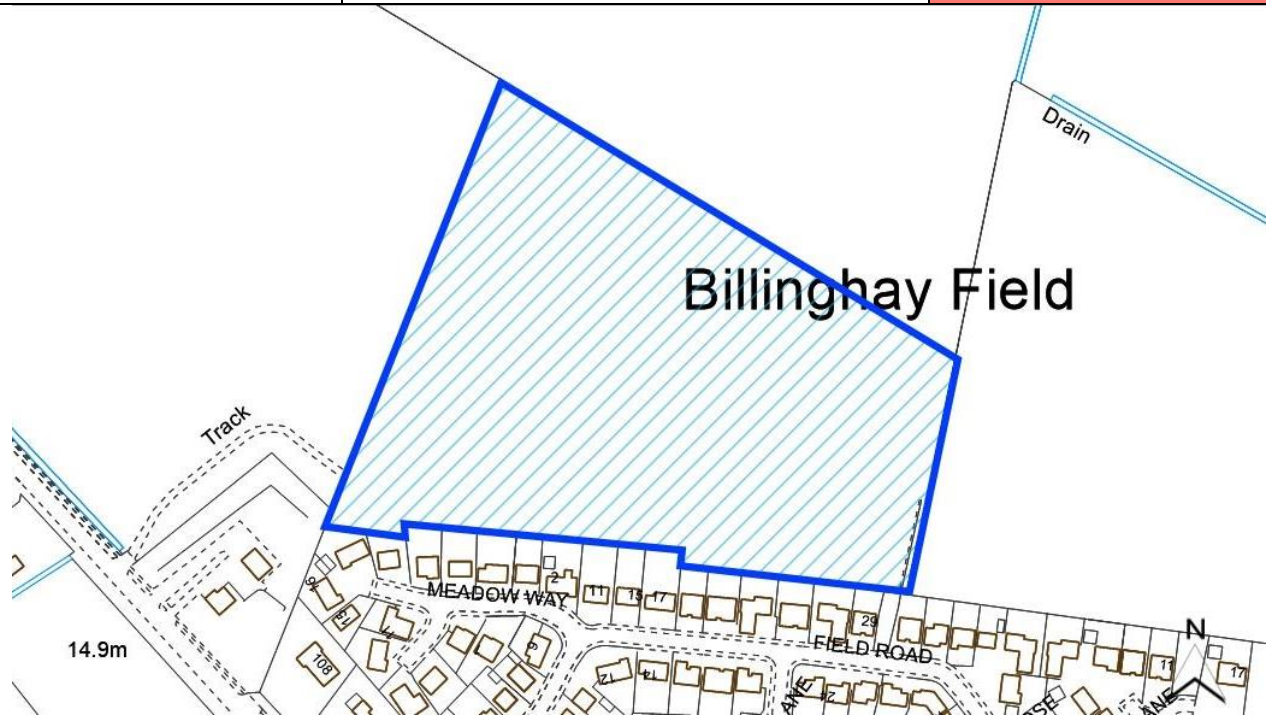
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

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

Ref: NK/BIL/014	Site Address: Land adjacent Field Road, Billingham	Status: Rejected
 <p>The map shows a large, irregularly shaped area labeled 'Billinghay Field' with a blue diagonal hatched pattern and a thick blue border. This field is situated to the north of a residential area. The residential area includes 'MEADOW WAY' and 'FIELD ROAD'. A 'Track' is shown to the west of the field, and a 'Drain' is to the northeast. A distance of '14.9m' is marked near the track. A north arrow is located in the bottom right corner of the map area.</p>		
Size (ha): 3.41		Current use: Agricultural
Indicative capacity: 64		Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site forms fields to the north of residential properties on Meadow Way. There are fields to the north, east and west of the site.</p> <p>Conclusion:</p> <p>The site is constrained by the lack of access. It would potential harm the character of the village as it extends away from the built footprint, to the rear of existing development. Other sites in Billingham are preferable.</p>		

Constraints

Environmental

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

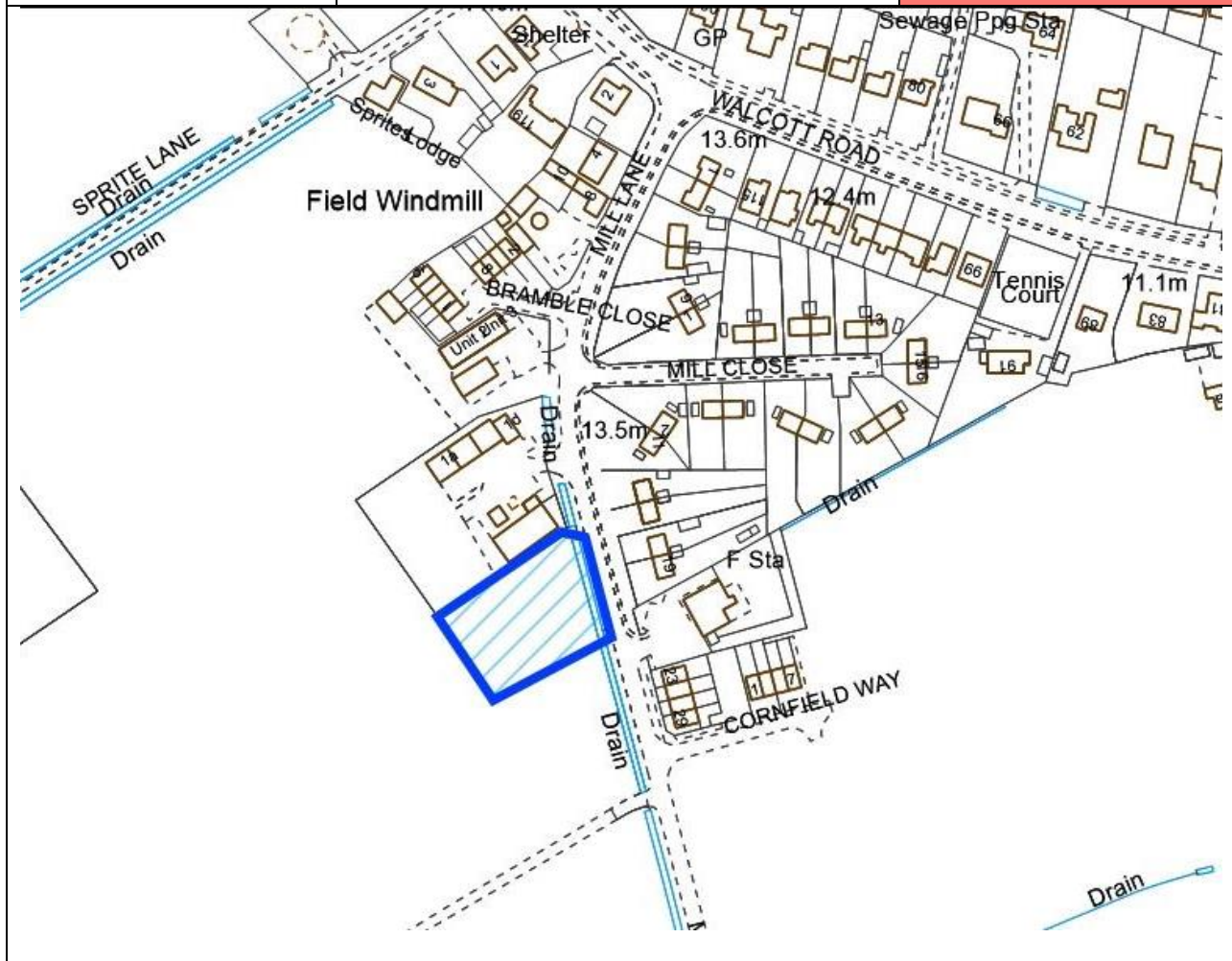
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway. Site at risk of surface water flooding.	

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

Ref: NK/BIL/015	Site Address: Land to the south of the existing industrial units, Mill Lane, Billingham	Status: Rejected
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Size (ha): 0.24	Current use: Agricultural
Indicative capacity: 6	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site is a small parcel of land adjacent to residential properties.</p> <p>Conclusion: Considered to be out of scape due to capacity (less than 10 dwellings), proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BIL/016	Site Address: Land south of Sprite Lane	Status: Rejected
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Size (ha): 0.39	Current use:
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site is open space adjacent to existing properties.</p> <p>Conclusion: The site is constrained by access and site capacity, other sites preferable.</p>	

Constraints

Environmental

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

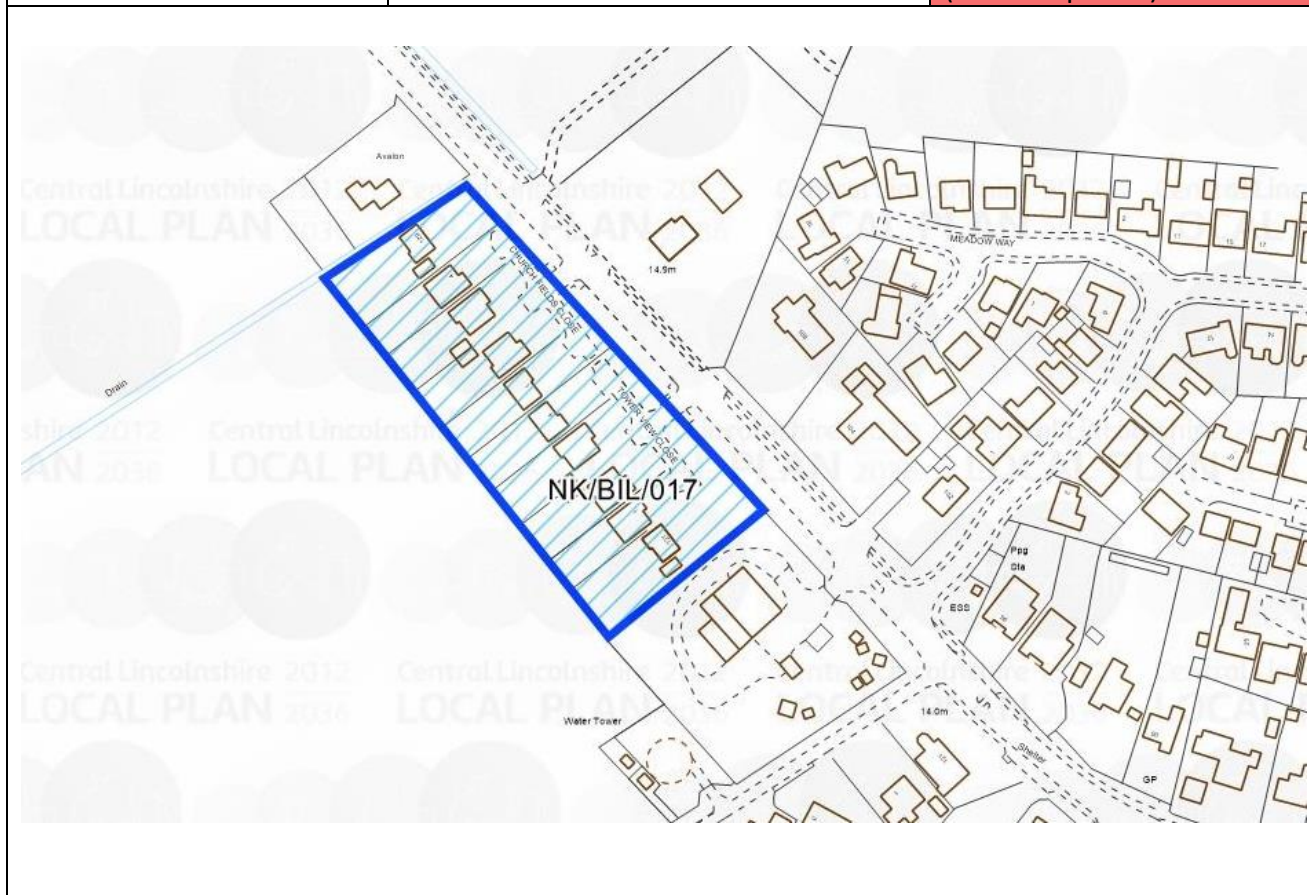
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access from Mill Lane. May require highway improvements.	

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

Ref: NK/BIL/017	Site Address: Land west of Walcott Road, Billingham	Status: Rejected (Site completed)
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Size (ha): 0.78	Current use:
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site forms land between residential dwellings. There are fields to the west of the site.</p> <p>Conclusion: The site has been constructed and is completed, proposed not to allocate.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

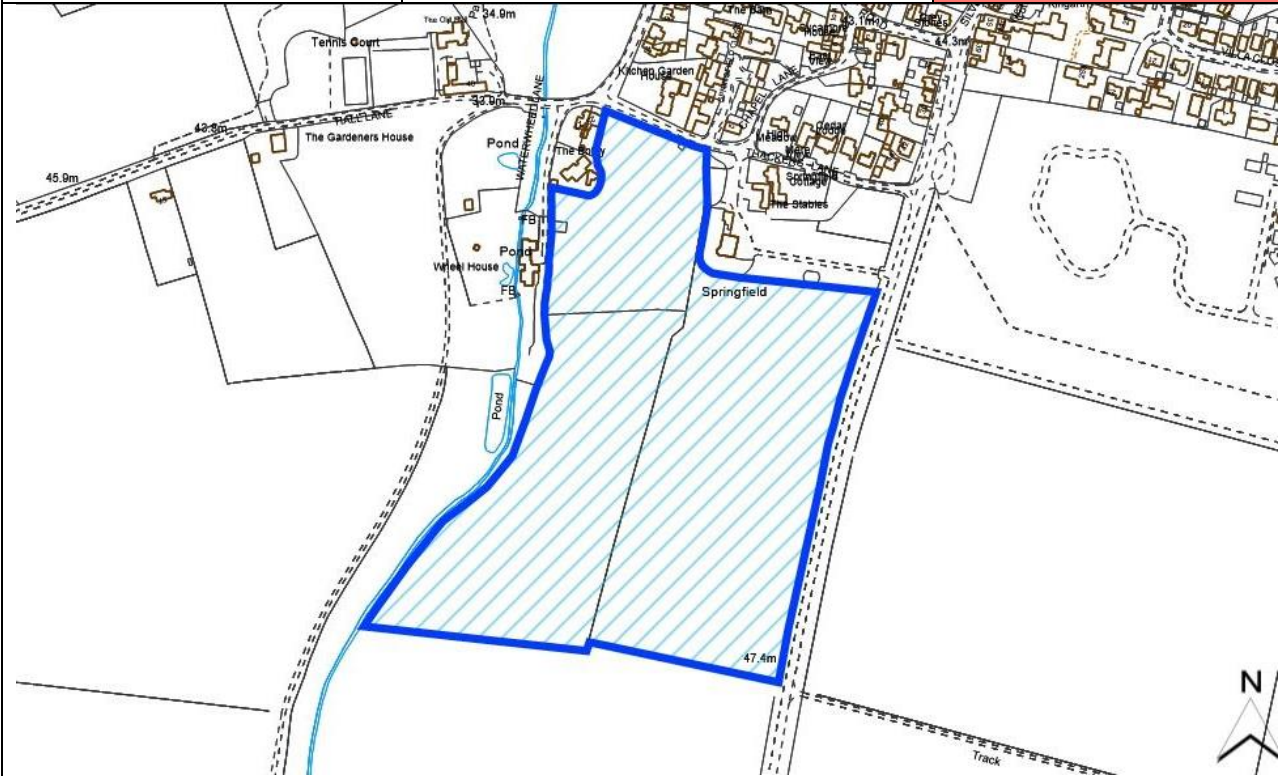
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Branston

Ref: NK/BRAN/001	Site Address: Land off Thacker's Lane, Branston	Status: Rejected
		
Size (ha): 8.97	Current use: Grass land	
Indicative capacity: 168	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site forms fields to the south of residential dwellings. There is a watercourse to the west of the site.</p> <p>Conclusion:</p> <p>Extends away from settlement. Constrained by highways access and forms setting of Branston Conservation Area. Other sites preferable.</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 2 & 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			
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

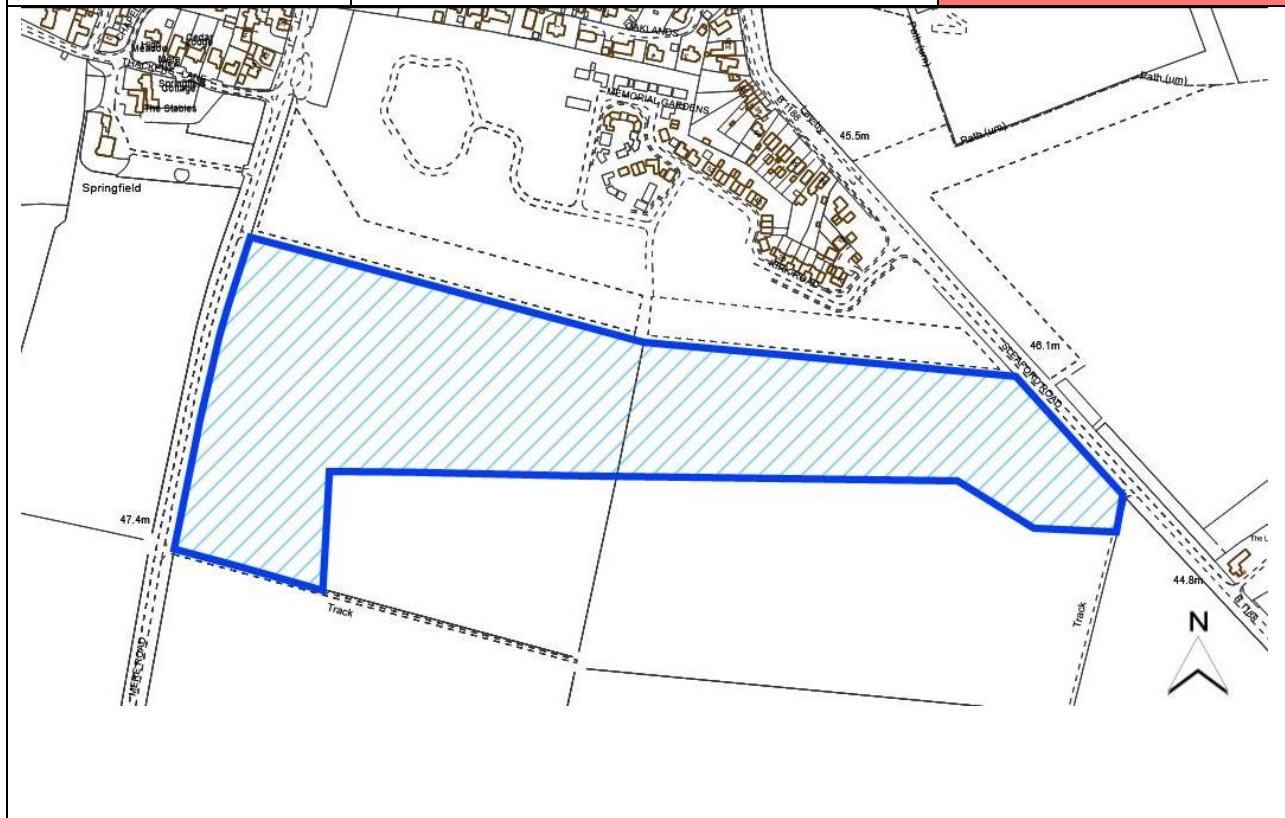
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
The roads used to access this development are inadequate in terms of width and footway provision to serve a development of this size. Significant improvements would be required, before the highways authority would be able to support the development. Site at risk of surface water flooding.	

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

Ref: NK/BRAN/002	Site Address: Land between Mere Road and Sleaford Road	Status: Rejected
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Size (ha): 11.03	Current use: Agricultural
Indicative capacity: 207	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is agricultural land located to the south of a previous allocation which has been built. There are fields to the south of the site and highway to the east and west.

Conclusion:

The site is at the edge of settlement and forms the setting of Brantson Conservation Area. Other sites in Brantson are preferable.

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 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
potential traffic noise to E boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

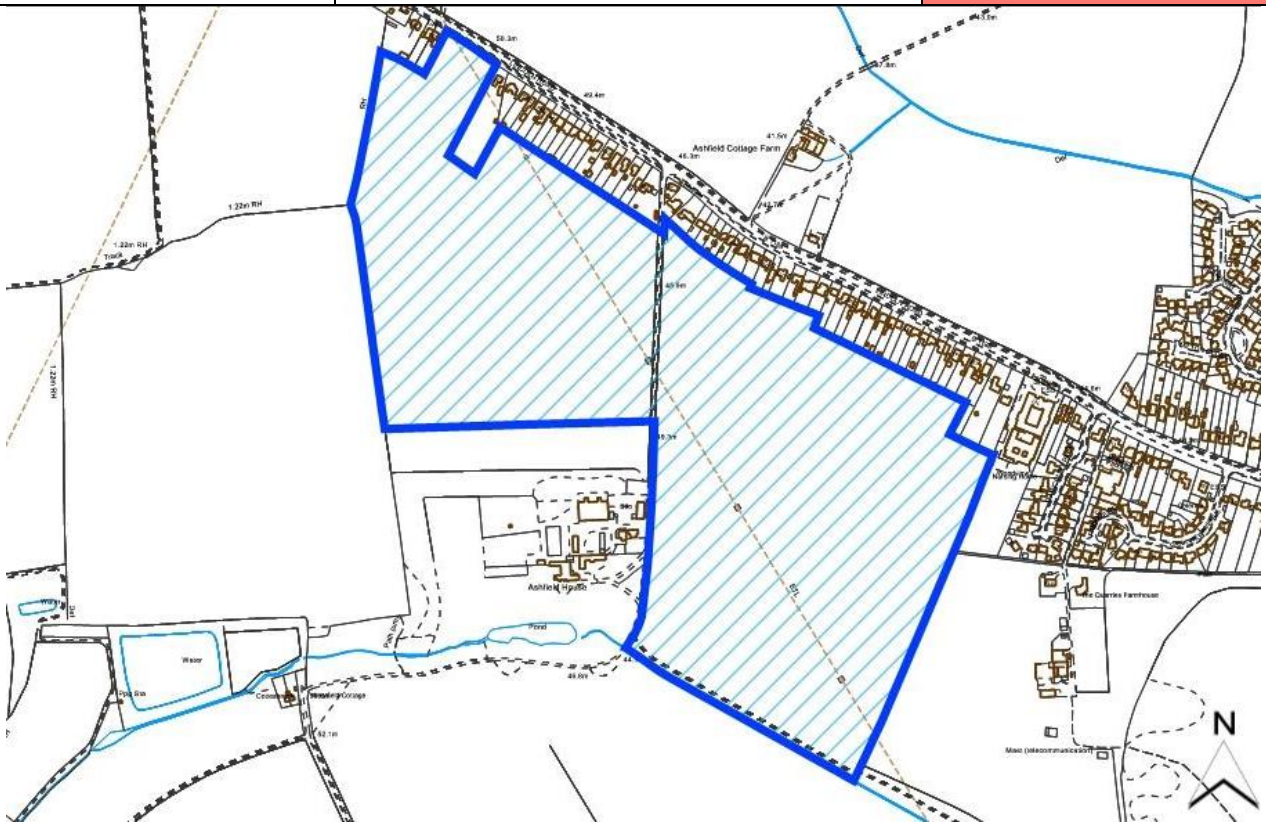
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No objection in principle to the proposal. Mitigation works likely following assessment of the TA. Footway links will also need to be provided.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable. Request inclusion as an allocation	- See conclusion

Ref: NK/BRAN/003	Site Address: Lincoln Road, Branston, Lincoln, LN4 1NS	Status: Rejected
		
Size (ha): 30.92	Current use: Agricultural	
Indicative capacity: 464	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is located to the rear of existing properties on Lincoln Road. There is a listed building to the south of the site.</p> <p>Conclusion:</p> <p>The site is a large site that extends away from built footprint. It is constrained as it forms the setting of GII Listed Building. It is considered to have impacts upon the character and form of the settlement, with other sites in Branston preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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

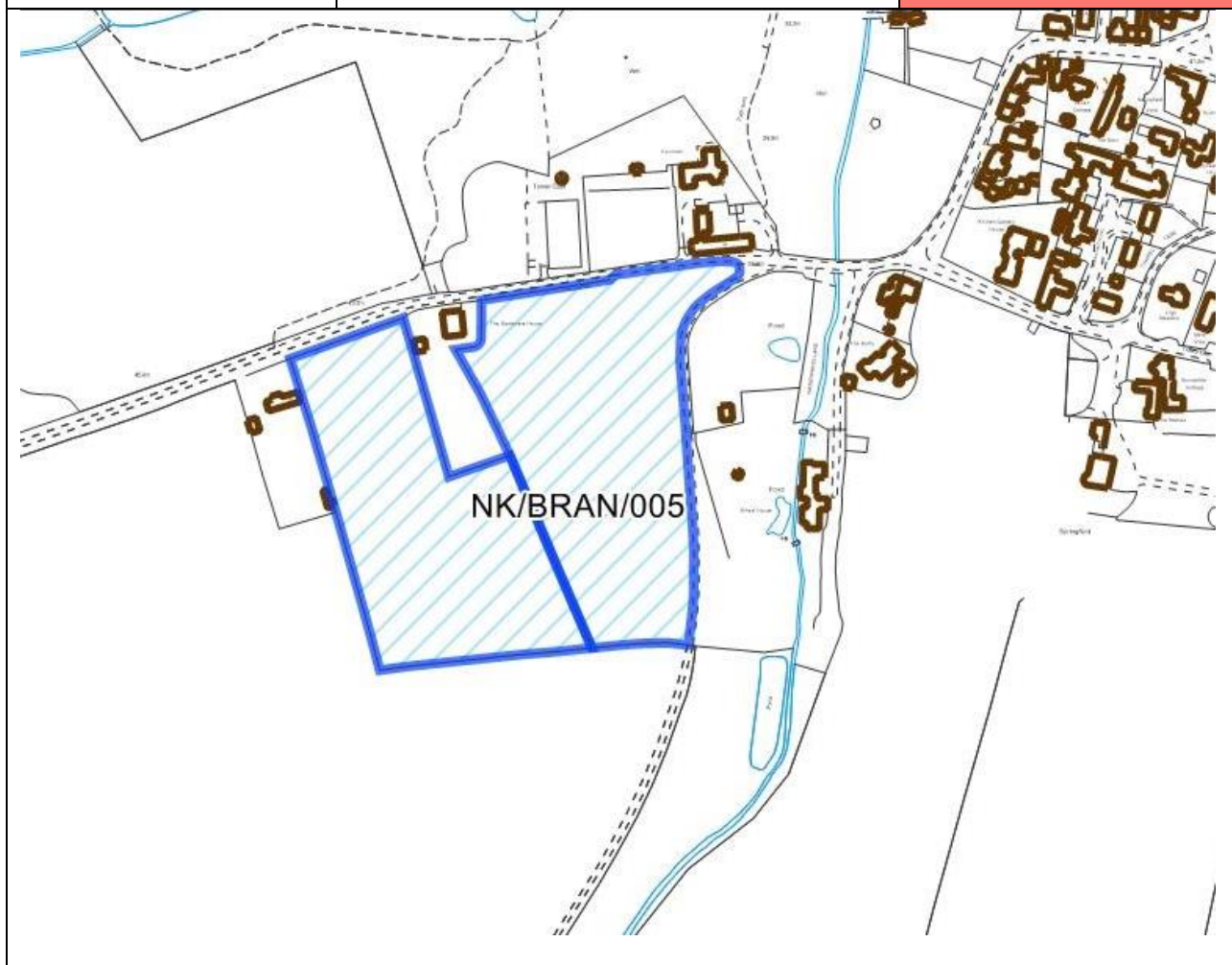
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works may be required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverable. Request inclusion as an allocation - Objection from residents in relation to traffic, noise, impacts on schools and doctors. 	<ul style="list-style-type: none"> - Site not proposed to be allocated

Ref: NK/BRAN/005	Site Address: Land to the south of Hall Lane, Branston	Status: Rejected
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Size (ha): 3.50	Current use: Agricultural
Indicative capacity: 66	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site is made up of agricultural fields. There is an area of woodland to the east.</p> <p>Conclusion: Detached from built footprint. Constrained by access, forms setting of Branston Conservation Area and GII Listed building. Other sites in Branston are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	Yes		
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		

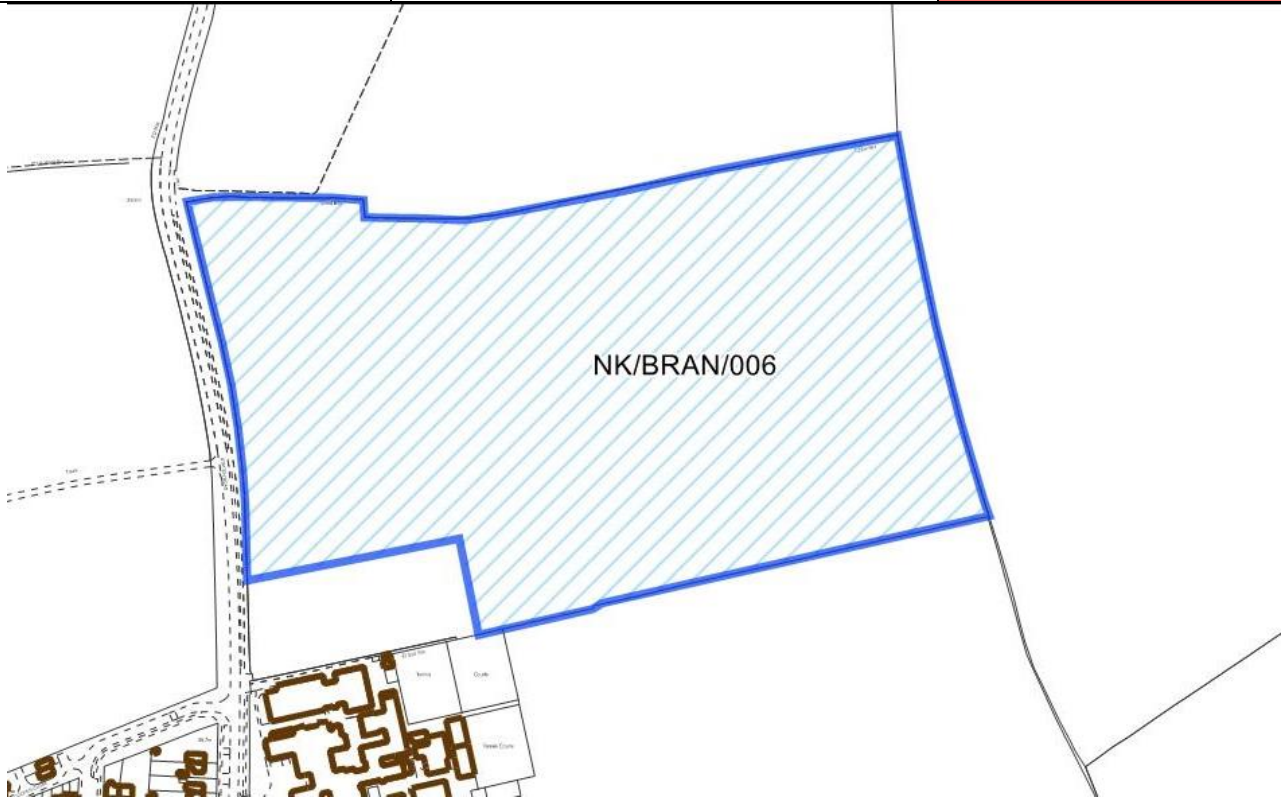
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Narrow road. No footway.No Street lighting. Possible vulnerable bridge/culvert issue	

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

Ref: NK/BRAN/006	Site Address: Land to the north of Branston Community College	Status: Rejected
		
Size (ha): 10.90	Current use:	
Indicative capacity: 204	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is agricultural land to the north of Branston Community Academy school.</p> <p>Conclusion:</p> <p>Detached from built footprint, extends away from built footprint. Other sites preferable.</p>		

Constraints

Environmental

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

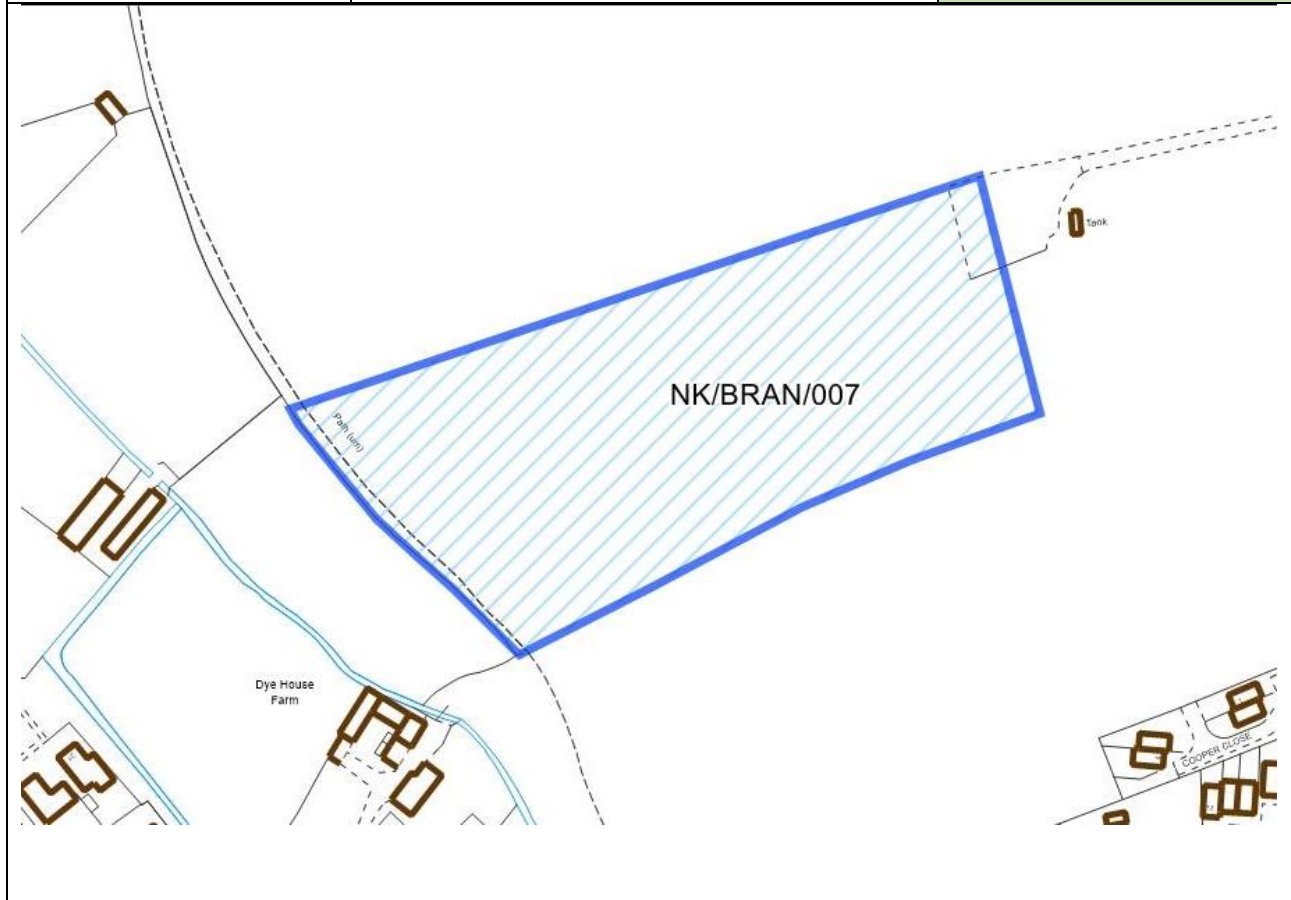
Scheduled Ancient Monumen	No	Historic Park and Garden	no
Listed Buildings	no	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/BRAN/007	Site Address: .	Status: Allocate (New site without planning permission)
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Size (ha): 1.64	Current use:
Indicative capacity: 35	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

The site is located in fields, detached from the settlement, however, it does adjoin an existing allocated site (BRAN/012) which is to the south and east of this site. There are dwellings to the south of BRAN/012 and secondary school to the south-east. There is a public right of way to the western boundary. The site is within 250m of The Jungle Local Wildlife site

Conclusion:

The site is well located in relation to the existing allocation which is currently under construction. The site is relatively unconstrained and is considered that it would not negatively impact upon the LWS. The addition of this site would not extend the built line of development any further into the countryside than the existing BRAN/012. The site is close to the services and amenities of the village, including a secondary school. Comments from Highways have been included as proposed wording as the site would require access from existing consent scheme. Proposed as a new allocation.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	Within 250m	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site would need to be accessed through the adjacent Consented residential development.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverability. - EA: In catchment of Washingborough WRC which has capacity issues 	

Ref: NK/BRAN/008	Site Address: Land to the north of Moor Lane	Status: Rejected
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Size (ha): 6.38	Current use:
Indicative capacity: 120	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is located at the edge of the settlement, with fields to the north, east and south and residential development to the west.

Conclusion:

Edge of settlement, area at risk of surface water flooding. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

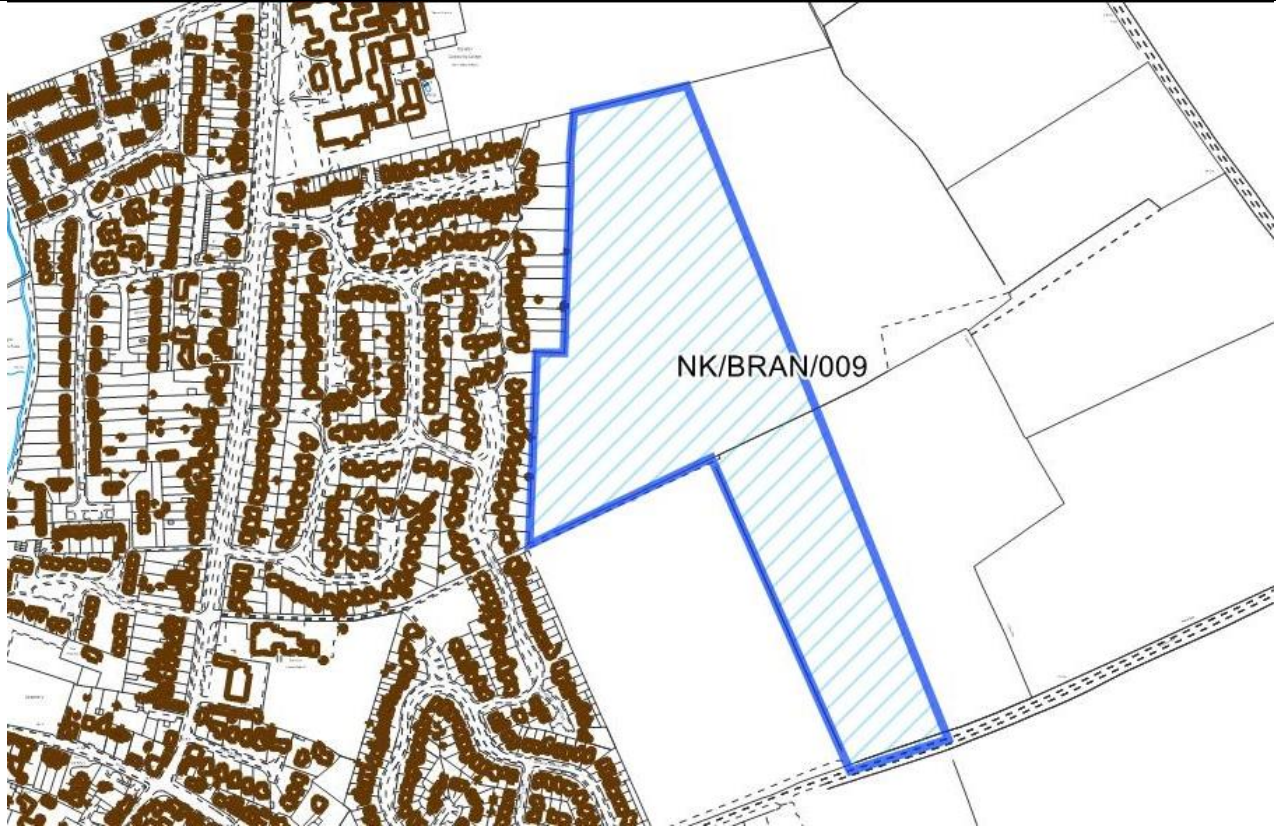
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Representatives of the site confirmed availability and deliverability. Request site is allocated. Branston Parish Council do not support this site 	<ul style="list-style-type: none"> Not proposed to be allocated

Ref: NK/BRAN/009	Site Address: Land north of Moor Lane, east of the Chalfonts	Status: Rejected
		
Size (ha): 10.93	Current use:	
Indicative capacity: 205	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is located at the edge of the settlement, with fields to the north, east and south and residential development to the west.</p> <p>Conclusion:</p> <p>Edge of settlement, area at risk of surface water flooding. Other sites are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoNo
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			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

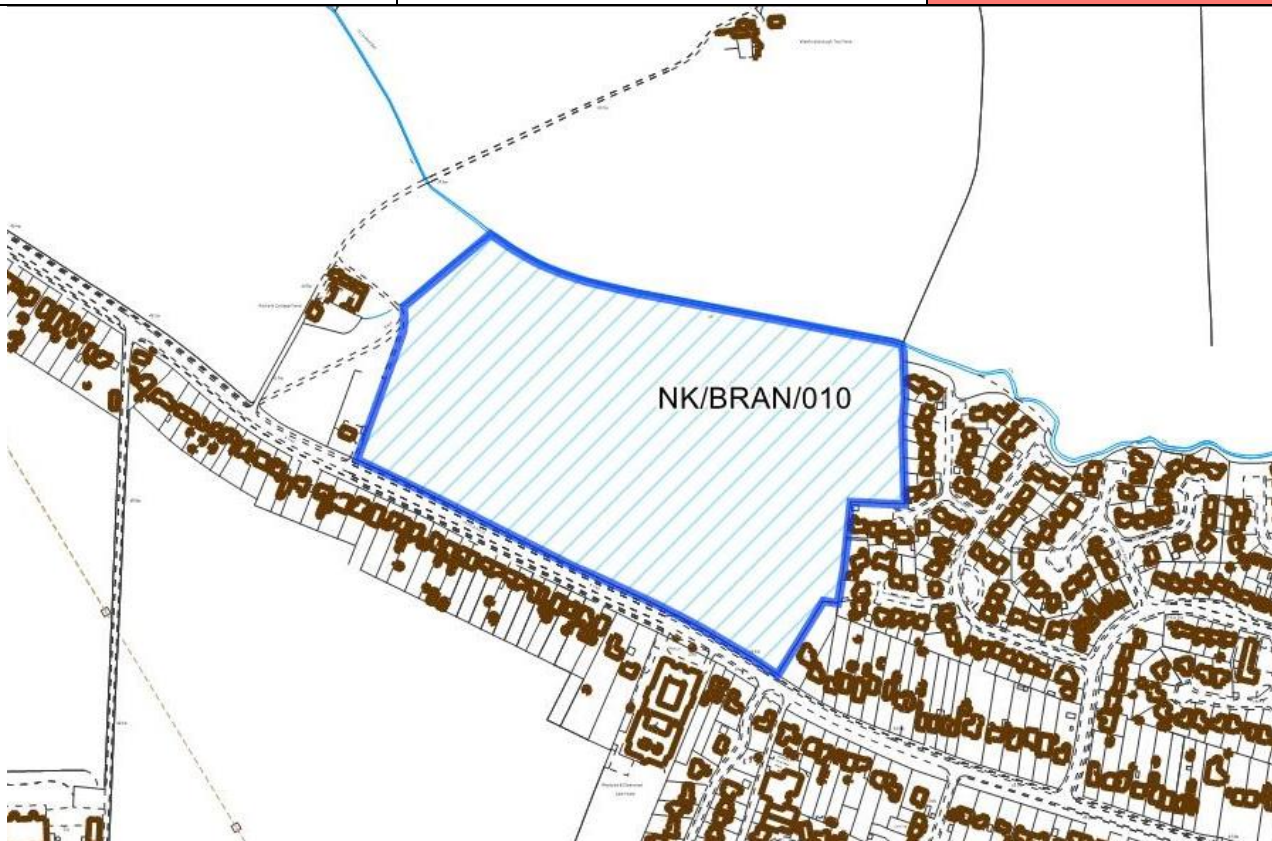
Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

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

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

Ref: NK/BRAN/010	Site Address: Land north of Lincoln Road	Status: Rejected
		
Size (ha): 9.89	Current use:	
Indicative capacity: 185	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is agricultural land to the west of existing residential development. There are fields to the north and farm buildings to the west.</p> <p>Conclusion:</p> <p>Edge of settlement, existing development opposite. Flood Zone 2 and 3 to the northern edge of the site. Other sites preferable.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	border to n/e
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

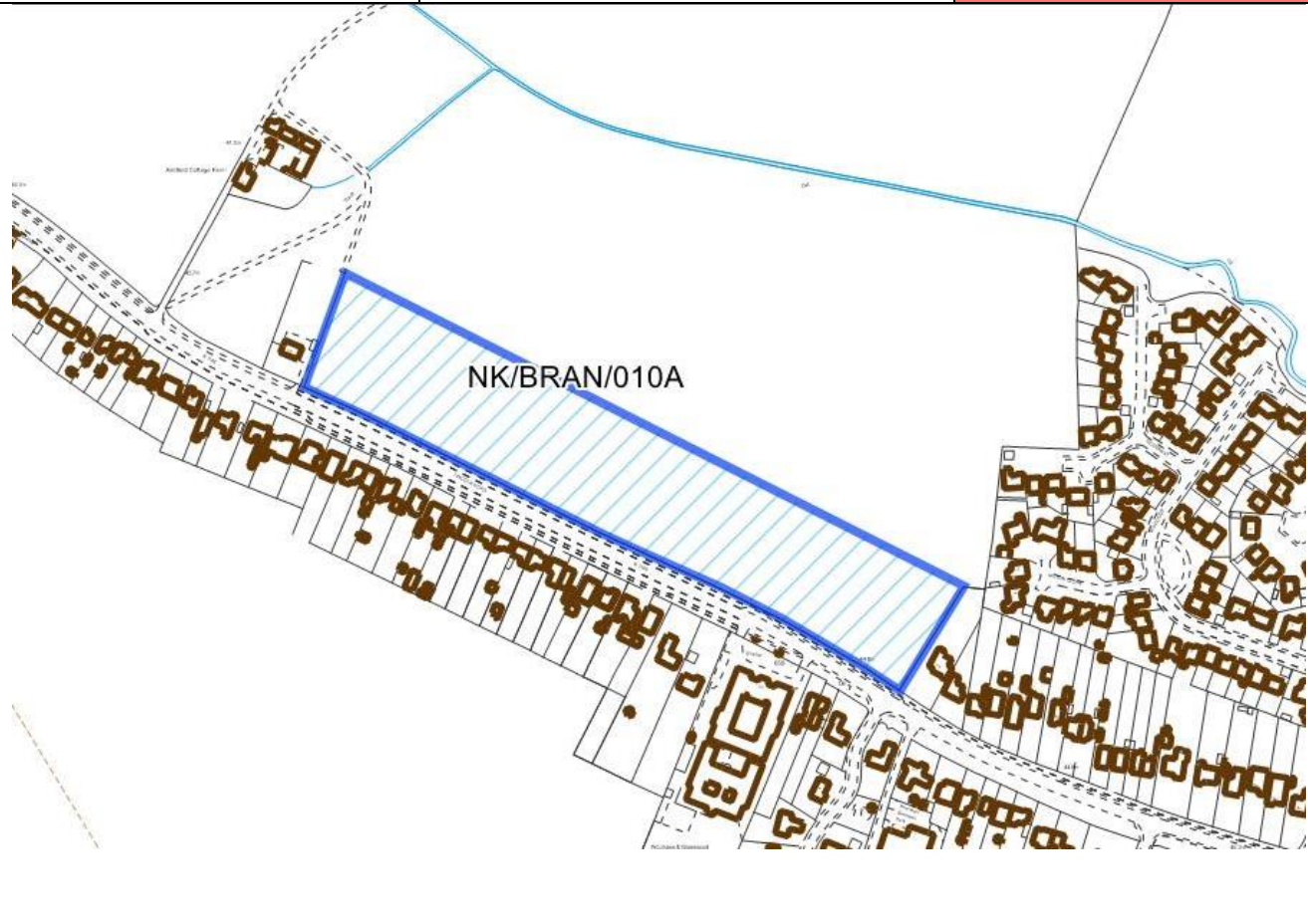
Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Representatives of the site confirmed availability and deliverability. Request site is allocated. Objection from resident 	<ul style="list-style-type: none"> Not proposed to be allocated

Ref: NK/BRAN/010A	Site Address: Frontage north of Lincoln Road	Status: Rejected
		
Size (ha): 2.75	Current use:	
Indicative capacity: 52	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is agricultural land to the west of existing development. There are fields to the north and farm buildings to the west.</p> <p>Conclusion:</p> <p>The site is at the edge of the settlement and forms a frontage site between existing development to the east and a single property to the west. There are existing linear dwellings opposite. The site would extend ribbon development away from the village core. Other sites in Branston are considered preferable.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	border to n/e
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			
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

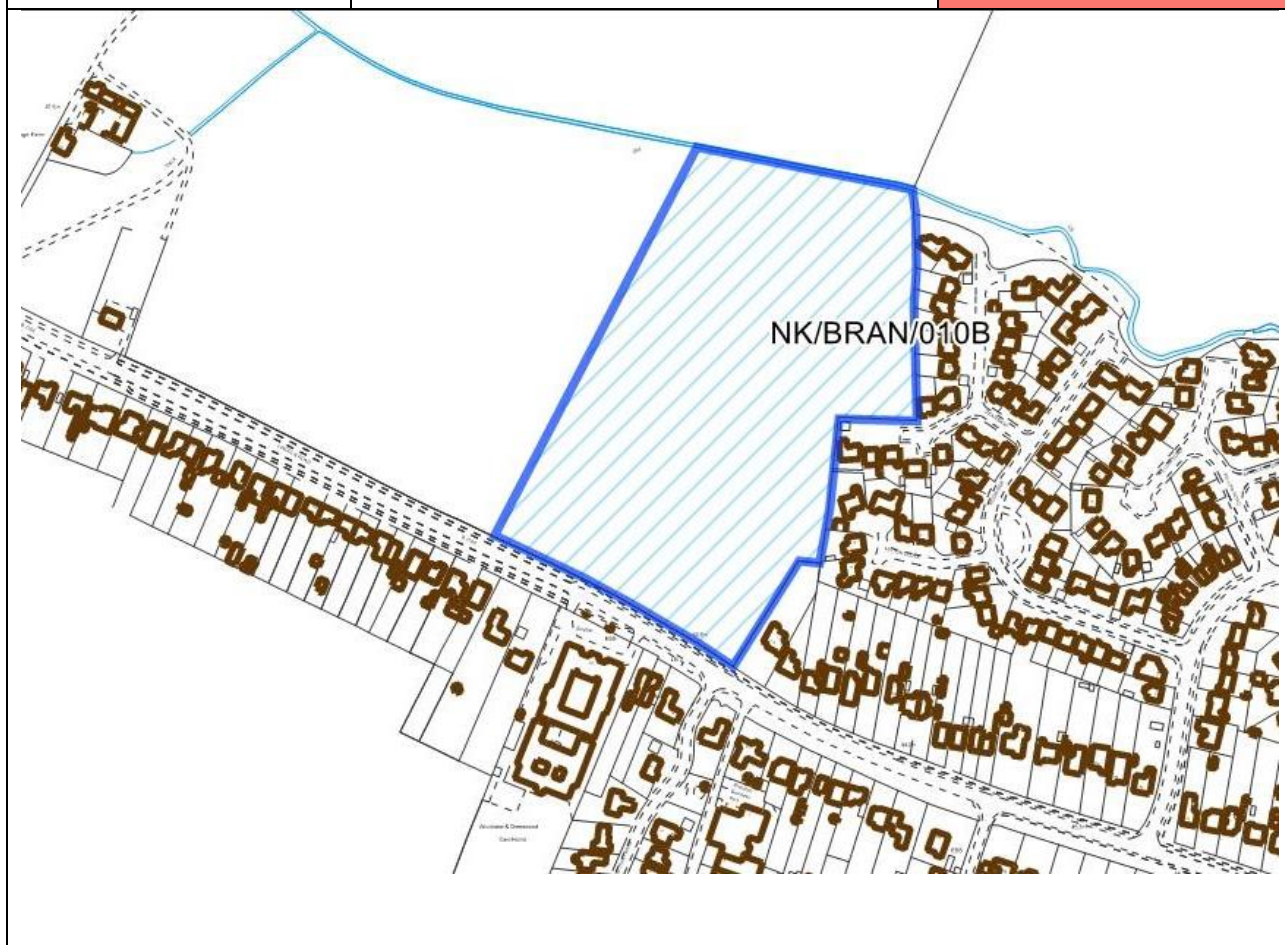
Scheduled Ancient Monumen	No	Historic Park and Garden	no
Listed Buildings	no	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from resident to allocation	- Not proposed to be allocated

Ref: NK/BRAN/010B	Site Address: Land west of Milton Close	Status: Rejected
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Size (ha): 4.34	Current use:
Indicative capacity: 81	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is agricultural land to the west of existing residential area. There are fields to the north and farm buildings to the west.

Conclusion:

The site is at the edge of settlement, extending into countryside. It is constrained by areas of Flood Zone 2 and 3 to the northern edge of the site. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	border to n/e
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			
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

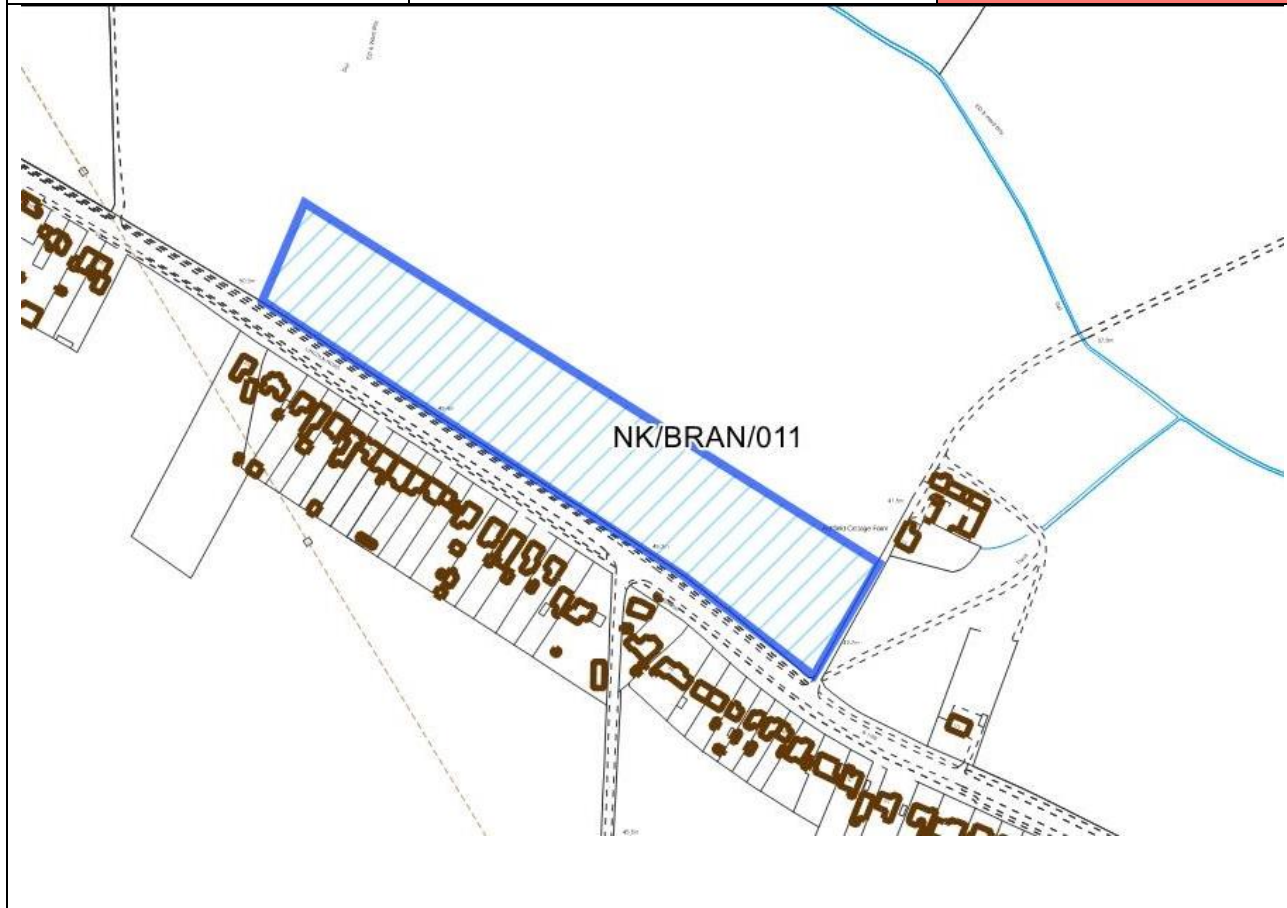
Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	no	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Representatives of the site confirmed availability and deliverability. Request site is allocated. Objection from resident 	<ul style="list-style-type: none"> Not proposed to be allocated

Ref: NK/BRAN/011	Site Address: Frontage north of Lincoln Road, west of Ashfield Cottage Farm	Status: Rejected
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Size (ha): 2.21	Current use:
Indicative capacity: 41	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is agricultural land on the edge of the village. There are fields to the north and west and farm buildings to the east of the site.

Conclusion:

The site is detached from the built footprint of the settlement and extends ribbon development into countryside. Other sites preferable

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 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			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

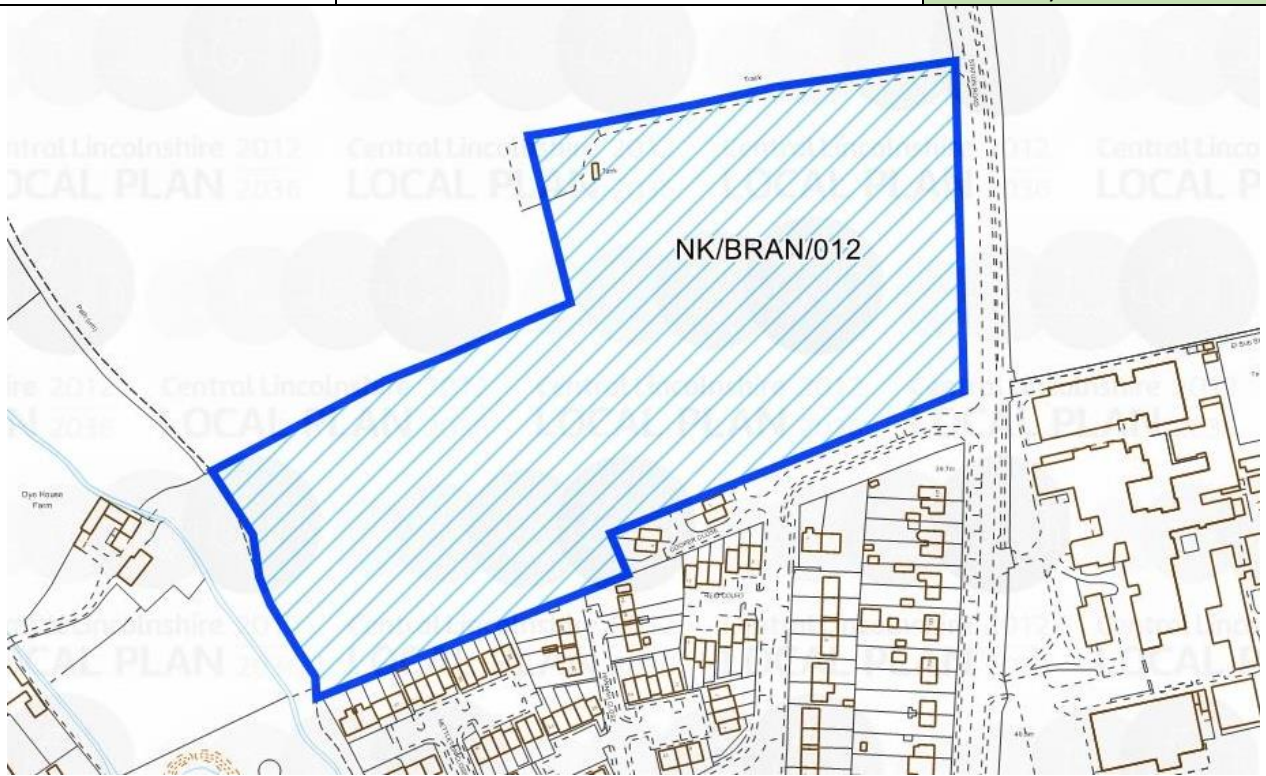
Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from resident	- Not proposed to be allocated

Ref: NK/BRAN/012	Site Address: Land west of Station Road, Branston	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 4.56	Current use: Agricultural	
Indicative capacity: 97 (remaining)	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Under construction	
<p>Summary:</p> <p>The site is agricultural land to the north of existing residential development. There is a watercourse and footpath to the west of the site. To the south is an existing residential area and to the south-east is a secondary school. The site is adjacent The Jungle Local Wildlife Site.</p> <p>Conclusion:</p> <p>The site is a relatively unconstrained site that is well located to facilities and services within the village, including a secondary school. It is an existing allocation, with planning permission granted for 109no dwellings and currently under construction. Proposed to retain as an allocation.</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 Grade 2 & 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

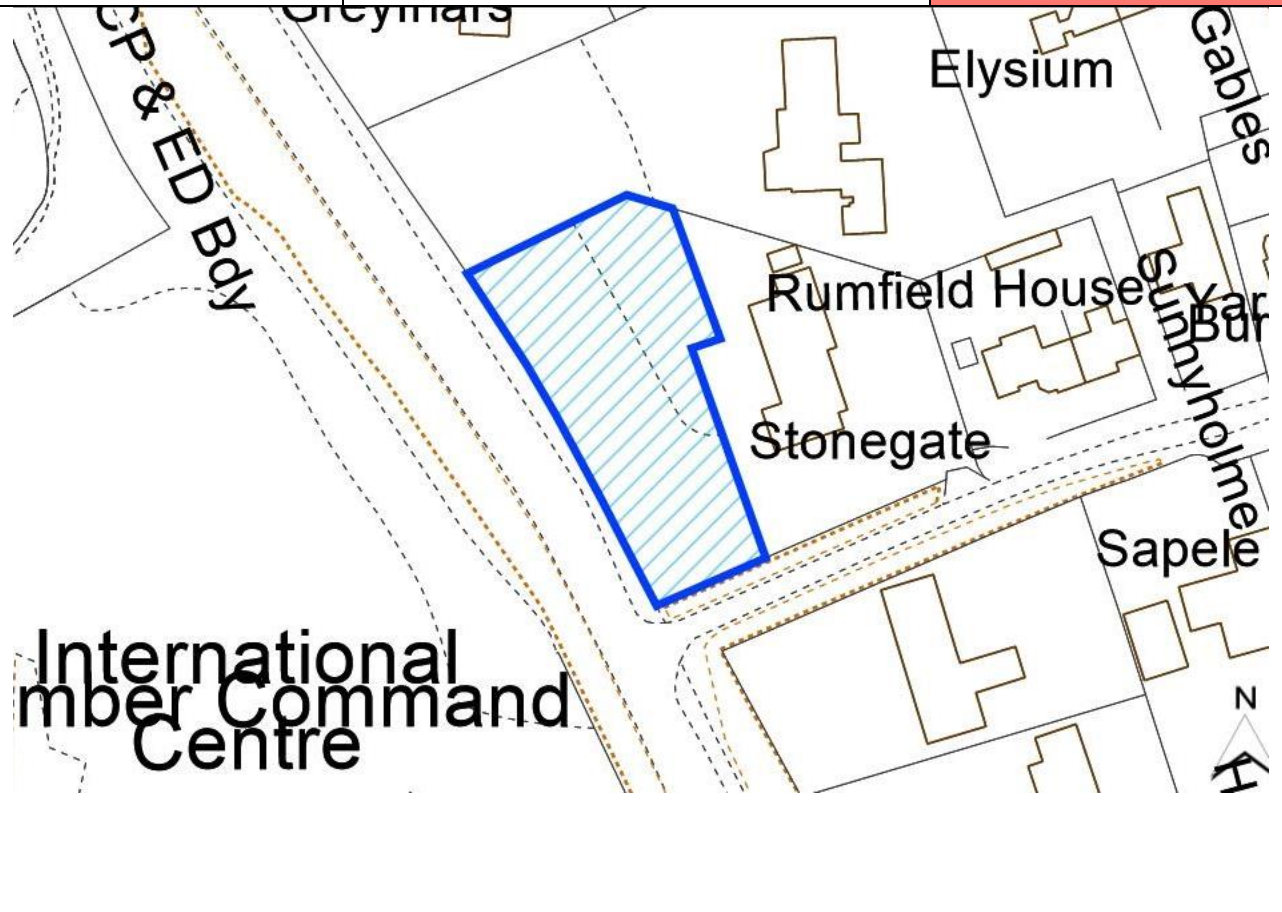
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Canwick

Ref: NK/CAN/001	Site Address: School Lane, Canwick, Lincoln, LN4 2RP	Status: Rejected
		
Size (ha): 0.16	Current use: Vacant land	
Indicative capacity: 3	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
Summary: The site is a small area of land to the west of residential properties, adjacent to the highway.		
Conclusion: Out of scope due to limited site capacity		

Constraints

Environmental

Fluvial flood risk	G	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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

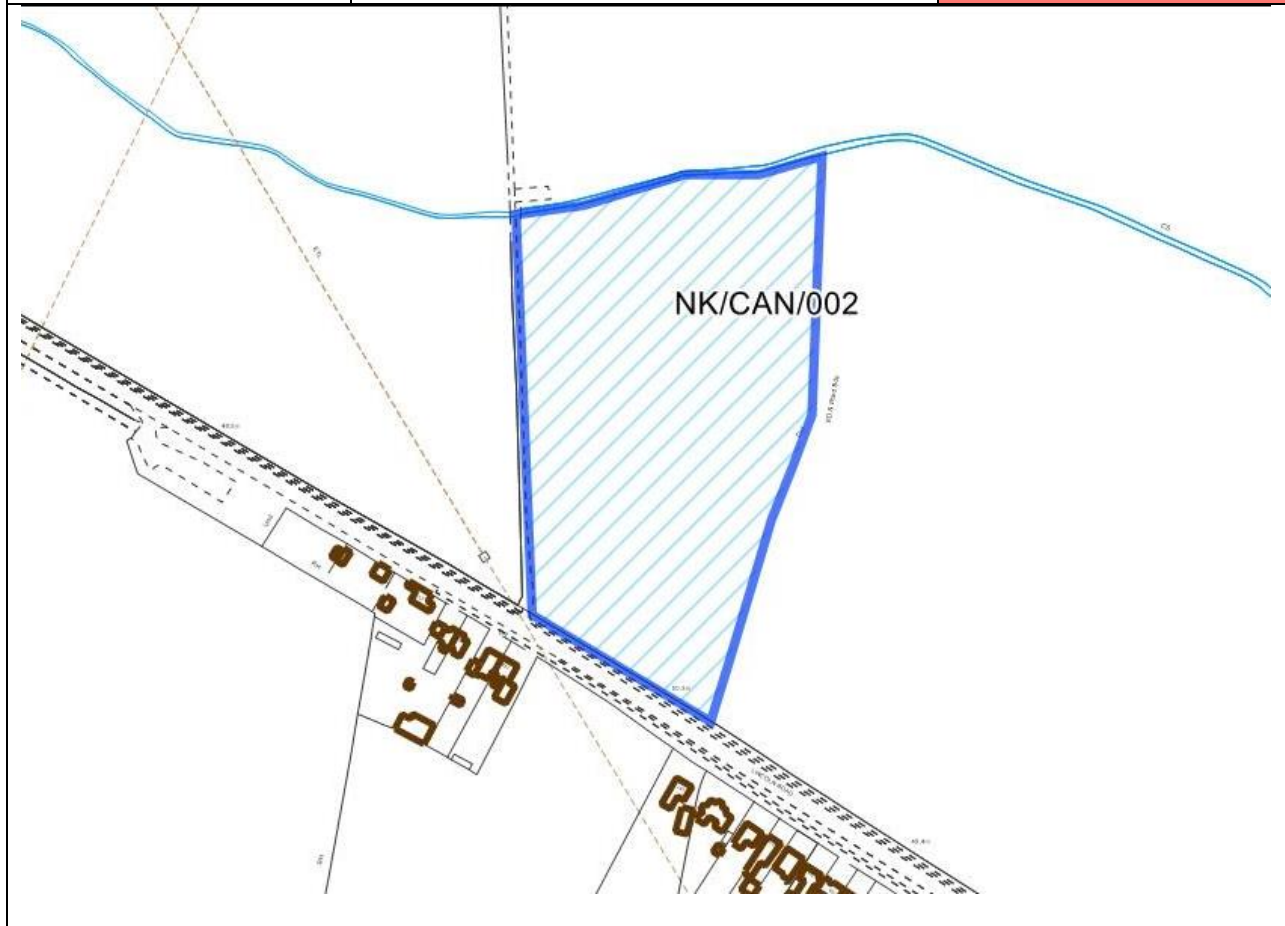
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/CAN/002	Site Address: Land to the north of Lincoln Road, Branston	Status: Rejected
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Size (ha): 2.60	Current use: Agricultural
Indicative capacity: 49	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

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

Conclusion:

Detached from built footprint and extends into open countryside. Part of the site at risk of surface water flooding. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
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

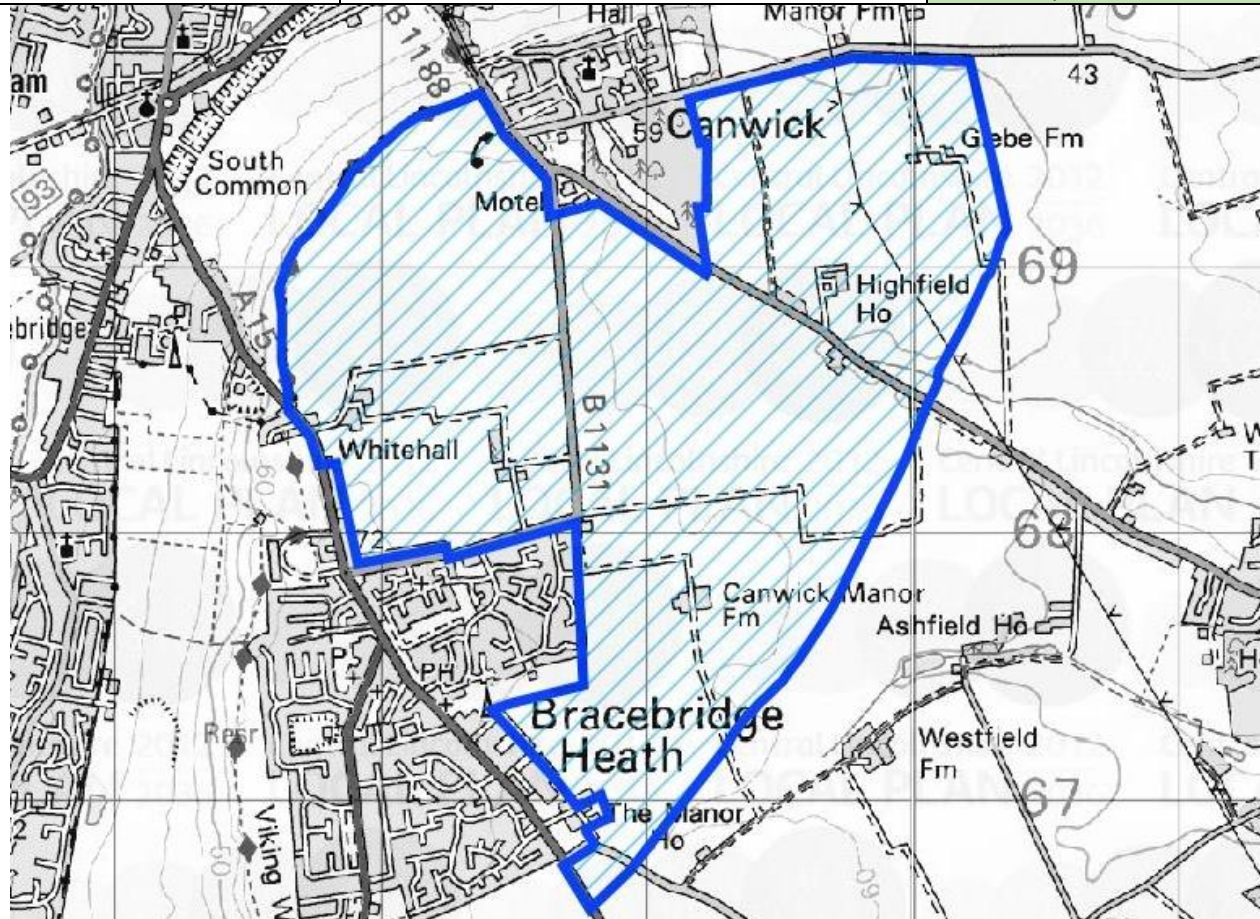
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection to the site from resident	

Ref: NK/CAN/003	Site Address: South East Quadrant, Canwick Heath	Status: Allocate (Existing allocation to be retained)
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Size (ha): 464.99	Current use: Agricultural
Indicative capacity: Up to 3,400	Brownfield/Greenfield: Mixed
Hierarchy: Lincoln Urban Area	Availability: Confirmed via Regulation 18 consultation

Summary:

This large greenfield area is flat farmland, 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. There are a number of Grade II listed buildings in proximity to the site, including Lodge Farmhouse and Glebe Farmhouse which are within the site. To the north-west of the site is South Common Local Wildlife site and to the north is Canwick to Washingborough Green wedge.

Conclusion:

The site is a large extension to the south-east of Lincoln. It is contained by the newly completed eastern bypass. The site is located close to the services and facilities of Bracebridge Heath and Lincoln and would be of a scale to provide new services, green spaces and connectivity. The site is a large Sustainable Urban Extension which is proposed to be carried forwards.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Adjacent
Local Wildlife Site	Within 100m	Agricultural Land	Yes Grade 2 & 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

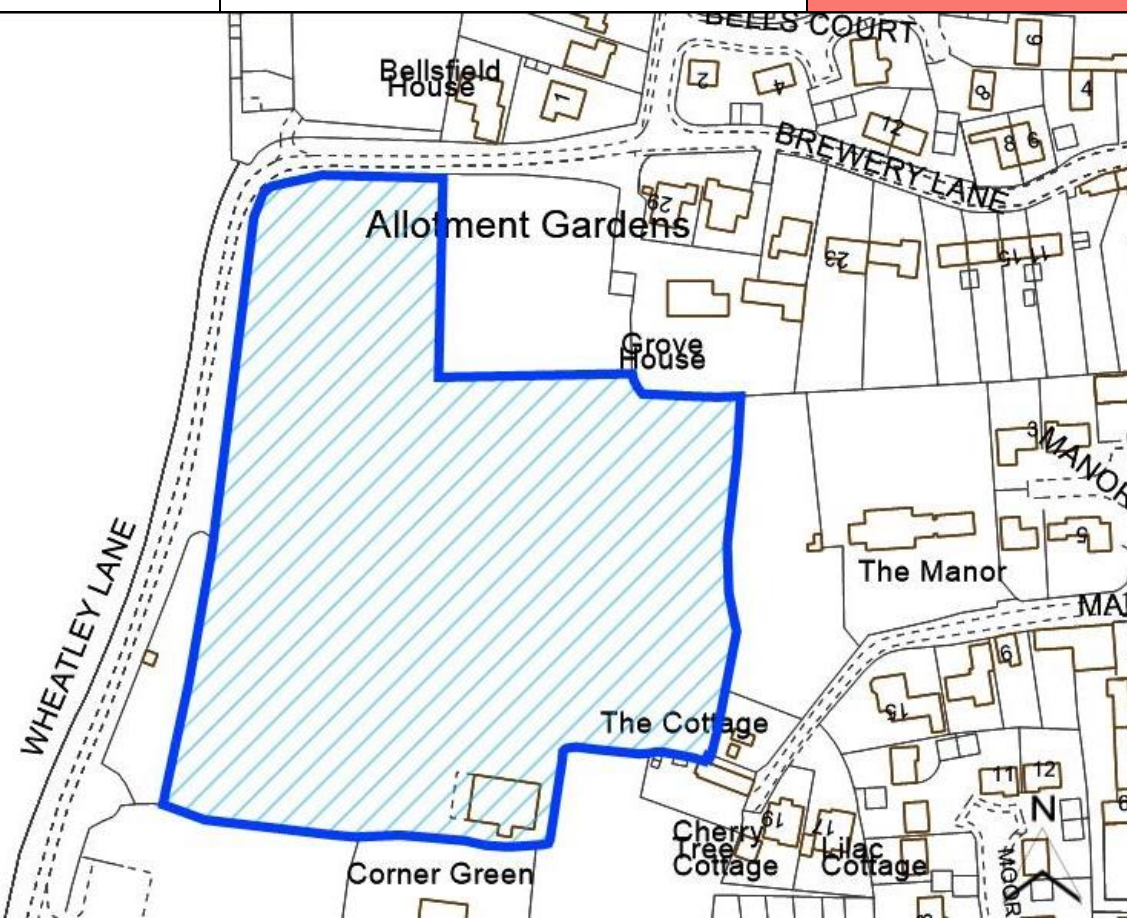
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Representatives of the site confirmed planning application progressing towards a decision. Supportive of park and ride facility as part of development Objection to site from resident 	<ul style="list-style-type: none"> Site is an existing allocation

Carlton Le Moorland

Ref: NK/CLM/001	Site Address: 3.15 ha of land at Carlton le Moorland	Status: Rejected
		
Size (ha): 2.01	Current use: Grass	
Indicative capacity: 30	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>Site is open land to the west of the built area. The highway bounds the site to the west.</p> <p>Conclusion:</p> <p>Detached from settlement, constrained by Grade II listed buildings. Constrained by unsustainable location, limited services and connections. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

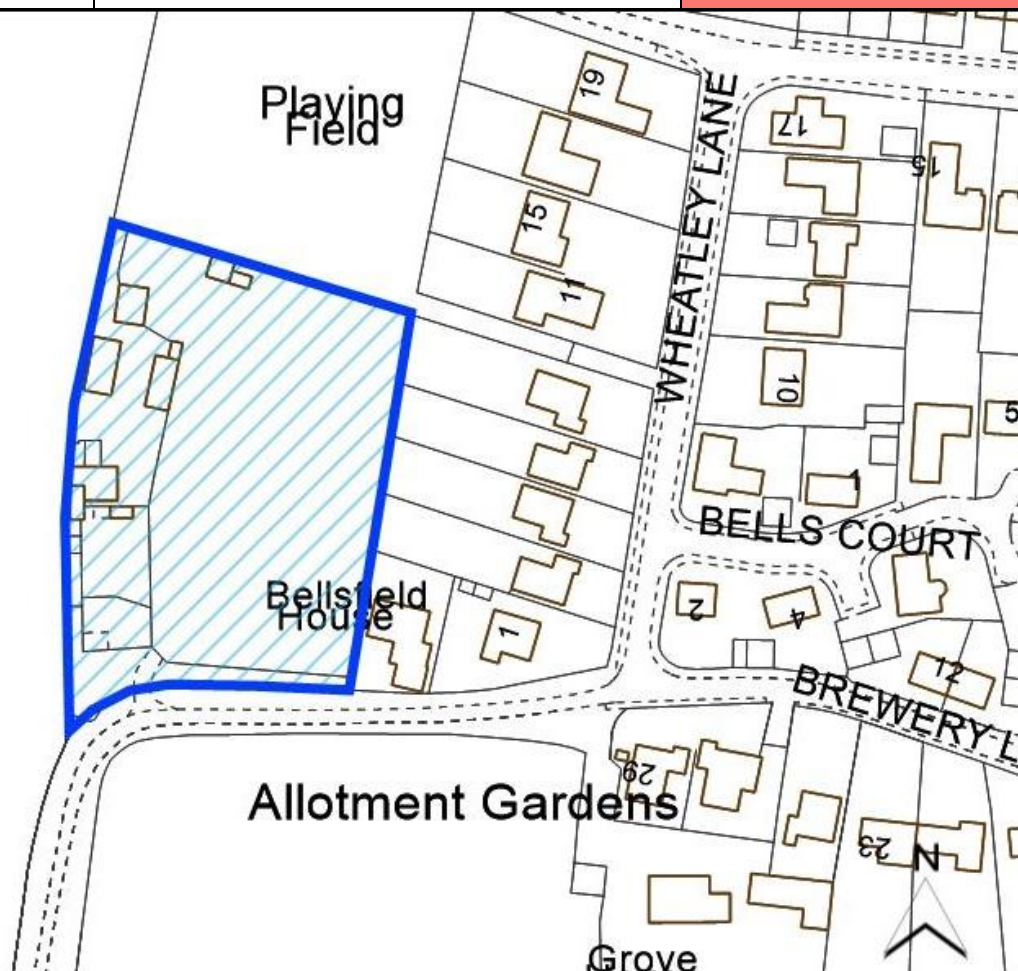
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/CLM/002	Site Address: Land at Wheatley Lane, Carlton le Moorland	Status: Rejected
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Size (ha): 0.56	Current use: Agricultural
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is an area of land comprising paddock and buildings. There are dwellings to the east of the site.

Conclusion:

Character impacts, edge of settlement. Constrained by unsustainable location, limited services and connections. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoYes
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

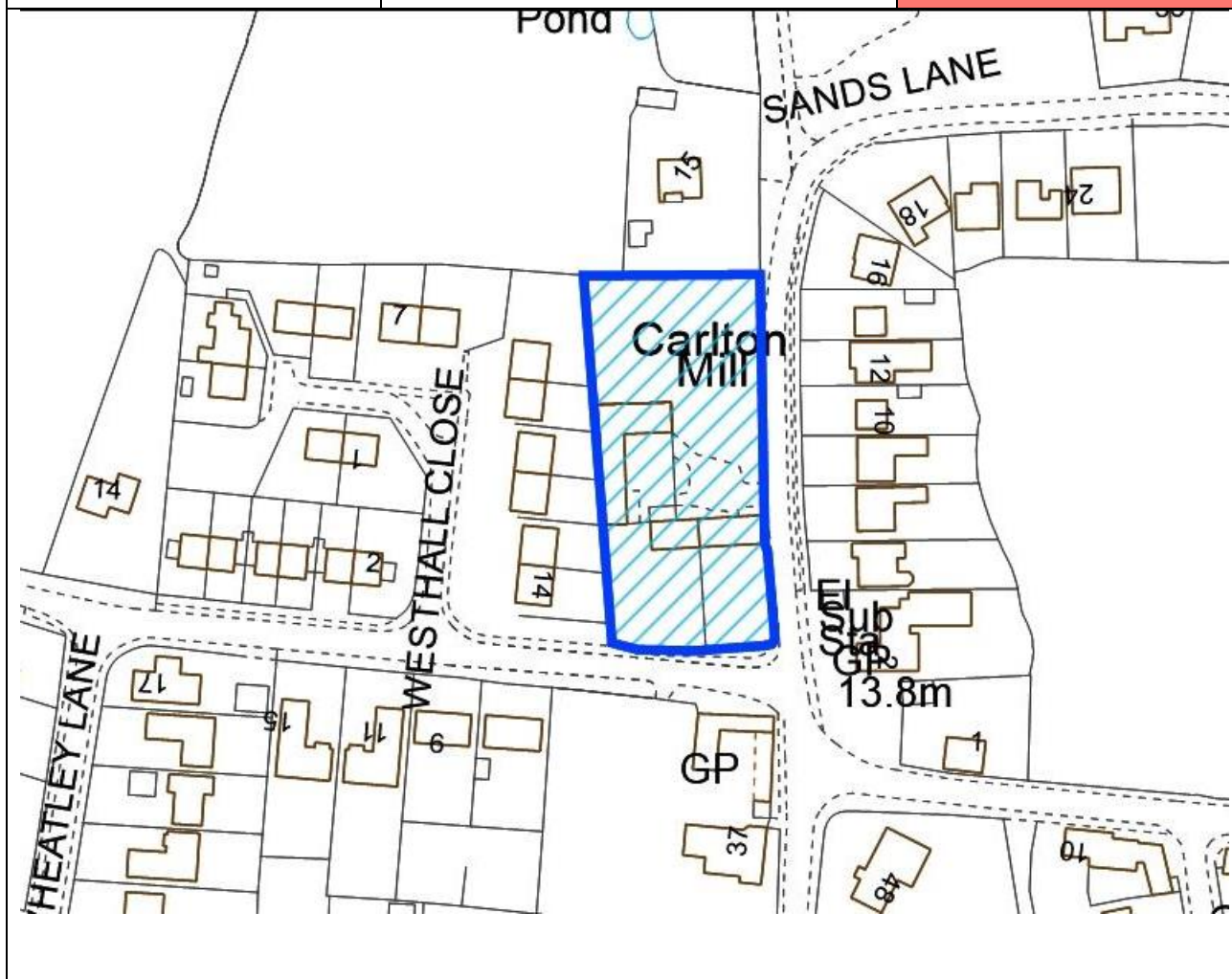
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/CLM/003	Site Address: 3 Sands Lane, Carlton Mill, Carlton-le-Moorland	Status: Rejected
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Size (ha): 0.30	Current use: Business
Indicative capacity: 6	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary: The site is an area of paddock and farm buildings. There are residential properties to the east and west of the site.</p> <p>Conclusion: Out of scope due to limited site capacity (less than 10 dwellings)</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

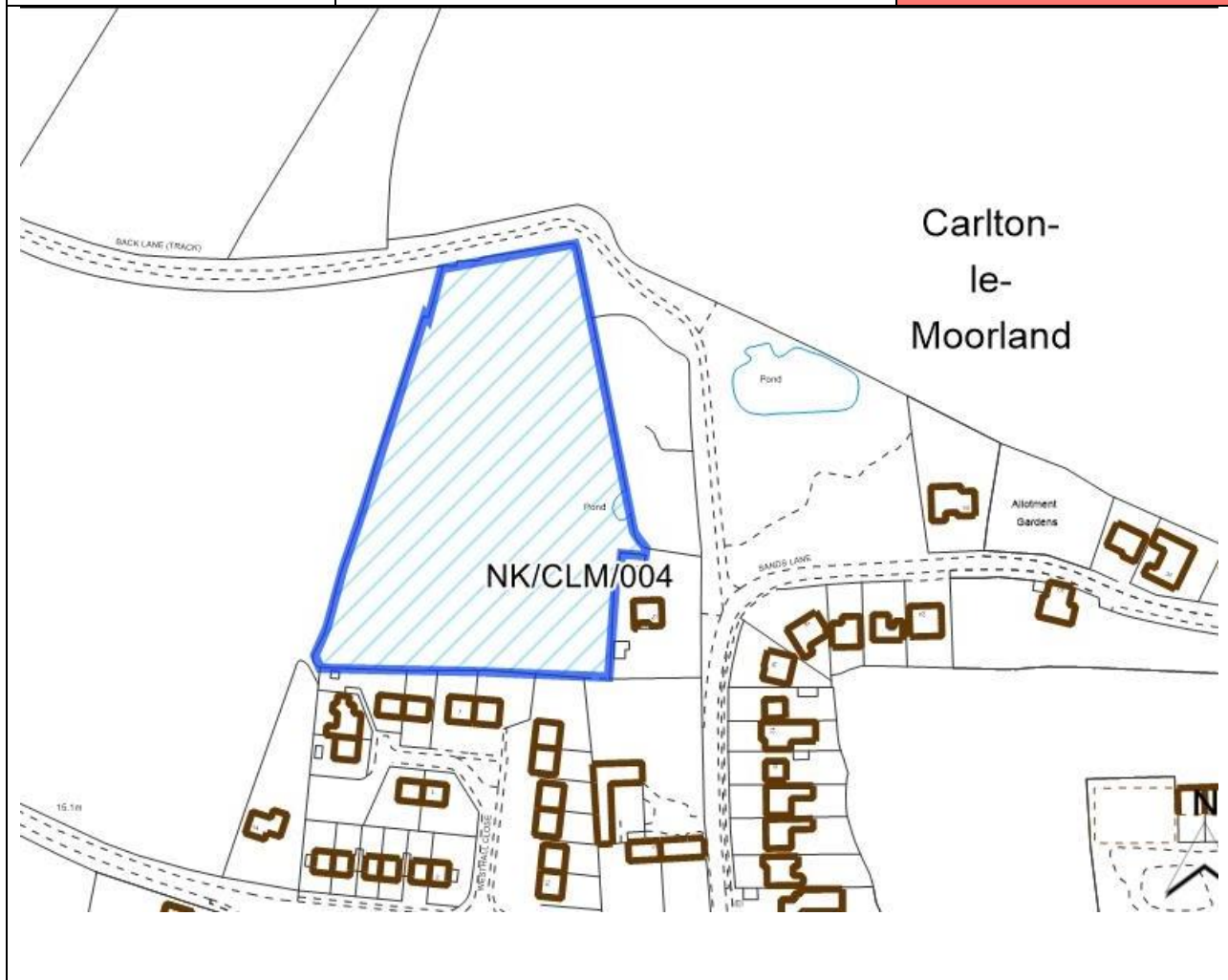
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/CLM/004	Site Address: Land north of Westhall Close, Carlton-le-Moorland	Status: Rejected
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Size (ha): 1.05	Current use:
Indicative capacity: 18	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is an area of land associated with a property. There are dwellings to the south of the site and fields to the west and north.

Conclusion:

Detached from settlement, character impacts. Constrained by unsustainable location, limited services and connections. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

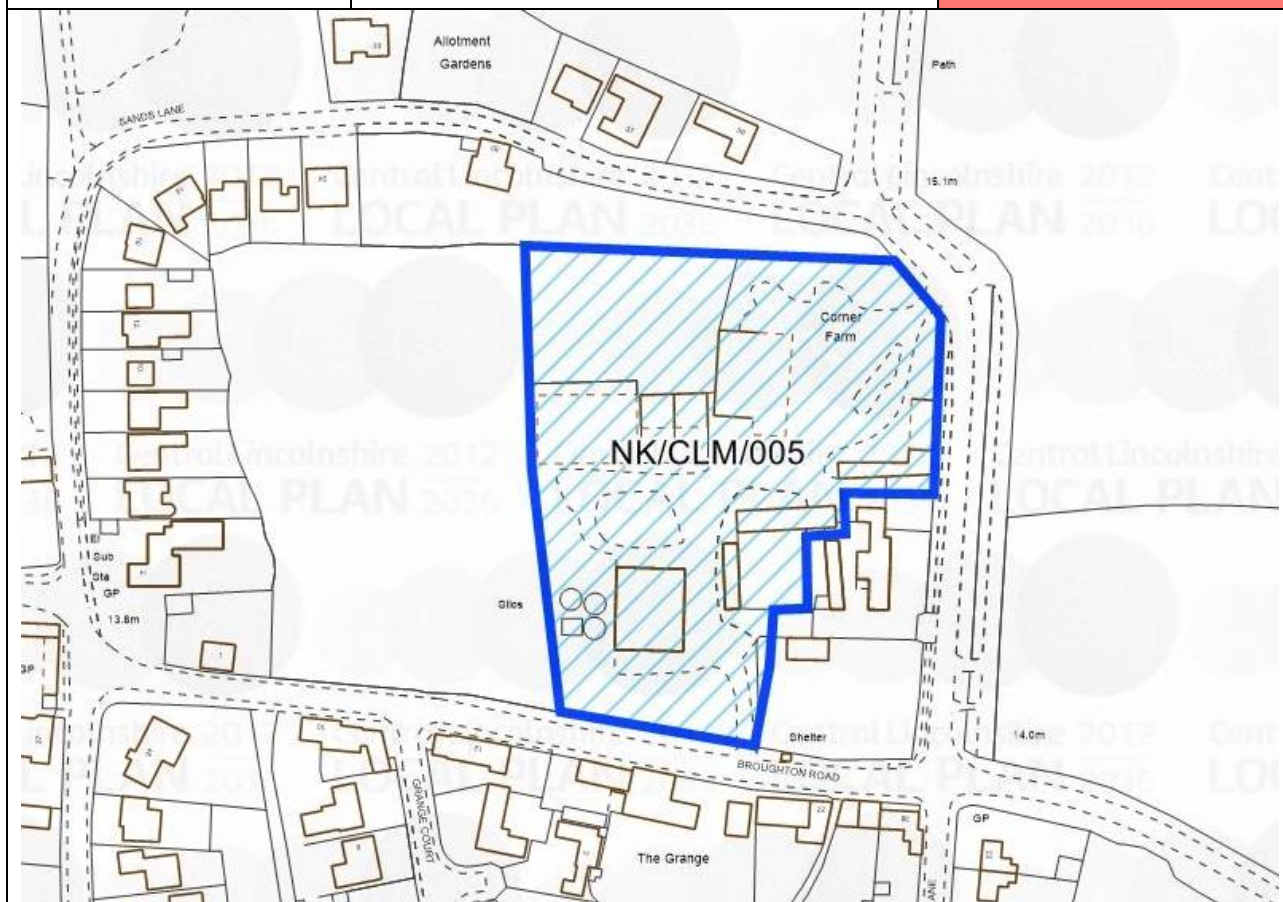
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/CLM/005	Site Address: Land at Corner Farm, Basingham Road, Carlton-le-Moorland	Status: Rejected
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Size (ha): 1.09	Current use: Agricultural
Indicative capacity: 19	Brownfield/Greenfield: Mixed
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site comprised farm buildings and yard. There is a highway to the east, an open area and dwellings to the west and residential dwellings to the south.</p> <p>Conclusion:</p> <p>Brownfield site, within built footprint of settlement. Constrained by unsustainable location, limited services and connections. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access visibility issue, on bend, hedge would need to be removed to enable acceptable access	

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

Coleby

Ref: NK/COLE/001	Site Address: Land south of Rectory Road, west of Grantham Road, Coleby	Status: Rejected
		
Size (ha): 3.21	Current use:	
Indicative capacity: 48	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary: The site comprises open land at the edge of the village, with highway to the north and east boundary. There are fields to the south and residential properties to the west.</p> <p>Conclusion: Edge of village, constrained by Listed buildings and Area of Great Landscape Value. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Yes
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

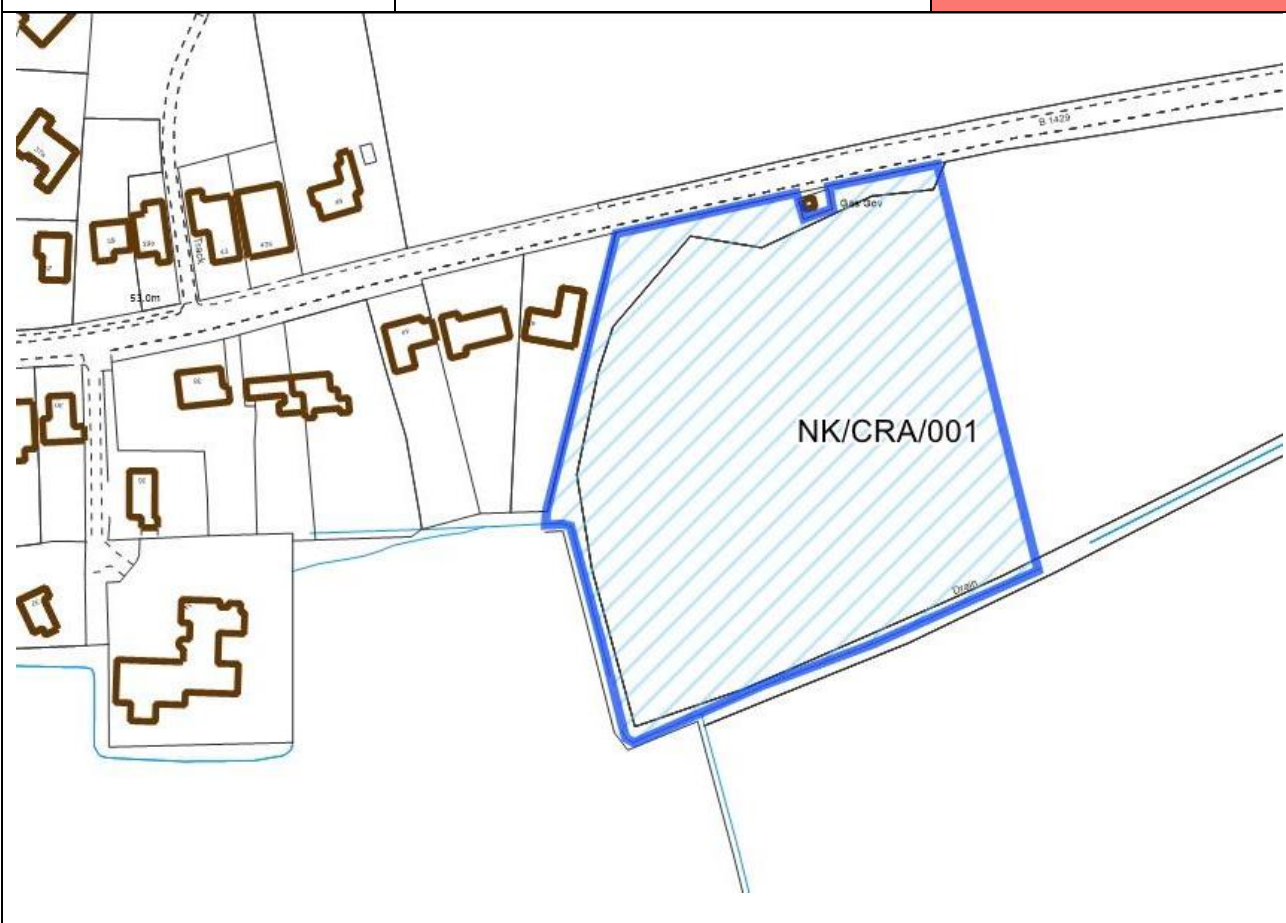
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Adjacent	AONB	No
Conservation Area	Adjacent	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Cranwell

Ref: NK/CRA/001	Site Address: Land south of Sleaford Road, Cranwell	Status: Rejected
		
Size (ha): 1.54	Current use:	
Indicative capacity: 26	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is agricultural land at the edge of the village. There are properties to the west, and fields to the north, east and south.</p> <p>Conclusion:</p> <p>The site is located to the edge of the settlement with the potential for character impacts on the village. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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

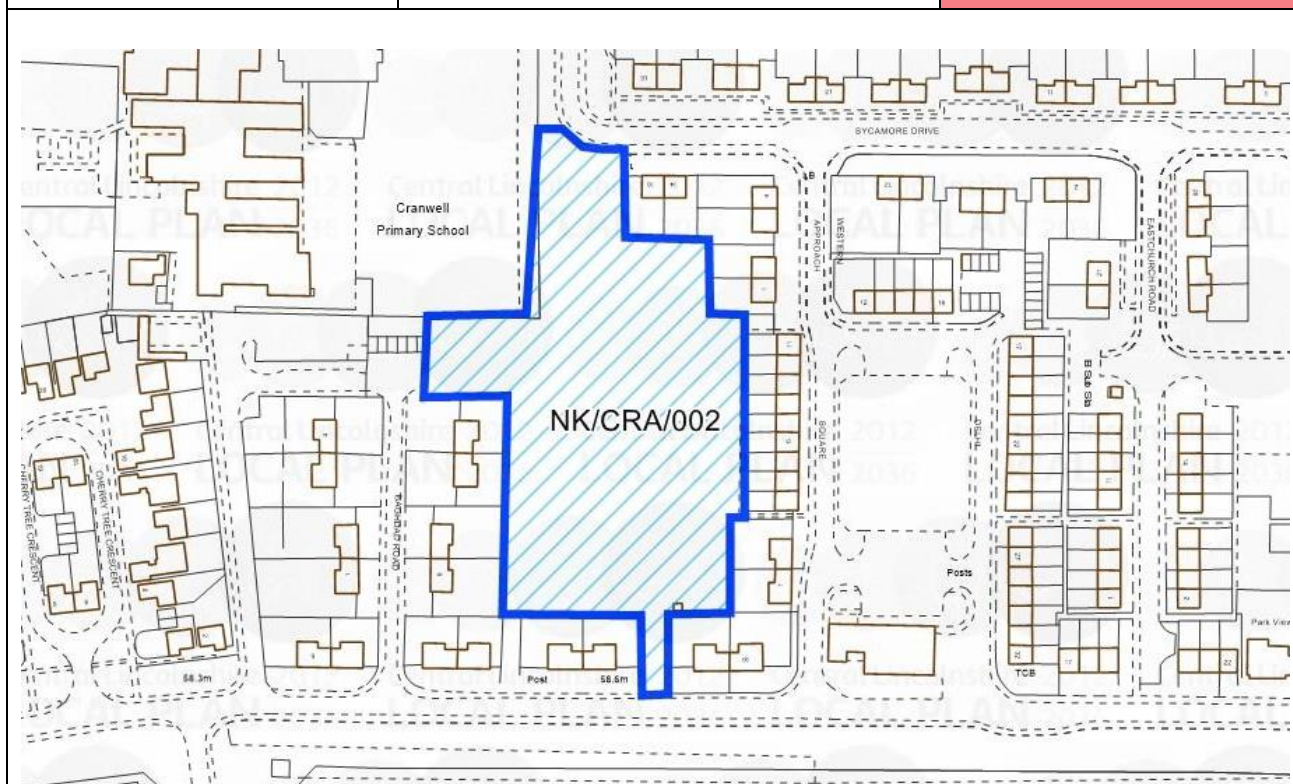
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/CRA/002	Site Address: Land off Sycamore Drive, Cranwell	Status: Rejected
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Size (ha): 0.93	Current use:
Indicative capacity: 29	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: The site is open space to the rear of existing residential properties on Sycamore Drive. There are residential properties to the north, east and west of the site and Cranwell Primary School to the north-west of the site.</p> <p>Conclusion: The site is relatively unconstrained and previously had planning permission for 29no dwellings, however this permission has now lapsed. Proposed not to allocate.</p>	

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	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

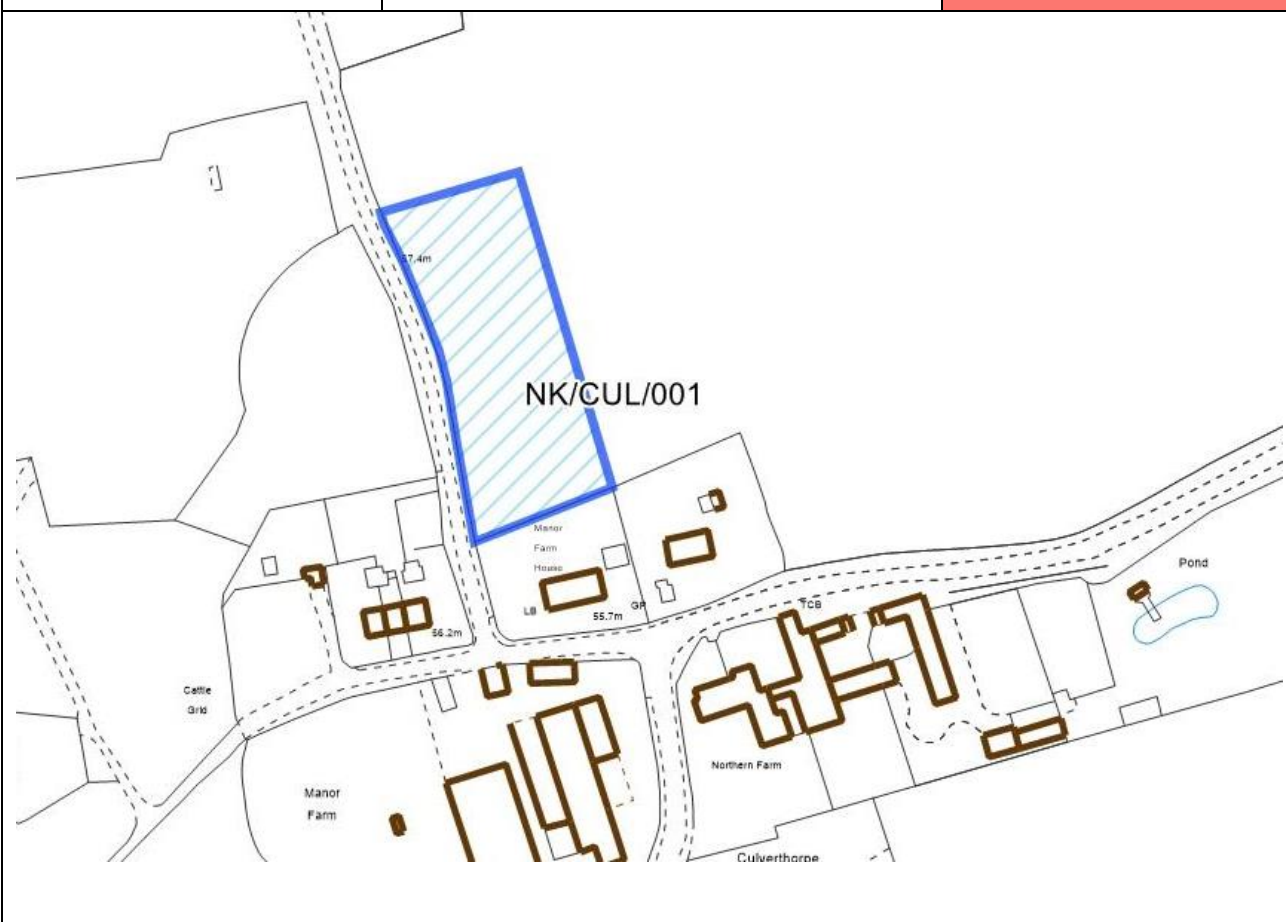
Scheduled Ancient Monumen	No	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	No	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Culverthorpe

Ref: NK/CUL/001	Site Address: Land north of Culverthorpe	Status: Rejected
		
Size (ha): 0.37	Current use:	
Indicative capacity: 11	Brownfield/Greenfield: Greenfield	
Hierarchy: Hamlet		
<p>Summary:</p> <p>The site comprises agricultural land to the north of residential properties. There are fields to the north, east and west of the site.</p> <p>Conclusion:</p> <p>Located within a hamlet, other locations preferred.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	25m west
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/CUL/002	Site Address: Agricultural land and buildings, Culverthorpe	Status: Rejected
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Size (ha): 0.37	Current use: Agricultural
Indicative capacity: 11	Brownfield/Greenfield: Greenfield
Hierarchy: Hamlet	

Summary:

The site contains farm buildings. There is open land to the west of the site and residential properties to the north and east.

Conclusion:

Located within a hamlet, other locations preferred.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

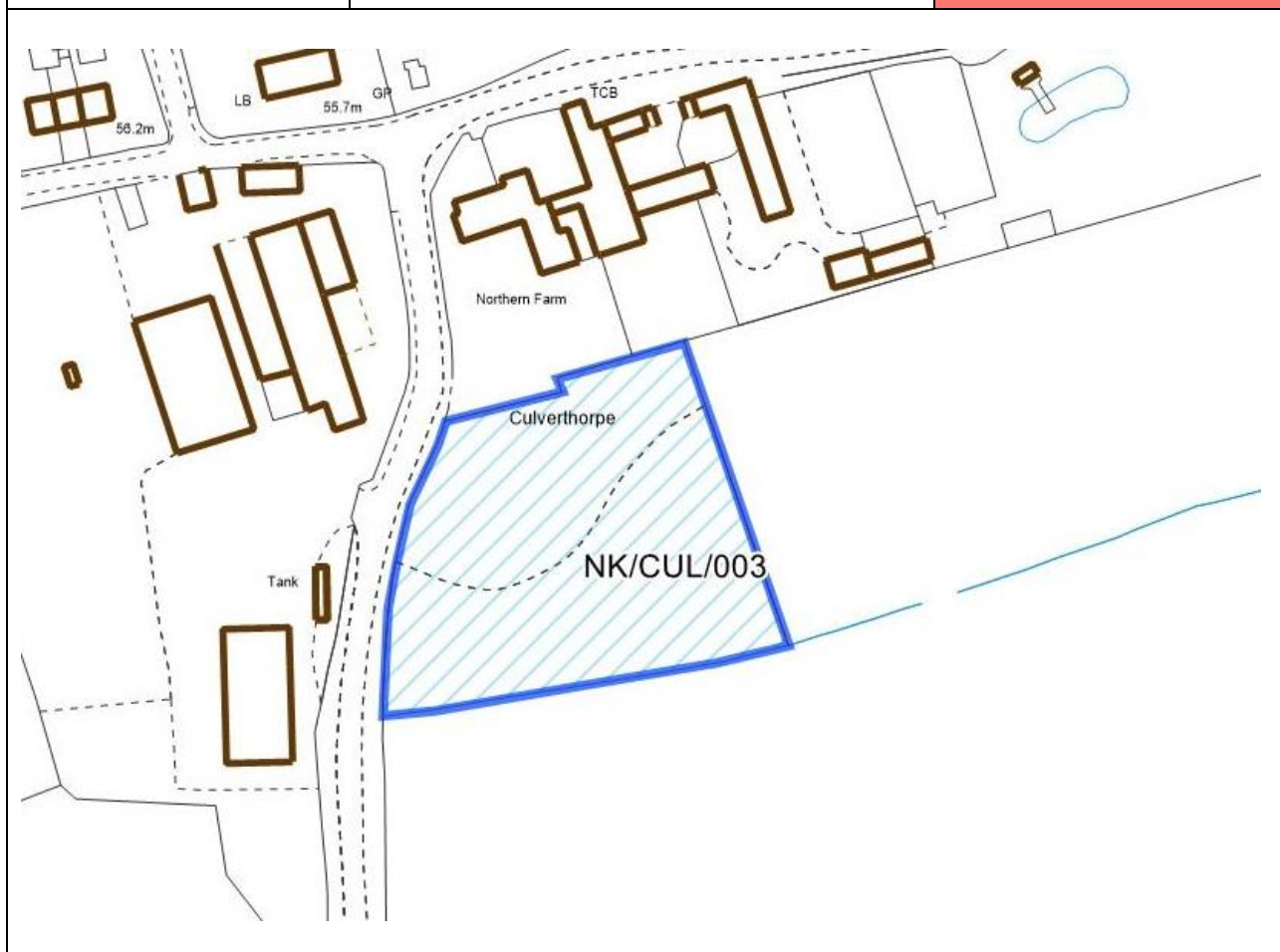
Scheduled Ancient Monumen	No	Historic Park and Garden	50m west
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/CUL/003	Site Address: Land south of Culverthorpe	Status: Rejected
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Size (ha): 0.50	Current use:
Indicative capacity: 13	Brownfield/Greenfield: Greenfield
Hierarchy: Hamlet	

Summary:

The site is open land to the south of residential properties. There are fields to the east and south of the site.

Conclusion:

Located within a hamlet, other locations preferred.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

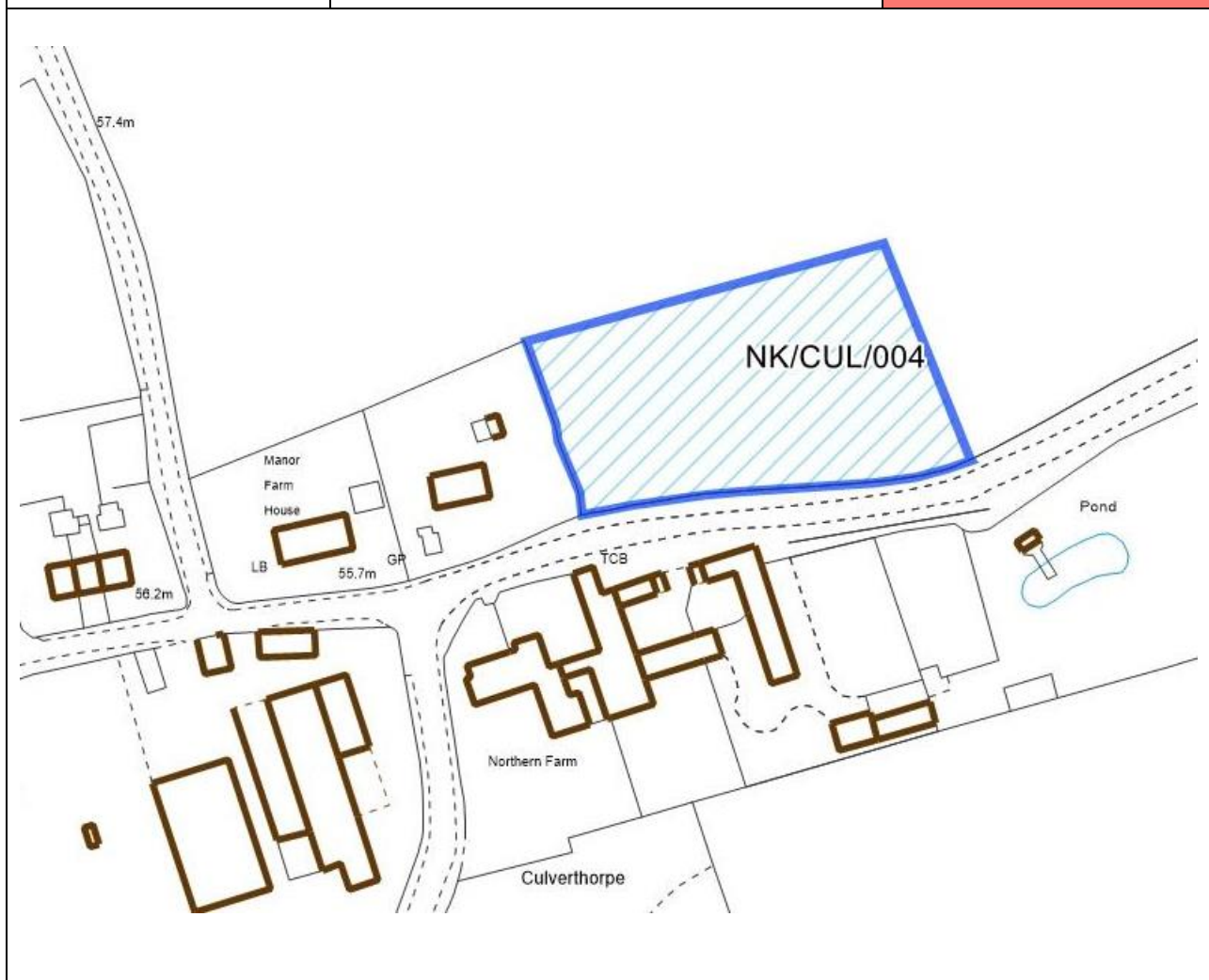
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/CUL/004	Site Address: Land east of Culverthorpe	Status: Rejected
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Size (ha): 0.40	Current use:
Indicative capacity: 12	Brownfield/Greenfield: Greenfield
Hierarchy: Hamlet	
<p>Summary: The site is open land at the edge of the settlement with fields to the north and east.</p> <p>Conclusion: Located within a hamlet, other locations preferred.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	Yes		
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

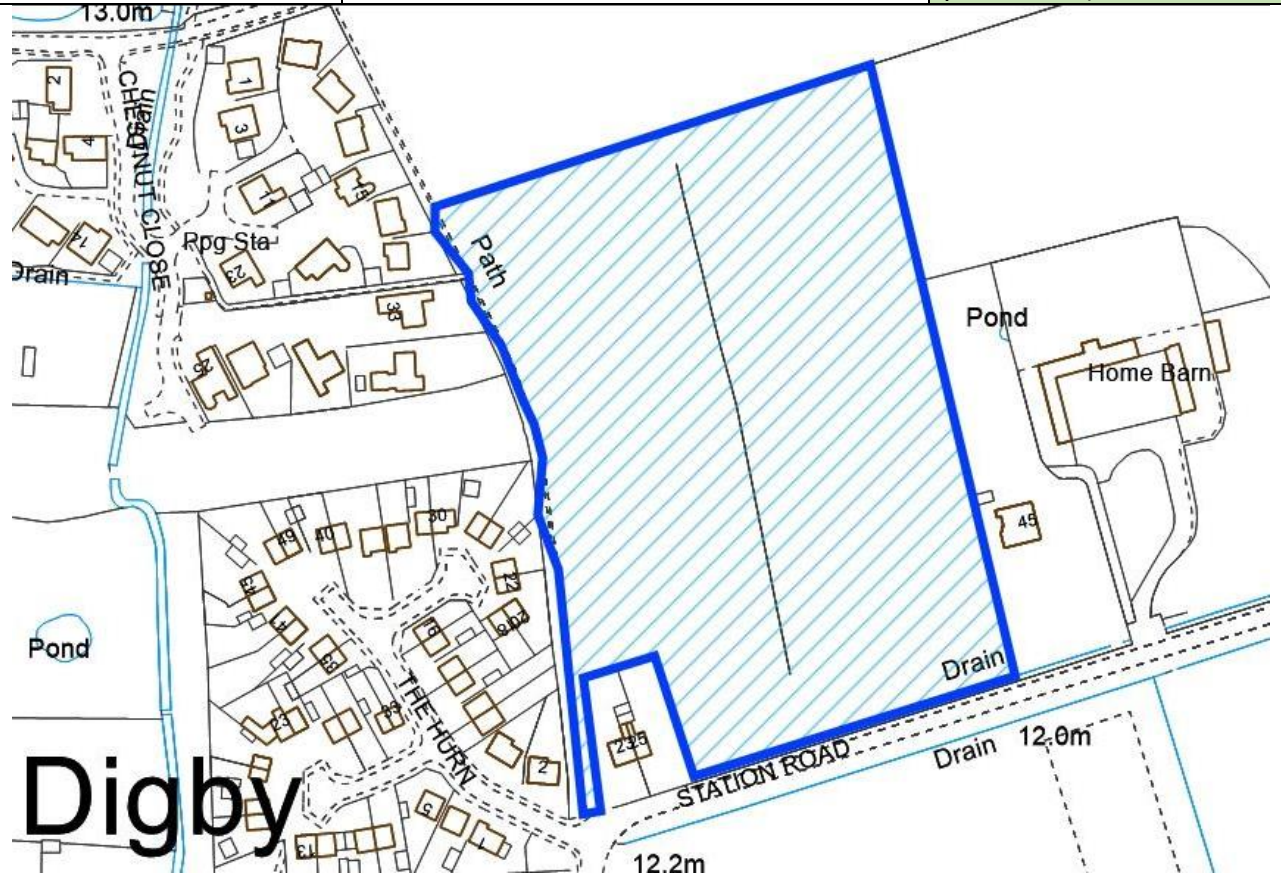
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Digby

Ref: NK/DIG/001	Site Address: Land North of Station Road, Digby	Status: Allocate (New site with partial permission)
		
Size (ha): 3.08	Current use: Agricultural	
Indicative capacity: 29	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages	Availability: Under construction on part of the site	
<p>Summary:</p> <p>The site is agricultural land located between farm buildings and the village. There are residential properties to the west, farm buildings to the east and open fields to the north. The site is within 500m of Digby Corner Local Wildlife Site. Part of the site has been granted planning permission which is currently under construction.</p> <p>Conclusion:</p> <p>The site is relatively unconstrained and close to the built footprint of the existing village, contained by farm buildings to the east and the village to the west. Part of the site has planning permission which is currently under construction. It is proposed to allocate the allocate the wider site.</p>		

Constraints

Environmental

Fluvial flood risk	G	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	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
as per planning app			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

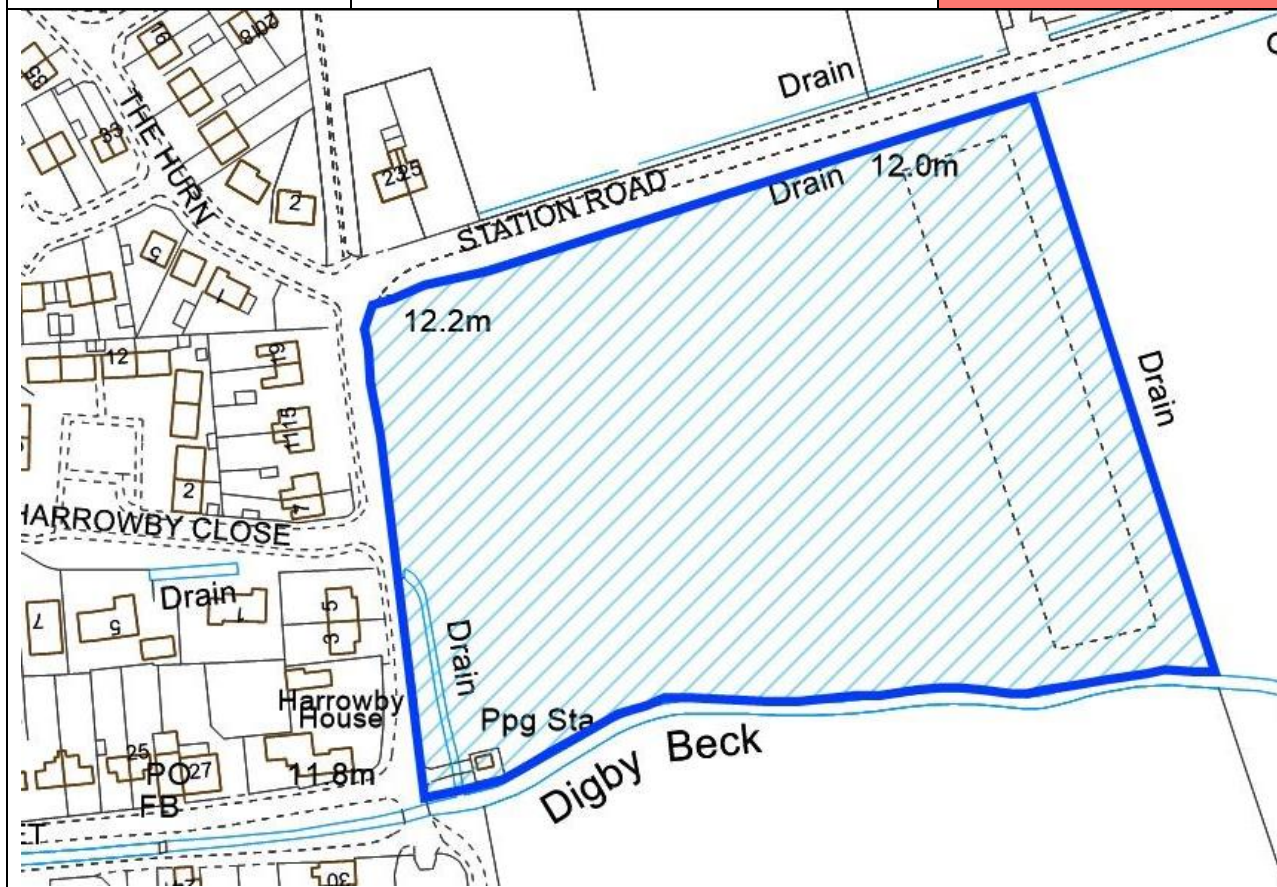
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No archaeological requirement			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May require improvement to existing footway infrastructure.	

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

Ref: NK/DIG/002	Site Address: Land to the East of Station Road, Digby	Status: Rejected
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Size (ha): 3.15	Current use: Agricultural
Indicative capacity: 47	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: The site is agricultural land bordered by highway to the north and west, woodland to the east and fields to the south.</p> <p>Conclusion: Large site on the edge of the settlement, character impacts. Some risk of surface water flooding in the site. Other sites in Digby are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	NoNo
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	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	

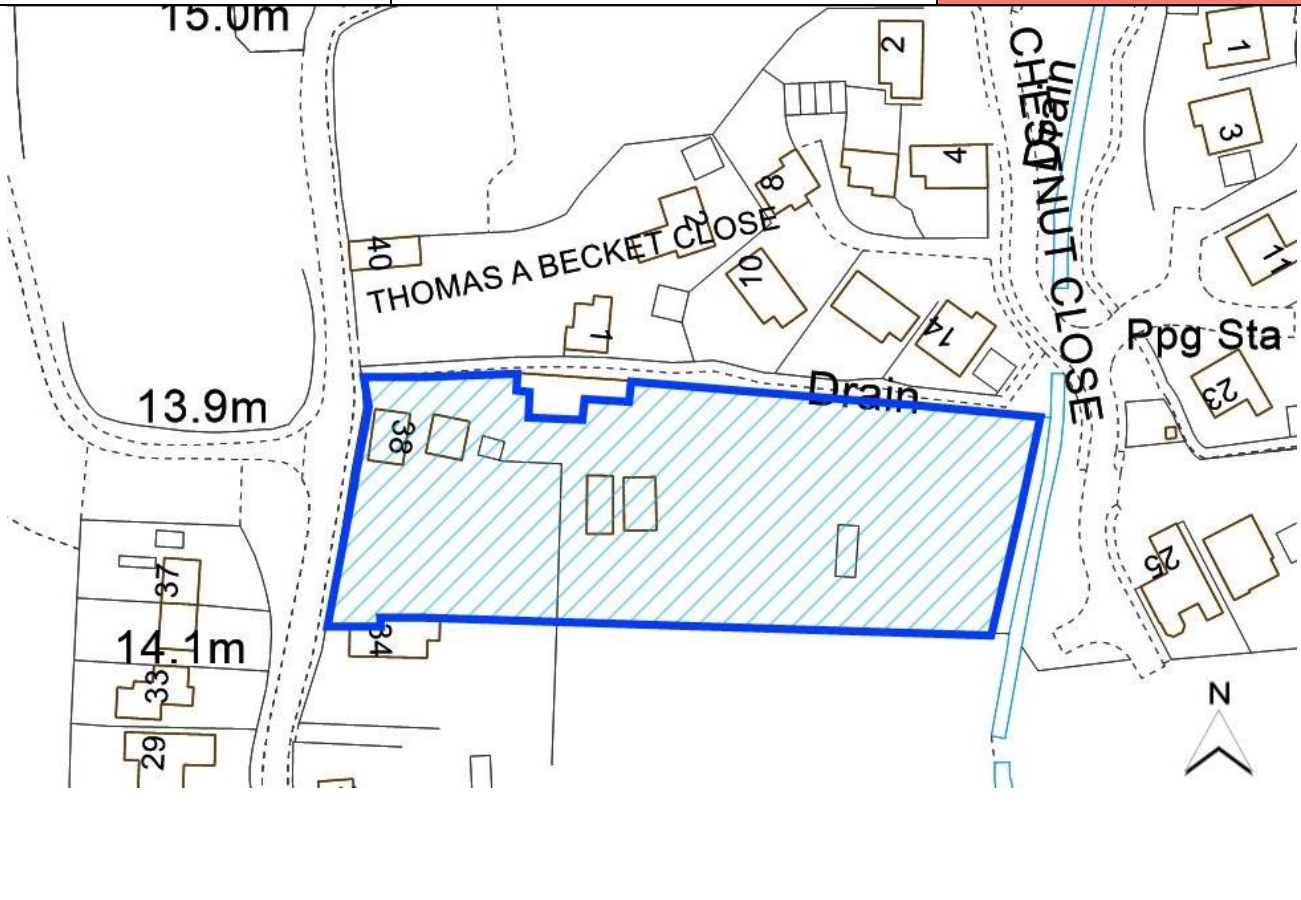
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/DIG/003	Site Address: Land at 38 North Street, Digby	Status: Rejected
		
Size (ha): 0.57	Current use: Garden	
Indicative capacity: 10	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site comprises garden land containing outbuildings. There is a watercourse to the east and residential properties to the north, west and east.</p> <p>Conclusion:</p> <p>A small site, possibly unable to deliver 10 or more dwellings. Other sites preferred.</p>		

Constraints

Environmental

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

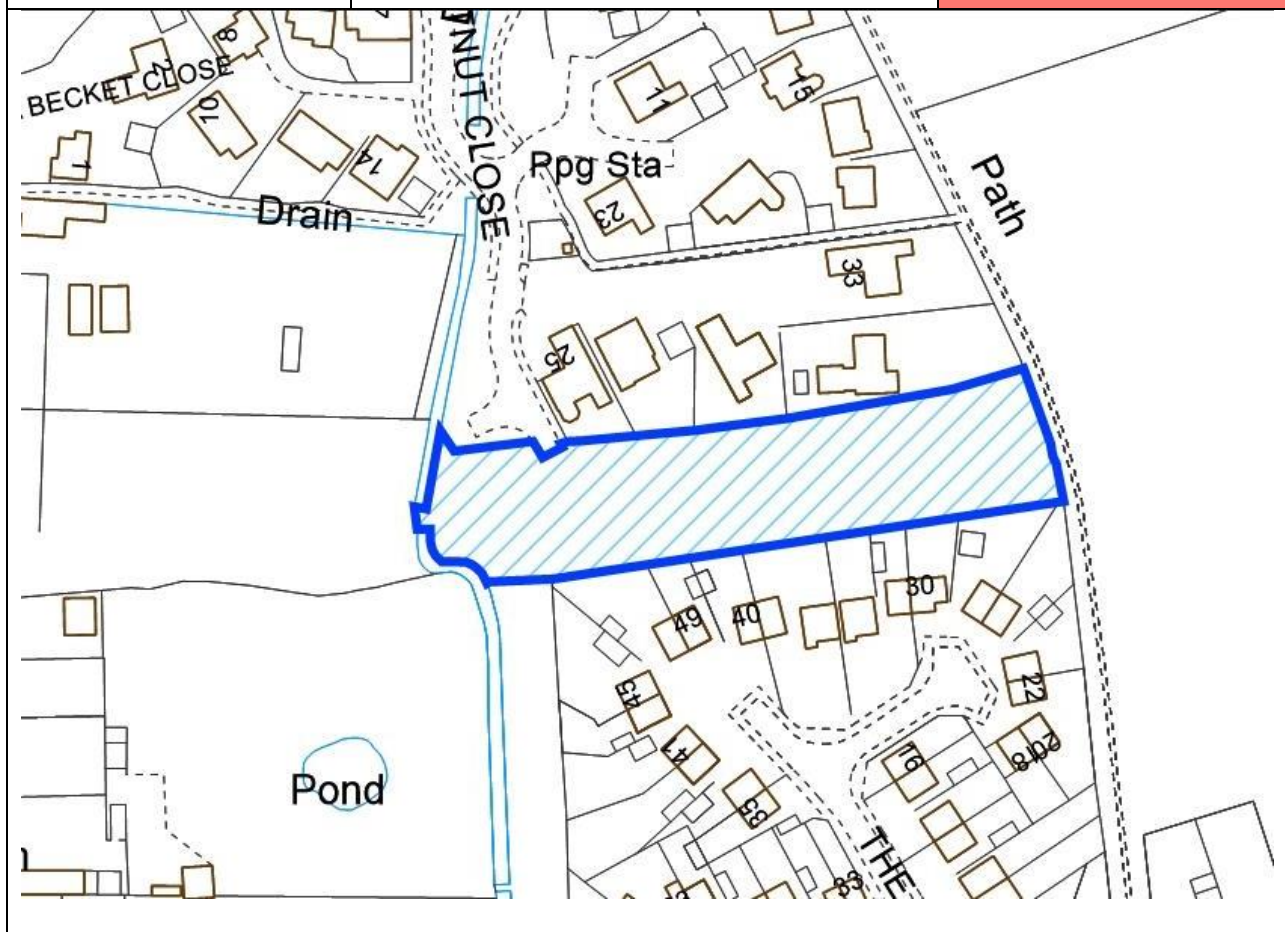
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Area has been subject to flood, should be taken into account in drainage strategy	- Not proposed to be allocated

Ref: NK/DIG/004	Site Address: Land to the south of Chestnut Close, Digby	Status: Rejected
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Size (ha): 0.40	Current use: Paddock
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: A small site between existing residential developments.</p> <p>Conclusion: Out of scope due to limited site capacity.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	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	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

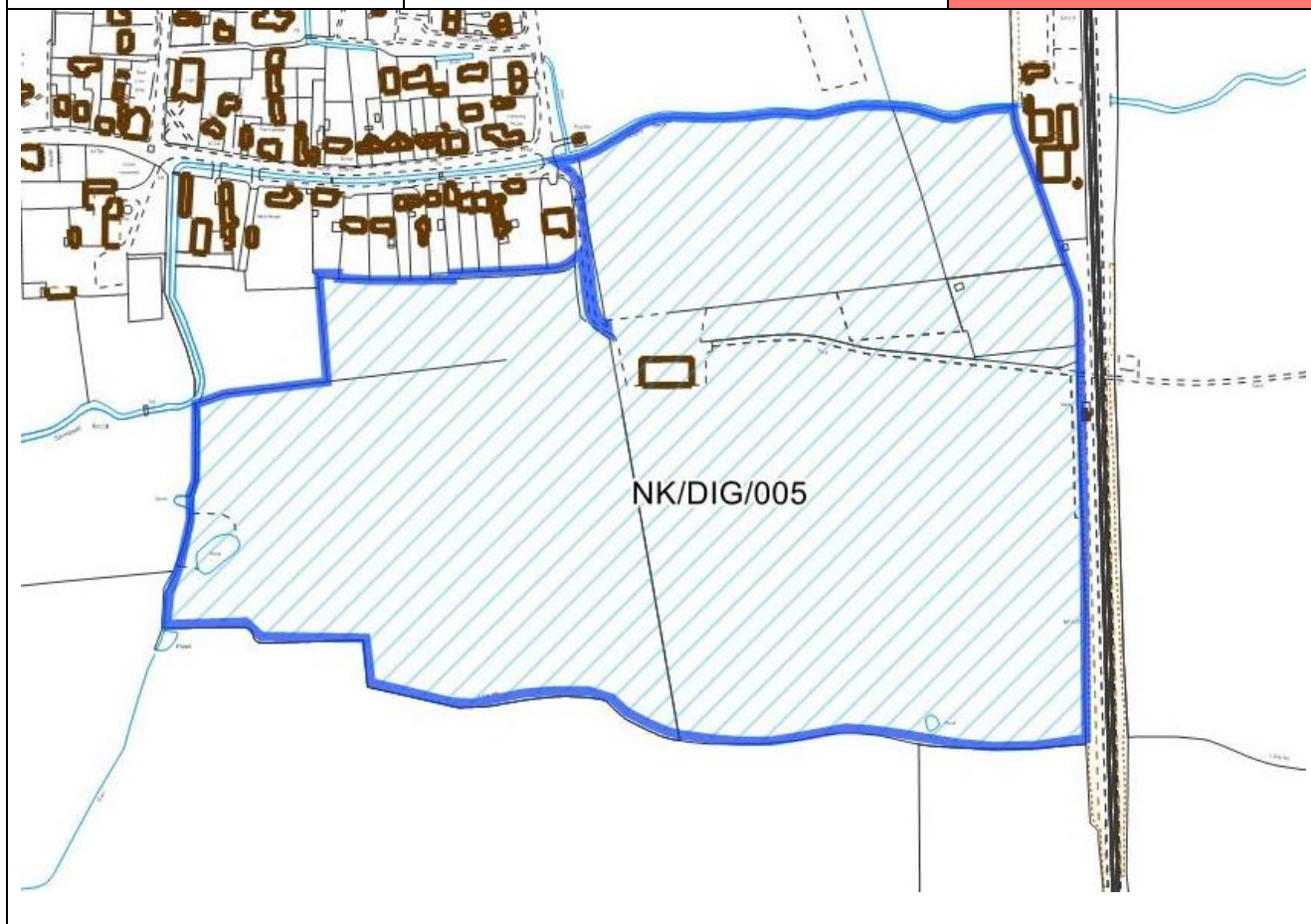
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DIG/005	Site Address: Land to the east and south of Beck Street, Digby	Status: Rejected
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Size (ha): 19.59	Current use:
Indicative capacity: 294	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

This is a large site comprising agricultural land and building. There is a railway line to the eastern boundary, fields to the south and north and residential properties to the west.

Conclusion:

Large site on the edge of the settlement, which would have potential character impacts on the village. The site is at risk of surface water flooding. Other sites in Digby are preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	NoNo
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
potential nise/ cl- railway to E of 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	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Access possible however limited opportunity to improve, which would be required to support this level of development. Narrow village footway on one side, one access point to site. Substantial impact on village. Site is at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Beck Street has flooding issues, a development of this scale may have a negative impact or may be able to provide an improvement to local flood risk, this should be investigated.	- Not proposed to be allocated

Ref:
NK/DIG/006

Site Address:
Land off Station Road, Digby

Status:
Rejected
(Site completed)



Size (ha): 1.23

Current use:

Indicative capacity: 17 - completed

Brownfield/Greenfield: Greenfield

Hierarchy: Medium Villages

Summary:

The site is to the east of residential buildings and contains a watercourse and some structures. There are fields to the north and farm buildings to the east. The site forms part of the wider site DIG/001.

Conclusion:

The site has planning permission for 17no dwellings which is now complete. Wider site proposed for allocation under DIG/001.

Constraints

Environmental

Fluvial flood risk	G	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	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	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverability. Request policy wording is updated	- Site removed from proposed allocations as nearing completion.

Doddington

Ref: NK/DOD/001	Site Address: Land to rear of dwellings, opposite Whisby Garden Centre, Whisby, LN6 9BY	Status: Rejected
		
Size (ha): 1.03	Current use: Agricultural	
Indicative capacity: 26	Brownfield/Greenfield: Mixed	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site is to the rear of dwellings and contains some existing buildings. There is a caravan site to the east, garden centre to the south and open fields to the north and west.</p> <p>Conclusion:</p> <p>The site is located in countryside, detached from a settlement. There is a risk of surface water flooding to parts of the site. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	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	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

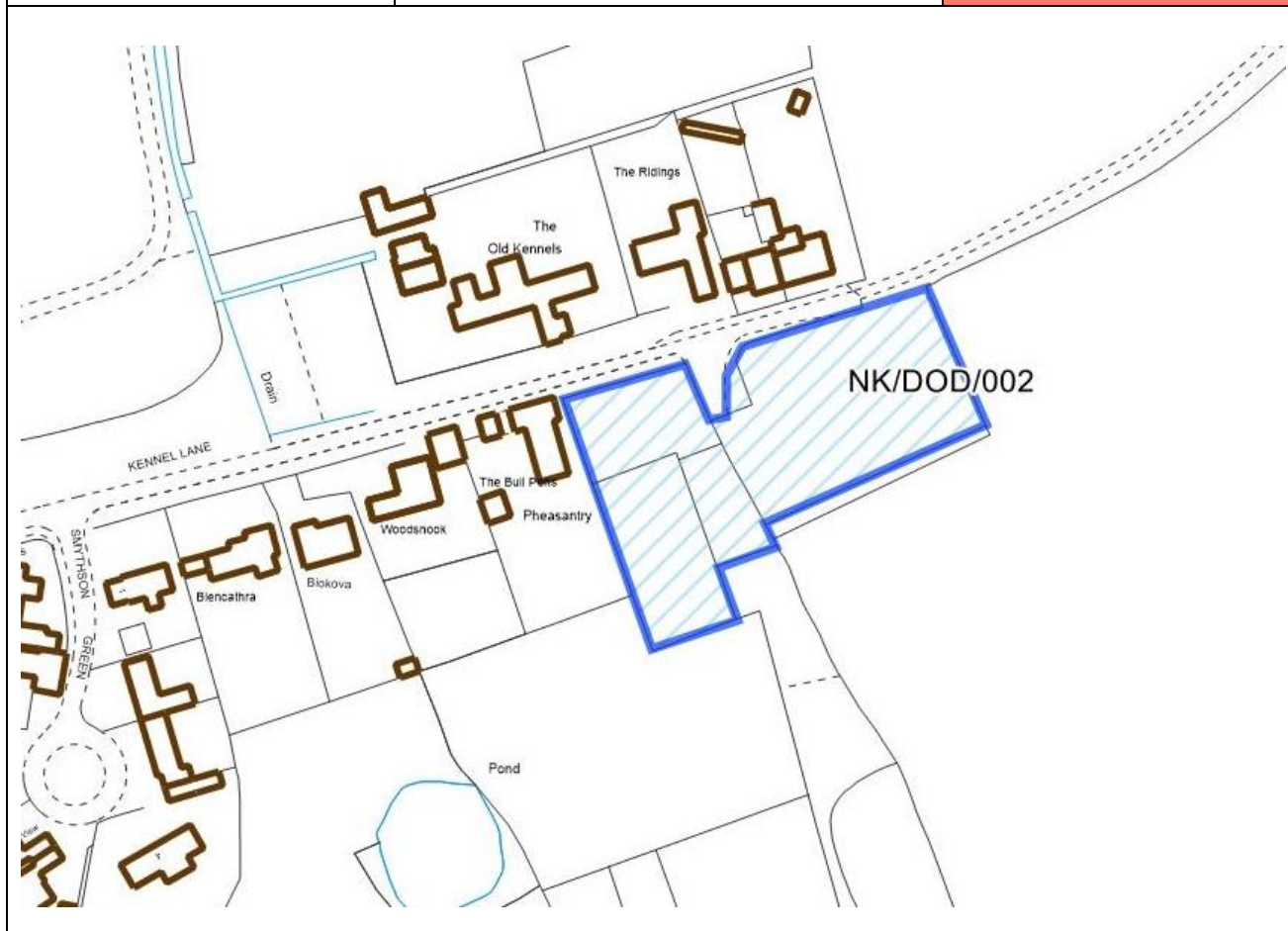
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOD/002	Site Address: Land to the south of Kennel Lane, Doddington	Status: Rejected
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Size (ha): 0.37	Current use:
Indicative capacity: 7	Brownfield/Greenfield: Mixed
Hierarchy: Small Villages	
<p>Summary: The site is a small area of land on the edge of the settlement. There are residential buildings to the north and west and fields to the east and south.</p> <p>Conclusion: Out of scope due to limited site capacity (less than 10 dwellings)</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

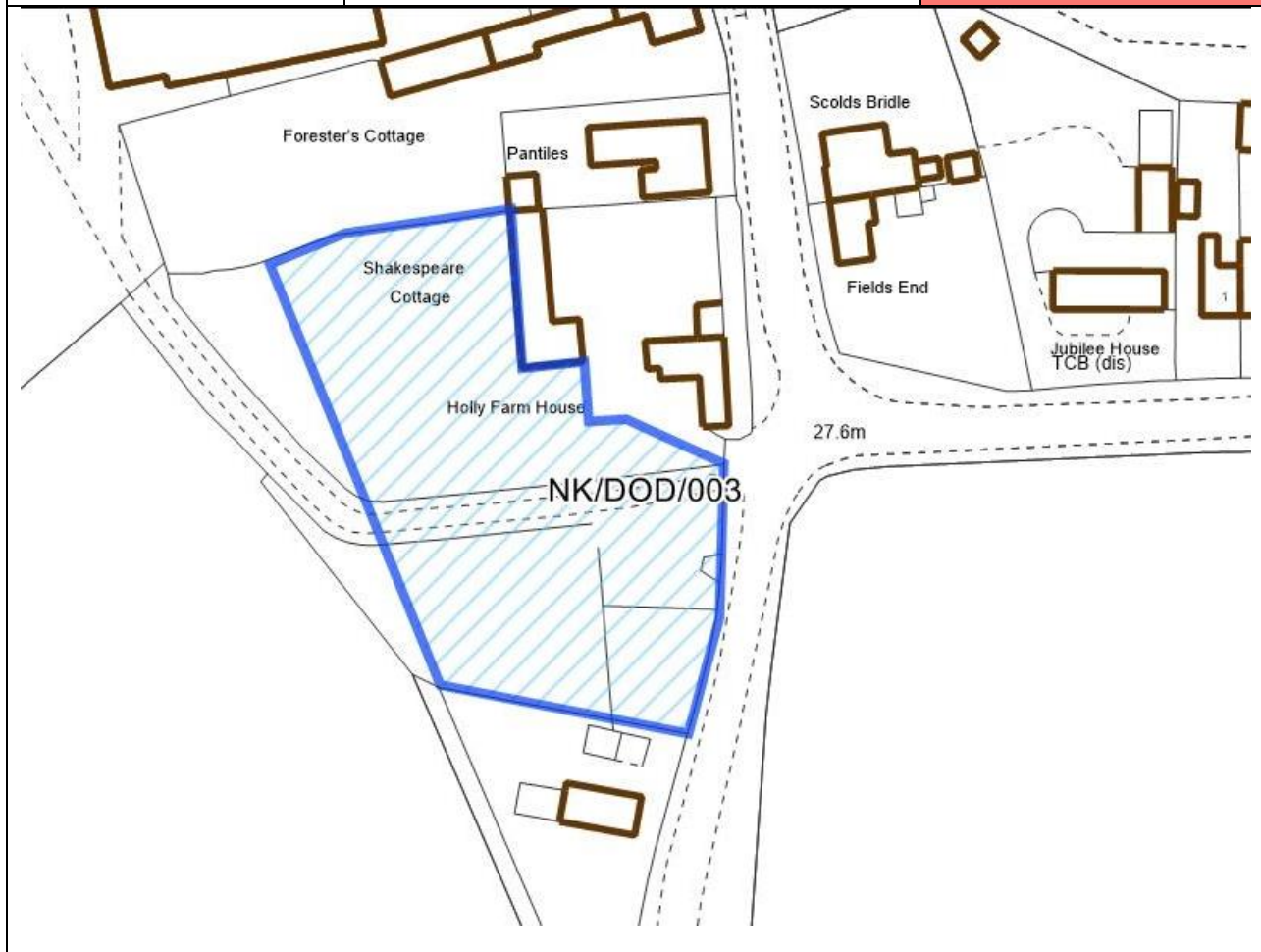
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOD/003	Site Address: Land to the west of Main Street, Doddington	Status: Rejected
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Size (ha): 0.36	Current use:
Indicative capacity: 7	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	

Summary:

The site is parcel of land between dwellings and contains a track. There is highway to the east boundary and fields to the west of the site.

Conclusion:

Out of scope due to limited site capacity (less than 10 dwellings). The site is also in close proximity to listed buildings.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
Metal casting, foundries			
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	edge
Listed Buildings	Adjacent	AONB	No
Conservation Area	Adjacent	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOD/004	Site Address: Land to the north of Church Farm House, Doddington	Status: Rejected
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Size (ha): 0.18	Current use:
Indicative capacity: 4	Brownfield/Greenfield: Mixed
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is a small parcel of land adjoining a dwelling. There are open fields to the north, east and west and dwellings to the south.</p> <p>Conclusion:</p> <p>Out of scope due to limited site capacity (less than 10 dwellings).</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	yes, 450m N-west
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
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	25m west
Listed Buildings	Within 250m	AONB	No
Conservation Area	Adjacent	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOD/005	Site Address: Top Farm House, Lincoln Road, Doddington	Status: Rejected
		
Size (ha): 0.64	Current use: Farm	
Indicative capacity: 16	Brownfield/Greenfield: Brownfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site comprises farm buildings and yard. There are fields on all sides of the site.</p> <p>Conclusion:</p> <p>Located in countryside. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

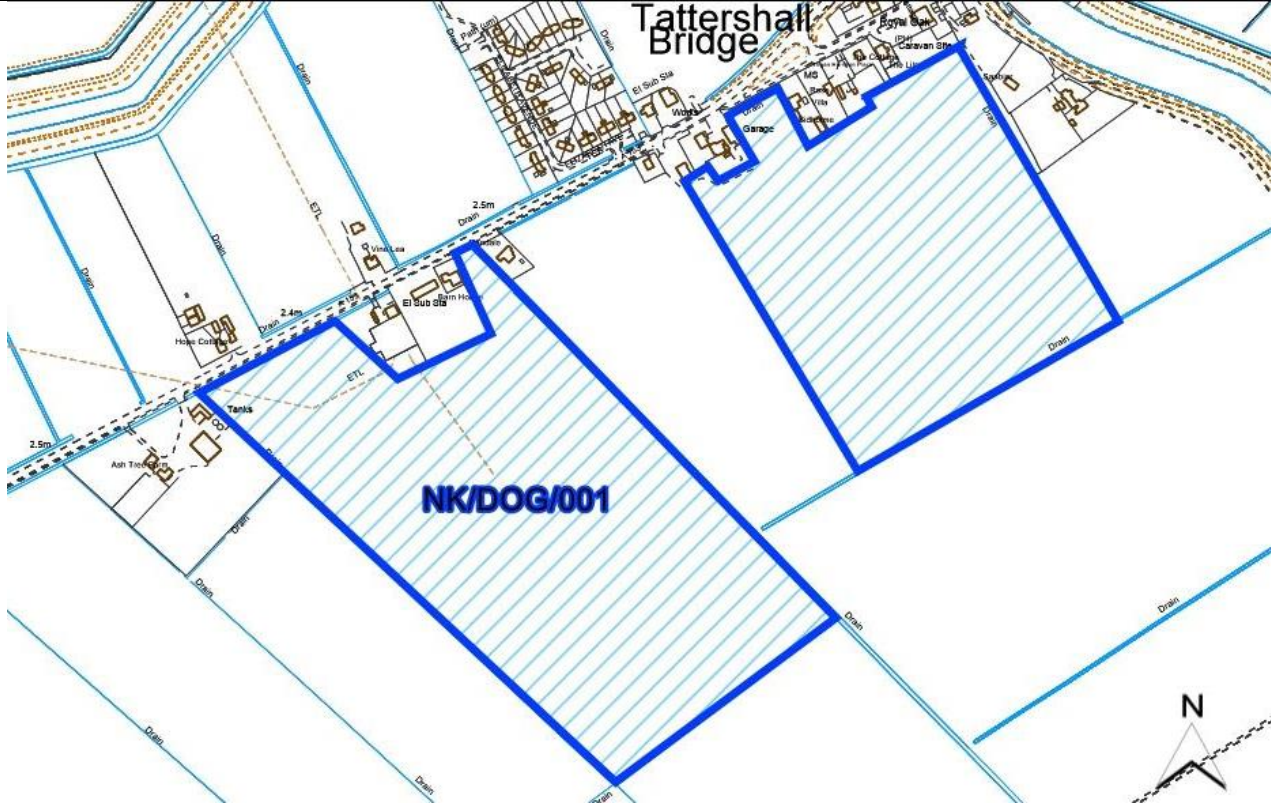
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Dogdyke

Ref: NK/DOG/001	Site Address: Land at Tattershall Bridge	Status: Rejected
		
Size (ha): 24.18	Current use: Agricultural	
Indicative capacity: 290	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary: The site comprises fields at the edge of the settlement. There are dwellings to the north of the site and to the east, south and west are fields.</p> <p>Conclusion: Detached from settlement and extends into open countryside. Constrained by location within Flood Zone 2 and 3. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	R	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			
unknown filled ground			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

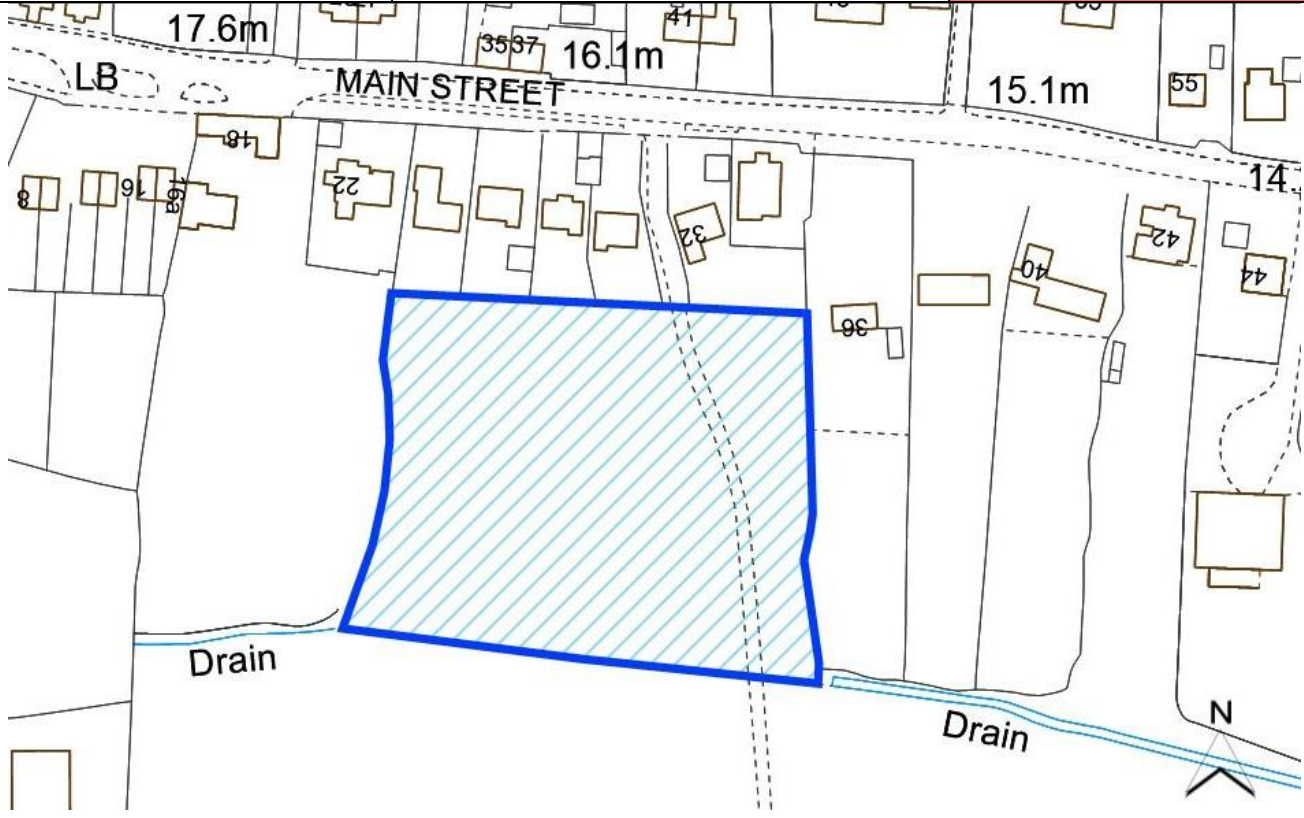
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Dorrington

Ref: NK/DOR/001	Site Address: Land behind 24-32 Main Street, Dorrington	Status: Rejected
		
Size (ha): 0.94		Current use: Grassland
Indicative capacity: 16		Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is an area of land located to the rear of dwellings on Main Street. There are fields to the south and gardens to the east and west. There is a track running through the site.</p> <p>Conclusion:</p> <p>Constrained by lack of suitable access, backland site that extends into open space with potential to have character impacts on the village. Proposed not to allocate.</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			
none			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

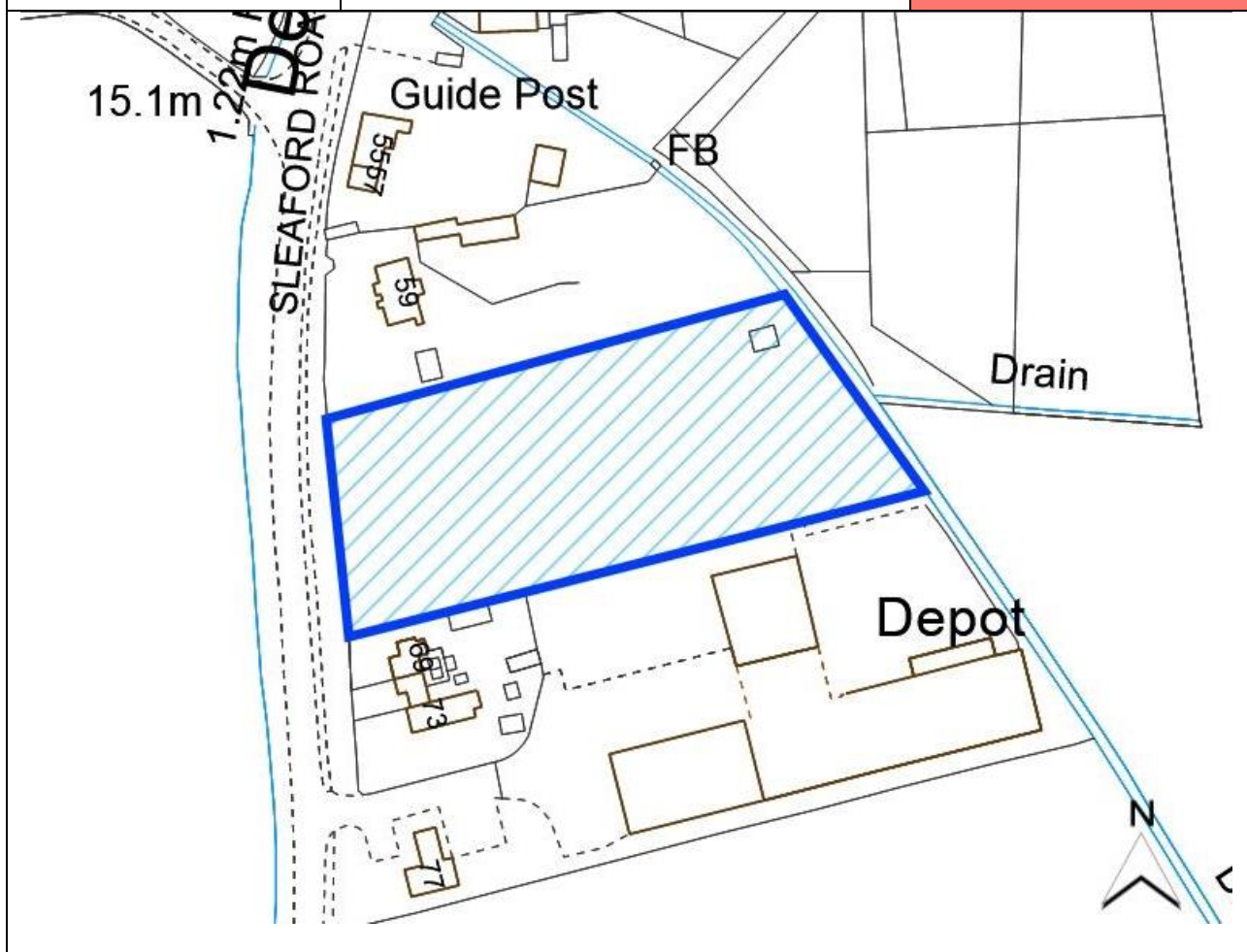
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOR/002	Site Address: Land off B1188, south off Dorrington	Status: Rejected
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Size (ha): 0.57	Current use: Paddock
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is located on land between dwellings and a depot. There is a watercourse to the eastern boundary and highway to the west.

Conclusion:

Detached from settlement. Out of scope due to limited capacity (less than 10 dwellings). It is considered that the site would deliver less than 10 dwellings when taking into account the density and pattern of surrounding development.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
none			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

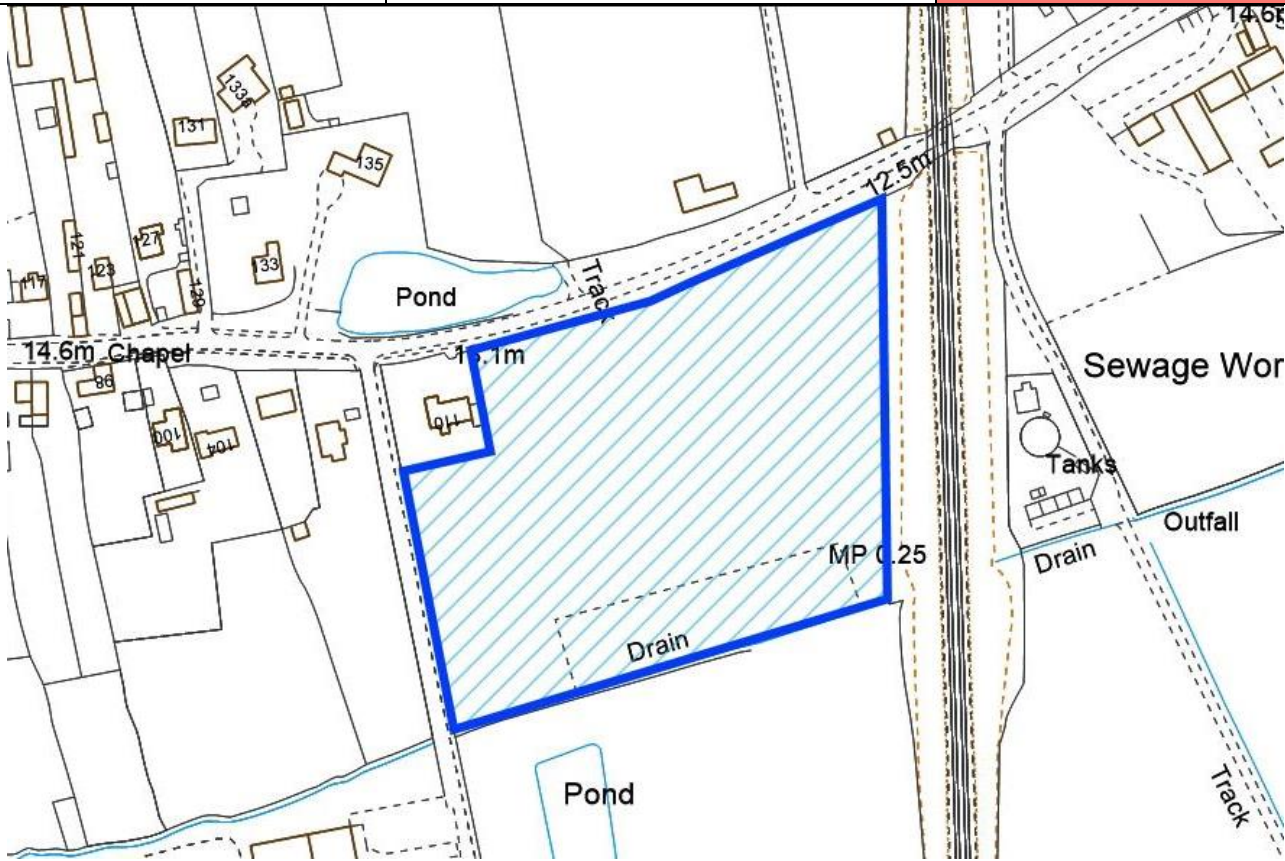
Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOR/003	Site Address: Land to the south of Main Street, Dorrington	Status: Rejected
		
Size (ha): 2.07	Current use: Agricultural	
Indicative capacity: 31	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located on land adjacent to the railway line. There are dwellings to the west and fields to the north and south.</p> <p>Conclusion:</p> <p>Edge of settlement location, extending ribbon development away from the settlement. It is considered that there are better sites available. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	R	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
none			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

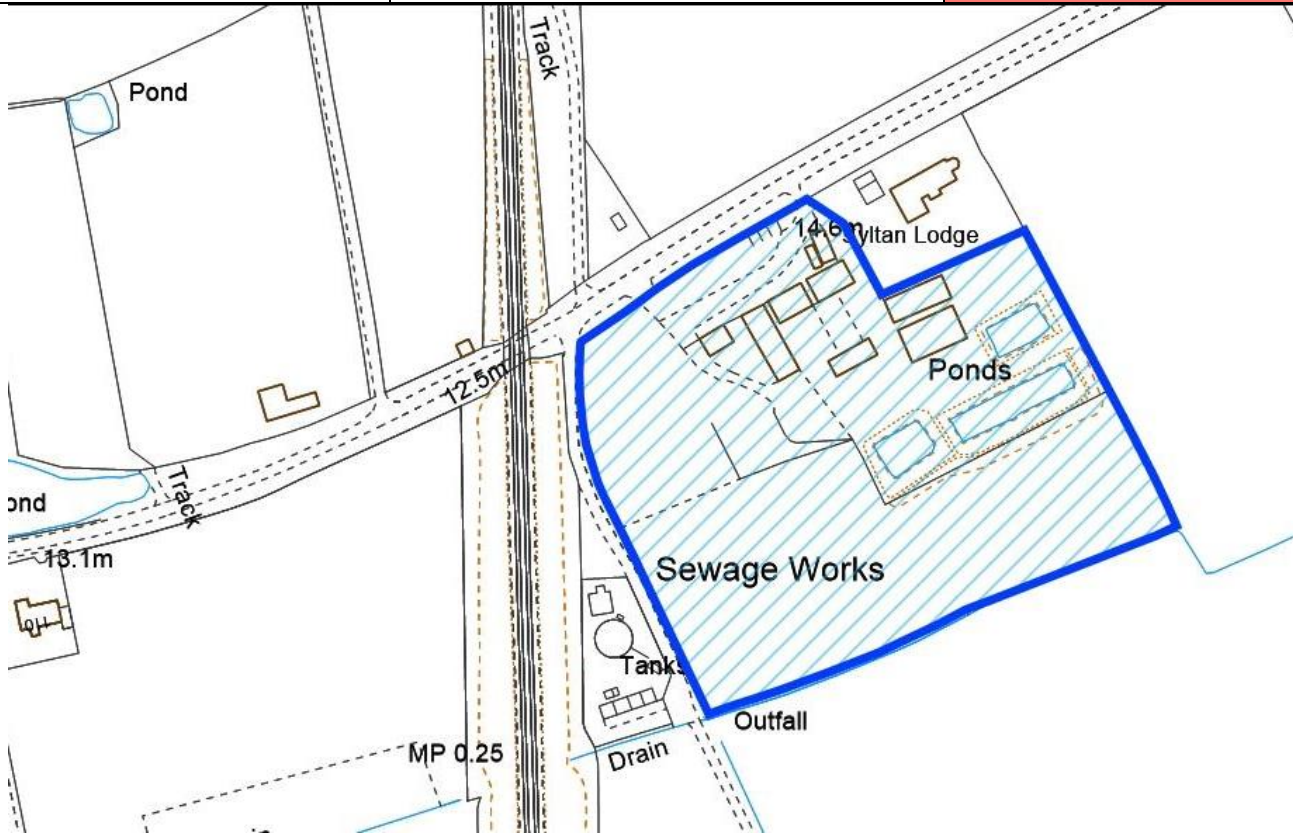
Built Environment, Heritage and Landscape

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			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway required to link with existing. Road widening from the PROW up the site access. Extension of the 30mph speed limit. Site at risk of surface water flooding which will need to be mitigated.	

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

Ref: NK/DOR/004	Site Address: Dorrington Garden Centre, Fen Road, Dorrington	Status: Rejected
		
Size (ha): 2.52	Current use: Redundant Garden Centre	
Indicative capacity: 38	Brownfield/Greenfield: Brownfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a former garden centre. There are ponds and existing structures on the site. To the north, east and south are open fields, to the west is the railway line.</p> <p>Conclusion:</p> <p>Detached from settlement by railway line. Constrained by proximity to sewage works. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOR/005	Site Address: Agricultural yard and buildings north of Main Street, Dorrington	Status: Rejected
		
Size (ha): 0.48	Current use: Yard/Agricultural	
Indicative capacity: 8	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is an agricultural yard and buildings. There are dwellings to the south, east and west and fields to the north. A track runs along the western edge of the site. The site is within 250m of a Listed building.</p> <p>Conclusion:</p> <p>Small site, constrained by access and impacts on setting of the Listed building. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

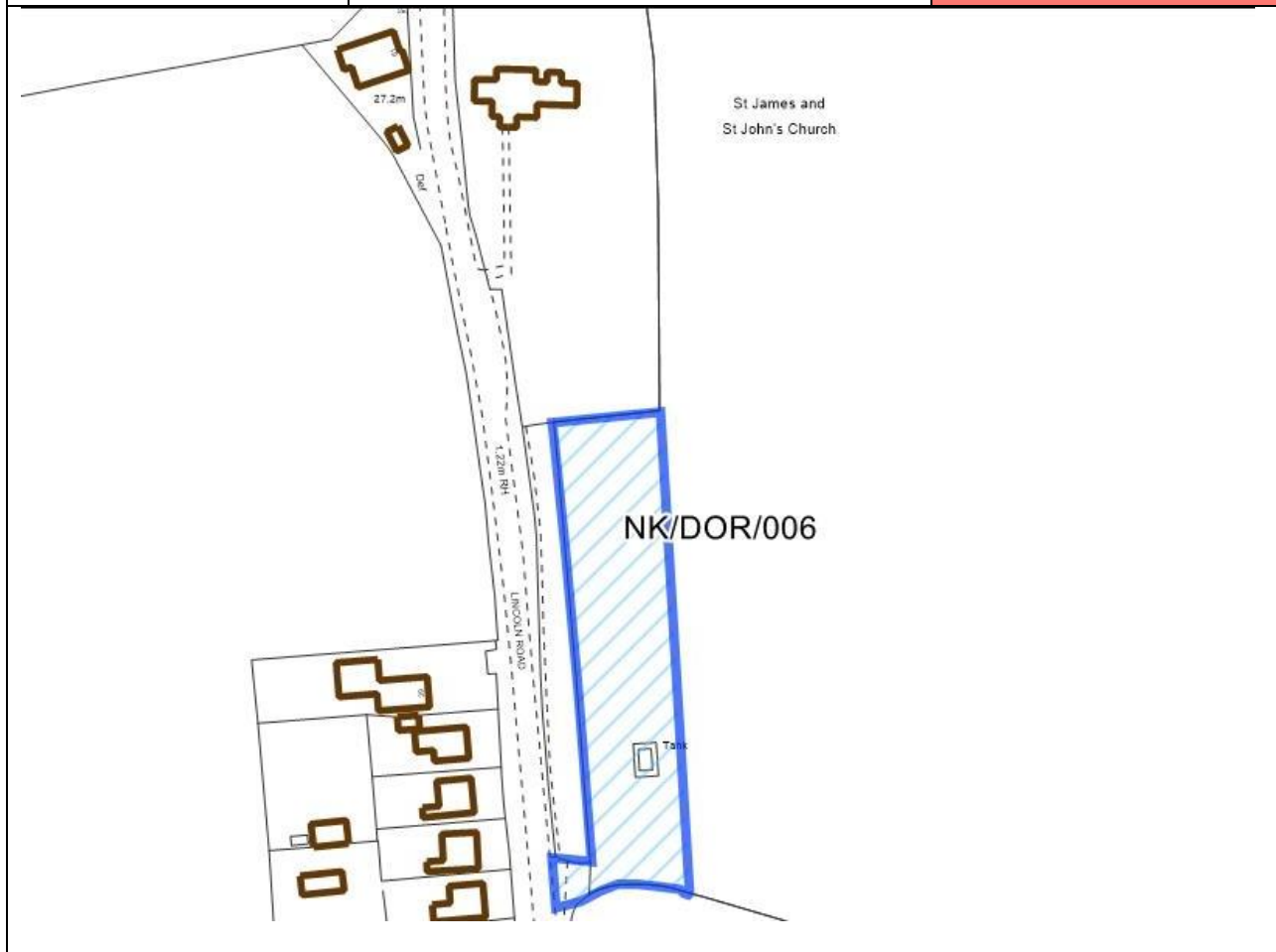
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOR/006	Site Address: Land to the east of Lincoln Road, Dorrington	Status: Rejected
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Size (ha): 0.37	Current use:
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is a small area of land, detached from the village. There are fields to the north, east and south of site and a small number of dwellings opposite.

Conclusion:

Small site detached from built footprint. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
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	Adjacent	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOR/007	Site Address: Land to the north of Main Street, Dorrington	Status: Rejected
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Size (ha): 0.55	Current use: Yard/Agricultural
Indicative capacity: 9	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary: The site forms part of an agricultural yard and buildings. There are fields to the north of the site.</p> <p>Conclusion: Small site, constrained by access and Listed building. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

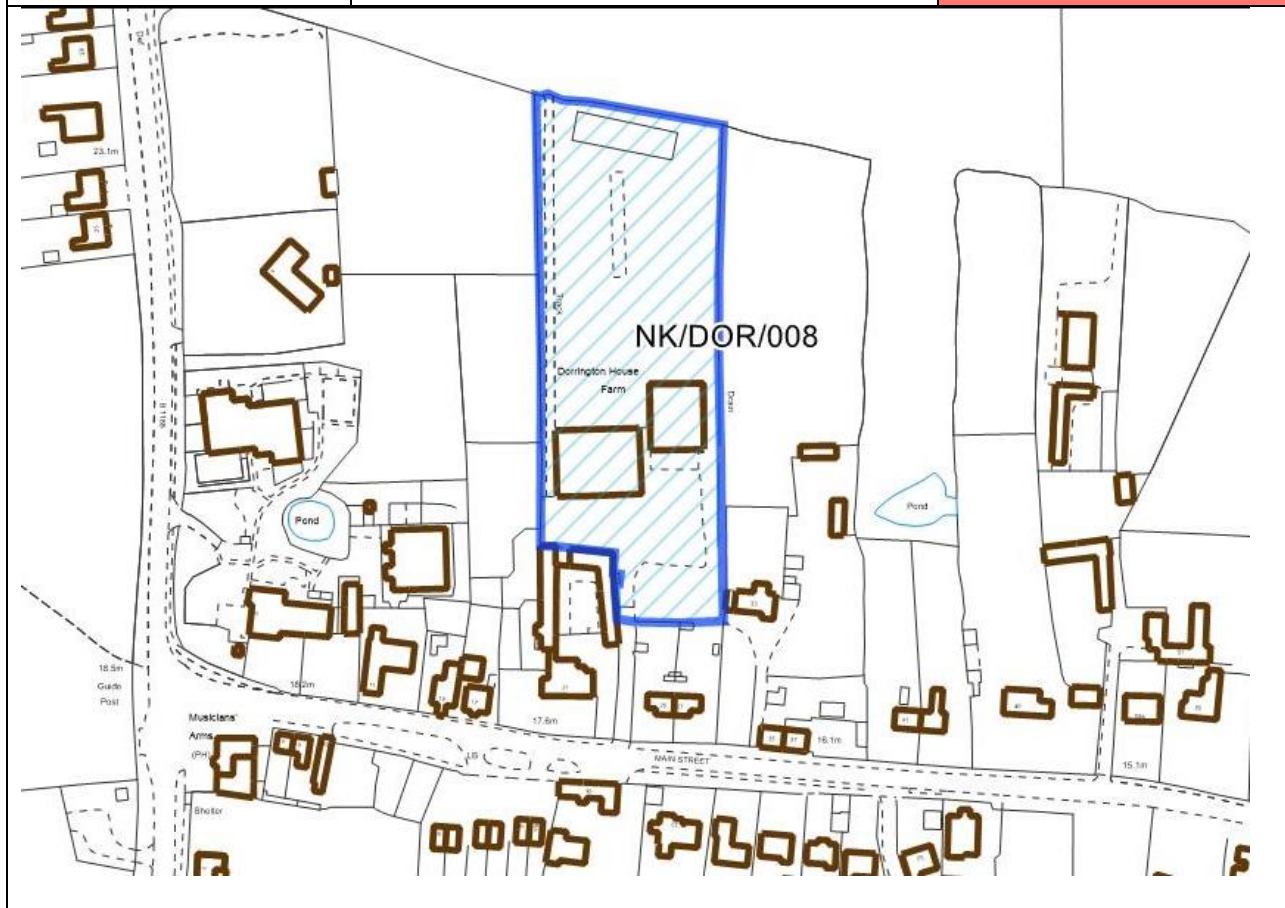
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DOR/008	Site Address: Agricultural yard, buildings and land north of Main Street	Status: Rejected
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Size (ha): 1.03	Current use: Yard/Agricultural
Indicative capacity: 18	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary: The site forms part of an agricultural yard. There are dwellings to the east and west and fields to the north.</p> <p>Conclusion: Small site, constrained by access and Listed building. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

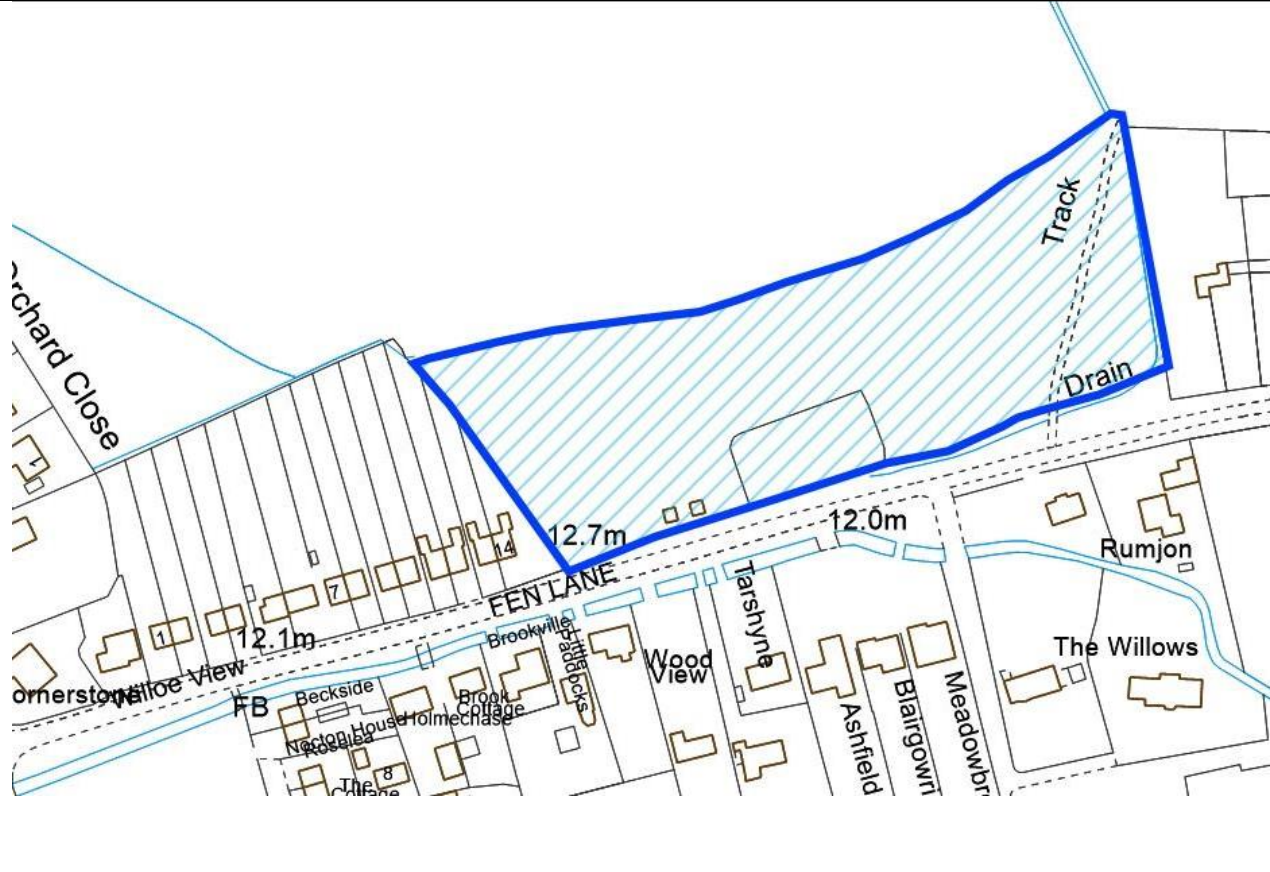
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Dunston

Ref: NK/DUNS/001	Site Address: Land off Fen Lane, Dunston	Status: Allocate (New site with partial permission)
		
Size (ha): 1.49	Current use: Grazing	
Indicative capacity: 25	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages	Availability: Has permission on part of the site	
<p>Summary:</p> <p>The site is open land situated opposite dwellings that form a linear pattern to the south. There are dwellings to the west and fields to the north of the site. To the southern boundary of the site is an area of Flood zone 2 and 3. The site is also in proximity to Dunston Conservation Area.</p> <p>Conclusion:</p> <p>The site is considered to respect the core shape and form of the village, having development opposite and not extending further than existing built line to the west. There is some risk of surface water flooding to the site and the site is in proximity to flood zones 2 and 3, however, appropriate design, layout and water management systems could mitigate any potential risk. Part of the site has planning permission and it is proposed to allocate the wider site area.</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			
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

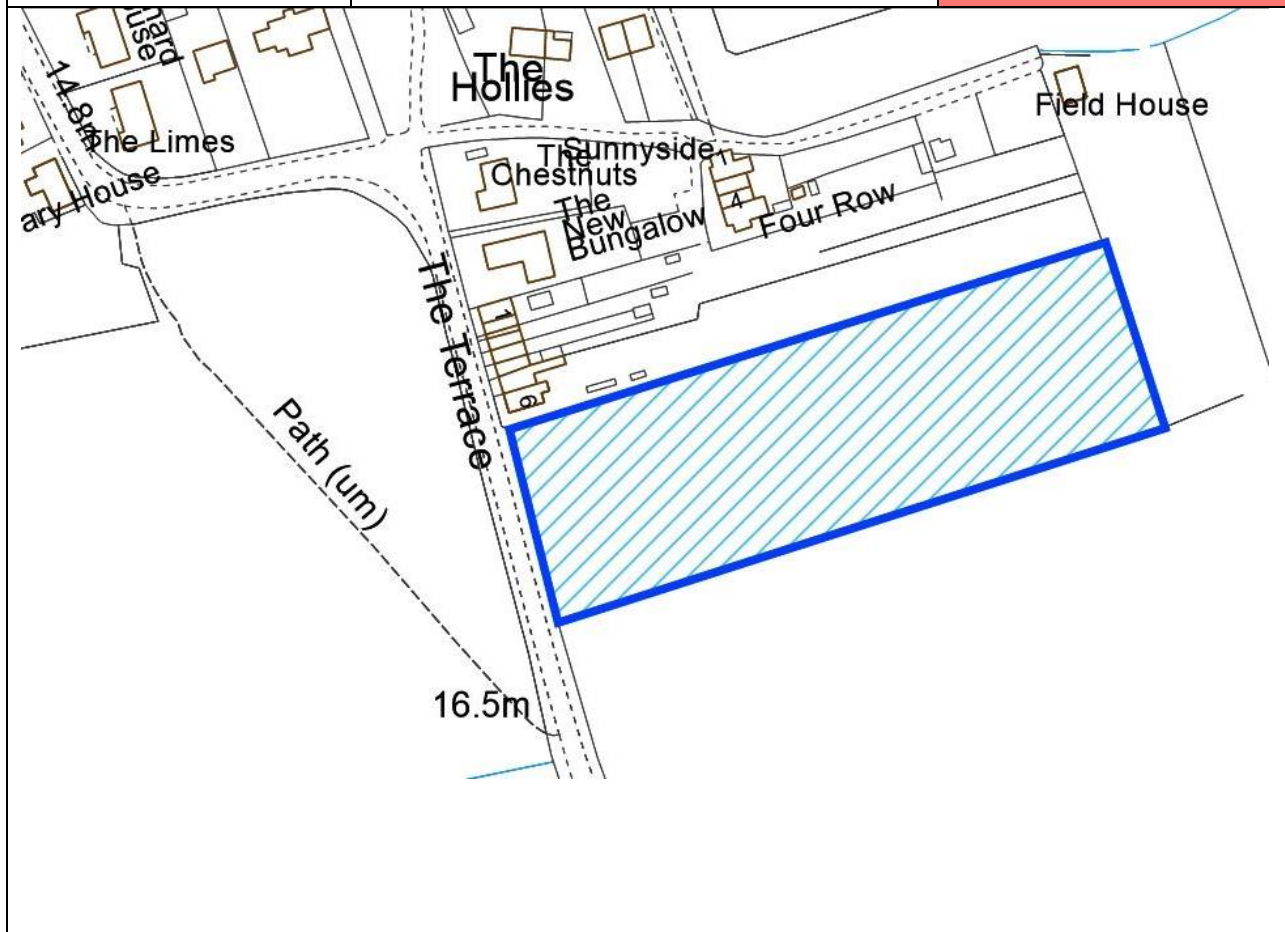
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	g
Impact on Highway Network	g
Impact on Local Road Network	g
Additional Highways Comments	
Pedestrian links and drainage improvements may be required.	

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

Ref: NK/DUNS/002	Site Address: Land south of village, Dunston	Status: Rejected
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Size (ha): 0.83	Current use:
Indicative capacity: 14	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is fields to the south of existing dwellings. There are fields to the east, south and west of the site.

Conclusion:

Site is located to the edge of settlement. Some risk of surface water flooding on the site. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 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			
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			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/DUNS/003	Site Address: Land to the rear of The Orchards, Lincoln Road, Dunston	Status: Rejected
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Size (ha): 1.15	Current use: Grassland and Dwelling
Indicative capacity: 19	Brownfield/Greenfield: Mixed
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site is an area of land to the rear of dwellings on Lincoln Road. There is a watercourse and fields to the south of the site and dwellings to the north, east and west.</p> <p>Conclusion:</p> <p>The site has an area of Flood Zone 2 and 3 to the edge of the site, reducing capacity. A planning application for 9no dwellings has been approved. Proposed not to allocate due to capacity being under 10no dwellings.</p>	

Constraints

Environmental

Fluvial flood risk	A	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			
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

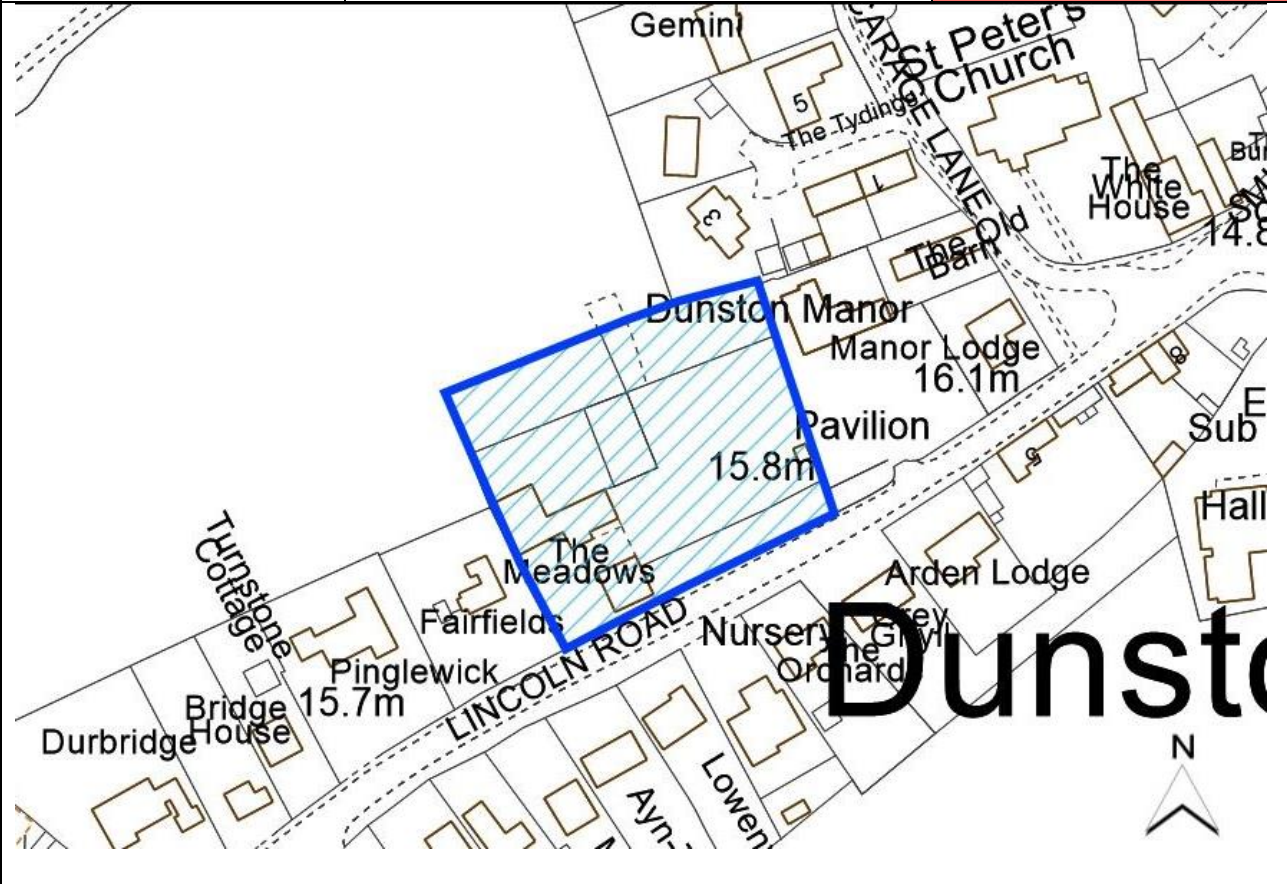
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DUNS/004	Site Address: Land at The Meadows, Lincoln Road, Dunston	Status: Rejected
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Size (ha): 0.47	Current use: Dwelling, workshop and car park
Indicative capacity: 8	Brownfield/Greenfield: Brownfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site is a small area of land adjacent to a dwelling. There are dwellings to the east, south and west of the site.</p> <p>Conclusion:</p> <p>Out of scope due to limited site capacity (less than 10 dwellings).</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	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		

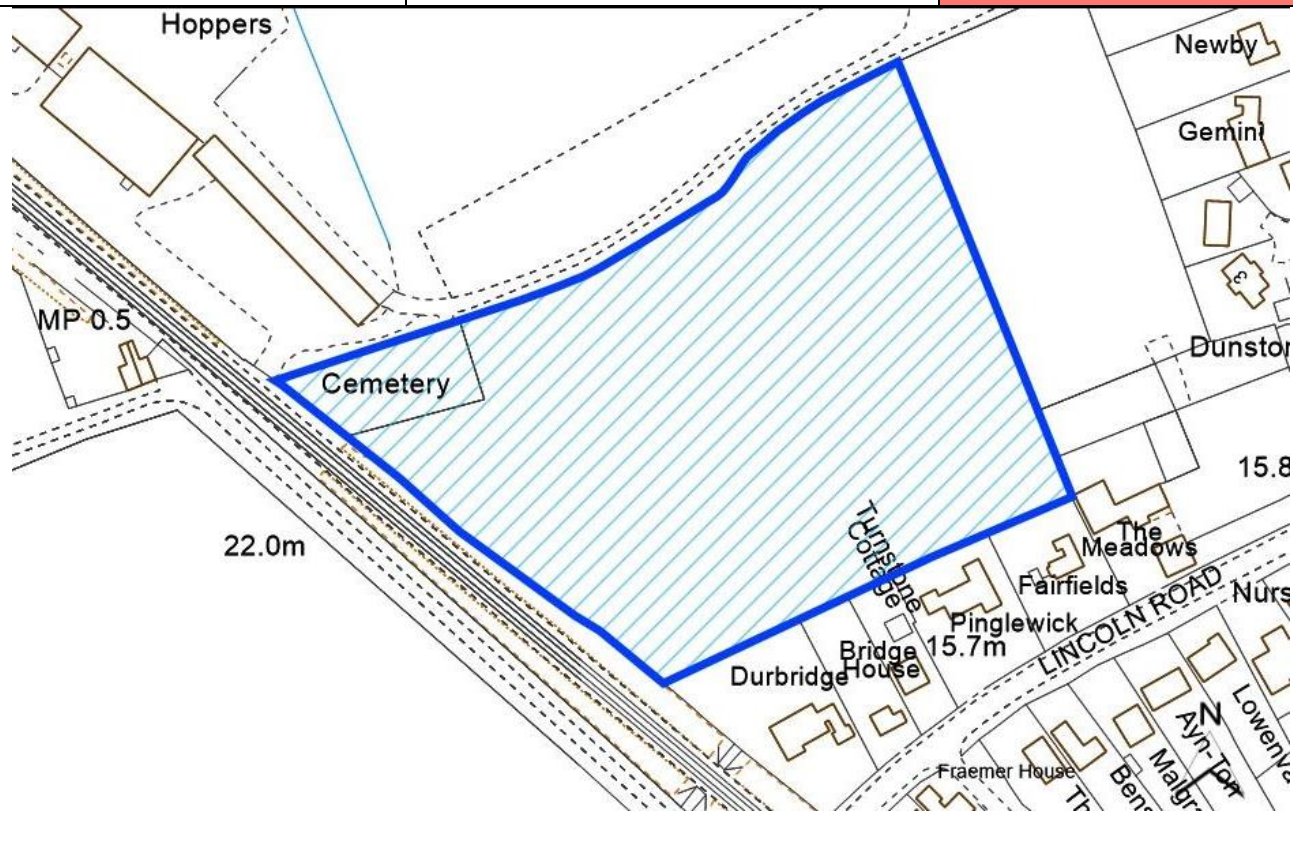
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Back Lane would require significant upgrading/widening/footway provision.	

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

Ref: NK/DUNS/005	Site Address: Land to the south of Back Lane, Dunston	Status: Rejected
		
Size (ha): 2.36	Current use: Grassland	
Indicative capacity: 35	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is open land and cemetery to the rear of dwellings on Lincoln Road. There is a railway line to the western boundary and fields/farm buildings to the north.</p> <p>Conclusion:</p> <p>Edge of village, character impacts. Better sites available</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 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
potential noise from railway and agri yard to North			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

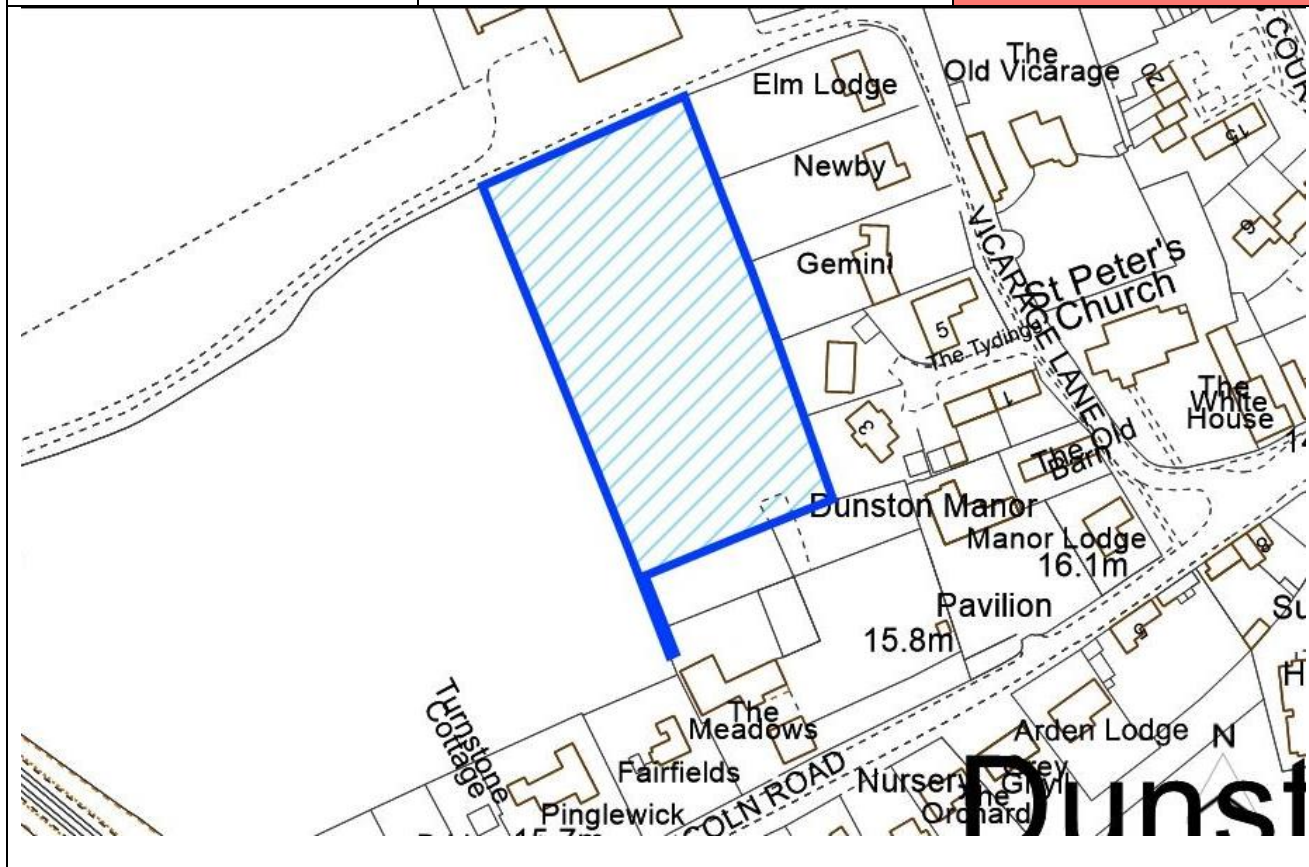
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/DUNS/006	Site Address: Land to the south of Back Lane, Dunston	Status: Rejected
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Size (ha): 0.71	Current use: Grassland
Indicative capacity: 12	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: The site is open land to the rear of dwellings. There are farm buildings to the north of the site, and dwellings to the east and south.</p> <p>Conclusion: Edge of village, character impacts. Better sites available</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	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
potential noise from agri yard to North			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

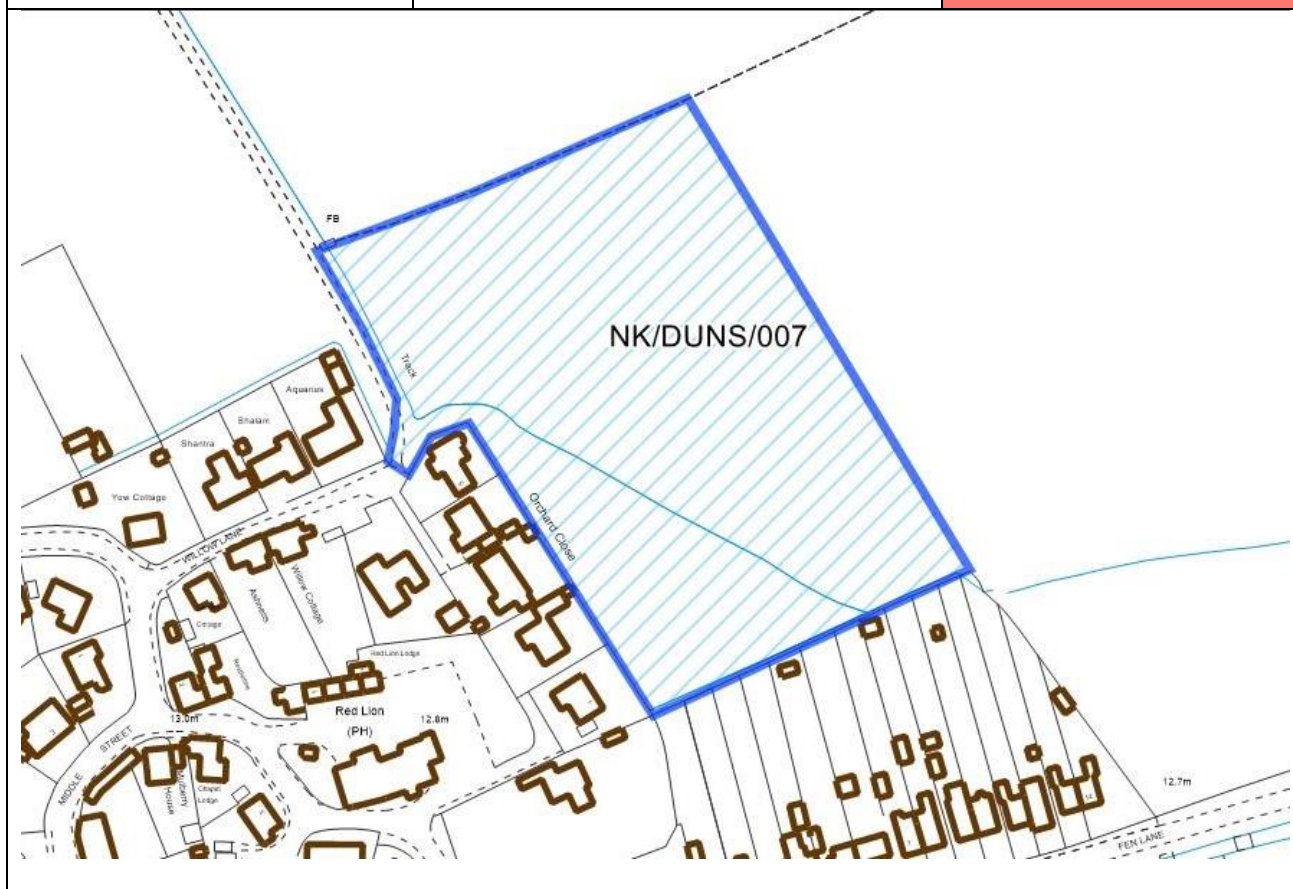
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Back Lane would require significant upgrading/widening/footway provision.	

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

Ref: NK/DUNS/007	Site Address: Land east of Willow Lane, Dunston	Status: Rejected
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Size (ha): 1.78	Current use:
Indicative capacity: 30	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site comprises of fields. There are dwellings to the south and west of the site and fields to the north and west.</p> <p>Conclusion:</p> <p>Edge of settlement, constrained by access and character. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoNo
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			
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

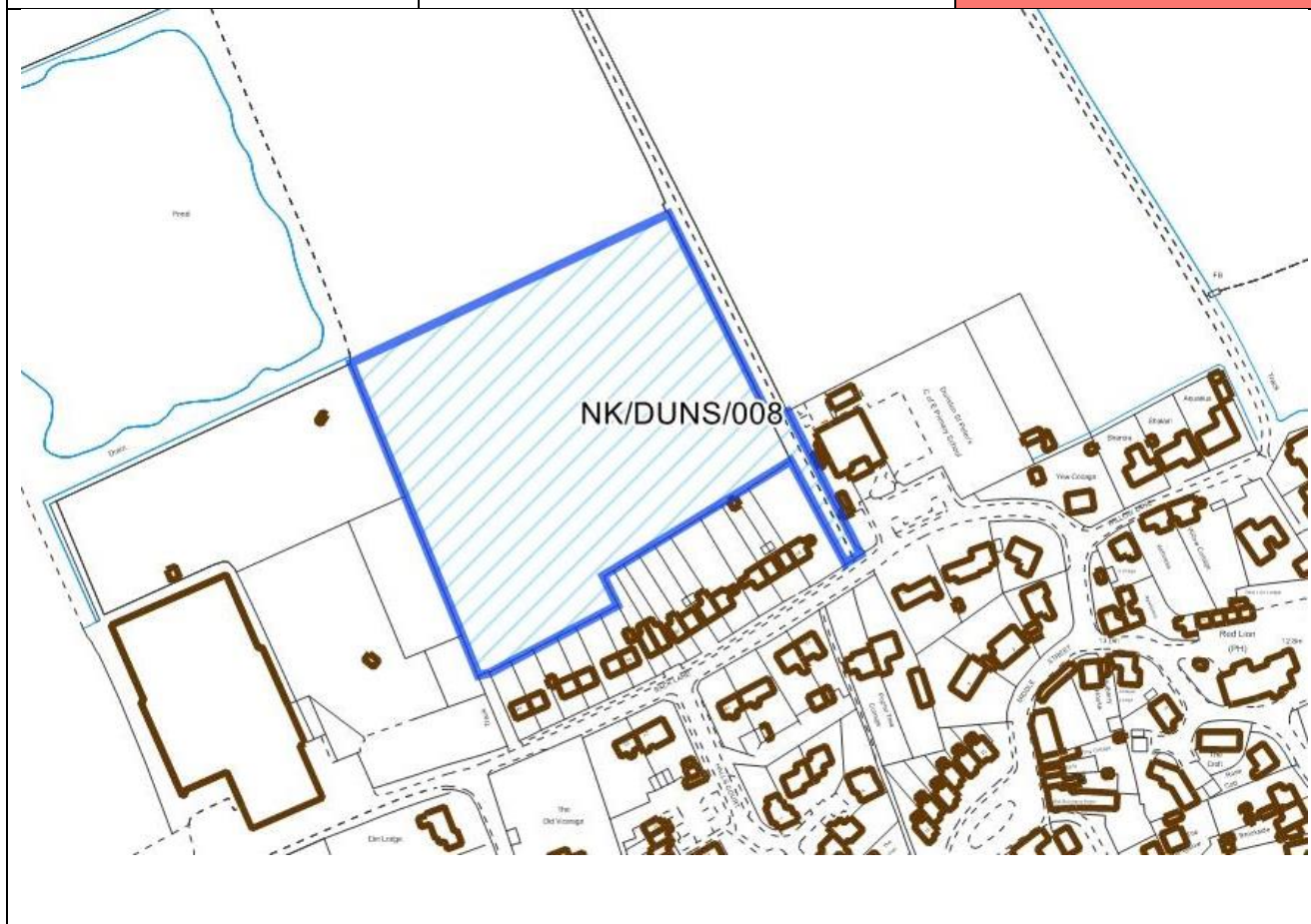
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	no	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Willow Lane is of insufficient width to support this level of development with limited opportunity for widening and provision of footway.	

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

Ref: NK/DUNS/008	Site Address: Land north of Back Lane, Dunston	Status: Rejected
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Size (ha): 1.85	Current use:
Indicative capacity: 31	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site forms land to rear of properties on Back Lane. There is a school to the east, dwellings to the south and fields to the north.</p> <p>Conclusion:</p> <p>Edge of settlement, constrained by access and character. Other sites preferrable.</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			
potential noise from agri yard to West			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

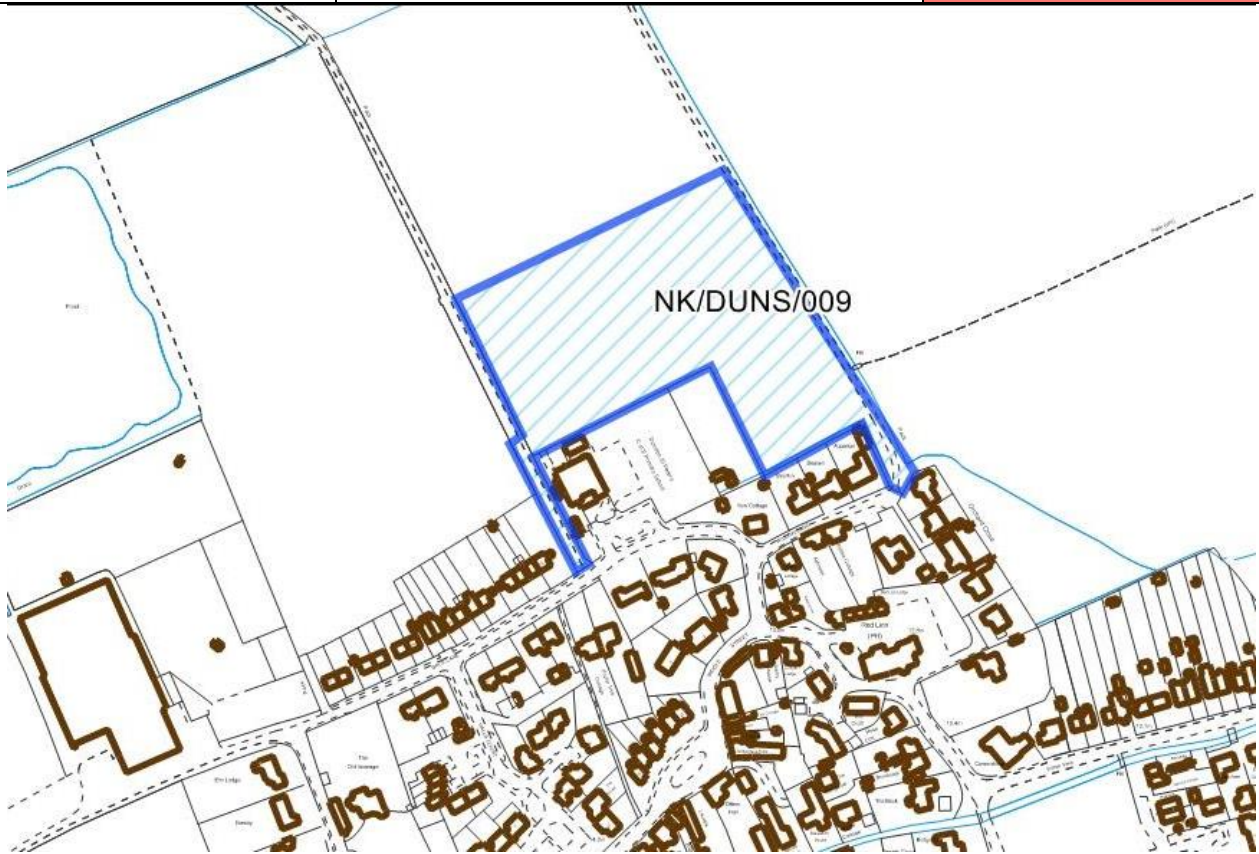
Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Proposed access road is of insufficient width to support this level of development.	

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

Ref: NK/DUNS/009	Site Address: Land north of Dunston CofE School, Back Lane, Dunston	Status: Rejected
		
Size (ha): 2.00	Current use: Agricultural	
Indicative capacity: 34	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is to the north of Dunston Primary School. There are fields to the east, north and west of the site.</p> <p>Conclusion:</p> <p>Edge of settlement location that extends into countryside, constrained by access and character. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 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			
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

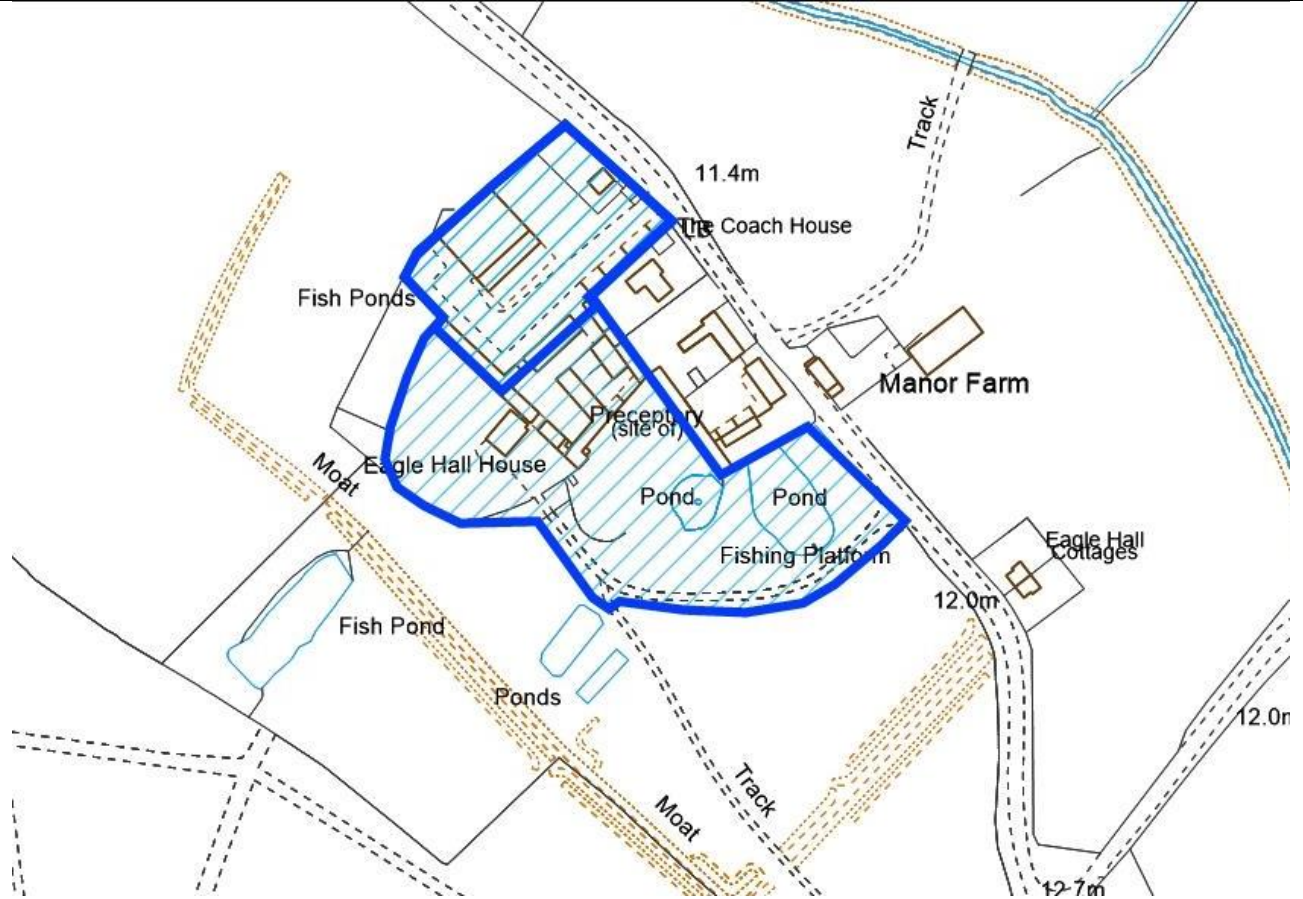
Scheduled Ancient Monumen	No	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Proposed access road is of insufficient width to support this level of development. Site is at risk of surface water flooding.	

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

Eagle

Ref: NK/EAG/001	Site Address: Land at Eagle Farm, Swinderby	Status: Rejected
		
Size (ha): 2.38	Current use: Farmyard and Dwellings	
Indicative capacity: 53	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site contains existing buildings, including the site of a Scheduled Ancient Monument. There are fields to the north, west and south of the site.</p> <p>Conclusion:</p> <p>Countryside location, site constrained by Scheduled Ancient Monument and Listed buildings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Within 500m
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			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

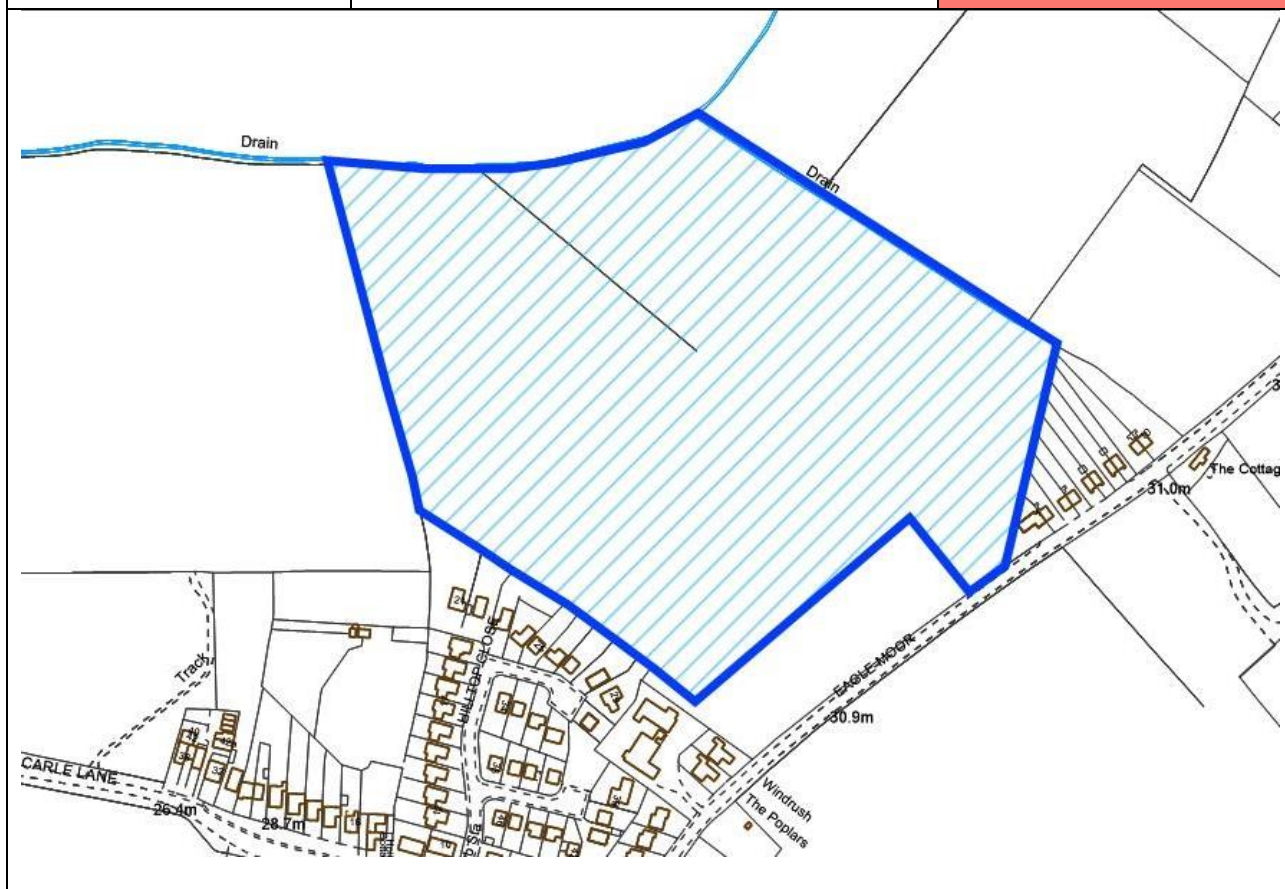
Scheduled Ancient Monument	Yes	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/EAG/002	Site Address: Land west of Eagle Moor, Eagle	Status: Rejected
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Size (ha): 9.19	Current use: Agricultural
Indicative capacity: 138	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is agricultural land located to the east of the village. There are residential properties to the south-west. There is water course to the north boundary of the site.

Conclusion:

Large site on the edge of the settlement, character impacts. The site is at some risk of surface water flooding. Proposed not to allocate.

Constraints

Environmental

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

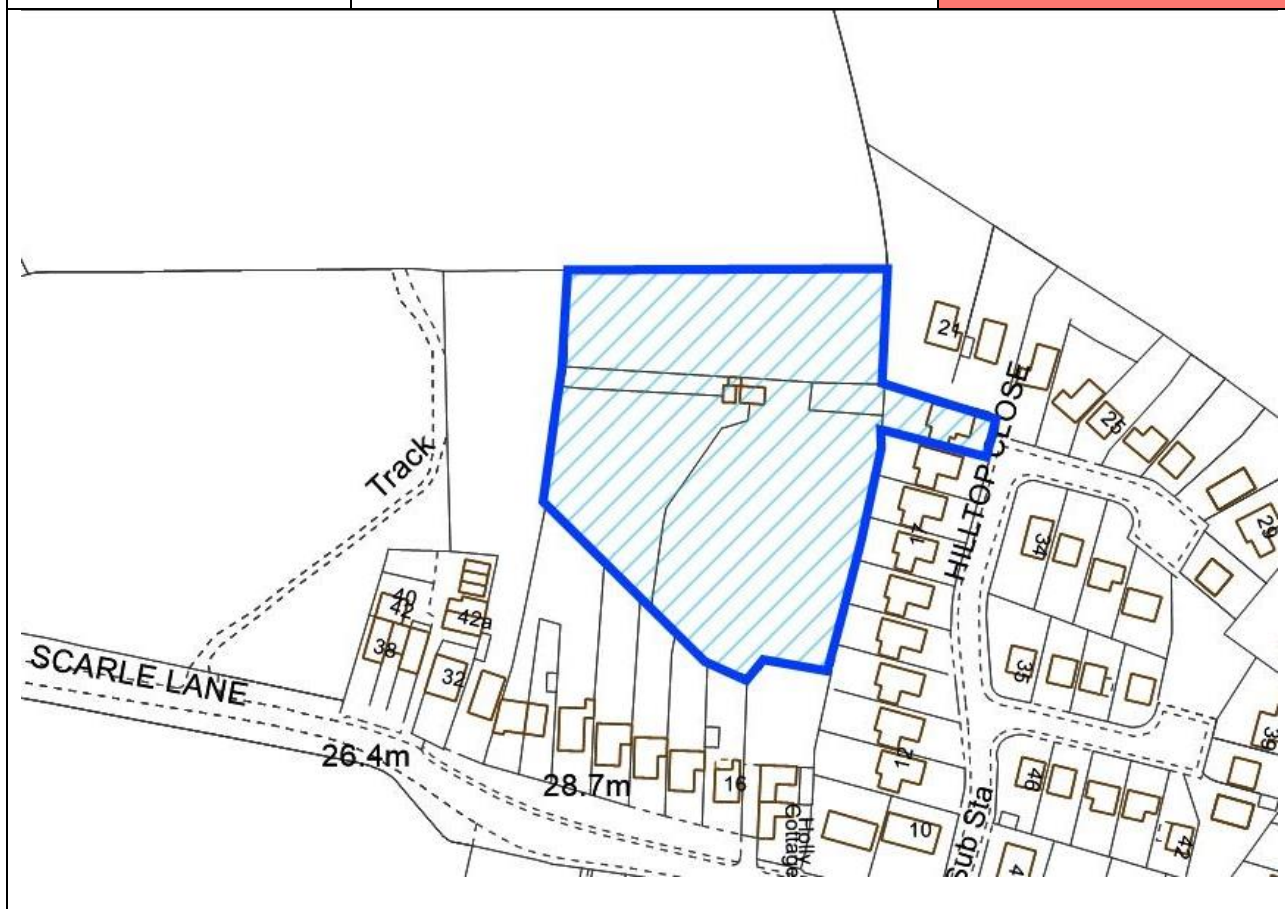
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/EAG/003	Site Address: Rear of 20 Hilltop Close, Eagle	Status: Rejected
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Size (ha): 0.97	Current use: Grazing
Indicative capacity: 16	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: The site is located to the north of properties on Scarle Lane and west of properties on Hill Top Close.</p> <p>Conclusion: Edge of settlement, constrained by Listed buildings. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoAdjacent
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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

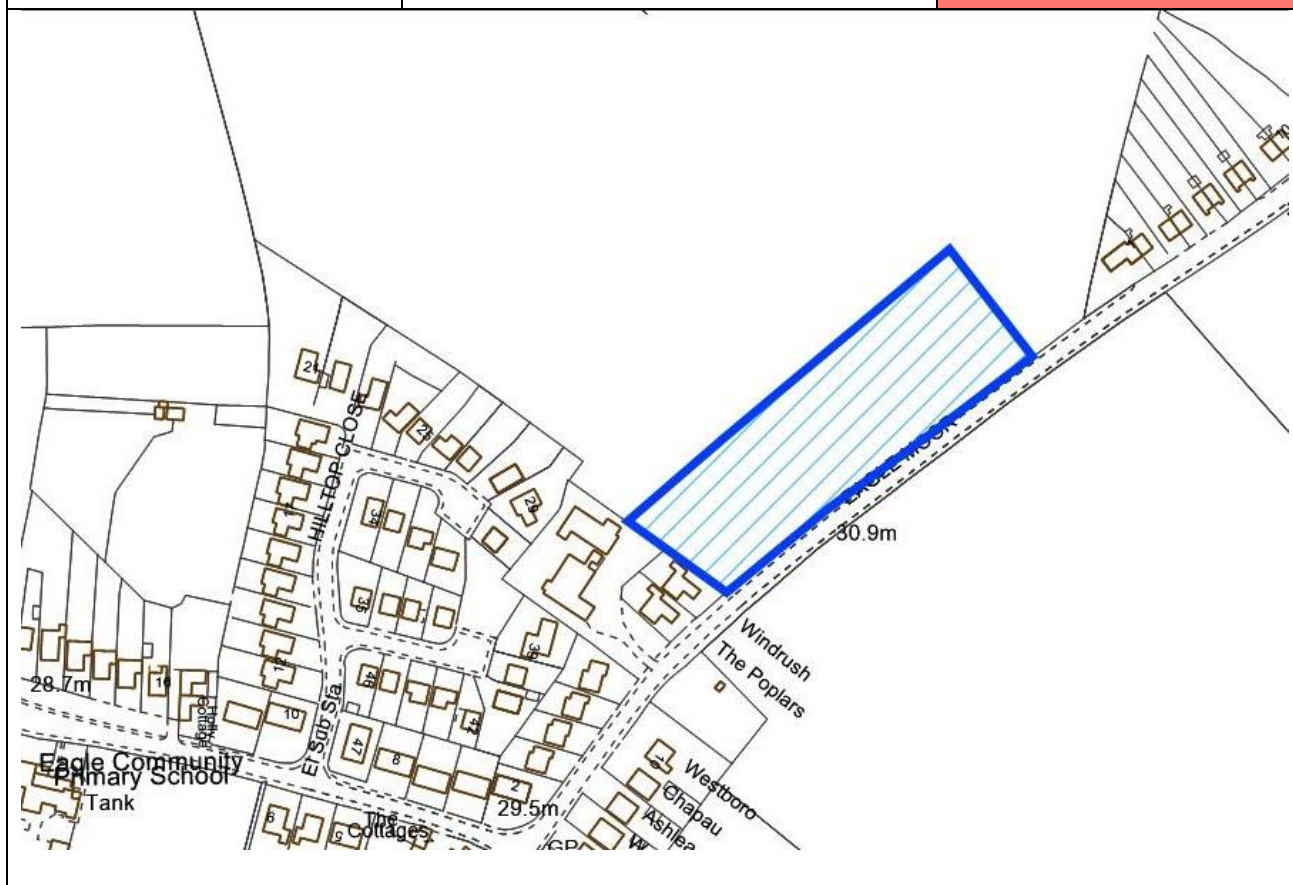
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Doubtful that an adoptable junction could be accommodated in the available frontage.	

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

Ref: NK/EAG/004	Site Address: Land off Eagle Moor, Eagle	Status: Rejected
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Size (ha): 0.88	Current use: Agricultural
Indicative capacity: 15	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: A linear site to the north of the village, located on agricultural land.</p> <p>Conclusion: Edge of settlement, inappropriate linear form of development. Proposed not to allocate.</p>	

Constraints

Environmental

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

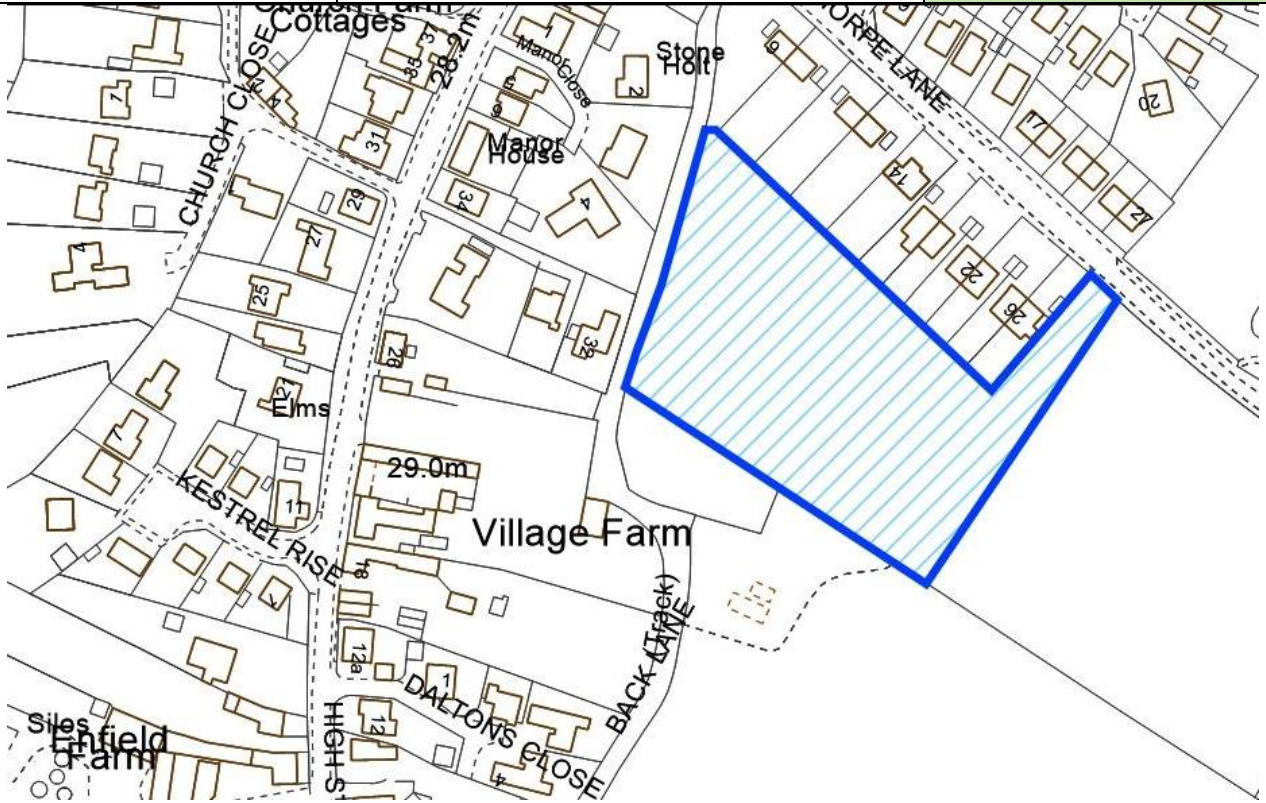
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

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

Ref: NK/EAG/005	Site Address: Land at Back Lane, Eagle	Status: Allocate (New site without planning permission)
		
Size (ha): 0.94	Current use: Field/open	
Indicative capacity: 16	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages	Availability: Confirmed via HELAA 2019, suggested delivery in 0-5 years, owned by a builder.	
<p>Summary:</p> <p>The site is located to the rear of properties on Thorpe Lane. There is residential development to the west and south of the site. The site is in keeping with the shape and form of the village and is well connected for access to the centre of the village.</p> <p>Conclusion:</p> <p>The site is relatively unconstrained and relates well to existing built footprint. Some improvement to access required. Setting of listed buildings will need to be appropriately addressed through design of development. 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 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	Yes		
Site Specific Minerals Safeguarding Area	Yes		
Waste Safeguarding Area	No		

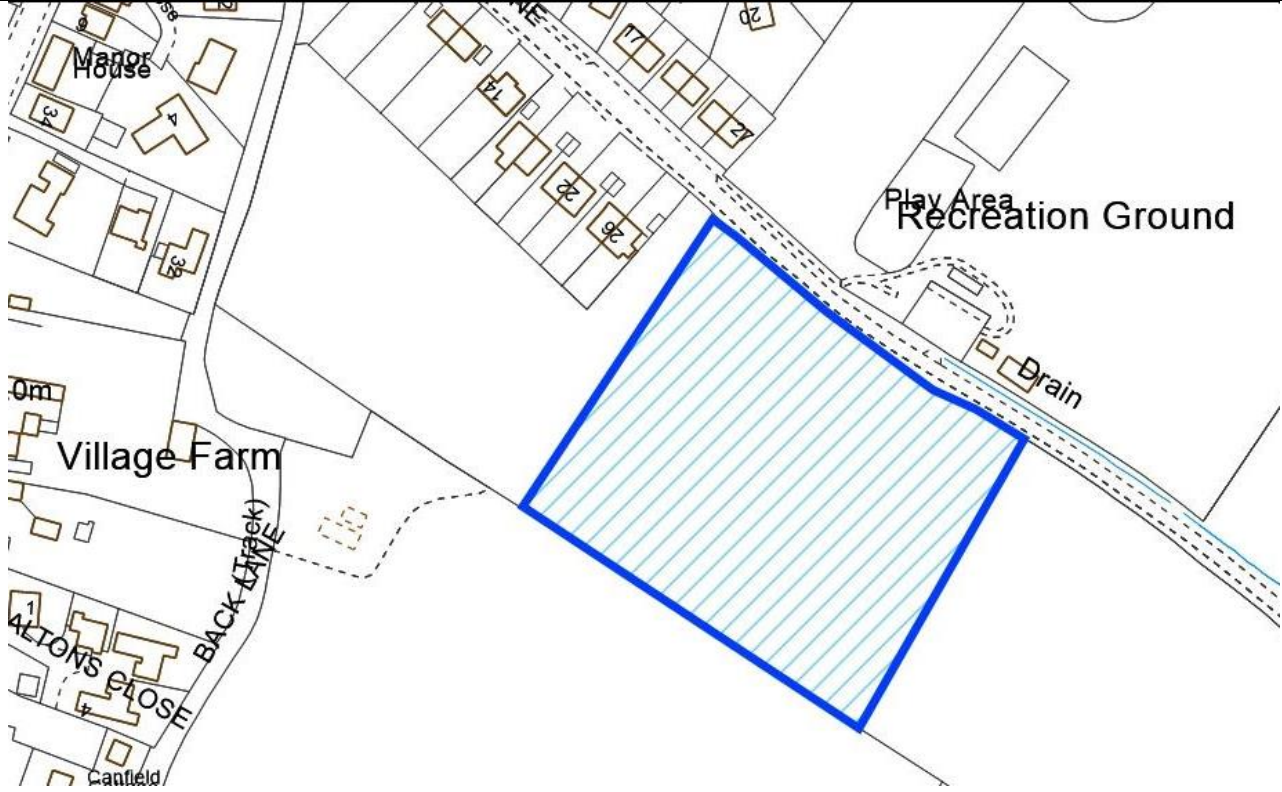
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Close to the Fledgling access opposite. Would be better developed in conjunction with NK/EAG/006	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Historic England: Development to be sensitive to the setting of GII Listed buildings	- Wording included in Policy

Ref: NK/EAG/006	Site Address: Land to the south of Thorpe Lane, Eagle	Status: Rejected
		
Size (ha): 1.22	Current use: Paddock	
Indicative capacity: 21	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is open land located to the south of the recreation ground. There are fields to the east and south of the site.</p> <p>Conclusion:</p> <p>Edge of settlement, extends away from built footprint. The site is at risk of surface water flooding. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
n/a			
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 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			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Would be better developed in conjunction with NK/EAG/005. Site at risk of surface water flooding.	

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

Ref: NK/EAG/007	Site Address: Large Farm, Eagle Road, North Scarle	Status: Rejected
		
Size (ha): 1.04	Current use: Farm yard	
Indicative capacity: 26	Brownfield/Greenfield: Brownfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site comprises farm building and yard located approx. 1.5km from the village. The site is surrounded by fields and countryside.</p> <p>Conclusion:</p> <p>Unsuitable due to location in countryside.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

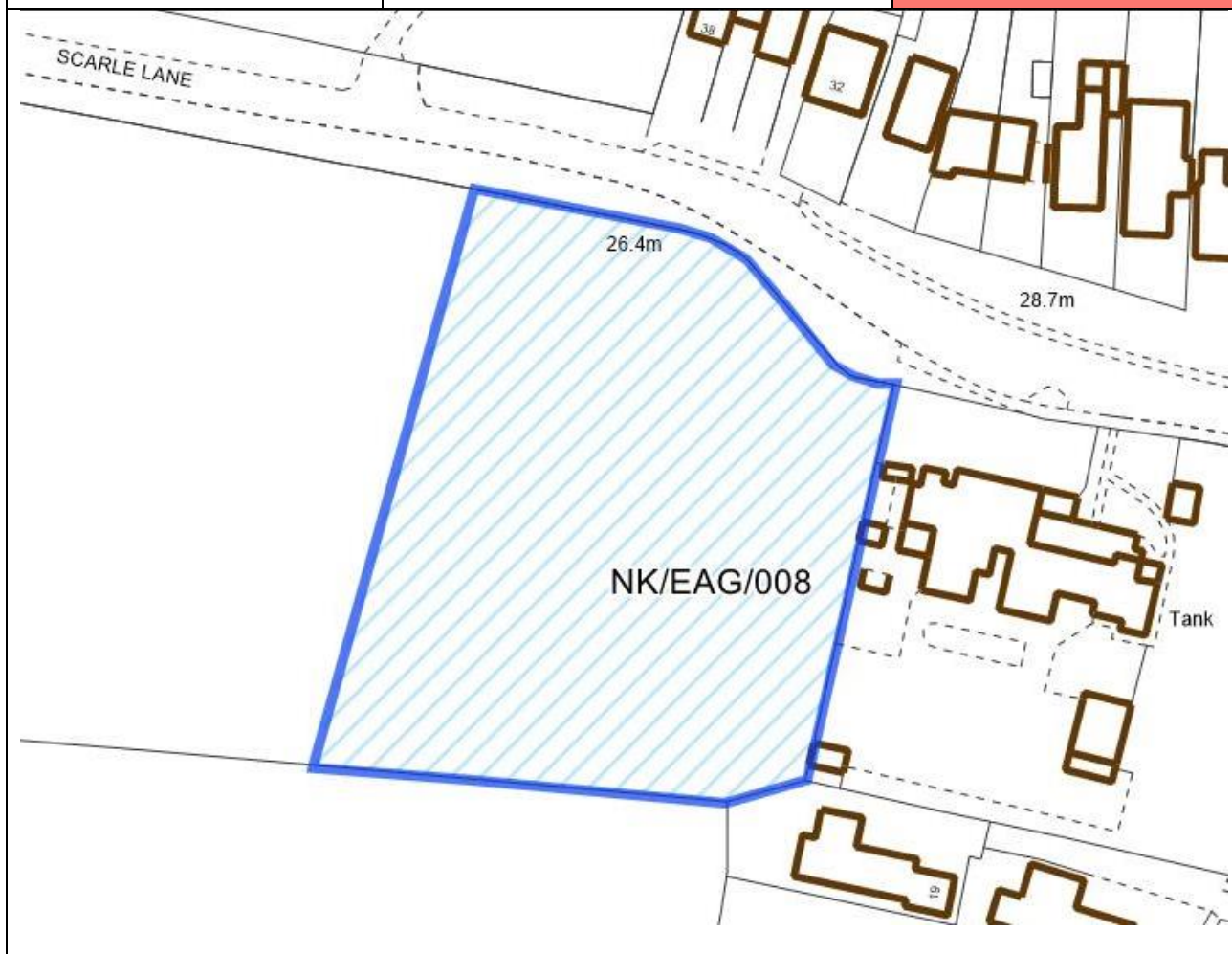
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/EAG/008	Site Address: Land south of Scarle Lane, Eagle	Status: Rejected
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Size (ha): 0.61	Current use:
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: The site is located to the west of Eagle Primary School. There are fields to the south and west of the site. All Saints Church is to the south-east of the site.</p> <p>Conclusion: Edge of settlement, character impacts. Impacts on Listed buildings. Other sites preferable.</p>	

Constraints

Environmental

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

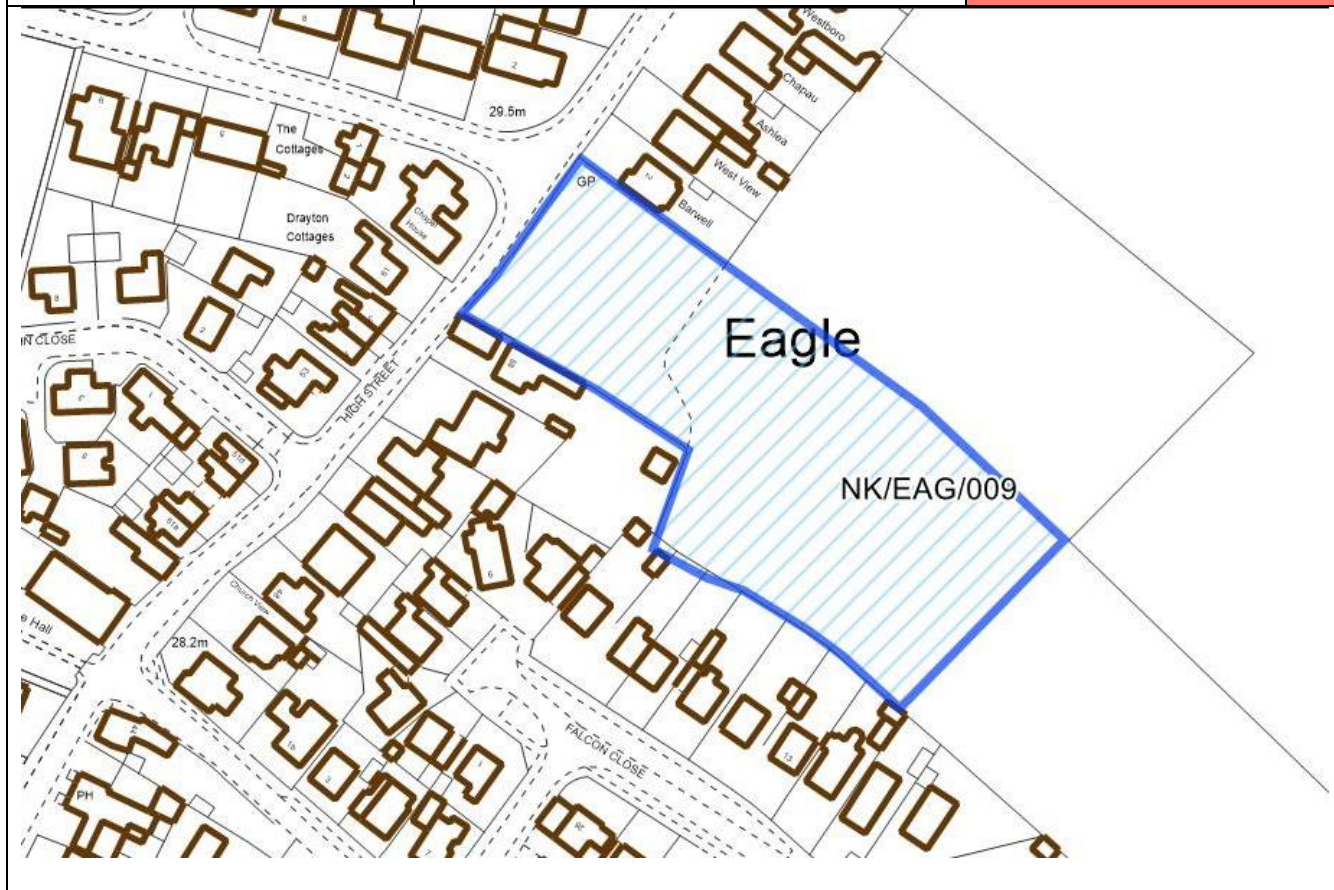
Scheduled Ancient Monumen	No	Historic Park and Garden	no
Listed Buildings	Within 250m	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Frontage hedge would need to be removed to provide vis due to the bend in Scarle Lane. Pedestrian links required.	

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

Ref: NK/EAG/009	Site Address: Land east of High Street, north of Falcon Close, Eagle	Status: Rejected
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Size (ha): 0.72	Current use:
Indicative capacity: 12	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: The site is located between residential properties. There is substantial planting to the front of the site, comprising in part of a group Tree Preservation Order.</p> <p>Conclusion: Constrained by access opposite junction and group TPO on site. Proposed not to allocate.</p>	

Constraints

Environmental

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

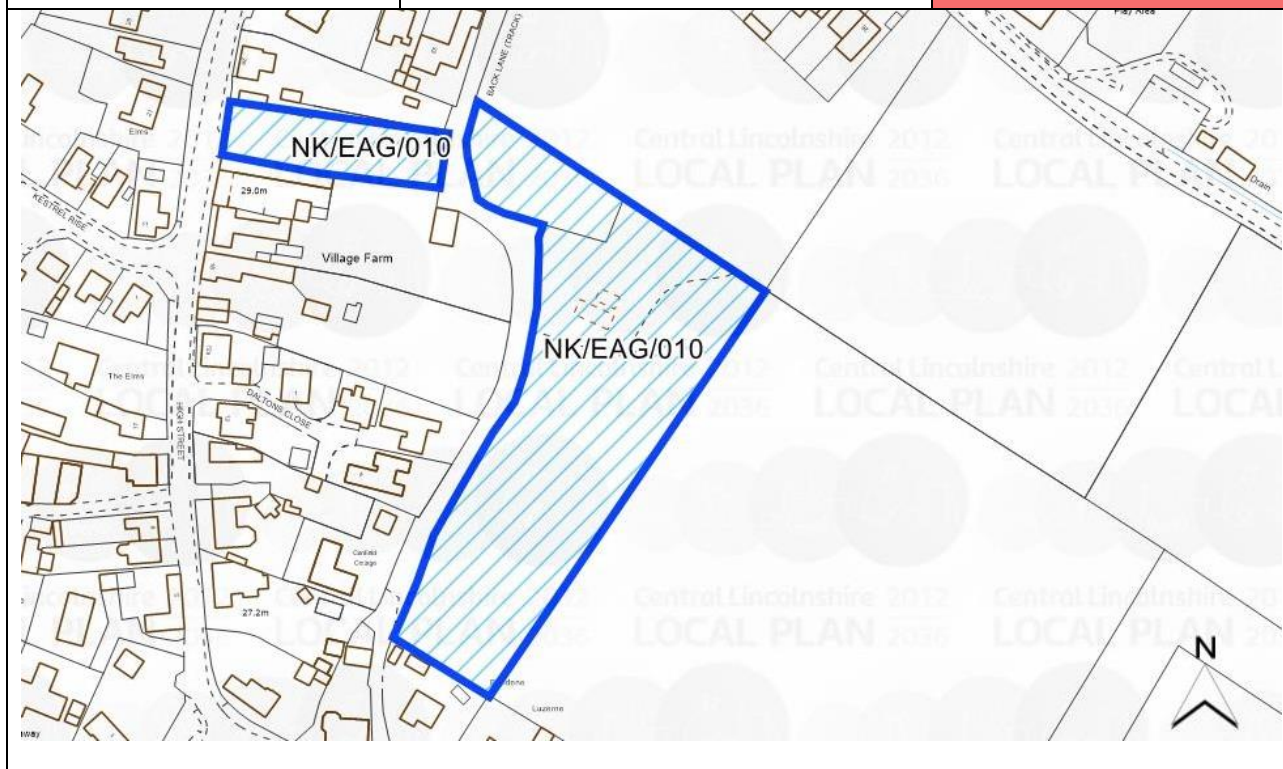
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Frontage hedge close to carriageway edge so would need to be removed to provide vis. Junction shold be off-set from Scarle lane junction.	

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

Ref: NK/EAG/010	Site Address: Land east of Daltons Close, Eagle	Status: Rejected
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Size (ha): 0.92	Current use: Fields
Indicative capacity: 16	Brownfield/Greenfield: Mixed
Hierarchy: Medium Villages	
<p>Summary: The site is an area of land to the rear of properties on Daltons Close. There are residential buildings to the south and west of the site, fields to the east. There are a number of listed buildings to the west.</p> <p>Conclusion: The site is relatively unconstrained and adjoins proposed allocation EAG/005. It is considered that the site could form a future phase of EAG/005. Propose not to allocate at this time.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

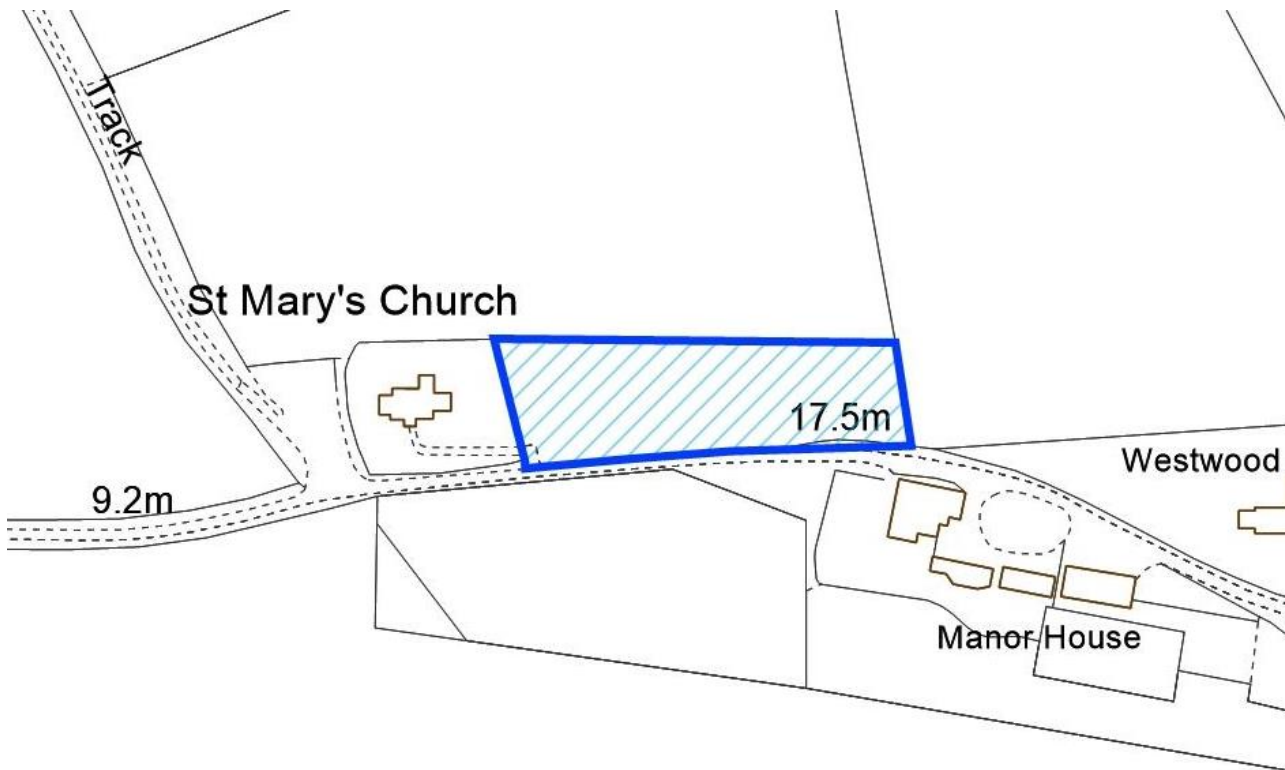
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed site available as extension to EAG/005	

Ewerby & Evedon

Ref: NK/EWE/001	Site Address: Land at Manor Farm, Evedon	Status: Rejected
		
Size (ha): 0.28	Current use: Grazing	
Indicative capacity: 8	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site is a small area of land to the east of St Marys Church. There are listed buildings to the south-east of the site. Tot the north are open fields.</p> <p>Conclusion:</p> <p>Hamlet/countryside location, capacity issues (likely to 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	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

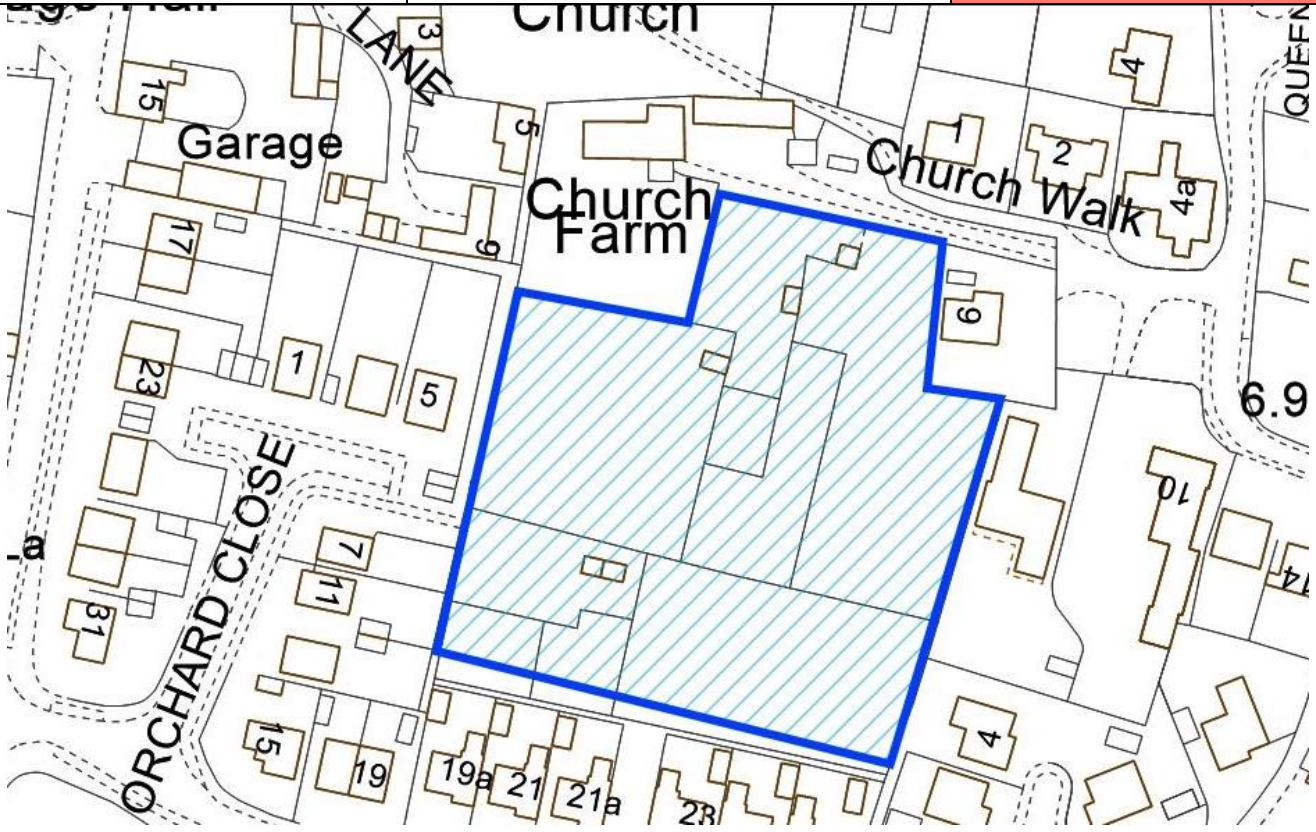
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Great Hale

Ref: NK/GHAL/001	Site Address: Orchard Street, Great Hale	Status: Rejected
		
Size (ha): 0.71	Current use: Paddock and Garden	
Indicative capacity: 12	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is land located to the south of Church Farm (listed building). There are properties to the east, south and west of the site, including a further listed building to the east.</p> <p>Conclusion:</p> <p>Within built footprint, constrained by Listed buildings. Some parts of the site are at risk of surface water flooding. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
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

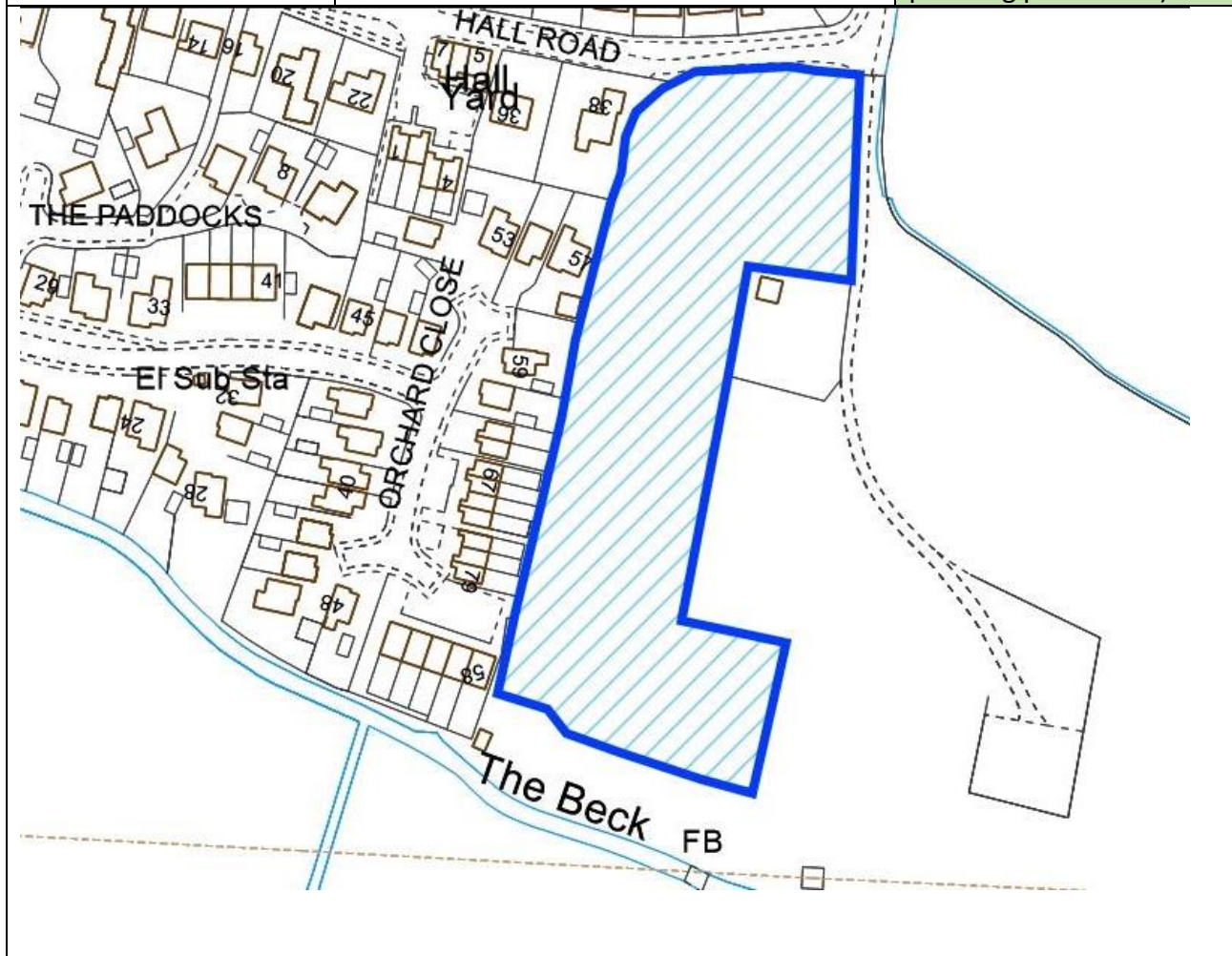
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway. Site at risk of surface water flooding.	

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

Ref: NK/GHAL/002	Site Address: Land at Hall Farm, Great Hale	Status: Allocate (New site with partial planning permission)
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Size (ha): 1.10	Current use: Agricultural
Indicative capacity: 19	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	Availability: Confirmed via HELAA, suggests delivery in 0-5 years

Summary:

The site is land located to the east of Orchard Close and south of Hall Road. There is a watercourse to the south of the site, with an area of Flood zone 2 and 3 along the southern boundary. The site is within 250m of Grade II Listed buildings including 10 Hall Road.

Conclusion:

The site is relatively unconstrained and respects the shape and form of the village. It is well located for access to services and facilities in Heckington and Sleaford. Design, layout and water management systems will be required to mitigate potential flood risk on the site. Part of site has planning permission, therefore, proposed to allocate.

Constraints

Environmental

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

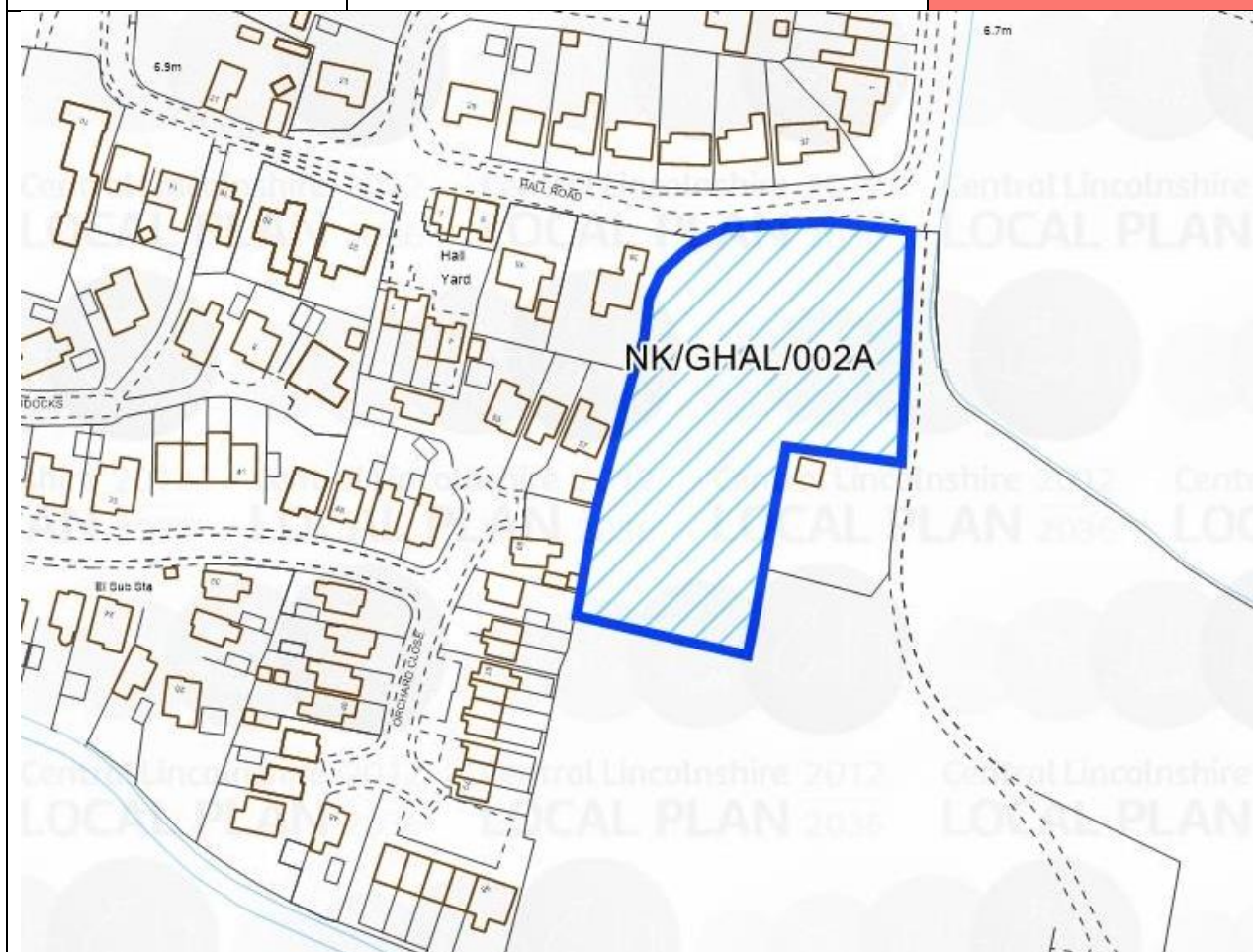
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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: NK/GHAL/002A	Site Address: Land south of Hall Road, Great Hale	Status: Rejected
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Size (ha): 0.58	Current use:
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site is located to the east of Orchard Close, in open space at the edge of the village.</p> <p>Conclusion:</p> <p>The site is part of larger site, with partial planning permission. It is proposed to allocate the wider site (GHAL/002).</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			
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

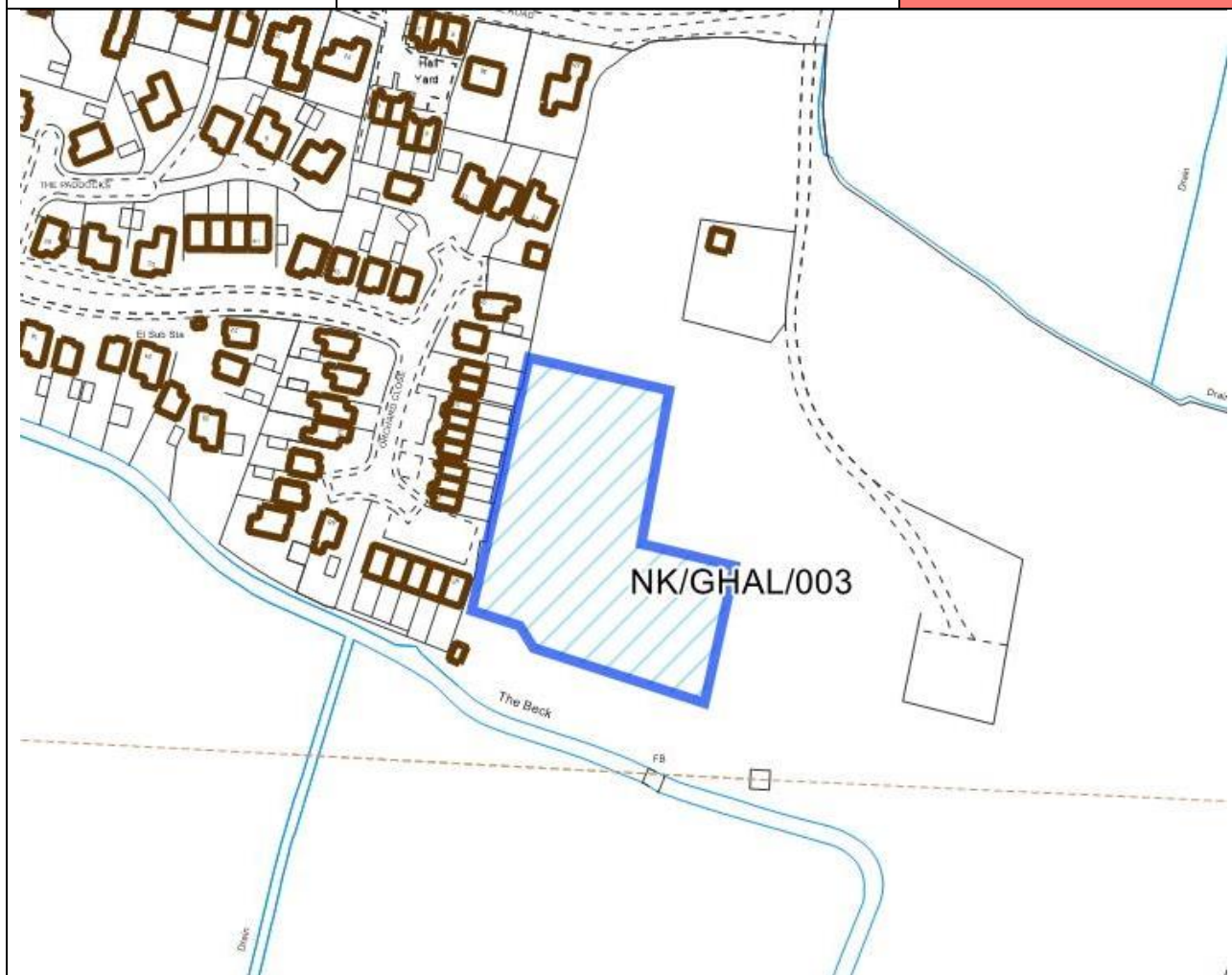
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/GHAL/003	Site Address: Land east of Orchard Close, Great Hale	Status: Rejected
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Size (ha): 0.51	Current use:
Indicative capacity: 9	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: The site is located to the east of Orchard Close, in open space at the edge of the village.</p> <p>Conclusion: The site is part of larger site, with partial planning permission. It is proposed to allocate the wider site (GHAL/002).</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

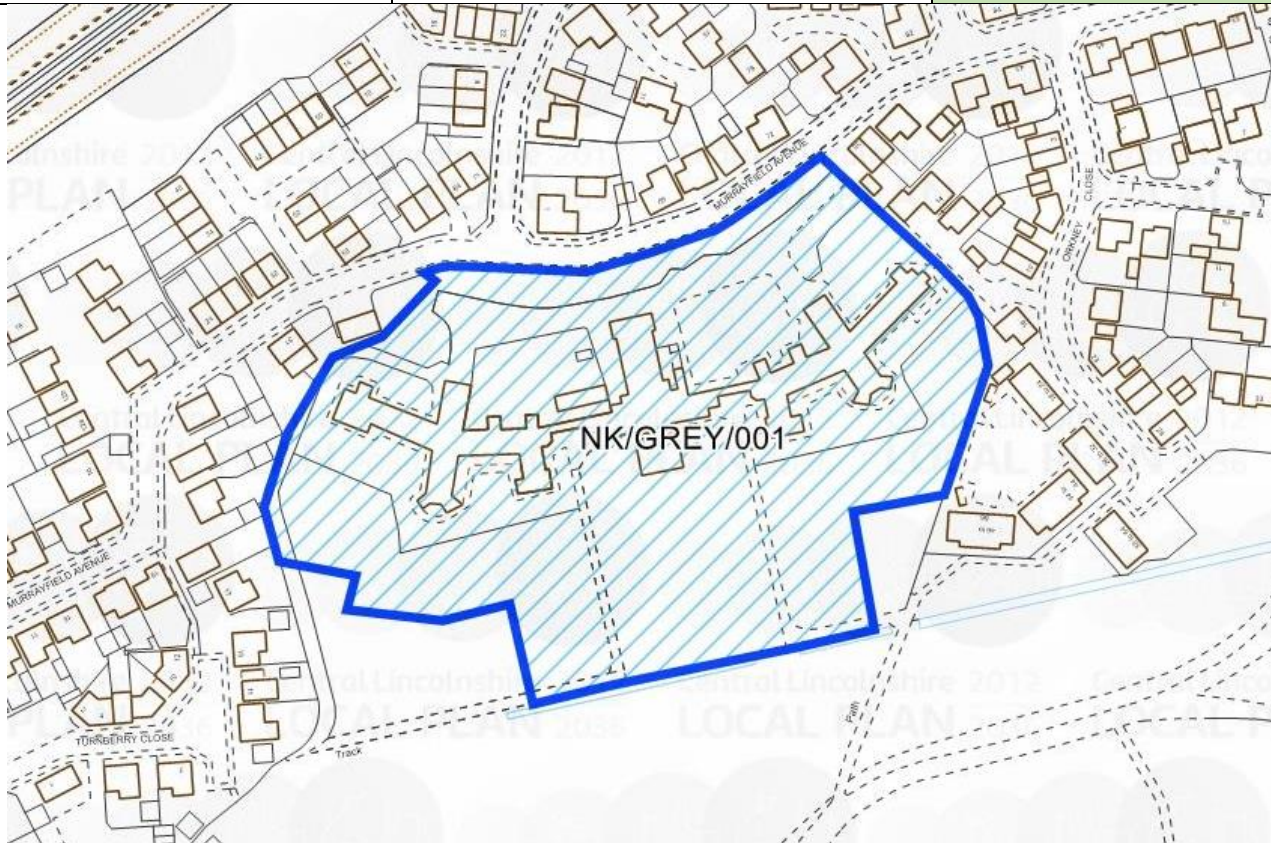
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Greylees

Ref: NK/GREY/001	Site Address: Orchard House, Rauceby Hospital, Grantham Road South, Greylees, Sleaford	Status: Allocate (New site with planning permission)
		
Size (ha): 1.95	Current use:	
Indicative capacity: 40	Brownfield/Greenfield: Brownfield	
Hierarchy: Medium Villages	Availability: Has planning permission	
<p>Summary:</p> <p>The site comprises of former hospital buildings and woodland which form part of a wider historic park and garden designation. There are residential buildings to the north, east and west of the site and woodland to the south. Greylees Conservation Area adjoins the site to the south.</p> <p>Conclusion:</p> <p>The site is within the built footprint of Greylees, and has modern housing to the north, west and east of the site. It is well located for access to Rauceby train station and services and facilities within Sleaford. The site will need to address the setting of the Historic Park and garden and Conservation Area, and this has been included in proposed Policy wording.</p> <p>It is proposed for allocation as the site has planning permission for 40no dwellings.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

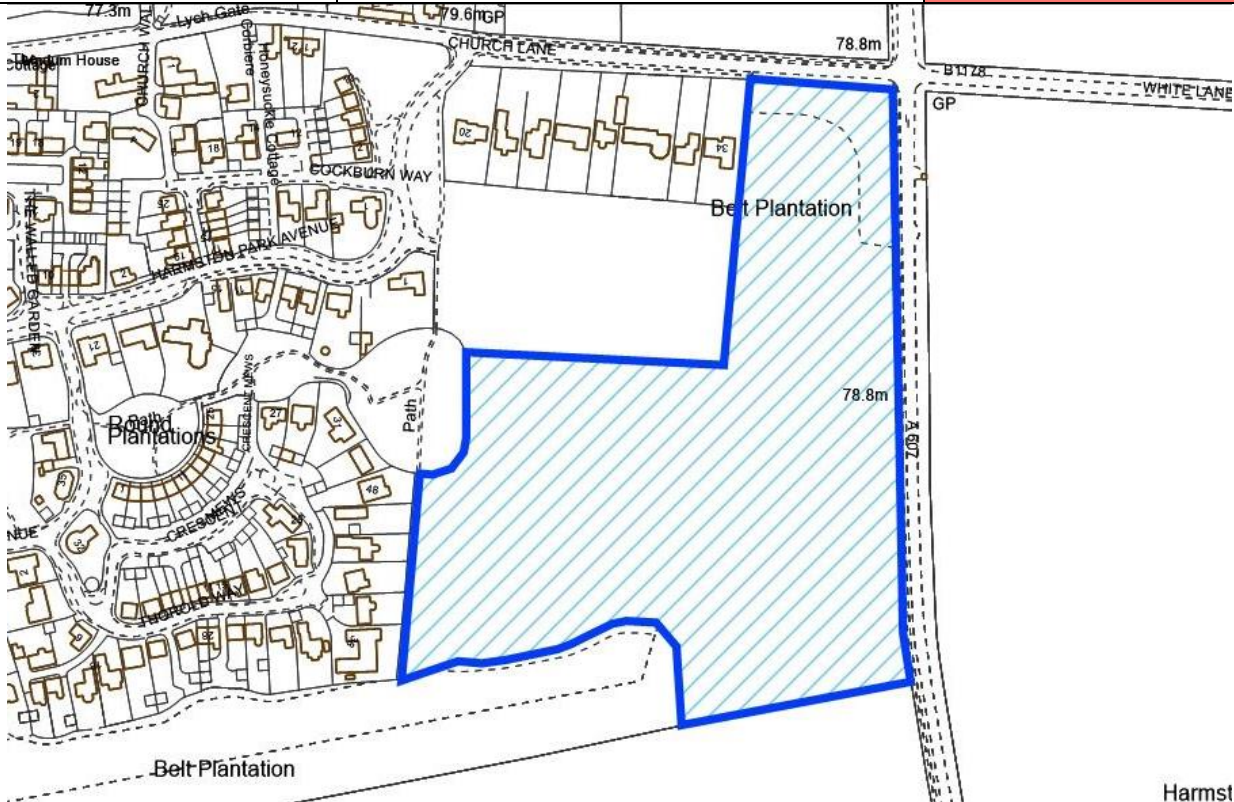
Scheduled Ancient Monument	No	Historic Park and Garden	Yes
Listed Buildings	No	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Sleaford Town Council support (providing the orchards are retained and enhanced)	- Policy wording proposed to ensure retention of orchards

Harmston

Ref: NK/HAR/001	Site Address: Land off Church Lane, Harmston	Status: Rejected
		
Size (ha): 6.06	Current use: Agricultural	
Indicative capacity: 91	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary: The site comprises of an agricultural field at the edge of the village. There are residential properties to the west and fields to the north, east and south of the site. A highway runs along the northern and eastern edges of the site.</p> <p>Conclusion: The site is constrained by group TPOs and Area of Great Landscape Value. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
potential for traffic noise			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

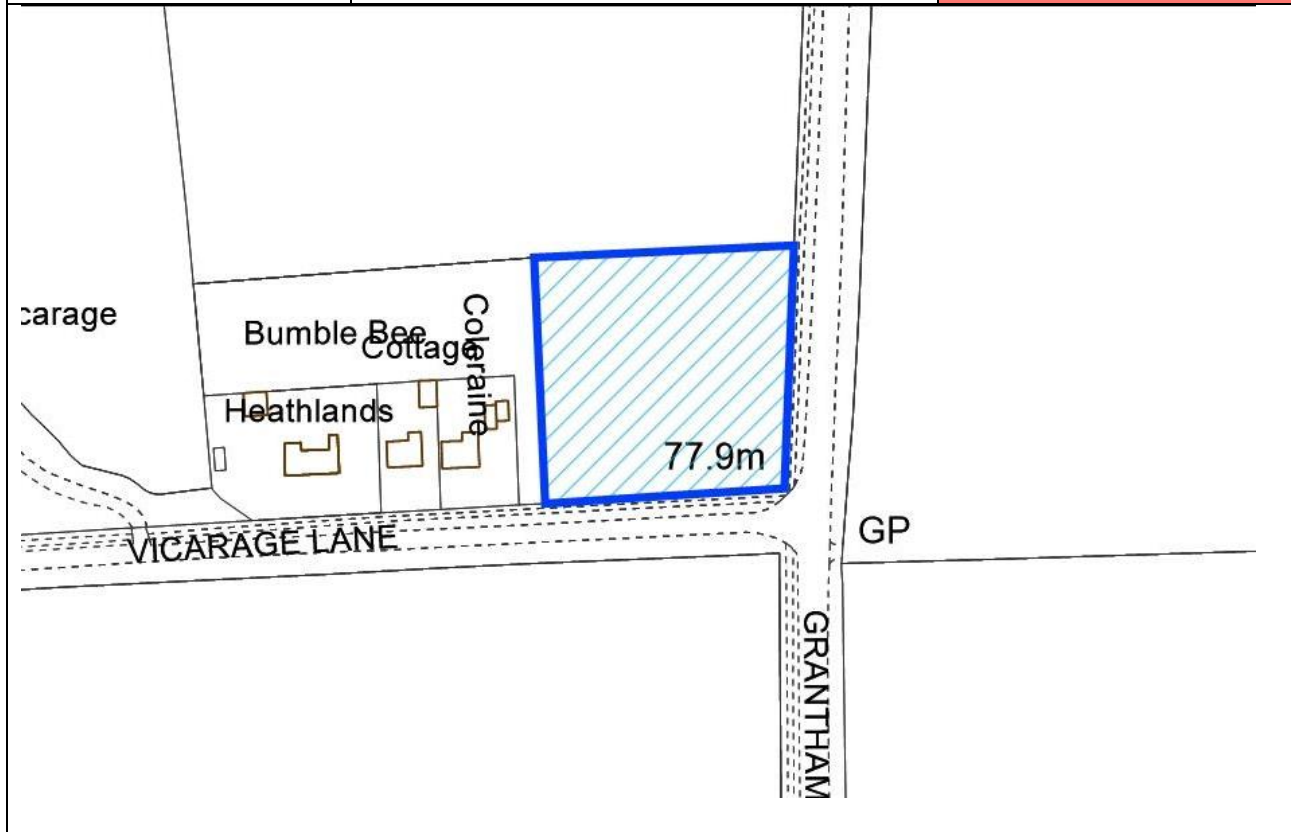
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 200m	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access from Church Lane only.	

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

Ref: NK/HAR/002	Site Address: Land adjacent Coleraine, Vicarage Lane, Harmston	Status: Rejected
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Size (ha): 0.39	Current use: Paddock
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:
The site is a small area between Grantham Road and several dwellings on Vicarage Lane.

Conclusion:
The site is constrained by a group Tree Preservation Order and Area of Great Landscape Value. Size of site is unlikely to provide 10 or more dwellings, therefore, not proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
potential for traffic noise			
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 200m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access from Vicarage Lane only	

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

Ref: NK/HAR/003	Site Address: Land south of windmill, Grantham Road, Waddington	Status: Rejected
		
Size (ha): 2.53	Current use: Agricultural	
Indicative capacity: 38	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary: The site comprises an agricultural field off Grantham Road. There are hedgerows to the boundaries and disused windmill to the north of the site. The site is within the Green Wedge and contains some areas at risk of surface water flooding.</p> <p>Conclusion: The site is located within the Area of Great Landscape Value and within 100m of the Green Wedge, other sites in Waddington are considered preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
land to NE has historic road haulage use- potential contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

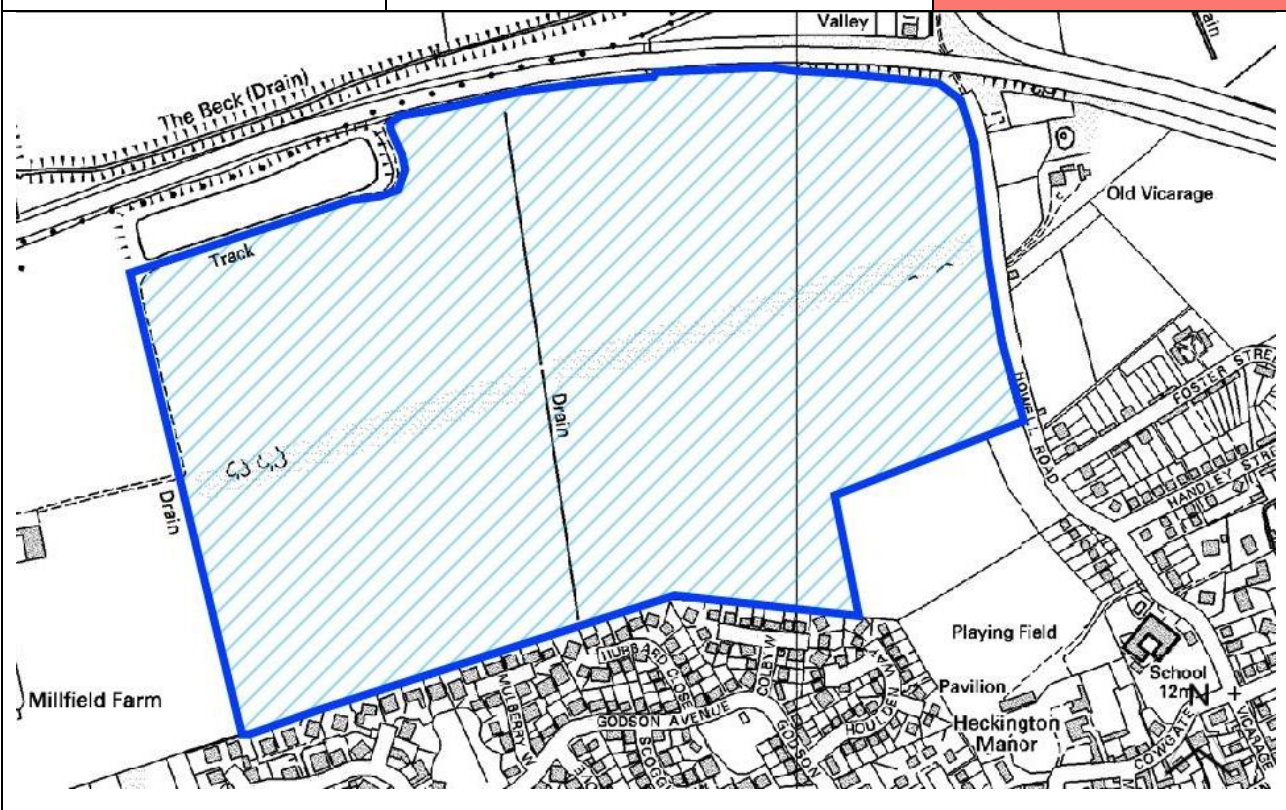
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 500m	AGLV	Yes
Green Wedge/Settlement break	Within 100m		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
PRoW Harm/2/2 directly at rear of site to be considered.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Resident objections to traffic and ribbon development	- Not proposed to be allocated

Heckington

Ref: NK/HEC/001	Site Address: Land off Howell Road, Heckington	Status: Rejected
		
Size (ha): 37.47	Current use: Agricultural	
Indicative capacity: 562	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary: The site is a large area to the north of the village comprising of fields. There is a highway to the eastern boundary and watercourse to the north of the site. To the south are existing dwellings.</p> <p>Conclusion: The site would be a large extension and extend the built footprint, impacting character and setting of the village. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoNo
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 from A17			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

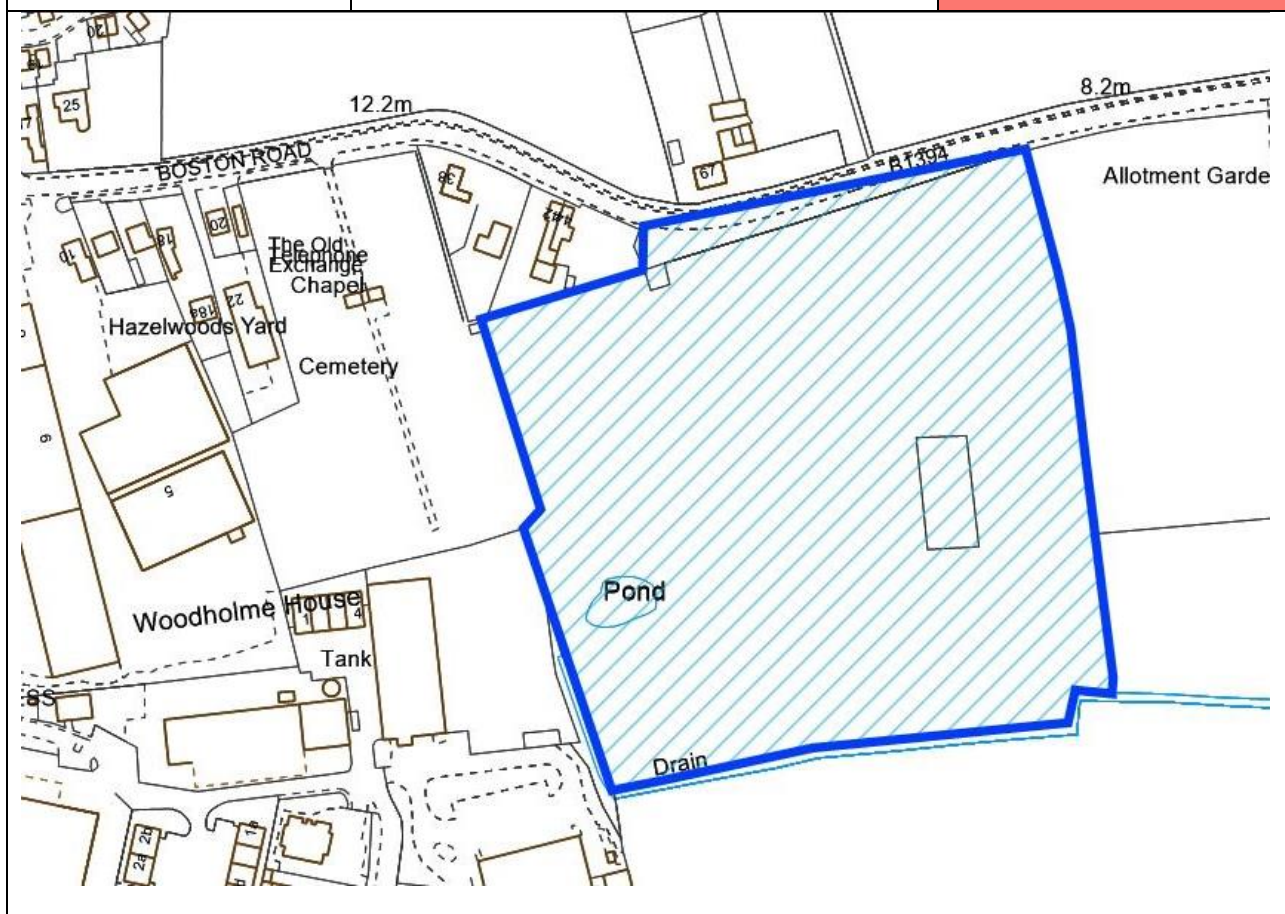
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Adjacent village road network unsuitable for this level of development. Would need to connect to Sleaford Road west of site (through third party land) to then get access to A17. Site at risk of surface water flooding.	

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

Ref: NK/HEC/002	Site Address: Land at Boston Road, Heckington	Status: Rejected
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Size (ha): 4.73	Current use: Agricultural
Indicative capacity: 89	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site is located on fields to the east of the Chapel and Cemetery. There is a designated employment site to the west and fields to the east and south of the site.</p> <p>Conclusion: Greenfield site within an employment designation. Risk of surface water flooding through the site. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoNo
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 from ind estate			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

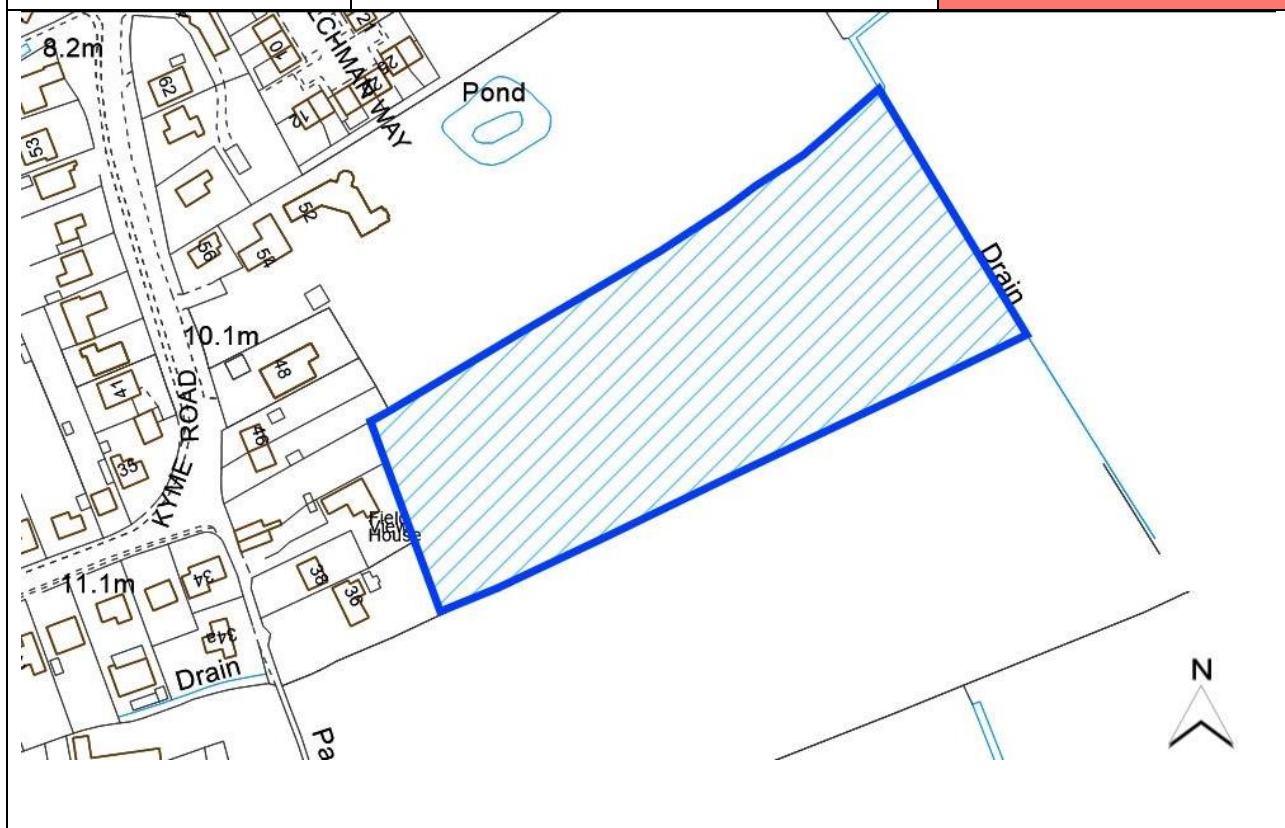
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Ref: NK/HEC/003	Site Address: Wadeley Grange, 52 Kyme Road, Heckington	Status: Rejected
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Size (ha): 1.64	Current use: Unknown
Indicative capacity: 35	Brownfield/Greenfield: Mixed
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site extends into open fields to the rear of existing properties on Kyme Road. There are fields to the east and south of the site.</p> <p>Conclusion:</p> <p>Constrained by lack of access. Would impact upon character and form of the settlement. Small area of the site at risk form surface water flooding. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoNo
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 from a17			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

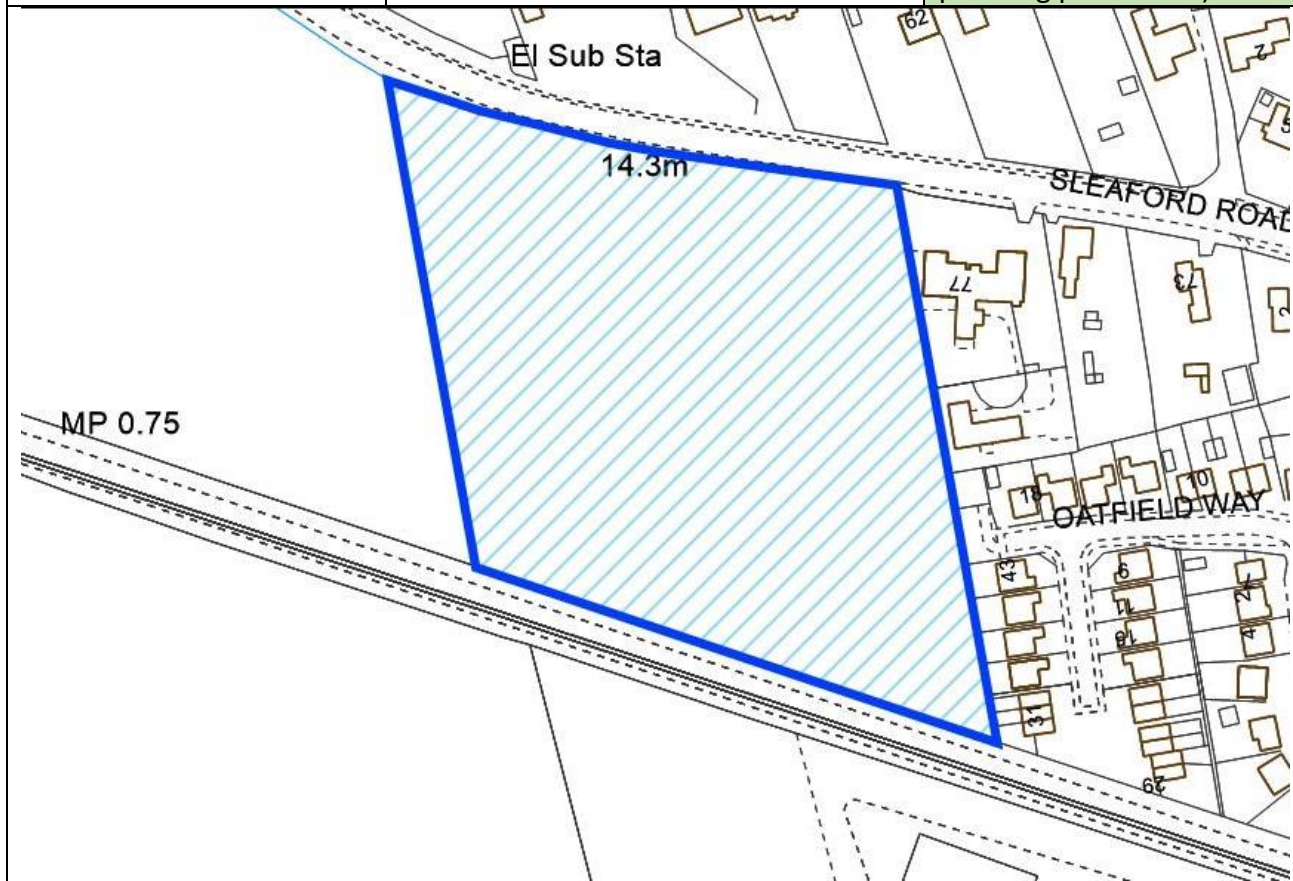
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Adjacent village road network unsuitable for this level of development. Would need to connect to Sleaford Road west of site (through third party land) to then get access to A17. Site at risk of surface water flooding.	

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

Ref: NK/HEC/004	Site Address: Land off Sleaford Road, Heckington	Status: Allocate (New site without planning permission)
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Size (ha): 2.05	Current use: Agricultural
Indicative capacity: 38	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Confirmed via HELAA 2019, suggests delivery in 0-5 years and controlled through option by a builder.

Summary:

The site is located between the highway to the north and railway to the south. There are dwellings to the east of the site and fields to the west. The site extends less into the open countryside than other sites put forward in the village, is relatively unconstrained and respects the core shape and form of the village, giving access to services within Heckington and Sleaford.

Conclusion:

A relatively unconstrained site, that retains shape and form of built area. The site is bounded by development to the north and east and railway line to the south. Small area at risk from surface water flooding to be addressed. The site is well located for access to services within Heckington, Heckington train stations and services and facilities within Sleaford. Therefore it is proposed to allocate 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			
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

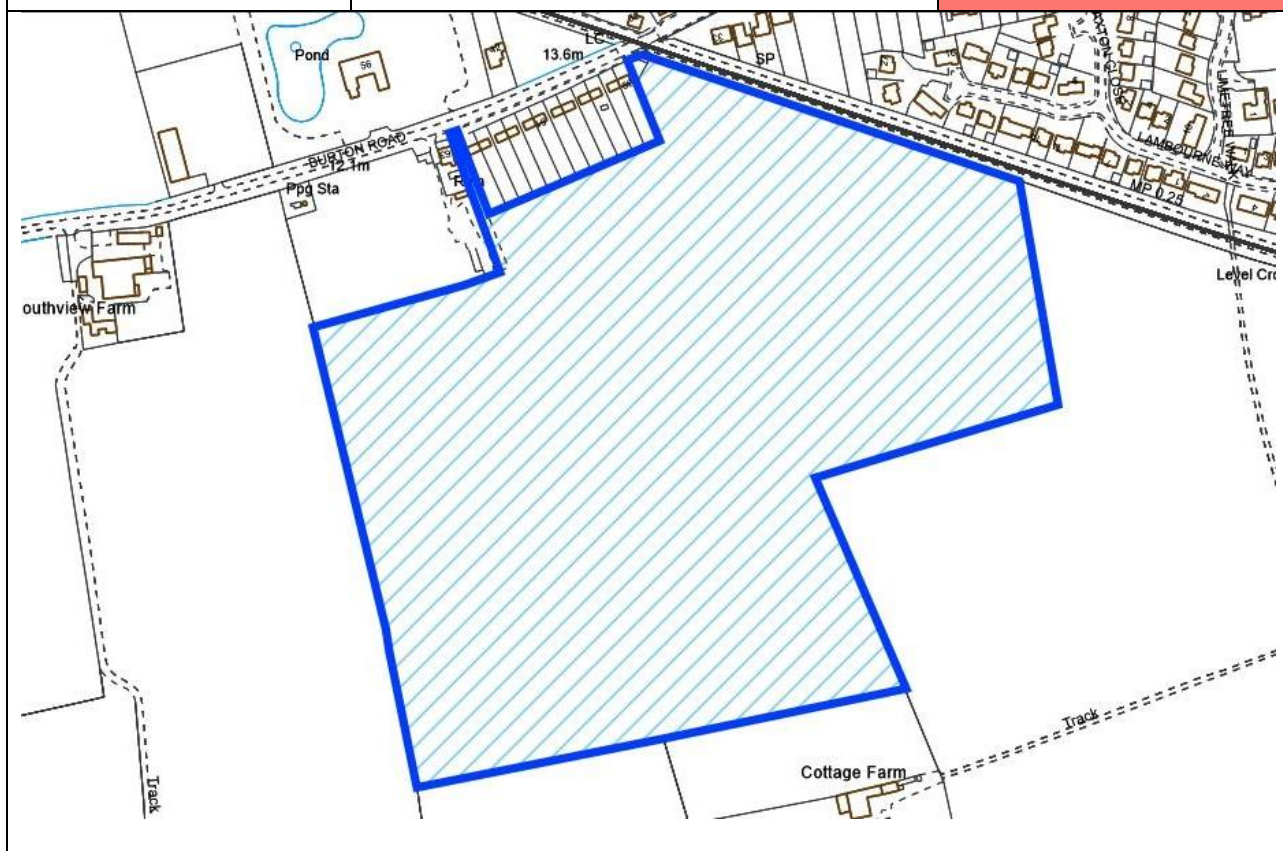
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection to allocation – other sites are closer to the village and amenities	- See conclusion above.

Ref: NK/HEC/005	Site Address: Land off Burton Road, Heckington	Status: Rejected
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Size (ha): 12.87	Current use: Agricultural
Indicative capacity: 241	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is a larger area to the south of the railway line, comprising of fields. There are open fields to the east, south and west of the site.</p> <p>Conclusion:</p> <p>Detached from built footprint by railway line, constrained by access issues, forms setting of GI Heckington Mill. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
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

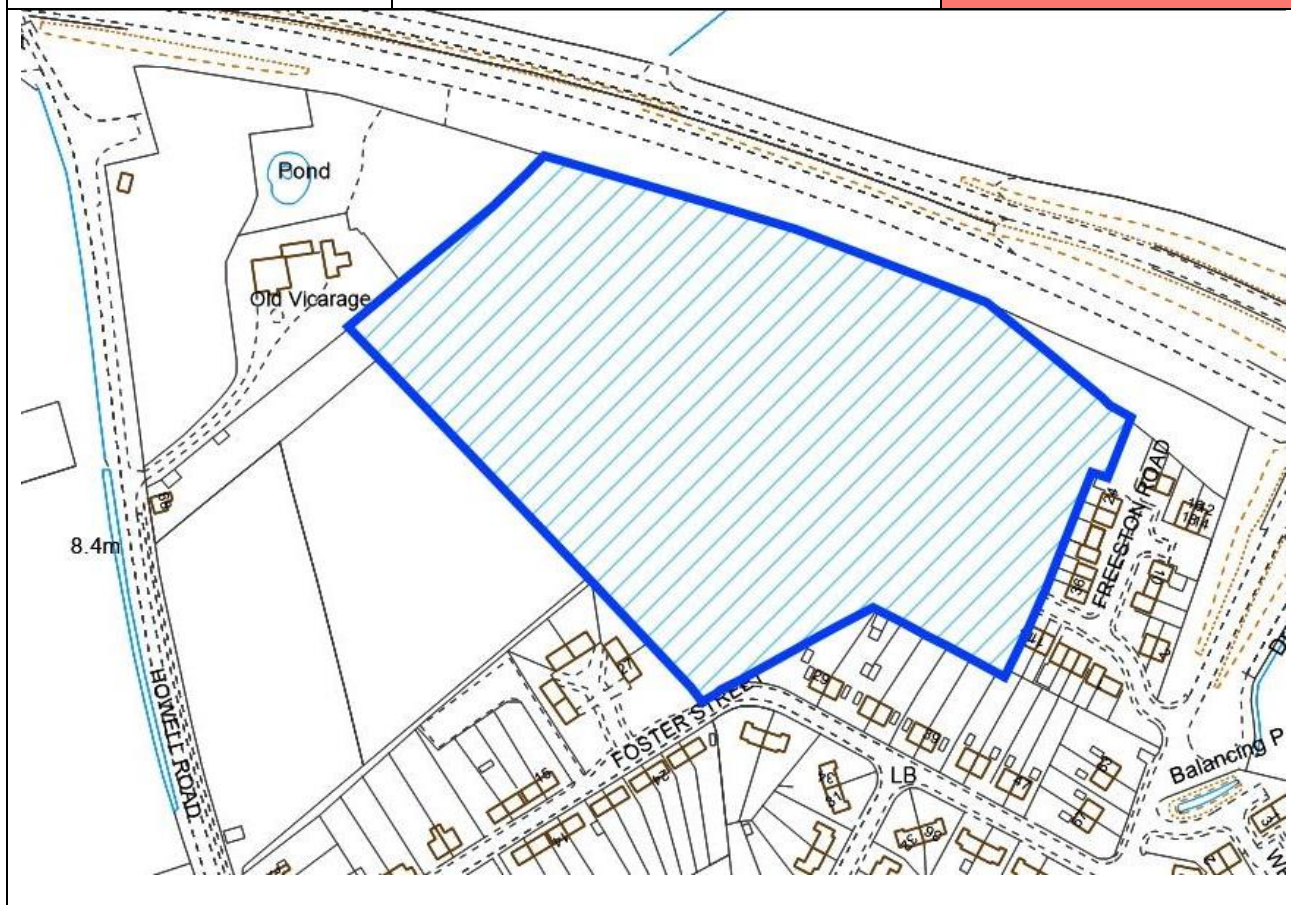
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access points unsuitable due to width and proximity to level crossing. Site at risk of surface water flooding.	

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

Ref: NK/HEC/006	Site Address: Land at Freeston Road, Heckington	Status: Rejected
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Size (ha): 4.03	Current use: Agricultural
Indicative capacity: 76	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located between the highway to the north and dwellings to the south. There is a Grade II listed building to the north-west of the site.</p> <p>Conclusion:</p> <p>Constrained by access, surface water flooding risk and forms setting of GII Listed building.</p> <p>Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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 from A17			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

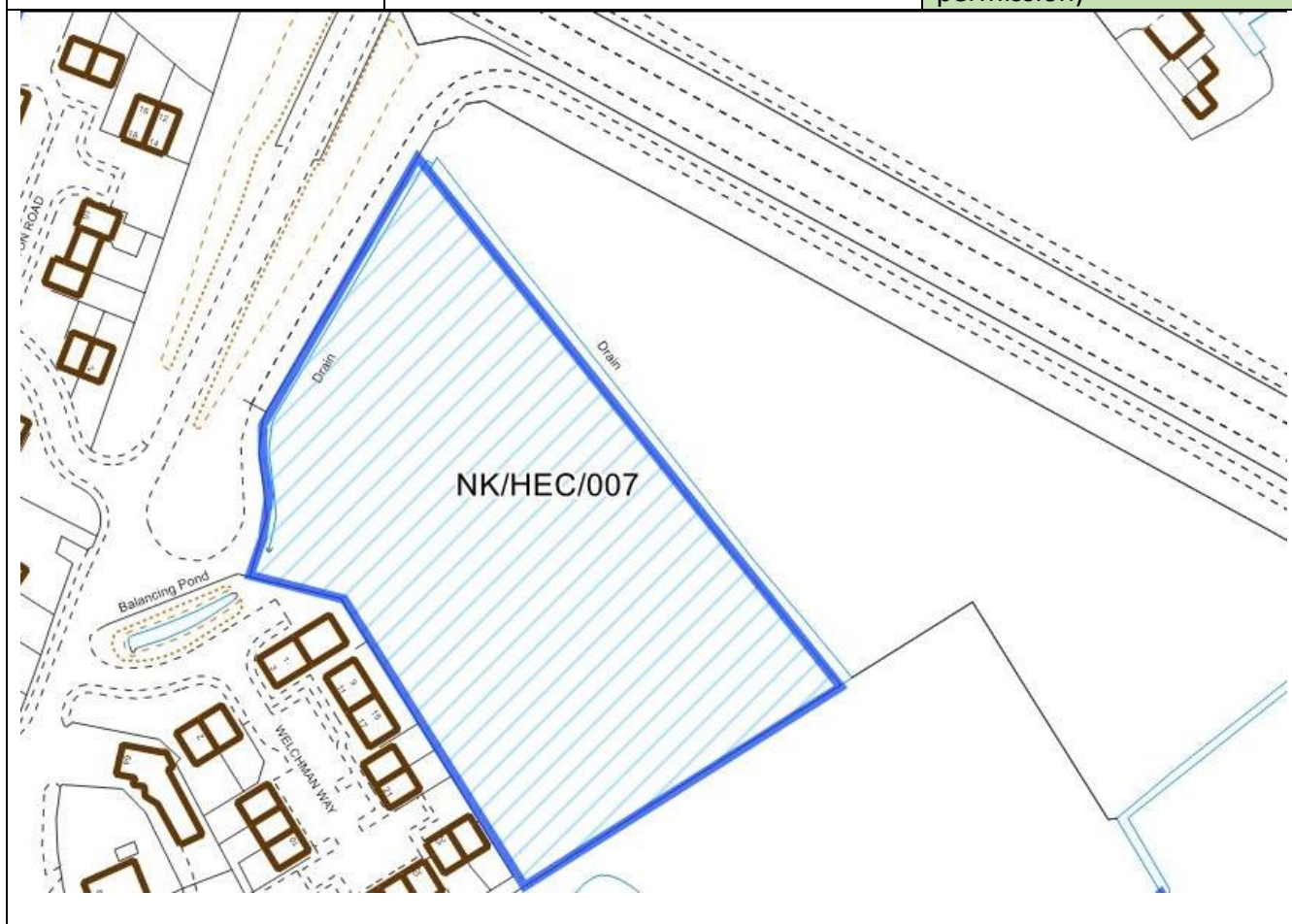
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No direct access from highway. Some impact on adjacent village roads. Site at risk of surface water flooding.	

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

Ref: NK/HEC/007	Site Address: Land east of Kyme Road, Heckington	Status: Allocate (New site with planning permission)
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Size (ha): 1.06	Current use:
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site forms an area of land to the north of a relatively new housing development. There is a highway to the north and west of the site, dwellings to the south and open land to the east.

Conclusion:

The site retains the shape and form of the settlement and is located adjacent to existing recent development. Will be required to address surface water flooding and access. Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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 from a17			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

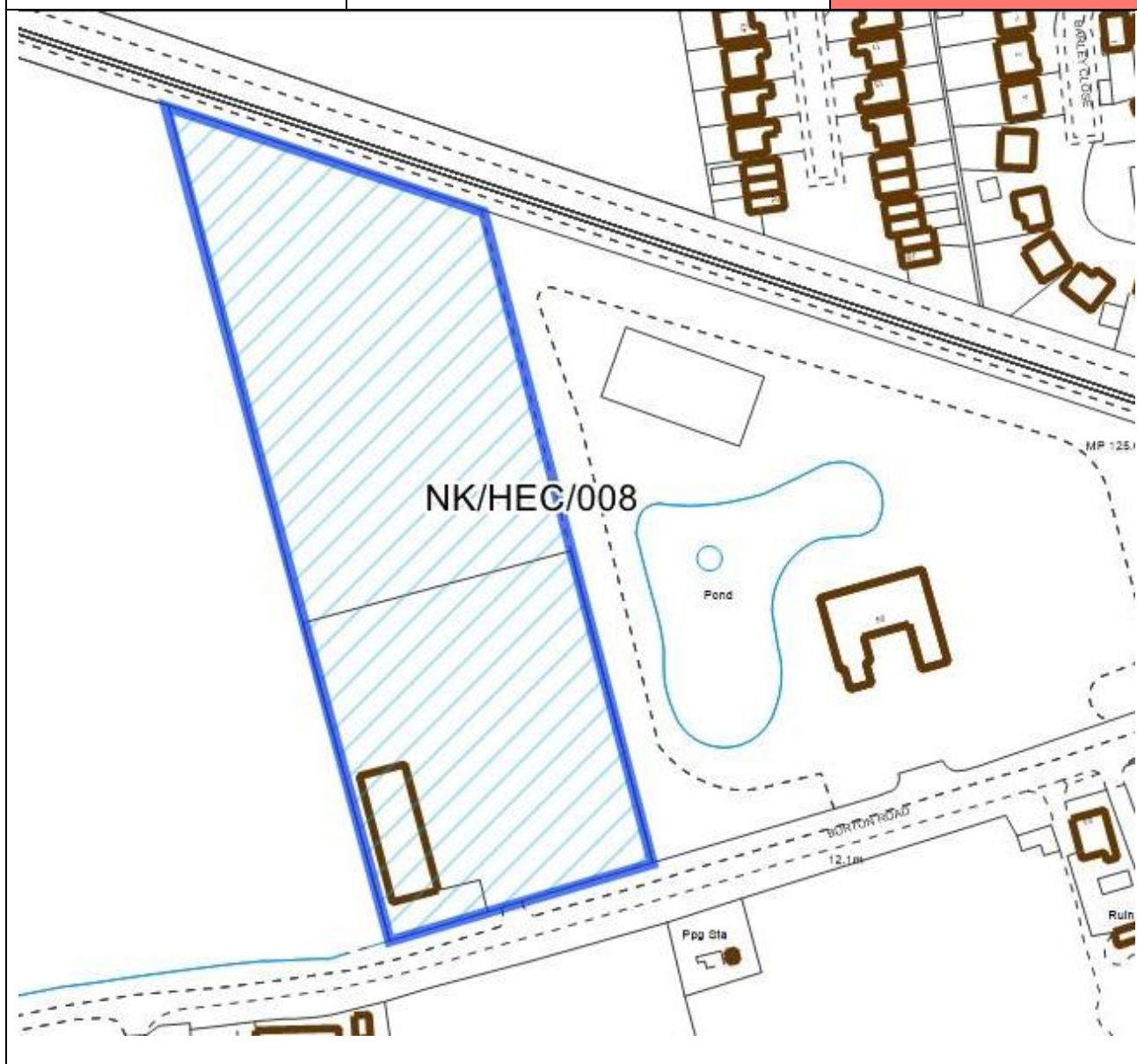
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No archaeological requirement			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway. Site at risk of surface water flooding.	

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

Ref: NK/HEC/008	Site Address: Land north of Burton Road, Heckington	Status: Rejected
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Size (ha): 1.26	Current use:
Indicative capacity: 27	Brownfield/Greenfield: Mixed
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located on a field containing a disused barn, to the west of a residential property. There is a railway to the northern boundary and fields to the west and south.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint of the village, other sites preferable.</p>	

Constraints

Environmental

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

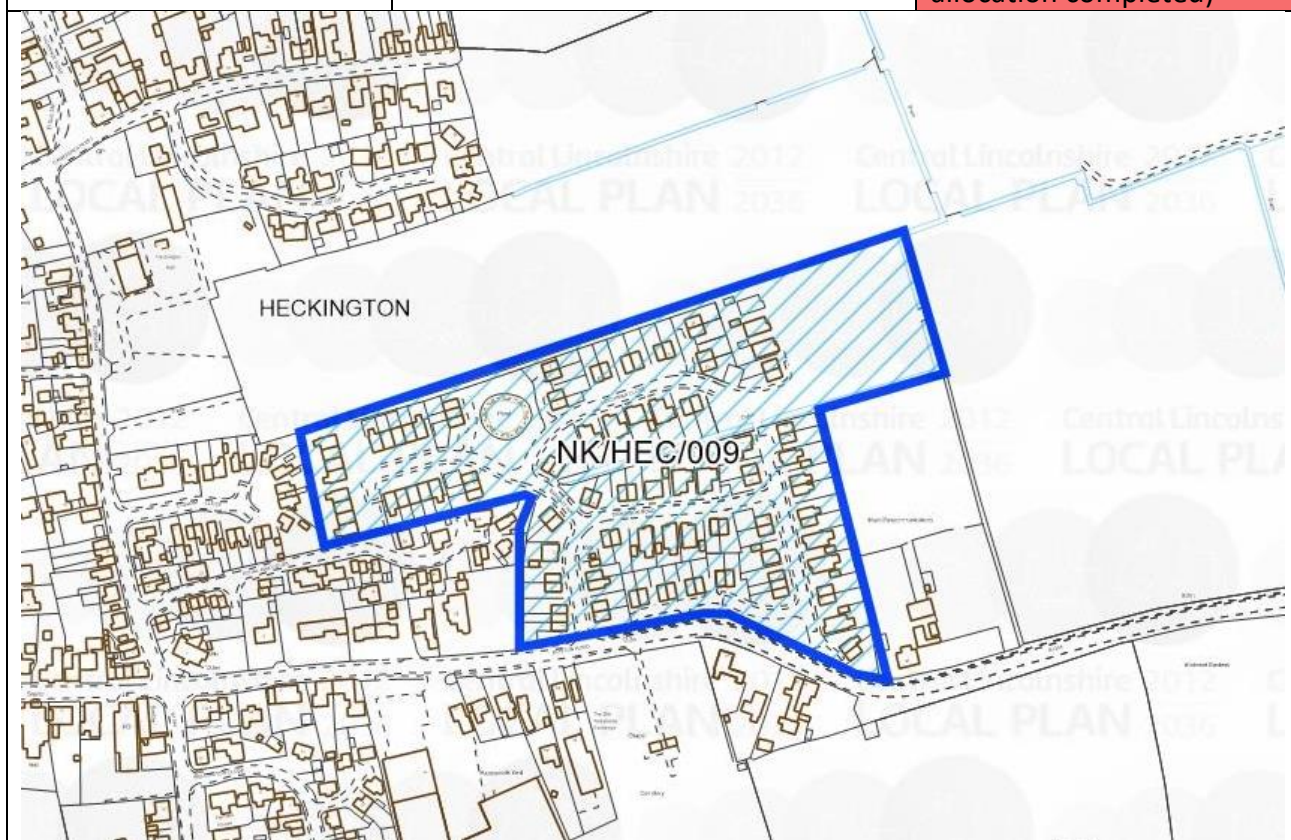
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/HEC/009	Site Address: Land north of Boston Road	Status: Deallocate (Existing allocation completed)
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Size (ha): 14.17	Current use:
Indicative capacity: 107	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is an existing allocation under construction. There are dwellings to the west and south of the site and fields to the east.

Conclusion:

The site is an existing allocation which has now been completed.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

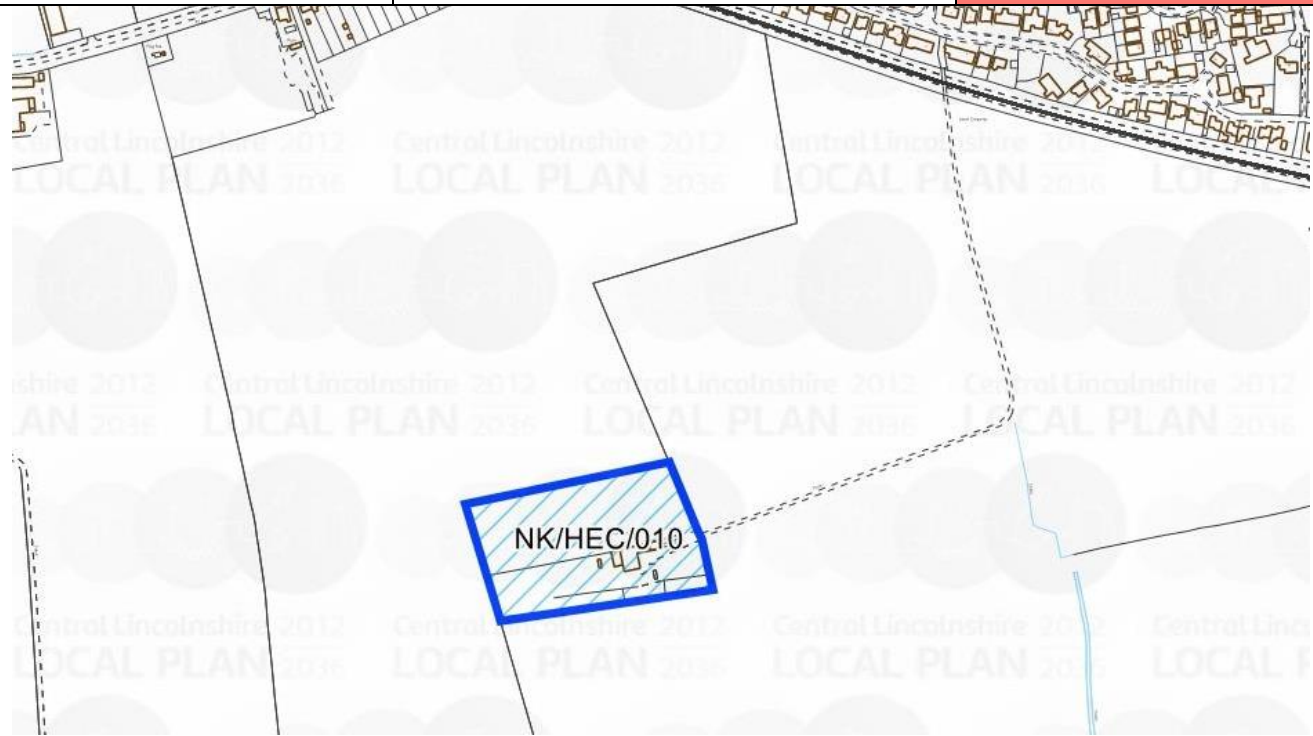
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Some archaeological surveys carried out. Further archaeological work to be completed			

Highways, Transport and Infrastructure

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

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

Ref: NK/HEC/010	Site Address: Cottage Farm, High Street, Heckington	Status: Rejected
		
Size (ha): 1.48	Current use: Agricultural	
Indicative capacity: 31	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is an area comprising Cottage Farm. There are fields to all sides of the site. The village of Heckington is approx. 400m to the north.</p> <p>Conclusion:</p> <p>The site is detached from the settlement and located within countryside. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

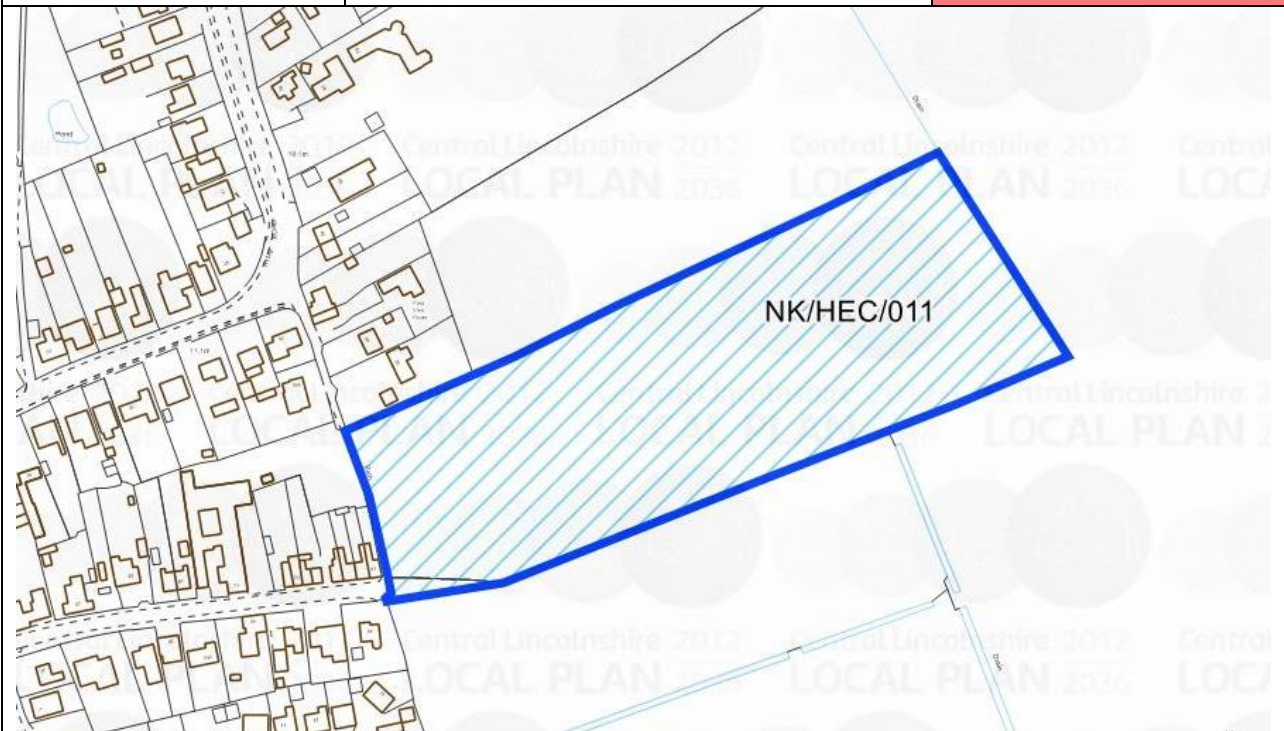
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access points unsuitable due to width and proximity to level crossing. Site at risk of surface water flooding.	

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

Ref: NK/HEC/011	Site Address: Land to the east of Cameron Street, Heckington	Status: Rejected
		
Size (ha): 2.60	Current use: Agricultural	
Indicative capacity: 49	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary: The site is a fairly flat field to the east of Cameron Street. There are existing dwellings to the east and fields to the north and south of the site. Parts of the site are at risk of surface water flooding.</p> <p>Conclusion: The site extends into the open space to the west of the village. Other sites are considered preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Within 250m
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
potential for noise from A17 to be an issue			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

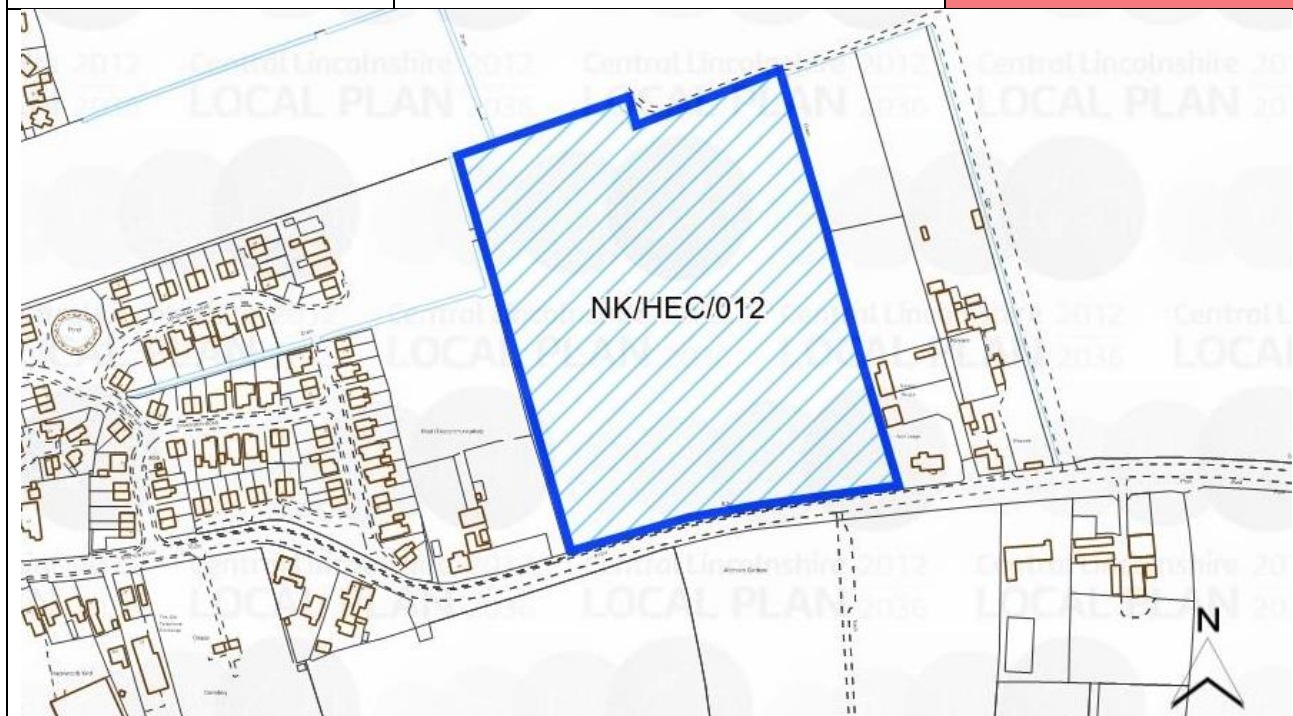
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
PRoW Heck/2/2 along southern boundary to be considered. Site at risk of surface water flooding around perimeters	

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

Ref: NK/HEC/012	Site Address: Land north of Boston Road, Heckington	Status: Rejected
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Size (ha): 4.85	Current use: Agricultural
Indicative capacity: 91	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is an agricultural field to the north of Boston Road. There are hedgerows to the boundaries with fields to the north of the site. There are a several dwellings to the east of the site. There is a Tree Preservation Order to the north-west of the site.

Conclusion:

The site would result in development extending along Boston Road, constituting ribbon development. Other sites are preferable.

Constraints

Environmental

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

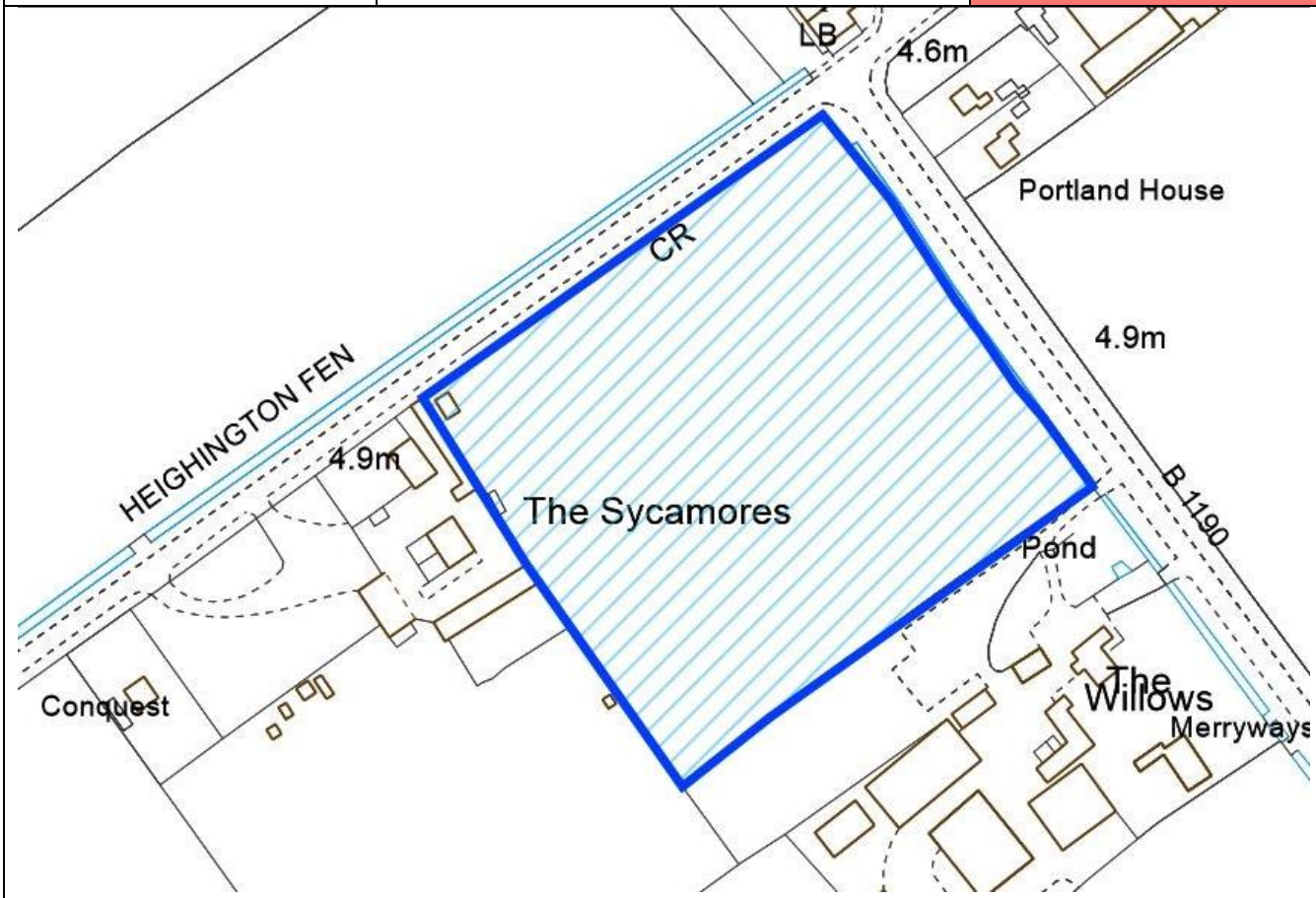
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
PRoW Heck 1/1 along western boundary. Site at risk of surface water flooding.	

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

Heighington

Ref: NK/HEI/001	Site Address: Land adjacent Bardney Road & Heighington Fen, Washingborough	Status: Rejected
		
Size (ha): 1.84	Current use: Paddock	
Indicative capacity: 47	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site forms a parcel of land approx. 1km from the village of Heighington. To the north- east and north-west boundaries is highway and to the south-east and south-west are farm buildings.</p> <p>Conclusion:</p> <p>Detached from settlement, countryside location, risk of surface water flooding. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

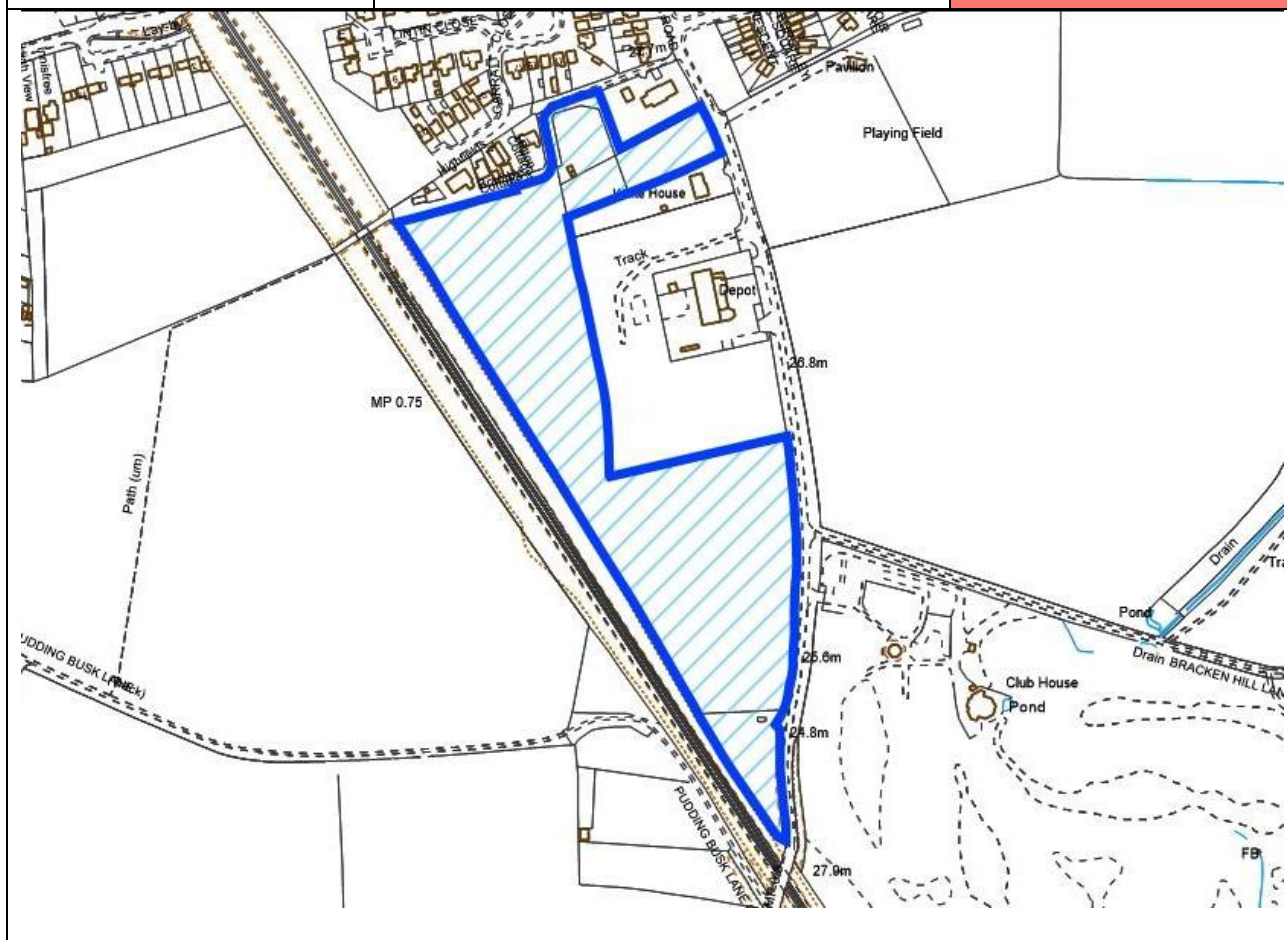
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/HEI/002	Site Address: Land South of Garratt Close, west of Potterhanworth Rd, Heighington	Status: Rejected
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Size (ha): 4.18	Current use: Grass land
Indicative capacity: 78	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located on land between the highway to the east and railway to the west. There are dwellings to the north of the site and Golf Course to the east.</p> <p>Conclusion:</p> <p>The site forms the setting of the Conservation Area. Would require archaeological investigation and pedestrian links. Other sites preferable.</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 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			
railway and former haulage yard			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

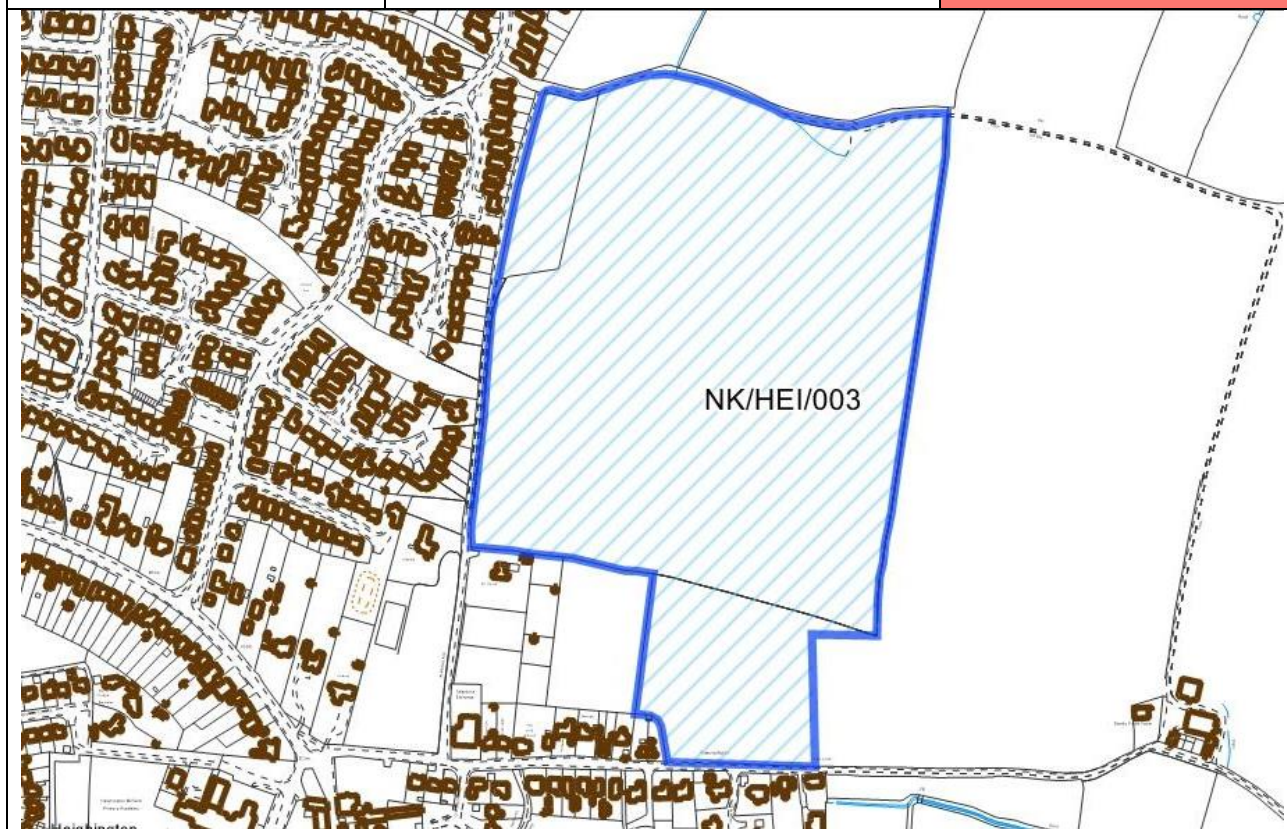
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Footway available only at the northern part of the frontage.	

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

Ref: NK/HEI/003	Site Address: Land north of Park Lane, Heighington	Status: Rejected
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Size (ha): 14.50	Current use:
Indicative capacity: 272	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is located on fields to the east of the village. There are dwellings to the south and west of the site and fields to the west.

Conclusion:

Constrained by access. Group Tree Preservation Order within the site. Other sites preferable.

Constraints

Environmental

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

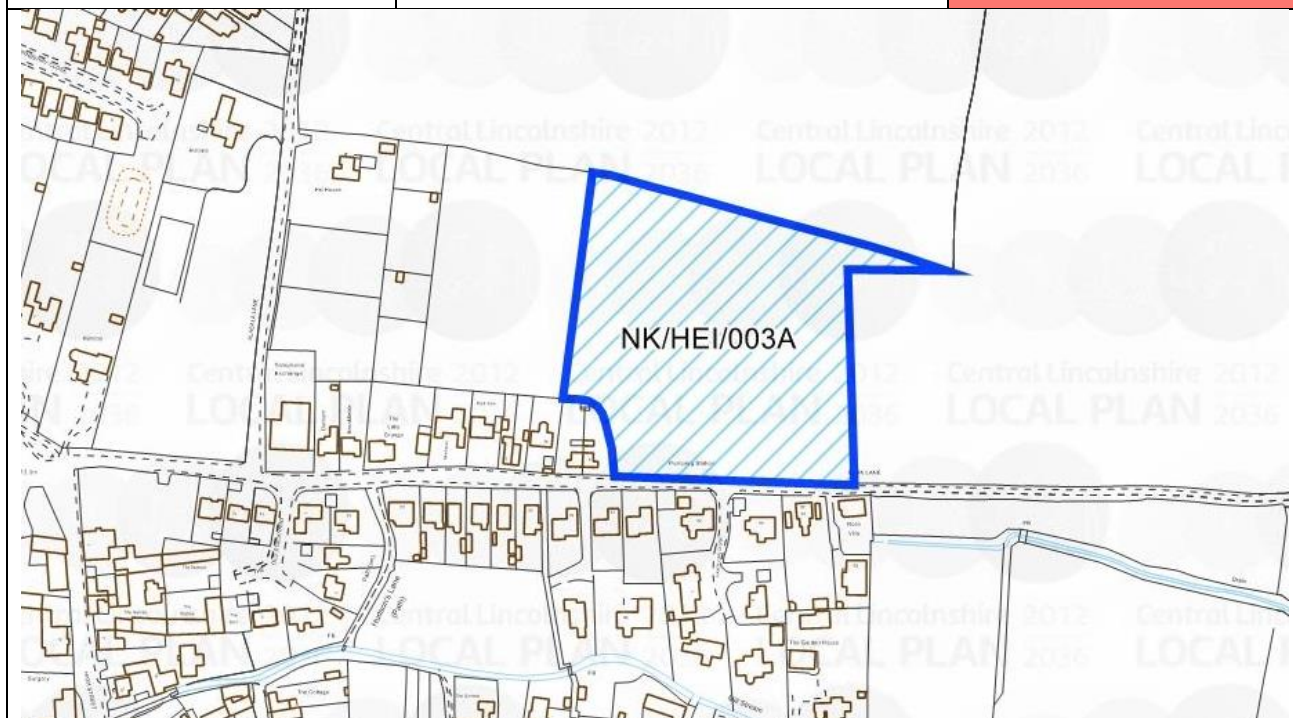
Scheduled Ancient Monument	Within 500m	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Adjacent	AGLV	No
Green Wedge/Settlement break	Within 500m		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Park Lane is of insufficient width to support this level of development with limited opportunity for widening. One access point, with footway on one side only.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability – put forwards reduced area (HEI/003A)	- HEI/003A has been recorded and added as a site.

Ref: NK/HEI/003A	Site Address: Land north of Park Lane, Heighington	Status: Rejected
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Size (ha): 1.79	Current use:
Indicative capacity: 38	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site forms a smaller area within HEI/003. The site is an area of agricultural land that slopes gently upwards away from Park Lane. There are hedgerows to the boundaries and fields to the north and east of the site. To the west are existing dwellings in linear pattern.</p> <p>Conclusion: Site is constrained by ability to achieve suitable access along Park Lane. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	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	Adjacent	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Carriageway widening on Park Lane required	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
*New site submitted during consultation	

Ref: NK/HEI/004	Site Address: Land south of Fen Lane, east of Scholars Way, Heighington	Status: Rejected
		
Size (ha): 2.20	Current use: Field	
Indicative capacity: 41	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary: The site is a slightly sloped field located off Fen Road. There is a new housing development to the west of the site and fields to the south. There is a track that runs along the west and south boundary of the site.</p> <p>Conclusion: The site is located to the south of Fen Lane and would extend the built footprint further along Fen Lane. Other sites are preferable at this time. Proposed not to allocate.</p>		

Constraints

Environmental

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

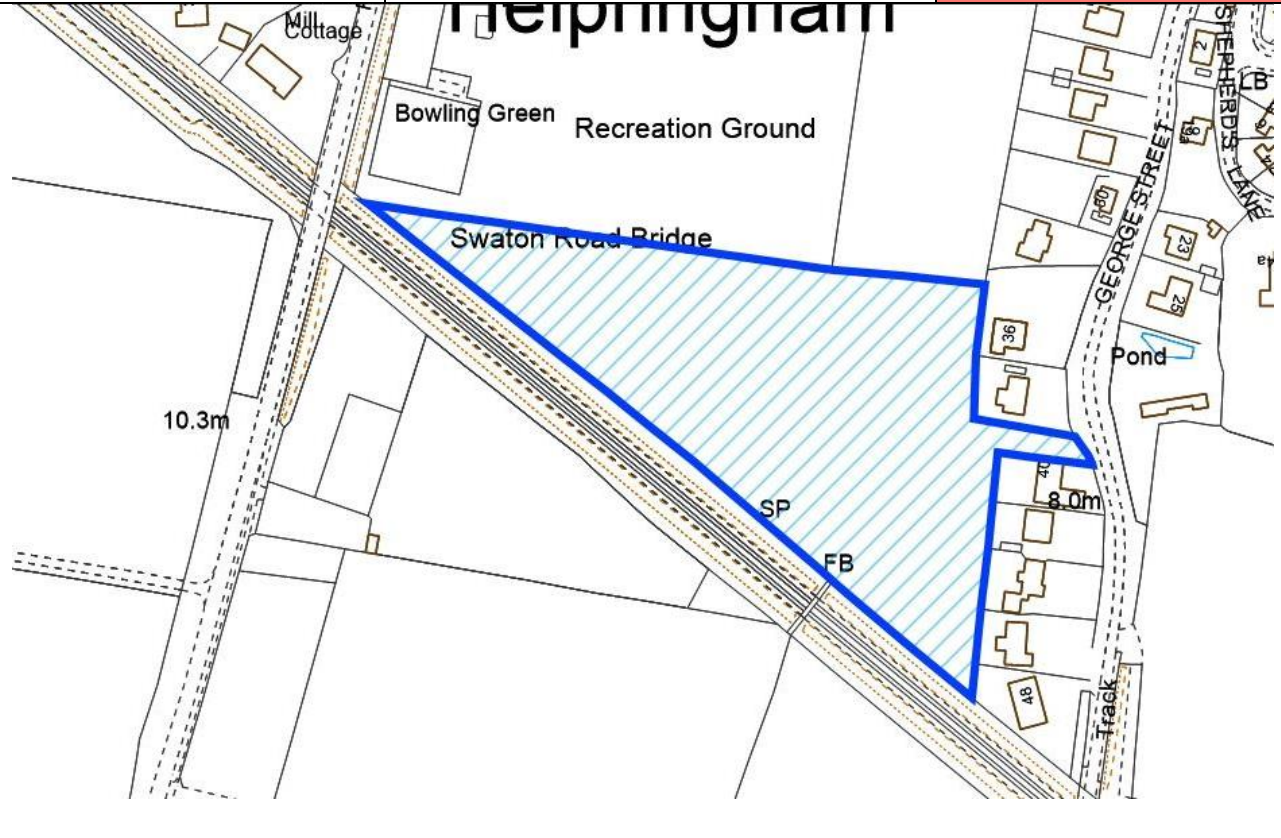
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access should be via Fen Lane. Frontage footway required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Received during Reg 18 consultation. Confirmed availability	

Helpringham

Ref: NK/HELP/001	Site Address: Land to the rear of 40 George Street, Helpringham	Status: Rejected
		
Size (ha): 1.82	Current use: Agricultural	
Indicative capacity: 31	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary: The site is located between the railway to the south and dwellings to the east. To the north is a recreation ground and bowling green.</p> <p>Conclusion: The site is constrained by the access and proximity to railway. Some risk of surface water flooding to parts of the site. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

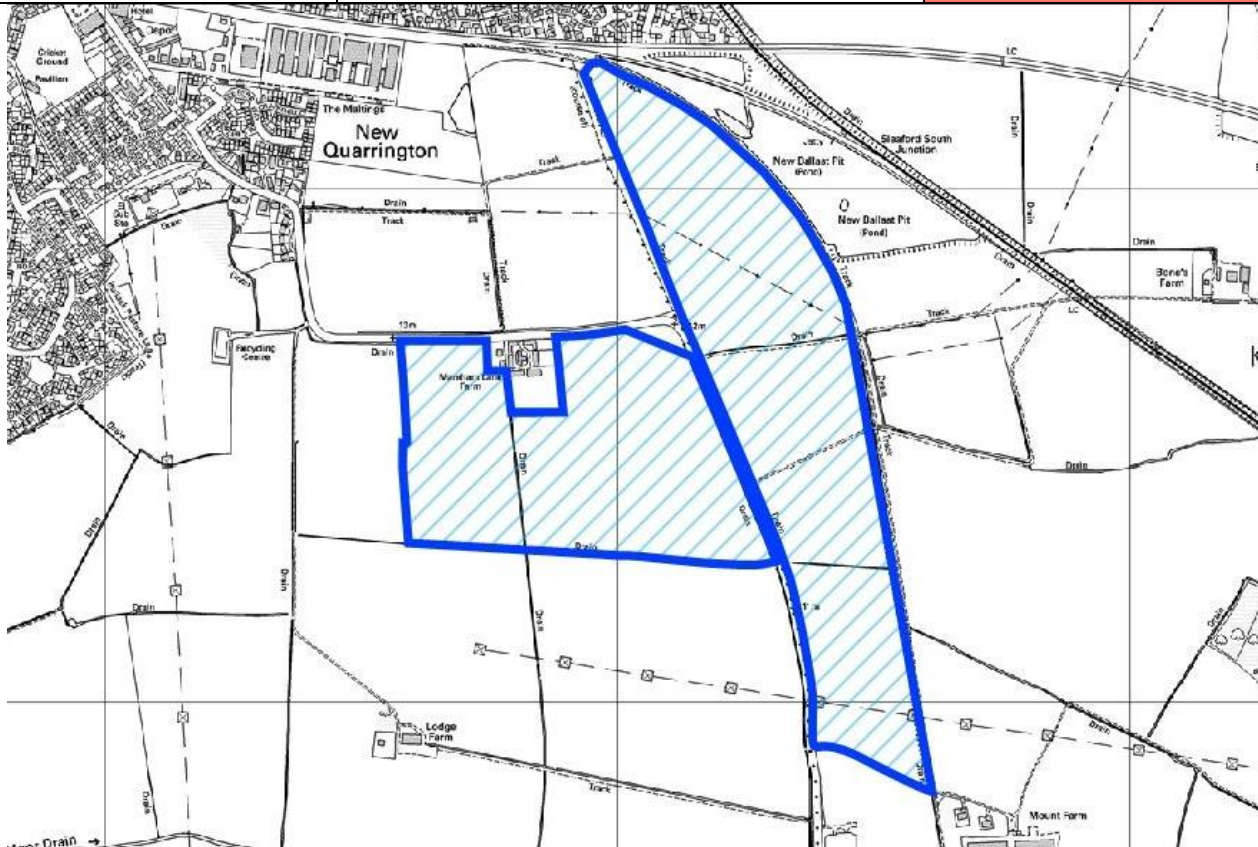
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access of insufficient width to support this level of development. Improvement works to local roads would be required. Site at risk of surface water flooding.	

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

Kirkby la Thorpe

Ref: NK/KIRK/001	Site Address: Land off Mareham Road (site C), Sleaford	Status: Rejected
		
Size (ha): 58.19	Current use: Agricultural	
Indicative capacity: 1222	Brownfield/Greenfield: Greenfield	
Hierarchy: Main Towns		
<p>Summary:</p> <p>The site forms fields to the south and east of Sleaford. The site is mainly located in open countryside with fields to the south, east and west of the site. The site is poorly connected to the built form of Sleaford and is detached from other built development. Large areas of the site are at risk of surface water flooding.</p> <p>Conclusion:</p> <p>Site is detached from built footprint and would impact upon the character of the area. Unable to connect to strategic road network and forms setting of GII* Sleaford Maltings. Other sites are considered to be preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	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	No		
Opportunity for creation	Yes		
Opportunity for creation – joined up	No		
Environmental Health Comments			
n/a			
Minerals and Waste			

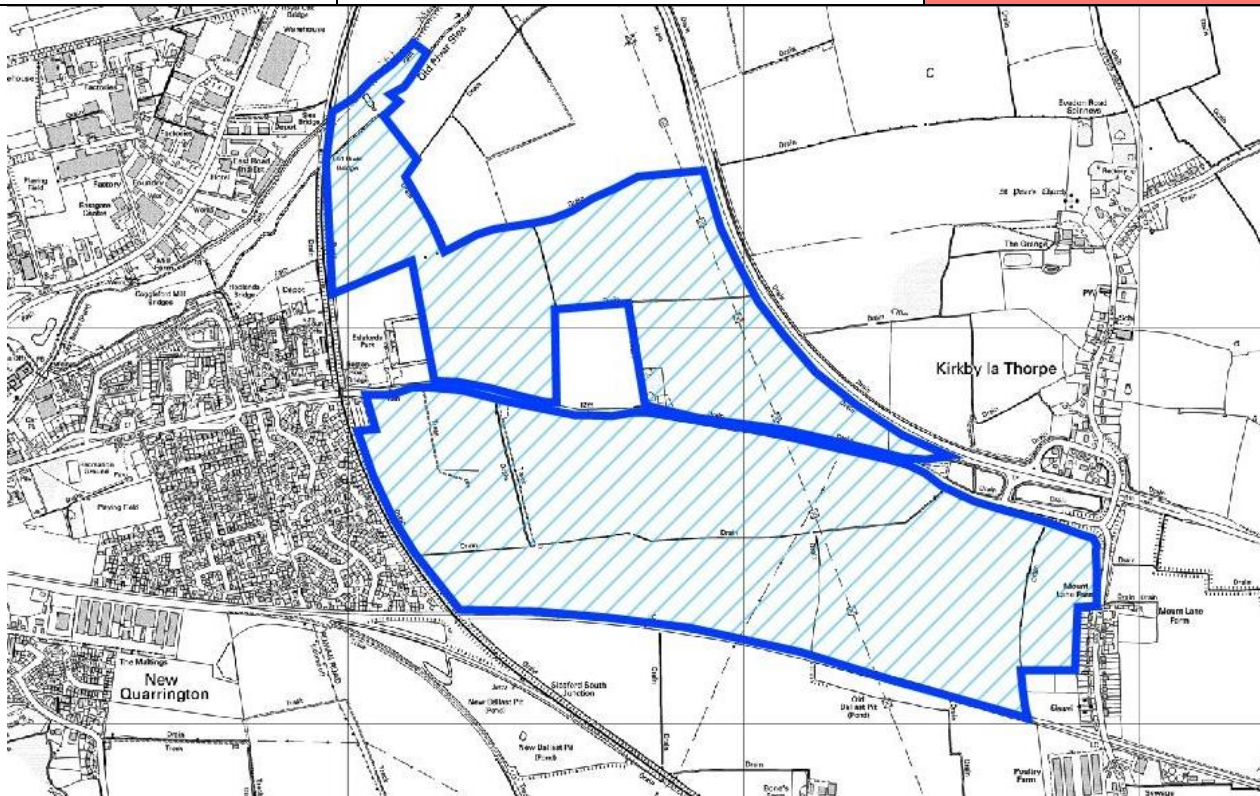
No Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Cannot connect to strategic road network. Mareham Lane is not appropriate for volume of traffic generated. Site at risk of surface water flooding.	

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

Ref: NK/KIRK/002	Site Address: Land off Boston Road, Sleaford	Status: Rejected
		
Size (ha): 141.94	Current use: Agricultural	
Indicative capacity: 2981	Brownfield/Greenfield: Greenfield	
Hierarchy: Main Towns		
<p>Summary:</p> <p>The site is a large area of agricultural fields to the east of Sleaford and west of Kirkby la Thorpe. There are fields to the north and south of the site and the railway runs along the western boundary. The site would result in the amalgamation of Sleaford and Kirkby la Thorpe.</p> <p>Conclusion:</p> <p>The site has a poor relationship with the main built form of Sleaford, being detached from built footprint and separated by the railway. In addition significant highway improvements may be required and the site forms setting of GII* Sleaford Maltings. The site is also in proximity to energy from waste site. Proposed not to allocate.</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	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
Borders A17, football ground, energy from waste site and railway line. Noise, light and air Quality issues.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

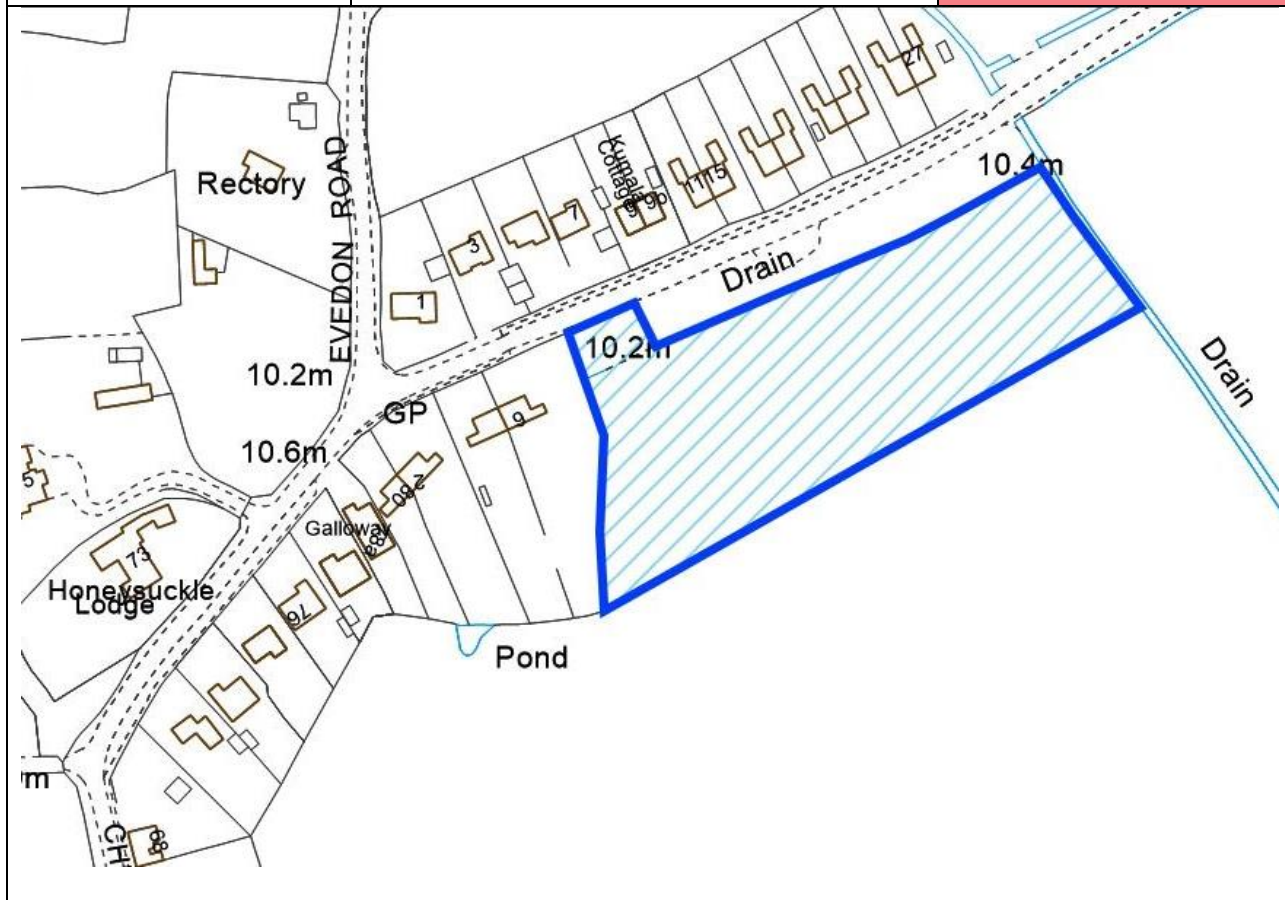
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Access possible from existing A17 junction. Significant improvements to sustainable transport provision to Sleaford.	

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

Ref: NK/KIRK/003	Site Address: Land off Ewerby Road, Kirkby la Thorpe	Status: Rejected
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Size (ha): 0.91	Current use: Agricultural
Indicative capacity: 15	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is a linear strip of land to the north-east of the village. There are dwellings opposite the site and to the west. To the east and south are fields.

Conclusion:

Part of site has planning permission for 4no dwellings, however, given the position, scale and density of the proposed dwellings it is considered unlikely that the site will deliver 10 or more dwellings. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

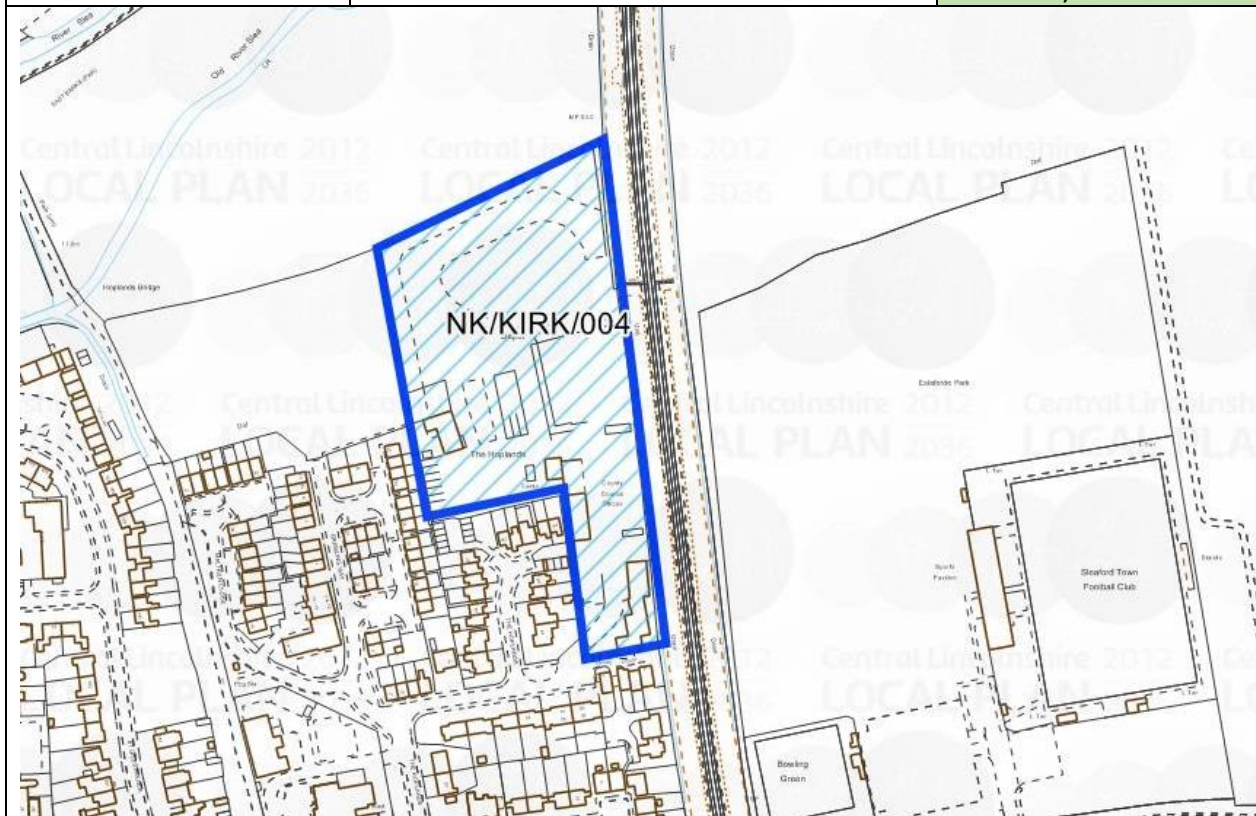
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Geophysical survey carried out. Pre-commencement trial trenching required.			

Highways, Transport and Infrastructure

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

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

Ref: NK/KIRK/004	Site Address: Former Hoplands Depot, Sleaford	Status: Allocate (Existing allocation to be retained)
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Size (ha): 1.83	Current use: Former depot
Indicative capacity: 37	Brownfield/Greenfield: Brownfield
Hierarchy: Main Towns	Availability: Confirmed in 2020 via Lincolnshire County Council (owner of the site)

Summary:

The site comprises of the former Hoplands Depot buildings and yard in Sleaford. There are dwellings to the south and west of the site, railway to the east and open space to the north. The site would re-use previously developed land and would be in keeping with the shape and form of the settlement.

Conclusion:

The site is an existing allocation which would result in brownfield land being developed. The site is relatively unconstrained and would benefit residential use, given the surrounding land uses. It is well located for accessing services and facilities within Sleaford. Proposed to retain as an allocation.

Constraints

Environmental

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

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			

Highways, Transport and Infrastructure

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

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

Leadenham

Ref: NK/LEAD/001	Site Address: Station Yard, Leadenham, Cliff Road, Leadenham, LN5 OPL	Status: Allocate (New site without planning permission)
		
Size (ha): 1.31	Current use: Railway siding and platform & garden centre/nursery	
Indicative capacity: 22	Brownfield/Greenfield: Brownfield	
Hierarchy: Small Villages	Availability: Confirmed via Regulation 18 consultation	
<p>Summary:</p> <p>The site is a former railway siding, platform, and garden nursery to the north of the village. There are dwellings to the south of the site, including Grade II Listed Station House and commercial/light industrial buildings to the north. The site is partially within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site would comprise of an infill site on brownfield land. There are some constraints including the listed buildings to the south and surface water flood risk that will require mitigation. It is considered that development would utilise previously developed land and provide opportunity to improve a disused site within the setting of heritage assets. Proposed to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	R	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

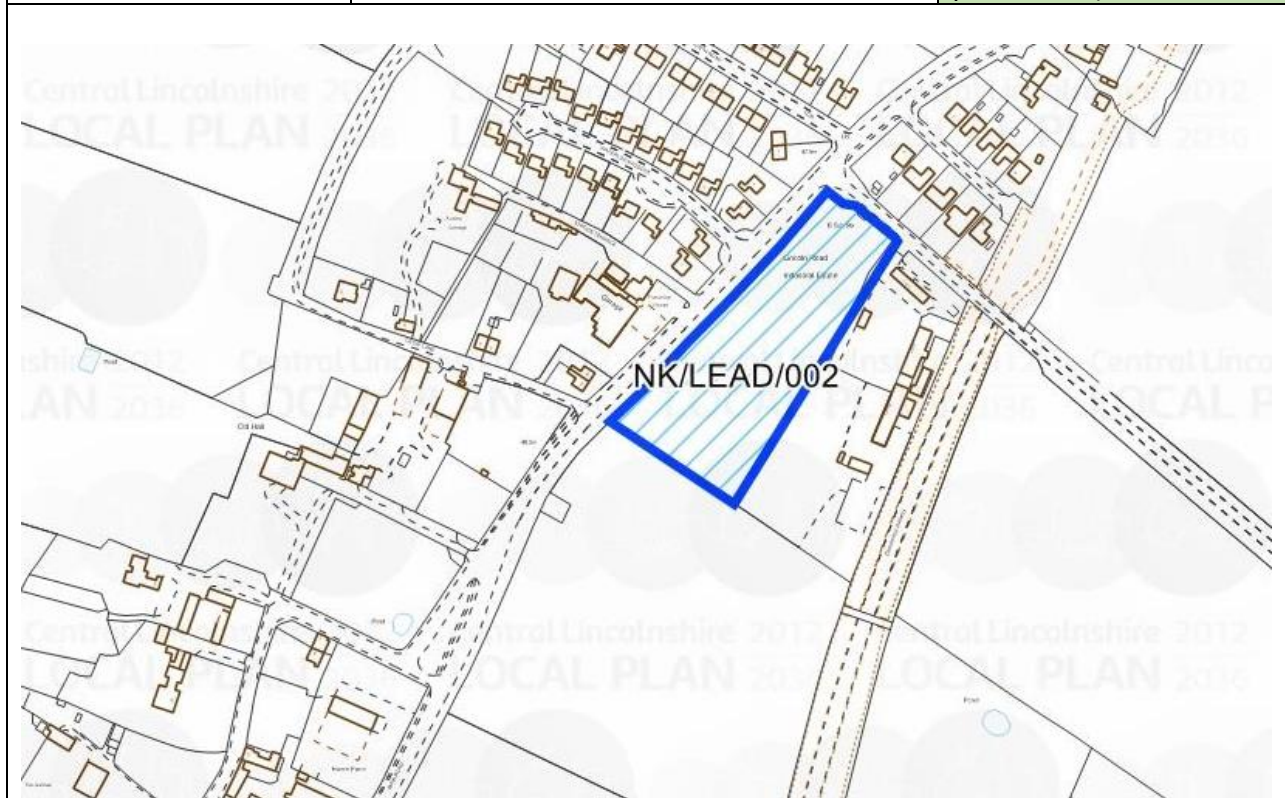
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys may be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Representatives of the site confirmed availability and deliverable. Historic England: development to be sensitive to setting of listed building 	<ul style="list-style-type: none"> Wording included within Policy

Ref: NK/LEAD/002	Site Address: Land off Main Road, Leadenham	Status: Allocate (New site with planning permission)
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Size (ha): 1.08	Current use:
Indicative capacity: 25	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	Availability: Has planning permission

Summary:

The site is open land located to the south and east of existing dwellings. There are commercial buildings to the east of the site and fields to the south. The site is well contained within the built footprint and respects the shape and form of the village. The site is adjacent to Leadenham Conservation area

Conclusion:

The site retains the shape and form of the village, and is relatively unconstrained. Any potential impact upon the Conservation Area will need to be taken into account and mitigated. The site has planning permission for 25no dwellings, proposed to be allocated.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

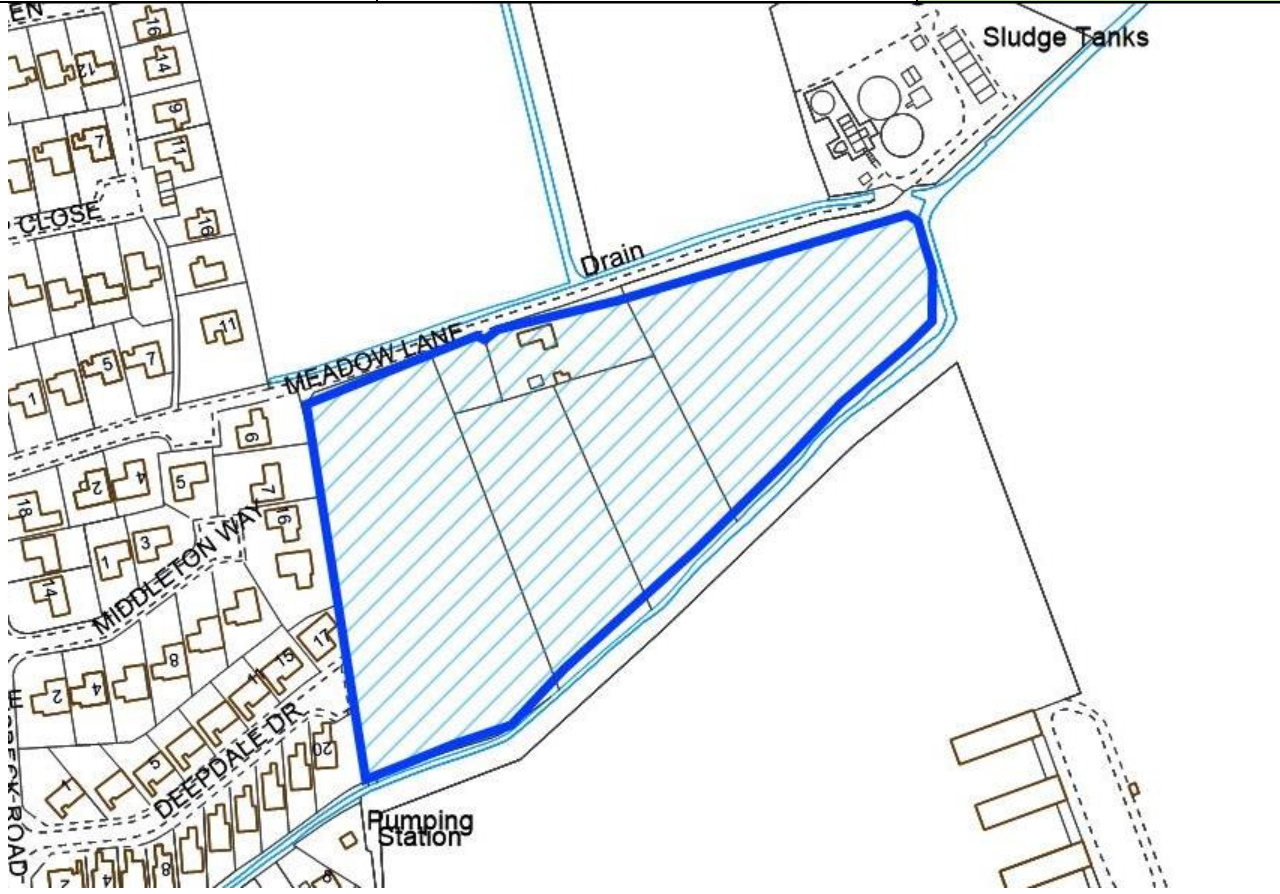
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	Within 500m
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Leasingham

Ref: NK/LEAS/001	Site Address: Land off Meadow Lane, Leasingham	Status: Allocate (New site without planning permission)
		
Size (ha): 2.01	Current use: Grazing	
Indicative capacity: 25	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages	Availability: Confirmed via HELAA 2019, suggests delivery 0-5 years.	
<p>Summary:</p> <p>The site is located to the east of dwellings, with a watercourse to the southern boundary and Meadow Lane to the northern boundary. There is a sewage works to the north-east of the site. The site is partially within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by the proximity to sewage treatment works and Flood Zone 2 and 3 to the southern boundary of the site, however, it is well connected to Leasingham and close to services at Sleaford. It retains the core shape and form of the village and the proposed numbers have been reduced to 25 to take into account flood risk and sewage treatment works. Proposed to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
borders sewage treatment works and poultry units. Potential for odour and flies.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

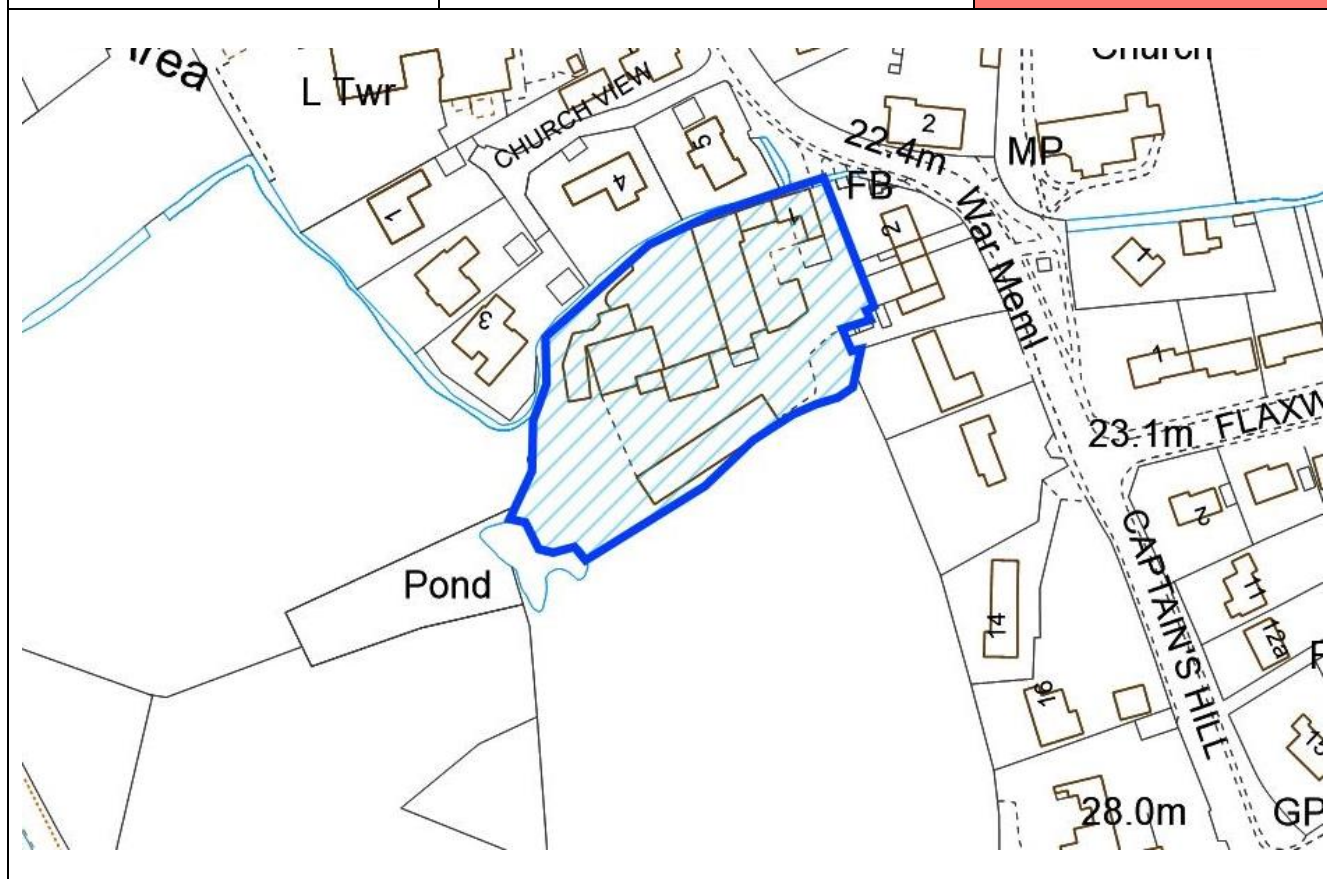
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access vis Deepdale Drive or with improvement to Meadow Lane (private). Site at risk of surface water flooding.	

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

Ref: NK/LEAS/002	Site Address: 1 Lincoln Road, Leasingham	Status: Rejected
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Size (ha): 0.46	Current use: Industrial
Indicative capacity: 8	Brownfield/Greenfield: Brownfield
Hierarchy: Medium Villages	

Summary:

The site comprises of industrial buildings and yard. There are dwellings to the north and east of the site and watercourse to the northern boundary.

Conclusion:

Although the site would re-use a brownfield site within the village, it is constrained by the Flood Zone 2 and 3 to the norther edge of the site, surface water flooding risk and limited capacity. It is unlikely to provide more than 10 dwellings and therefore, is not proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
Ind use- CL assessment required			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

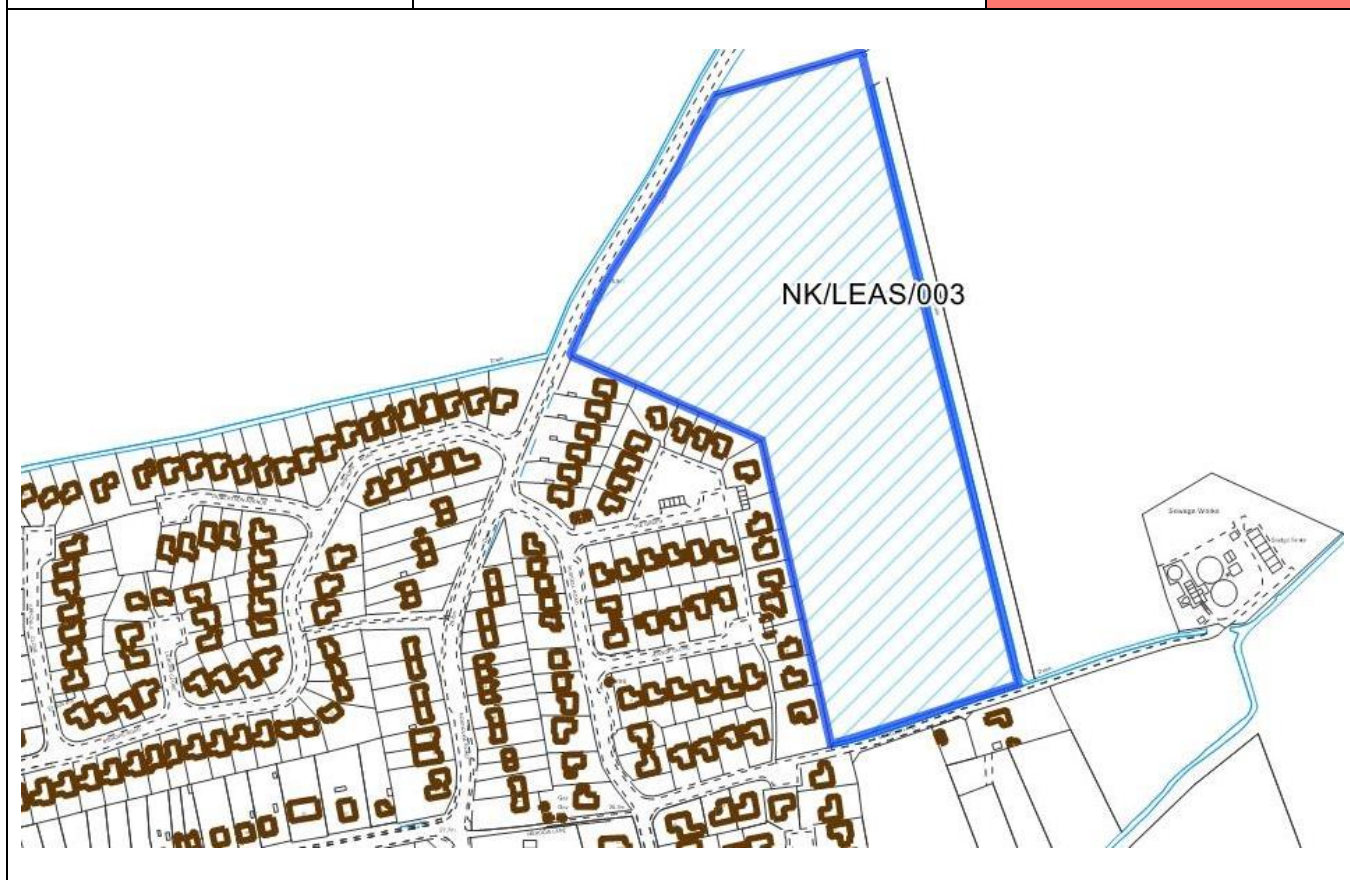
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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: NK/LEAS/003	Site Address: Land east of Roxhome Road, Leasingham	Status: Rejected
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Size (ha): 4.49	Current use:
Indicative capacity: 67	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site is to the north and east of the village and would extend the built footprint to the north. There are fields to the north and west of the site, including a sewage treatment works to the west.</p> <p>Conclusion:</p> <p>Site is edge of settlement and would have impacts on character of village. Other sites preferable.</p>	

Constraints

Environmental

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

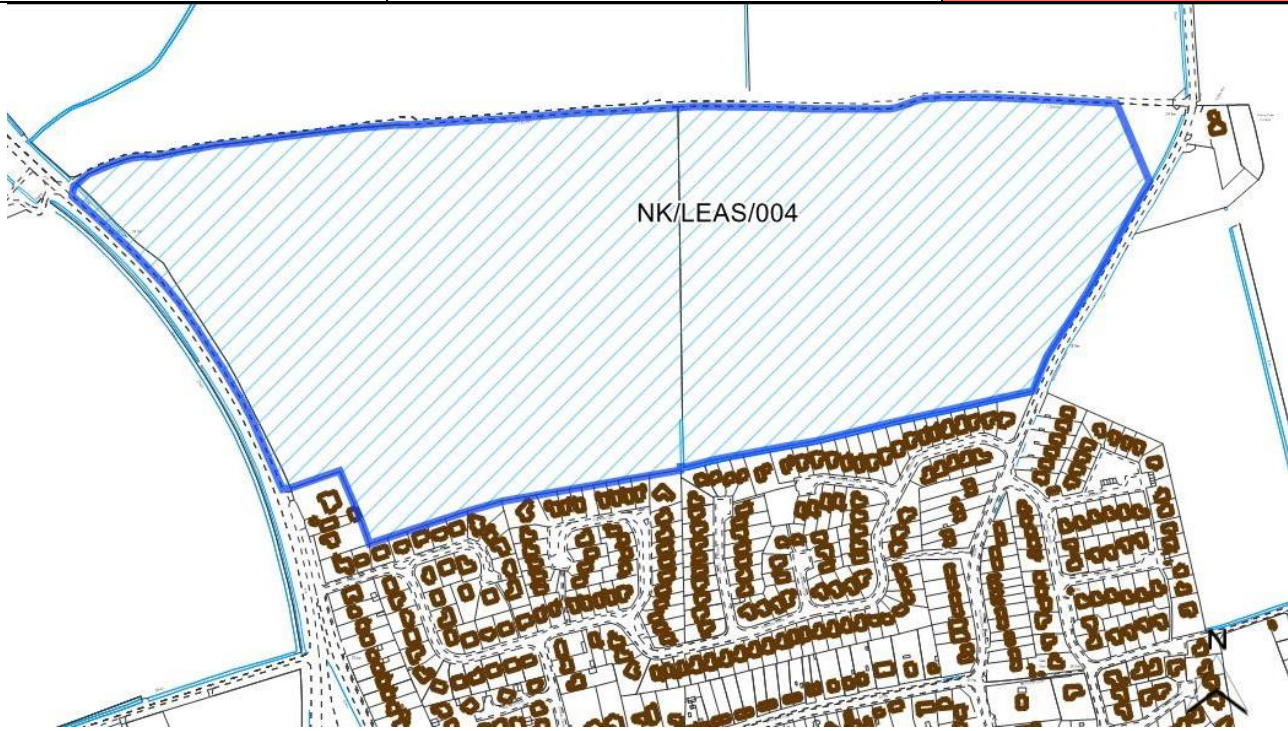
Built Environment, Heritage and Landscape

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			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Pedestrian links required. May require further highway improvements.	

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

Ref: NK/LEAS/004	Site Address: Land west of Roxholme Road, Leasingham	Status: Rejected
		
Size (ha): 25.69	Current use:	
Indicative capacity: 308	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is a large area of land to the north of the village. It would extend into open fields. There is a highway to the western boundary, dwellings to the south and fields to the north and east.</p> <p>Conclusion:</p> <p>A large site on edge of settlement, would have character impacts. Other sites preferable.</p>		

Constraints

Environmental

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

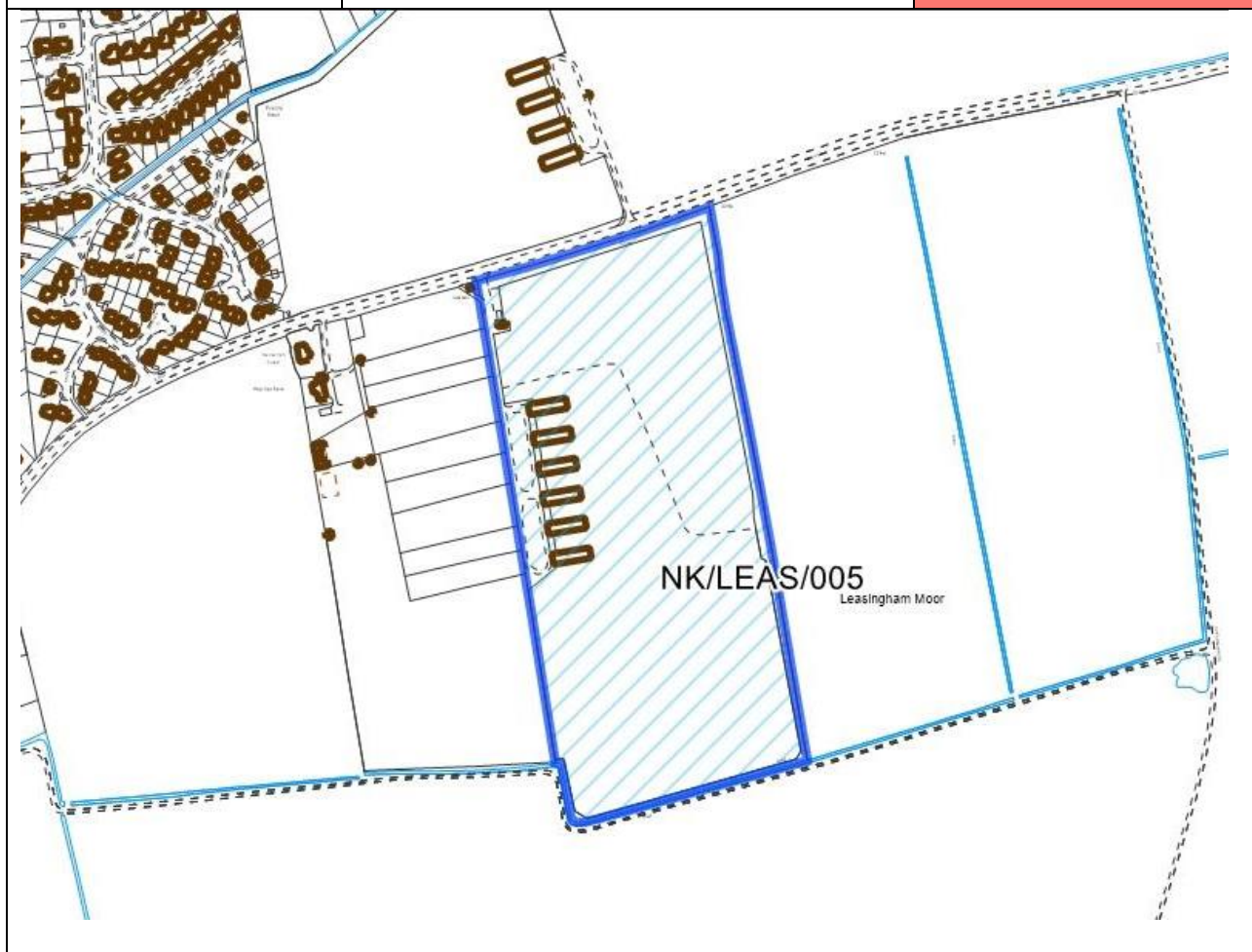
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Access onto A15. Pedestrian links into existing residential development required. Site at risk of surface water flooding.	

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

Ref: NK/LEAS/005	Site Address: Land south of Moor Lane, Leasingham	Status: Rejected
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Size (ha): 8.03	Current use: Agricultural/Poultry Farm
Indicative capacity: 120	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is an existing poultry farm detached from the main village. There are other poultry sheds to the north of the site and fields to the east, south and west.

Conclusion:

Detached from village, extends away from settlement in open countryside. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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 Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works will include footway/cycleway connections.	

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

Ref: NK/LEAS/006	Site Address: Land north of Moor Lane, Leasingham	Status: Allocate (New site with planning permission)
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Size (ha): 5.22	Current use: Agricultural/Poultry farm
Indicative capacity: 78	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	Availability: Has planning permission

Summary:

The site contains poultry sheds and is located to the east of dwellings. There is a highway to the southern boundary and watercourse to the northern boundary. To the west is fields. There is a small area of the site within flood zone 2 and 3.

Conclusion:

Planning permission has been granted on part of site. Some constraints to be addressed including Flood Zone 2 and 3 to the north of the site, sewage works to the north and poultry units. The site is considered to be a sustainable location, close to services within Leasingham and Sleaford. Proposed to allocate.

Constraints

Environmental

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

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			
Archaeological surveys likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works will include footway/cycleway connections.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- IDB: Any houses should be located outside of flood zones	- Noted. Policy wording includes requirement to address flood issues.

Little Hale

Ref: NK/LHAL/001	Site Address: Land off Main Road, Little Hale	Status: Rejected
		
Size (ha): 0.65	Current use: Agricultural	
Indicative capacity: 11	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located between dwellings to the south and farm buildings to the north. There are fields to the east.</p> <p>Conclusion:</p> <p>Little Hale considered an unsustainable location, limited services and connections. Other sites preferred.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Adjacent
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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

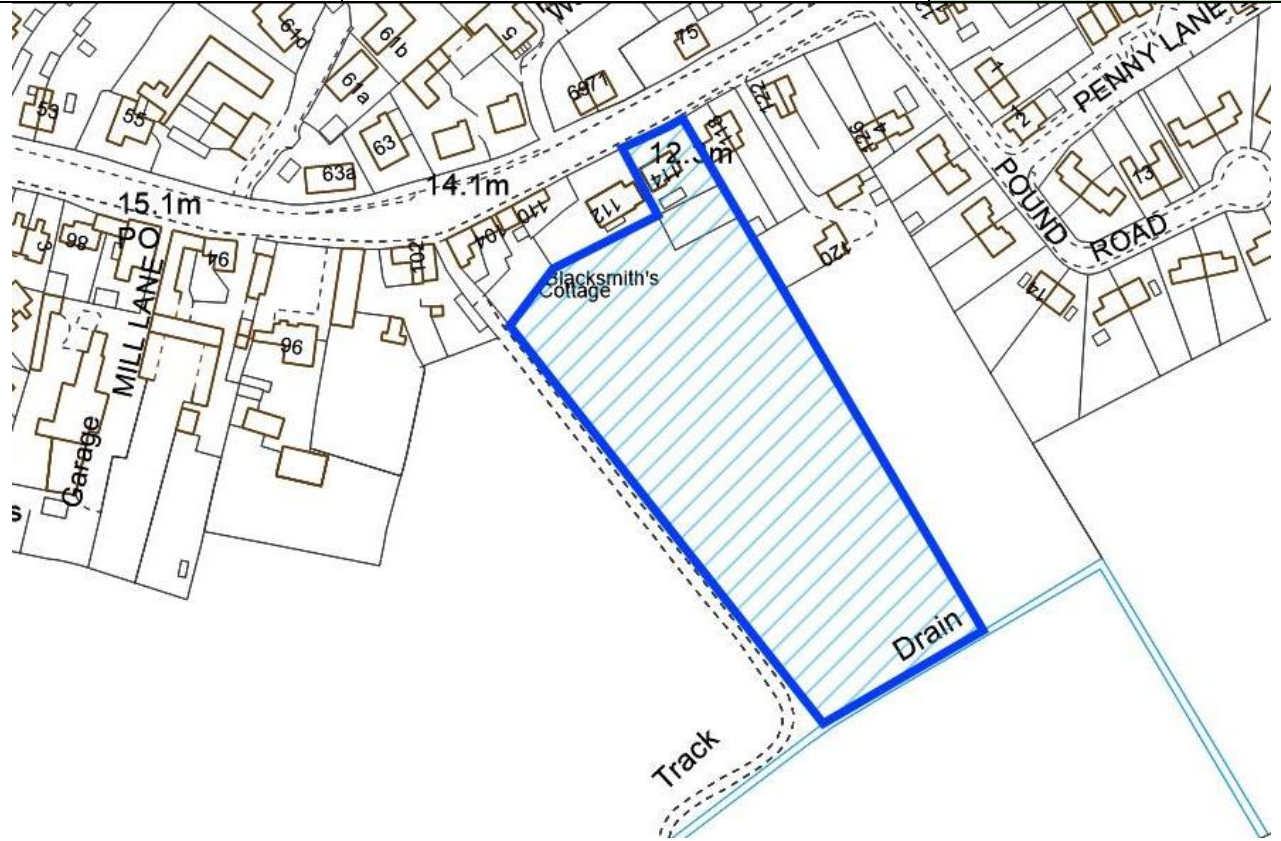
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Martin

Ref: NK/MART/001	Site Address: Land at 114 High Street, Martin, Lincoln, LN4 3QT	Status: Allocate (New site without planning pemrission)
		
Size (ha): 1.08	Current use: Agricultural	
Indicative capacity: 18	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages	Availability: Confirmed via HELAA 2019, suggests delivery 0-5 years.	
<p>Summary:</p> <p>The site is located to the rear of dwellings on High Street. There are fields to the south and west of the site and dwellings to the east. A watercourse runs along the southern boundary. Martin Conservation Area is located along High Street to the north-east of the site.</p> <p>Conclusion:</p> <p>A relatively unconstrained site that retains shape and character of settlement. Development will need to be sensitive to the setting of the Conservation Area. Proposed to be allocated.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Within 500m
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			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

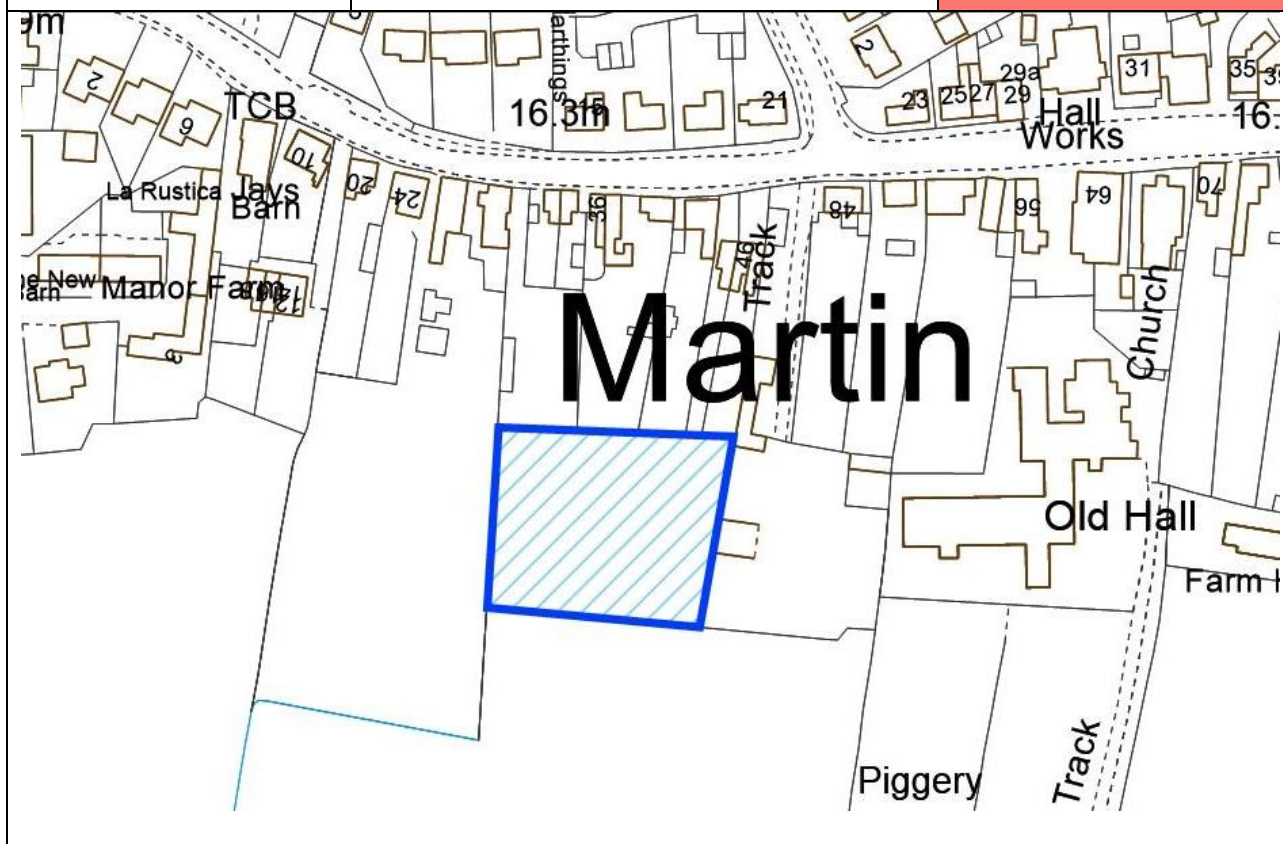
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Involves loss of one dwelling.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Development to be sensitive to setting of conservation area	- Wording included in Policy.

Ref: NK/MART/002	Site Address: Land II adjacent to the Old Hall, Martin	Status: Rejected
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Size (ha): 0.26	Current use: Stackyard
Indicative capacity: 5	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is a small area of land to the rear of properties on High Street. There are fields to the south and west of the site.

Conclusion:

The site is a small site with limited capacity, unlikely to provide 10 or more dwellings. Therefore not proposed for allocation.

Constraints

Environmental

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

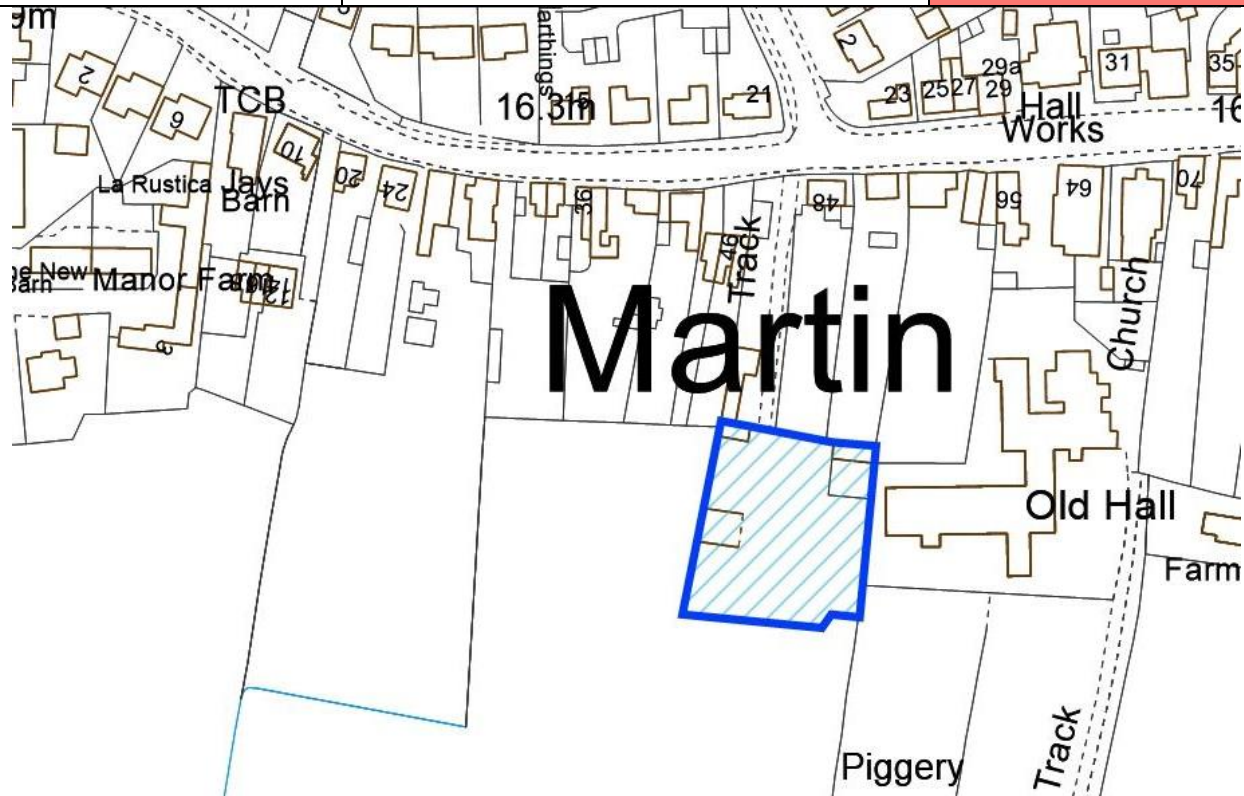
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

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

Ref: NK/MART/003	Site Address: Land adjacent to the Old Hall, Martin	Status: Rejected
		
Size (ha): 0.20	Current use: Stackyard	
Indicative capacity: 4	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a small area to the rear of residential properties. To the east is the Old Hall and to the south and west are fields.</p> <p>Conclusion:</p> <p>The site is a small site with limited capacity, unlikely to provide 10 or more dwellings. Therefore not proposed for allocation.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

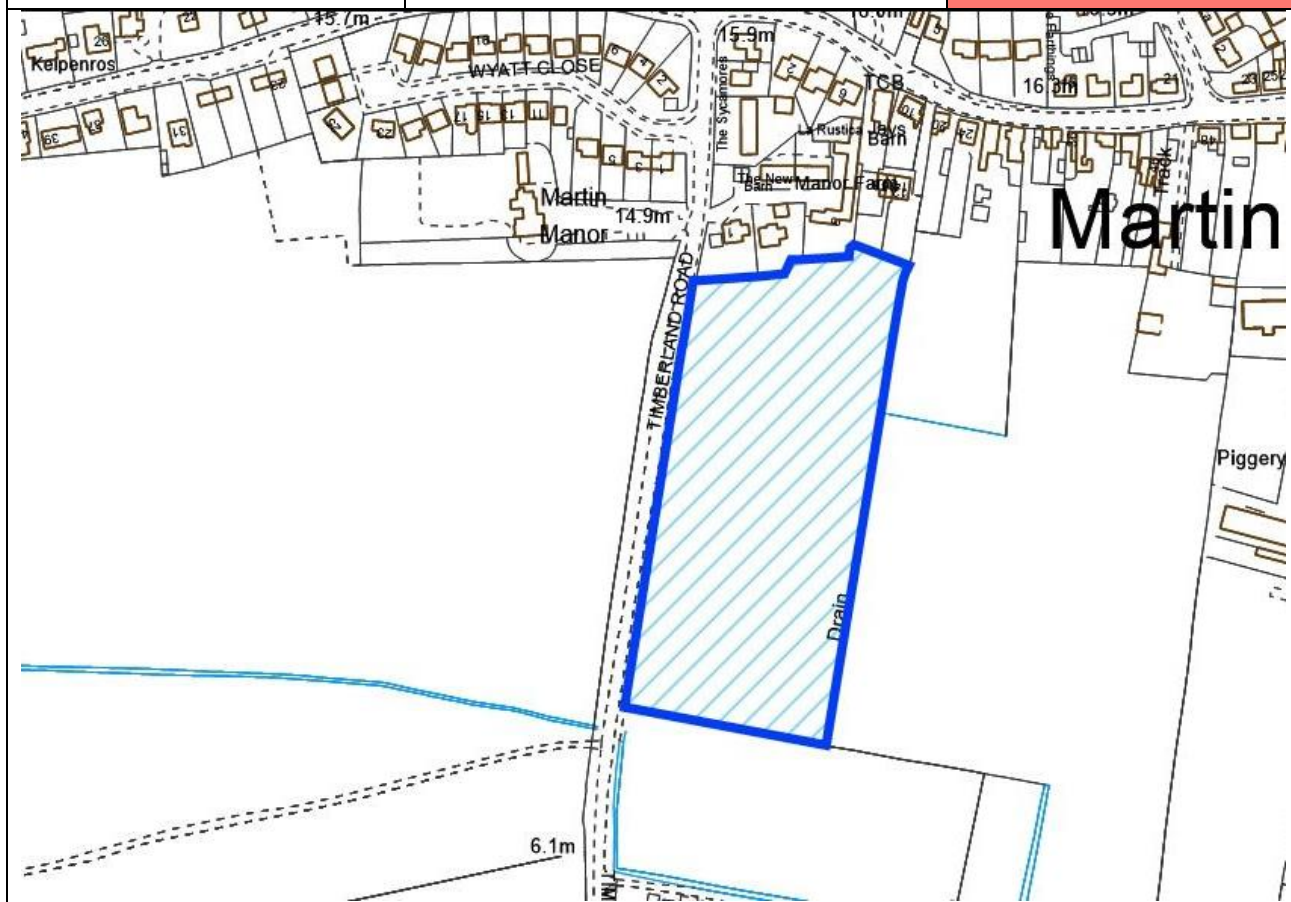
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/MART/004	Site Address: Land to the east of Timberland Road, Martin	Status: Rejected
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Size (ha): 1.93	Current use: Agricultural
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is a linear field to the south of dwellings and east of Timberland Road. There are fields to the east, south and west of the site.

Conclusion:

Constrained by access, listed buildings, surface water flood risk and scale, extending away from settlement into open countryside. Other sites preferable.

Constraints

Environmental

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

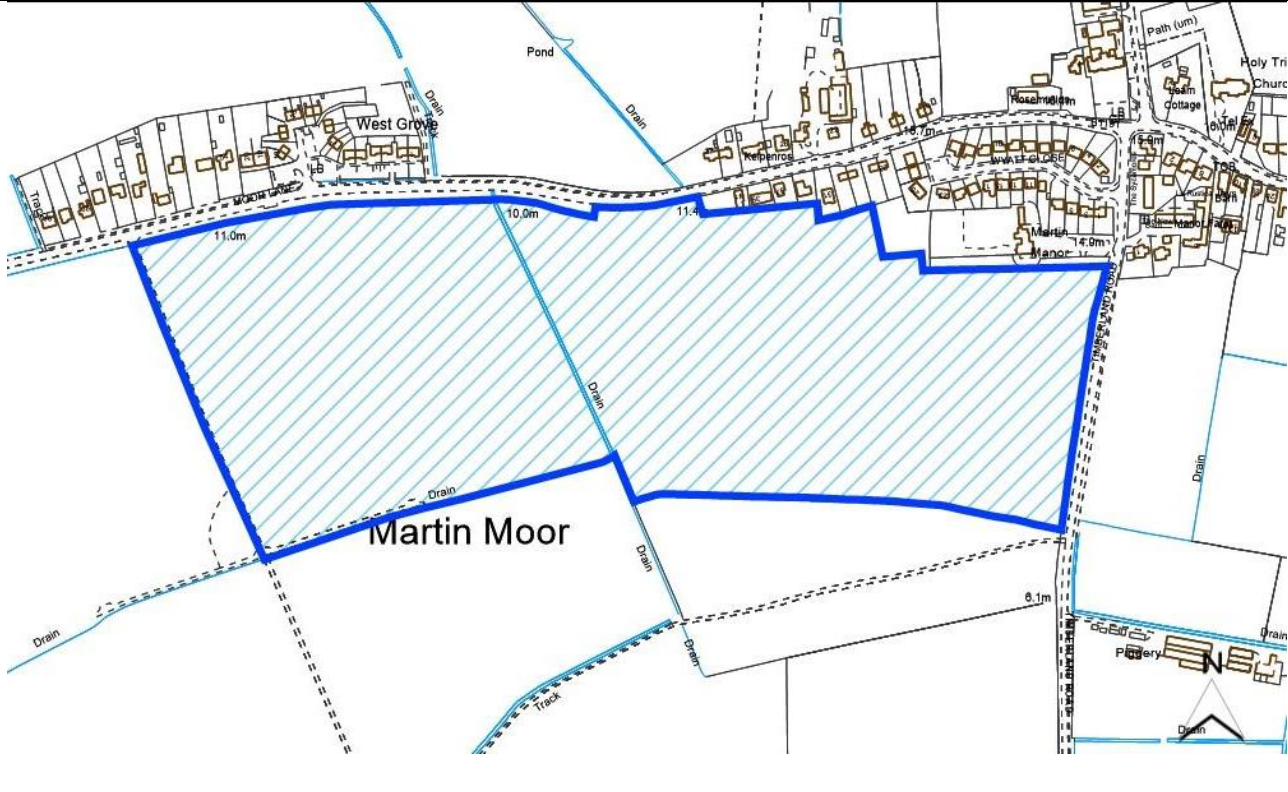
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

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: NK/MART/005	Site Address: Land to the south of Moor Lane, Martin	Status: Rejected
		
Size (ha): 16.17	Current use: Agricultural	
Indicative capacity: 243	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a large are to the south of Moor Lane. There are dwellings to the north-east and north-west of the site.</p> <p>Conclusion:</p> <p>A large scale site, constrained by scale and impact upon the character of the area, listed buildings and extends away from settlement in to open countryside. Other sites preferable.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

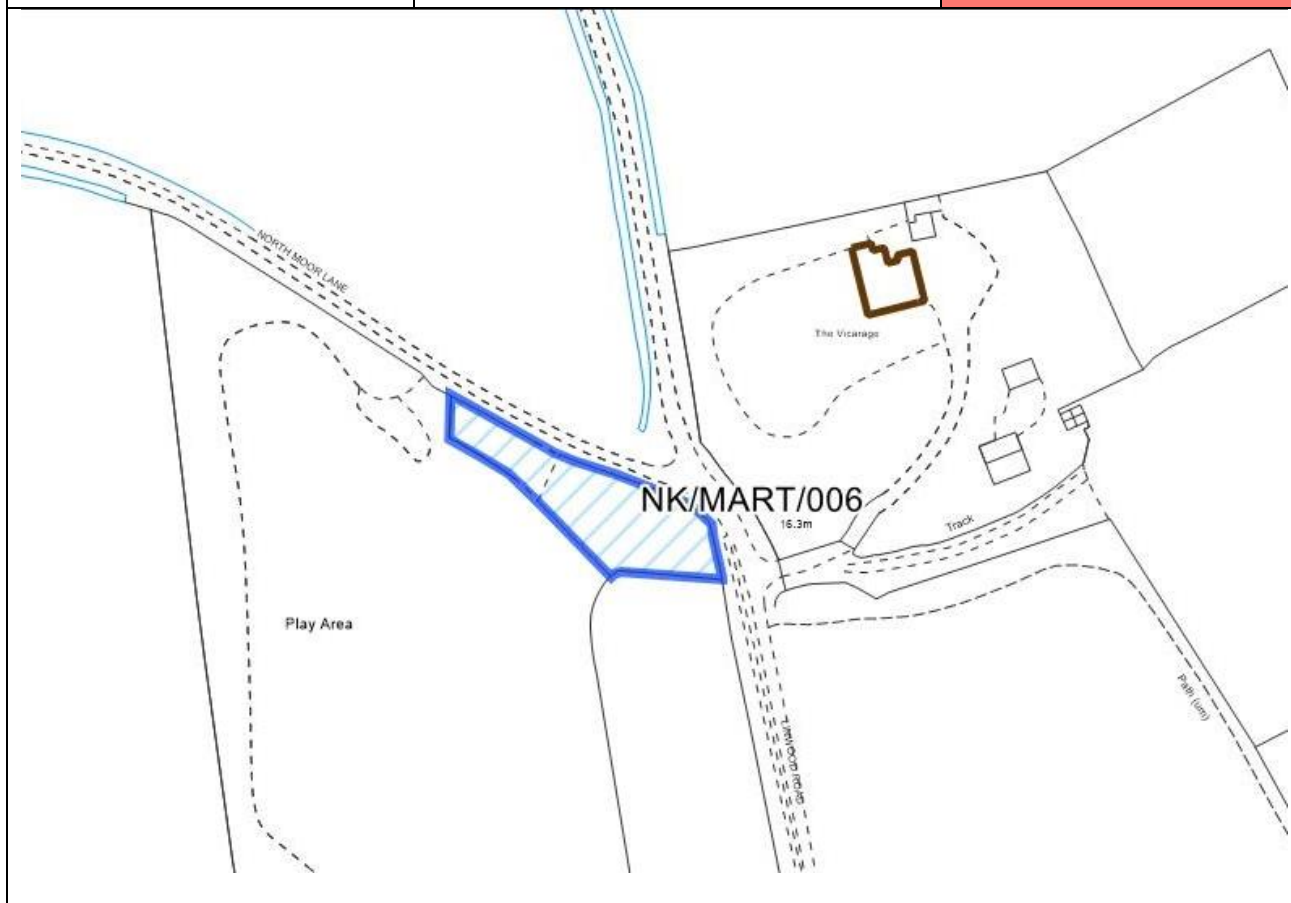
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

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: NK/MART/006	Site Address: Land to the west of Linwood Road, north of Mrs Mary Kings Primary School, Martin	Status: Rejected
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Size (ha): 0.12	Current use:
Indicative capacity: 2	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>A small site detached from the main village. There are fields to the north, the Vicarage to the east and Mary Kings C of E School and playing fields to the south.</p> <p>Conclusion:</p> <p>Small site with limited capacity – unlikely to provide 10 or more dwellings.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

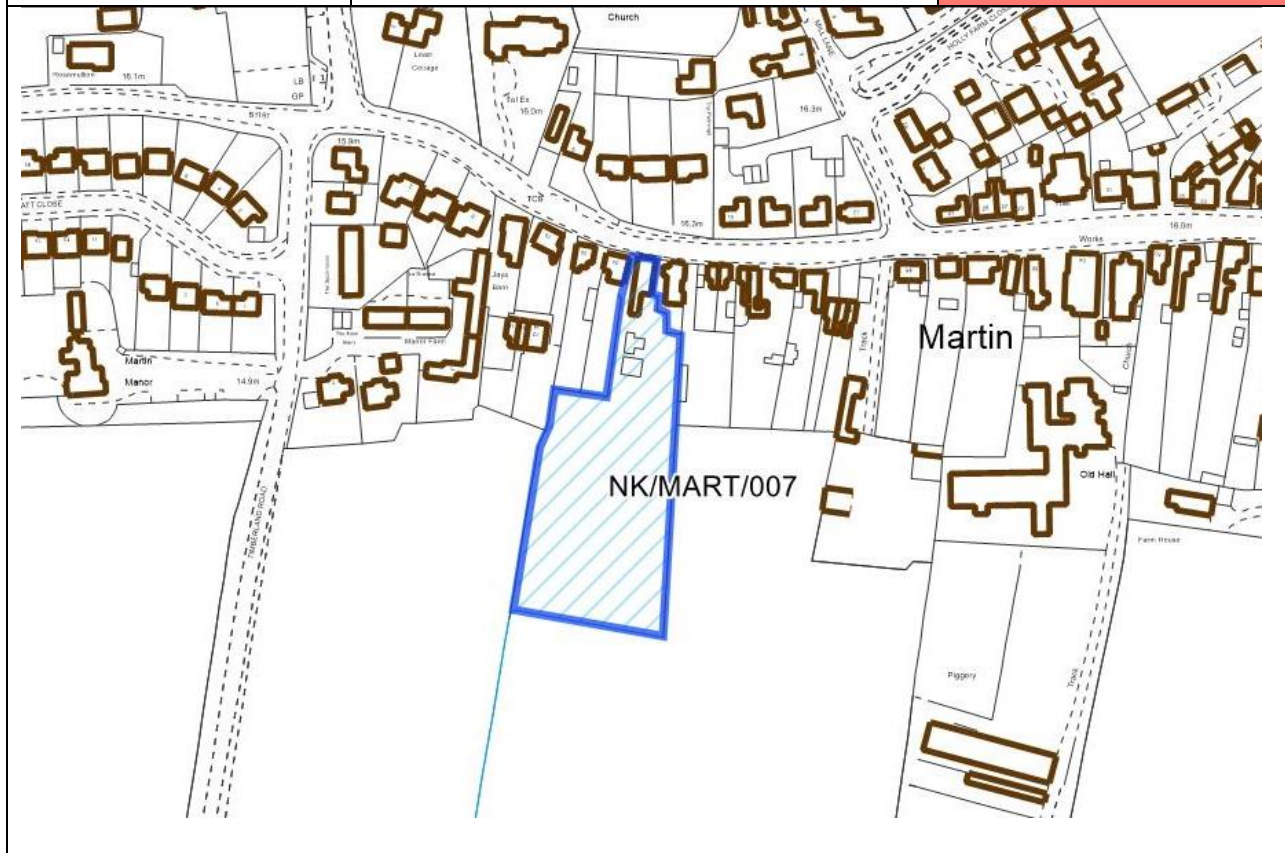
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	no	AONB	No
Conservation Area	no	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/MART/007	Site Address: Land to the rear of, 26 High Street, Martin	Status: Rejected
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Size (ha): 0.26	Current use:
Indicative capacity: 5	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is located to the rear of 26 High Street and extends into fields with fields to the east, south and west. The northern part of the site is located within the Conservation Area.</p> <p>Conclusion:</p> <p>A small site, with limited capacity – unlikely to provide 10 or more dwellings. Therefore, proposed not to allocate.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

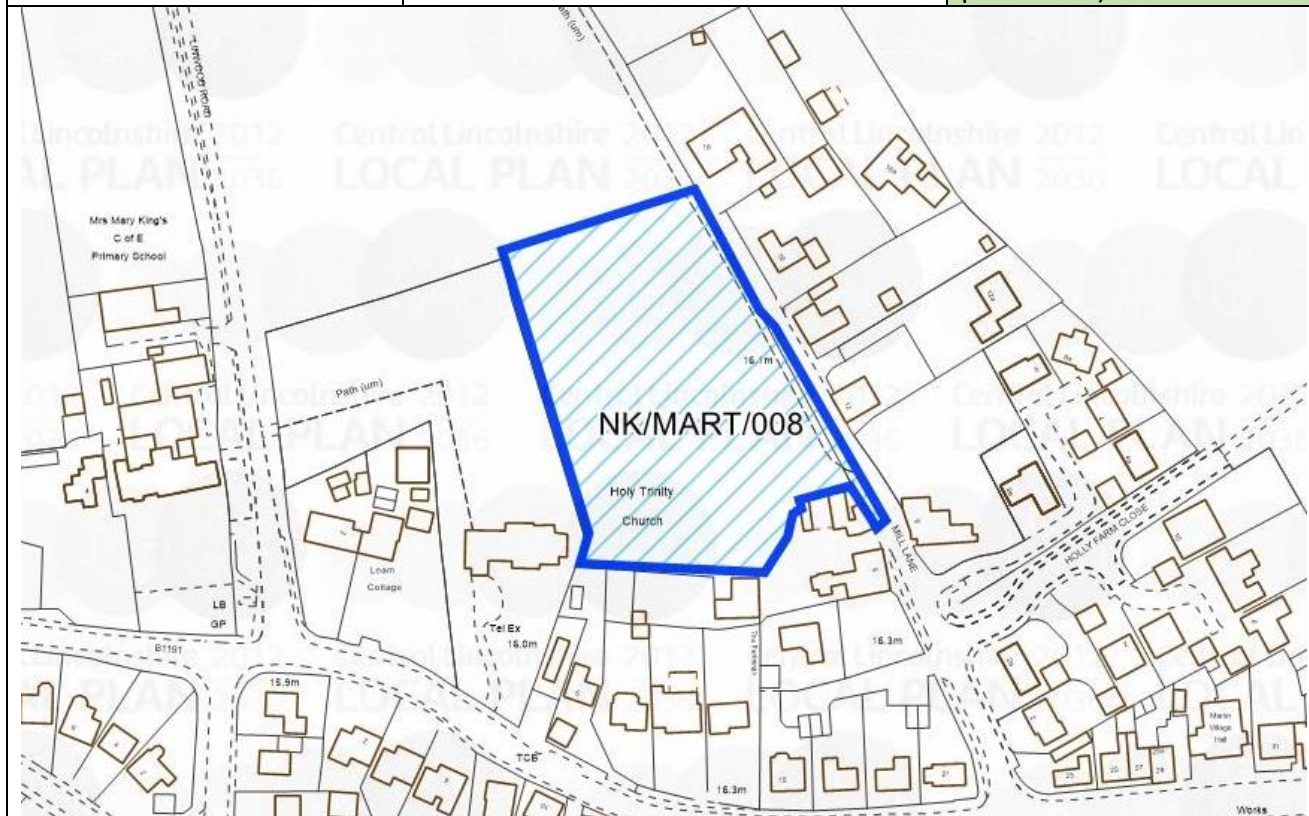
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	no	AONB	No
Conservation Area	no	AGLV	yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/MART/008	Site Address: Land off Mill Lane, Martin, Lincolnshire	Status: Allocate (New site with planning permission)
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Size (ha): 0.69	Current use:
Indicative capacity: 14	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	Availability: Has planning permission

Summary:

The site is located off Mill Lane, to the north of dwellings. There are dwellings to the east and the Grade II Listed Holy Trinity Church to the west of the site. The site is well contained within the built footprint of the village and has links to the services available within the village.

Conclusion:

The site is relatively unconstrained, however, it will need to be sensitive to the setting of the Listed Church and Conservation Area. The site has planning permission for 14 dwellings, therefore proposed to be allocated.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

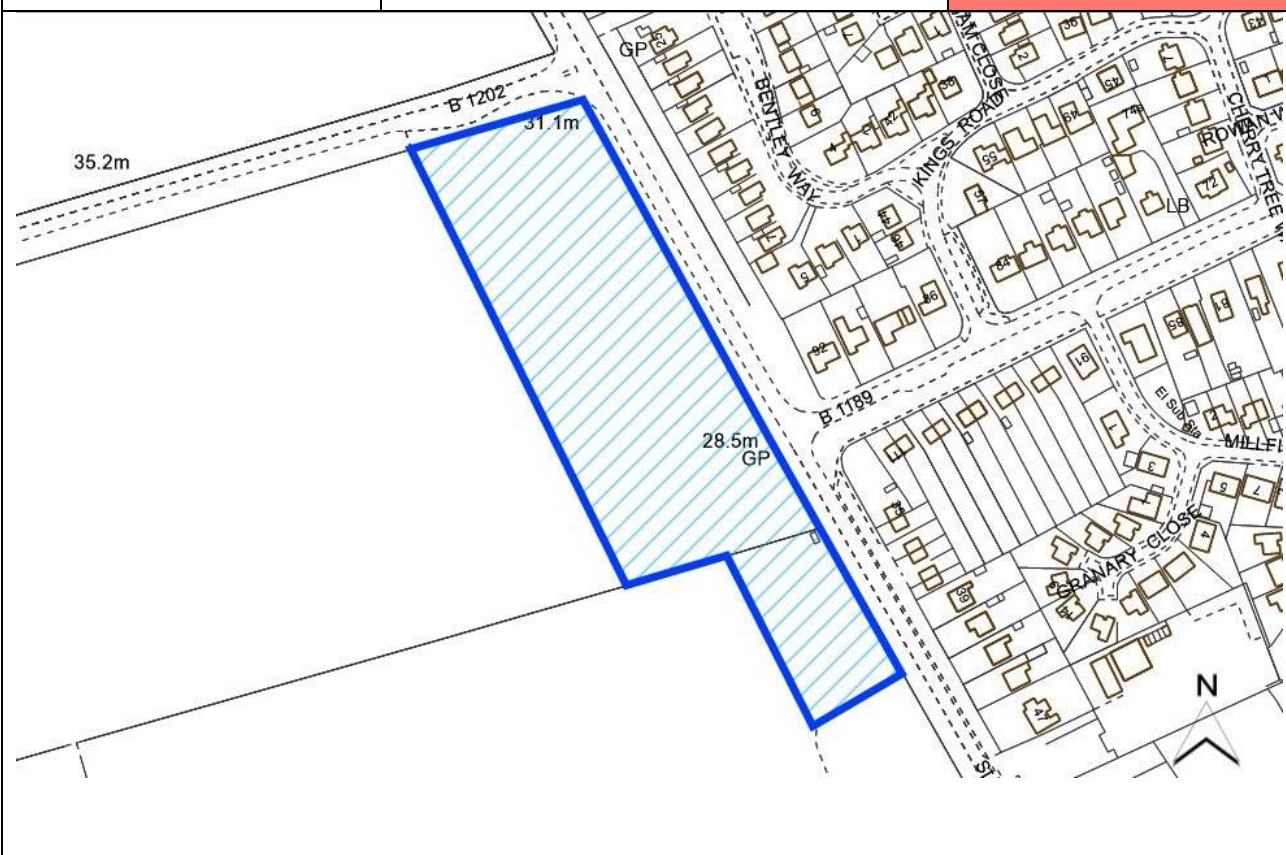
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Metheringham

Ref: NK/MET/001	Site Address: Land west of Metheringham	Status: Rejected
		
Size (ha): 2.26	Current use: Agricultural	
Indicative capacity: 42	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is a linear area to the west of the village, with highway to the east and north boundaries. To the south and west are fields.</p> <p>Conclusion:</p> <p>Detached from built footprint, forms setting of GI listed Metheringham Mill. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
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			
borders former quarry/ fill. CL assessment required.			
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 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Site on the opposite side of the busy B1188 Sleaford Road. Risk of conflict with pedestrian crossing of this road. Site at risk of surface water flooding.	

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

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
industrial use and railway- noise and cont land			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

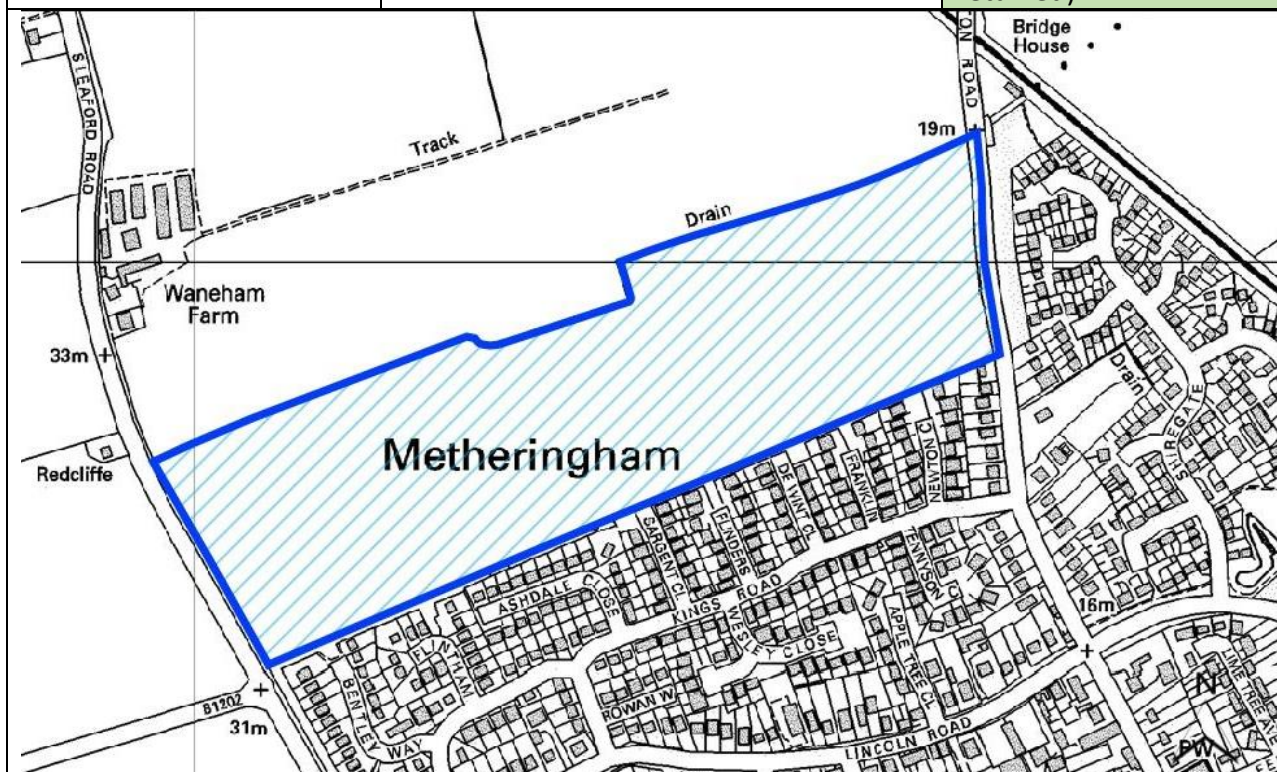
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Surrounds existing commercial site. Footway only on western side of Moorlands. Site at risk of surface water flooding.	

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

Ref: NK/MET/003	Site Address: Land Northwest of village, Metheringham	Status: Allocate (Existing allocation to be retained)
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Size (ha): 15.33	Current use: Agricultural
Indicative capacity: 329	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Has planning permission

Summary:

The site is located between Lincoln Road to the west and Dunston Road to the east. There are fields to the north and existing dwellings to the south of the site. The site is within 500m of Metheringham Conservation Area and Waneham Bridge Local Wildlife site.

Conclusion:

The site is an existing allocation which retains the core shape and form of the village and is well located for access to the villages services and facilities. It is considered that development would not be detrimental to the LWS or Conservation Area and could be mitigated through appropriate design and layouts. The site also has planning permission for 329no dwellings, it is therefore proposed to retain allocation.

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 2
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			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

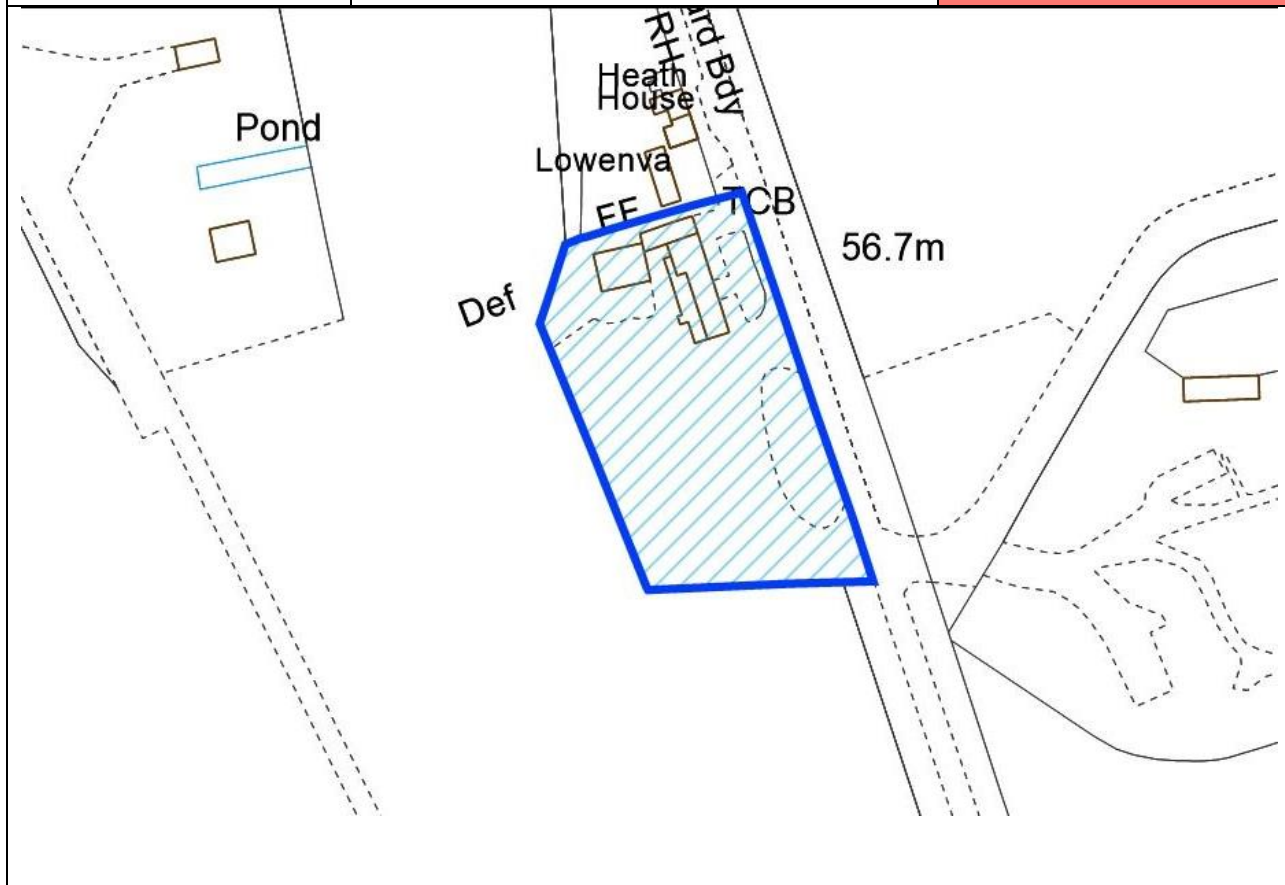
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological remains identified on site. Further archaeological work required			

Highways, Transport and Infrastructure

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

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

Ref: NK/MET/004	Site Address: Former Transport Café, Sleaford Road, Nocton Heath	Status: Rejected
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Size (ha): 0.52	Current use: Car wash, truck stop, café, hot food take away, bungalow, bunk house
Indicative capacity: 13	Brownfield/Greenfield: Brownfield
Hierarchy: Countryside	

Summary:

The site comprises of existing buildings with a variety of uses including car wash, truck stop and café. There are fields to the north, east, south and west of the site.

Conclusion:

Located in countryside and detached from village. Proposed not to allocate.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

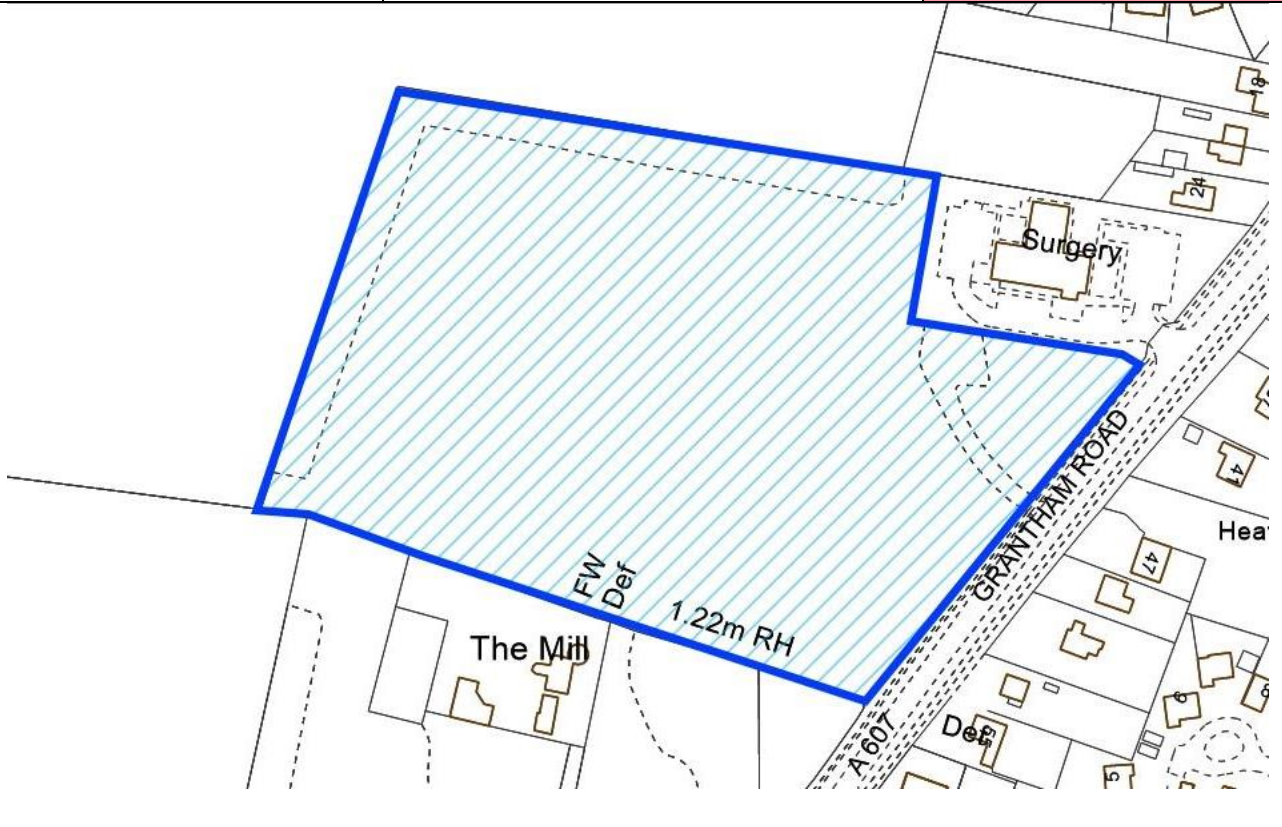
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Navenby

Ref: NK/NAV/001	Site Address: Land adjoining Medical Centre, Grantham Road, Navenby	Status: Rejected
		
Size (ha): 3.29	Current use: Agricultural	
Indicative capacity: 62	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is located on land to the south of the GP surgery and north of the Mill. There are dwellings opposite the site and fields to the west.</p> <p>Conclusion:</p> <p>Although the site has been granted planning permission this was an exception for extra care provision. Forms setting of GI water mill. Proposed not to allocate for housing.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Adjacent
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			
near area of quarrying- CL			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

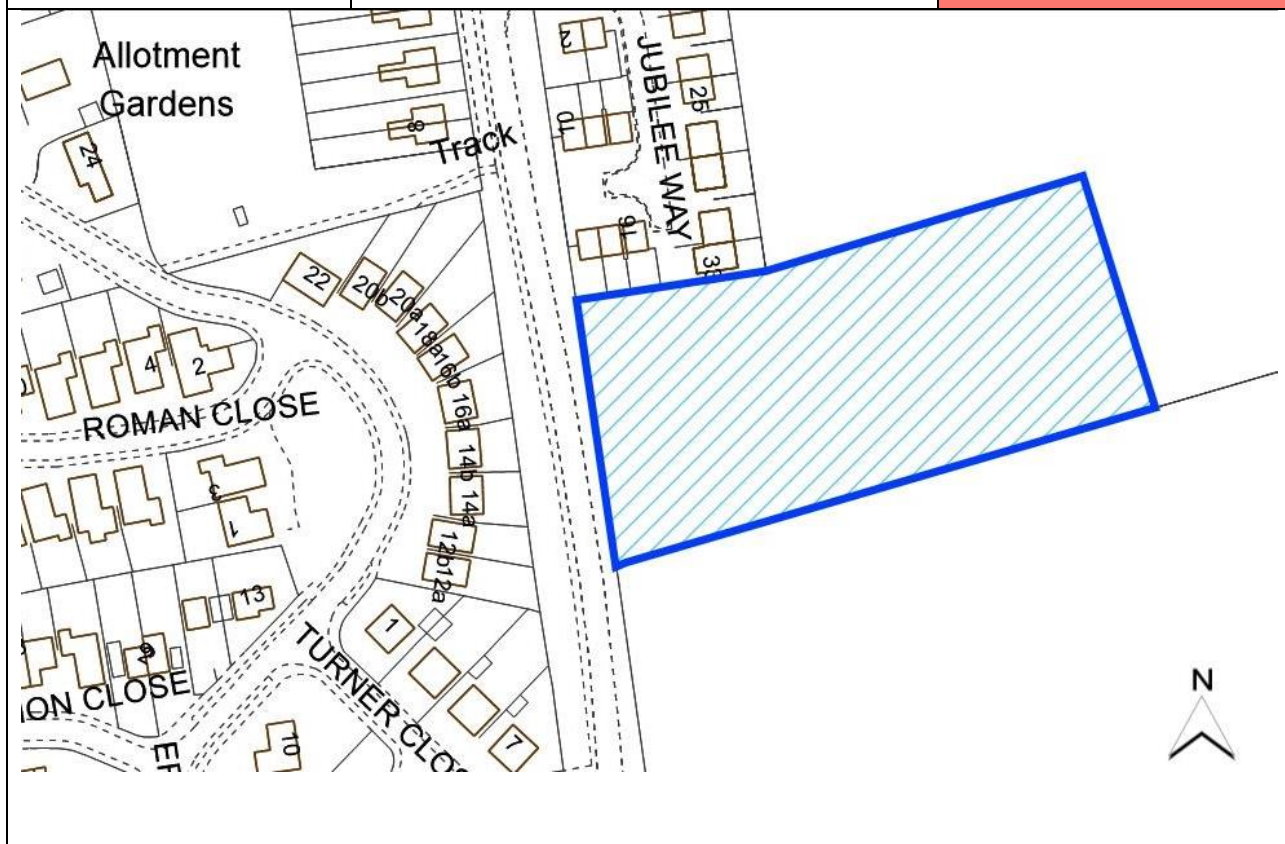
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
No archaeological requirement			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No obvious issues based on information.	

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

Ref: NK/NAV/002	Site Address: Land East of High Dike, Navenby	Status: Rejected
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Size (ha): 0.92	Current use: Agricultural
Indicative capacity: 19	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is on open land to the south of recent development. To the west is the highway and further dwellings. To the east and south are fields.

Conclusion:

The site extends into open fields and does not retain shape and form. Proposed not to allocate.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

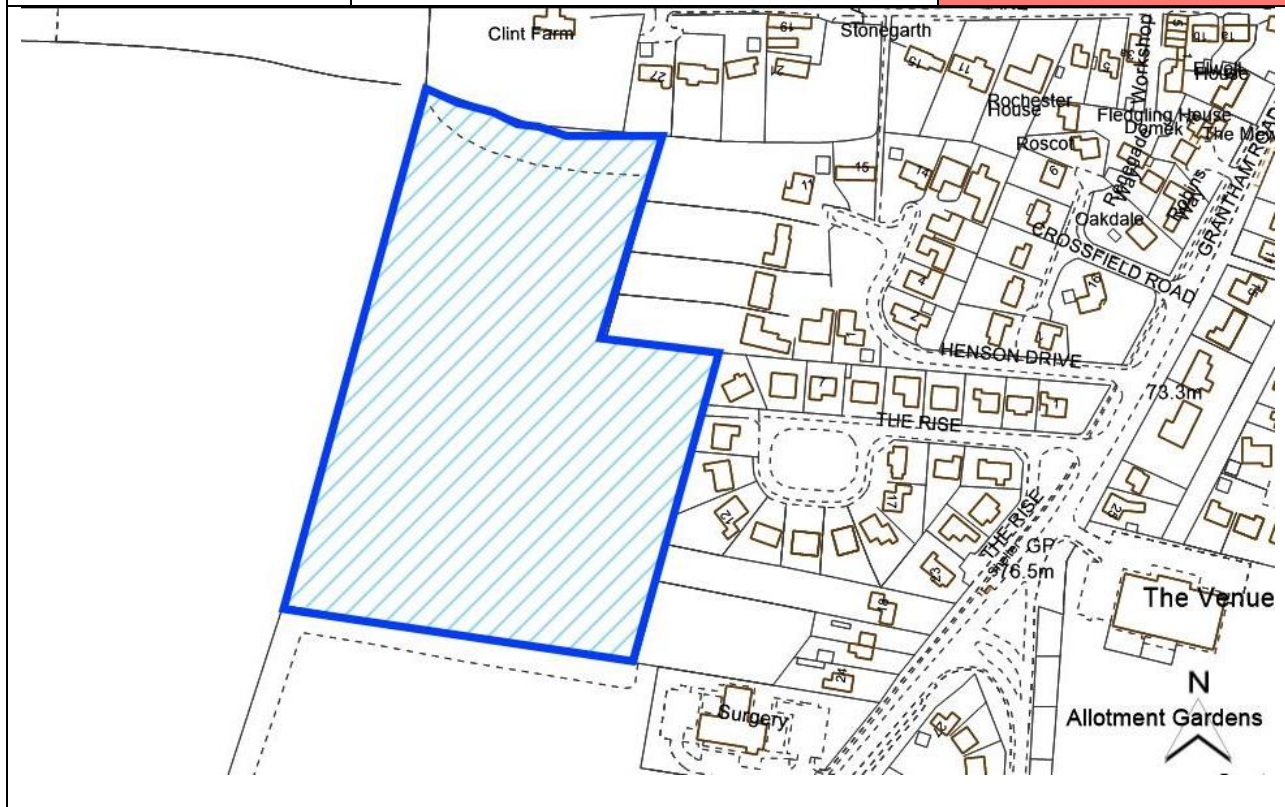
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Late submission no comments received	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirm availability and suitability. Site could provide affordable dwellings.	

Ref: NK/NAV/003	Site Address: Land adjoining The Rise, Navenby, Lincolnshire	Status: Rejected
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Size (ha): 3.33	Current use: Agricultural
Indicative capacity: 62	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located to the west of existing development. To the north are farm buildings (Grade II Listed) and to the west are open fields.</p> <p>Conclusion:</p> <p>Constrained by access, forms setting of G1 water mill and within Area of Great Landscape Value. Other sites preferable.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

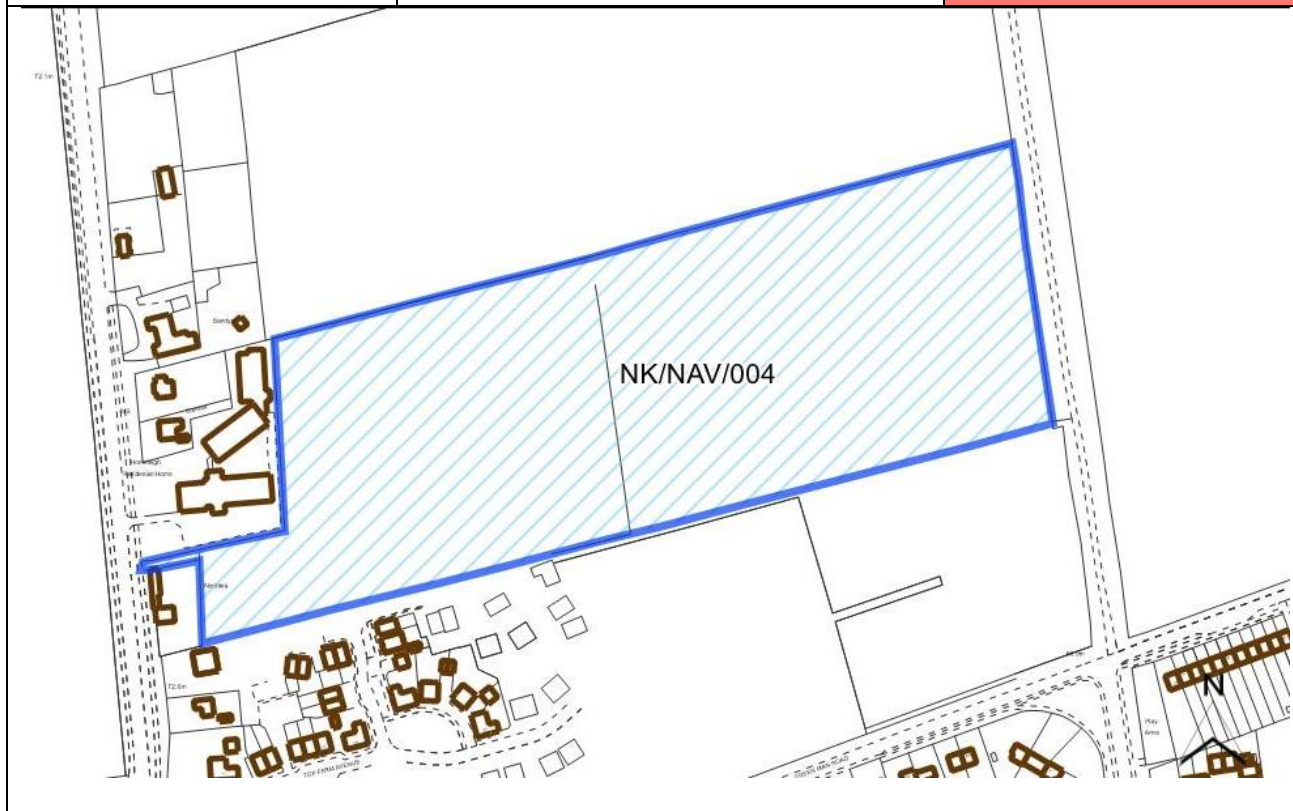
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Significant access problems with little or no scope for mitigation.	

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

Ref: NK/NAV/004	Site Address: Land east of Grantham Road, rear of Homeleigh	Status: Rejected
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Size (ha): 4.62	Current use: Agricultural
Indicative capacity: 87	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located between Grantham Road to the west and a track to the east. To the north is fields and to the south is an existing development currently being built.</p> <p>Conclusion:</p> <p>The site is edge of settlement and highway improvement would be required or alternatively accessed from site to the south. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2 & 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			
near to fill- CI assessment required.			
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 250m	AONB	No
Conservation Area	Within 250m	AGLV	Within 250m
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access point is of insufficient width to support the development.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable. Confirmed site access could be achieved via the existing site being built to the south (NAV/007)	

Ref: NK/NAV/005A	Site Address: Land off Winton Road, High Dike and Headland Way, Navenby	Status: Allocate (Existing allocations to be retained)
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Size (ha): 3.56	Current use:
Indicative capacity: 32 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Under construction

Summary:

The site is located within an existing residential area with dwellings to the north, south and west. To the east is an area of open space. The site is within 250m of Navenby Heath and High Dike verges Local Wildlife sites. The site is also within 250m of Navenby Conservation Area and Grade II listed buildings.

Conclusion:

The site is an existing allocation, made up of previous sites NAV/005 and NAV/006. The planning permission granted covered both sites therefore this document has been updated to reflect the site coming forwards as one. The sites retain the core shape and form of the village and are well located for access to villages services and facilities. It is considered appropriate design and layout could mitigate any potential impacts upon heritage assets.

The sites have planning permission for 77 dwellings and are currently under construction, therefore proposed to retain the allocation.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

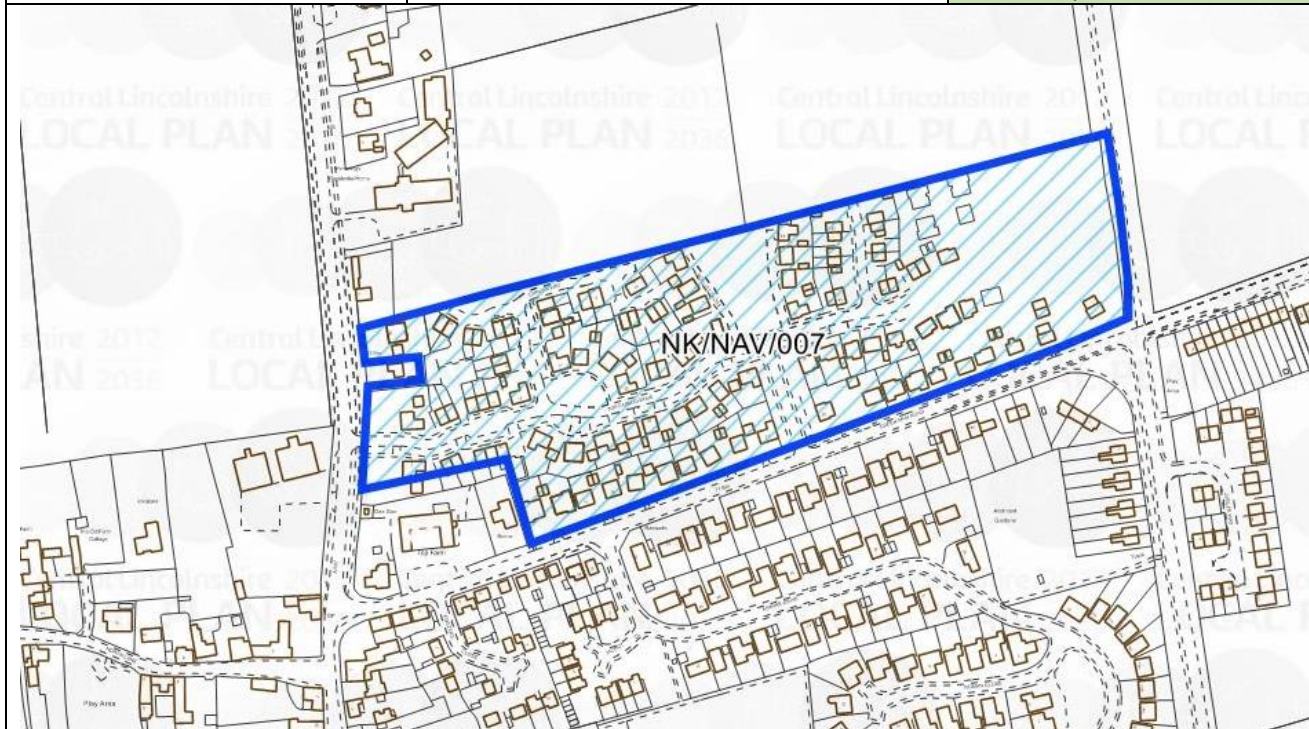
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Some archaeological surveys carried out. Further archaeological work required.			

Highways, Transport and Infrastructure

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

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

Ref: NK/NAV/007	Site Address: Land at Top Farm, Navenby	Status: Allocate (Existing allocation to be retained)
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Size (ha): 4.94	Current use:
Indicative capacity: 10 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Under construction

Summary:

The site forms an area of land to the north of the village, between Grantham Road to the west and a track to the east. There are also dwellings to the south of the site. The site is adjacent to Navenby Conservation Area and within proximity to Grade II listed buildings and the Area of Great Landscape Value.

Conclusion:

The site is an existing allocation which retains the shape and form of the village. It is well linked to the village services and facilities. The site is currently under construction with 10no dwellings remaining to be built. It is proposed to retain as an allocation.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

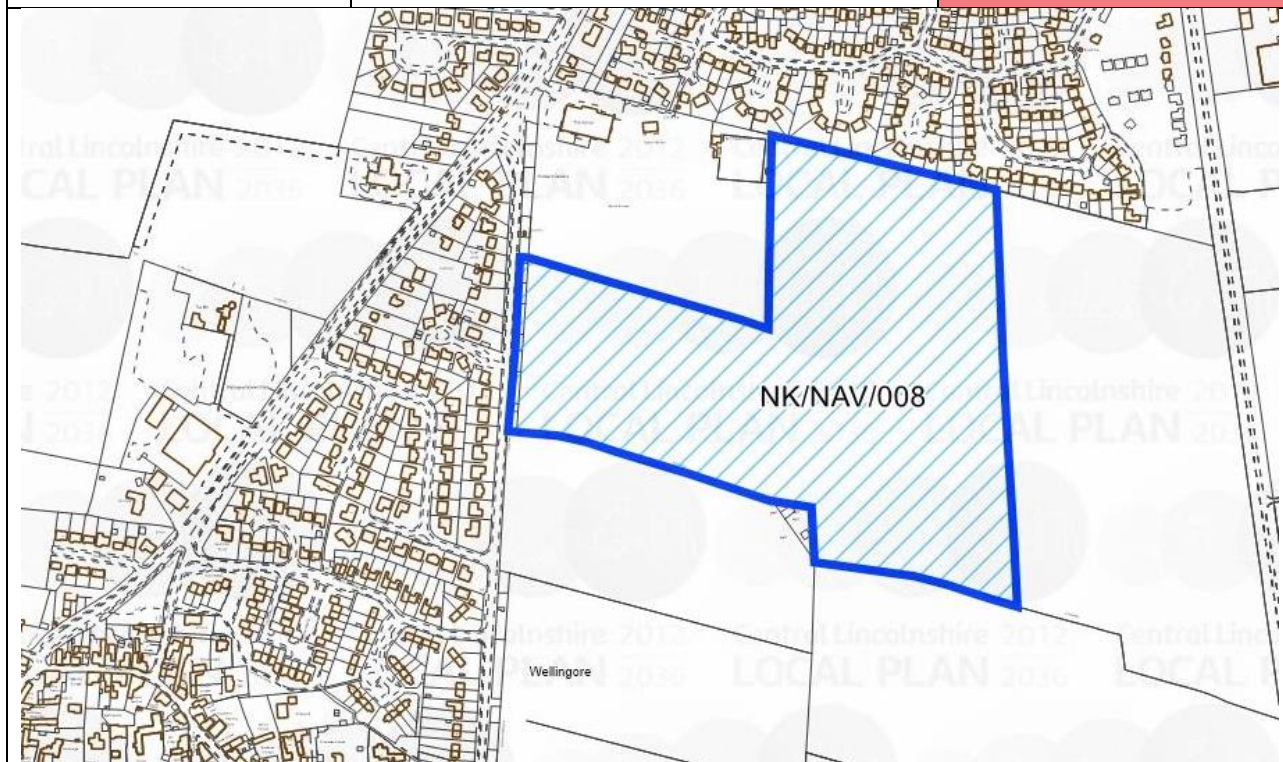
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No further archaeological work required			

Highways, Transport and Infrastructure

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

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

Ref: NK/NAV/008	Site Address: Land to the east of Pottergate Road, Navenby	Status: Rejected
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Size (ha): 13.10	Current use: Agricultural
Indicative capacity: 246	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is an agricultural field located between Pottergate Road and dwellings on Heath Road. There are fields to the east and south of the site. The village of Wellingore is to the west and Navenby to the north. There are playing fields and The Venue to the north-west corner of the site.

Conclusion:

The site would have impacts upon the characters of the villages, resulting in the loss of an important open space between Navenby and Wellingore. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	Within 250m	Agricultural Land	
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			
Surrounds recreation ground- potential for noise/ lighting impact.			
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	Within 500m	AGLV	Adjacent
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
TA required to assess impact on road network.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Confirmed available. Put forwards during Reg 18 consultation	

