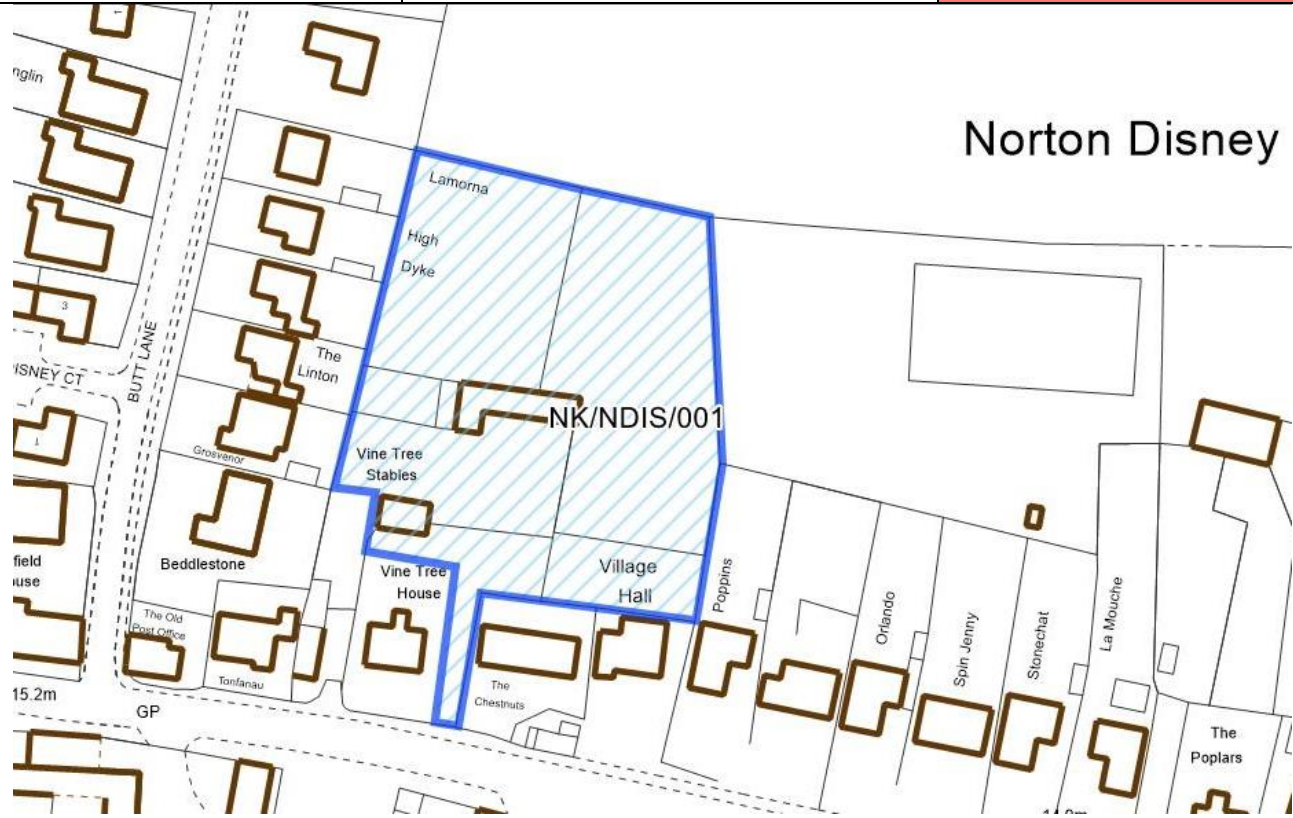


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Norton Disney

Ref: NK/NDIS/001	Site Address: Land at Vine Tree Stable, Main Street, Norton Disney	Status: Rejected
		
Size (ha): 0.49		Current use:
Indicative capacity: 8		Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is an area of land to the north of the village hall. There are dwellings to the west and south of the site and open fields to the north.</p> <p>Conclusion:</p> <p>A small site with limited capacity – unlikely to provide 10 or more dwellings, therefore not proposed to allocate.</p>		

Constraints

Environmental

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

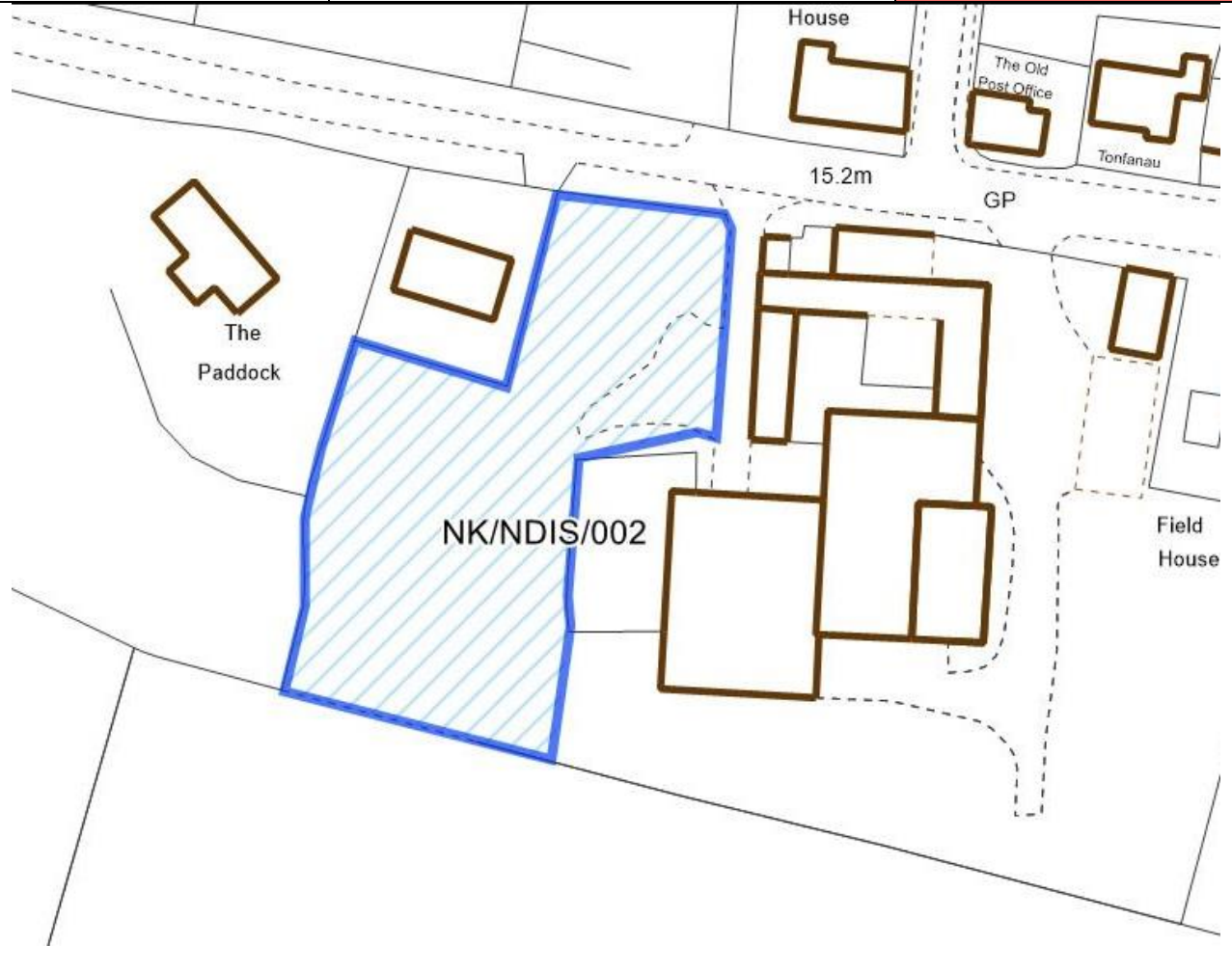
Built Environment, Heritage and Landscape

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			
No archaeological requirement			

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/NDIS/002	Site Address: Land west of Vine Tree Farm, Main Street, Norton Disney	Status: Rejected
		
Size (ha): 0.24	Current use:	
Indicative capacity: 5	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located on land to the west of farm buildings. There are dwellings to the west and north of the site and fields to the south.</p> <p>Conclusion:</p> <p>A small site with limited site 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	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

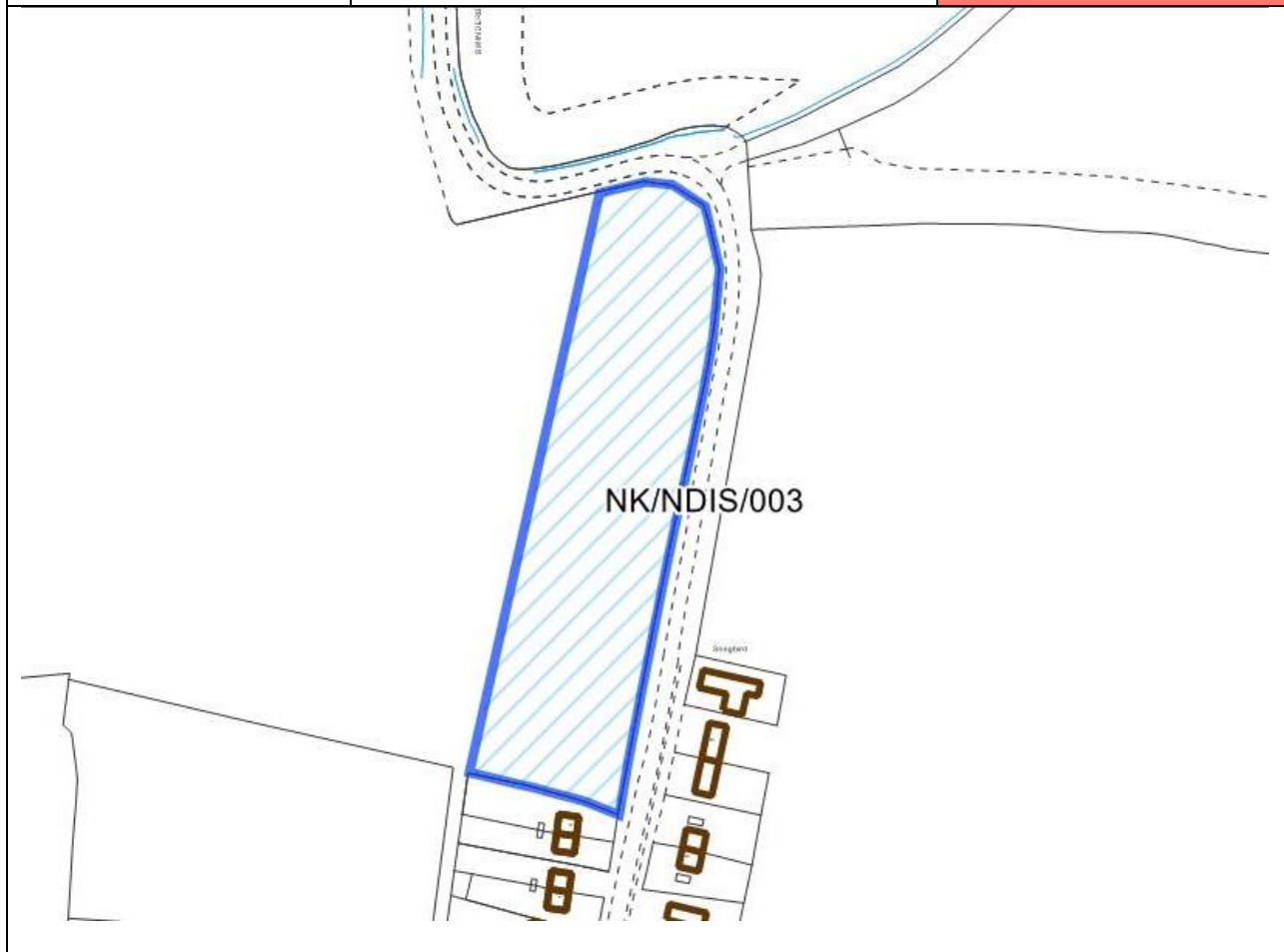
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	N/A
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/NDIS/003	Site Address: Land west of Butt Lane, Norton Disney	Status: Rejected
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Size (ha): 0.94	Current use:
Indicative capacity: 16	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

A linear site to the north of the village. There are fields to the north, east and west of the site, with the village to the south.

Conclusion:

The site is at the edge of settlement and extends away from built footprint into open countryside. Some surface water flood risk to the north of the site. 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	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 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	
Minor road widening and footway improvements required	

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

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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

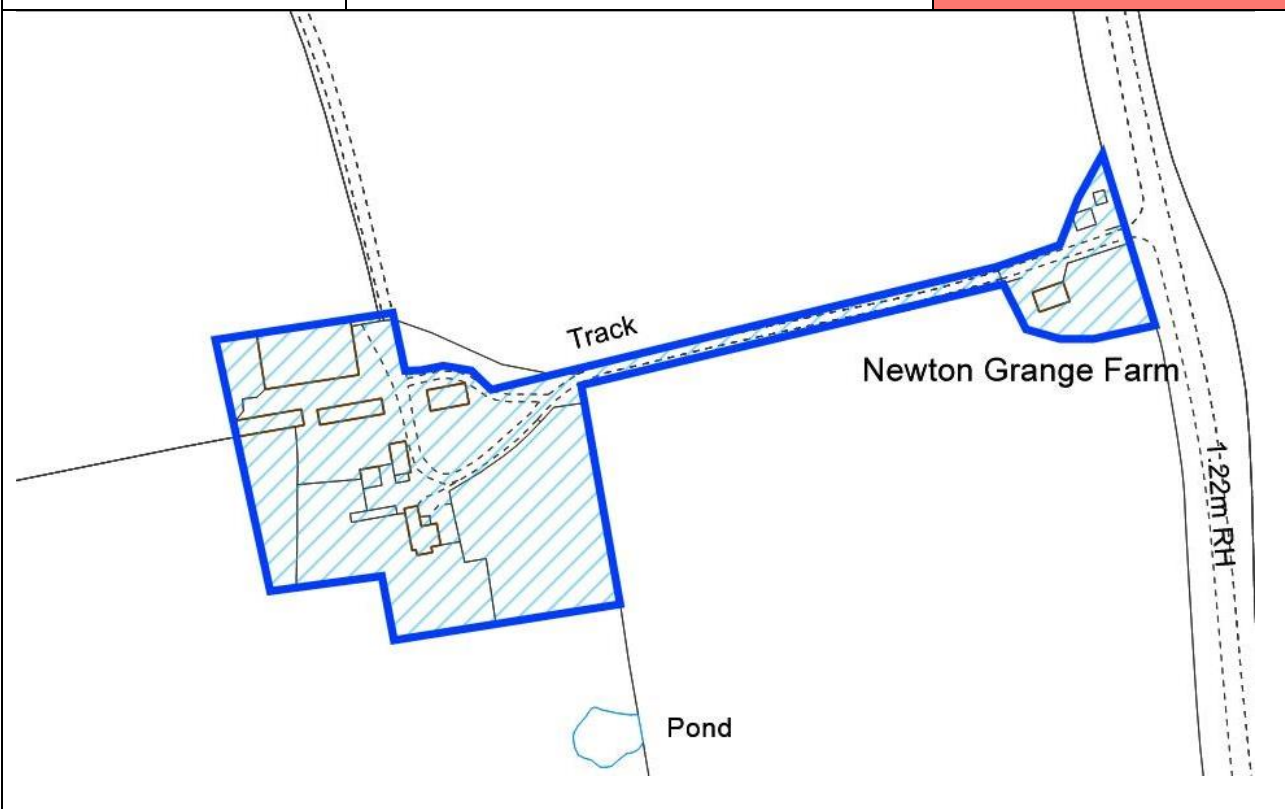
Scheduled Ancient Monument	No	Historic Park and Garden	no
Listed Buildings	Within 250m	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			

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	

Newton

Ref: NK/NEWT/001	Site Address: Land at Newton Grange Farm, Newton	Status: Rejected
 <p>The map shows a farm site outlined in blue. It includes several buildings, a track, a pond, and a road labeled '1:22m RH'. The text 'Newton Grange Farm' is written on the map.</p>		
Size (ha): 1.21	Current use: Agricultural	
Indicative capacity: 31	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site is a farm, comprising of buildings and yard, located in the open countryside.</p> <p>Conclusion:</p> <p>The site is 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	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

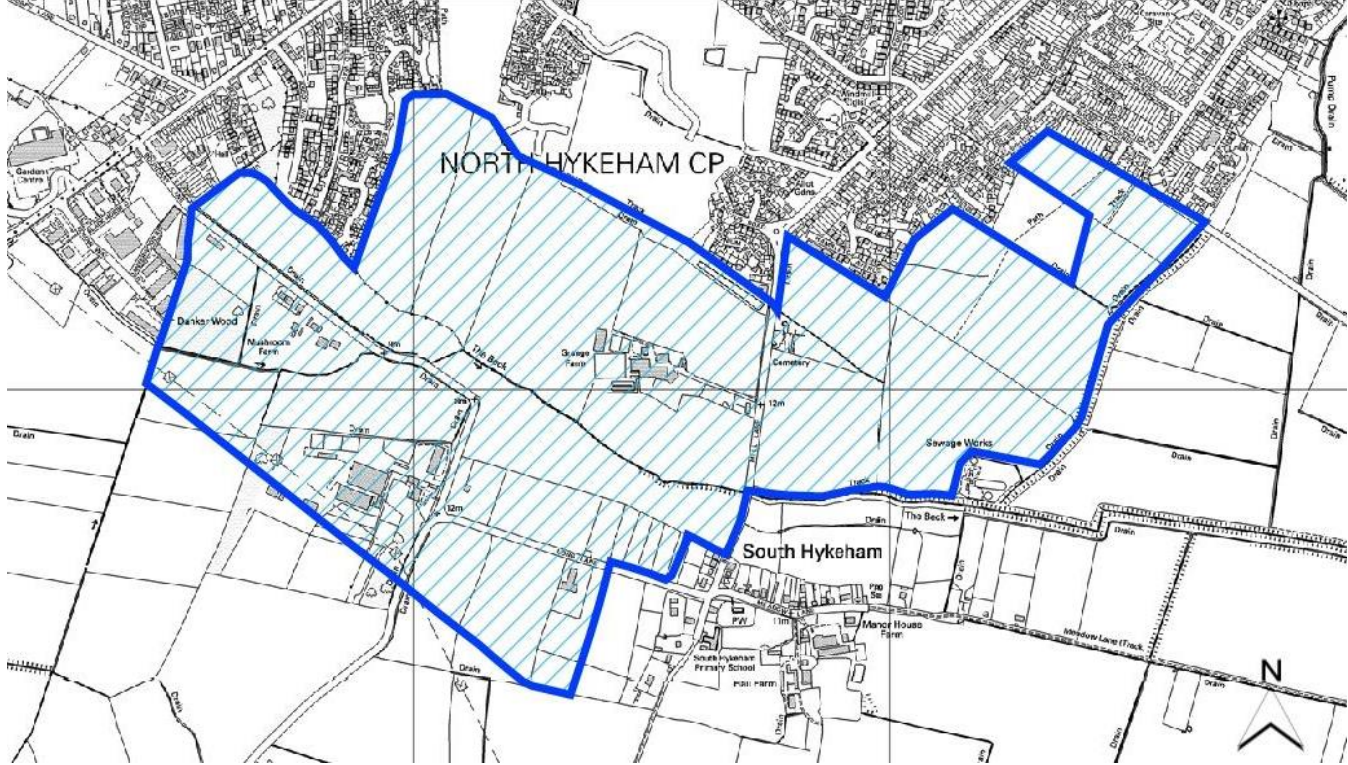
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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	

North Hykeham

Ref: NK/NHYK/001	Site Address: South West Quadrant, Land at Grange Farm, Lincoln	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 133.52	Current use: Agricultural and industrial units	
Indicative capacity: up to 2000	Brownfield/Greenfield: Mixed	
Hierarchy: Lincoln Urban Area	Availability: Confirmed via Regulation 18 consultation	
<p>Summary:</p> <p>This large, mainly greenfield site wraps around areas of North Hykeham and South Hykeham Fosseway. It is fairly flat and includes a number of fields, some farm buildings and an industrial estate. There is a stream running through the site and there are trees and hedgerows separating individual fields.</p> <p>Conclusion:</p> <p>The site is an existing Sustainable Urban Extension to be carried forward.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
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			
agri use- cont land. Adj sewage works- odours.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

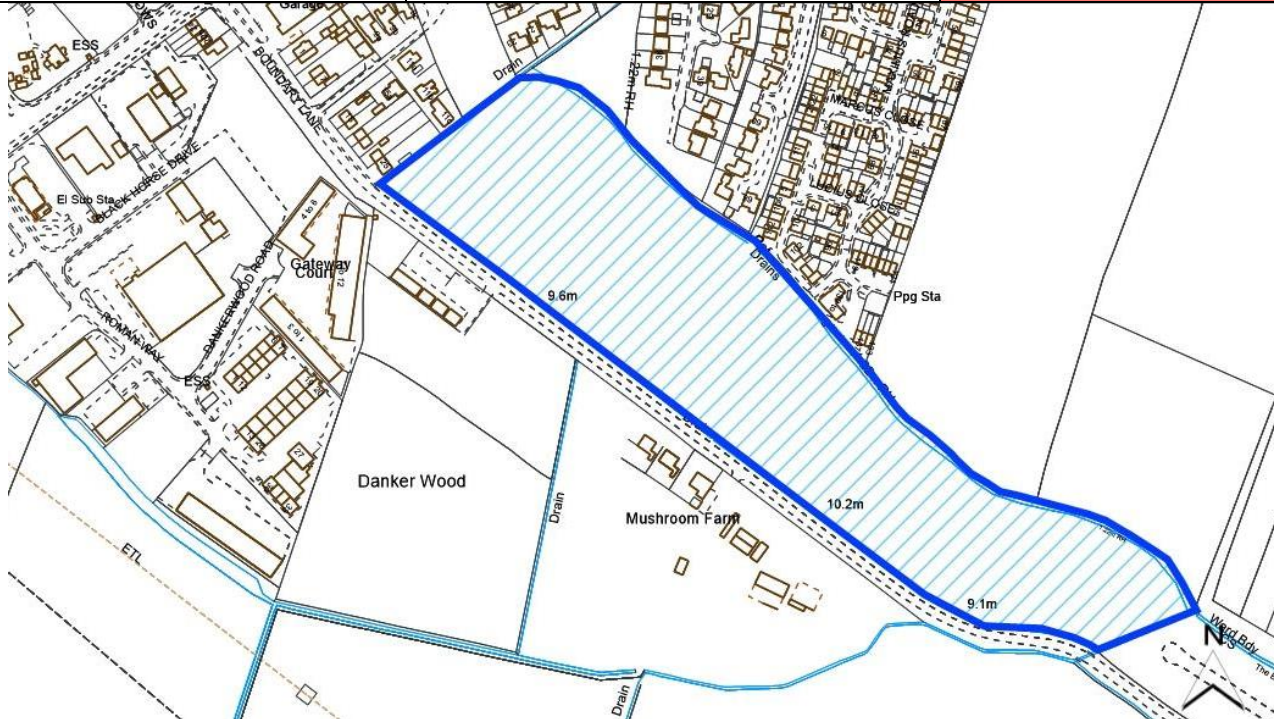
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
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	
Dependent on 1st section of NHRR being delivered. Refer to LP30 in current LP. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Representatives of the site confirmed availability and deliverable. Amend wording to allow 500 homes to be delivered in advance of North Hykeham relief road	- Noted and amended

Ref: NK/NHYK/001a	Site Address: Boundary Lane, South Hykeham	Status: Rejected
		
Size (ha): 6.40	Current use:	
Indicative capacity: 192	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site is a linear area to the south of existing development. There are farm buildings to the south and industrial units to the west of the site.</p> <p>Conclusion:</p> <p>The site forms part of a larger site that is proposed to be allocated (NK/NHYK/001).</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 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			
Opposite ind/ waste sites- assessment required.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

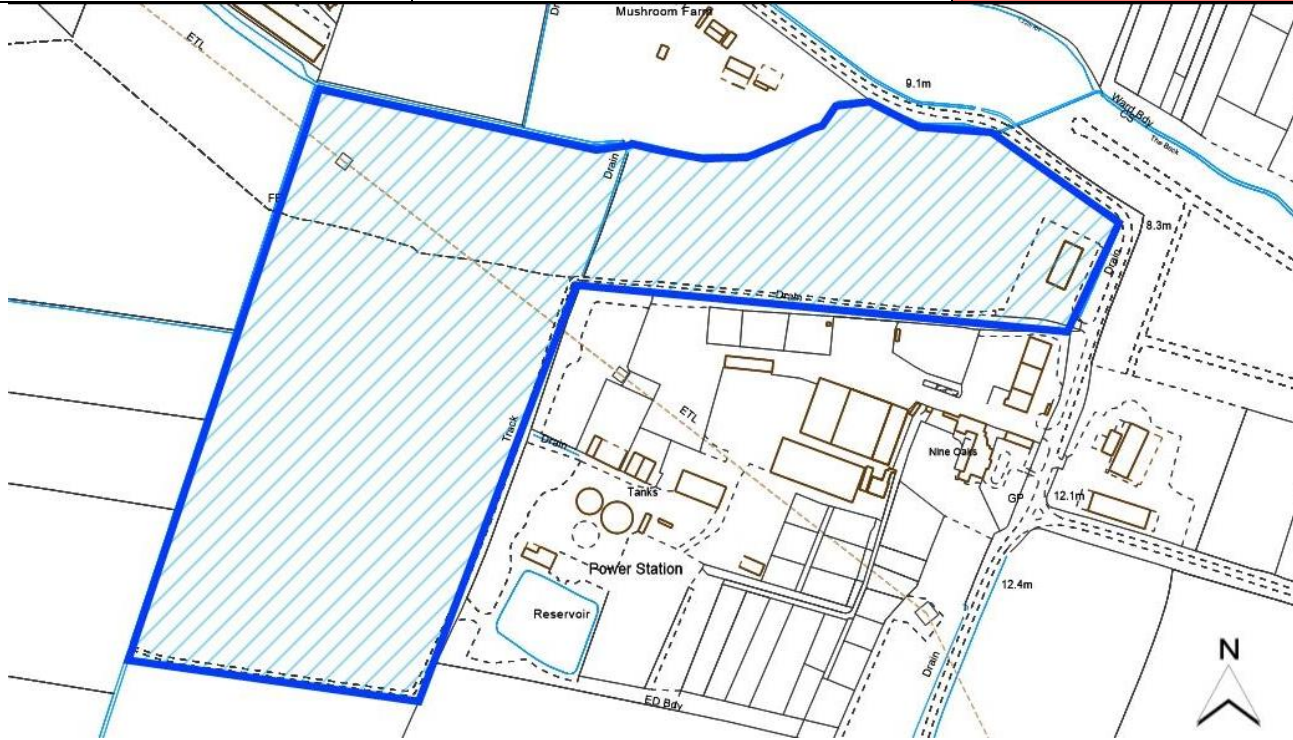
Built Environment, Heritage and Landscape

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			
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	A
Additional Highways Comments	
Some access problems or impacts on the local road network, that could potentially be mitigated through developer contributions and on/off site developer funded infrastructure. Junction impact mitigation works and sustainable infrastructure required. Site at risk of surface water flooding.	

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

Ref: NK/NHYK/001b	Site Address: Fields off Boundary Lane, South Hykeham	Status: Rejected
		
Size (ha): 17.33	Current use: Farm	
Indicative capacity: 520	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site is an area of land to the west of industrial buildings. There are fields to the west and south for the site.</p> <p>Conclusion:</p> <p>The site forms part of a larger site that is proposed to be allocated (NK/NHYK/001).</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

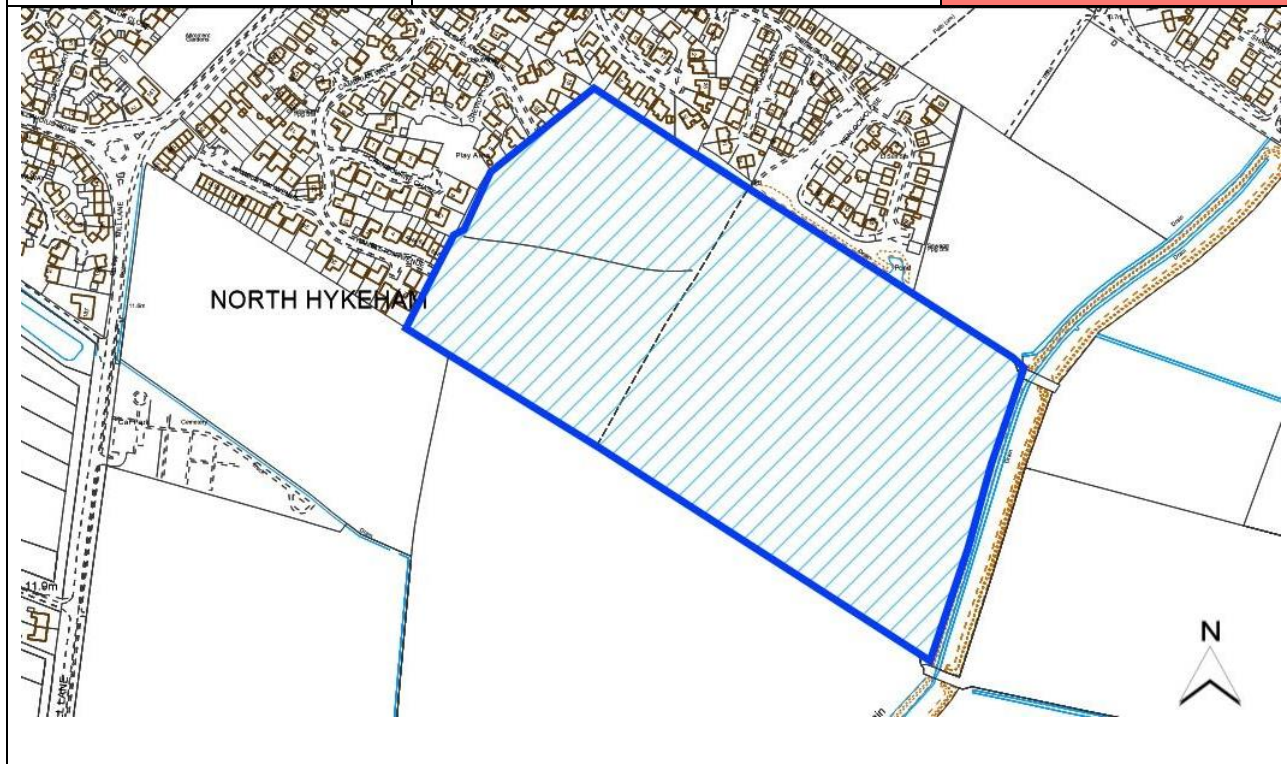
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Extensive highway improvement works and mitigation measures will be required. Currently considered to be in an unsustainable location with no pedestrian/cycle/bus provision to the local facilities. Site at risk of surface water flooding.	

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

Ref: NK/NHYK/001c	Site Address: Land to the rear of Somersby Manor off Mill Lane, North Hykeham	Status: Rejected
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Size (ha): 10.46	Current use: Agricultural
Indicative capacity: 314	Brownfield/Greenfield: Greenfield
Hierarchy: Lincoln Urban Area	
<p>Summary:</p> <p>The site comprises of fields to the south of existing development. To the east is a watercourse.</p> <p>Conclusion:</p> <p>The site forms part of a larger site that is proposed to be allocated (NK/NHYK/001).</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	Partially		
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

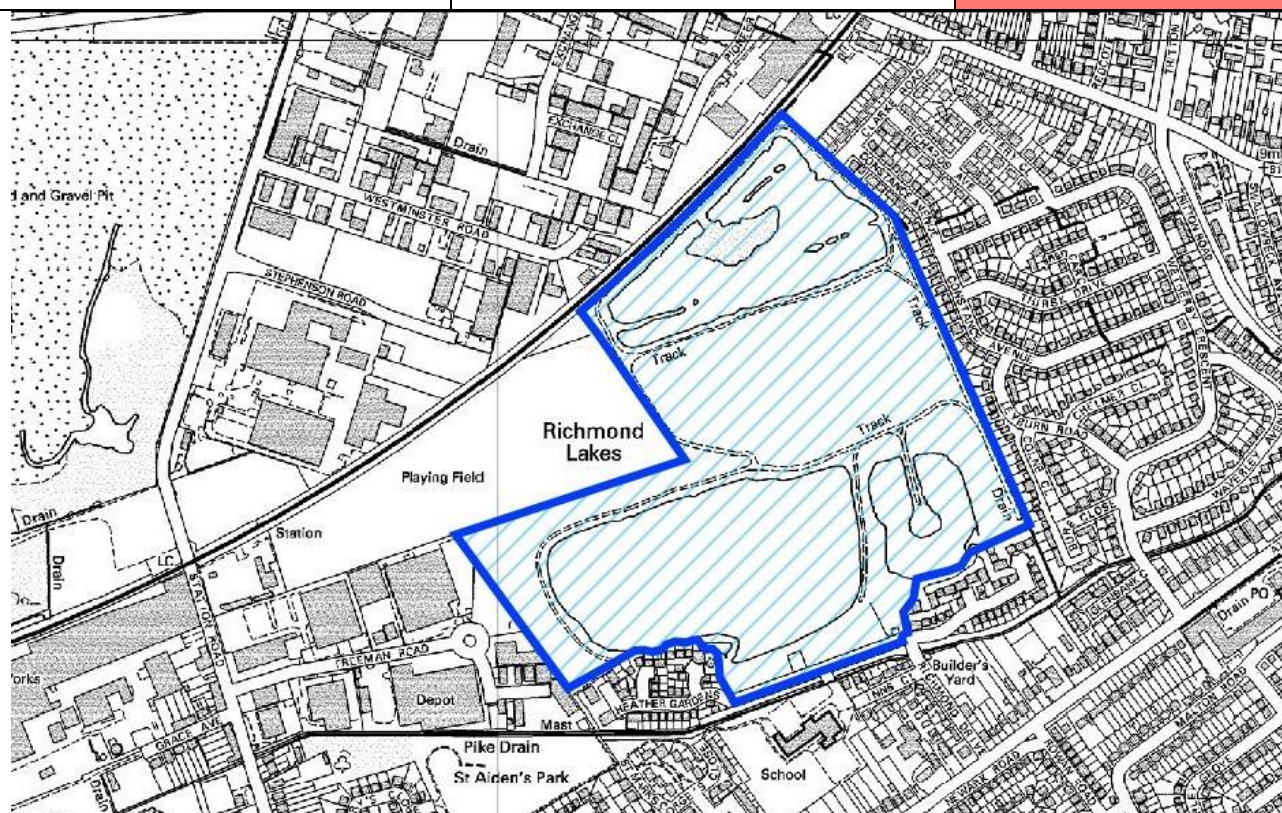
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
The capacity of the existing junctions will need to be assessed through the TA to determine whether residential development on this site is feasible. Significant mitigation works/S.106 contributions are likely to be required. Site at risk of surface water flooding.	

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

Ref: NK/NHYK/002	Site Address: Land at Richmond Lakes, North Hykeham	Status: Rejected
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Size (ha): 27.15	Current use: Former land fill site
Indicative capacity: 652	Brownfield/Greenfield: Mixed
Hierarchy: Lincoln Urban Area	
<p>Summary:</p> <p>The site contains fields and lakes, formerly used as a landfill site. There are existing dwellings to the east and south, a playing field to the west and industrial units and railway line to the north.</p> <p>Conclusion:</p> <p>Would result in some loss of open space and Local Wildlife site, potentially constrained by green wedge, access requirements, previous use as landfill and surface water flood risk. Proposed not to allocate.</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	Within 500m		
Biodiversity Ecological Network			
High Quality			Yes
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Fill- contaminated land. Adj industrial- noise, etc			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

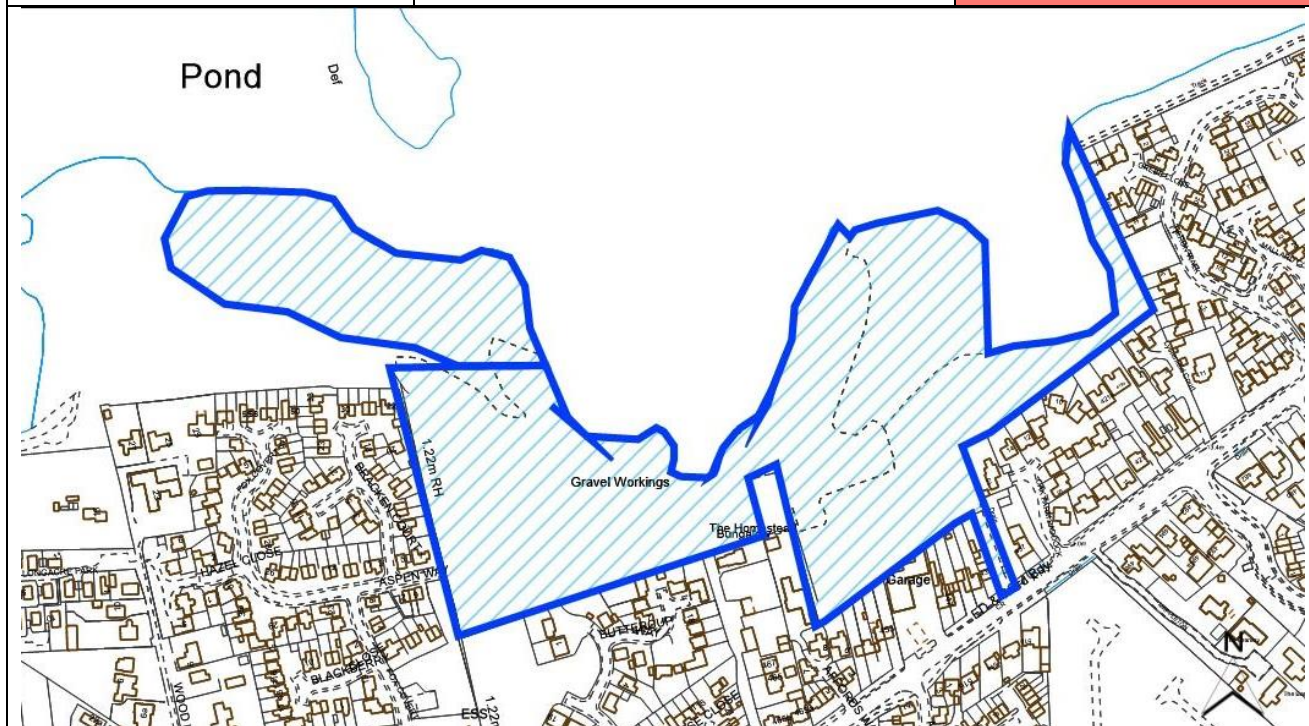
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
<p>A Transport assessment and Travel Plan is required to determine whether or not any improvements to the existing highway network would be required.</p> <p>A number of possible highway links to the site, the most obvious being Richmond Drive. Richmond Drive has issues with on street parking, which reduces the width of the carriageway to a single lane only. A right turn lane to Richmond Drive is already in place on Newark Road. Cycle links to the existing cycle network would be required. Existing capacity issues at the Moor Lane/ Station Road/ Newark Road junction. A contribution to the Lincoln Southern bypass would be required. Site at risk of surface water flooding.</p>	

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

Ref: NK/NHYK/003	Site Address: Land off 437/439 Newark Road, North Hykeham	Status: Rejected
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Size (ha): 8.54	Current use: Mineral working site
Indicative capacity: 256	Brownfield/Greenfield: Mixed
Hierarchy: Lincoln Urban Area	
<p>Summary:</p> <p>The site forms land to the south of Apex Lake which has previously been worked for minerals. There is existing development to the east, south and west of the site.</p> <p>Conclusion:</p> <p>The site would result in a loss of open space and Local Wildlife Site. The site is constrained by location within green wedge, surface water flood risk and access. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	Yes	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			
quarrying/fill/ ind use- 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

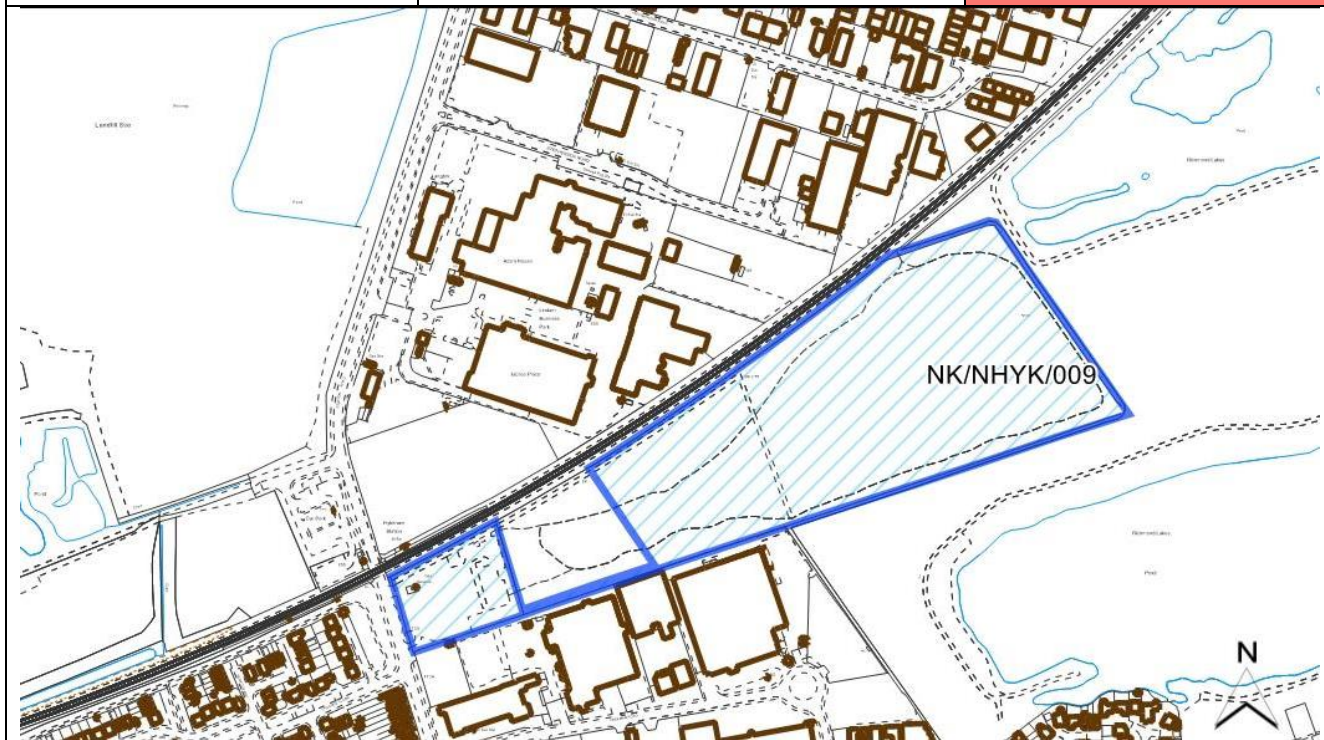
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
More than one access point is required. The Station Road/Mill Lane junction is currently over capacity. Mitigation works and S.106 contributions towards sustainable transport measures are likely to be required. Site at risk of surface water flooding.	

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

Ref: NK/NHYK/009	Site Address: Land east of Station Road, adjacent Hykeham Station	Status: Rejected
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Size (ha): 6.72	Current use: Former land fill site
Indicative capacity: 202	Brownfield/Greenfield: Brownfield
Hierarchy: Lincoln Urban Area	

Summary:

The site is currently open space and playing field located to the east of Hykeham Railway Station, with the railway line running to the northern boundary of the site. There are industrial units to the north and south of the site. It forms part of the green wedge.

Conclusion:

The site would result in the loss of open space and would be constrained by the green wedge, railway line, the previous use as landfill and proximity to industrial uses. 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			
adj fill, railway, industry. Noise/ cl.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	Yes		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

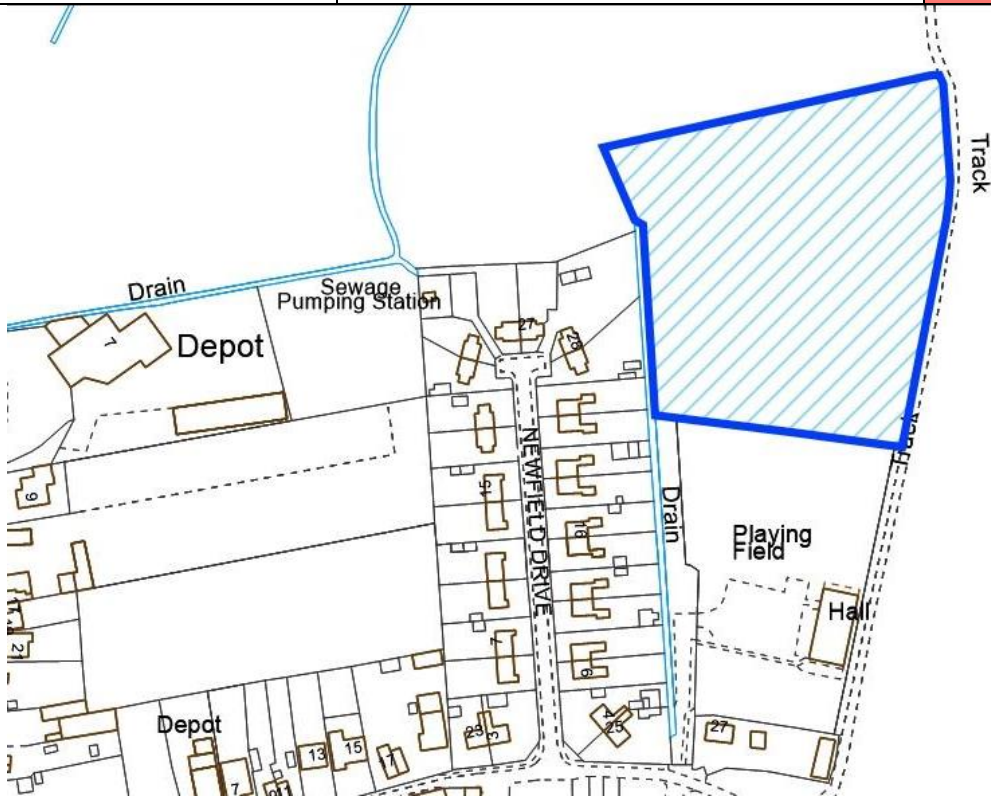
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Lesser part of the site has frontage to Station road but only a very narrow link between this and the majority of the site. Significant impact on highway network. Concerns regarding proximity of access to railway crossing.	

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

North Kyme

Ref: NK/NKYM/001	Site Address: Vacherie Lane, North Kyme	Status: Rejected
		
Size (ha): 1.36	Current use: Agricultural	
Indicative capacity: 23	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is open land to the north of North Kyme village hall and playing field. There are dwellings to the west and fields to the north and east.</p> <p>Conclusion:</p> <p>The site is detached from settlement and constrained by access from track. 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 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	

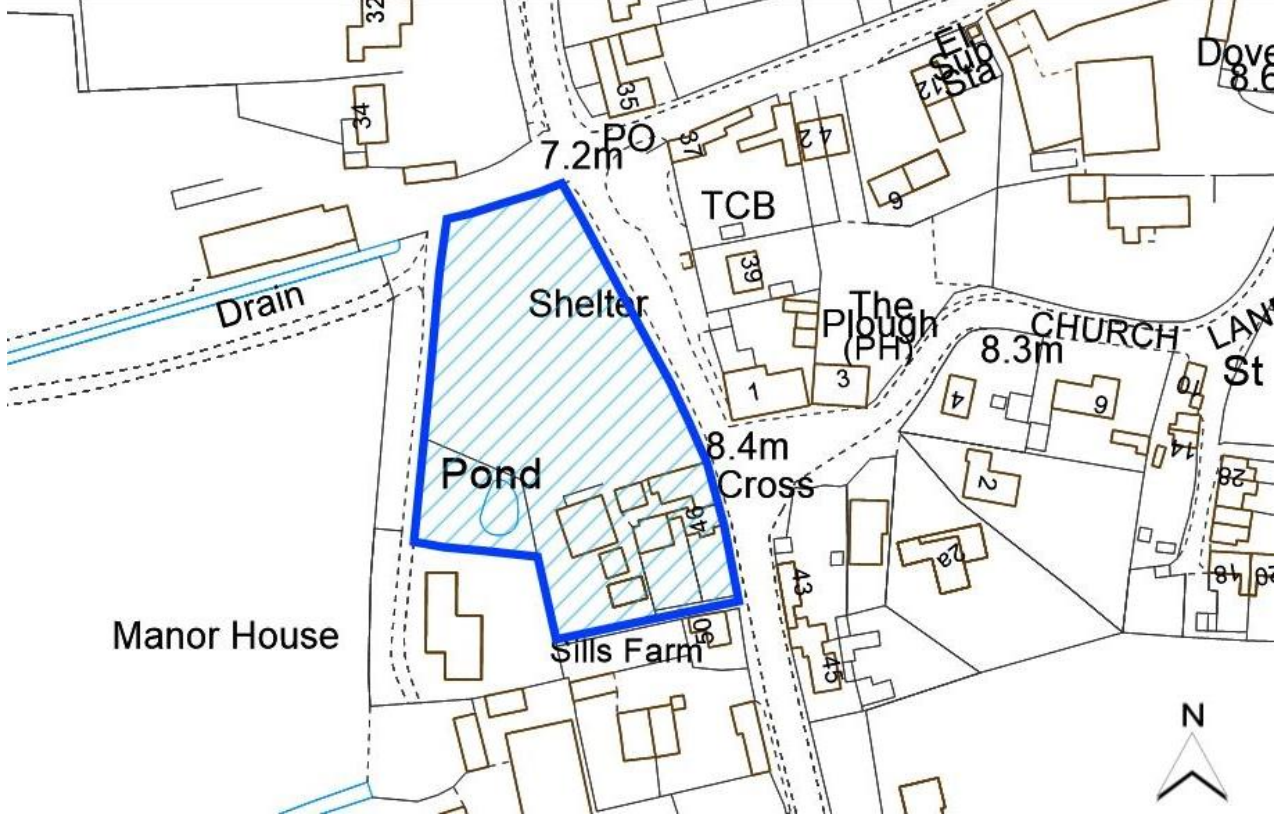
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	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/NKYM/002	Site Address: Land to the west of Main Street, North Kyme	Status: Rejected
		
Size (ha): 0.56	Current use: Van sales and Dwellings	
Indicative capacity: 10	Brownfield/Greenfield: Brownfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a former school that has been used for van sales. It contains existing buildings and hardstanding. To the north are dwellings, to the east is a public house and listed building and to the south are dwellings.</p> <p>Conclusion:</p> <p>A small site, constrained by Listed buildings, unlikely to deliver 10 or more dwellings. North Kyme is considered to be an unsustainable small village with limited services and connections to support new allocations. 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 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

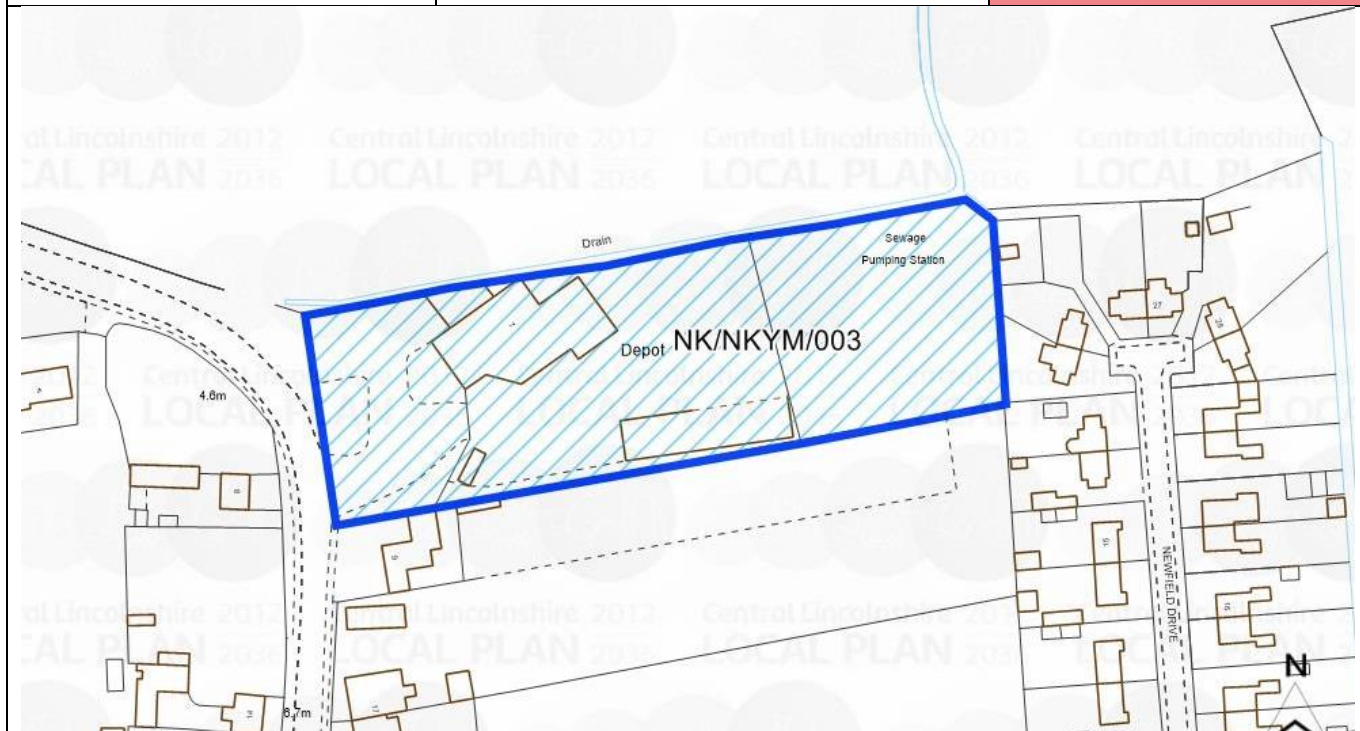
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Some archaeological investigation carried out. Further archaeological work may be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Current access will need consideration and developing to an adoptable standard. Site is to connect to the maintainable highway. 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/NKYM/003	Site Address: Burden Group Depot, Main Street, North Kyme	Status: Rejected
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Size (ha): 0.90	Current use: Machinery business and depot
Indicative capacity: 15	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	

Summary:

The site is a depot that is used for a machinery business. There are dwellings to the south and east of the site and fields to the north. To the south of the site there is a gap between existing residential development.

Conclusion:

The site is relatively unconstrained and would utilise brownfield land. However, development of the site has the potential to impact upon the open character of the land to the south. In addition, North Kyme is considered to be an unsustainable small village with limited services and connections to support new allocations. Therefore 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 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			
existing depot use- potential contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

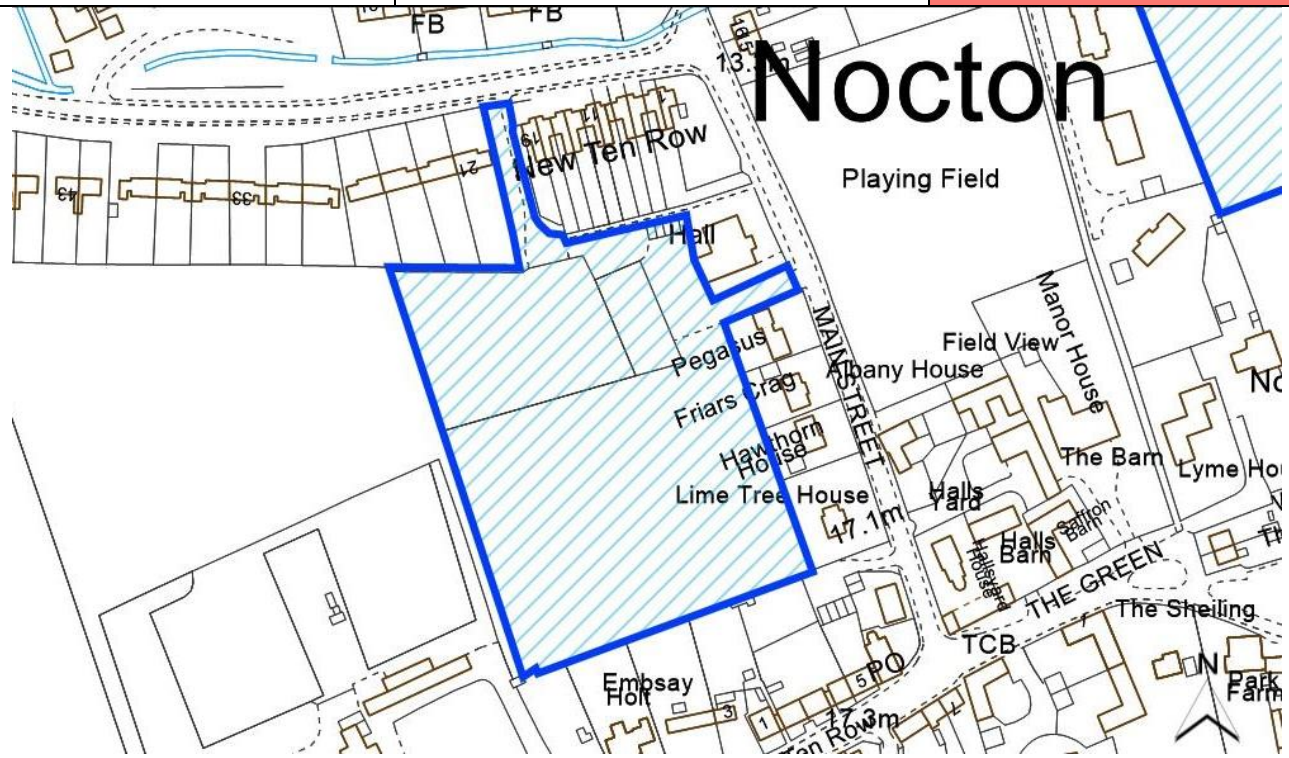
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

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"> Site submitted during Reg 18 consultation 	

Nocton

Ref: NK/NOC/001	Site Address: Land off Main Street, Nocton	Status: Rejected
		
Size (ha): 1.41	Current use:	
Indicative capacity: 24	Brownfield/Greenfield: Brownfield	
Hierarchy: Medium Villages		
<p>Summary: The site is an area of land to the west of the village hall. There are dwellings to the north and south and a wooded area to the west.</p> <p>Conclusion: The site is within the Conservation Area and close to 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	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 village hall- potential noise			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

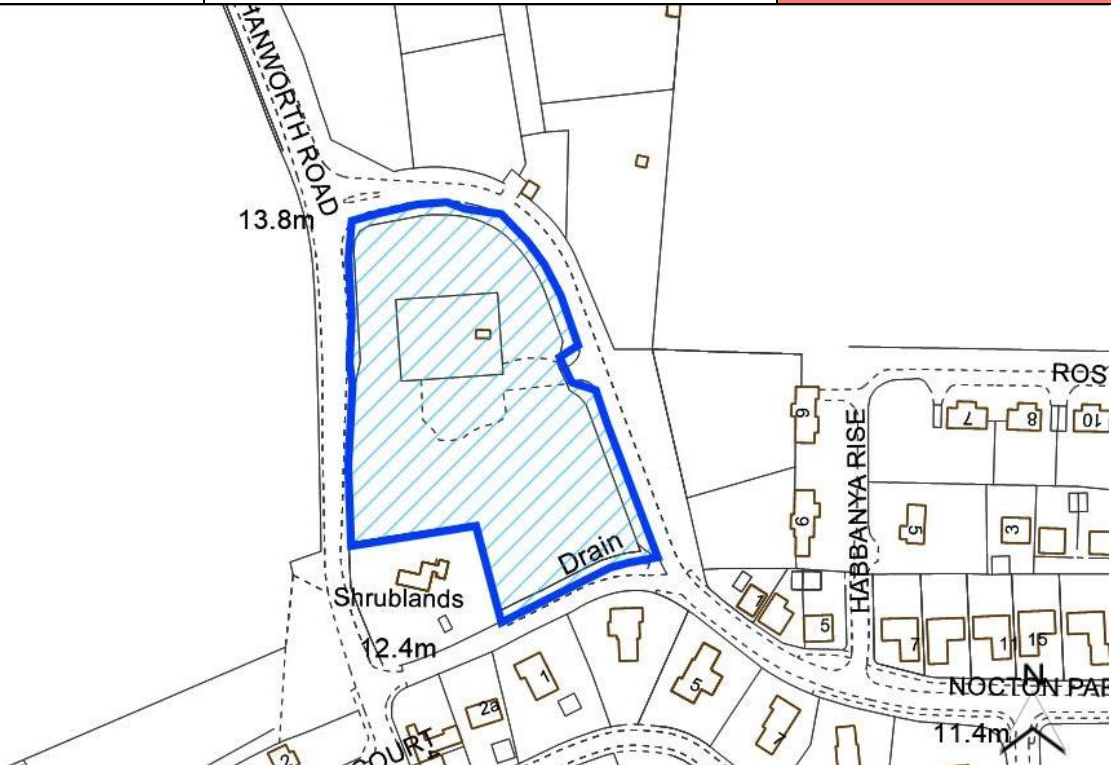
Built Environment, Heritage and Landscape

Scheduled Ancient 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	
Access presumably to be shared with Village Hall and Social Club.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents to development in Nocton	- Not proposed to be allocated

Ref: NK/NOC/002	Site Address: Land off Potterhanworth Road, Nocton	Status: Rejected
		
Size (ha): 0.91	Current use: Amenity	
Indicative capacity: 15	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is a fairly flat area of land to the north of dwellings. There is hedge to the boundary and the site is bounded on all sides by highway.</p> <p>Conclusion:</p> <p>The site is constrained by roads, 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			
Previous use as building/material store for development. CL.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

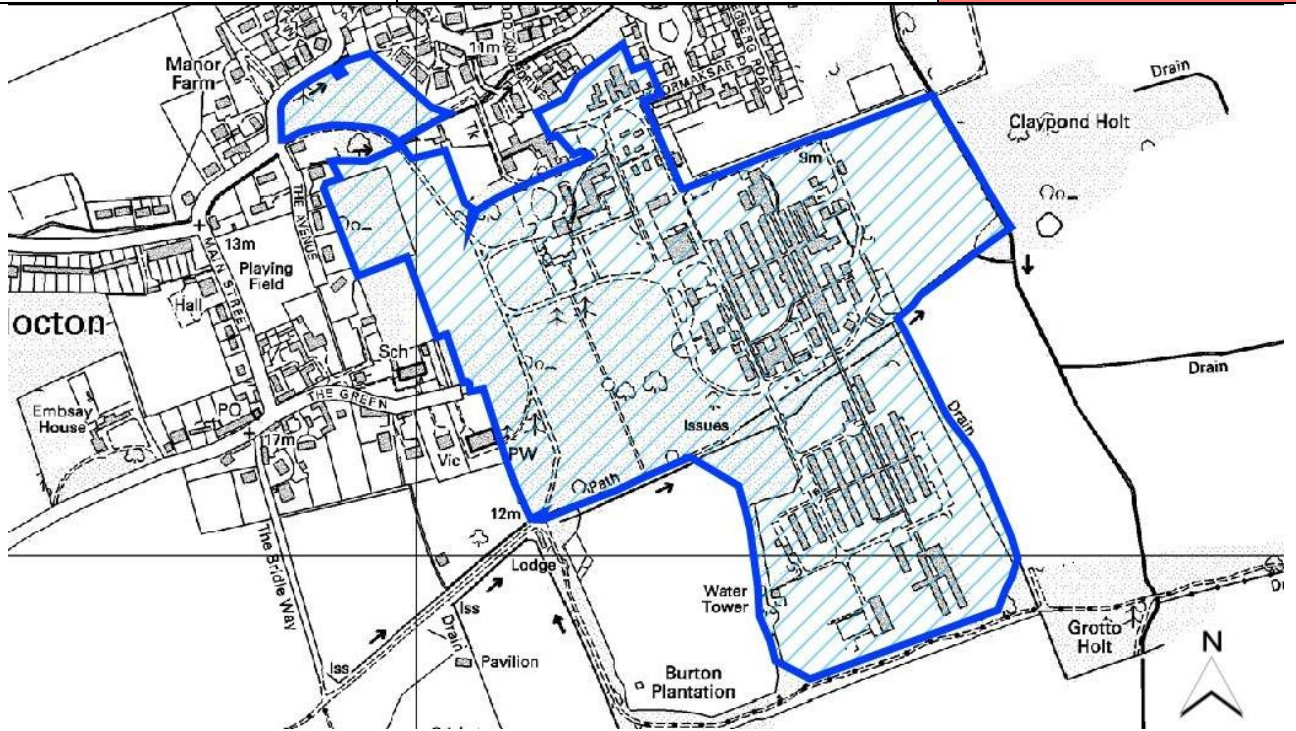
Built Environment, Heritage and Landscape

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	
Access from existing estate road	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents to development in Nocton	- Not proposed to be allocated

Ref: NK/NOC/003	Site Address: Land at RAF Nocton Hospital & Nocton Hall, Nocton	Status: Rejected
		
Size (ha): 28.50	Current use: Former military hospital	
Indicative capacity: 342	Brownfield/Greenfield: Brownfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site includes the former RAF Nocton hospital and hall. There are dwellings to the north and fields to the east and south.</p> <p>Conclusion:</p> <p>Large site, constrained by Listed buildings, group tree preservation order on the site and areas at risk of surface water flooding. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
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			
former military hospital. Derelict, subject to fires/ tipping. 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

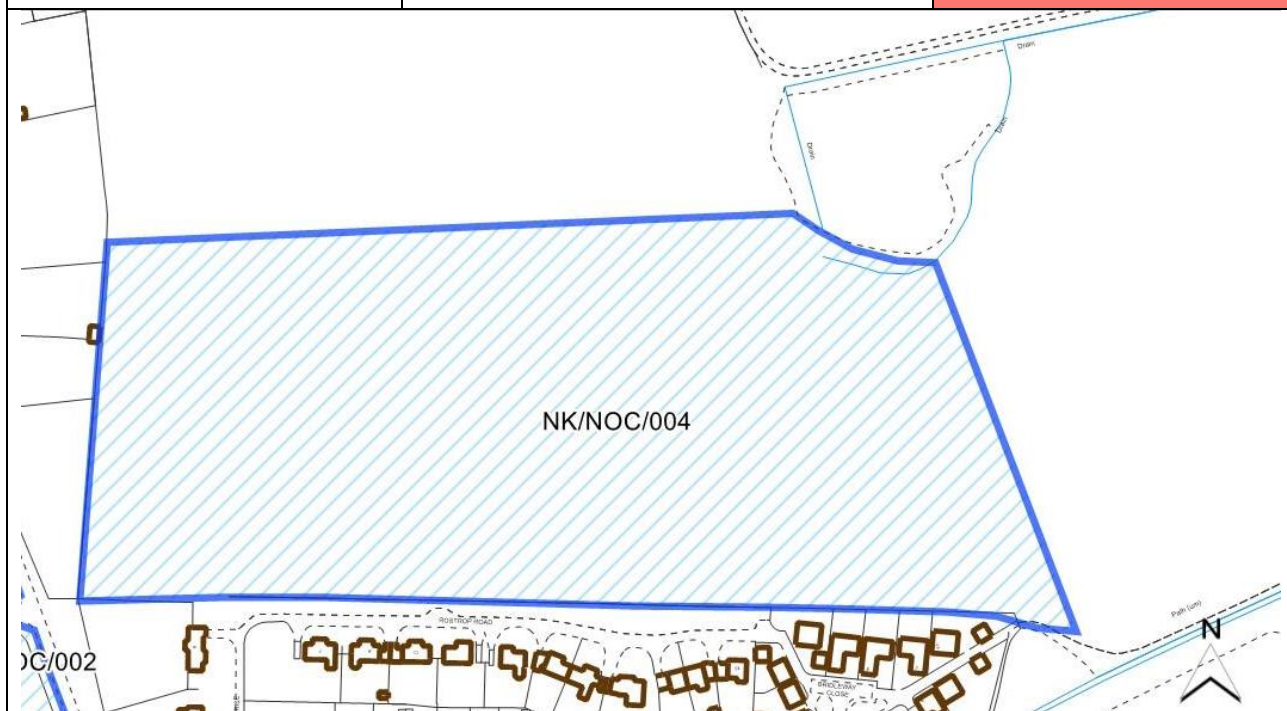
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Requires comprehensive development and access plan. Issues with lawful access on some existing roadways. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents to development in Nocton	- Not proposed to be allocated

Ref: NK/NOC/004	Site Address: Land north of Rostrop Road, Nocton	Status: Rejected
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Size (ha): 6.10	Current use: Former military hospital
Indicative capacity: 92	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is a large area of open fields to the north of existing dwellings. There are fields to the north, east and west of the site.

Conclusion:

A large site extending into open countryside, with impacts on the character and scale of the village. Constrained by access. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	yes, 400m north
Surface water flood risk	G	TPO	yes
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			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		Yes	

Built Environment, Heritage and Landscape

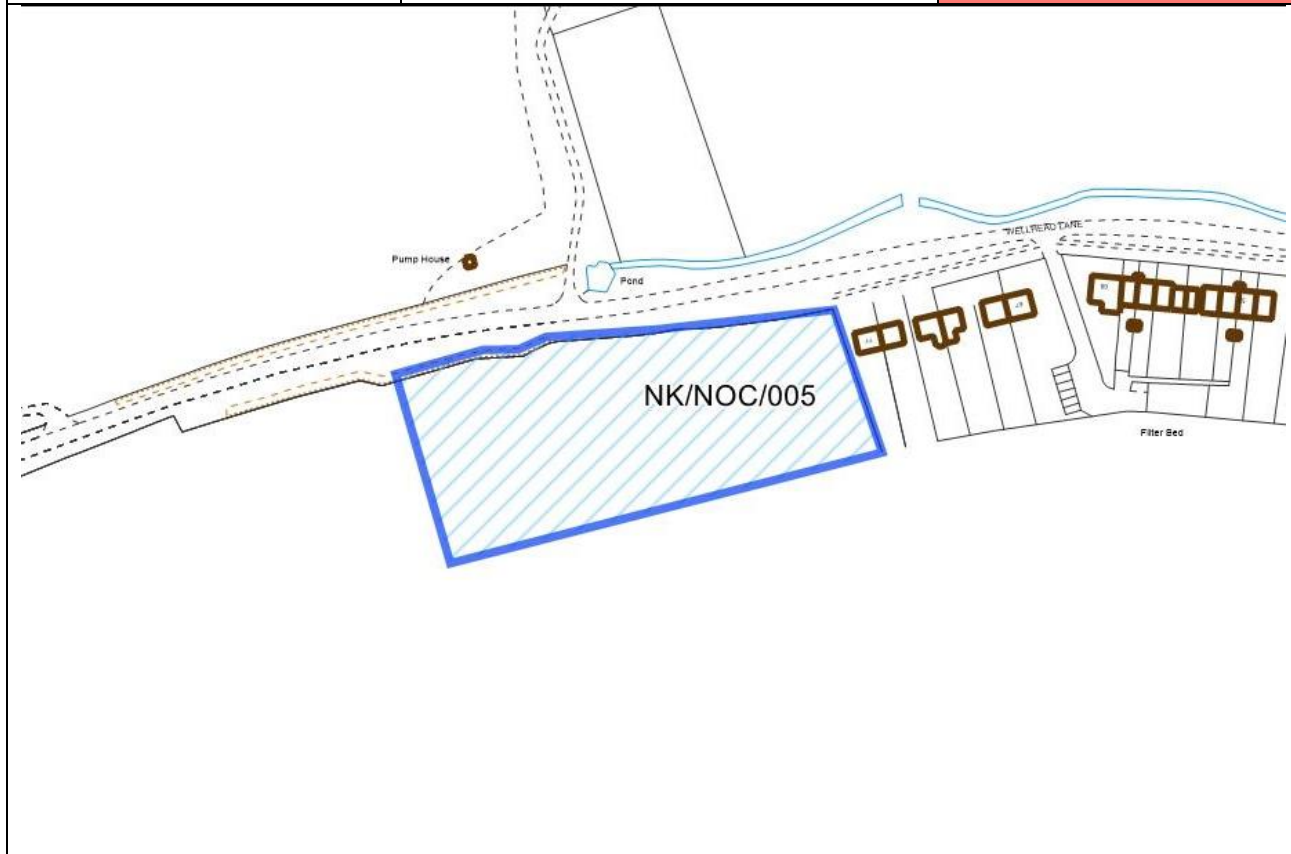
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Site has no frontage or connection to a public highway - Rostrop Road is private	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents to development in Nocton	- Not proposed to be allocated

Ref: NK/NOC/005	Site Address: Land south of Wellhead Lane, west of no.77, Nocton	Status: Rejected
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Size (ha): 0.75	Current use: Former military hospital
Indicative capacity: 13	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

A linear site to the edge of the village, with dwellings to the east and open countryside to the south and west.

Conclusion:

Edge of settlement, extends into countryside. Proposed not to allocate.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

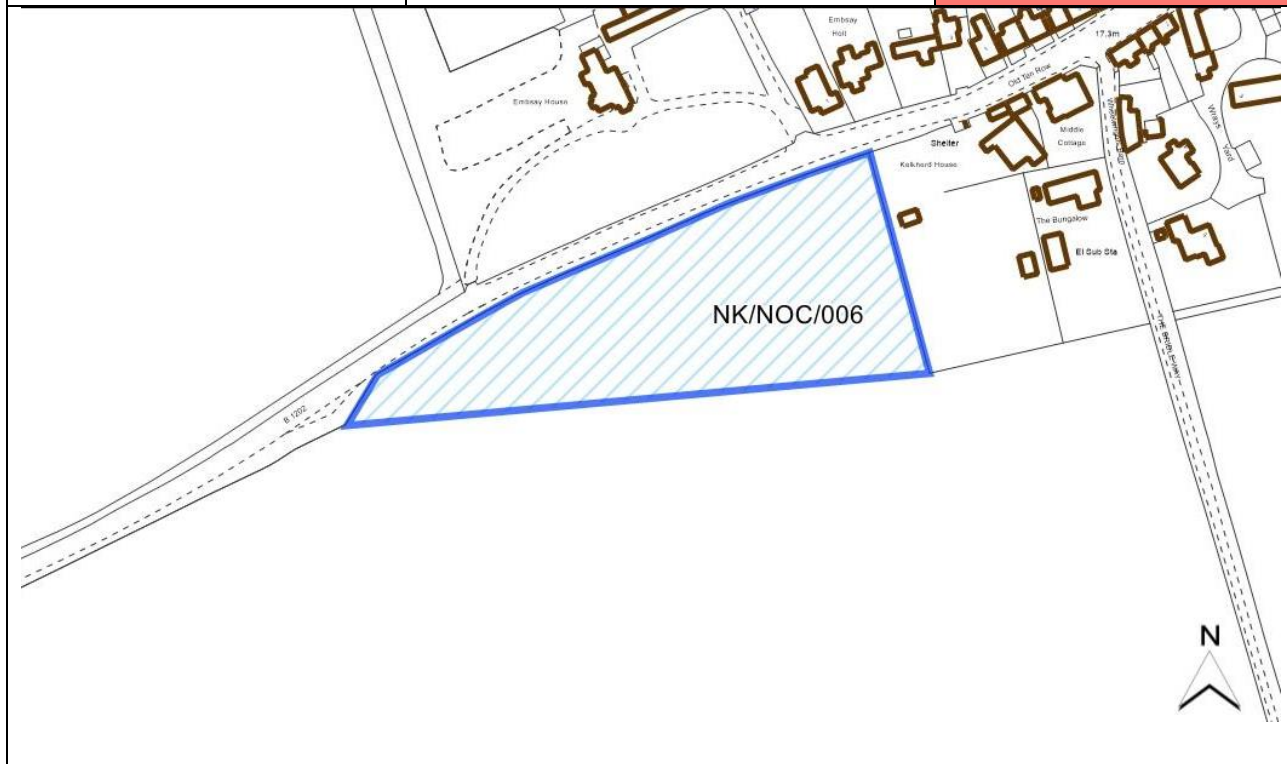
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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. Centre of site frontage much higher than road.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents to development in Nocton	- Not proposed to be allocated

Ref: NK/NOC/006	Site Address: Land south of B1202, west of Kelkherd House, Nocton	Status: Rejected
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Size (ha): 0.98	Current use: Former military hospital
Indicative capacity: 17	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary: Site located to the west of existing dwellings and opposite Embassy House. Open countryside to the south and west.</p> <p>Conclusion: Edge of settlement location, linear development. 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

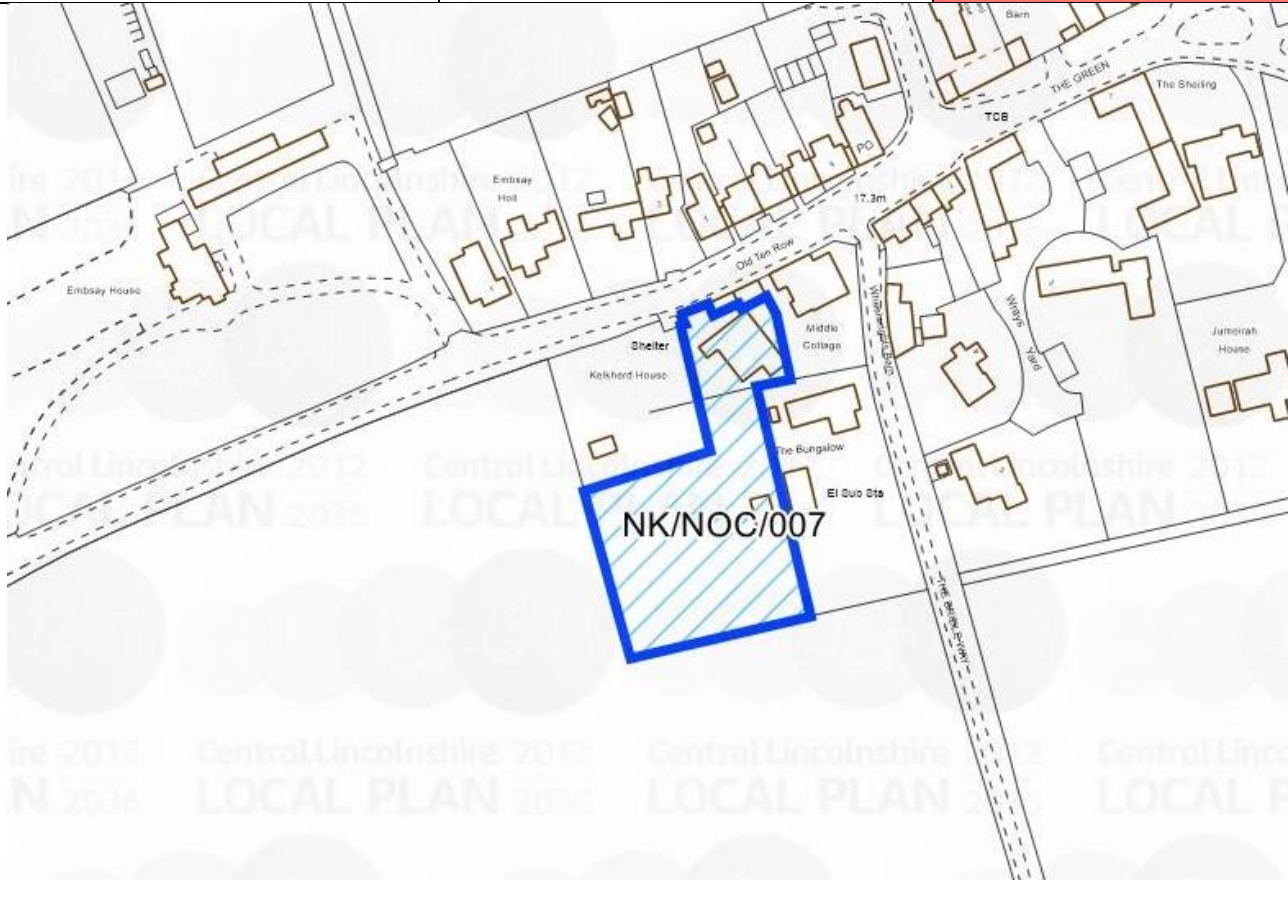
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	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 required.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents to development in Nocton	- Not proposed to be allocated

Ref: NK/NOC/007	Site Address: Land at Kelkherd House, Nocton	Status: Rejected
		
Size (ha): 0.30	Current use: Dwelling	
Indicative capacity: 6	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary: The site is an area of land that relates to Kelkherd House. There is mixed hedgerow and planting to the boundaries with fields to the west and south and dwellings to the north and east of the site.</p> <p>Conclusion: Proposed not to allocate due to limited site capacity.</p>		

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			
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 500m	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	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Objection from residents to development in Nocton	- Not proposed to be allocated

North Rauceby

Ref: NK/NRAU/001	Site Address: Land off Main Street, North Rauceby	Status: Rejected
Size (ha): 0.21	Current use: Accommodation Land	
Indicative capacity: 6	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>A small site located to the rear of dwellings on Main Street. Open countryside to the east and north of the site. Within the Conservation Area.</p> <p>Conclusion:</p> <p>A small site with limited capacity – unlikely to provide 10 or dwellings 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	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

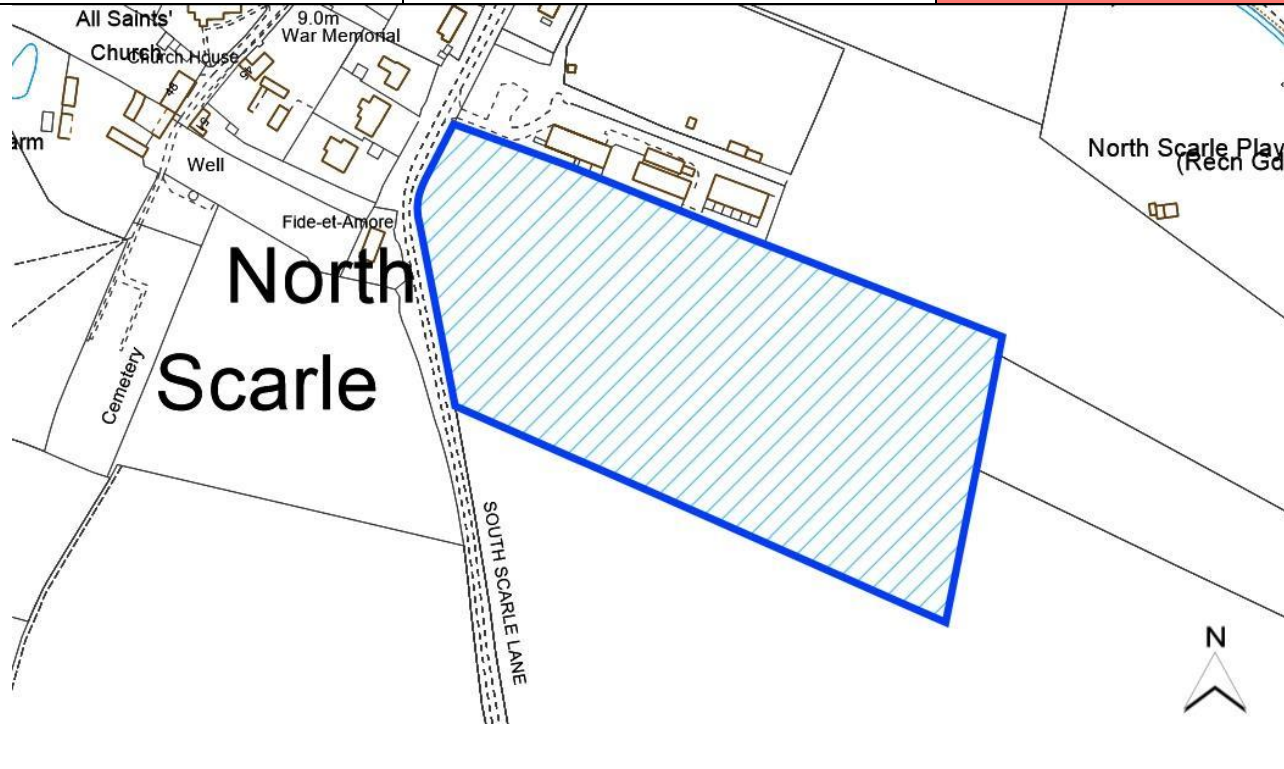
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

North Scarle

Ref: NK/NSCA/002	Site Address: Land to the east of South Scarle Lane, North Scarle	Status: Rejected
		
Size (ha): 3.76	Current use: Agricultural	
Indicative capacity: 56	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary: The site is open land to the south of farm buildings. There are dwellings to the north of the site. The site is approx. 100m from the Conservation Area and Listed buildings located to the north-west.</p> <p>Conclusion: Edge of settlement location, extends into 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	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
adj to piggery. Potential odour, noise, etc			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

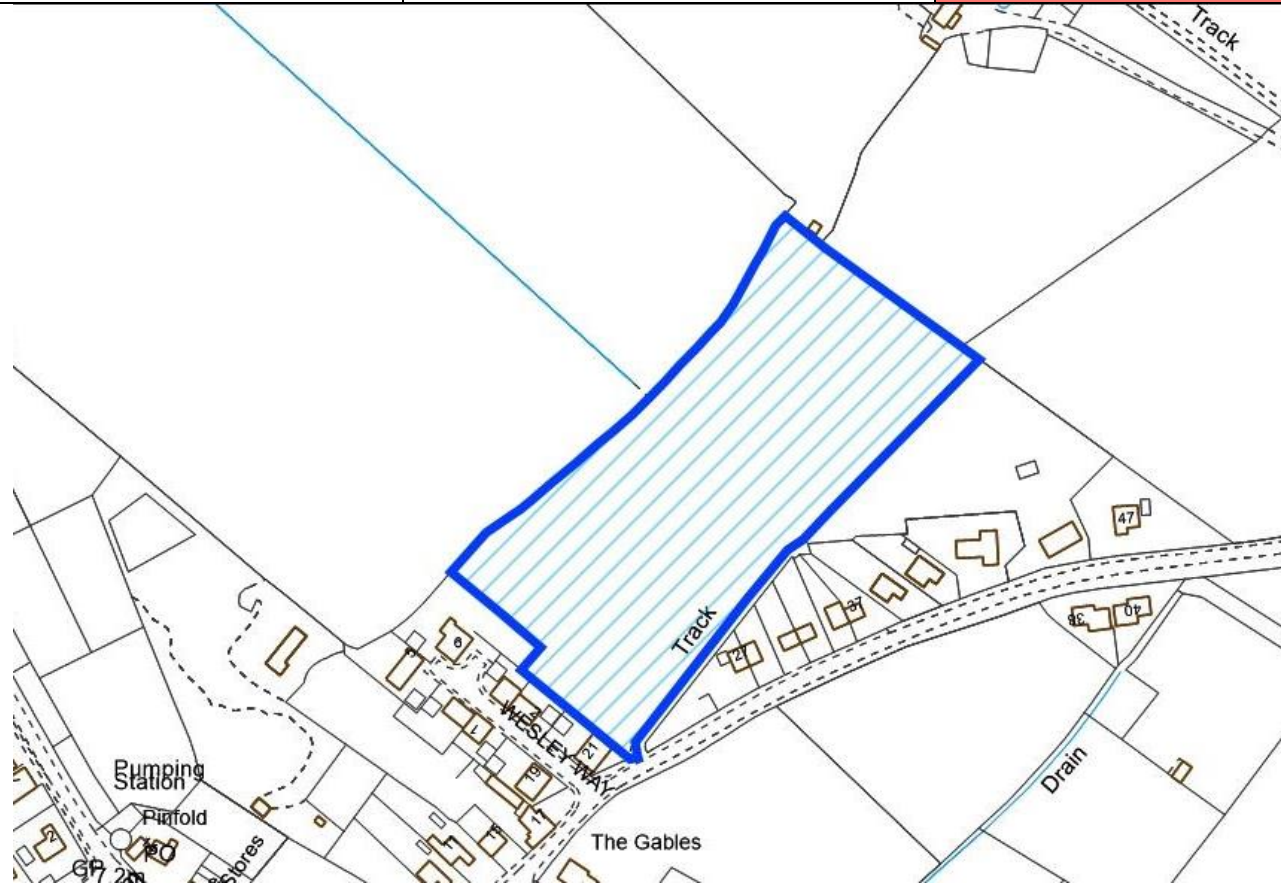
Built Environment, Heritage and Landscape

Scheduled Ancient 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	
Widening, improvement and footway provision required on South Scarle Lane. 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/NSCA/003	Site Address: Land at Eagle Road, North Scarle	Status: Rejected
		
Size (ha): 1.81	Current use: Agricultural	
Indicative capacity: 31	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site forms part of a field to the north of dwellings and east of Wesley Way. There are fields to the north and west of the site.</p> <p>Conclusion:</p> <p>Edge of settlement location, extends into countryside. Large part of the site within Flood Zone 2. Proposed not to allocate.</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	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

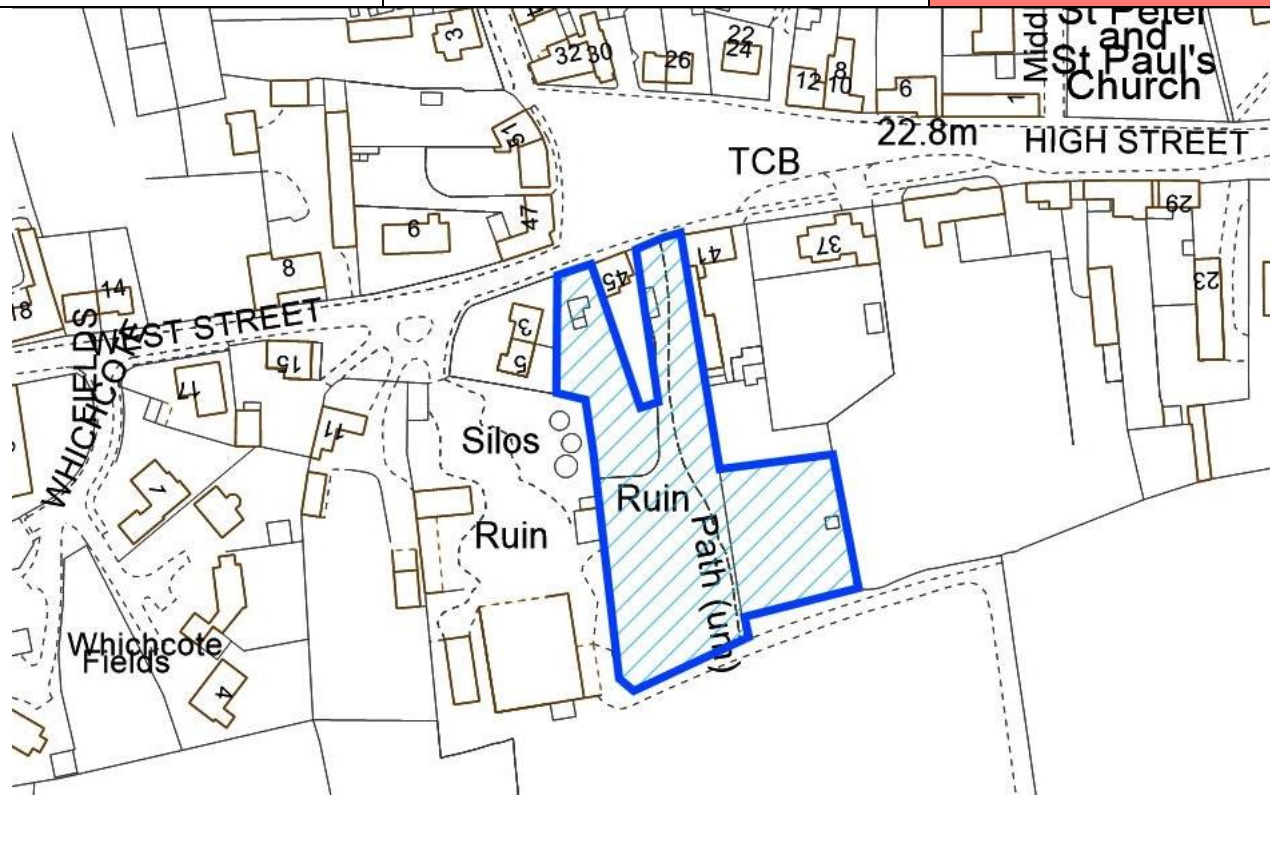
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Very small opening onto Eagle Road may not be large enough for an adoptable estate road junction. Site at risk of surface water flooding.	

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

Osbournby

Ref: NK/OSB/001	Site Address: Land behind the Post Office, Osbournby	Status: Rejected
		
Size (ha): 0.42	Current use: Residential	
Indicative capacity: 7	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located to the rear of listed buildings and within the Conservation Area. There are dwellings to the north and east and disused buildings to the west of the site.</p> <p>Conclusion:</p> <p>Small site, with limited capacity – unlikely to provide 10 or more dwellings. Propose 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

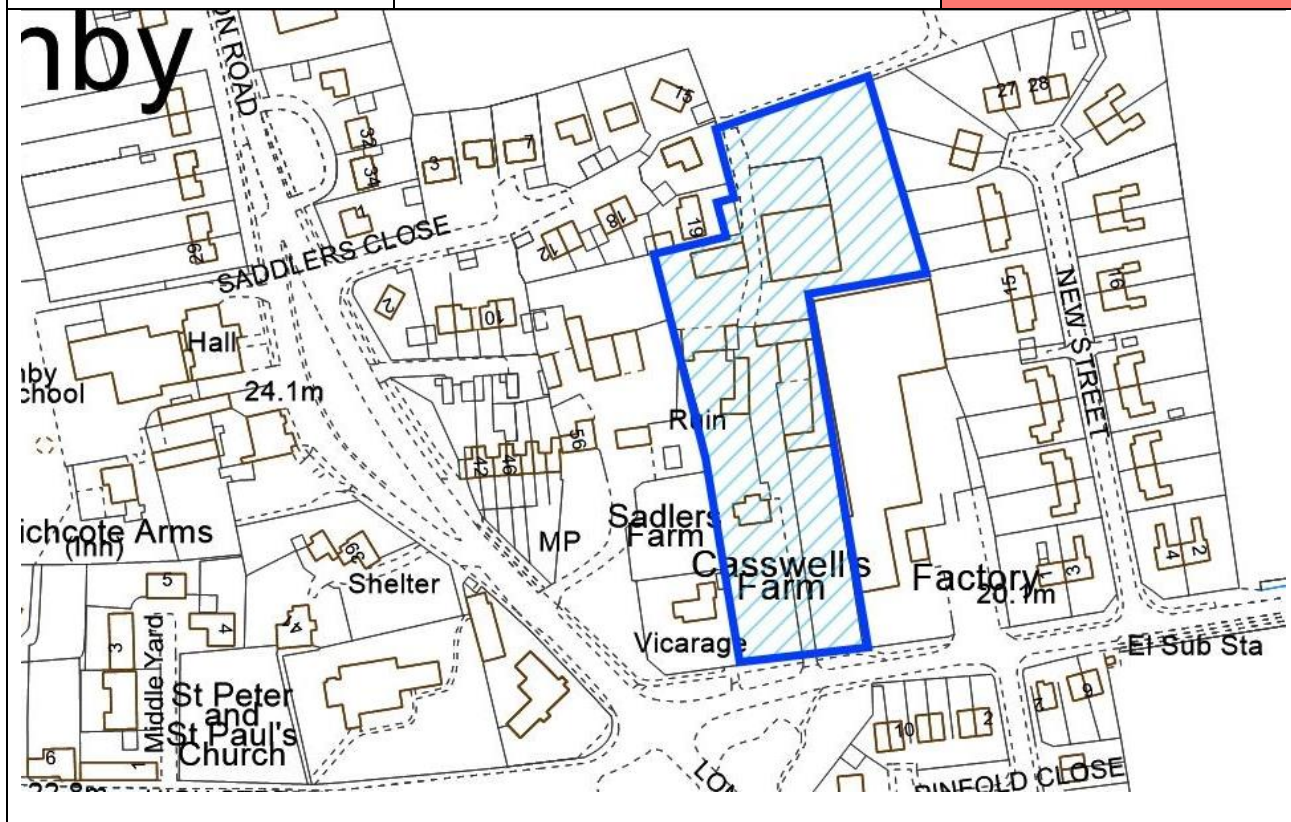
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/OSB/002	Site Address: Casswells Farm, Osbournby	Status: Rejected
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Size (ha): 0.87	Current use: Vacant/ Storage
Indicative capacity: 15	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site contains farm buildings and is located within the built footprint of the village. There are dwellings to the east, south and west of the site.</p> <p>Conclusion:</p> <p>Constrained by setting of Conservation Area and surroundings, potential to deliver less than 10 dwellings. 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

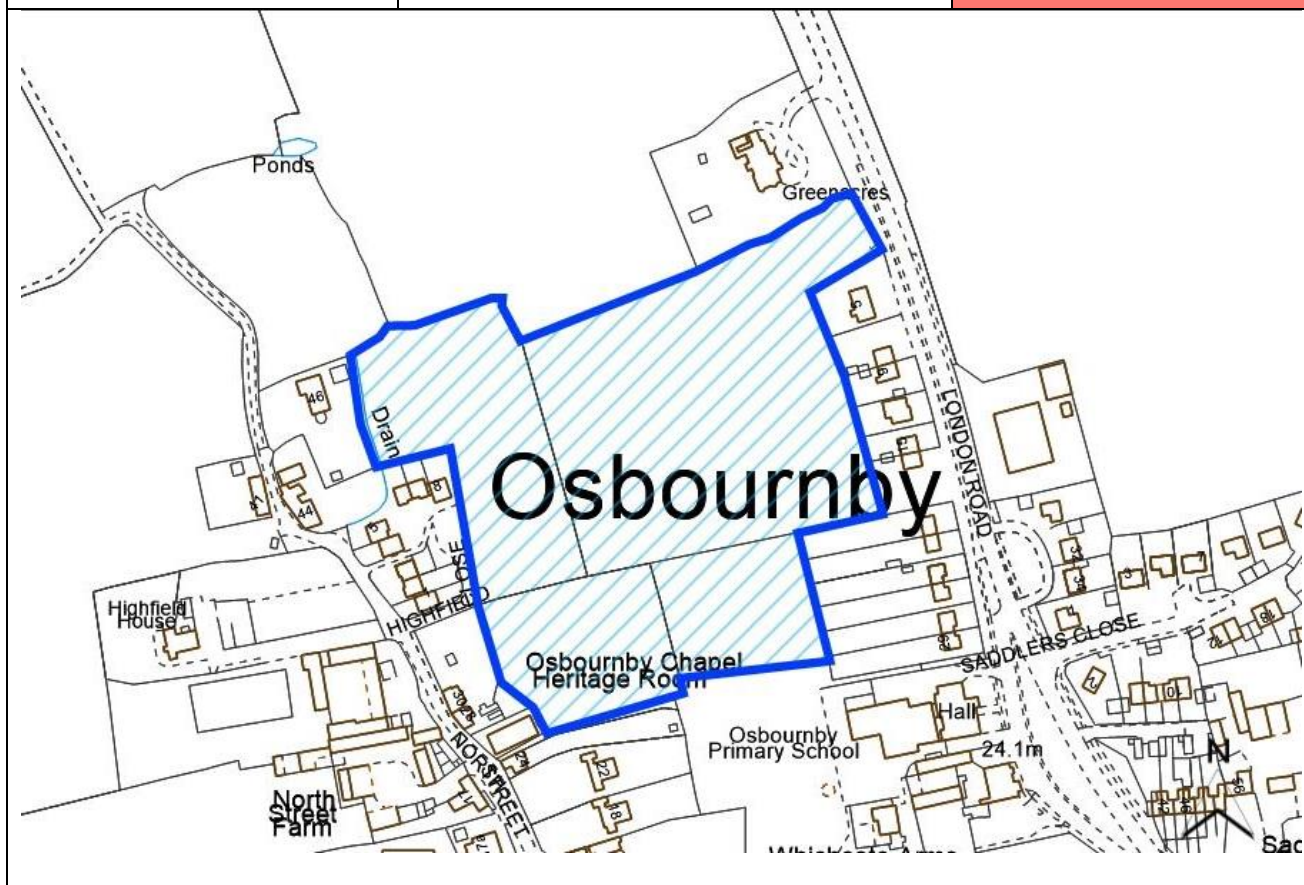
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Existing Prow's crossing the site which will need to be maintained or diverted.	

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

Ref: NK/OSB/003	Site Address: Northern Osbounby Estate, Osbournby	Status: Rejected
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Size (ha): 2.87	Current use: Agricultural
Indicative capacity: 43	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary: A large site to the north of Osbournby Primary School. There are dwellings to the east and west of the site.</p> <p>Conclusion: Large site, with character and scale impacts. Proposed not to allocate.</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	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

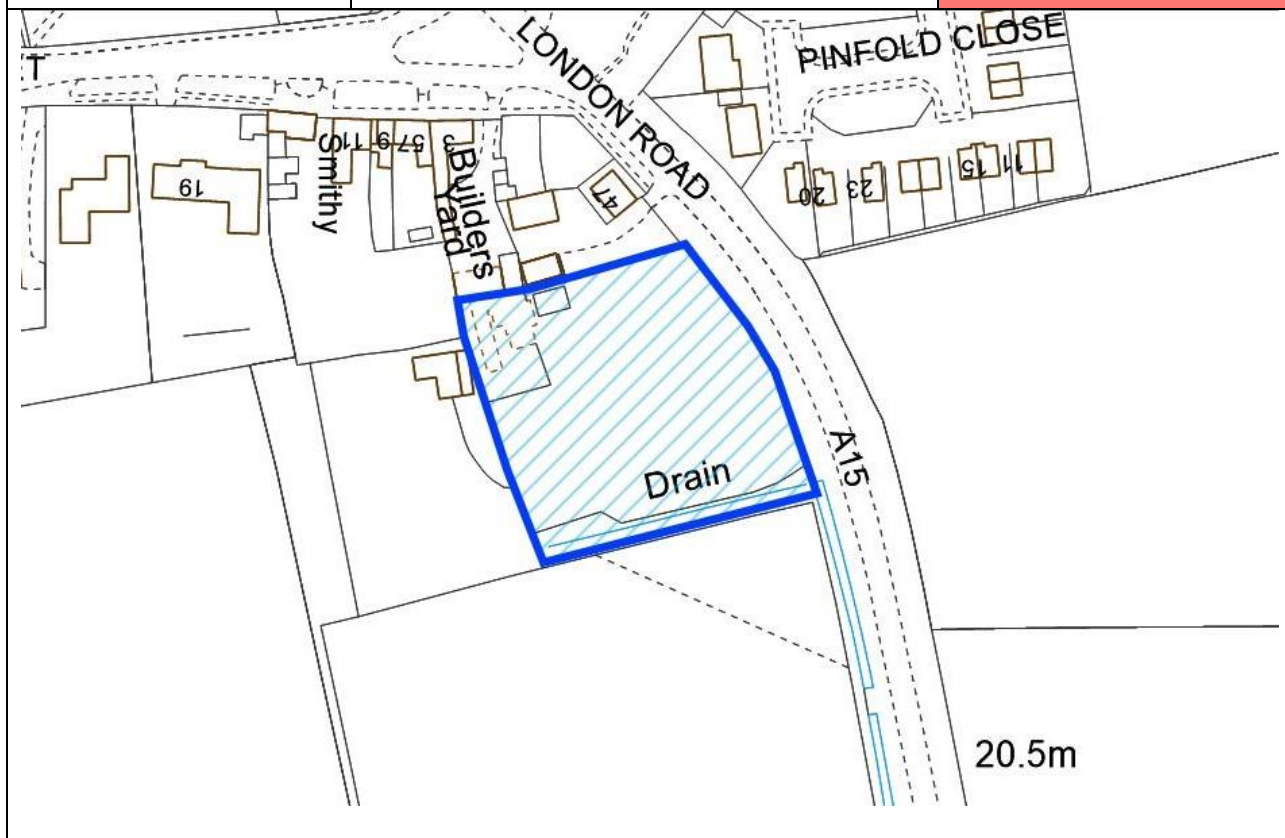
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	
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/OSB/004	Site Address: Southern Osbournby Estate, Osbournby	Status: Rejected
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Size (ha): 0.47	Current use: Agricultural
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary: A small site located to the rear of a builders yard, with the A15 to the eastern boundary.</p> <p>Conclusion: Small site with limited capacity, unlikely to provide 10 or more dwellings. Constrained by highway and surface water flood risk. 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

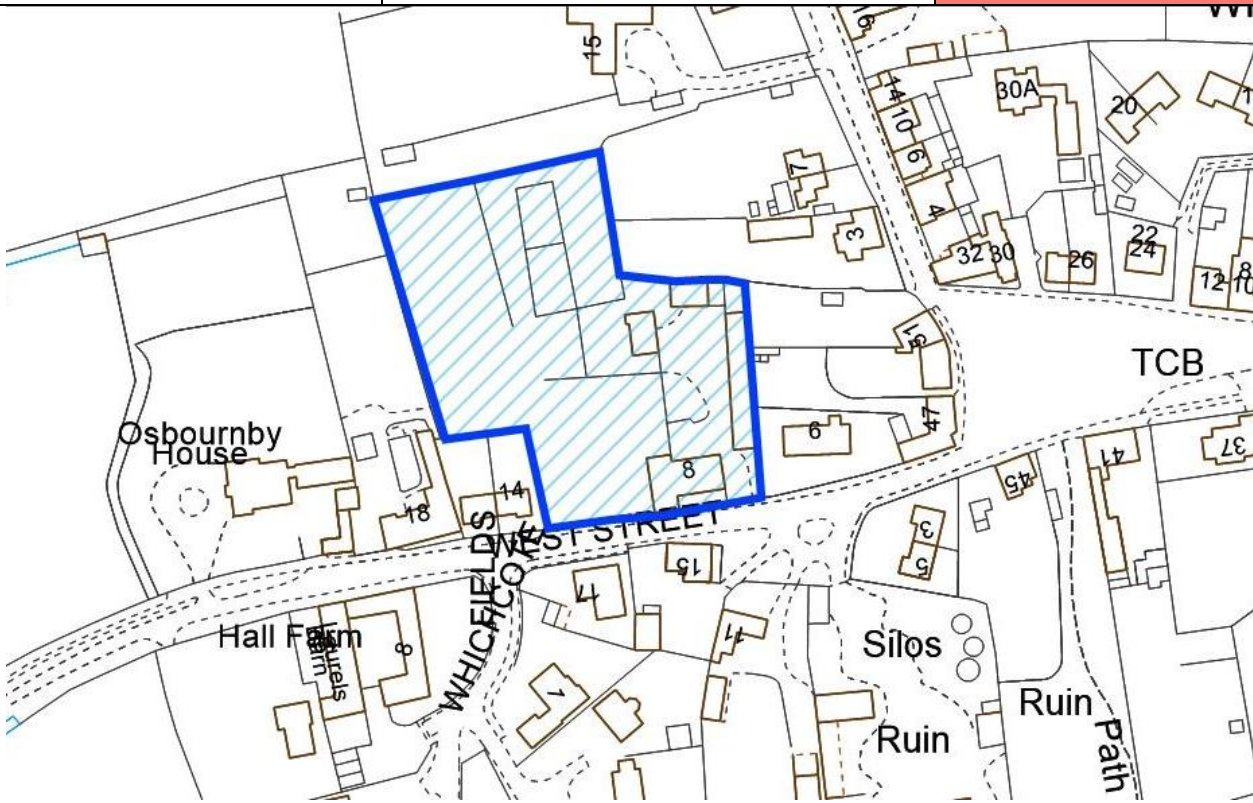
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	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/OSB/005	Site Address: Land at 8 West Street, Osbournby	Status: Rejected
		
Size (ha): 0.59	Current use: Redundant farm buildings, house and gardens	
Indicative capacity: 10	Brownfield/Greenfield: Mixed	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site comprises of a Listed dwelling and buildings off West Street partially within the Conservation Area. There are dwellings to the east, south and west of the site.</p> <p>Conclusion:</p> <p>Small site with limited capacity, constrained by listed buildings and Conservation Area. Unlikely to provide 10 or more dwellings. 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

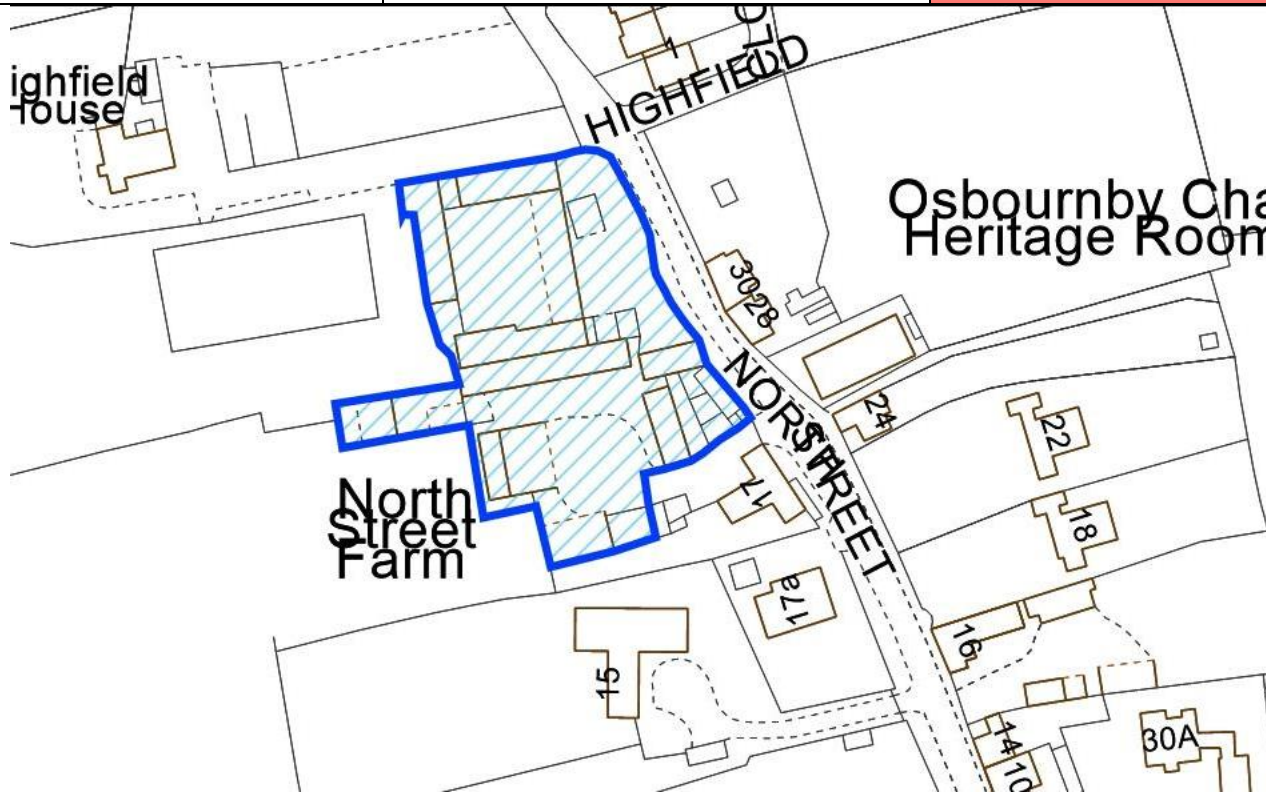
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	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/OSB/006	Site Address: North Street Farm, North Street, Osbournby	Status: Rejected
		
Size (ha): 0.33	Current use: Farm buildings	
Indicative capacity: 7	Brownfield/Greenfield: Brownfield	
Hierarchy: Small Villages		
Summary: Small site comprising of farm buildings and yard within the Conservation Area.		
Conclusion: Small site, constrained by Conservation Area. Unlikely to deliver 10 or more dwellings, therefore 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

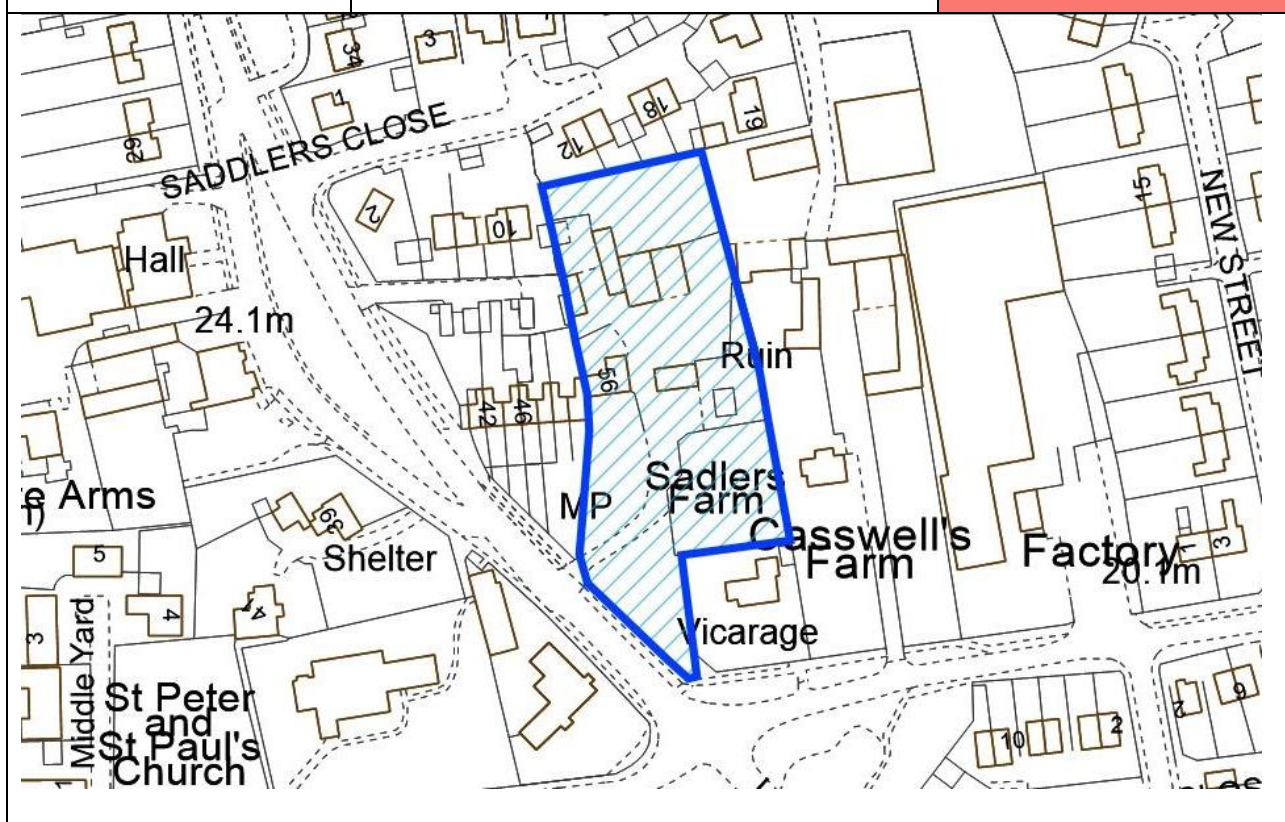
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/OSB/007	Site Address: Sadlers Farm, London Road, Osbournby	Status: Rejected
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Size (ha): 0.51	Current use: Farmhouse and Farm yard
Indicative capacity: 9	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is a farm and yard located in the built footprint of the village, adjacent to the Conservation Area. There are dwellings to the east, south and west of the site.</p> <p>Conclusion:</p> <p>The site is constrained by its previous use and surroundings, unlikely to deliver 10 or more dwellings. Propose not to allocate.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

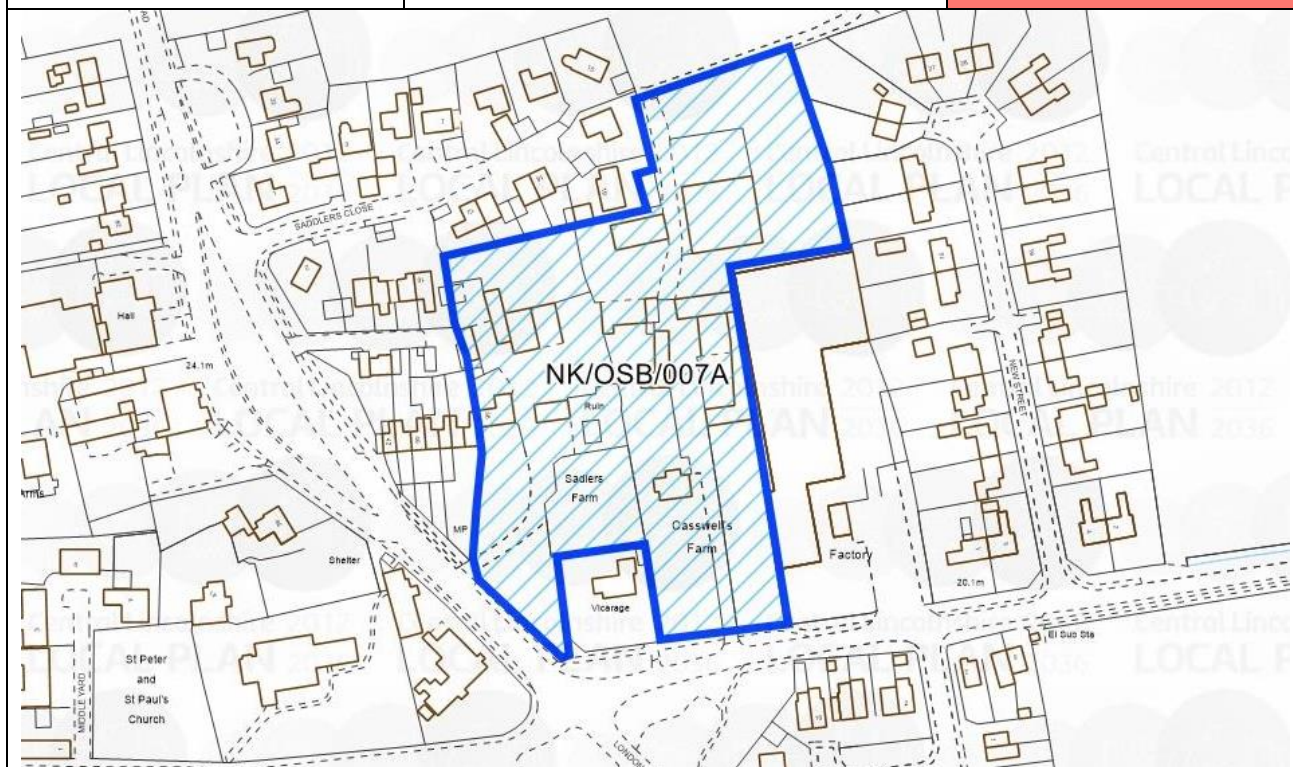
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/OSB/007A	Site Address: Land at Sadlers Farm, London Road, Osbornby	Status: Rejected
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Size (ha): 1.38	Current use: Farmhouse and Farm yard/storage
Indicative capacity: 23	Brownfield/Greenfield: Mixed
Hierarchy: Small Villages	
<p>Summary: The site is the combination of OSB/002 and OSB/007 to form one larger site.</p> <p>Conclusion: Although the site would be brownfield within the built footprint of the settlement, it is constrained by the setting of the Conservation Area and risk of surface water flooding to parts of the site. It is proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	g	Ancient Woodland	No
Surface water flood risk	a	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
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	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/OSB/008	Site Address: Land south of The Drove, Osbournby, Sleaford	Status: Allocate (New site with planning permission)
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Size (ha): 0.69	Current use:
Indicative capacity: 16	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	Availability: Has planning permission
<p>Summary: The site is located on land between dwellings on The Drove to the east and dwellings on Pinfold Close to the west.</p> <p>Conclusion: The site is an infill site that has planning permission for 16no dwellings. Proposed to allocate</p>	

Constraints

Environmental

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

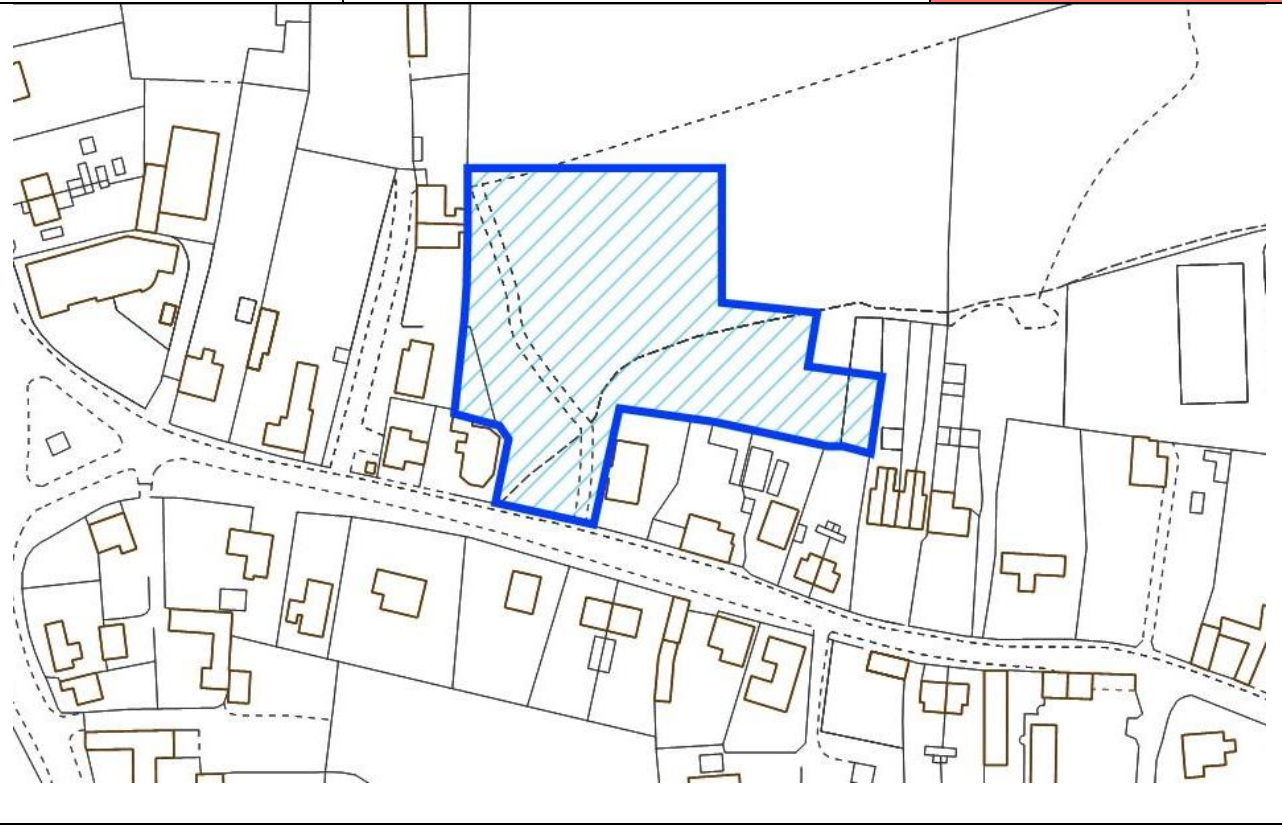
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Potterhanworth

Ref: NK/POT/001	Site Address: Land off Barff Road, Potterhanworth	Status: Rejected
		
Size (ha): 0.60	Current use: Agricultural	
Indicative capacity: 10	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is an area of land to the north of Barff Road and partly within the Conservation Area. The dwellings to the west include Listed Buildings.</p> <p>Conclusion:</p> <p>Constrained by the Conservation Area and 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			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

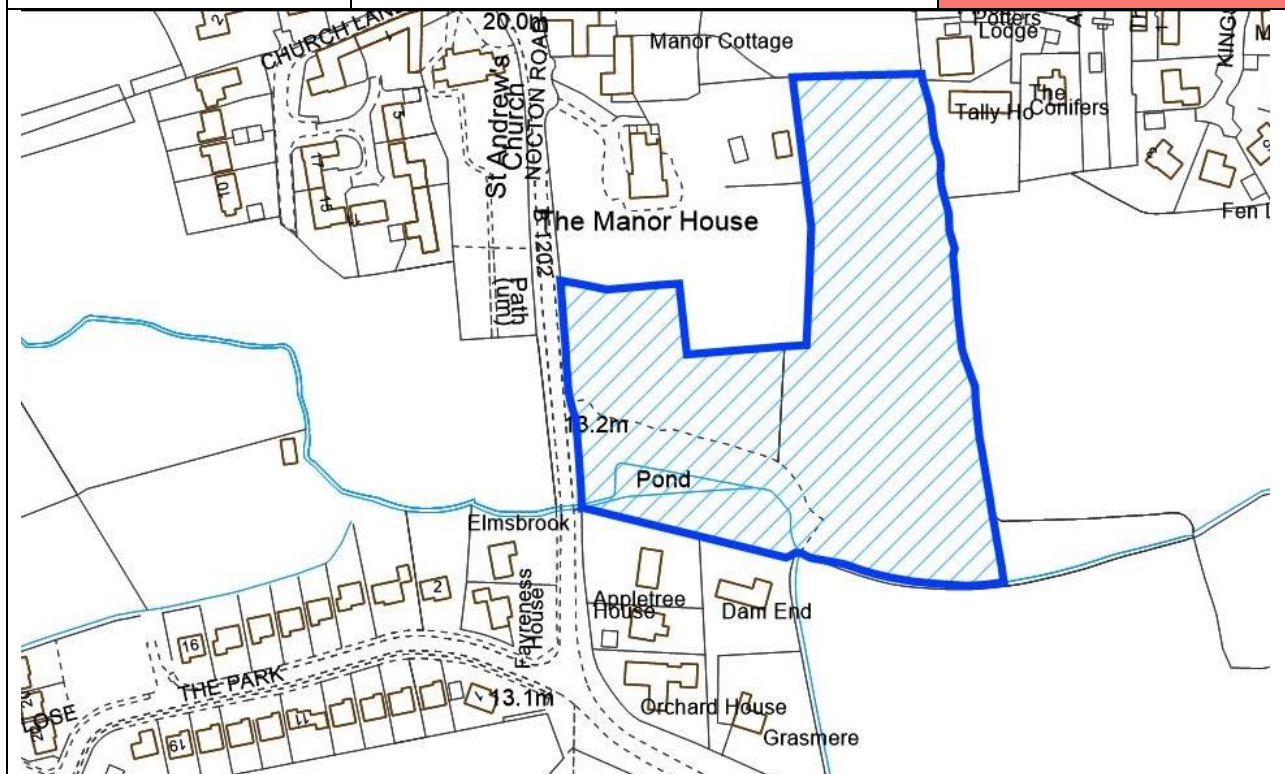
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/POT/003	Site Address: The Manor House Paddocks, Nocton Road, Potterhanworth	Status: Rejected
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Size (ha): 1.97	Current use: Vacant paddock
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is land located between The Manor House and dwellings to the south. There is a pond within the site and watercourse which runs along the southern boundary.

Conclusion:

The site would fill an existing gap between distinct areas of the village. Constrained by Flood Zone 2 and 3 to the south of the site and setting of Conservation Area. Proposed not 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 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

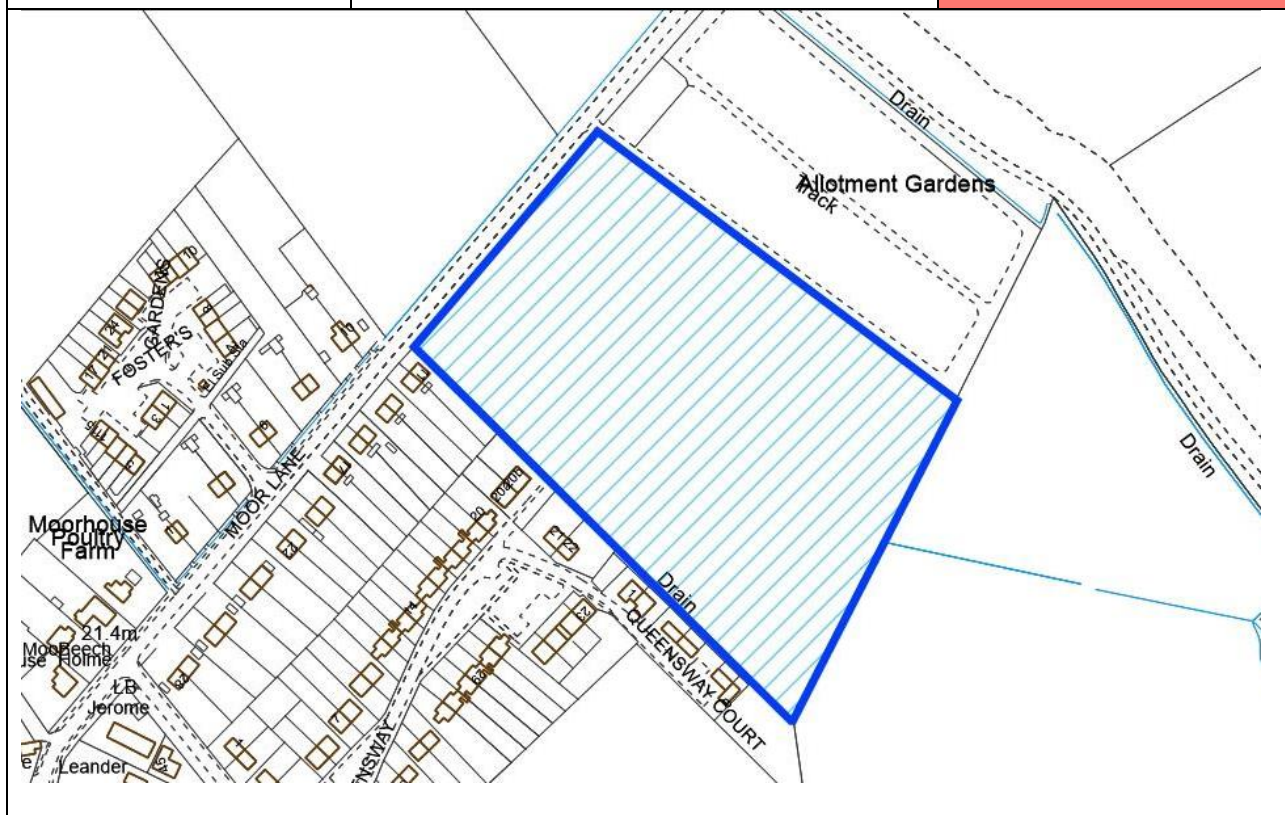
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

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/POT/004	Site Address: Land off Moor Lane, Potterhanworth	Status: Rejected
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Size (ha): 3.17	Current use: Agricultural
Indicative capacity: 48	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site extends into fields to the north of existing development. There are allotments to the north and playing fields to the south of the site.</p> <p>Conclusion:</p> <p>The site would extend the built footprint into the open countryside. 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			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

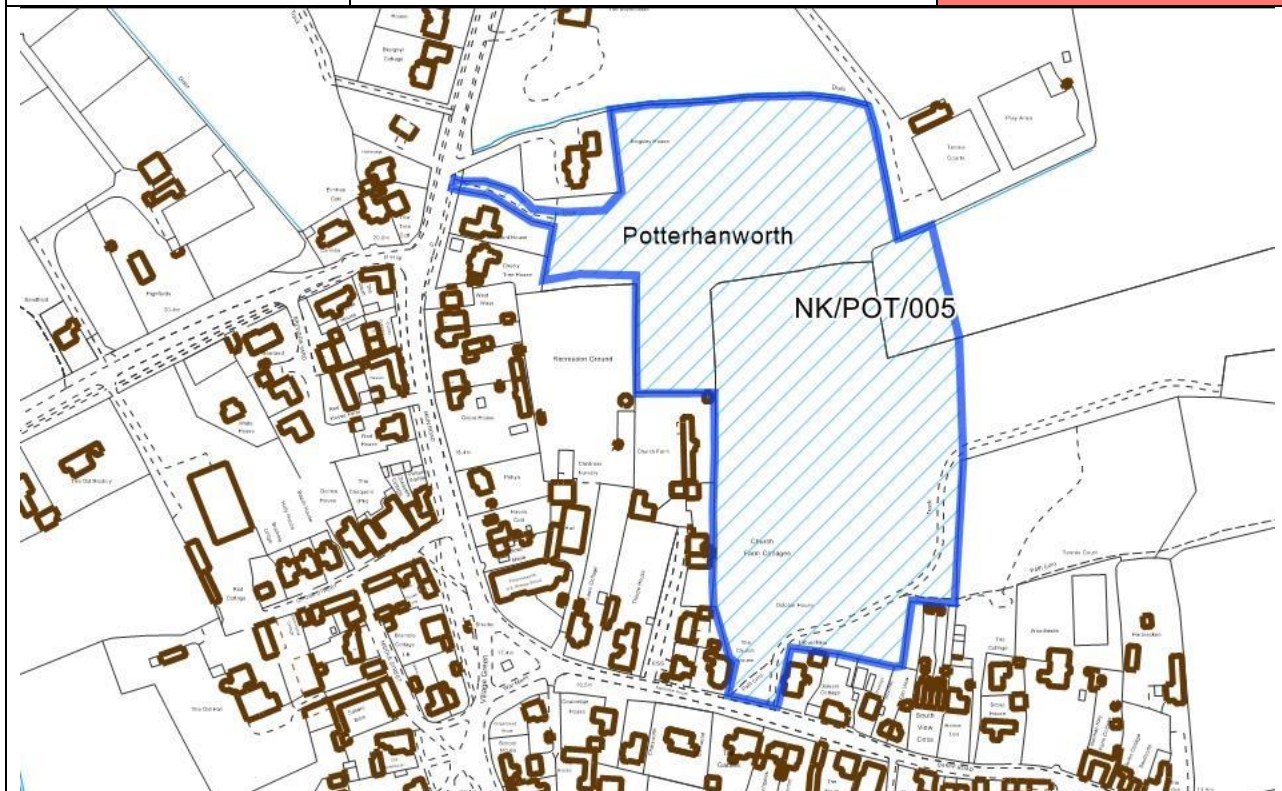
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/POT/005	Site Address: Land north of Barff Road, east of Main Road, Potterhanworth	Status: Rejected
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Size (ha): 4.03	Current use: Agricultural
Indicative capacity: 60	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	
<p>Summary:</p> <p>The site is a large area to the east of the village. It is partially within the Conservation Area and is in close proximity to listed buildings.</p> <p>Conclusion:</p> <p>The site is of a size and scale that would impact the character of the area. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
adj tennis courts/ rec ground. Noise/ lighting.			
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	Adjacent	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	
Vehicular access possible only via NK/POT/001	

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

Built Environment, Heritage and Landscape

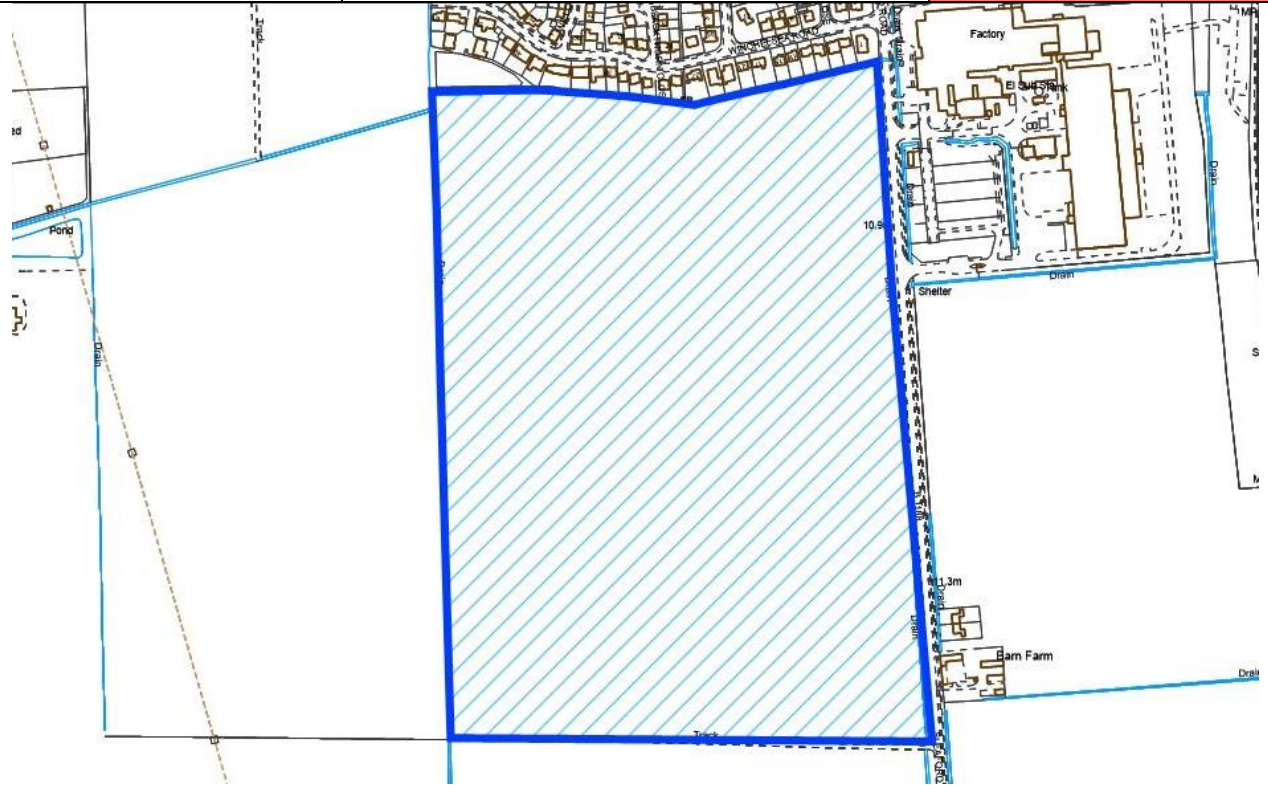
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 500m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ruskington

Ref: NK/RUSK/001	Site Address: Land to the south of Winchelsea Road, off Sleaford Road, Ruskington	Status: Rejected
		
Size (ha): 24.07	Current use: Agricultural	
Indicative capacity: 361	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is an area of field to the south of the village. There are dwellings to the north and a factory to the north-east of.</p> <p>Conclusion:</p> <p>A large site, extends built footprint and would have impacts on character. 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 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			
opposite food factory- noise (inc vehicles), odour.			
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	
Footway connections will need to be provided. Highway improvements may be required following submission of transport assessment. 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/RUSK/002	Site Address: Priory Road, Ruskington, Sleaford, Lincs	Status: Rejected
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Size (ha): 2.37	Current use: Open space (not accessible)
Indicative capacity: 44	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is located on land between existing dwellings to the west and sewage works to the east. There is a watercourse to the east boundary and fields to the north and east.

Conclusion:

Constrained by access, partial flood zone 2 and sewage works. Proposed not to allocate.

*During Regulation 18 consultation representatives of the site confirmed altered site boundary to avoid areas at risk of flooding. Also provided information to demonstrate the sewage treatment works is now a pumping station and that on previous planning applications the Environment Agency have not objected to development in this location.

There are still some constraints in relation to impact upon character in this edge of settlement location. Ruskington has existing allocations progressing towards delivery. Therefore continue to propose not to allocate this site.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	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 STW and poultry units- odour/ flies.			
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	
Priory Road is of insufficient width to support this level of development with limited opportunity for widening and provision of footway. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Representatives of the site confirmed availability and deliverability. Owner confirmed flood risk boundaries amended to avoid Flood Zone. STW no longer operational. No objections from consultees during planning applications. 	<ul style="list-style-type: none"> Information updated to reflect information from landowner. Existing allocations in Ruskington continue to deliver. No further allocations currently proposed.

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 & 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

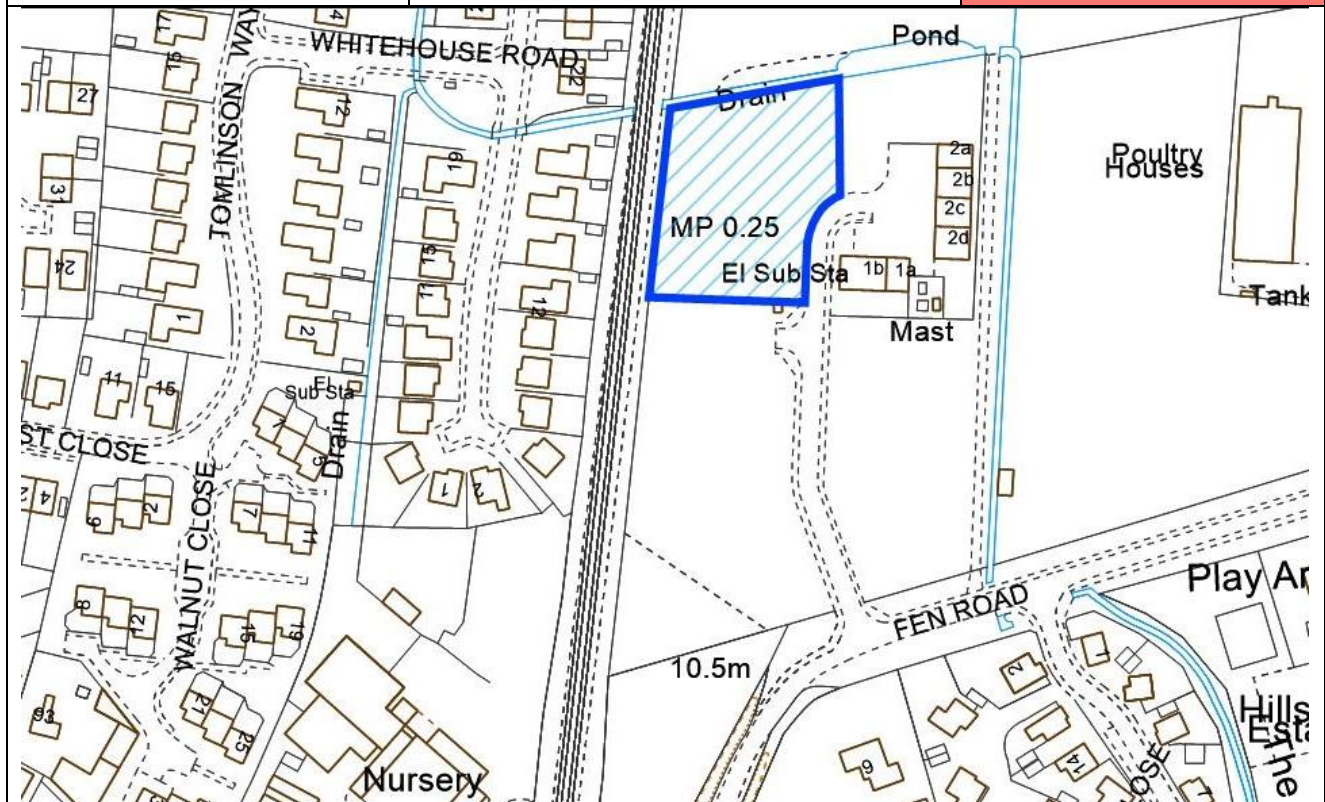
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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 the highway. 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/RUSK/004	Site Address: Land adjacent to the existing industrial units, Fen Road, Ruskington	Status: Rejected
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Size (ha): 0.33	Current use: B1, B2 & B8
Indicative capacity: 8	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	
<p>Summary: A small site located adjacent to industrial units.</p> <p>Conclusion: Small site, detached from built footprint. Constrained by proximity to employment uses and surface water flood risk. 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			
adj Ind units and railway. Noise/ CL.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

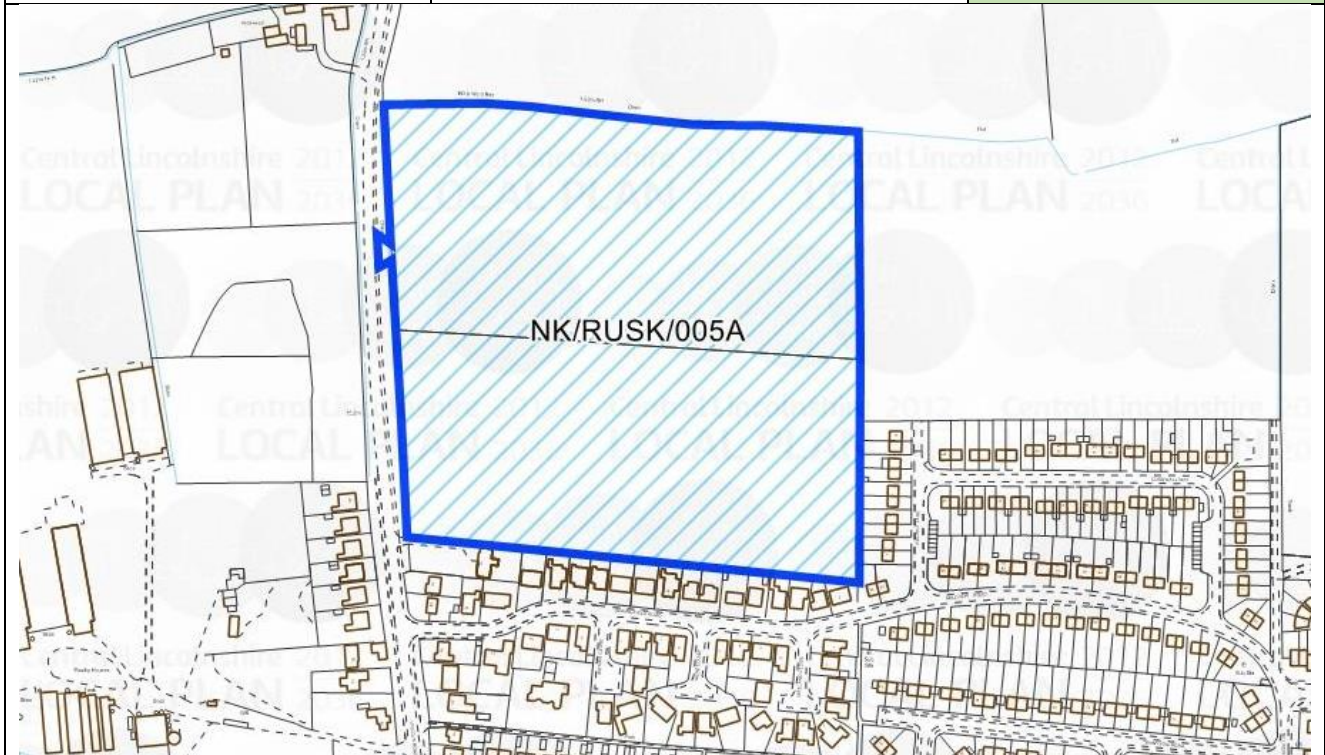
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/RUSK/005A	Site Address: Land To The East Of Lincoln Road (B1188) And North Of Springfield Road, Ruskington	Status: Allocate (Existing allocations to be retained – previously 005 & 006)
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Size (ha): 7.27ha	Current use: Agricultural
Indicative capacity: 180 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Has planning permission
<p>Summary: The site is located on fields to the north of the village. There are existing dwellings to the east and south of the site.</p> <p>Conclusion: The site is an existing allocation, with planning permission for 190no dwellings, proposed to be retained.</p> <p>*Note: The site is the amalgamation of RUSK/005 and RUSK/006 which have been granted planning permission across both sites. This document has been updated to reflect this grant of permission.</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 & 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		

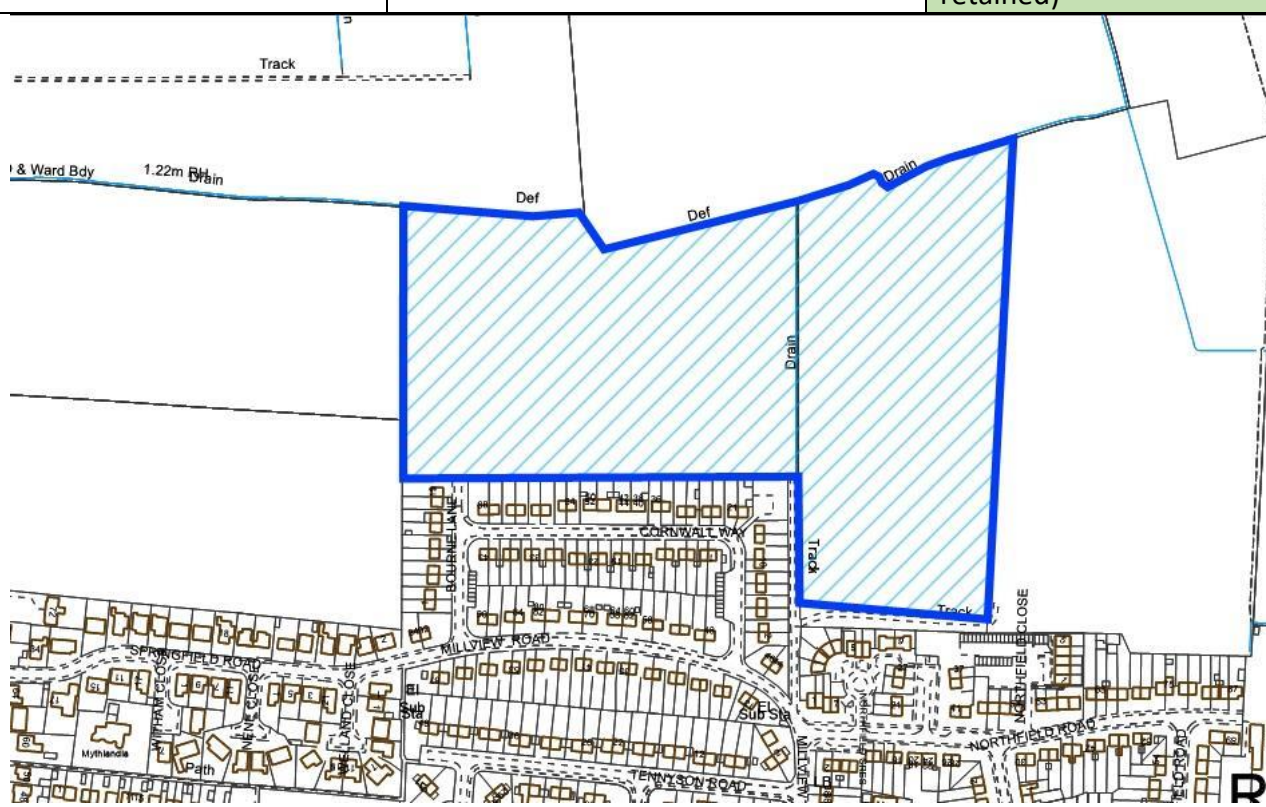
Built Environment, Heritage and Landscape

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			
Archaeological evaluation carried out			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Planning permission granted across 005 and 006.	- Sites have been amalgamated to reflect this.

Ref: NK/RUSK/007	Site Address: Land North of Ruskington	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 7.63	Current use: Agricultural	
Indicative capacity: 172	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Confirmed via Regulation 18 consultation	
<p>Summary:</p> <p>The site comprises of fields to the north of existing development. There is a watercourse to the northern boundary of the site.</p> <p>Conclusion:</p> <p>Existing allocation proposed to be carried forwards.</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			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

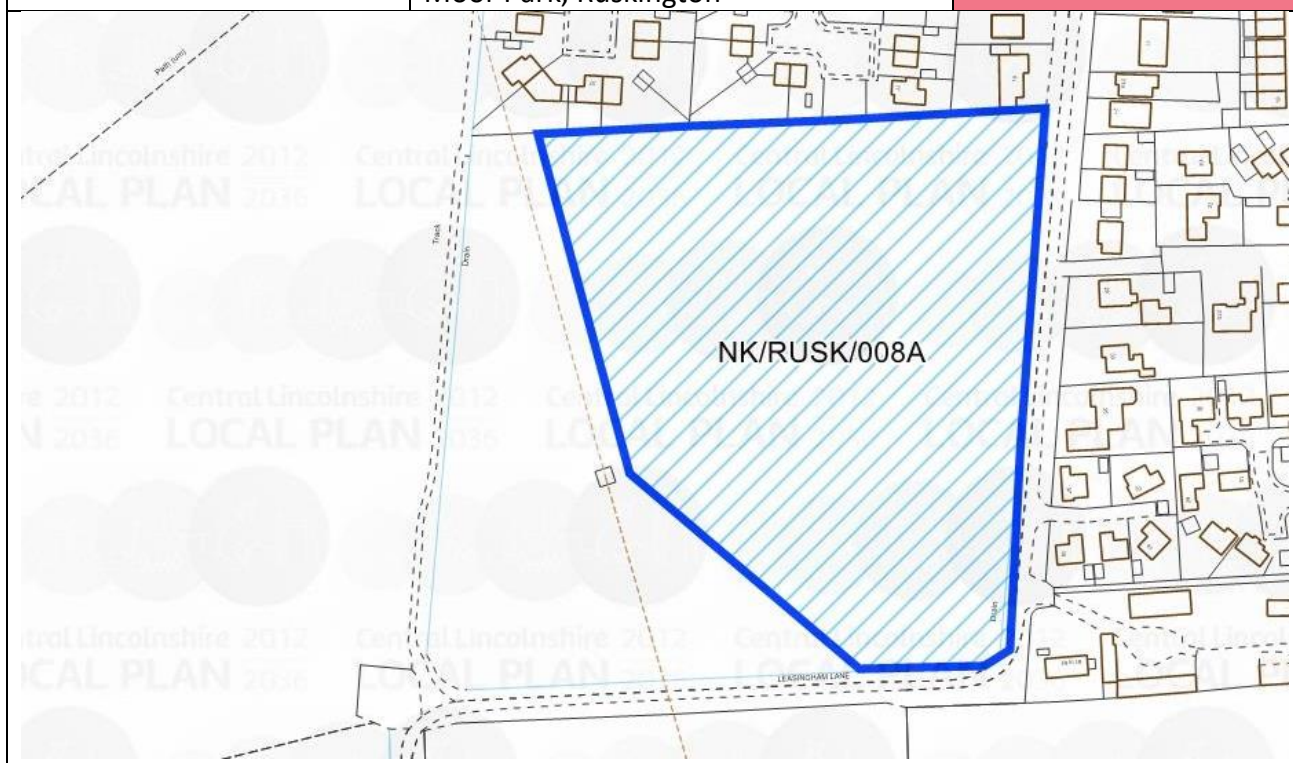
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from the highway. Can only be delivered after NK/RUSK/005. Highway improvements subject to transport assessment and travel plan.	

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

Ref: NK/RUSK/008A	Site Address: Land off Leasingham Lane, south of Moor Park, Ruskington	Status: Rejected
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Size (ha): 2.86	Current use: Agricultural
Indicative capacity: 54	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is a field located to the south and west of existing development. Leasingham Lane runs along the eastern and southern boundaries. There are two separate electricity lines with supporting pylons that cross the western side of the site.

Conclusion:

The site retains shape and form of the village, with existing development on two sides and the road providing a natural boundary to development. Reduction in numbers to 54 to exclude the area of land containing pylons and electricity line.

- Following Regulation 18 consultation a number of comments were received in relation to the scale and impact of the site, including the pylons that run through the site. The site boundary has been amended to reduce numbers and avoid the electricity pylons.
- Following Regulation 18 consultation Lincolnshire County Council Highways raised concerns in relation to Leasingham Lane junction and uncertainty in relation to mitigation works required, deliverability and viability. This uncertainty has resulted in the site not being proposed as an 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

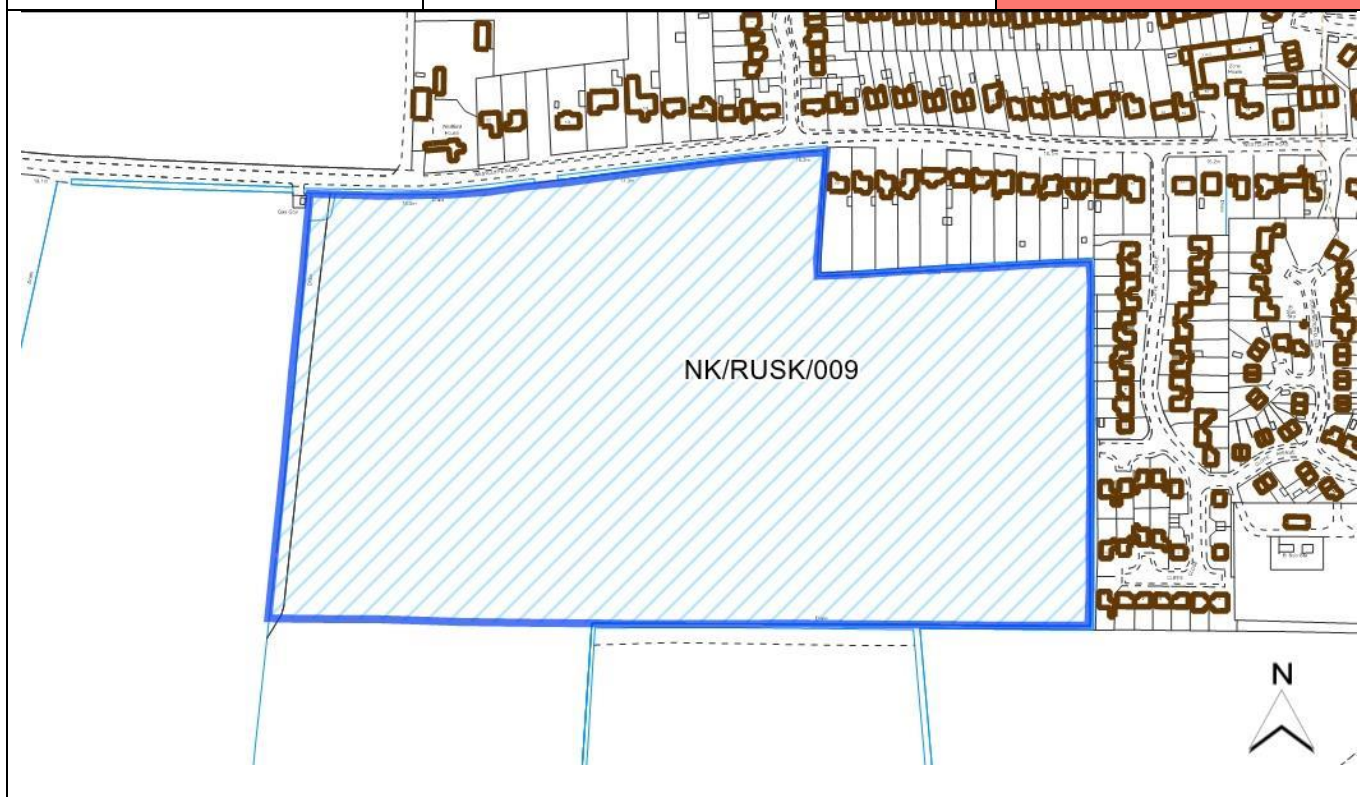
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Objections from residents in relation to access safety, increased traffic, impact on public footpaths, impacts on doctors/schools/infrastructure, sewerage system, property prices and views, loss of open space, flooding, high voltage pylon, noise and loss of light. - LCC Highways raised concern in relation to existing access being unlikely to provide suitable access. Mitigation may be achievable, but as the detail at this stage is unknown there may be deliverability and viability issues. 	<ul style="list-style-type: none"> - Amended site boundary and reduction in site capacity figures. - The uncertainty of a suitable access at this time brings into question the deliverability of the site and so it has been removed as a proposed allocation at this time.

Ref: NK/RUSK/009	Site Address: Land south of Westcliffe Road, west of Cliffe Avenue, Ruskington	Status: Rejected
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Size (ha): 11.77	Current use: Agricultural
Indicative capacity: 221	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located to the west of the village on open fields. There are dwellings to the east and north. Part of the site is within Flood Zone 2 and 3.</p> <p>Conclusion:</p> <p>Large site, quite far from village centre, contained b Flood zones. Other sites preferable</p>	

Constraints

Environmental

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

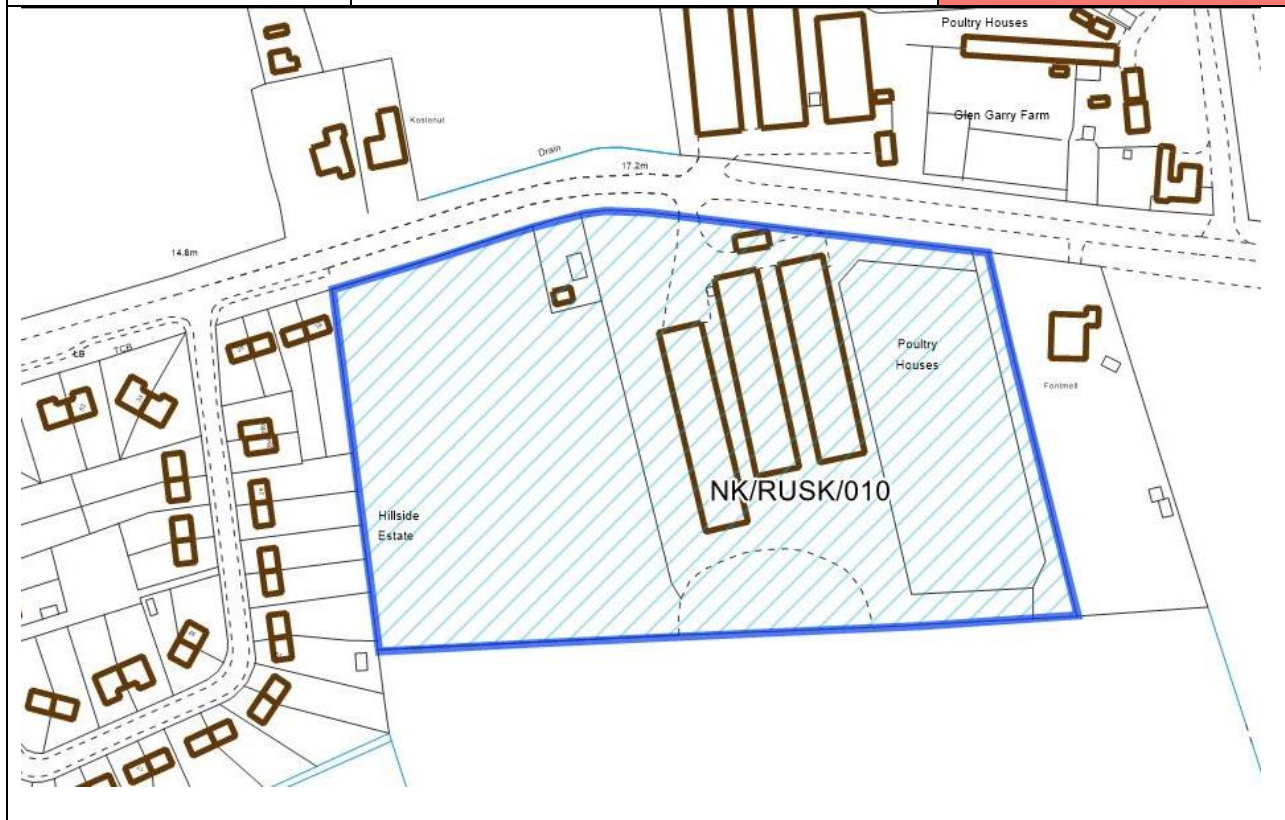
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Highway improvements will be required.	

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

Ref: NK/RUSK/010	Site Address: Land south of Fen Road, east of Hillside Estate, Ruskington	Status: Rejected
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Size (ha): 2.76	Current use: Agricultural
Indicative capacity: 52	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	

Summary:

The site is an existing poultry farm to the east of existing dwellings. There are more poultry units to the north of the site.

Conclusion:

Edge of settlement, extends built footprint. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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			
existing agri site & adj to other. CL, odour, flies.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

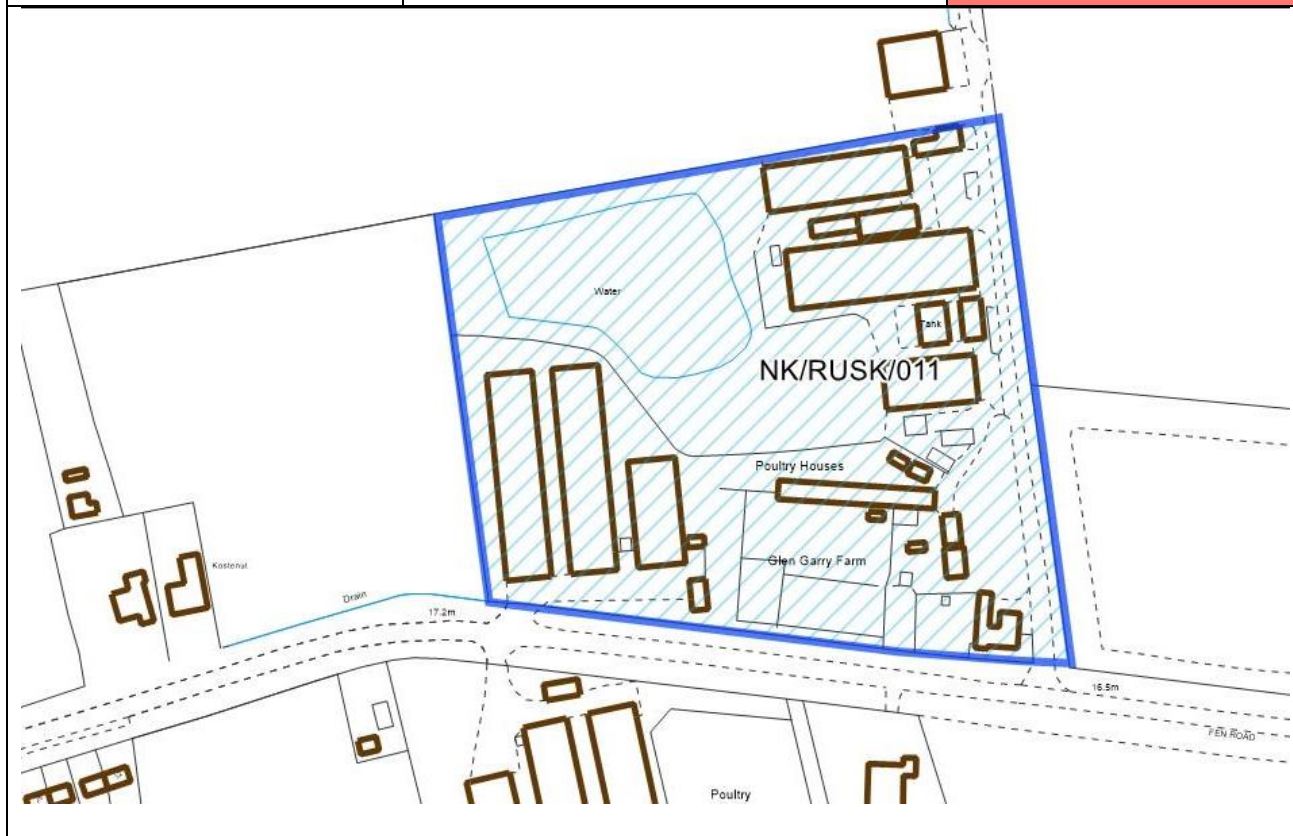
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/RUSK/011	Site Address: Land at Glen Garry Farm, north of Fen Road, Ruskington	Status: Rejected
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Size (ha): 2.64	Current use: Agricultural
Indicative capacity: 50	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	

Summary:

The site is a poultry farm to the west of the village. There are other poultry units to the south of the site.

Conclusion:

The site is detached from the village and constrained by proximity to poultry units. Part of the site is at risk of surface water flooding. Other site 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			
existing agri site & adj to other. CL, odour, flies.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

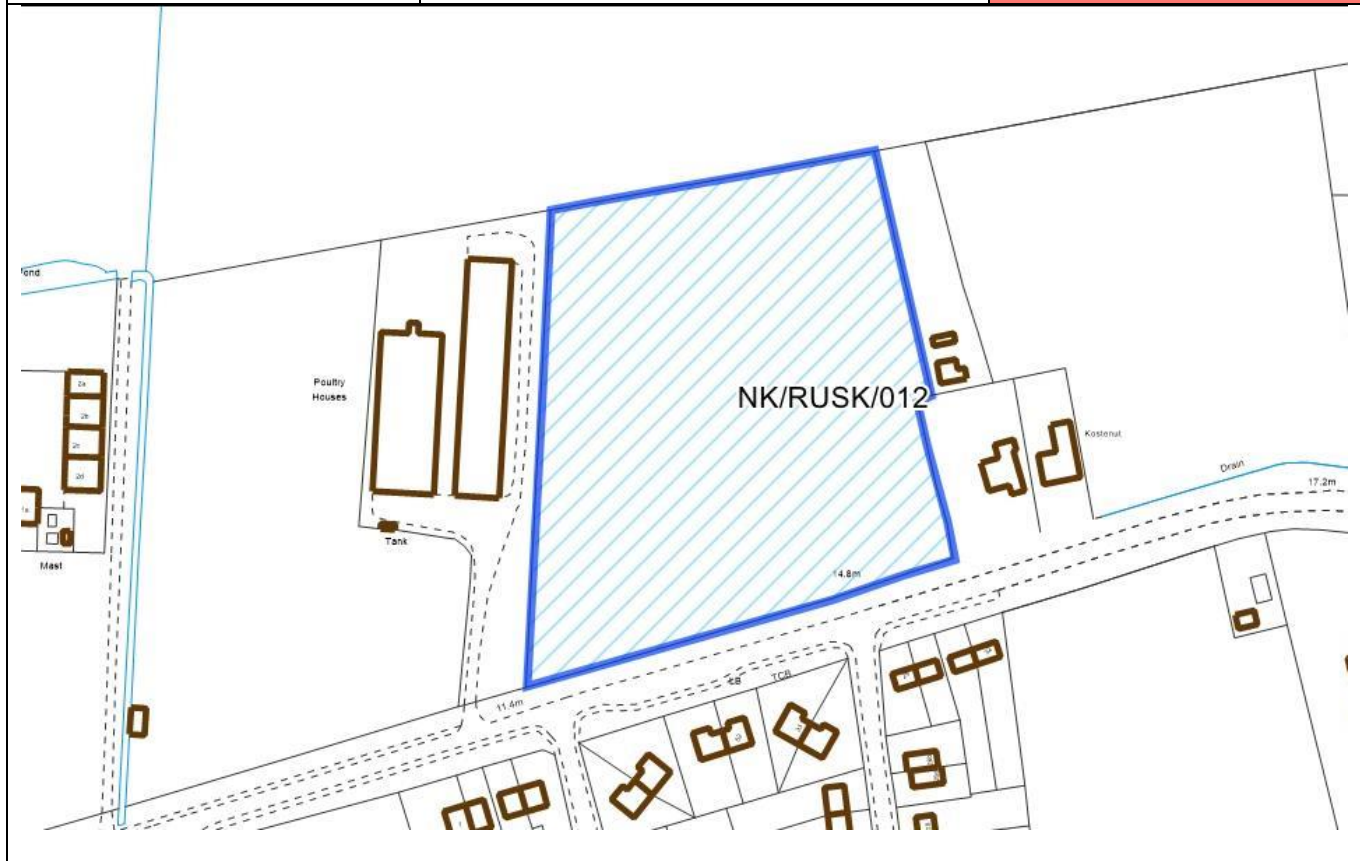
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/RUSK/012	Site Address: Land north of Fen Road, opp. No.52, Ruskington	Status: Rejected
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Size (ha): 1.56	Current use: Agricultural
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is on land adjacent to poultry units. There are dwellings opposite, to the south of the site.

Conclusion:

Detached from built footprint, other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes, Grade 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 poultry unit. Odour/ flies.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

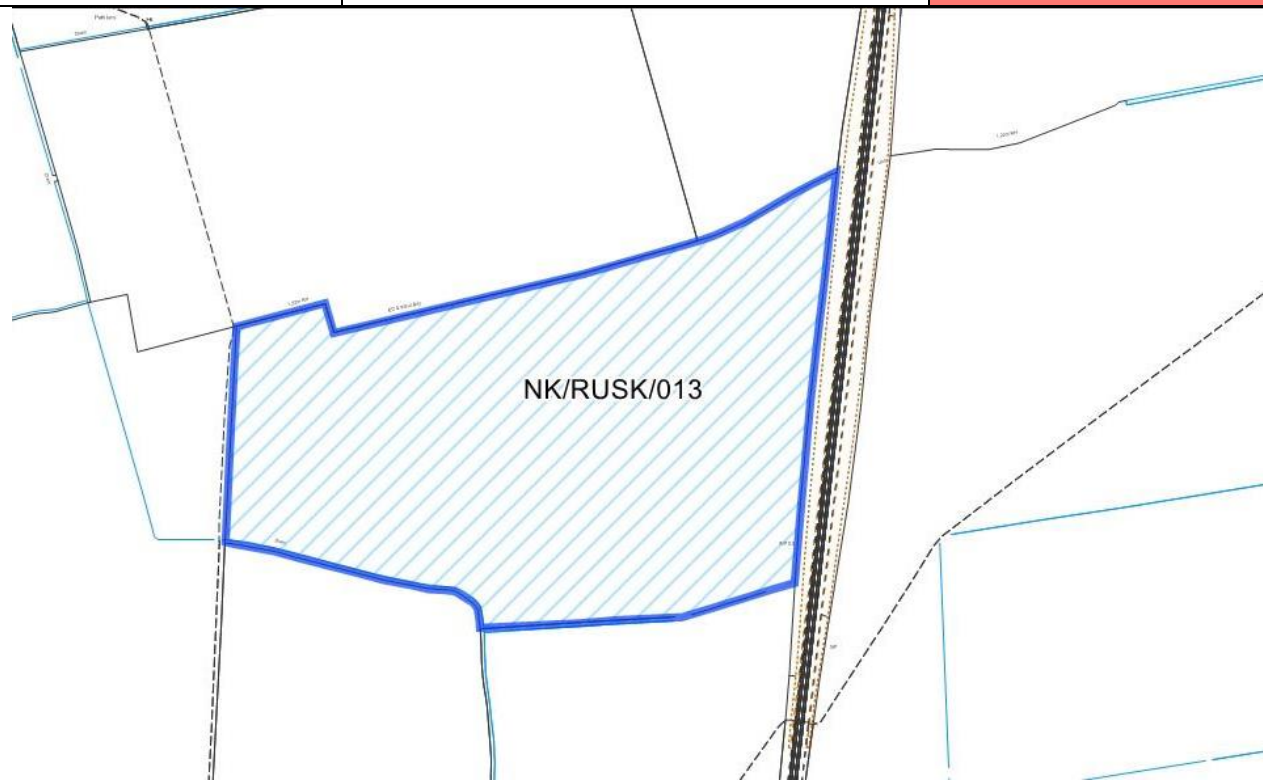
Built Environment, Heritage and Landscape

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	
Pedestrian links required.	

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

Ref: NK/RUSK/013	Site Address: Land north of Whitehouse Road, adj railway, Ruskington	Status: Rejected
		
Size (ha): 7.69	Current use: Agricultural	
Indicative capacity: 144	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is located to the north of the village, with the railway to the eastern boundary. There are fields to the north and west of the site.</p> <p>Conclusion:</p> <p>Constrained by lack of access, detached from built footprint. Reliant on neighbouring site. 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			
adj railway. Noise/ cl			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

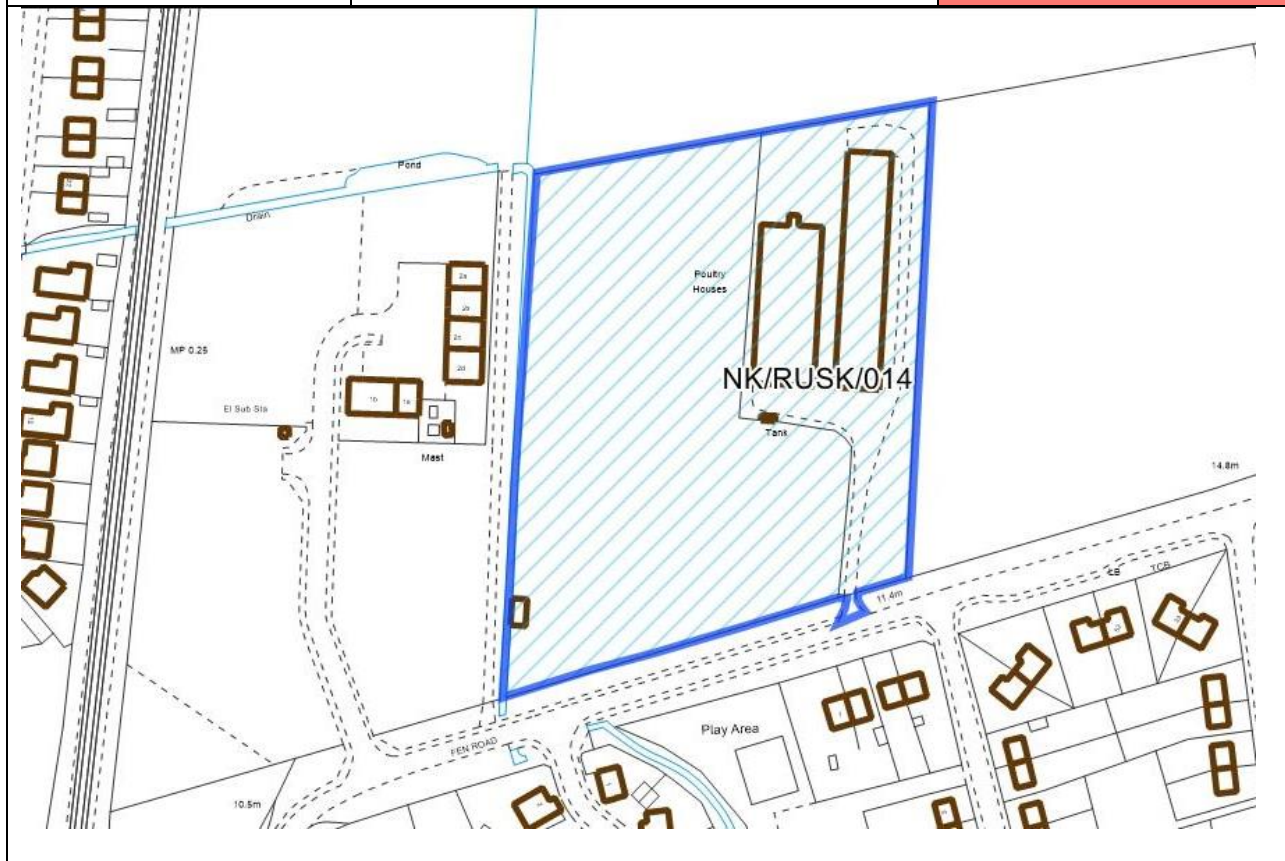
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Site appears to be landlocked with no link to the adjacent highway. Site is at risk of surface water flooding.	

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

Ref: NK/RUSK/014	Site Address: Land north of Fen Road, opp. Poplar Close, Ruskington	Status: Rejected
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Size (ha): 1.83	Current use: Agricultural/Poultry
Indicative capacity: 39	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located to the east of industrial units and contains poultry houses.</p> <p>Conclusion:</p> <p>Detached from built footprint, other sites preferable. Constrained by 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			
existing agri. Adj to Ind estate. Noise, cl.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

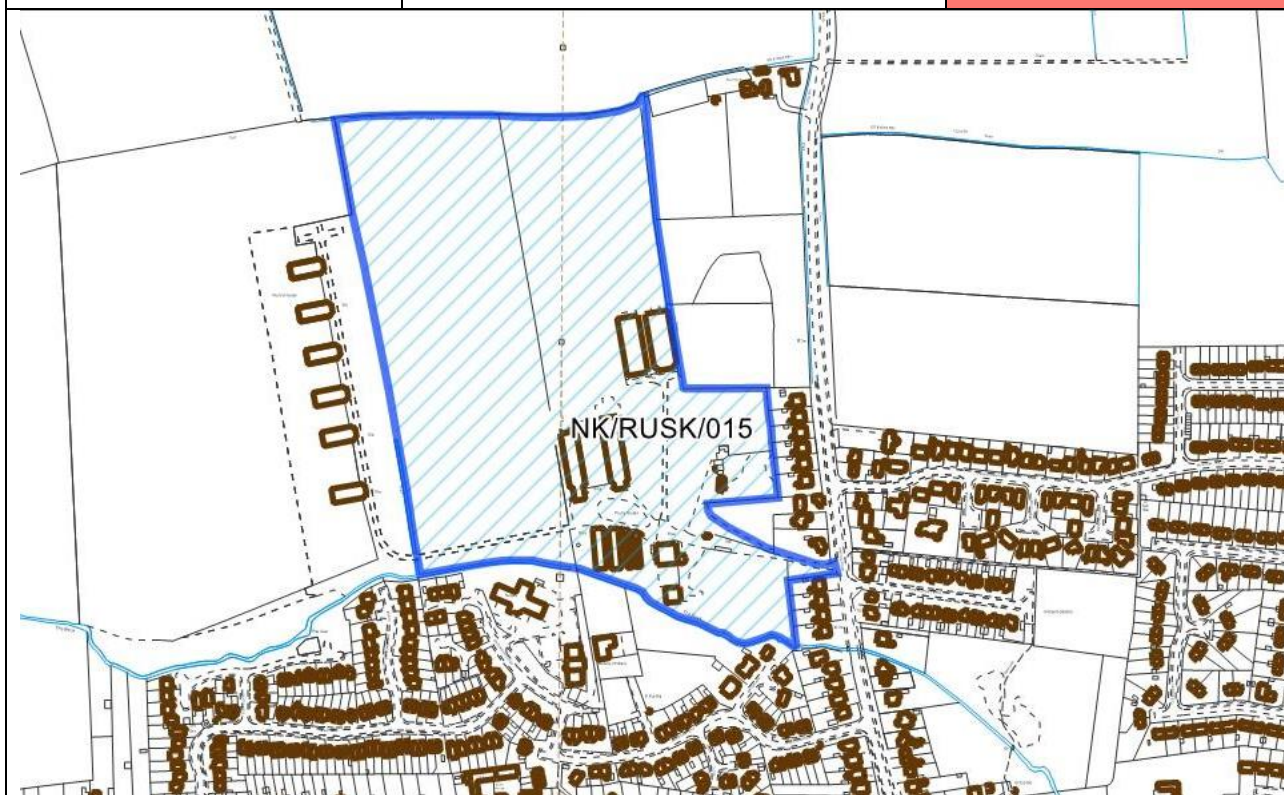
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/RUSK/015	Site Address: Land west of Lincoln Road, Ruskington	Status: Rejected
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Size (ha): 12.36	Current use: Agricultural
Indicative capacity: 232	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is an existing poultry farm to the north of the village. There are existing poultry houses to the west of the site.</p> <p>Conclusion:</p> <p>Constrained by access and flood zone 3. 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	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			
existing agri site & adj to poultry. CL, odour/ flies.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

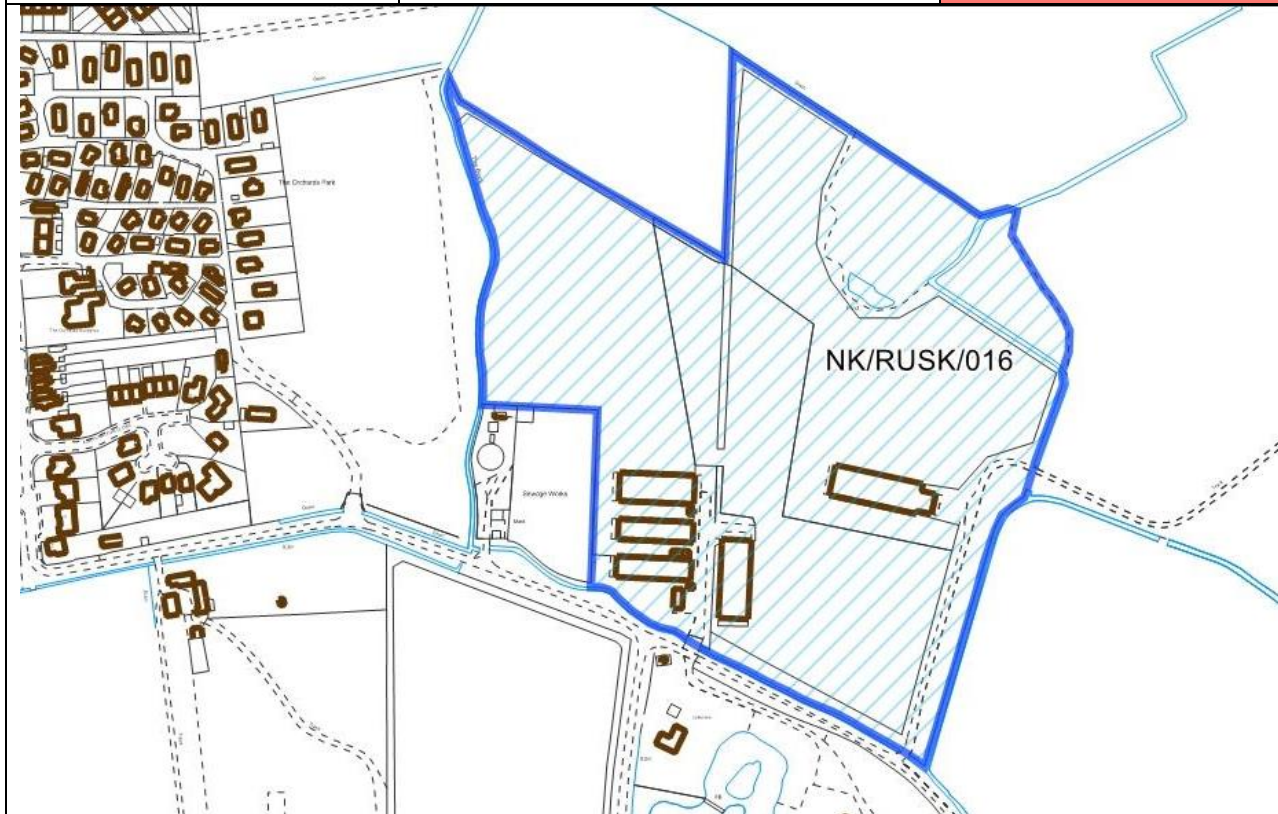
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/RUSK/016	Site Address: Land north & east of sewage works, Priory Road, Ruskington	Status: Rejected
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Size (ha): 9.36	Current use: Agricultural
Indicative capacity: 176	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located to the east of the village, to the east of the sewage works. There are fields to the north and east.</p> <p>Conclusion:</p> <p>Large site, detached from built footprint. Constrained by Flood Zone 2 and 3. 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	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			
existing agri, adj STW. Cl/ odour/ flies			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

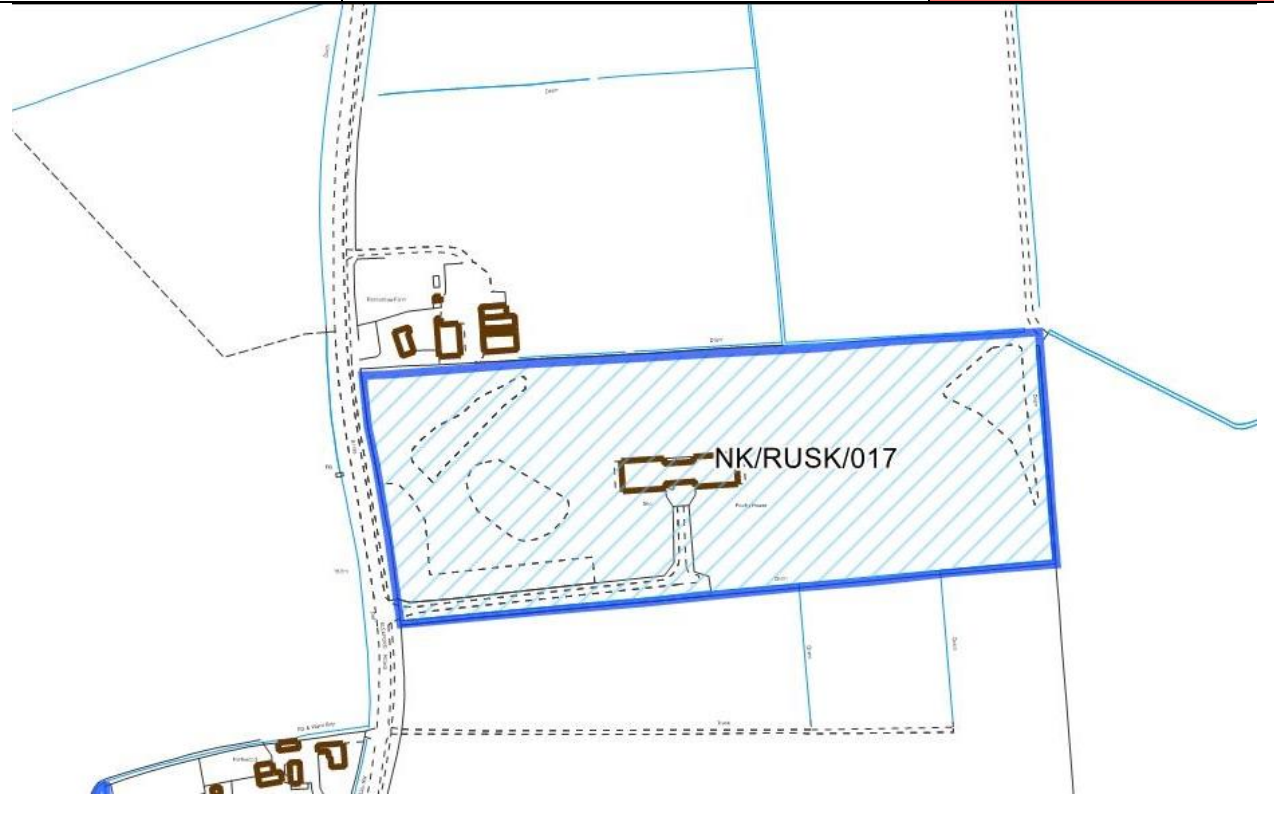
Built Environment, Heritage and Landscape

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	
Priory Road is of insufficient width to support this level of development with limited opportunity for widening and provision of footway. Site is at risk of surface water flooding.	

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

Ref: NK/RUSK/017	Site Address: Land south of Penneshaw Farm, Sleaford Road, Ruskington	Status: Rejected
		
Size (ha): 5.21	Current use: Agricultural/Poultry	
Indicative capacity: 117	Brownfield/Greenfield: Mixed	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site is a poultry house located to the north of the village.</p> <p>Conclusion:</p> <p>The site is detached from settlement. Proposed not to allocate.</p>		

Constraints

Environmental

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

Ref: NK/RUSK/018	Site Address: Land north of Whitehouse Road, Ruskington	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 3.23	Current use:	
Indicative capacity: 73	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Confirmed via Regulation 18 consultation	
<p>Summary: The site is located to the north of existing development. The railway line runs to the eastern boundary of the site.</p> <p>Conclusion: Existing allocation to be retained.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

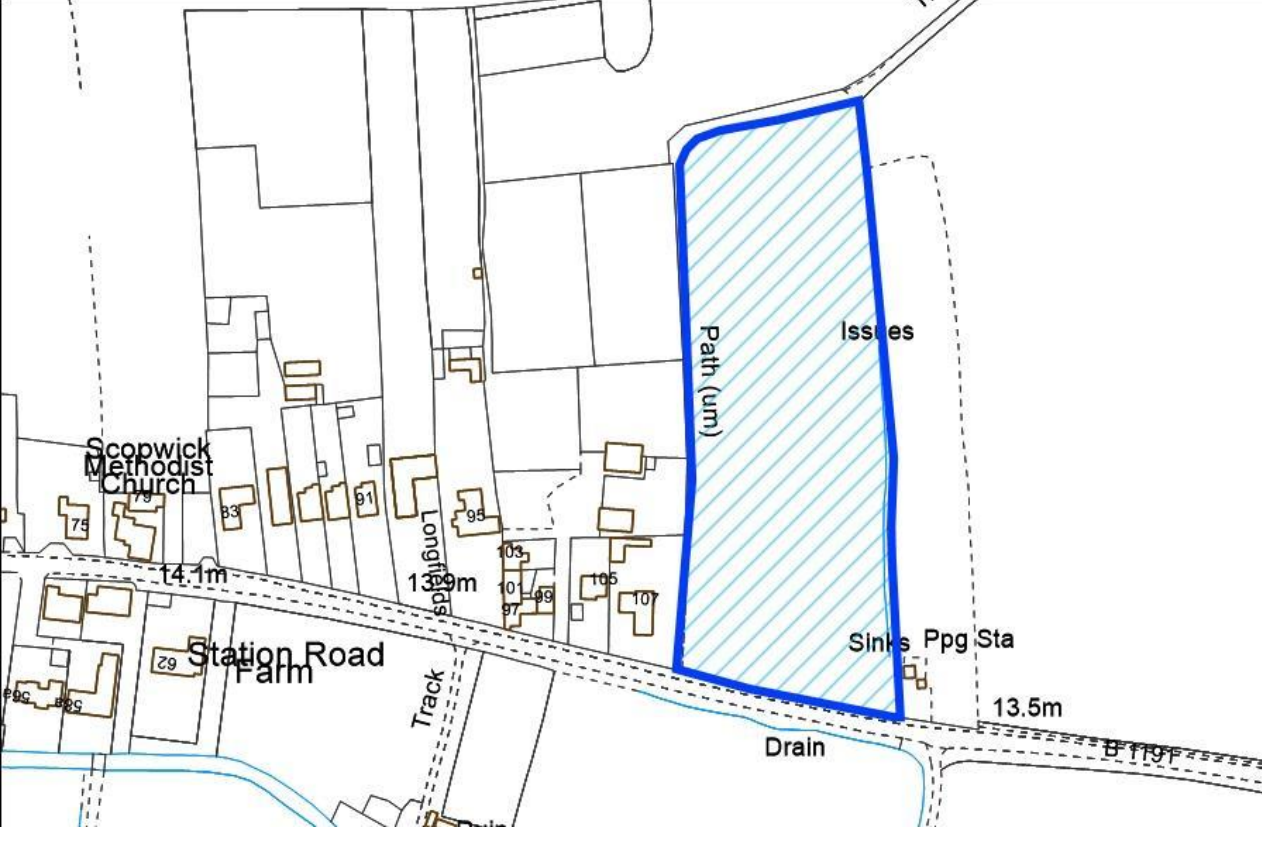
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No archaeological requirement			

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	

Scopwick

Ref: NK/SCOP/001	Site Address: Land east of Scopwick village at Main Street, Scopwick	Status: Rejected
		
Size (ha): 1.49	Current use: Grassland	
Indicative capacity: 25	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a field located to the east of existing dwellings. There is a path to the west boundary of the site.</p> <p>Conclusion:</p> <p>Scopwick is an unsustainable small village – limited services and connectivity. 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	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

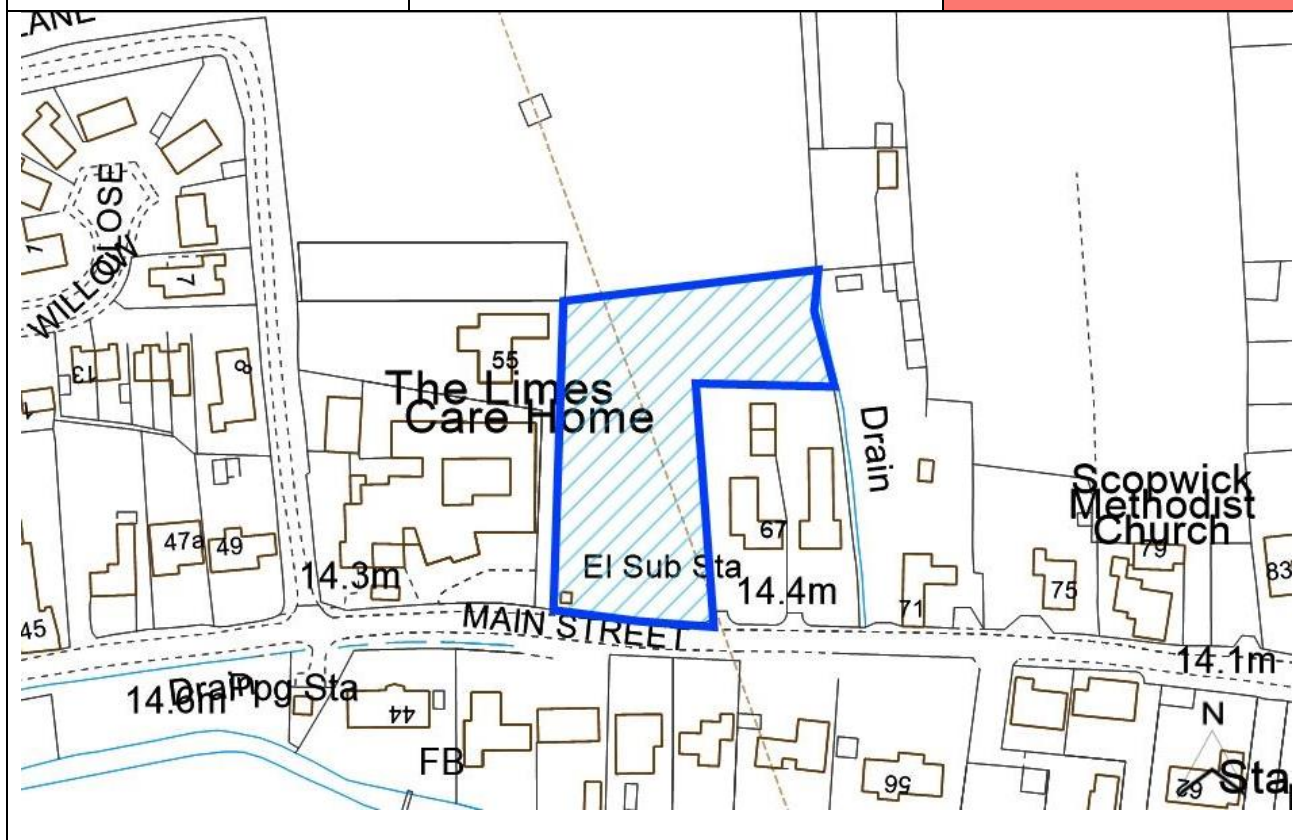
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/002	Site Address: Land north of Main Street, Scopwick	Status: Rejected
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Size (ha): 0.38	Current use: Grass land
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is a small area between existing dwellings and the Limes Care Home. Pylons cross the site.</p> <p>Conclusion:</p> <p>Site constrained by pylons and limited capacity. Scopwick is an unsustainable small village – limited services and connectivity. 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

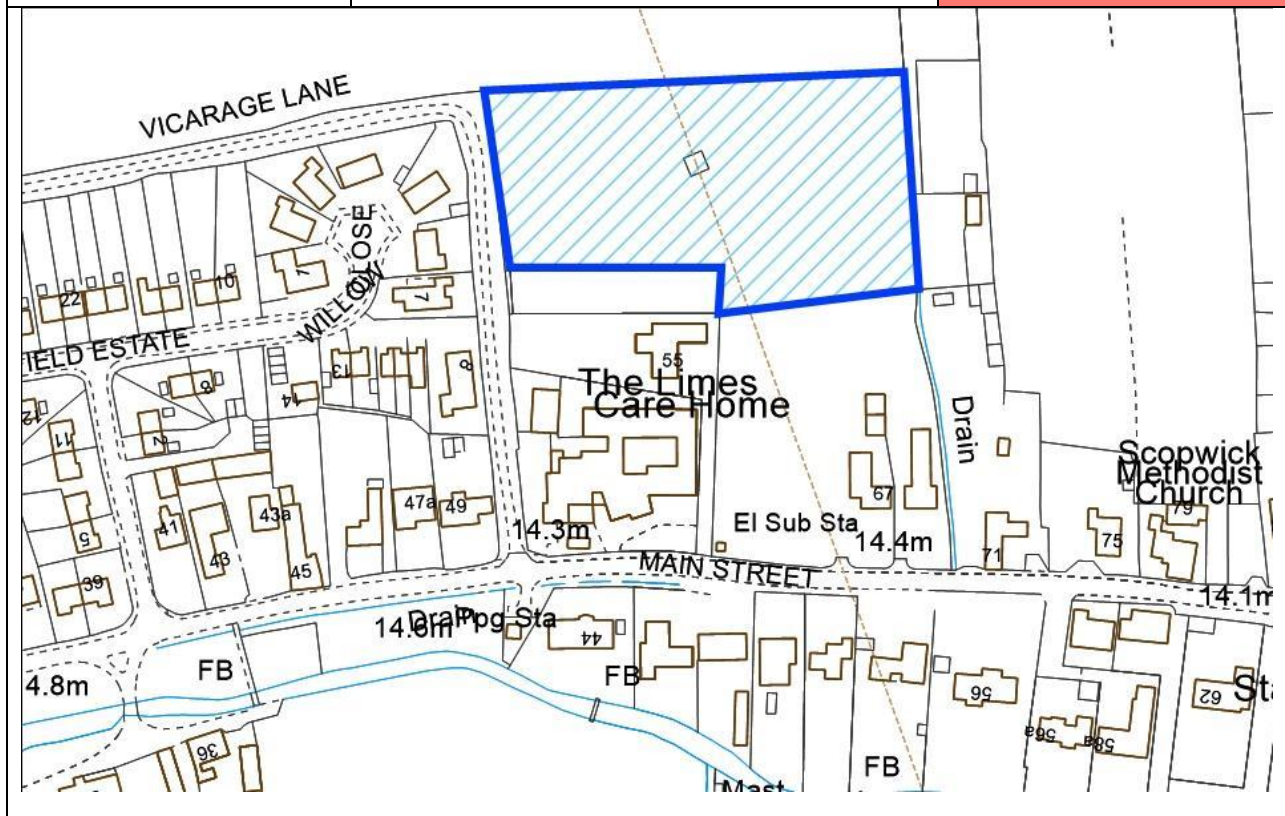
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/003	Site Address: Land off Main Street, Scopwick	Status: Rejected
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Size (ha): 0.85	Current use: Grazing
Indicative capacity: 14	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is located to the north of the Limes Care Home. Vicarage Lane runs to the western boundary. Pylons cross the site.</p> <p>Conclusion:</p> <p>Constrained by pylons. Scopwick is an unsustainable small village – limited services and connectivity. 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

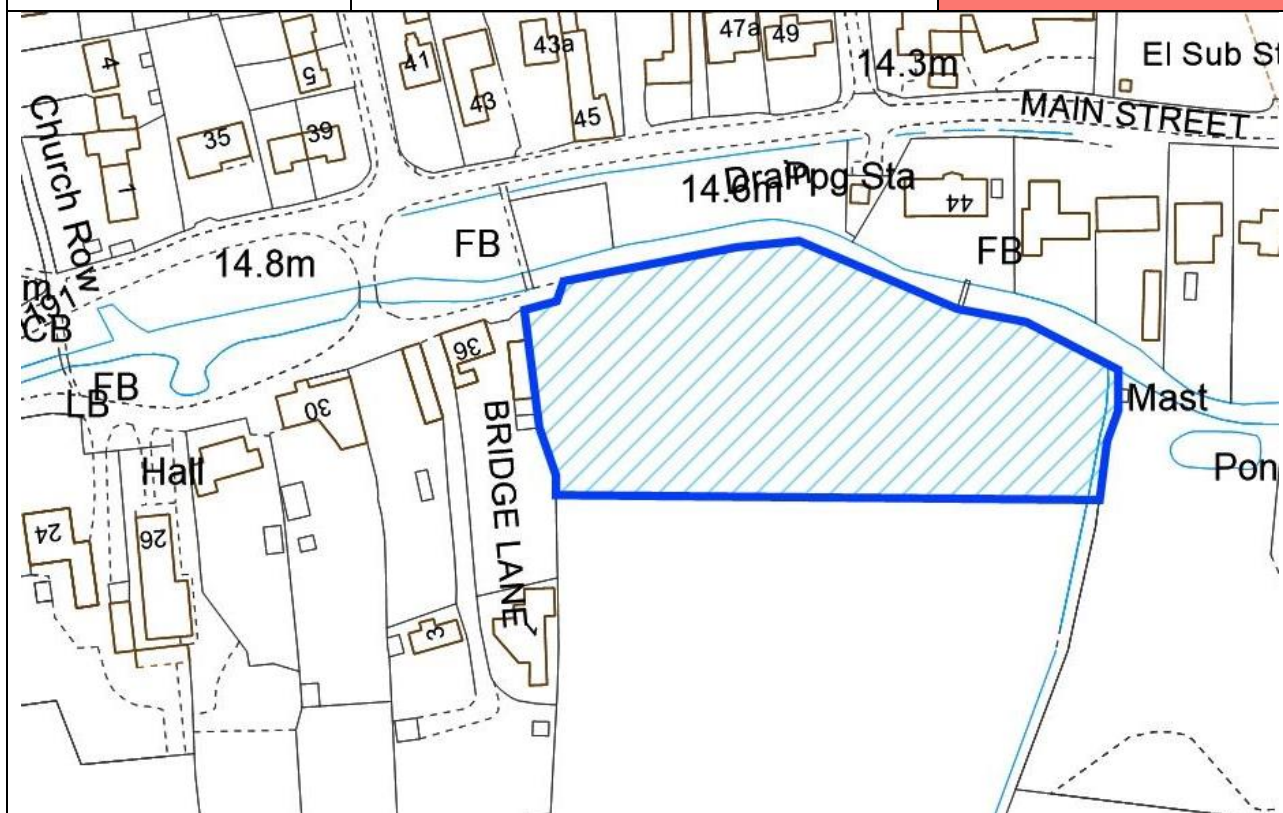
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/004	Site Address: Land adjacent Bridge Lane, Scopwick	Status: Rejected
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Size (ha): 0.75	Current use: Agricultural
Indicative capacity: 13	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is an area of land to the east of existing dwellings. There is a watercourse to the north and east of the site.</p> <p>Conclusion:</p> <p>The site is constrained by Flood Zone 2 and 3 to the northern area of the site. Scopwick is an unsustainable small village – limited services and connectivity. 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	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

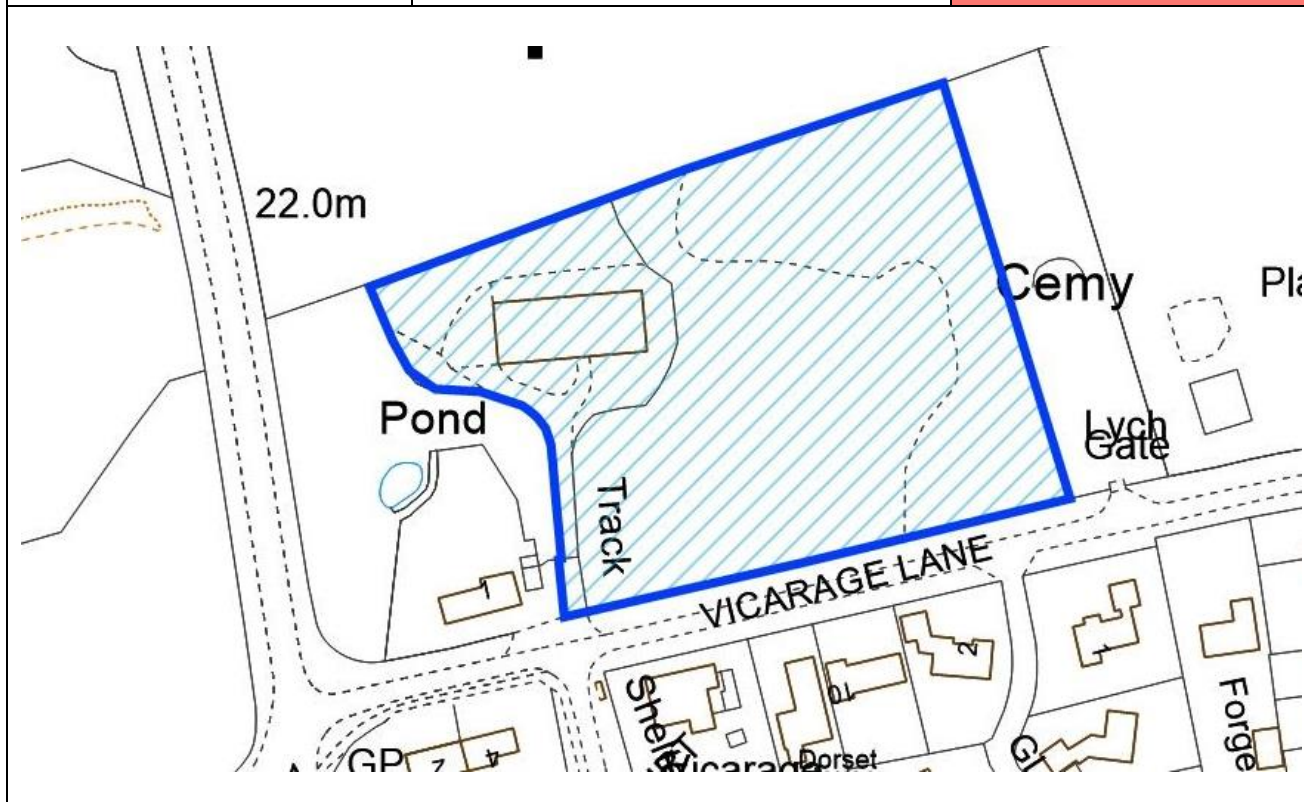
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/005	Site Address: Land to the north of Vicarage Lane, Scopwick	Status: Rejected
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Size (ha): 1.14	Current use: Farmyard and disused quarry
Indicative capacity: 19	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	

Summary:

The site is located on land to the north of the village. There is a cemetery to the east and dwellings to the south of the site. To the north is open fields. There is a barn on the site and established trees to the boundaries.

Conclusion:

The site is constrained by the trees and risk of surface water flooding. Scopwick is an unsustainable small village – limited services and connectivity. 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			
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

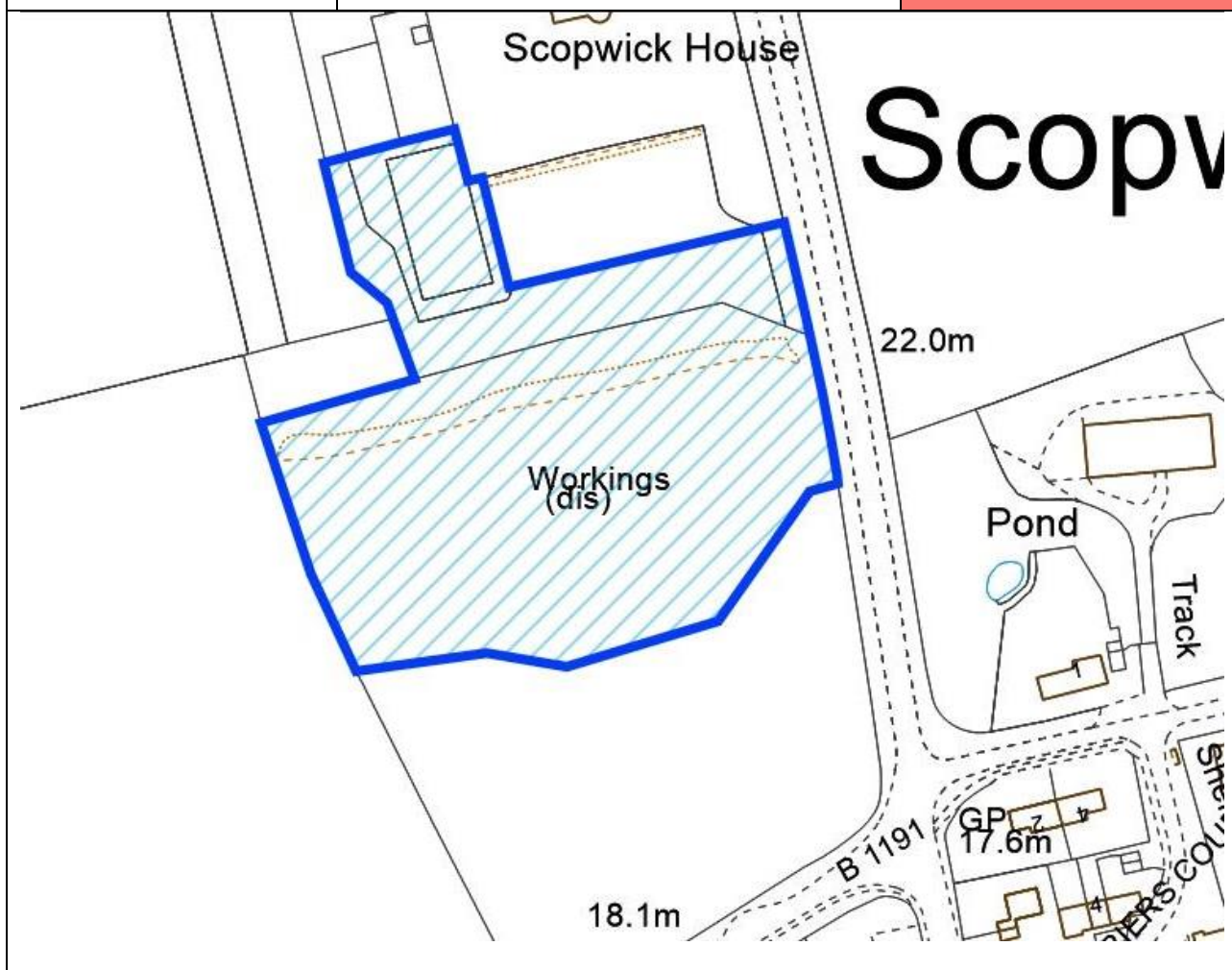
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Footway extension to connect with the existing along with a tactile crossing. Minor widening works required from junction with B1188. Site at risk of surface water flooding which will need to be mitigated.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/006	Site Address: Scopwick House and Paddock, Scopwick	Status: Rejected
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Size (ha): 1.44	Current use: Garden and disused quarry
Indicative capacity: 25	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	
<p>Summary: The site is a disused quarry to the south of listed buildings.</p> <p>Conclusion: The site is detached from the village and constrained by listed buildings. Scopwick is an unsustainable small village – limited services and connectivity. 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			
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 Monument	No	Historic Park and Garden	No
Listed Buildings	Yes	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
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/007	Site Address: Scopwick House and Paddock, Scopwick	Status: Rejected
Size (ha): 1.04	Current use: Grazing	
Indicative capacity: 18	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located to the north of Scopwick village, separated by the highway. There are listed buildings to the north of the site.</p> <p>Conclusion:</p> <p>The site would extend into open countryside. Scopwick is an unsustainable small village – limited services and connectivity. 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

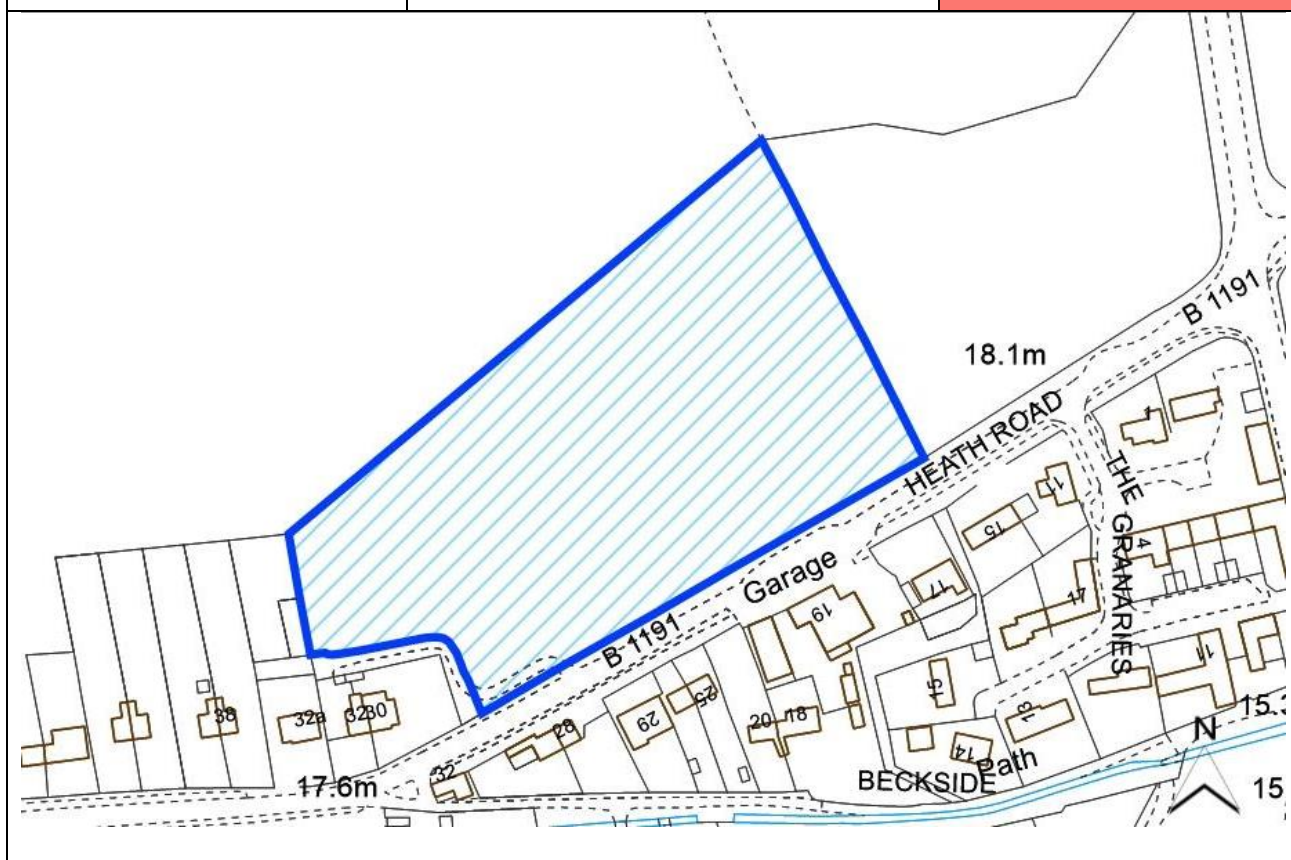
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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
<ul style="list-style-type: none"> - Scopwick Parish Council object to lack of allocations in Scopwick - Representatives of the site confirmed available and deliverable 	<ul style="list-style-type: none"> - Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/008	Site Address: Land to the West of Scopwick	Status: Rejected
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Size (ha): 1.65	Current use: Agricultural
Indicative capacity: 28	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is an area of field opposite dwellings on Heath Road. There are dwellings to the west of the site and open fields to the north.

Conclusion:

Scopwick is an unsustainable small village – limited services and connectivity. 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	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

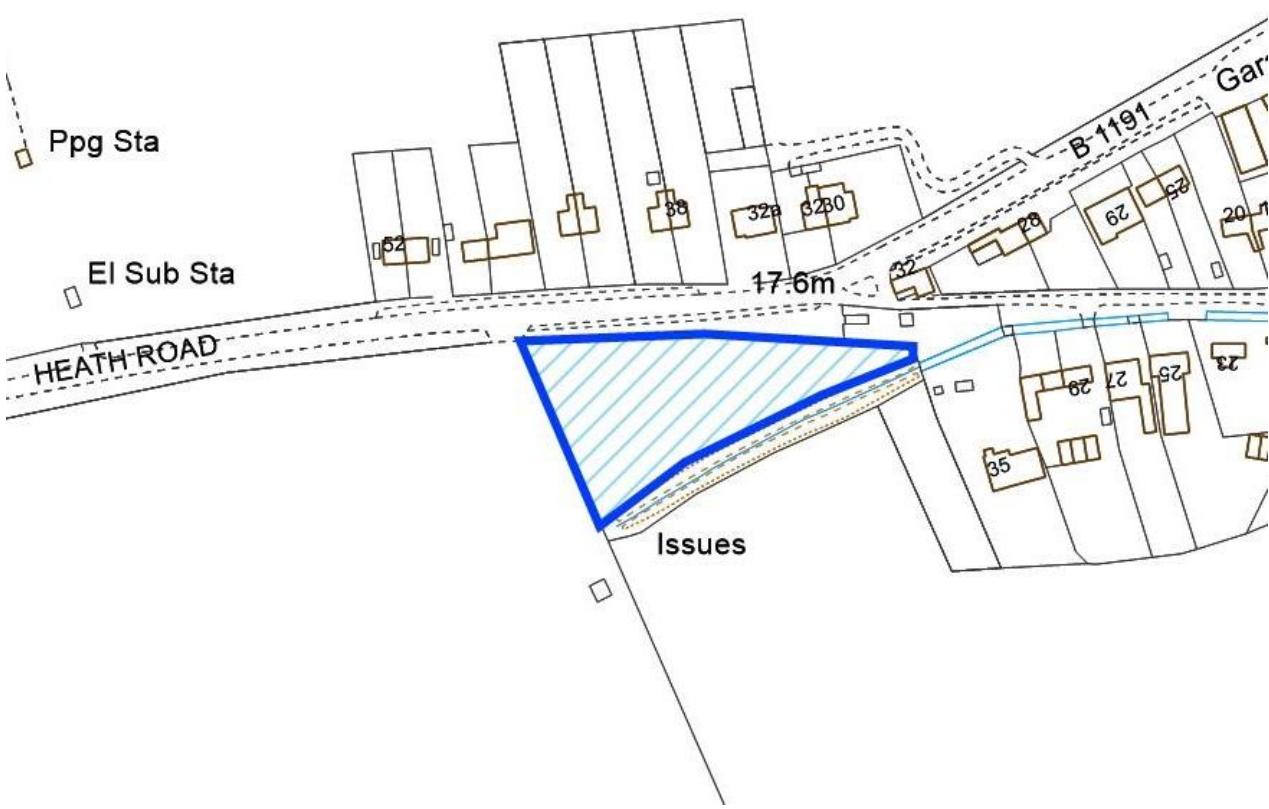
Built Environment, Heritage and Landscape

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
<ul style="list-style-type: none"> - Scopwick Parish Council object to lack of allocations in Scopwick - Representatives of the site confirmed available and deliverable 	<ul style="list-style-type: none"> - Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/009	Site Address: Land south of Heath Road, Scopwick	Status: Rejected
		
Size (ha): 0.32	Current use: Grassland	
Indicative capacity: 6	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a small area of land to the south and west of existing dwellings. There is watercourse to the southern boundary of the site.</p> <p>Conclusion:</p> <p>The site is constrained by the limited capacity (unlikely to deliver 10 or more dwellings) and the location within Flood Zone 2 and 3.</p> <p>Scopwick is an unsustainable small village – limited services and connectivity. 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 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	

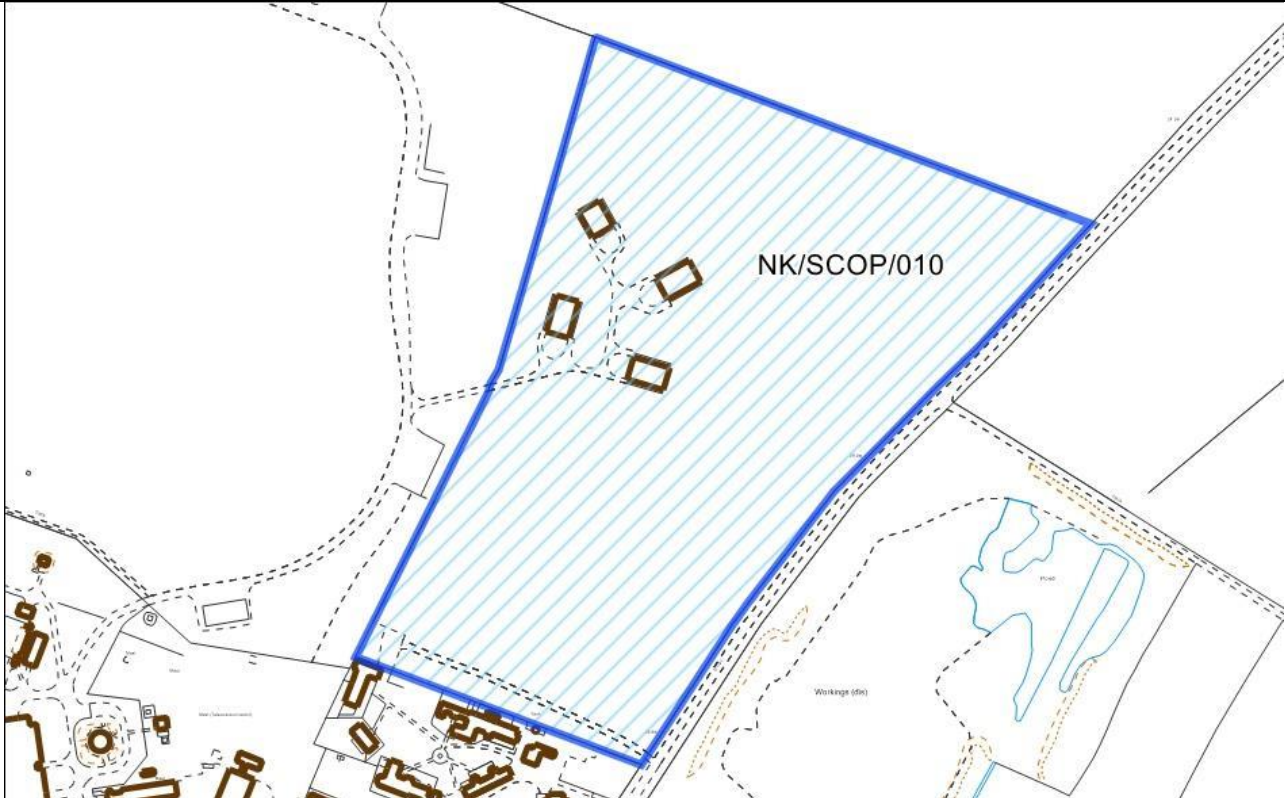
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	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
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/010	Site Address: Land west of Heath Road, RAF Digby	Status: Rejected
 A map showing a large, irregularly shaped area outlined in blue and filled with light blue diagonal hatching. The area is labeled 'NK/SCOP/010'. To the left of the area are several small, brown-outlined rectangular shapes representing buildings. To the right is a body of water labeled 'Pond' and a dashed line labeled 'Workings (d/c)'. The map also shows dashed lines representing roads or boundaries and some other buildings to the left.		
Size (ha): 12.19	Current use:	
Indicative capacity: 274	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
Summary: The site is detached from the built footprint of Scopwick and is located to the north of RAF Digby.		
Conclusion: Detached from settlement. Would have character and form impacts. 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			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

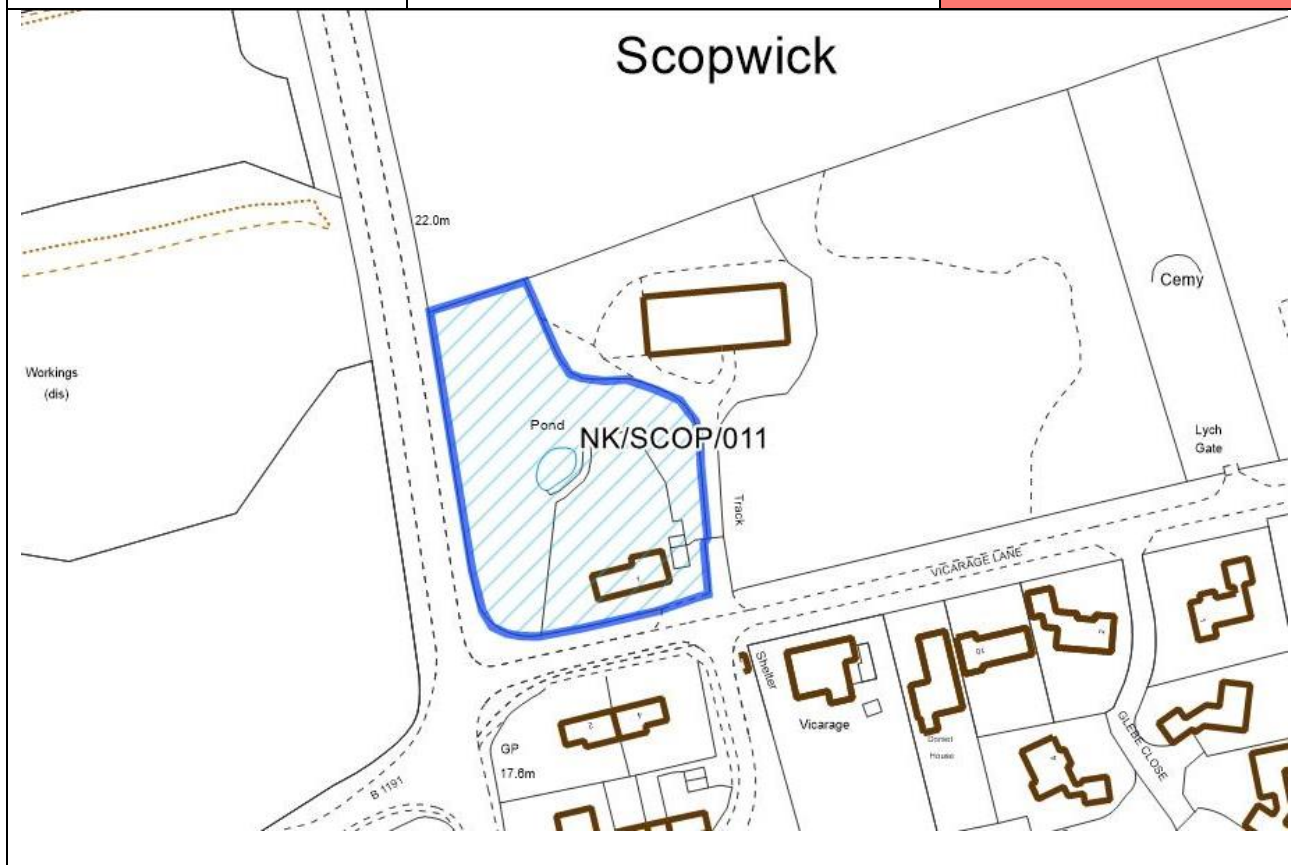
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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
<ul style="list-style-type: none"> - Scopwick Parish Council object to lack of allocations in Scopwick - Representatives of the site confirmed available and deliverable 	<ul style="list-style-type: none"> - Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/SCOP/011	Site Address: Land at 1 Vicarage Lane, Scopwick	Status: Rejected
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Size (ha): 0.39	Current use: Grassland
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is an area of land comprising a bungalow and garden land.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings.

Scopwick is an unsustainable small village – limited services and connectivity. 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

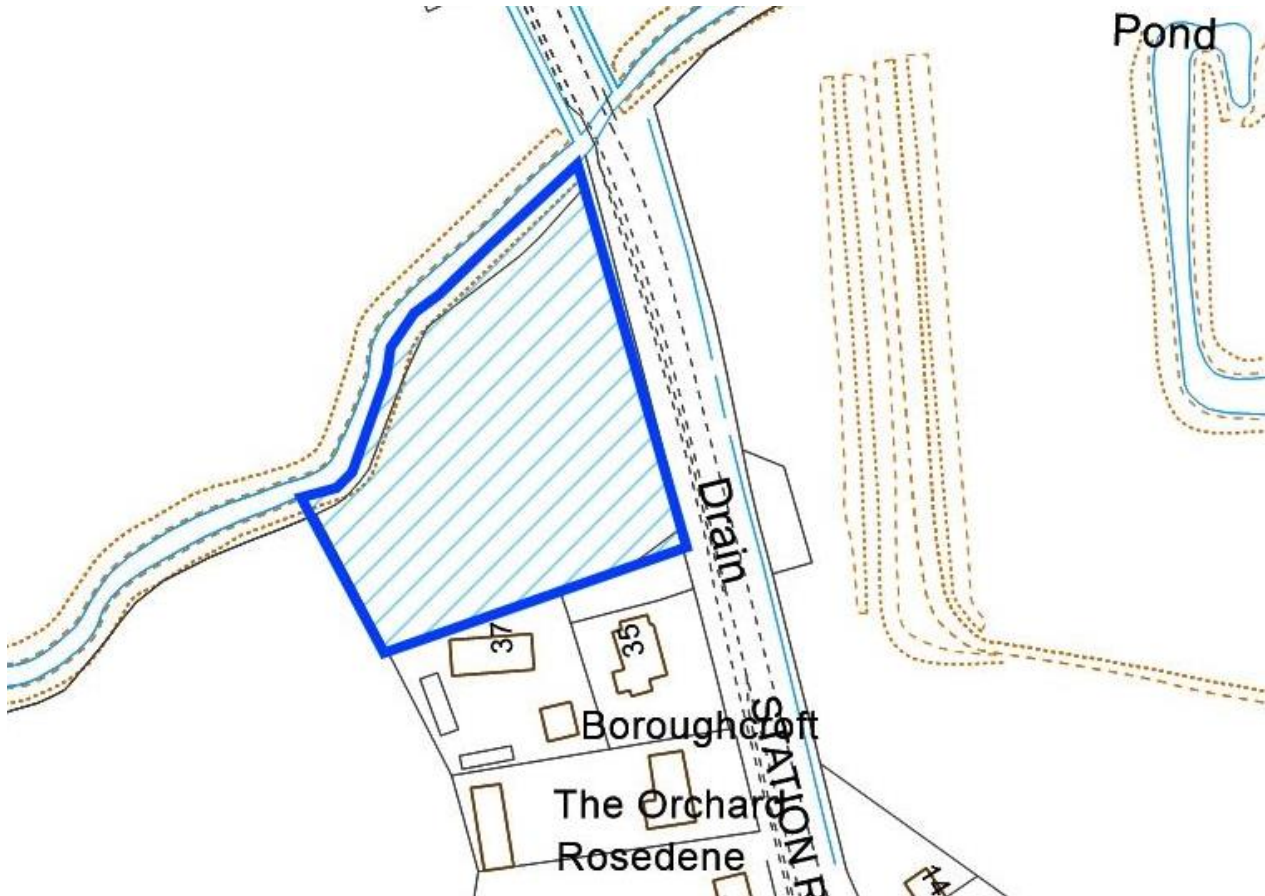
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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
- Scopwick Parish Council object to lack of allocations in Scopwick	- Allocations have been made in accordance with the settlement hierarchy and sustainability criteria.

Scredington

Ref: NK/SCR/001	Site Address: Land off Station Road, Scredington	Status: Rejected
		
Size (ha): 0.43	Current use: Garden	
Indicative capacity: 7	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a small area to the north of dwellings. There is a watercourse to the northern boundary.</p> <p>Conclusion:</p> <p>The site is constrained by its location within Flood Zone 2 and 3. It has a limited capacity and is unlikely to deliver 10 or more dwellings.</p> <p>Scredington is an unsustainable small village – limited services and connectivity. 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 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

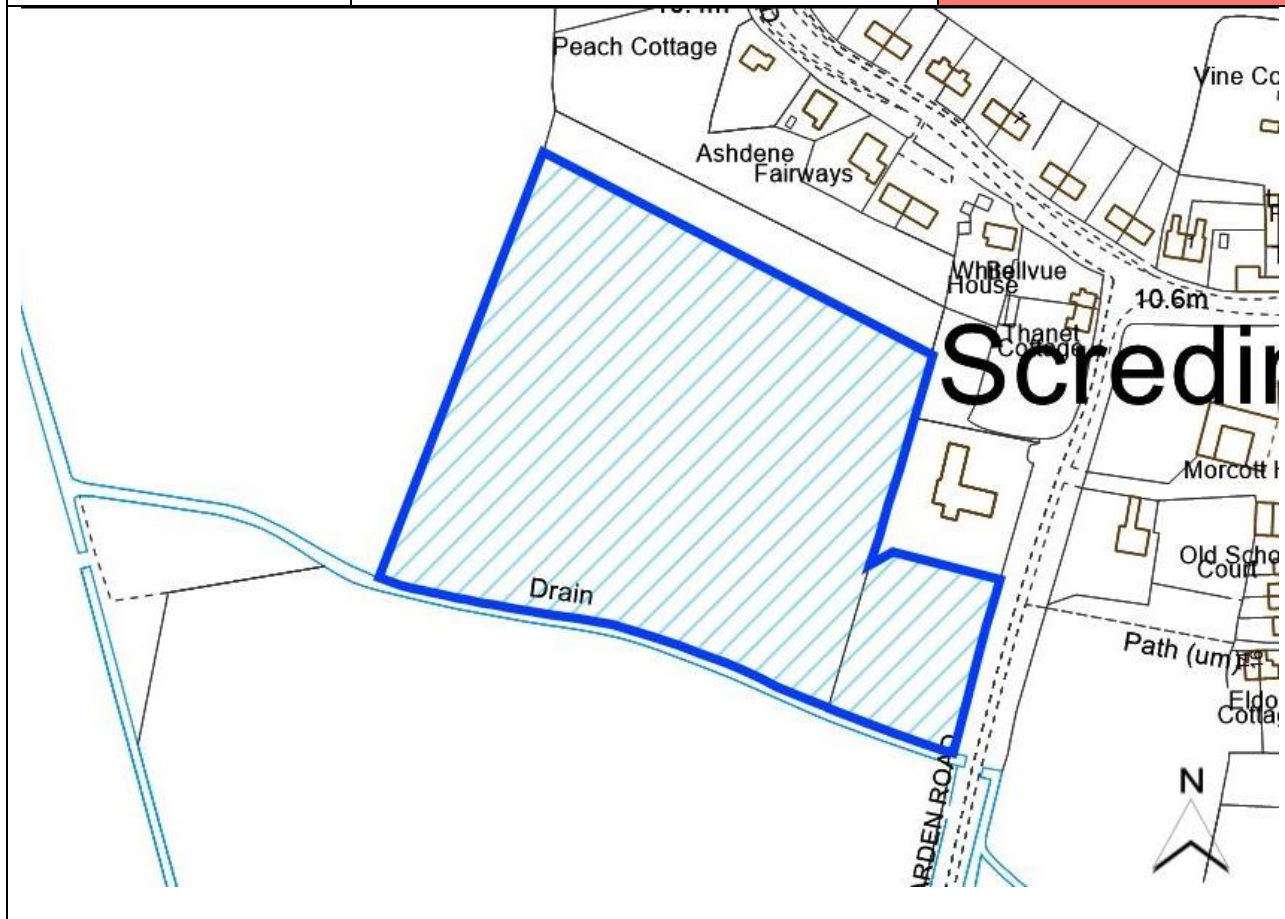
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SCR/002	Site Address: Land to the west of Poor Garden Lane, Scredington	Status: Rejected
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Size (ha): 2.36	Current use: Grazing
Indicative capacity: 35	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is located to the south of existing dwellings and to the west of Poor Garden Road. There is a water course to the southern boundary of the site.

Conclusion:

The site is constrained by its location within Flood Zone 2 and 3 to southern area. Scredington is an unsustainable small village – limited services and connectivity. Proposed not to allocate

Constraints

Environmental

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

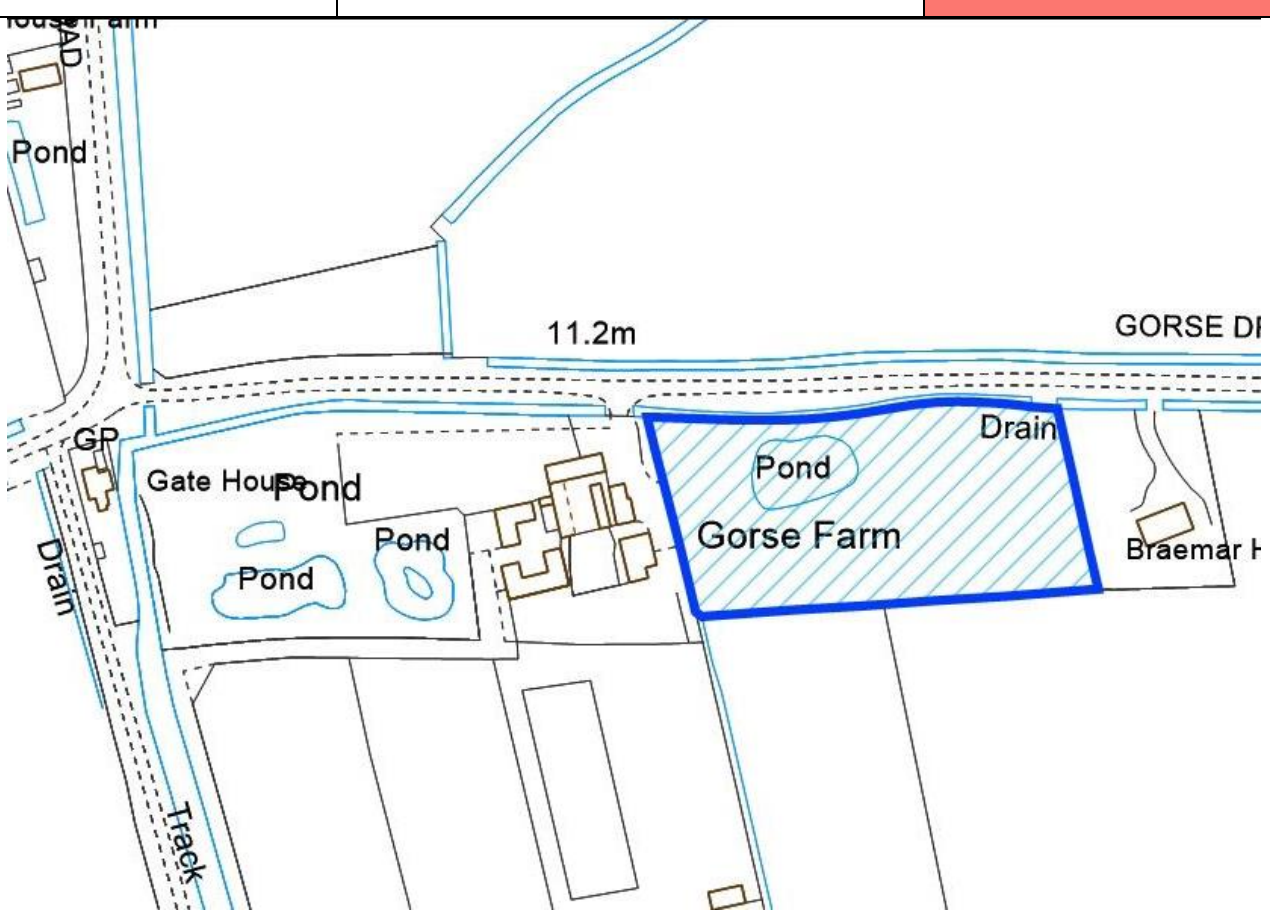
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

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

Ref: NK/SCR/003	Site Address: Land to the south of Gorse Drove, Scredington	Status: Rejected
		
Size (ha): 0.61	Current use: Grazing	
Indicative capacity: 16	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site is land located between Gorse Farm to the west and Braemar House to the east, in the open countryside</p> <p>Conclusion:</p> <p>Located in countryside. Proposed not to allocate</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

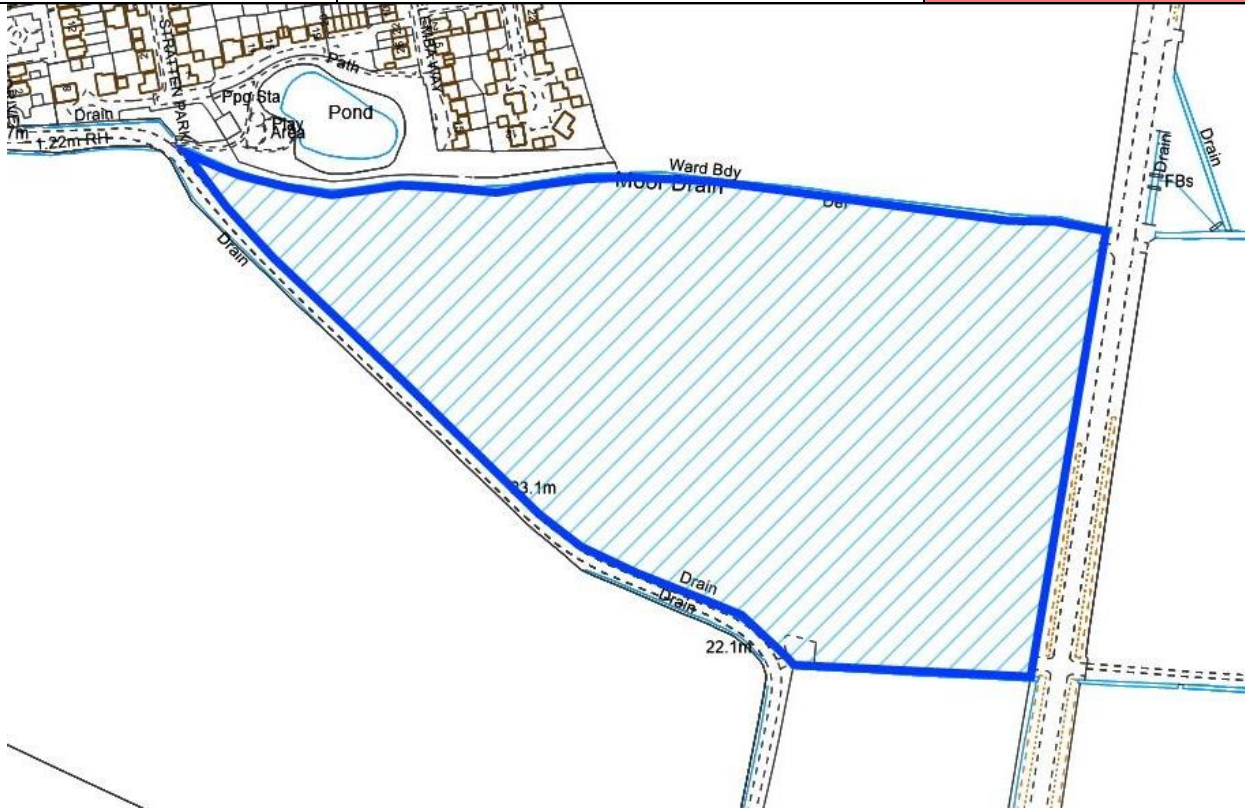
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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	

Silk Willoughby

Ref: NK/SILK/001	Site Address: Land at Willoughby Road, Silk Willoughby	Status: Rejected
		
Size (ha): 8.90	Current use: Agricultural	
Indicative capacity: 200	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
Summary: A large site comprising of open fields in the countryside.		
Conclusion: The site is located in the open countryside, poorly connected. Propose 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			
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	Within 200m
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/SILK/002	Site Address: Land off Rowan Drive, Silk Willoughby	Status: Rejected
Size (ha): 13.77	Current use: Agricultural	
Indicative capacity: 207	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary: A large site comprising of open fields in the countryside.</p> <p>Conclusion: The site is located in the open countryside, poorly connected. Propose 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		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

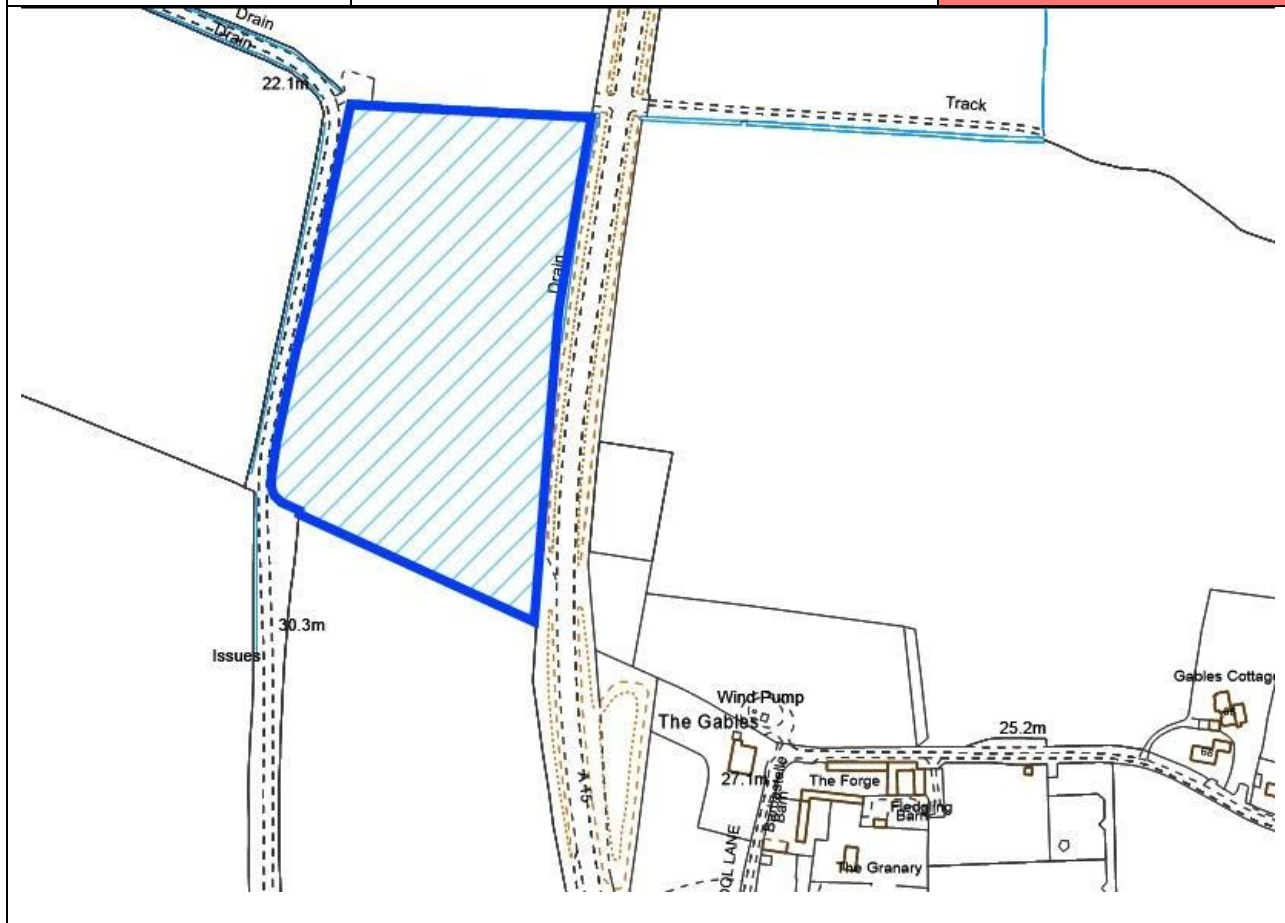
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/SILK/003	Site Address: Site A, Gables Farm, Silk Willoughby, Sleaford NG34 8PH	Status: Rejected
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Size (ha): 3.53	Current use: Agricultural
Indicative capacity: 79	Brownfield/Greenfield: Greenfield
Hierarchy: Countryside	
<p>Summary: A large site comprising of open fields in the countryside.</p> <p>Conclusion: The site is located in the open countryside, poorly connected. Propose 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

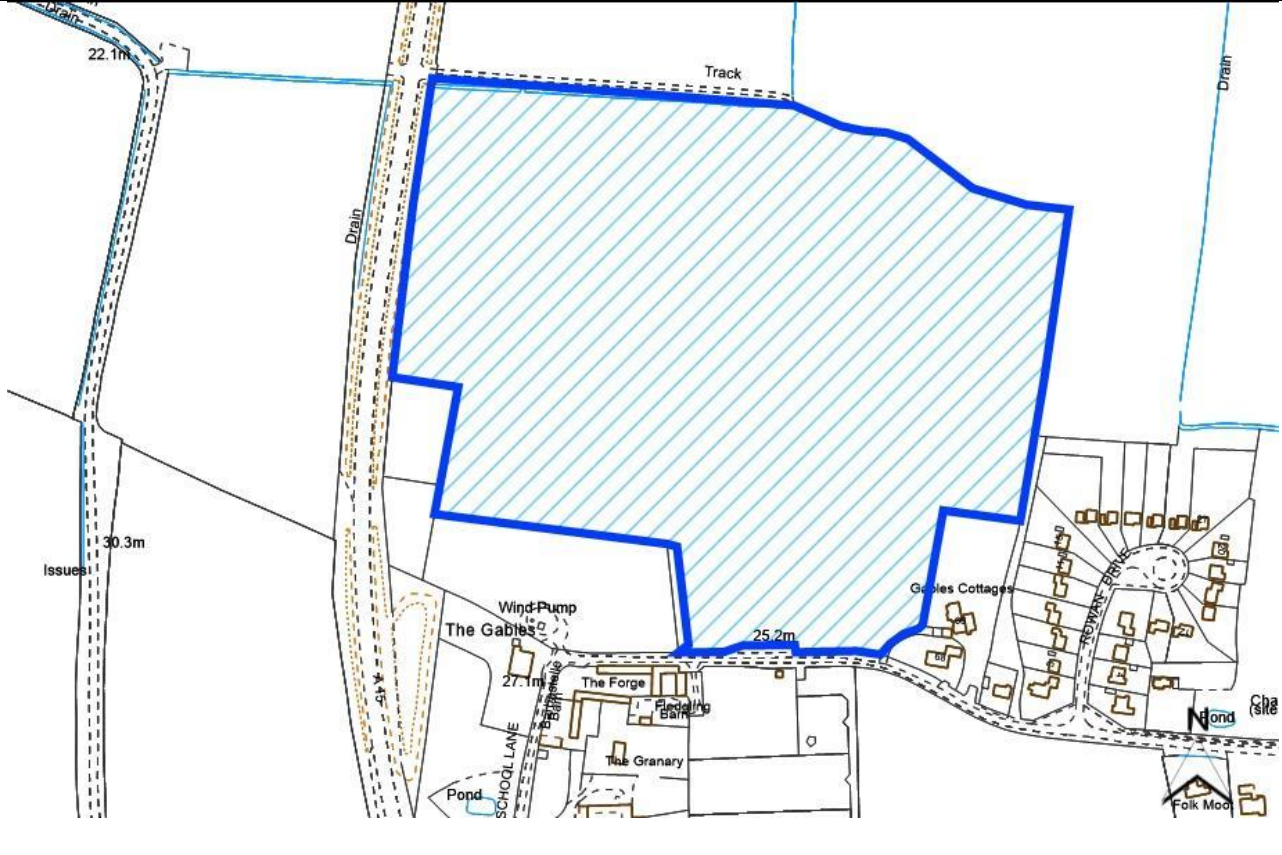
Built Environment, Heritage and Landscape

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/SILK/004	Site Address: Site B, Gables Farm, Silk Willoughby, Sleaford, NG34 8PH	Status: Rejected
		
Size (ha): 10.64	Current use: Agricultural	
Indicative capacity: 160	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
Summary: A large site at the edge of the village, extending into open countryside.		
Conclusion: Extending into open countryside. Would have impacts on character and form of village. Propose not to allocate.		

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		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

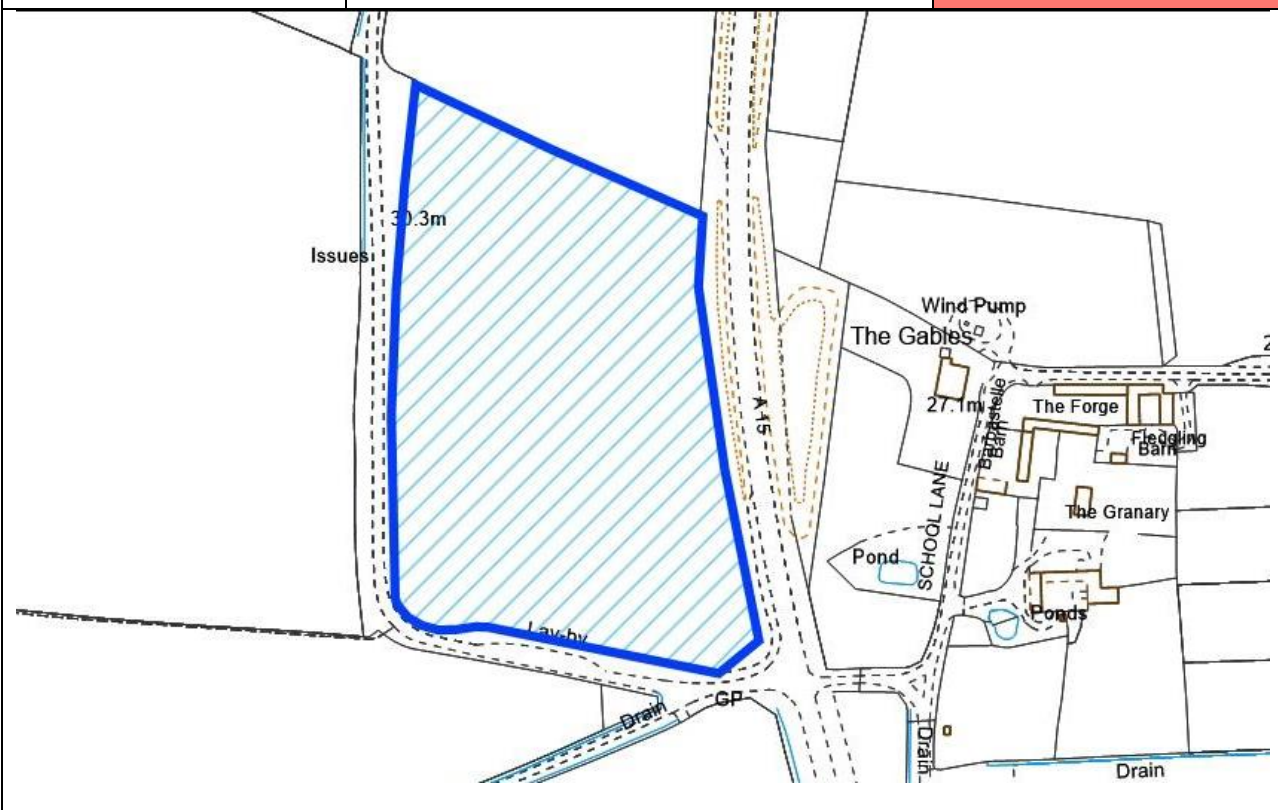
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

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

Ref: NK/SILK/005	Site Address: Site E, Gables Farm, Silk Willoughby, Sleaford, NG34 8PH	Status: Rejected
		
Size (ha): 3.32	Current use: Agricultural	
Indicative capacity: 75	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
Summary: A large site comprising of open fields in the countryside.		
Conclusion: The site is located in the open countryside, poorly connected. Propose not to allocate.		

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	

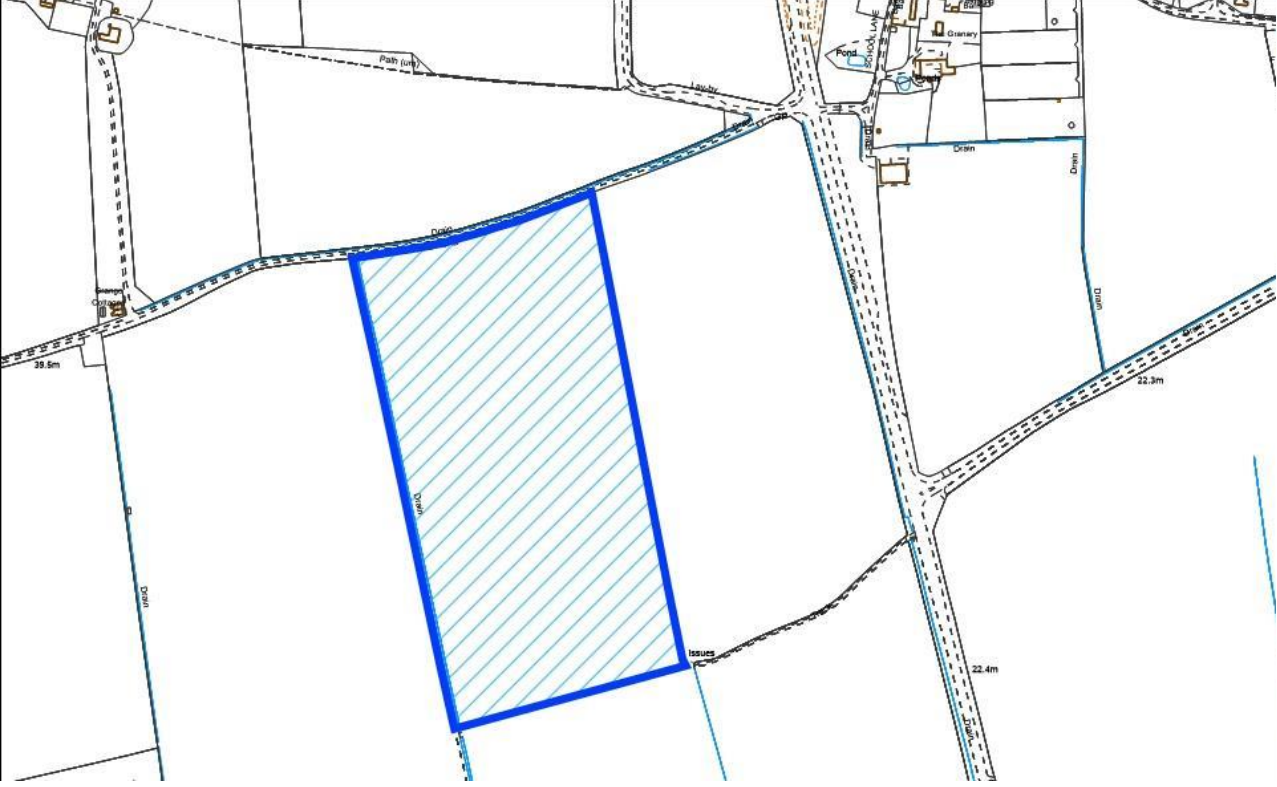
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	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/SILK/006	Site Address: Site C, Gables Farm, Silk Willoughby, Sleaford, NG34 8PH	Status: Rejected
		
Size (ha): 12.00	Current use: Agricultural	
Indicative capacity: 270	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
Summary: A large site comprising of open fields in the countryside.		
Conclusion: The site is located in the open countryside, poorly connected. Propose not to allocate.		

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	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/SILK/007	Site Address: Site D, Gables Farm, Silk Willoughby, Sleaford, NG34 8PH	Status: Rejected
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Size (ha): 11.53	Current use: Agricultural
Indicative capacity: 259	Brownfield/Greenfield: Greenfield
Hierarchy: Countryside	
<p>Summary: A large site comprising of open fields in the countryside.</p> <p>Conclusion: The site is located in the open countryside, poorly connected. Propose 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

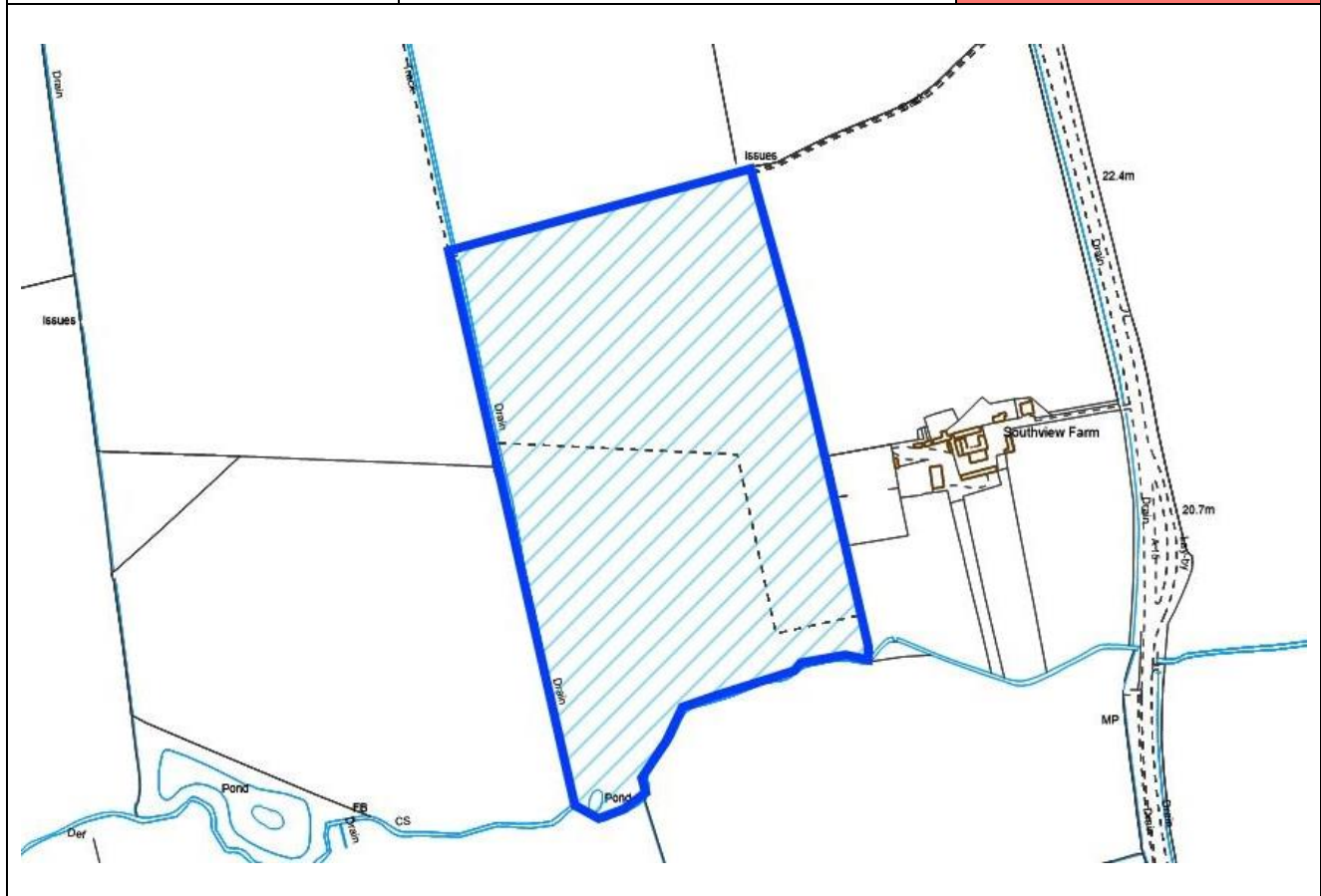
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SILK/008	Site Address: Land adjacent Southview Farm, Silk Willoughby	Status: Rejected
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Size (ha): 10.90	Current use: Agricultural
Indicative capacity: 245	Brownfield/Greenfield: Greenfield
Hierarchy: Countryside	
<p>Summary: A large site comprising of open fields in the countryside.</p> <p>Conclusion: The site is located in the open countryside, poorly connected and constrained by Flood Zone 2 and 3 to the southern boundary. Propose 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

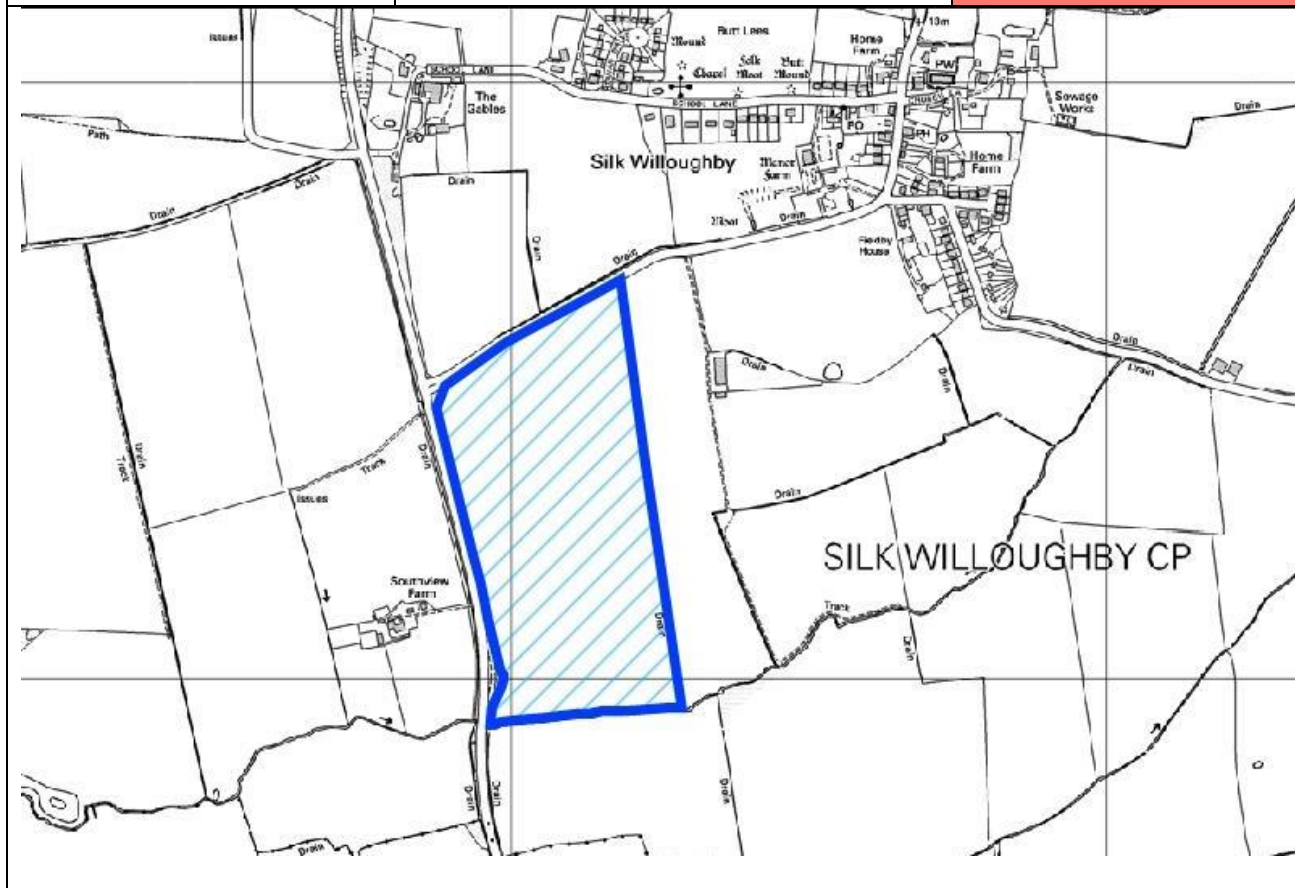
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SILK/009	Site Address: Site H, Gables Farm, Silk Willoughby, Sleaford, NG34 8PH	Status: Rejected
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Size (ha): 20.36	Current use: Agricultural
Indicative capacity: 366	Brownfield/Greenfield: Greenfield
Hierarchy: Countryside	
<p>Summary: A large site comprising of open fields in the countryside. Flood Zone 2 and 3 to southern boundary.</p> <p>Conclusion: The site is located in the open countryside, poorly connected and constrained by flood zone 2 and 3. Propose 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

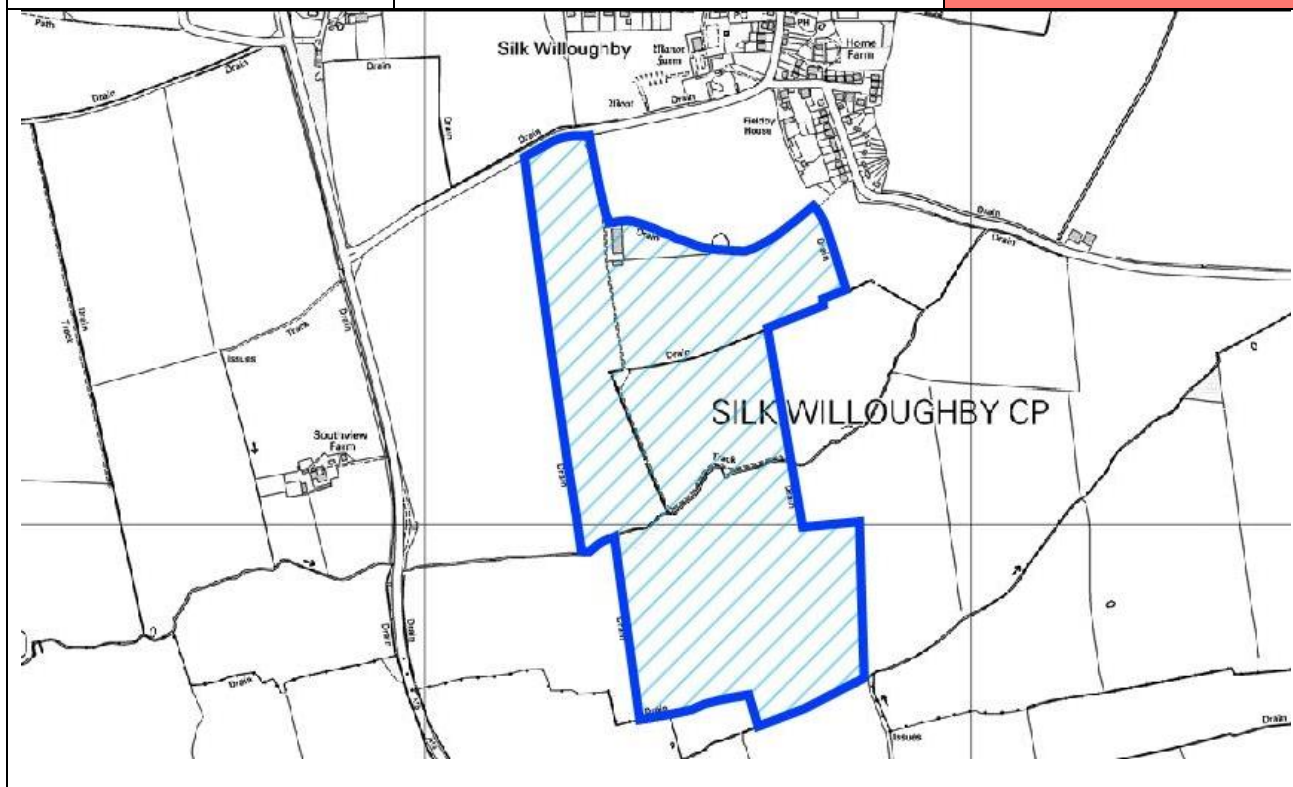
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/SILK/010	Site Address: Land to the Southwest of Silk Willoughby	Status: Rejected
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Size (ha): 40.17	Current use: Agricultural
Indicative capacity: 723	Brownfield/Greenfield: Greenfield
Hierarchy: Countryside	
<p>Summary:</p> <p>A large site comprising of open fields in the countryside. Flood zone 2 and 3 through the centre of the site.</p> <p>Conclusion:</p> <p>The site is located in the open countryside, poorly connected and constrained by flood zone 2 and 3. Propose 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

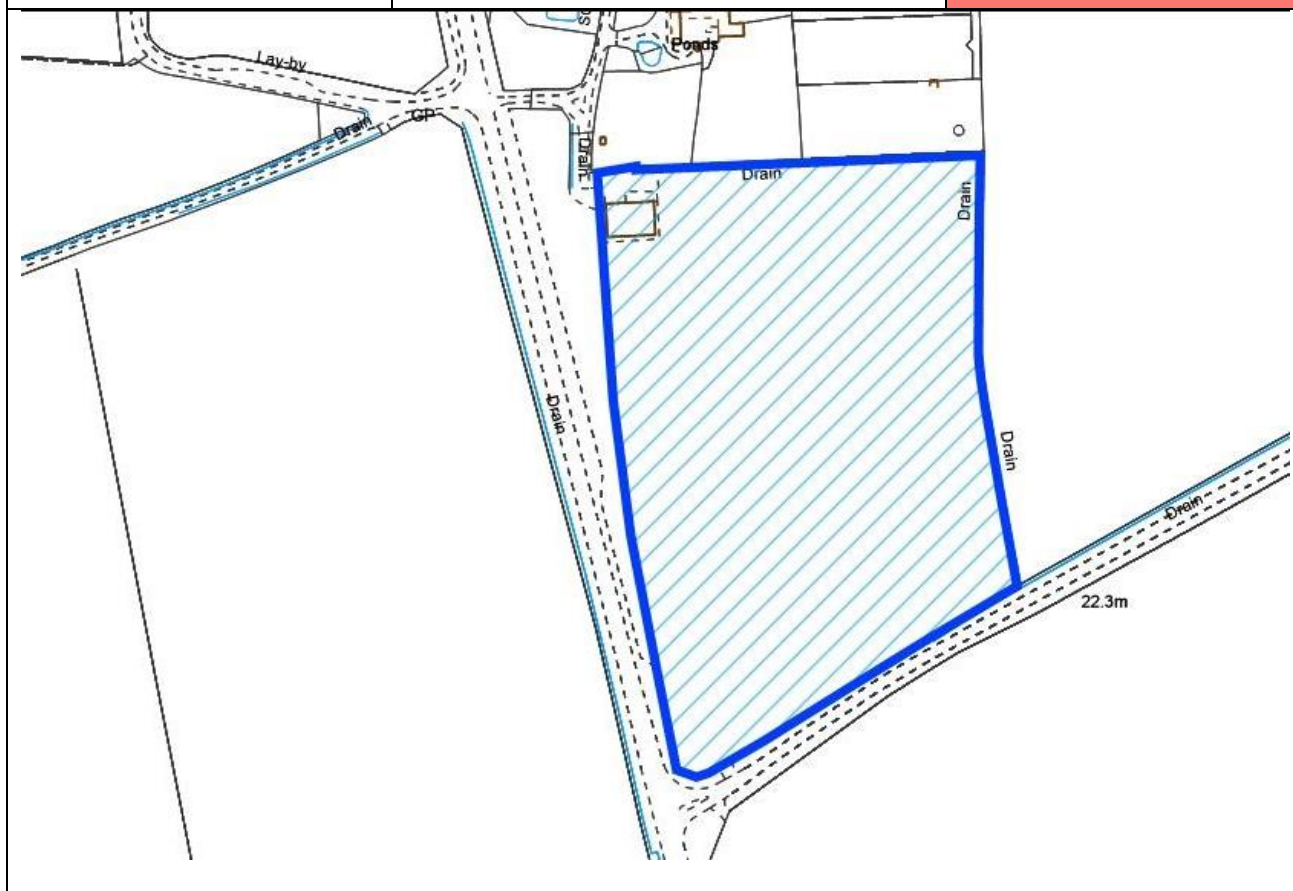
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/SILK/011	Site Address: Site F, Gables Farm, Silk Willoughby, Sleaford, NG34 8PH	Status: Rejected
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Size (ha): 6.02	Current use: Agricultural & Grain Store
Indicative capacity: 135	Brownfield/Greenfield: Mixed
Hierarchy: Countryside	
<p>Summary: A large site comprising of open fields in the countryside.</p> <p>Conclusion: The site is located in the open countryside, poorly connected. Propose 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			
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	
Impact on Local Road Network	
Additional Highways Comments	

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

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	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		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

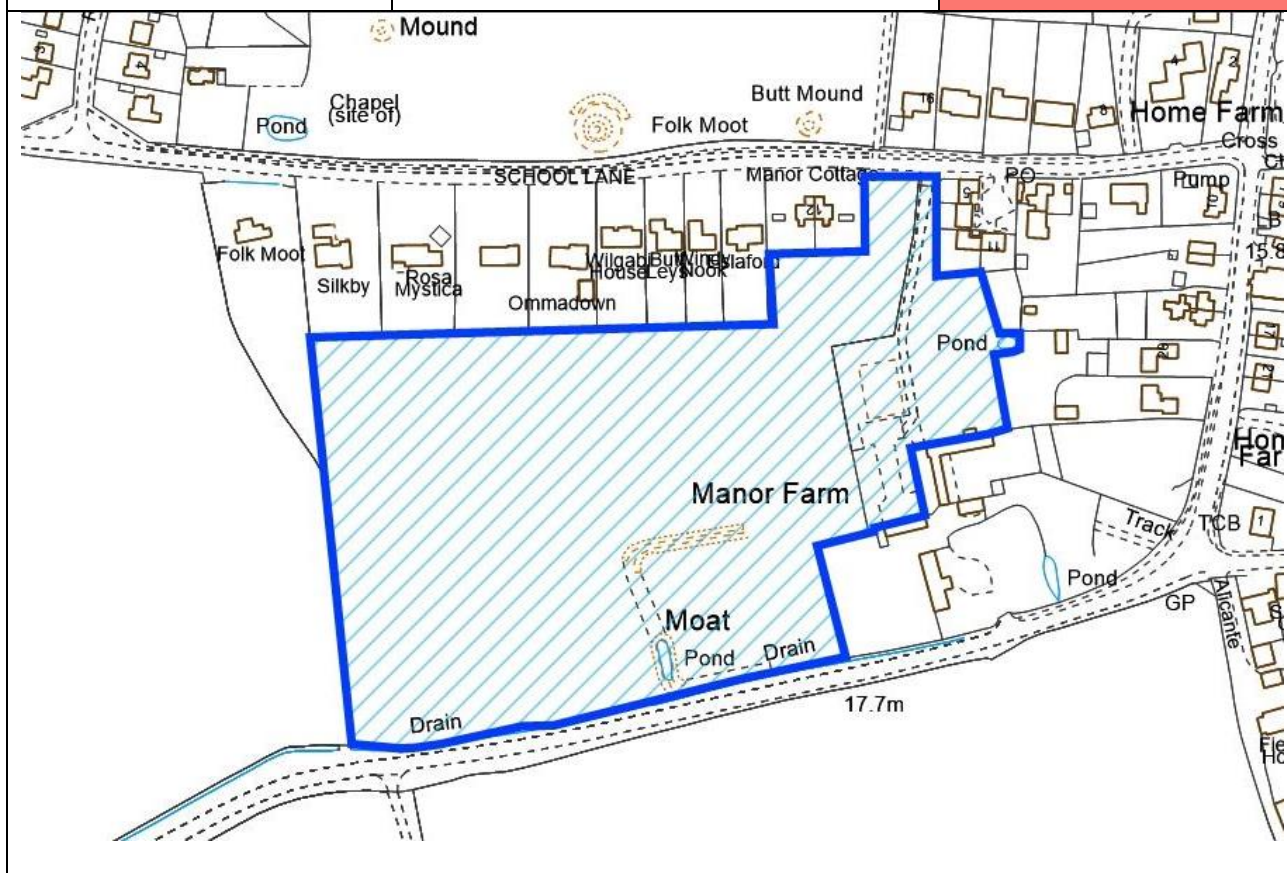
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/SILK/013	Site Address: Manor Farm, Silk Willoughby	Status: Rejected
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Size (ha): 4.25	Current use: Agricultural
Indicative capacity: 64	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site comprises of agricultural buildings and land located to the south of School Lane. There are residential properties to the north and east of the site and road along the southern boundary.</p> <p>Conclusion:</p> <p>The site is located within the built footprint of the settlement and well contained between the road and existing dwellings. It would result in a loss of openness and is constrained by some surface water flood risk to the edge 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

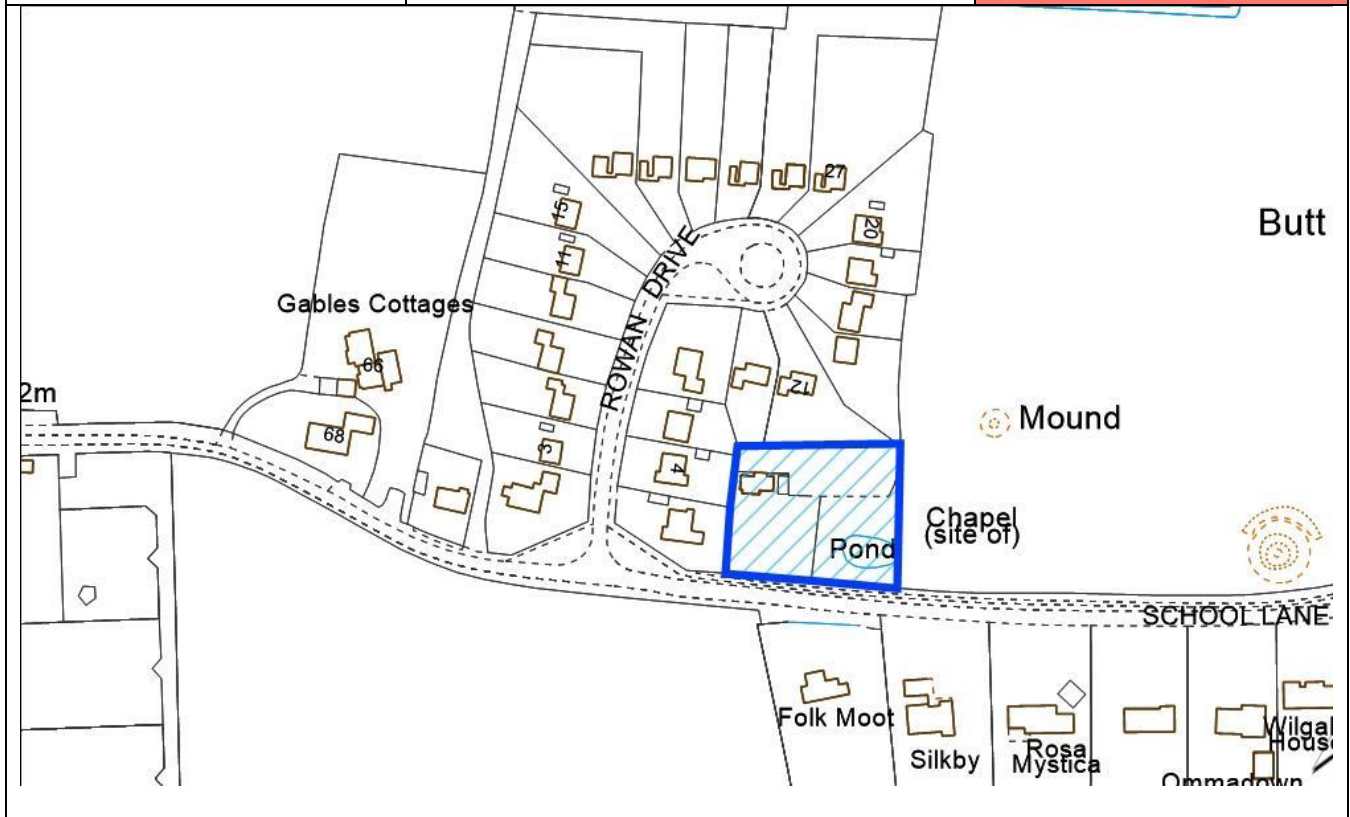
Scheduled Ancient Monument	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / trial trench evaluation required			

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/SILK/014	Site Address: 62 School Lane, Silk Willoughby	Status: Rejected
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Size (ha): 0.23	Current use: Dwelling and garden
Indicative capacity: 5	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is a small area of land to the east of Rowan Drive. Group Tree preservation order to the front of the site</p> <p>Conclusion:</p> <p>A small site within limited capacity – unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>	

Constraints

Environmental

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

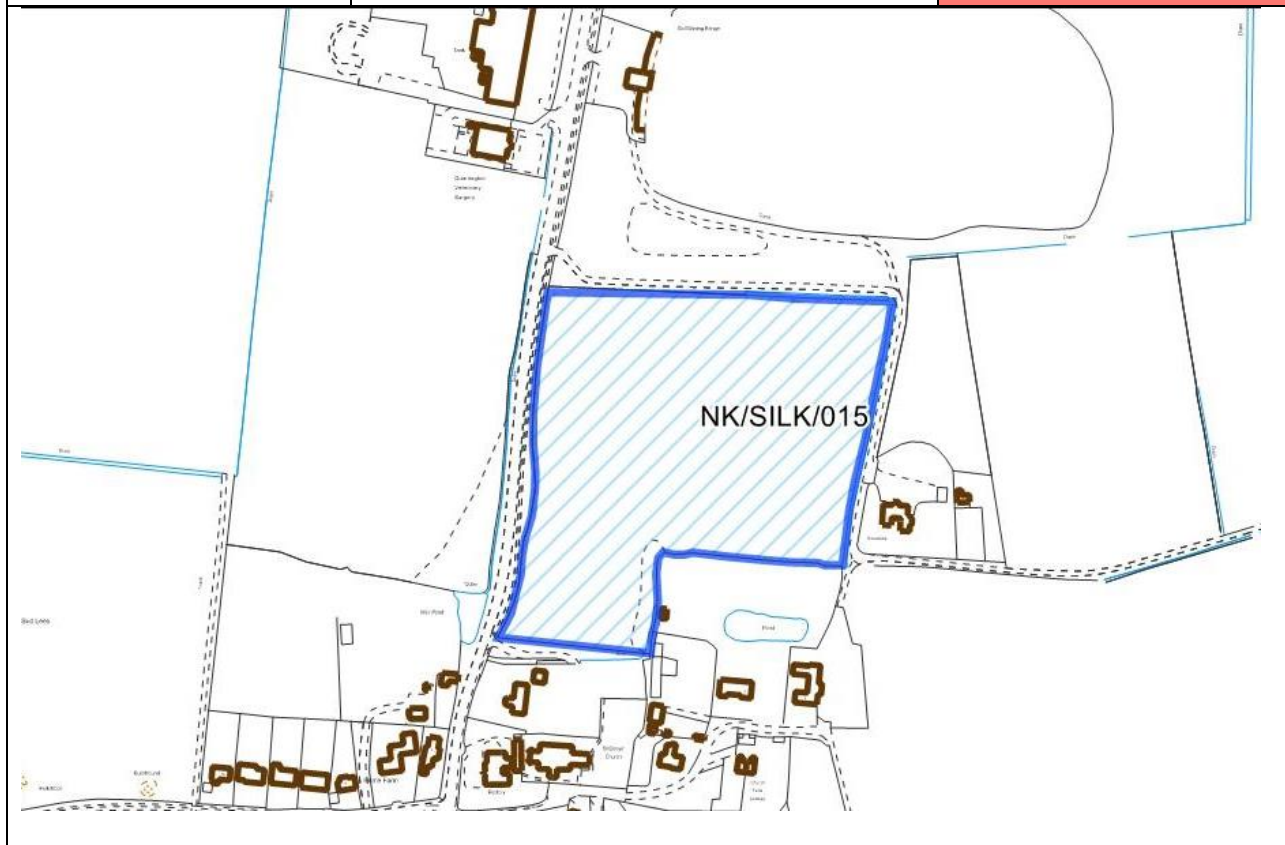
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/SILK/015	Site Address: Land to east of London Road, Silk Willoughby	Status: Rejected
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Size (ha): 3.85	Current use: Dwelling and garden
Indicative capacity: 58	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary: The site is located to the north of listed buildings. To the west of the site is the highway and to the north and east is open fields.</p> <p>Conclusion: The site extends into the countryside and would impact the character and setting of the settlement. Proposed not to allocate.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

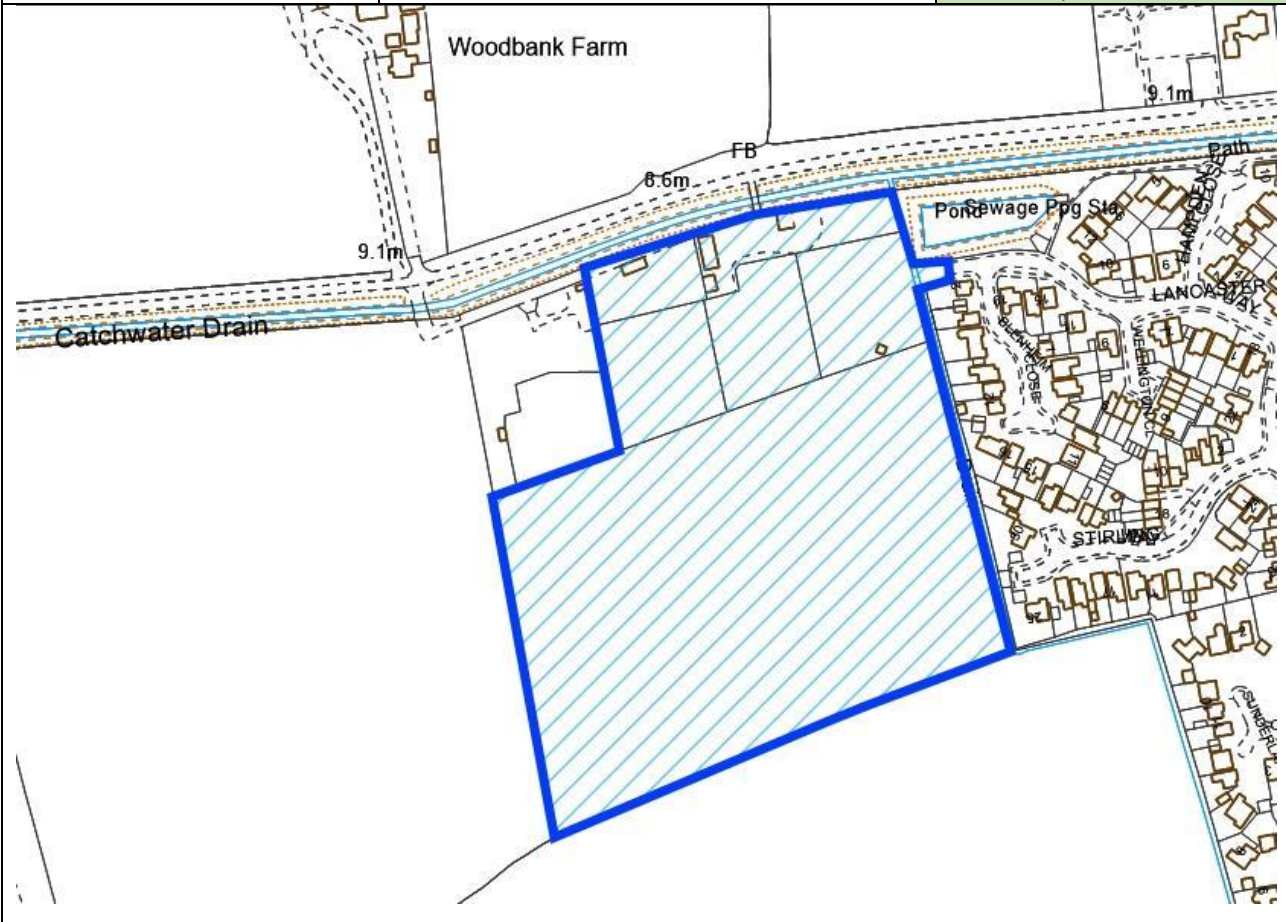
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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	

Skellingthorpe

Ref: NK/SKEL/001	Site Address: Land south of Woodbank, Skellingthorpe	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 4.23	Current use: Agricultural	
Indicative capacity: 94	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Has planning permission	
<p>Summary:</p> <p>The site is located to the west of existing development. There is a watercourse to the north and east of the site and open fields to the south and west of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation to be retained.</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 3
SSSI	No		
Biodiversity Ecological Network			
High Quality	No		
Opportunity for management	No		
Opportunity for creation	Adjacent		
Opportunity for creation – joined up	No		
Environmental Health Comments			
smallholding/ storage. CL			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

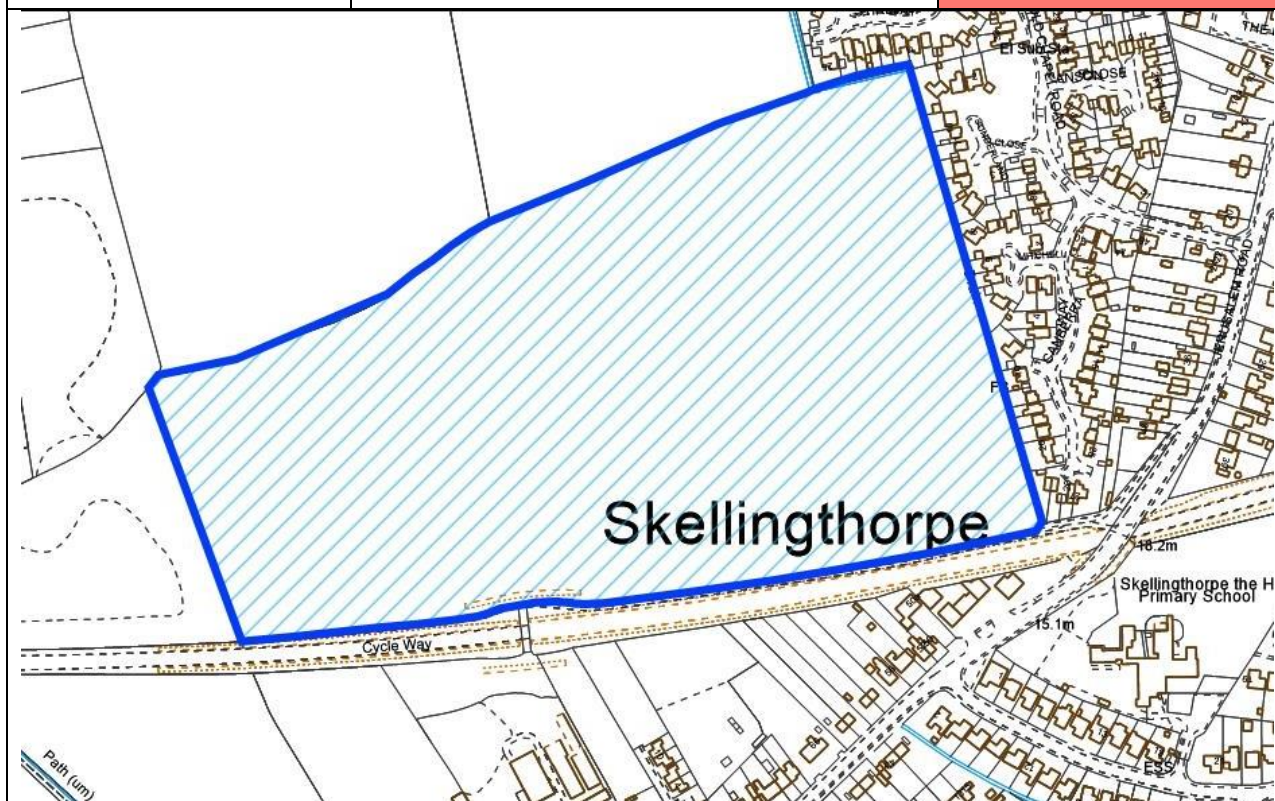
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No archaeological requirement			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Road widening and pedestrian links required. Access should be provided to Lancaster Way and Sterling Way. Site at risk of surface water flooding.	

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

Ref: NK/SKEL/002	Site Address: Land at Jerusalem Farm, 63 Jerusalem Road, Skellingthorpe	Status: Rejected
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Size (ha): 12.58	Current use: Agricultural
Indicative capacity: 236	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is located to the west of existing development. To the south is the Sustrans cycle way.

Conclusion:

The site extends into the countryside and is constrained by lack of access. Other sites are preferable.

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	Yes		
Opportunity for creation – joined up	No		
Environmental Health Comments			
adj former railway, nr to quarry/ fill. 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	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Site is land locked with no obvious access points. Site at risk of surface water flooding.	

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

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Within 500mAdjacent
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	Yes		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
borders rendering plant. Odour/ noise.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

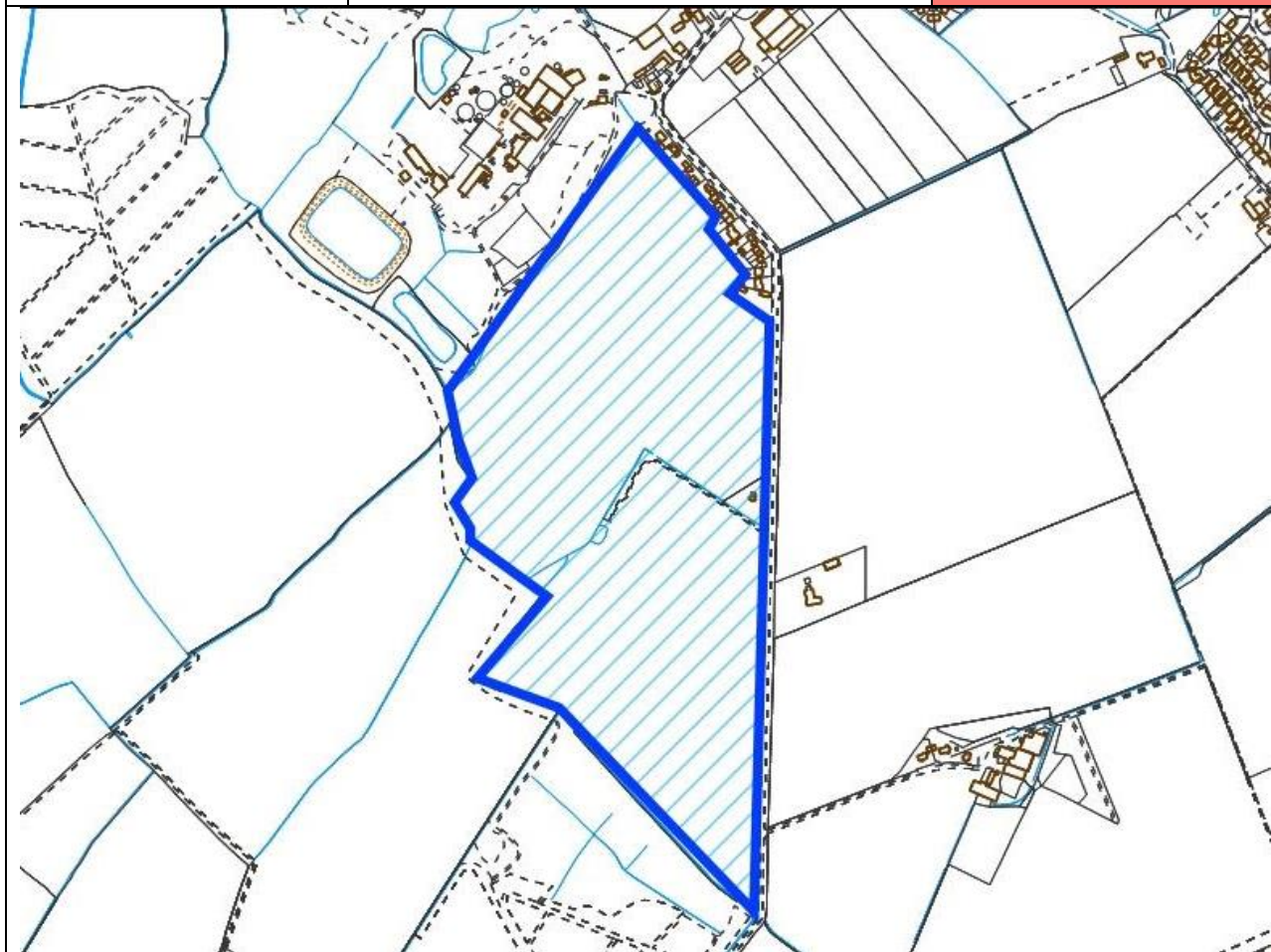
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Good visibility at point of access. Existing pedestrian links to village centre amenities. Mitigation works and S.106 contributions likely following assessment of the TA & TP. Site at risk of surface water flooding.	

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

Ref: NK/SKEL/004	Site Address: Land at Jerusalem Farm, 63 Jerusalem Road, Skellingthorpe	Status: Rejected
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Size (ha): 24.79	Current use: Agricultural
Indicative capacity: 372	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site is located to the south of the village. To the north is a rendering plant. To the east, south and west are open countryside.</p> <p>Conclusion: Detached from built footprint, other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Within 500mNo
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	Yes		
Opportunity for creation – joined up	No		
Environmental Health Comments			
borders rendering plant. Odour/ noise.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

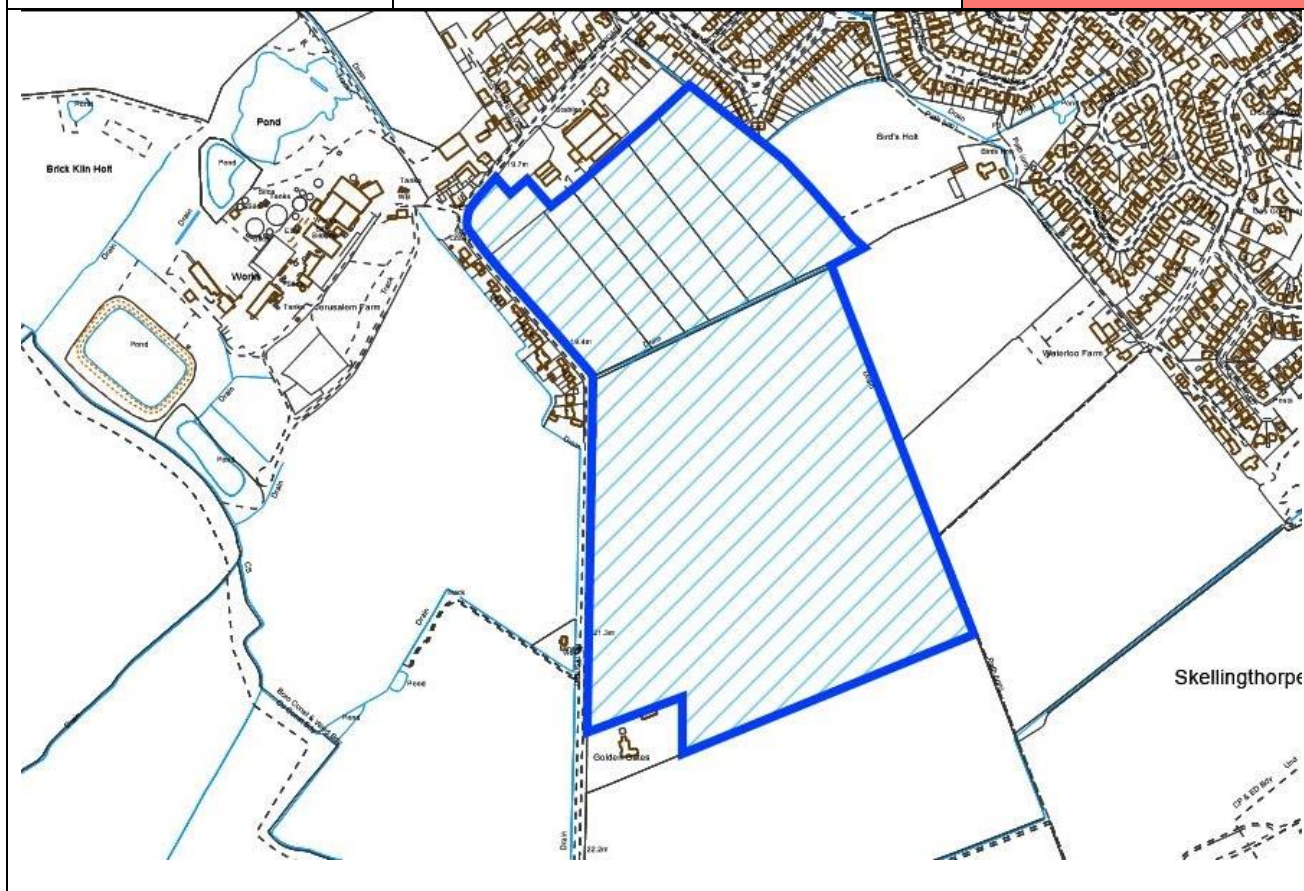
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
A number of access points will be required along with pedestrian/cycle links and bus provision. Other mitigation works/S.106 contributions will be required following the assessment of the TA & TP. Site at risk of surface water flooding.	

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

Ref: NK/SKEL/005	Site Address: Land at Jerusalem Farm, 63 Jerusalem Road, Skellingthorpe	Status: Rejected
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Size (ha): 25.59	Current use: Paddocks
Indicative capacity: 384	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is an area of fields and paddocks to the south of the village. There are dwellings to the north. To the west is a rendering plant.

Conclusion:

Large site, extends away from built footprint, would join Skellingthorpe and Jerusalem. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Within 500m Adjacent
Surface water flood risk	A	TPO	Adjacent
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
proximity to renderer. Odour/ 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	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	A
Additional Highways Comments	
Multiple access points will need to be provided. Currently no footway on site side of Jerusalem Road, but footway does exist on opposite side. Mitigation works and S.106 contributions likely following the assessment of the TA & TP. Site at risk of surface water flooding.	

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

Ref: NK/SKEL/006	Site Address: Skellingthorpe Moor, off bottom end of Waterloo Lane, Skellingthorpe, Lincoln	Status: Rejected
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Size (ha): 9.14	Current use: Agricultural
Indicative capacity: 171	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is agricultural land located to the south of existing development. There are open fields to the west and south of the site.

Conclusion:

Detached from built footprint, constrained by lack of suitable access. Proposed not to allocate.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

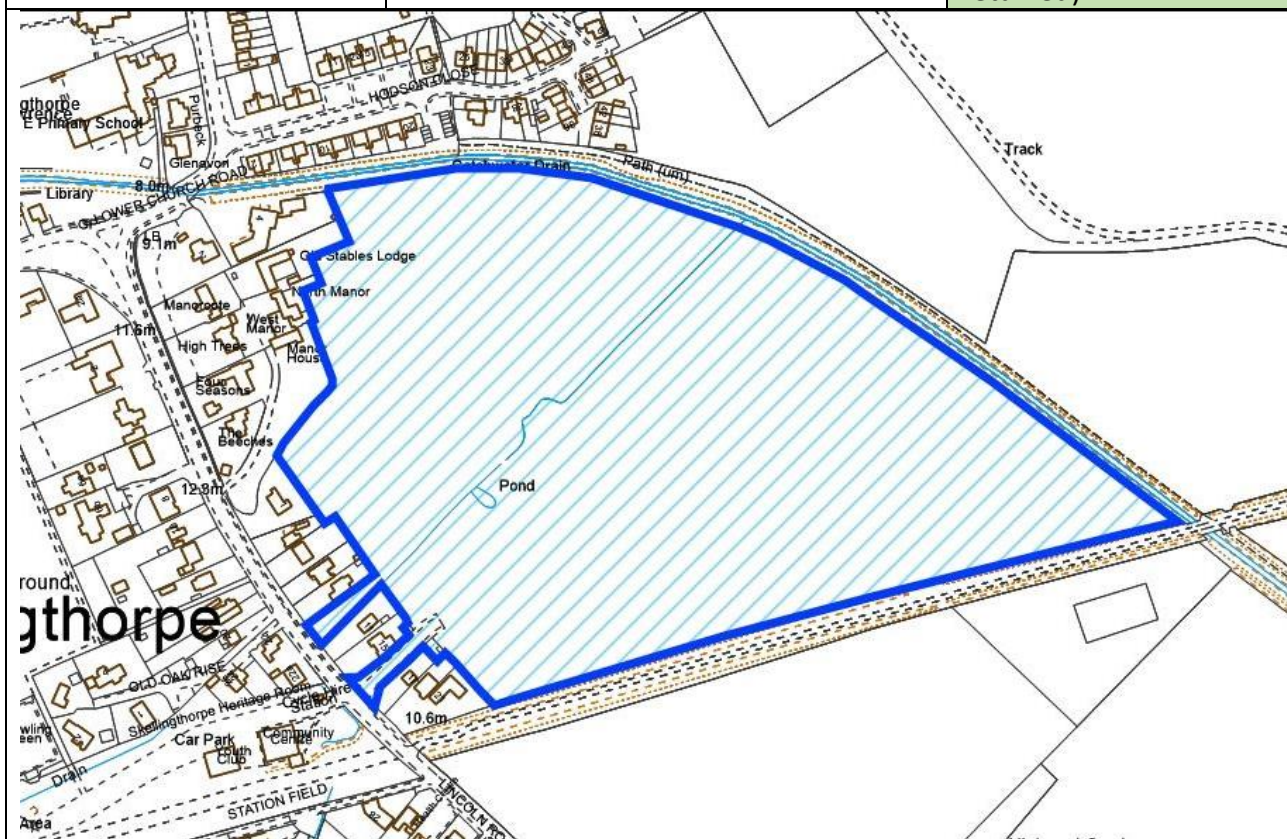
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Waterloo Lane would require improvements and footway provision would need to be provided to link to the existing footway on Gardenfield. Mitigation works may be required following assessment of the TA and TP. Site at risk of surface water flooding.	

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

Ref: NK/SKEL/007	Site Address: Land east of Lincoln Road, Skellingthorpe	Status: Allocate (Existing allocation to be retained)
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Size (ha): 10.52	Current use: Agricultural
Indicative capacity: 280	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Confirmed via Regulation 18 consultation. Has planning permission.
<p>Summary: The site is located on agricultural land. There is existing development to the north and west of the site and a water course to the north-eastern boundary of the site</p> <p>Conclusion: The site is an existing allocation proposed to be retained.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	Within 500m
Surface water flood risk	A	TPO	Yes
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 to former railway- CL			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

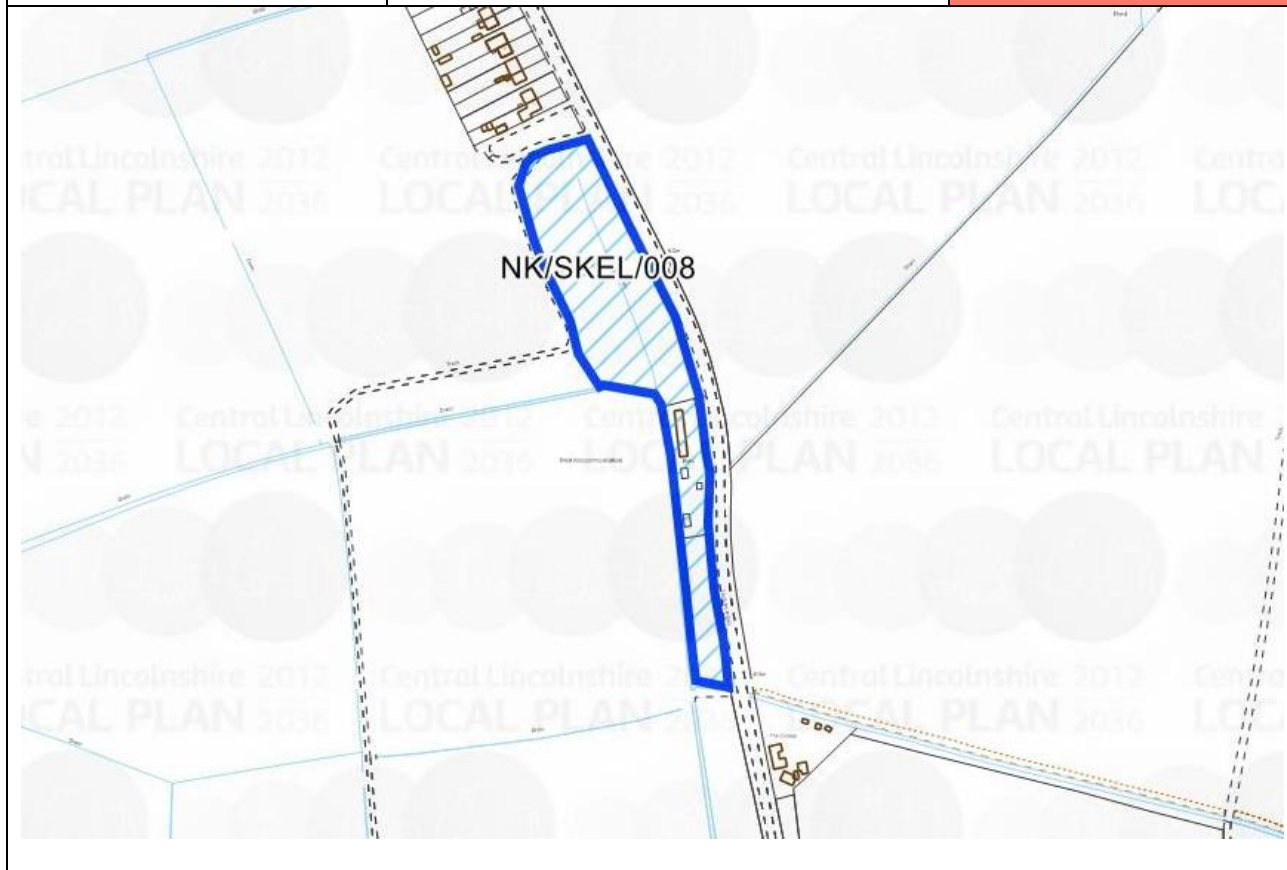
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			
No archaeological requirement			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Some access problems or impacts on the local road network, that could potentially be mitigated through developer contributions and on/off site developer funded infrastructure Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability and deliverable. Has planning permission - Historic England policy wording request to protect GII Manor House 	<ul style="list-style-type: none"> - Site has planning permission.

Ref: NK/SKEL/008	Site Address: Land west of Saxilby Road, Skellingthorpe	Status: Rejected
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Size (ha): 1.09	Current use: Agricultural
Indicative capacity: 23	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is a linear area of land detached from the main village. There are some detached dwellings to the north of the site and fields to the east, south and west. The site is within flood zone 2.</p> <p>Conclusion:</p> <p>Detached from built footprint. 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 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			
ruin', unknown former use- 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	Within 500m	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	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/SKEL/009	Site Address: Land north of Western Lane, Skellingthorpe	Status: Rejected
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Size (ha): 0.18	Current use: Agricultural
Indicative capacity: 5	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site is a small area of land to the south-west of existing dwellings. The site is within flood zone 2.</p> <p>Conclusion: The site is constrained by the location within flood zone 2 and limited capacity to deliver 10 or more dwellings. 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	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

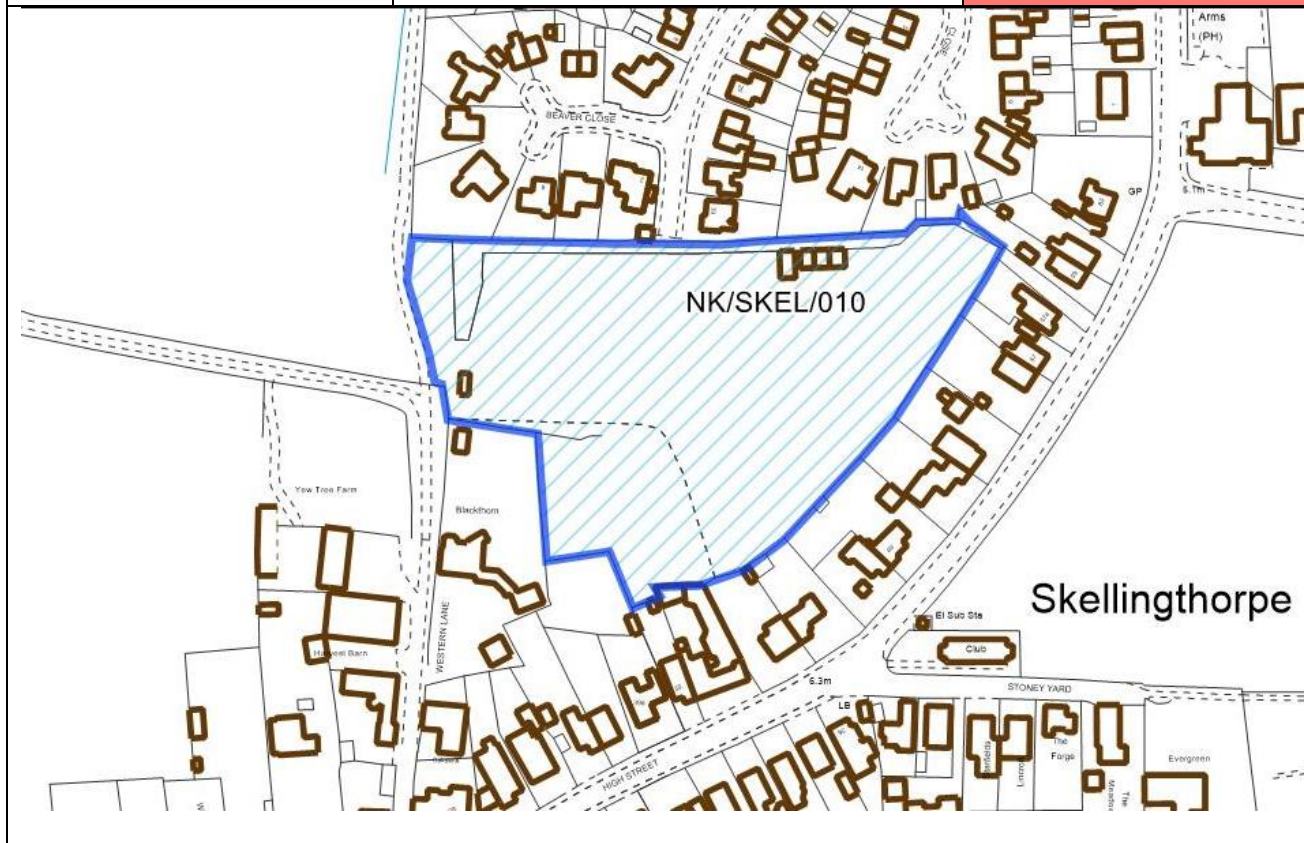
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SKEL/010	Site Address: Land east of Western Lane, south of Beaver Close, Skellingthorpe	Status: Rejected
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Size (ha): 1.35	Current use: Agricultural
Indicative capacity: 29	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located within the built footprint of the village with dwellings to the north, east and south of the site. The site is within Flood zone 2.</p> <p>Conclusion:</p> <p>Constrained by flood zone 2. Proposed not to allocate.</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			
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	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access by extension of Beaver Close.	

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

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			
adj working farm- noise, odour, etc			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

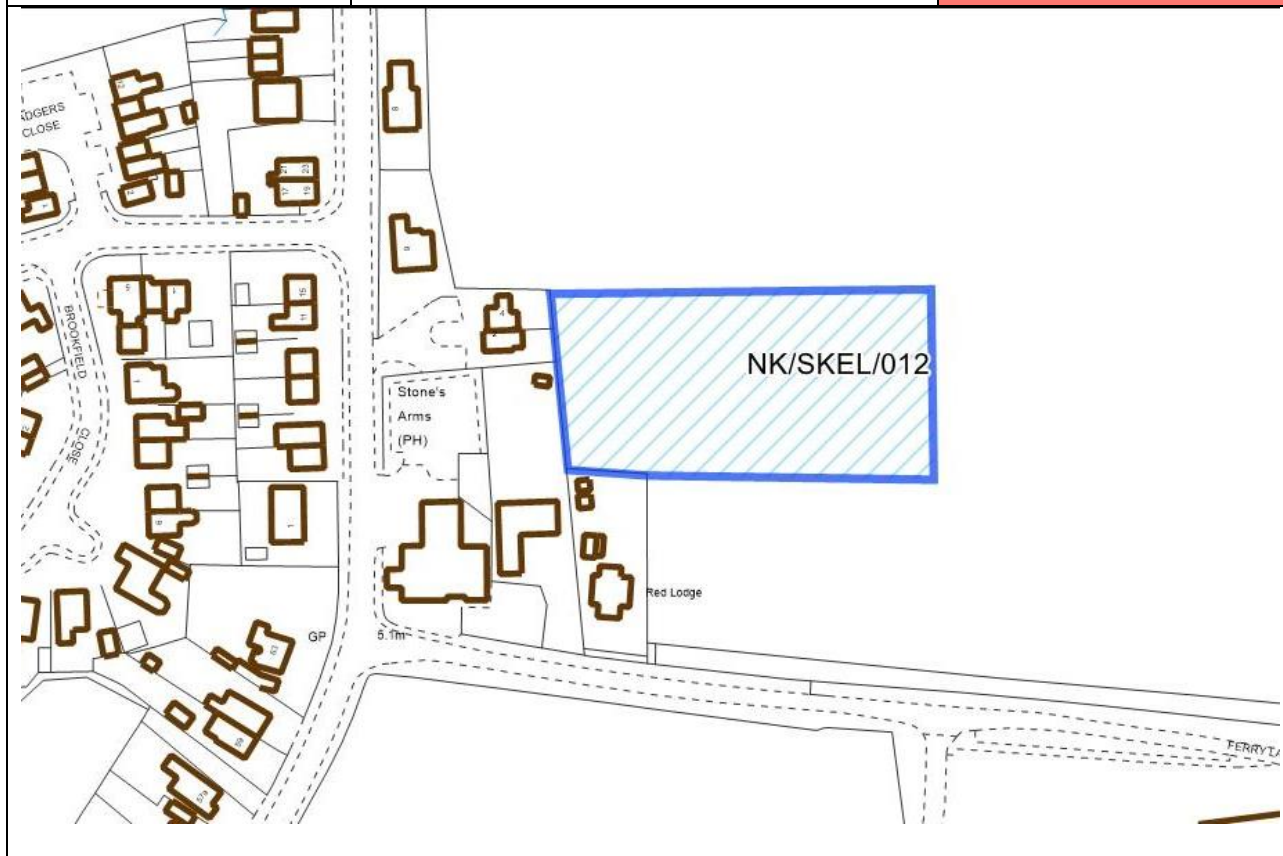
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Adjacent	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access from High Street or Ferry Lane	

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

Ref: NK/SKEL/012	Site Address: Land north of Red Lodge, Ferry Lane, Skellingthorpe	Status: Rejected
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Size (ha): 0.41	Current use: Agricultural
Indicative capacity: 9	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is a small area of land to the east of existing development. There are fields to the north and east of the site. The site is within Flood Zone 2.

Conclusion:

Limited scope, unlikely to deliver 10 or more dwellings. Constrained by flood zone 2, lack of suitable access, does not retain shape and form. Other sites preferable.

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			
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	
No access to highway.	

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

Ref: NK/SKEL/013	Site Address: Land north of Ferry Lane, Skellingthorpe	Status: Rejected
		
Size (ha): 0.83	Current use: Agricultural	
Indicative capacity: 18	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is agricultural land to the north of the village. It has fields to the north, east and west of the site. The site is within Flood zone 2 and part of the north-east corner of the site in flood zone 3.</p> <p>Conclusion:</p> <p>Detached from built footprint, constrained by access and flood zone 2 and 3. 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	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

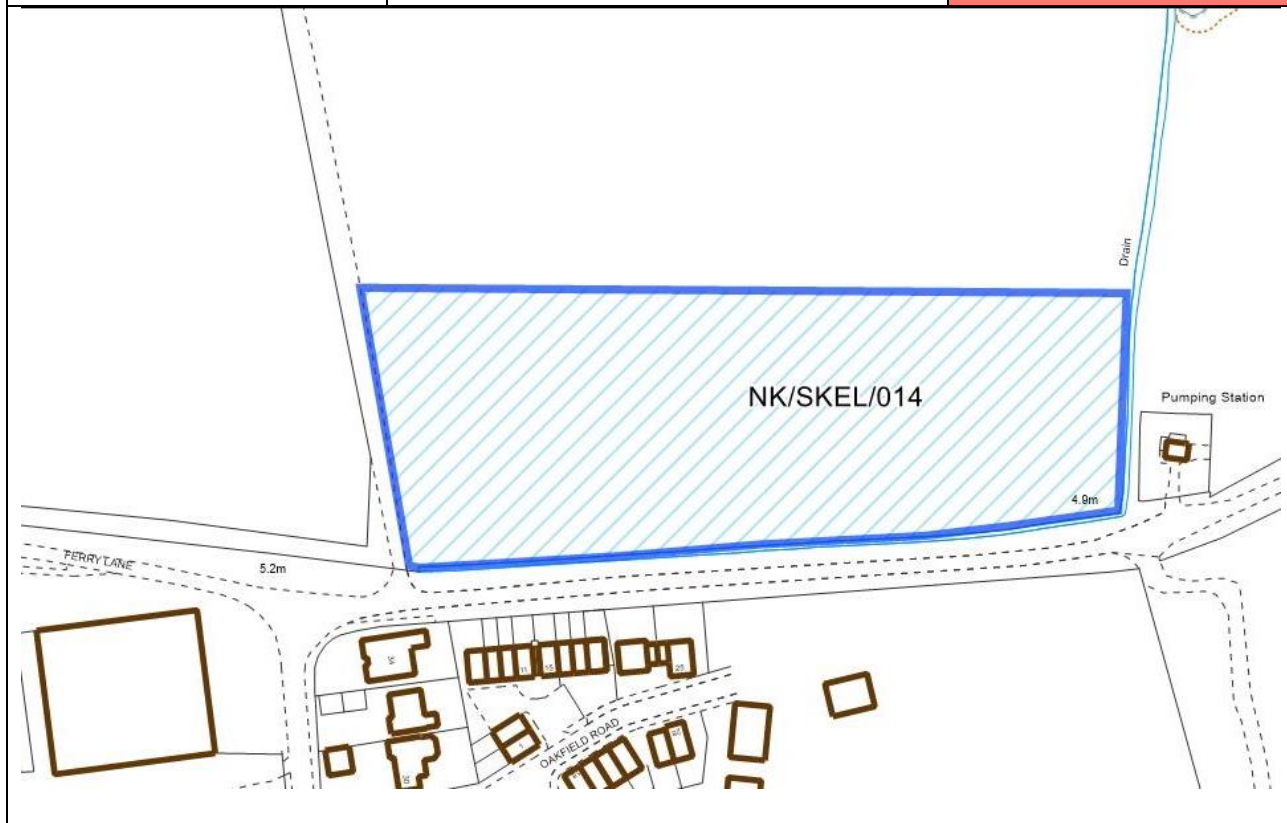
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Further upgrading of Ferry Lane required.	

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

Ref: NK/SKEL/014	Site Address: Land north of Ferry Lane, adj pumping station, Skellingthorpe	Status: Rejected
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Size (ha): 1.22	Current use: Agricultural
Indicative capacity: 26	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary: The site is located to the north of the village in open fields. There are some dwellings to the south-west of the site. The site is within Flood Zone 2.</p> <p>Conclusion: Detached from built footprint, constrained by flood zone 2. 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	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

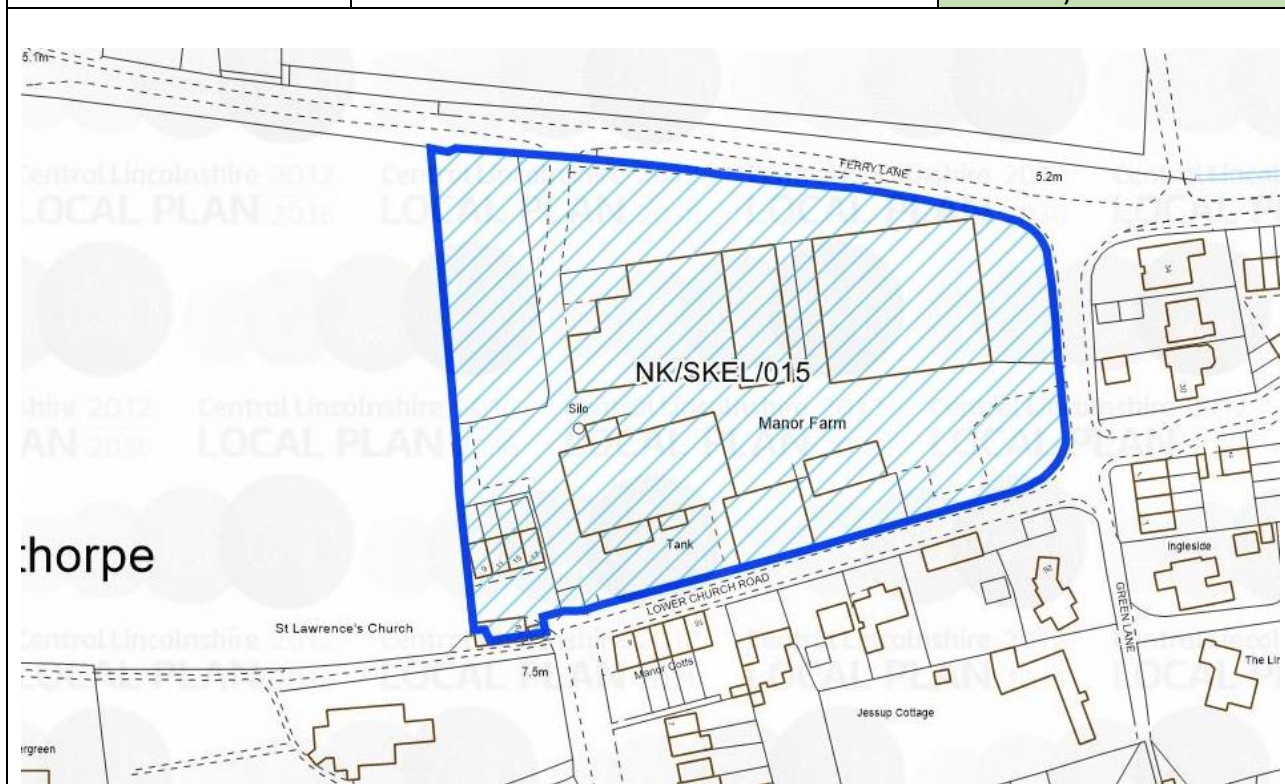
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Ferry Lane would require major upgrade	

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

Ref: NK/SKEL/015	Site Address: Manor Farm, Church Road, Skellingthorpe	Status: Allocate (Existing allocation to be retained)
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Size (ha): 1.50	Current use: Agricultural
Indicative capacity: 46	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	Availability: Under construction
<p>Summary:</p> <p>The site comprises of farm buildings at Manor Farm. There is existing development to the east and south of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation under construction, to be carried forwards.</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			
Potentially contaminated, no further info			
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			
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/SKEL/016	Site Address: Land south of Ferry Lane, Skellingthorpe	Status: Allocate (Existing allocation to be retained)
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Size (ha): 4.65	Current use:
Indicative capacity: 52 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Under construction
<p>Summary:</p> <p>The site is land located to the east of existing dwellings at Oakfield Road. The site is currently under construction with 68 dwellings remaining.</p> <p>Conclusion:</p> <p>The site is an existing allocation to be carried forwards.</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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

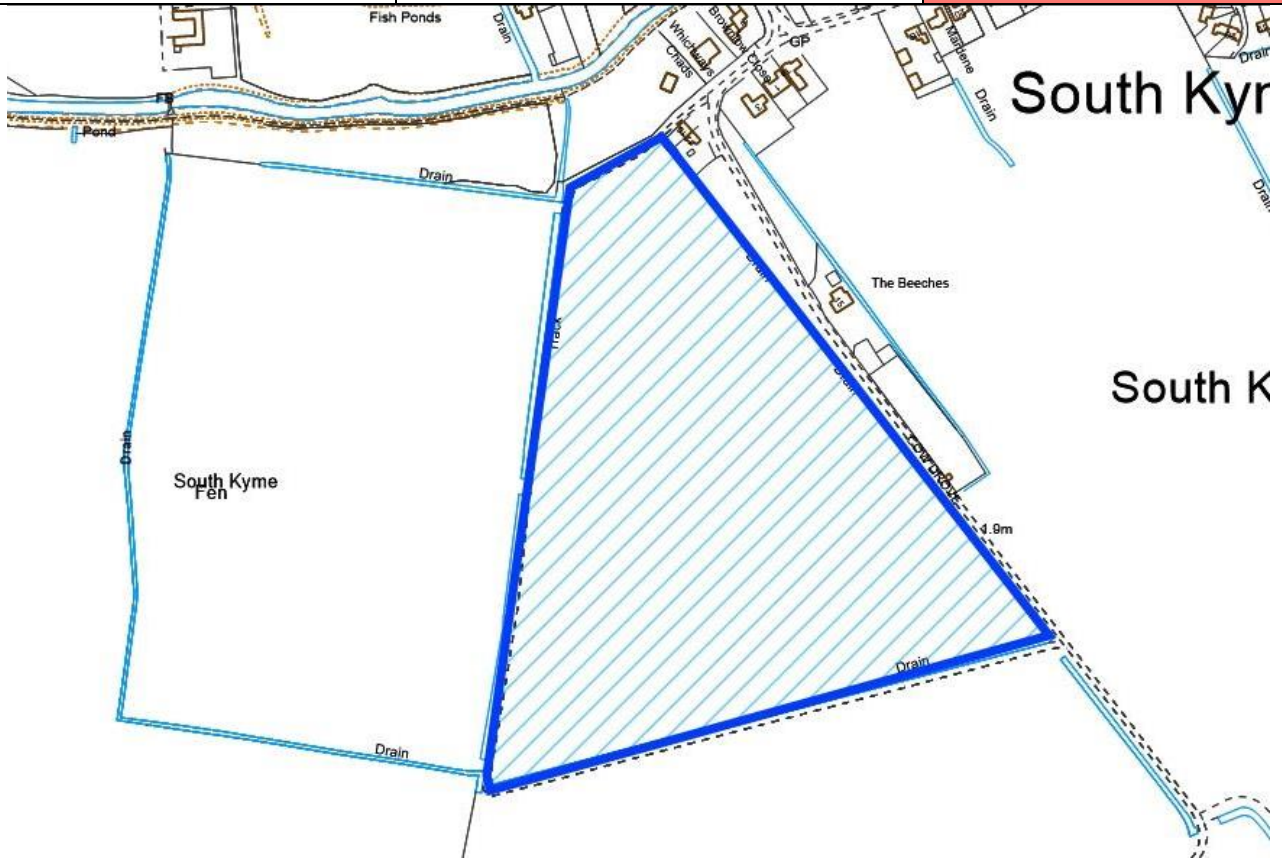
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No archaeological requirement			

Highways, Transport and Infrastructure

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

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

South Kyme

Ref: NK/SKYM/001	Site Address: Site A, Land at South Kyme, LN4 4AG	Status: Rejected
		
Size (ha): 8.14	Current use: Agricultural	
Indicative capacity: 122	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located on fields to the south-west of the village. The highway runs along the eastern boundary. There are fields to the south and west.</p> <p>Conclusion:</p> <p>The site is constrained by being entirely 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

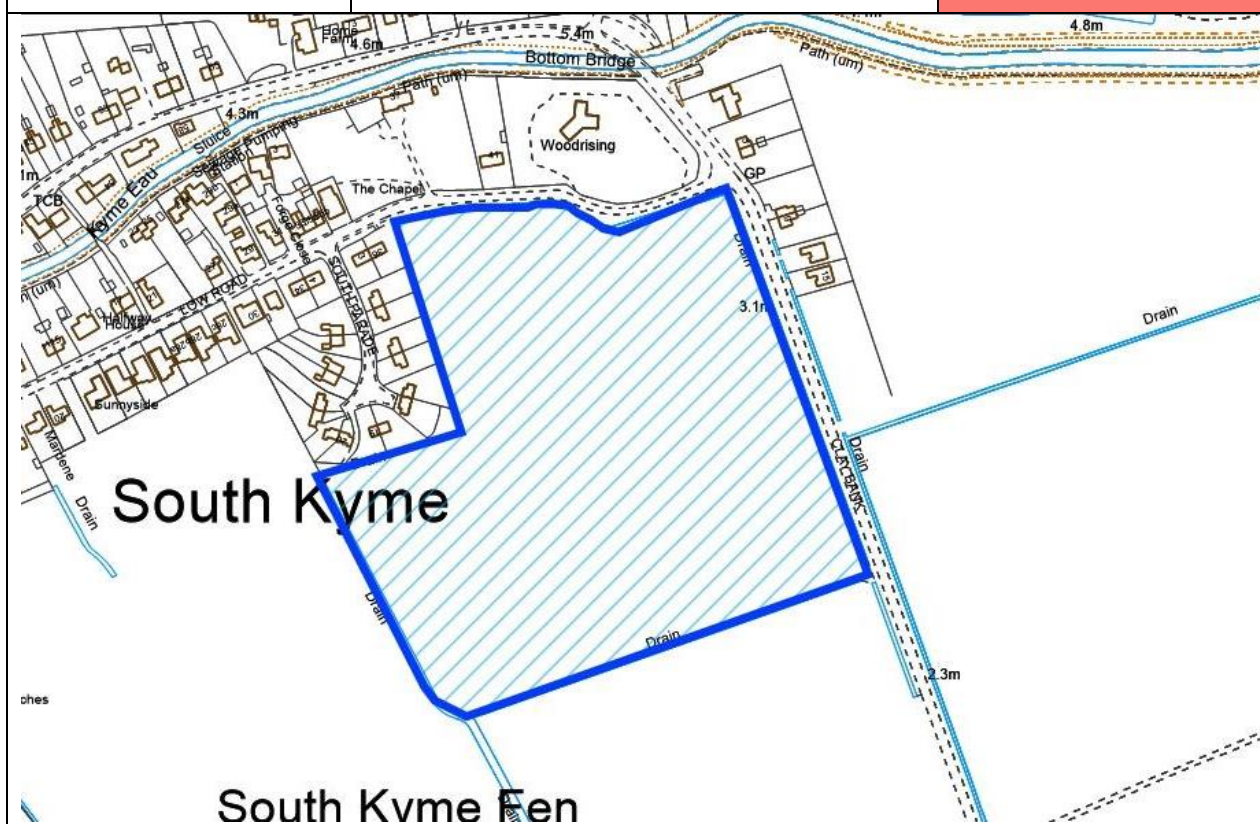
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SKYM/002	Site Address: Site B, Land at South Kyme, LN4 4AG	Status: Rejected
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Size (ha): 7.00	Current use: Agricultural
Indicative capacity: 105	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is to the south of dwellings on Low Road and to the east of South Parade. The highway runs to the eastern boundary and there are fields to the south and west of the site.</p> <p>Conclusion:</p> <p>The site is constrained by the majority of the site being 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

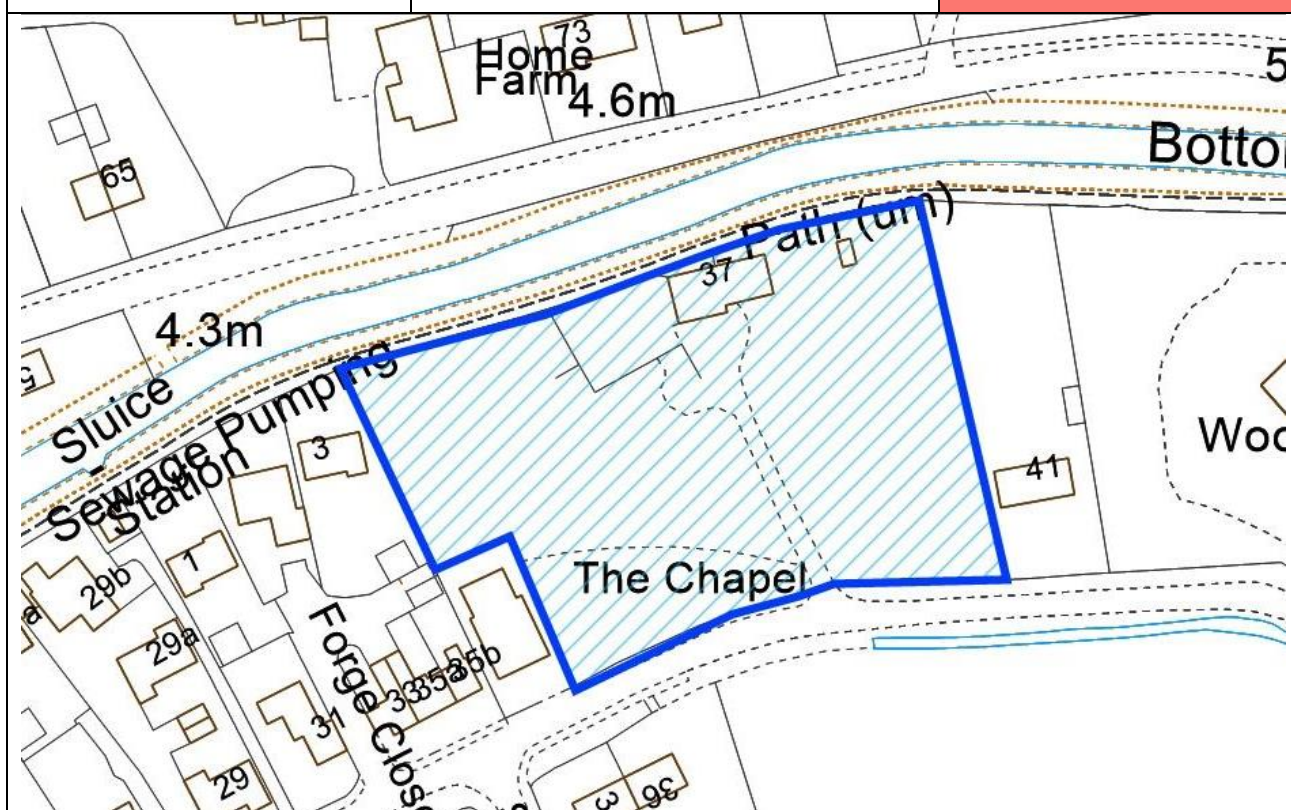
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SKYM/003	Site Address: Site C, Land at South Kyme, LN4 4AG	Status: Rejected
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Size (ha): 0.67	Current use: Grassland/Dwelling
Indicative capacity: 11	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is garden land to an existing dwelling, including access from Low Road. There is a water course to the northern boundary and dwellings to the east and west.

Conclusion:

The site is unlikely to deliver 10 or more dwellings, indicated by planning permission for 5 on site. 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	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		

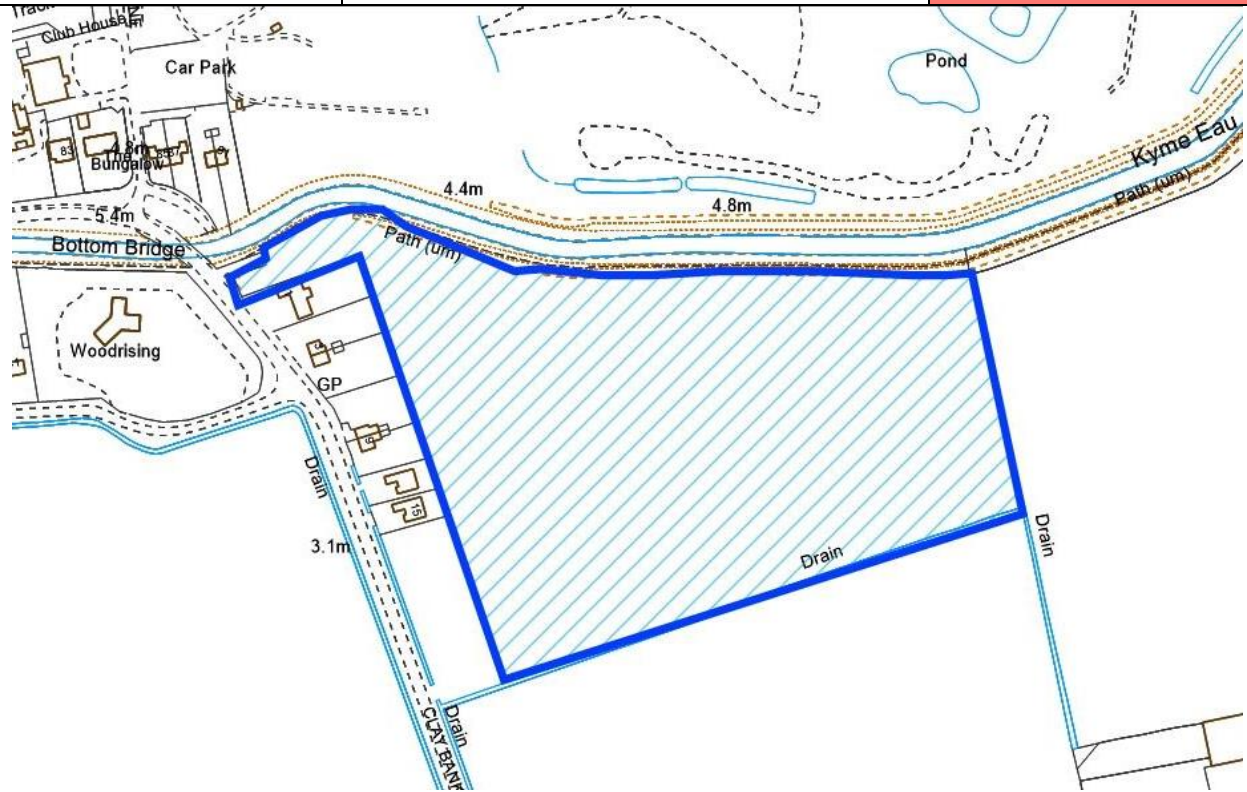
Built Environment, Heritage and Landscape

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 required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Footway connection to link with the existing along Low Road. Road widening from site access up to Clay Bank.	

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

Ref: NK/SKYM/004	Site Address: Site D, Land at South Kyme, LN4 4AG	Status: Rejected
		
Size (ha): 5.23	Current use: Agricultural	
Indicative capacity: 78	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located on fields to the east of dwellings on Clay Bank. There is a water course to the northern boundary and fields to the east and south of the site.</p> <p>Conclusion:</p> <p>The site would be a large extension into the open countryside with character impacts on the settlement. The site is constrained by approx 50% of the site being 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

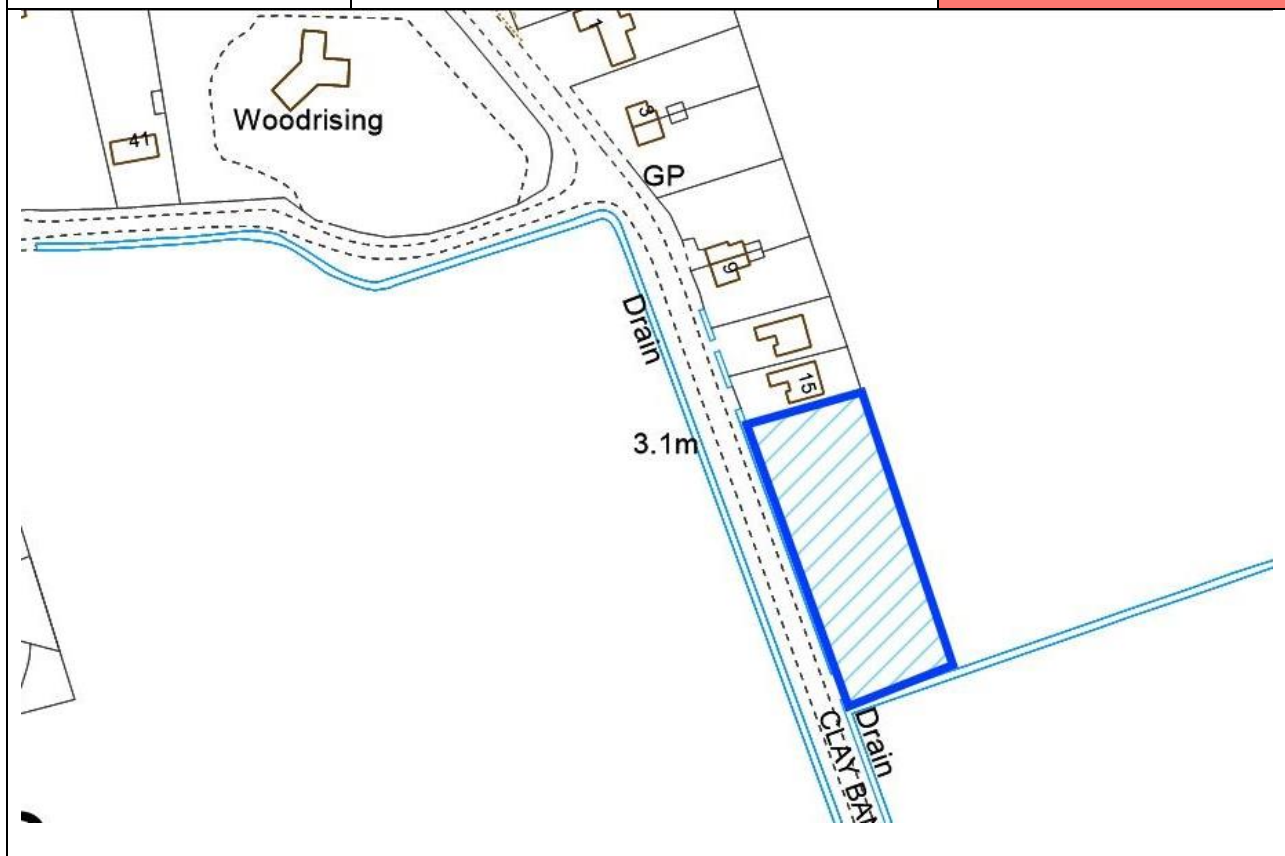
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SKYM/005	Site Address: Site E, Land at South Kyme, LN4 4AG	Status: Rejected
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Size (ha): 0.32	Current use: Grassland
Indicative capacity: 6	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is a linear area to the south of dwellings on Clay Bank. There is a water course to the south and fields to the east and west.</p> <p>Conclusion:</p> <p>A small site constrained by limited capacity, unlikely to deliver 10 or more dwellings and constrained by being entirely 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

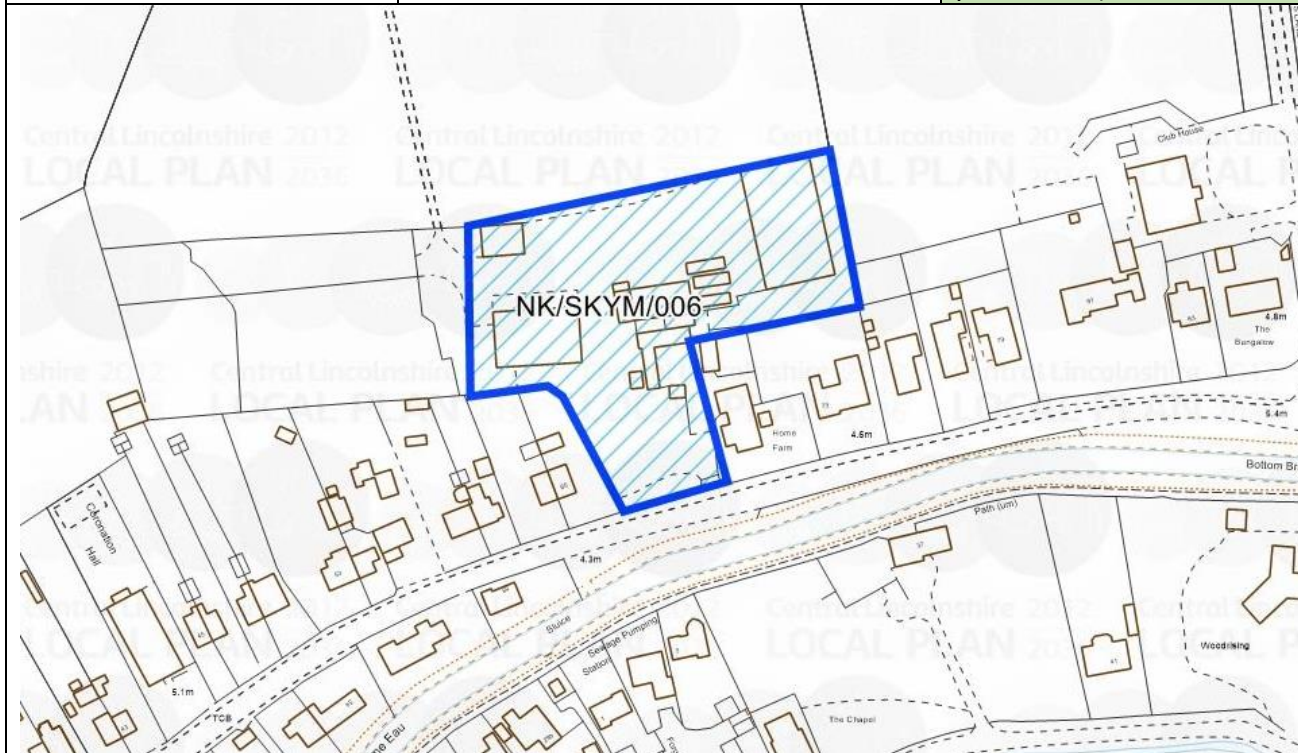
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/SKYM/006	Site Address: Home Farm, 73 High Street, South Kyme, Lincolnshire	Status: Allocate (New site with planning permission)
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Size (ha): 0.79	Current use: Farmyard
Indicative capacity: 10	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	Availability: Has planning permission
<p>Summary: The site is an existing farmyard to the north of High Street. There are dwellings to the east and west of the site and fields to the north.</p> <p>Conclusion: The site is a brownfield site within the built footprint of the village. The site has planning permission for up to 10no dwellings. Proposed to allocate.</p>	

Constraints

Environmental

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

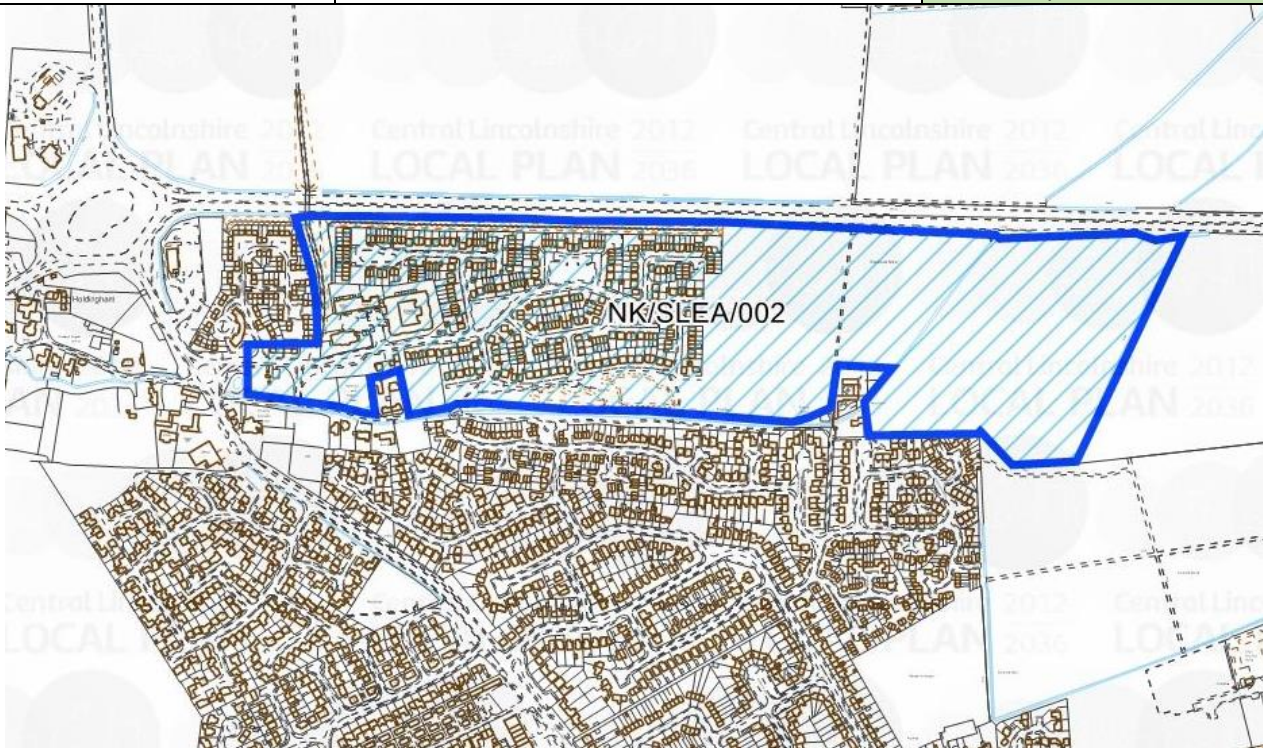
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Sleaford

Ref: NK/SLEA/002	Site Address: Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A)	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 39.91	Current use: Agricultural	
Indicative capacity: 315 (remaining)	Brownfield/Greenfield: Greenfield	
Hierarchy: Main Towns	Availability: Under construction	
<p>Summary:</p> <p>The site is a large area of land to the north of Sleaford. The A17 forms the boundary to the north of the site, with dwellings to the south. To the east is land designated for employment uses. There is an area of Flood zone 2 and 3 to the east and southern boundary of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation, comprising of previous allocations CL1013 and CL1013A. The site is currently under construction with permission for 599no dwellings across the site. Proposed to be retained.</p>		

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	A	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			
adj A17- noise			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

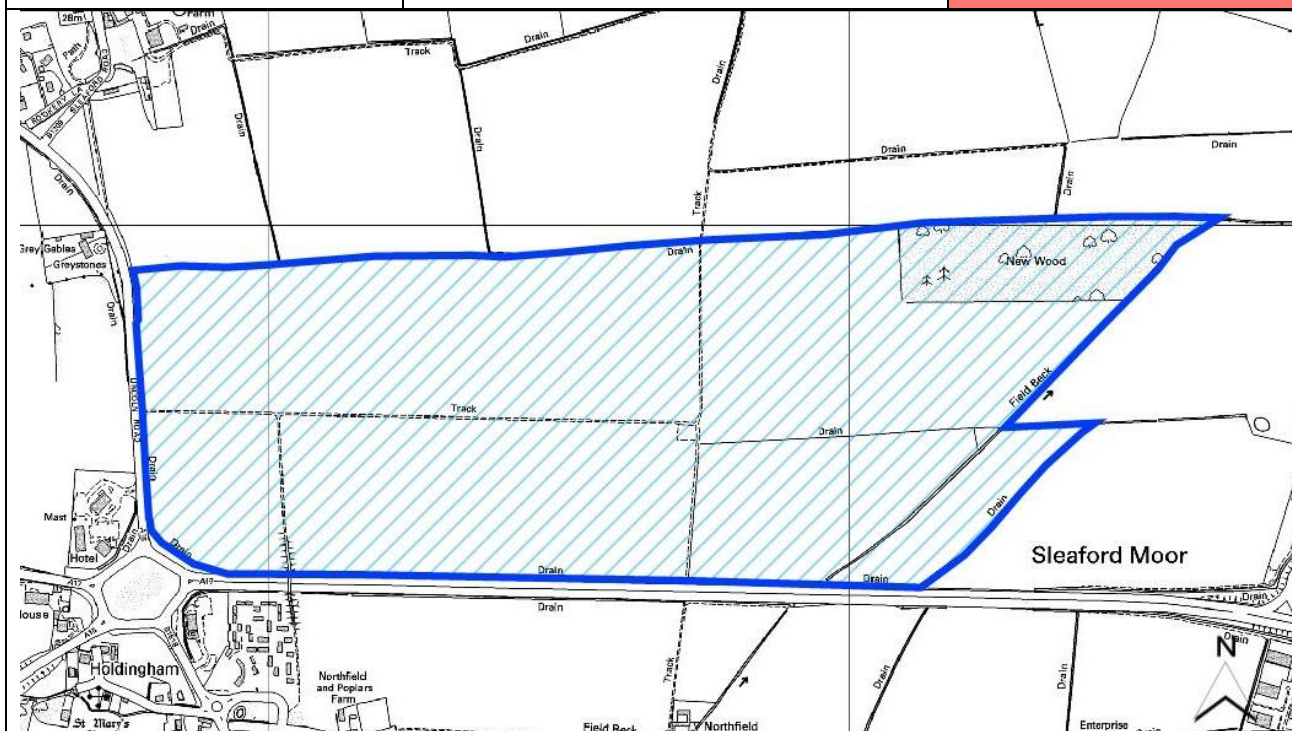
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Some archaeological surveys carried out. Further archaeological work required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Late addition no comments received	

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

Ref: NK/SLEA/003	Site Address: Land at Northfield Farm, North of A17, Sleaford	Status: Rejected
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Size (ha): 91.27	Current use: Agricultural
Indicative capacity: 1917	Brownfield/Greenfield: Greenfield
Hierarchy: Main Towns	
<p>Summary:</p> <p>The site is a large area of fields to the north of the A17 and Holdingham Roundabout, including the Holdingham Biogas Plant (not shown on map). To the north is fields and the settlement of Leasingham. To the east are fields to the west are fields and a service station.</p> <p>Conclusion:</p> <p>The site is detached from the built footprint, outside the bypass. Proposed not to allocate.</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 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			
borders A17, surrounds biogas plant- noise, odours.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

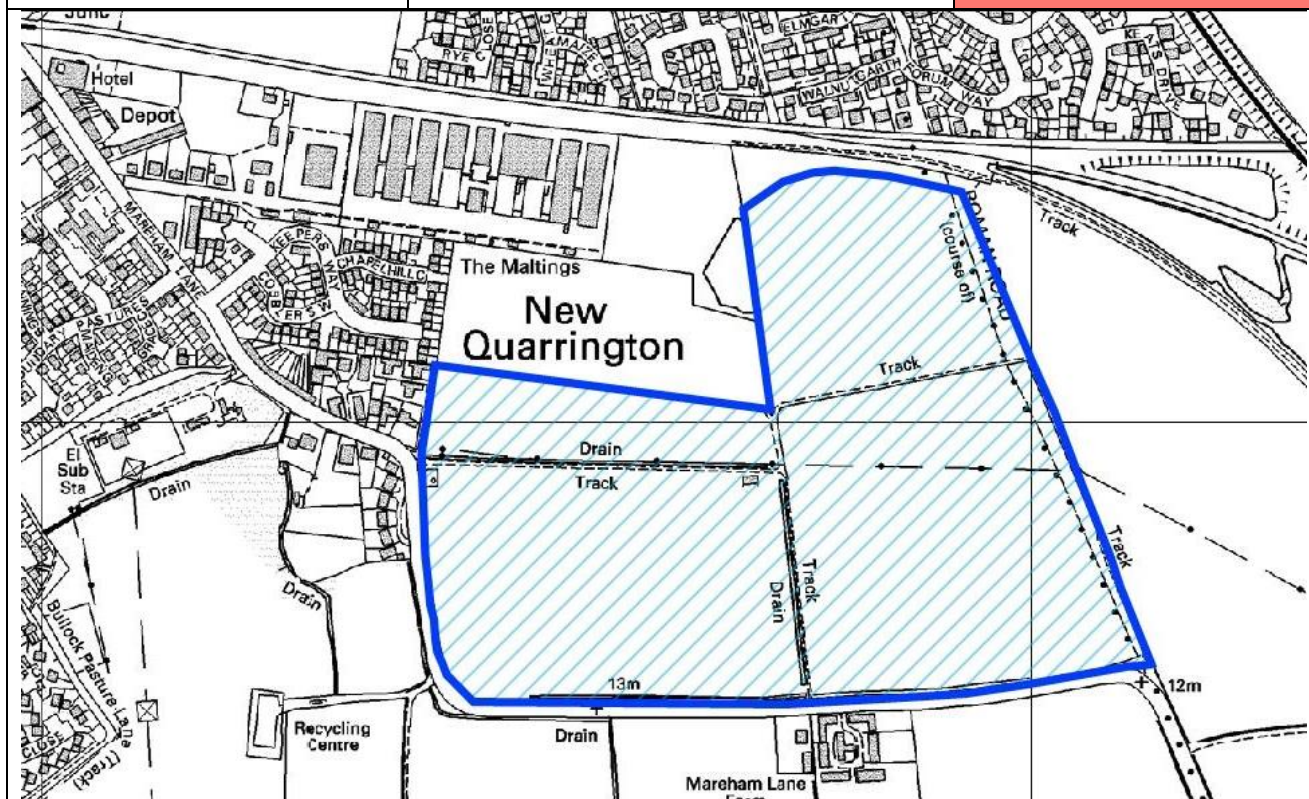
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Utilise existing access - may require improvement. Major improvements required to local network.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Confirmed available, including for employment land	

Ref: NK/SLEA/004	Site Address: Land off Mareham Lane (sites A2, B1, B2), Sleaford	Status: Rejected
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Size (ha): 26.36	Current use: Agricultural
Indicative capacity: 554	Brownfield/Greenfield: Greenfield
Hierarchy: Main Towns	
<p>Summary:</p> <p>The site forms a large area of fields to the east of existing development. The highway forms the boundary to the west and south. The Grade II* Listed Sleaford Bass Maltings is to the north of the site.</p> <p>Conclusion:</p> <p>The site not well connected to strategic road network or built footprint. Forms the setting of GII* Sleaford Bass Maltings. Some surface water flood risk within 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	Yes		
Opportunity for creation – joined up	No		
Environmental Health Comments			
n/a			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

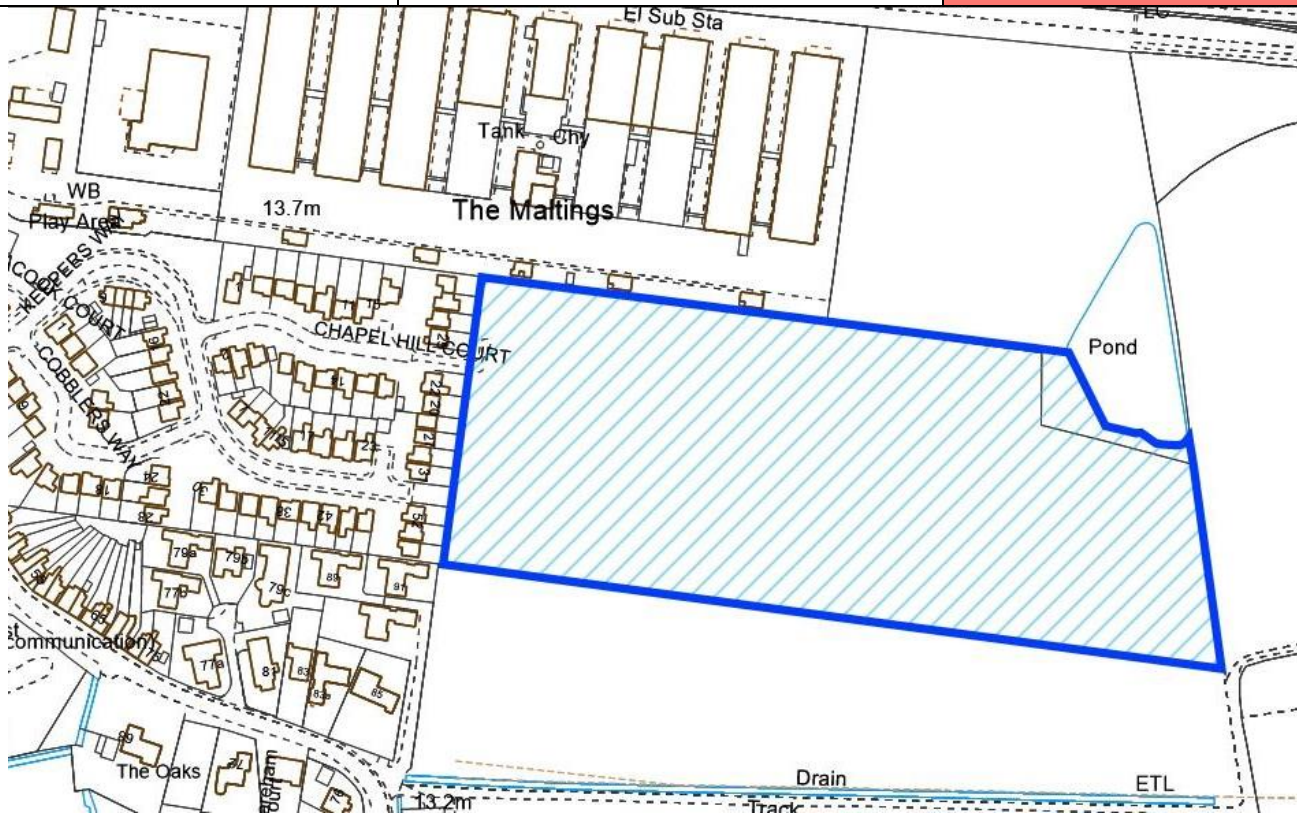
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 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	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/SLEA/005	Site Address: Land to south of Sleaford Maltings, Off Keepers Way and Chapel Hill Court, Sleaford	Status: Rejected
		
Size (ha): 3.95	Current use: Agricultural	
Indicative capacity: 104	Brownfield/Greenfield: Greenfield	
Hierarchy: Main Towns		
<p>Summary:</p> <p>The site is located to the east of existing dwellings and directly to the south-east of the Grade II* Listed Sleaford Bass Maltings. To the east and south are fields.</p> <p>Conclusion:</p> <p>The site is not well connected to the built footprint or the highway network. Forms setting of GII* Sleaford Bass Maltings. Some surface water flood risk within 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	Yes		
Opportunity for creation – joined up	No		
Environmental Health Comments			
Ind land to N. CL			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

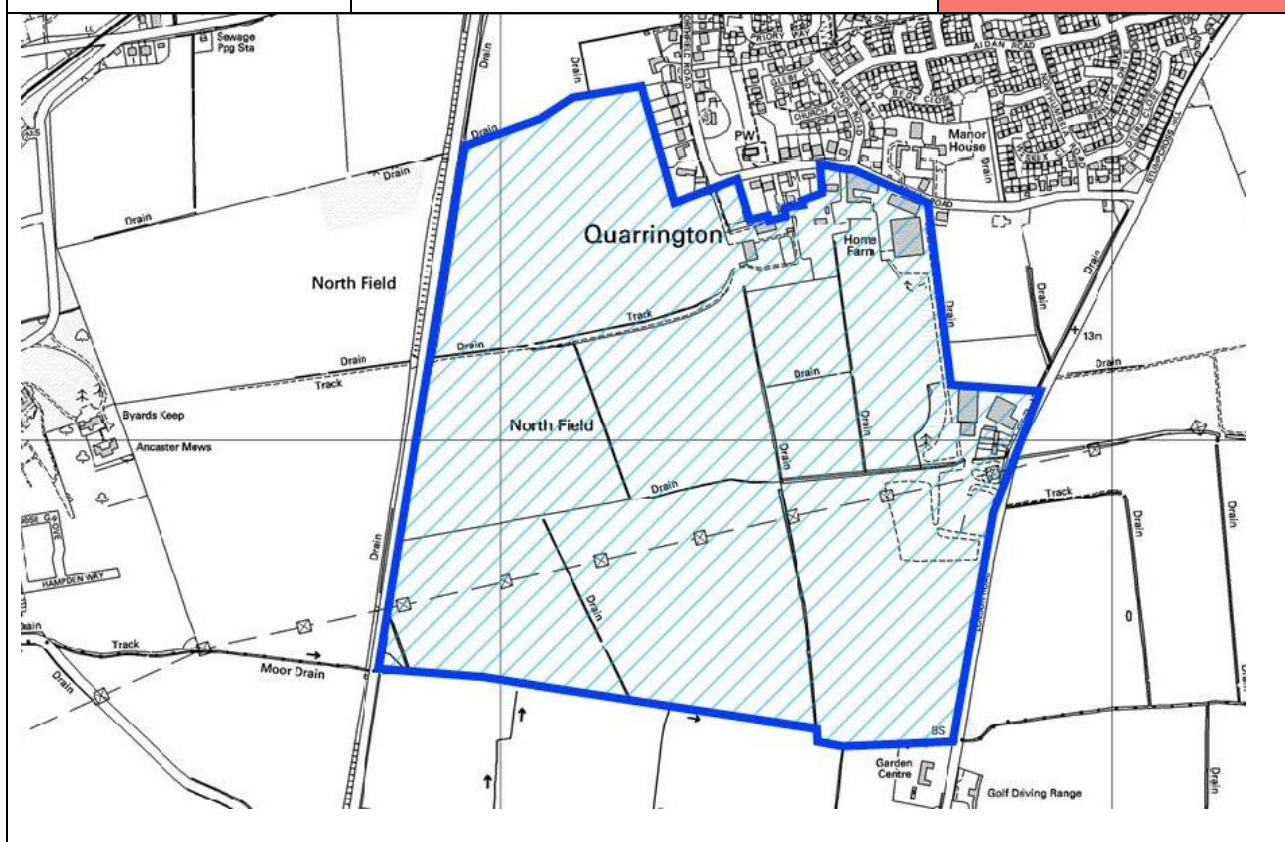
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/SLEA/009	Site Address: Land at Quarrington	Status: Rejected
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Size (ha): 80.75	Current use: Agricultural and Industrial Units
Indicative capacity: 1696	Brownfield/Greenfield: Mixed
Hierarchy: Main Towns	

Summary:

A large site mainly comprising of fields to the south of Quarrington. The A15 runs along the western boundary and London Road forms the eastern boundary. To the south are fields. To the north are a number of listed buildings, including St Botolph's Church and Manor Farm.

Conclusion:

A large site which will have character and setting impacts. Forms setting of GII* St Botolphs church and other listed buildings. Some parts 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	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			
nr landfill and agri use- cont land. Adj A15- noise.			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

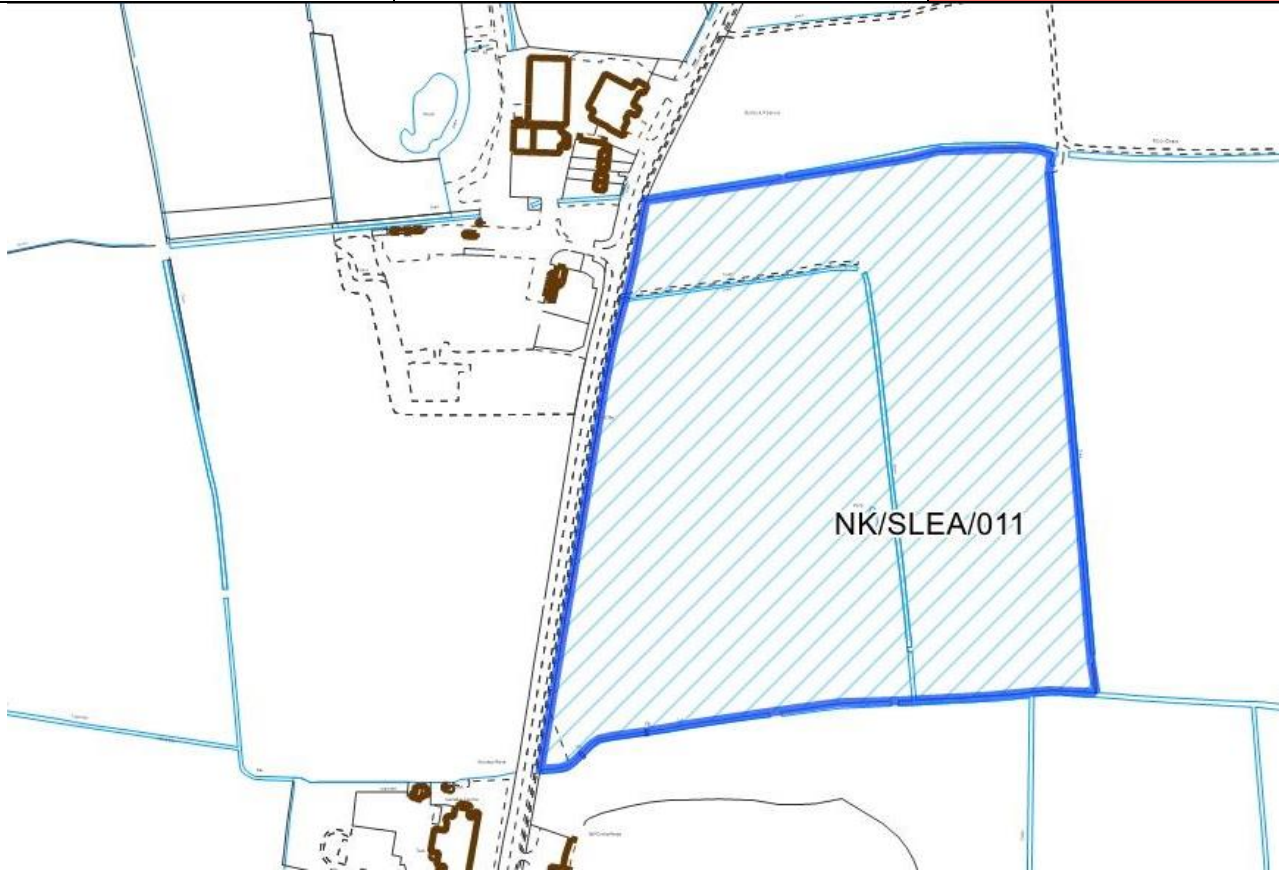
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	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	
New access roundabout on A15. Significant highway impact would require major mitigation on A15 junctions and sustainable connections to Sleaford Town Centre. Connection required to NK/SLEA/013 - if both sites came forward they would be required to be served from one roundabout. Site at risk of surface water flooding.	

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

Ref: NK/SLEA/011	Site Address: Land east of London Road, Sleaford	Status: Rejected
		
Size (ha): 16.75	Current use: Scrub land	
Indicative capacity: 440	Brownfield/Greenfield: Greenfield	
Hierarchy: Main Towns		
<p>Summary:</p> <p>The site is to the south of Quarrington, detached from the main settlement. There are farm buildings to the west and fields to the north, east and south of the site.</p> <p>Conclusion:</p> <p>The site is detached from the built footprint. 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		Partially	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

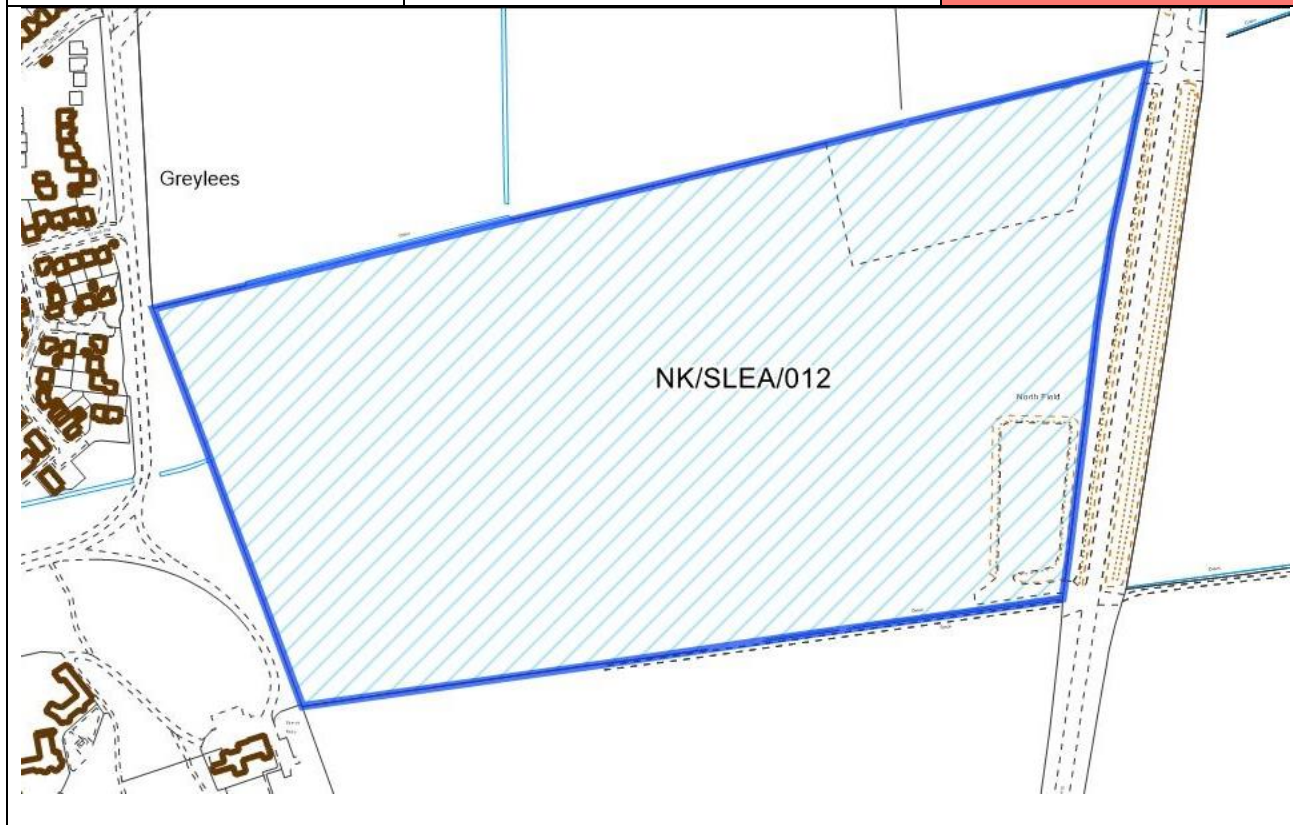
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Site access possible to London Road. Highway impact could be acceptable, subject to significant S106 contributions to bus and sustainable modes	

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

Ref: NK/SLEA/012	Site Address: Land west of A15, adj Greylees, Sleaford	Status: Rejected
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Size (ha): 16.60	Current use: Scrub land
Indicative capacity: 436	Brownfield/Greenfield: Greenfield
Hierarchy: Main Towns	

Summary:

The site is located to the west of the A15, on land to the east of Greylees. There are fields to the north and south of the site.

Conclusion:

The site is located outside of the bypass/A15 and is poorly connected to Greylees. Highway works would be required and the site could impact on the setting of GII park and garden at Greylees. 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			
A15- noise			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

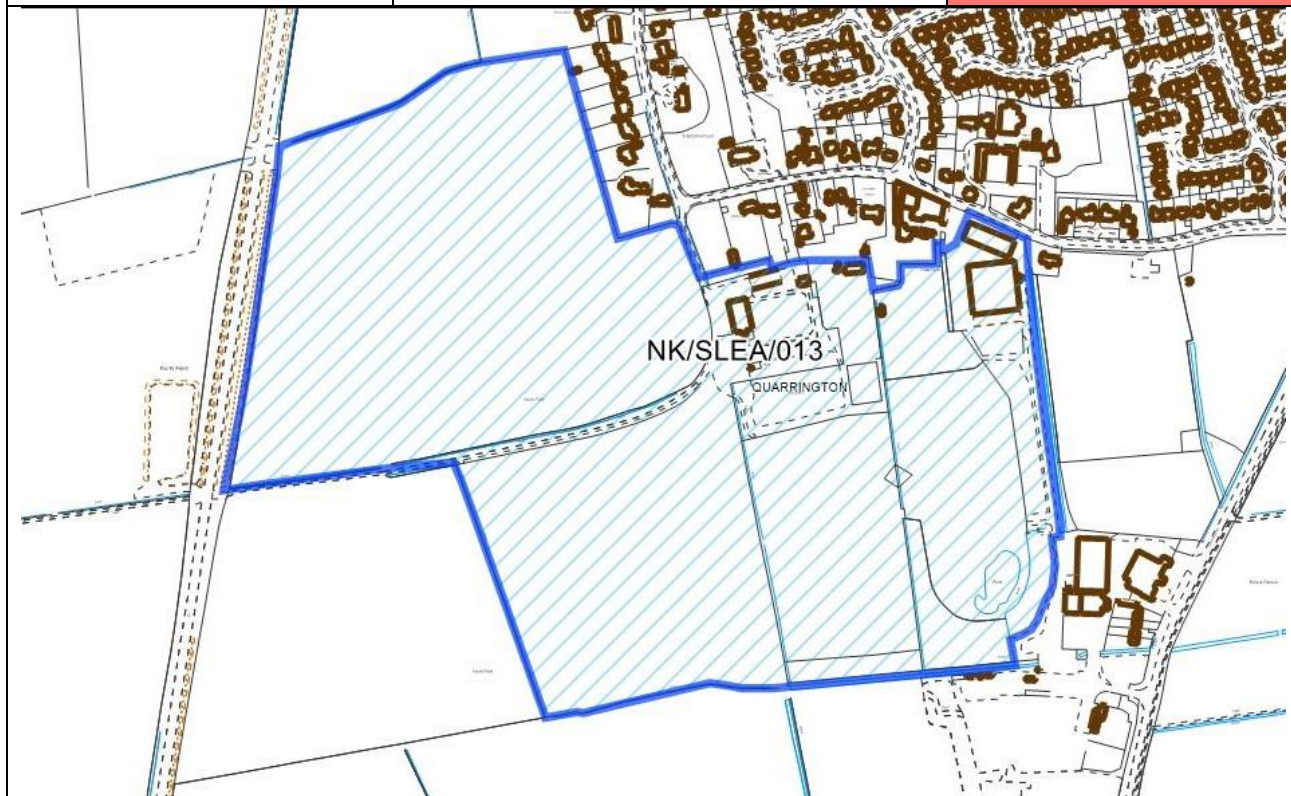
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works may include the provision of a right turn lane and footway/cycleway connections.	

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

Ref: NK/SLEA/013	Site Address: Land south and west of Qaurrington, Sleaford	Status: Rejected
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Size (ha): 80.74	Current use: Scrub land
Indicative capacity: 1696	Brownfield/Greenfield: Greenfield
Hierarchy: Main Towns	

Summary:

A large site mainly comprising of fields to the south of Quarrington. The A15 runs along the western boundary and London Road forms the eastern boundary. To the south are fields. To the north are a number of listed buildings, including St Botolph's Church and Manor Farm.

Conclusion:

A large site which will have character and setting impacts. Forms setting of GII* St Botolphs church and other listed buildings. Some parts 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 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			
nr landfill and agri use- cont land. Adj A15- noise.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

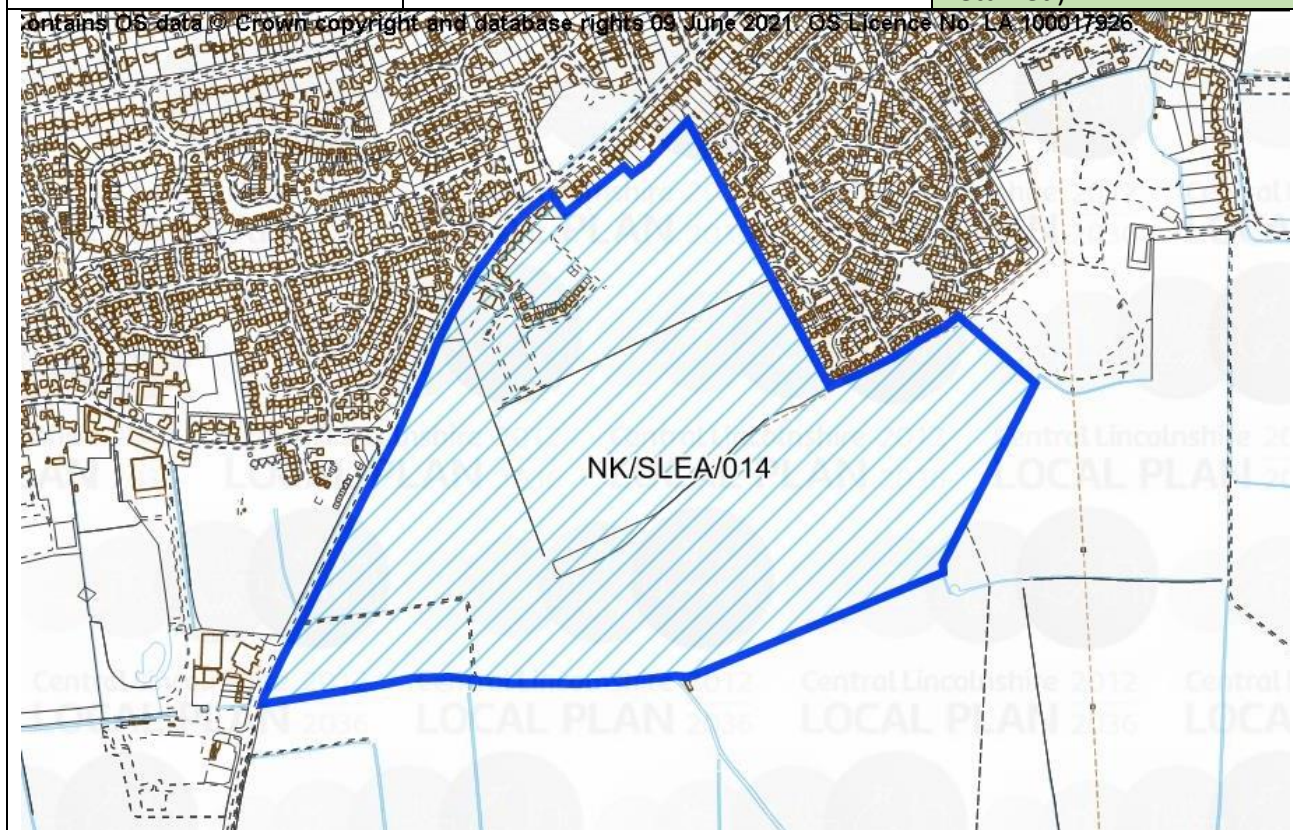
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
New access roundabout on A15. Significant highway impact would require major mitigation on A15 junctions and sustainable connections to Sleaford Town Centre. Connection required to NK/SLEA/009 - if both sites came forward they would be required to be served from one roundabout.	

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

Ref: NK/SLEA/014	Site Address: Sleaford south SUE	Status: Allocate (Existing allocation to be retained)
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Size (ha): 59.82	Current use:
Indicative capacity: 1346	Brownfield/Greenfield: Mixed
Hierarchy: Main Towns	Availability: Under construction

Summary:

The site comprises of fields to the south of Stump Cross Hill. There are existing developments to the north-east and north-west of the site and fields to the south. The site is under construction.

Conclusion:

The site is an existing allocation which is proposed to be carried forward.

Constraints

Environmental

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

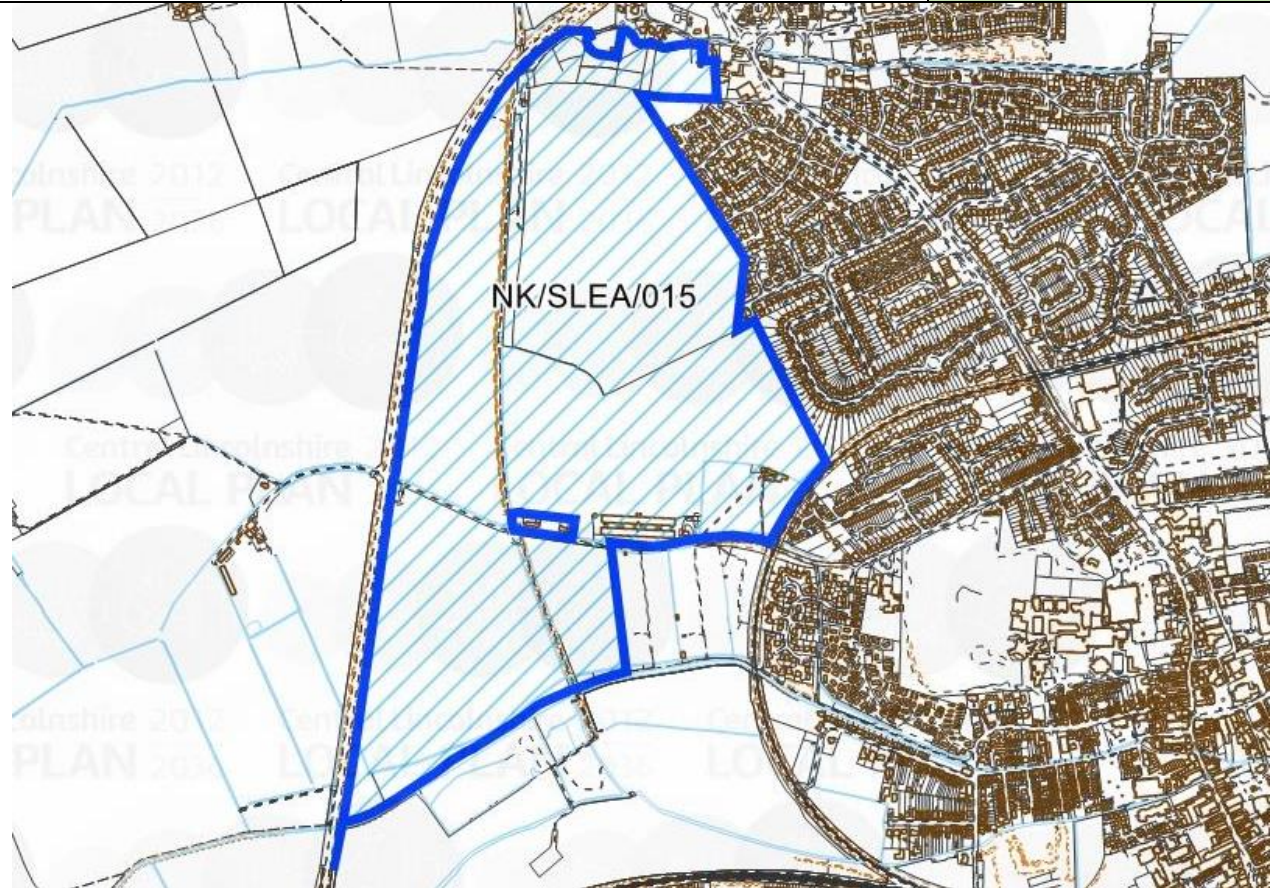
Built Environment, Heritage and Landscape

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			
Some archaeological surveys carried out. 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
- GLNP: Site should be included in SA	- Sites under construction are omitted from the SA, however, due to the scale of the site it has been added to the SA.

Ref: NK/SLEA/015	Site Address: Sleaford West Quadrant SUE	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 77.95	Current use:	
Indicative capacity: up to 1450	Brownfield/Greenfield: Mixed	
Hierarchy: Main Towns	Availability: Has outline permission	
<p>Summary: This site is an extensive area, mainly in arable farming use, but also including a chicken farm, a paddock or scrub area, and some houses. It includes a number of separate fields, separated by hedgerows, streams/ditches and Drove Lane running through the middle of the site.</p> <p>Conclusion: The site is an existing allocation, proposed to carry forward.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
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	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

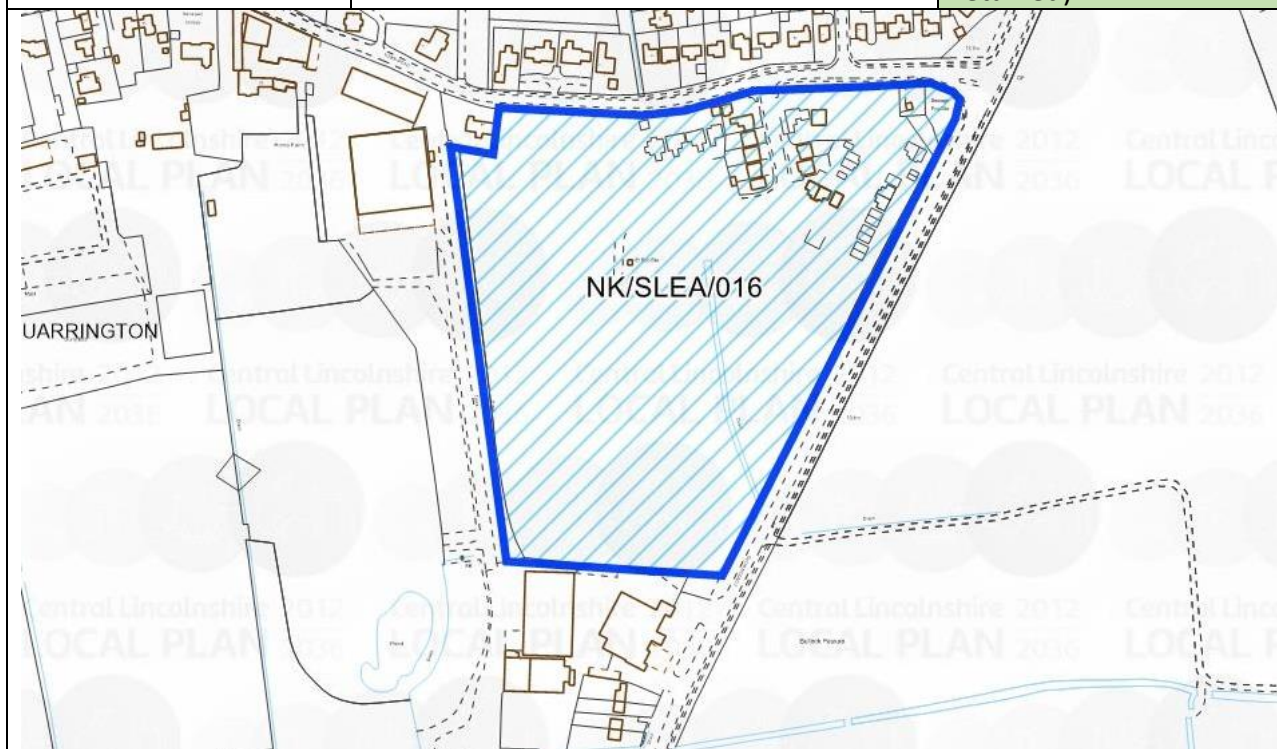
Scheduled Ancient Monumen	Within 500m	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Some archaeological surveys carried out. Further archaeological work required			

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- GLNP: Site should be included in SA	- Sites under construction are omitted from the SA, however, due to the scale of the site it has been added to the SA.

Ref: NK/SLEA/016	Site Address: Land west of London Road, Sleaford	Status: Allocate (Existing allocation to be retained)
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Size (ha): 6.86	Current use:
Indicative capacity: 152 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Main Towns	Availability: Under construction
<p>Summary: This site is a fairly flat area used as paddocks, and includes a substation in the north east corner and some bushes on site. There are hedgerows at the boundaries with trees on the eastern boundary. There is a housing estate to the north, a field with planning permission for housing to the east, large industrial and retail buildings to the south and farm buildings and fields to the west. The site is currently under construction.</p> <p>Conclusion: The site is an existing allocation, proposed to be carried forwards.</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			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

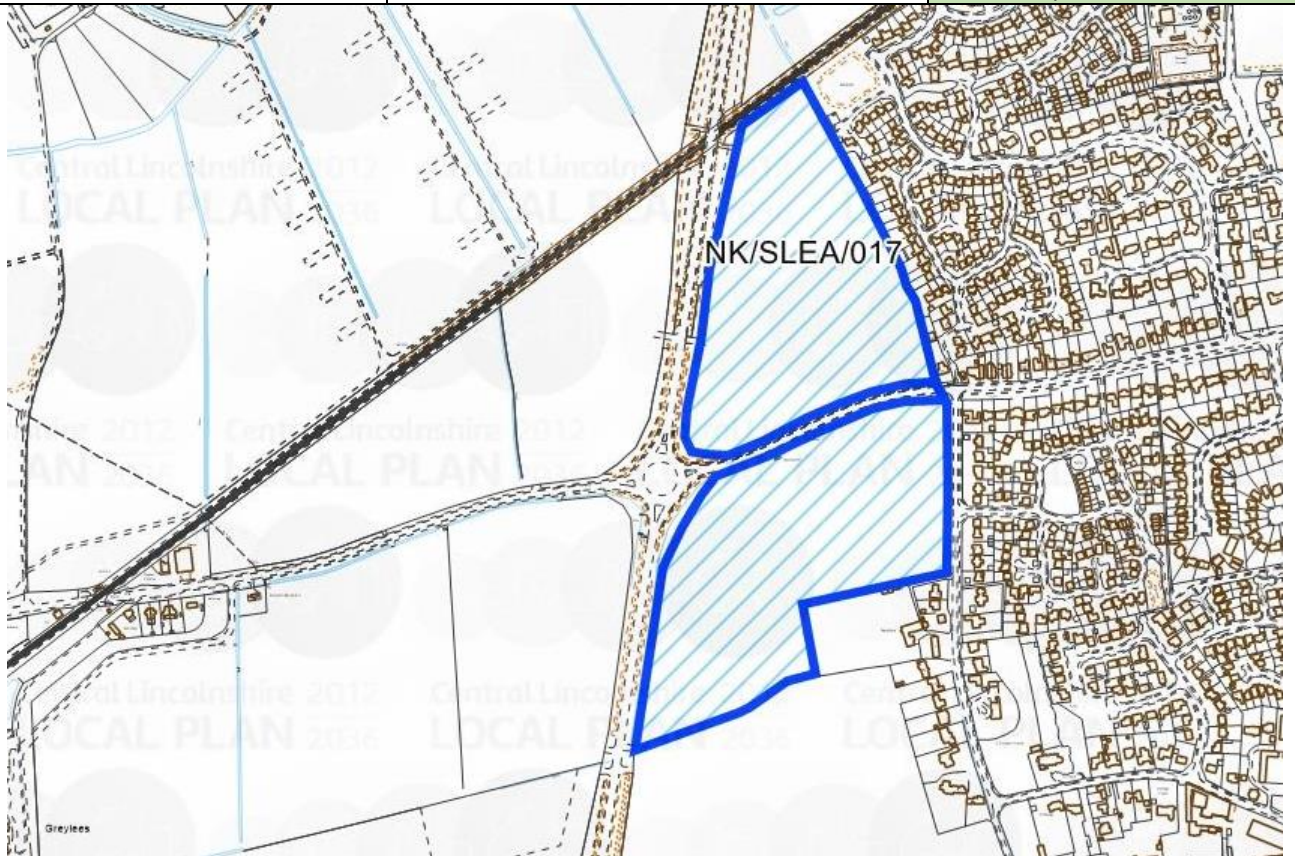
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	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
- Representatives of the site confirmed availability and deliverable – currently under construction	-

Ref: NK/SLEA/017	Site Address: Land at Grantham Road, Sleaford	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 14.74	Current use:	
Indicative capacity: 377	Brownfield/Greenfield: Greenfield	
Hierarchy: Main Towns	Availability: Has planning permission	
<p>Summary:</p> <p>The site is located to the west of existing development and extends to the north and south of Grantham Road. The A15 forms the boundary to the west.</p> <p>Conclusion:</p> <p>The site is an existing allocation, proposed to be carried forwards.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

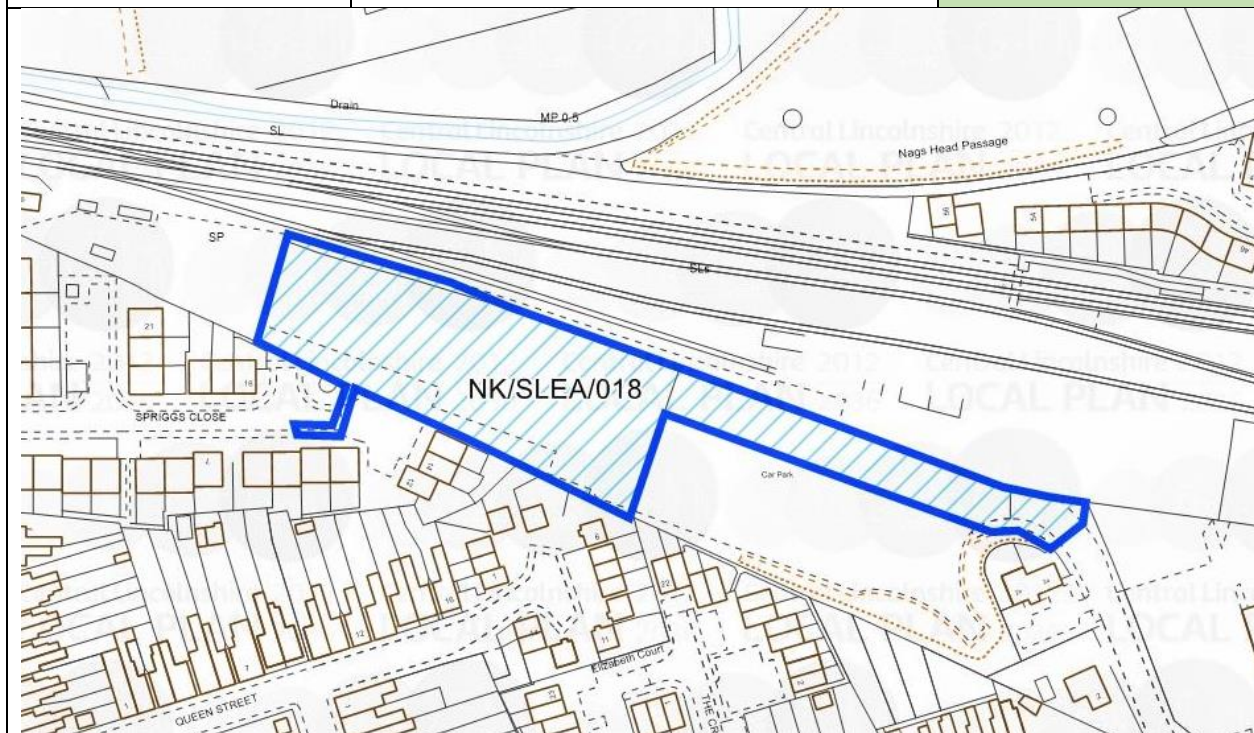
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Some archaeological surveys carried out. Further archaeological work may be required			

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/SLEA/018	Site Address: Land to the rear of Grantham Road Car Park, Grantham Road, Sleaford, Lincolnshire	Status: Allocate (New site with planning permission)
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Size (ha): 0.51	Current use: Car parking
Indicative capacity: 12	Brownfield/Greenfield: Brownfield
Hierarchy: Main Towns	Availability: Has planning permission
<p>Summary:</p> <p>The site is land used for car parking, off Grantham Road. To the north is the railway line and to the south is existing residential development.</p> <p>Conclusion:</p> <p>The site has planning permission for 12no. dwellings, proposed 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			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

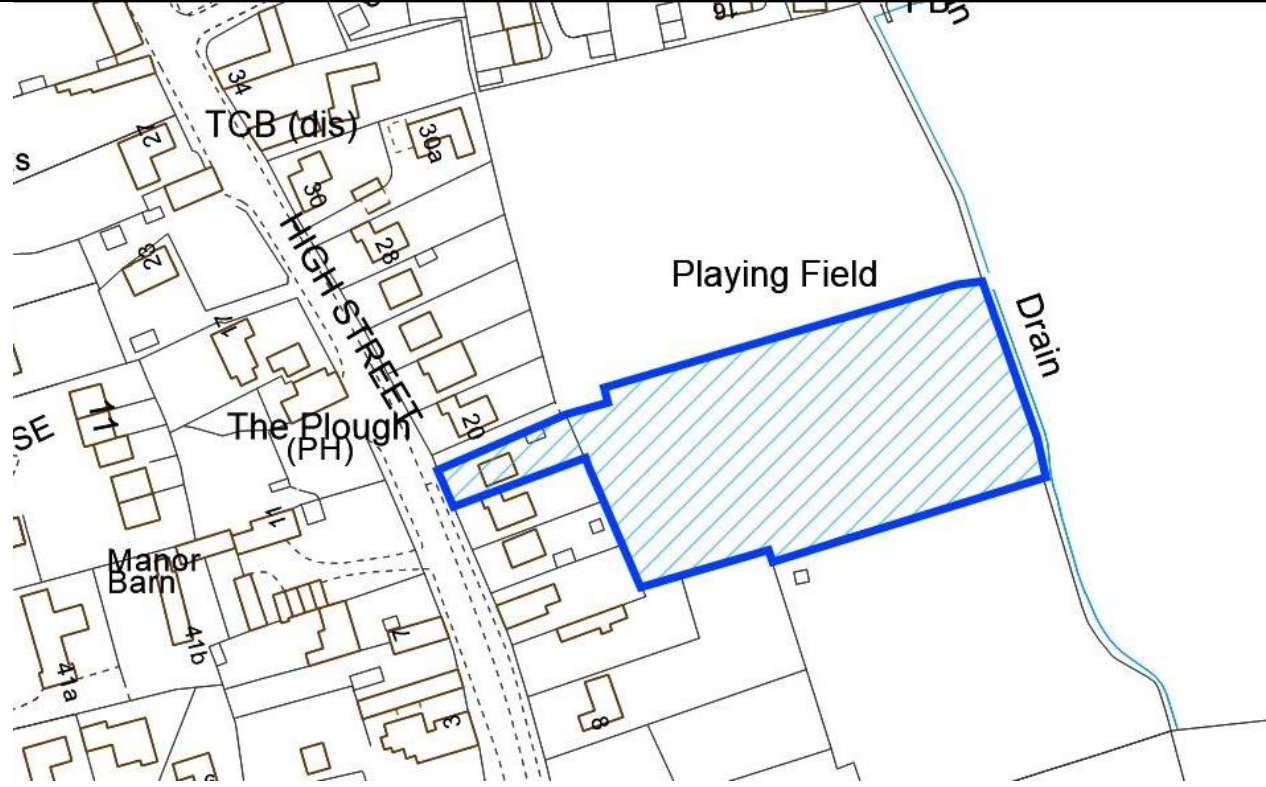
Scheduled Ancient Monumen	Within 250m	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Swinderby

Ref: NK/SWI/001	Site Address: Land East of High Street, Swinderby	Status: Rejected
		
Size (ha): 0.63	Current use: Dwelling and Paddock	
Indicative capacity: 11	Brownfield/Greenfield: Mixed	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is to the east of dwellings on High Street. To the north are playing fields and dwellings. To the east and south of the side are fields. There is an area of group Tree preservation order woodland on the site and the south-east corner of the site has some risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site is constrained by the tree preservation order woodland and would therefore be unlikely to deliver 10 or more. Proposed not to allocate.</p>		

Constraints

Environmental

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

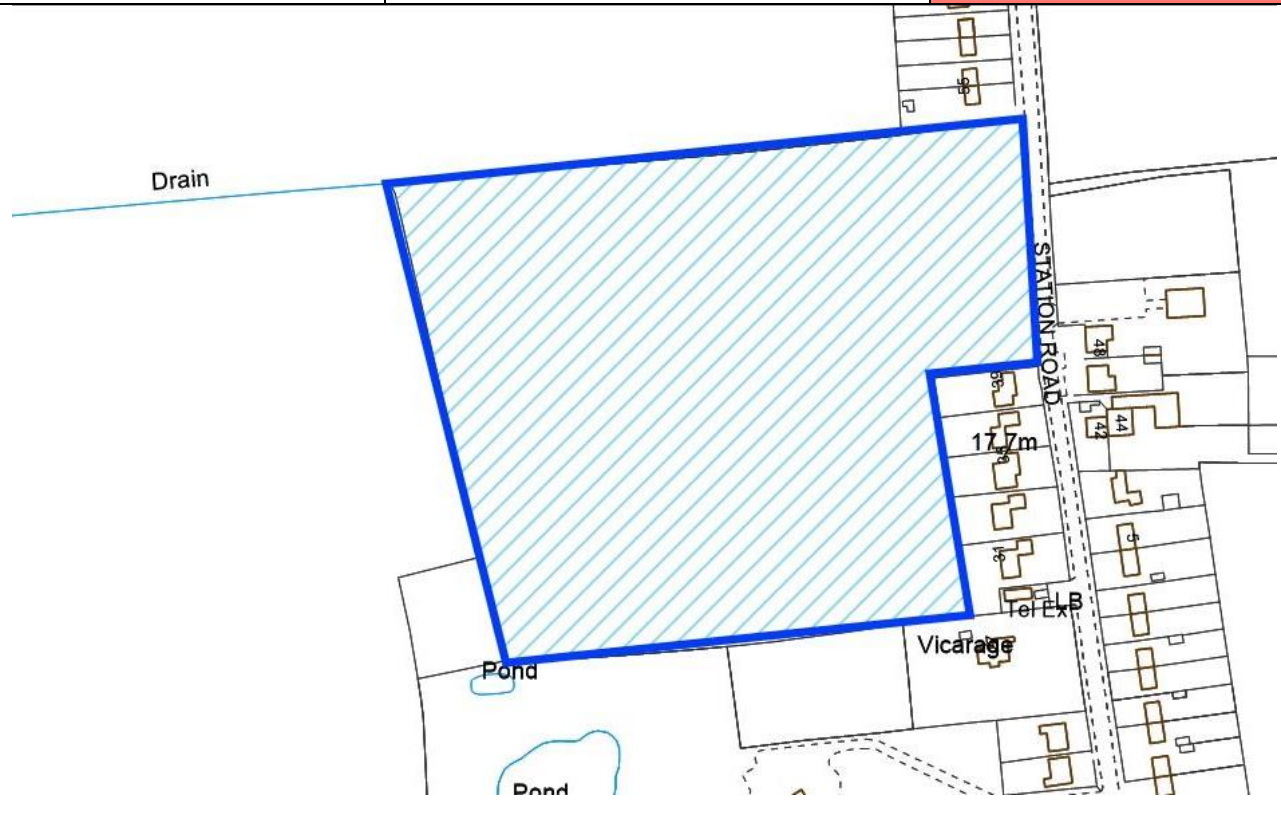
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	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 existing dwelling.	

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

Ref: NK/SWI/002	Site Address: Land off Station Road, Swinderby	Status: Rejected
		
Size (ha): 3.84	Current use: Agricultural	
Indicative capacity: 58	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is agricultural land to the west of Station Road. To the south are dwellings and Swinderby All Saints C of E School. To the north are some linear dwellings and open fields.</p> <p>Conclusion:</p> <p>A large site on the edge of the settlement, extending the built footprint would have character impacts on the settlement. Proposed not to allocate.</p>		

Constraints

Environmental

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

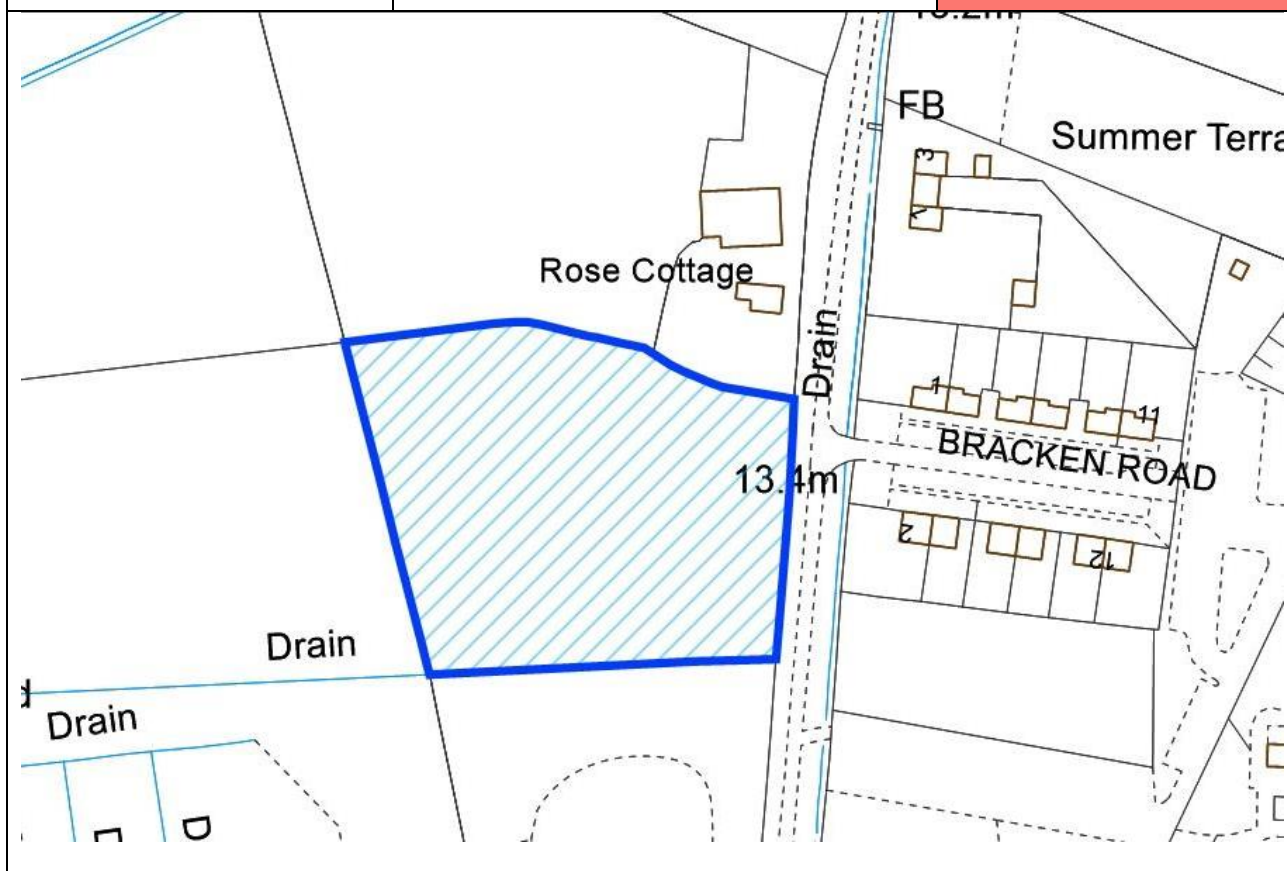
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

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

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

Ref: NK/SWI/003	Site Address: Southern Lane, Morton, Swinderby	Status: Rejected
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Size (ha): 0.74	Current use: Paddock
Indicative capacity: 19	Brownfield/Greenfield: Greenfield
Hierarchy: Countryside	

Summary:

The site is an area of land to the south of Rose Cottage. There are dwellings to the east of the site and woodland to the south. The site is located in Morton, approx. 1km from Swinderby.

Conclusion:

The site is detached from Swinderby. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	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			
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 deliverable	-

Ref: NK/SWI/005	Site Address: Land to the east of Station Road, Swinderby	Status: Rejected
		
Size (ha): 0.97	Current use: Paddock	
Indicative capacity: 16	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a linear area to the east of Station Road, opposite existing linear development. There are dwellings to the south of the site, and fields to the east and north.</p> <p>Conclusion:</p> <p>The site would result in linear ribbon development. 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

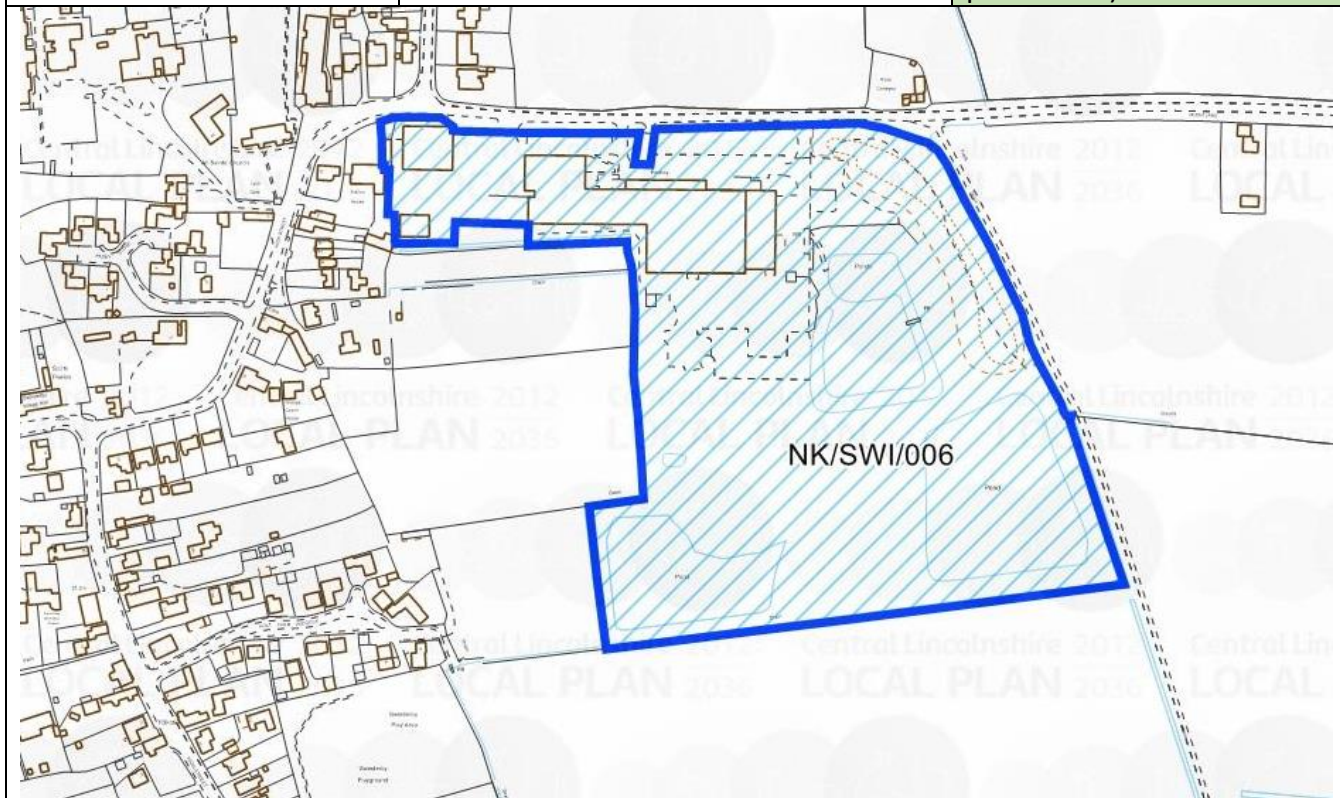
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

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	-

Ref: NK/SWI/006	Site Address: Land south of Moor Lane, Swinderby	Status: Allocate (New site with planning permission)
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Size (ha): 8.20	Current use: Former factory
Indicative capacity: 140	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	Availability: Has planning permission

Summary:

The site is a former factory located to the east of the village. It contains a number of buildings and hardstanding areas with hedge to the boundaries of the site.

Conclusion:

The site is a brownfield site with planning permission for 140no dwellings. Proposed to allocate.

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	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

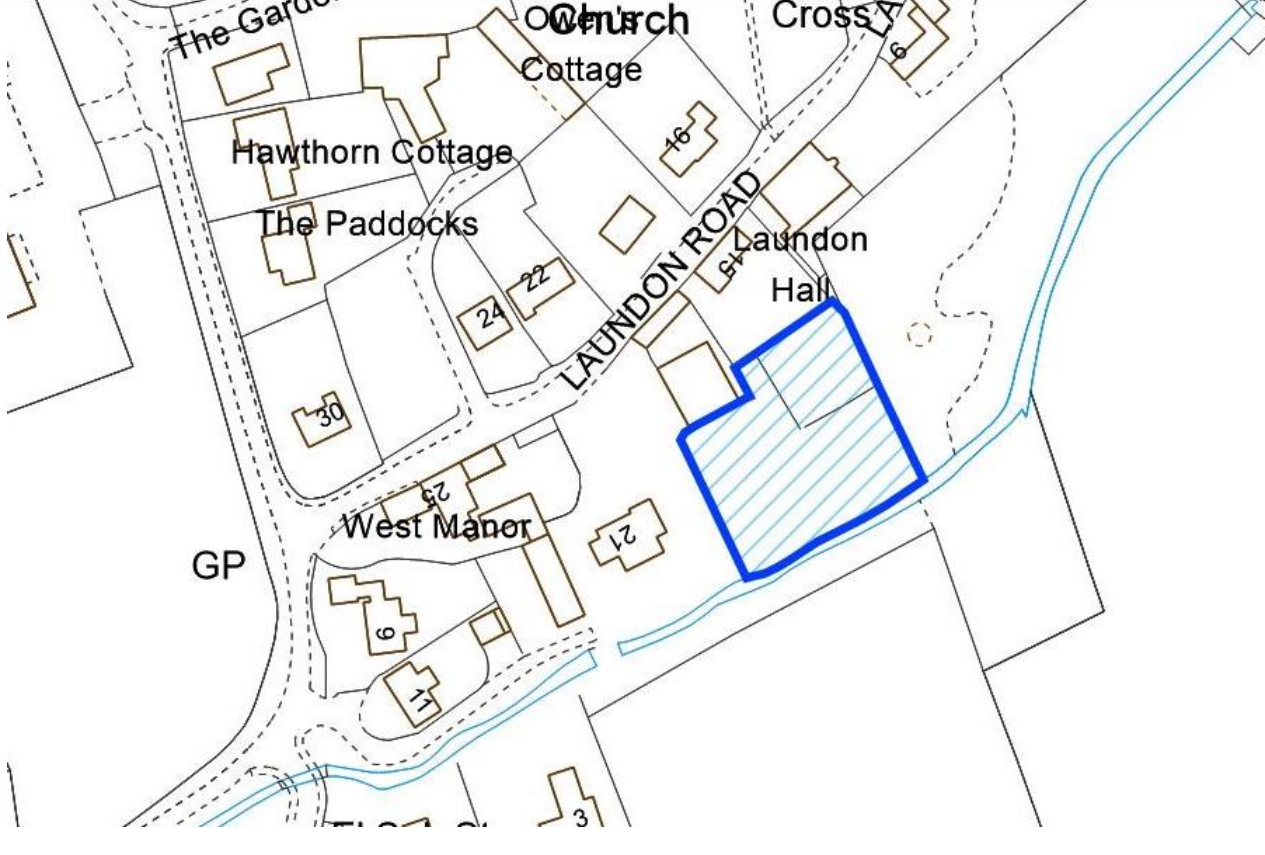
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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
- Historic England: Views of Swinderby Church tower from Green Lane should be protected	- Noted. Site has planning permission.

Threekingham

Ref: NK/THRE/001	Site Address: Land adjacent 21 Laundon Road, Threekingham	Status: Rejected
		
Size (ha): 0.22	Current use: Garden	
Indicative capacity: 4	Brownfield/Greenfield: Mixed	
Hierarchy: Small Villages		
<p>Summary:</p> <p>A small area of land to the rear of dwellings on Laundon Road. There is a watercourse to the southern boundary.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	R	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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

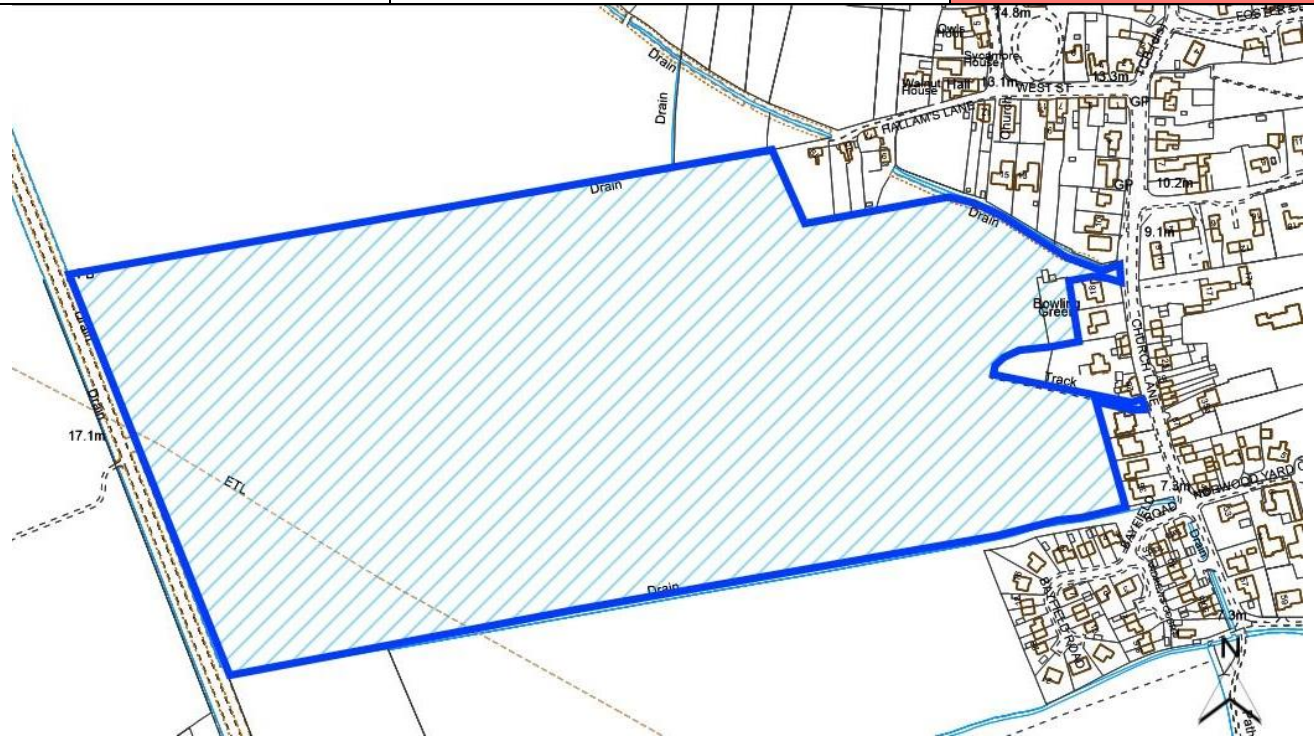
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Timberland

Ref: NK/TIM/001	Site Address: Land west of Church Lane, Timberland	Status: Rejected
		
Size (ha): 17.23	Current use: Agricultural and former bowling green and clubhouse	
Indicative capacity: 207	Brownfield/Greenfield: Mixed	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site comprises of agricultural land and a former bowling green to the west of Timberland. To the western boundary is the B1189. To the north and south are fields.</p> <p>Conclusion:</p> <p>The site is a large extension into the countryside, with impacts on the character of the village. Timberland is a small village with limited services and connections. Proposed not to allocate in this location.</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

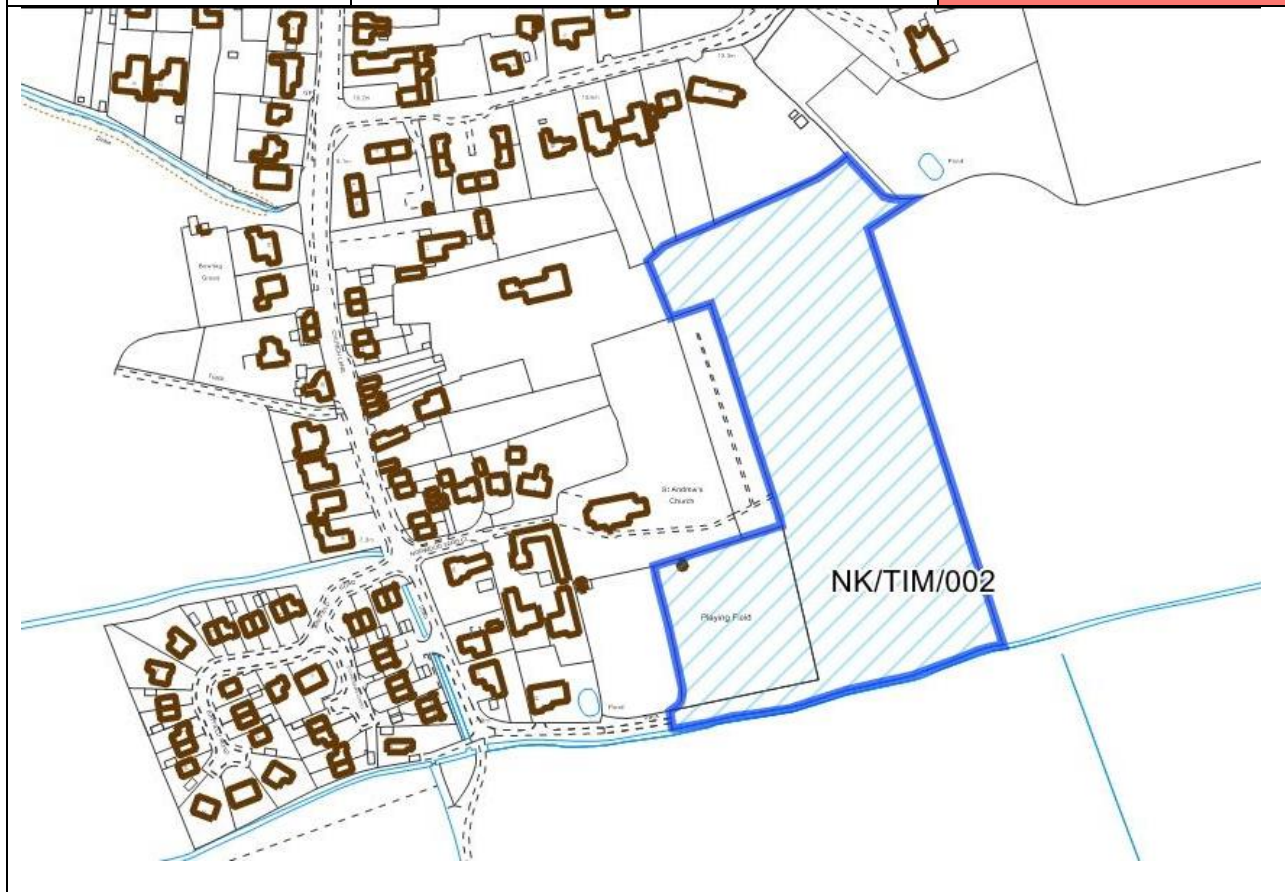
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TIM/002	Site Address: Land east and south of St Andrews Church, Timberland	Status: Rejected
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Size (ha): 2.52	Current use: Agricultural and playing field
Indicative capacity: 38	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is to the east of existing dwellings and includes a playing field. St Andrews Church is to the west of the site and open fields are to the east and south. There is risk of surface water flooding to the southern area of the site.

Conclusion:

The site is poorly connected to the settlement. Timberland is a small village with limited services and connections. Proposed not to allocate in this location.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

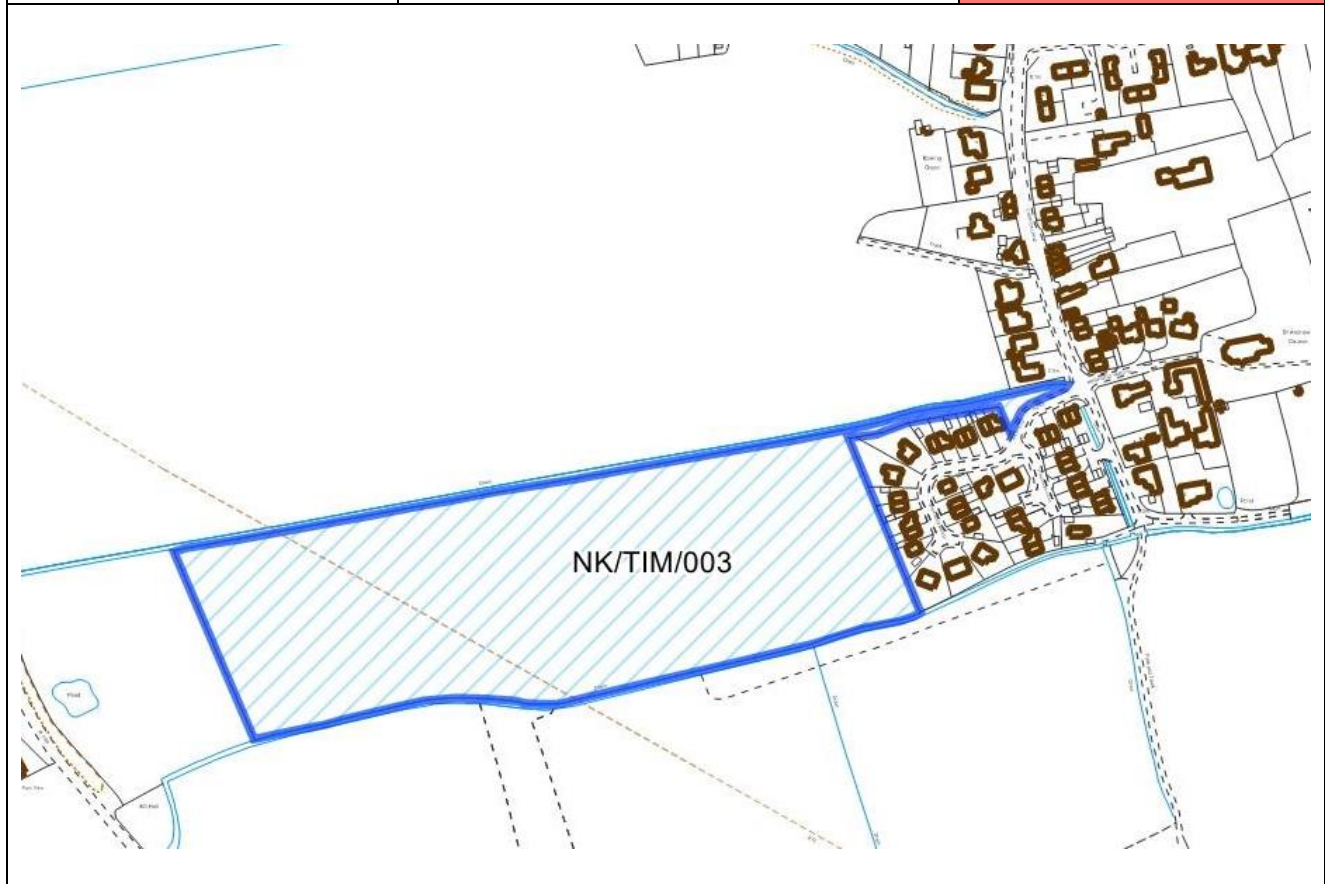
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TIM/003	Site Address: Land west of Bayfield Road, Timberland	Status: Rejected
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Size (ha): 5.13	Current use: Agricultural
Indicative capacity: 77	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site extends to the west of Bayfield Road. There are open fields to the north, west and south of the site. Some of the site is at risk of surface water flooding.

Conclusion:

The site extends into the open countryside and would impact the setting and character of the village. Timberland is a small village with limited services and connections. Proposed not to allocate in this location.

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

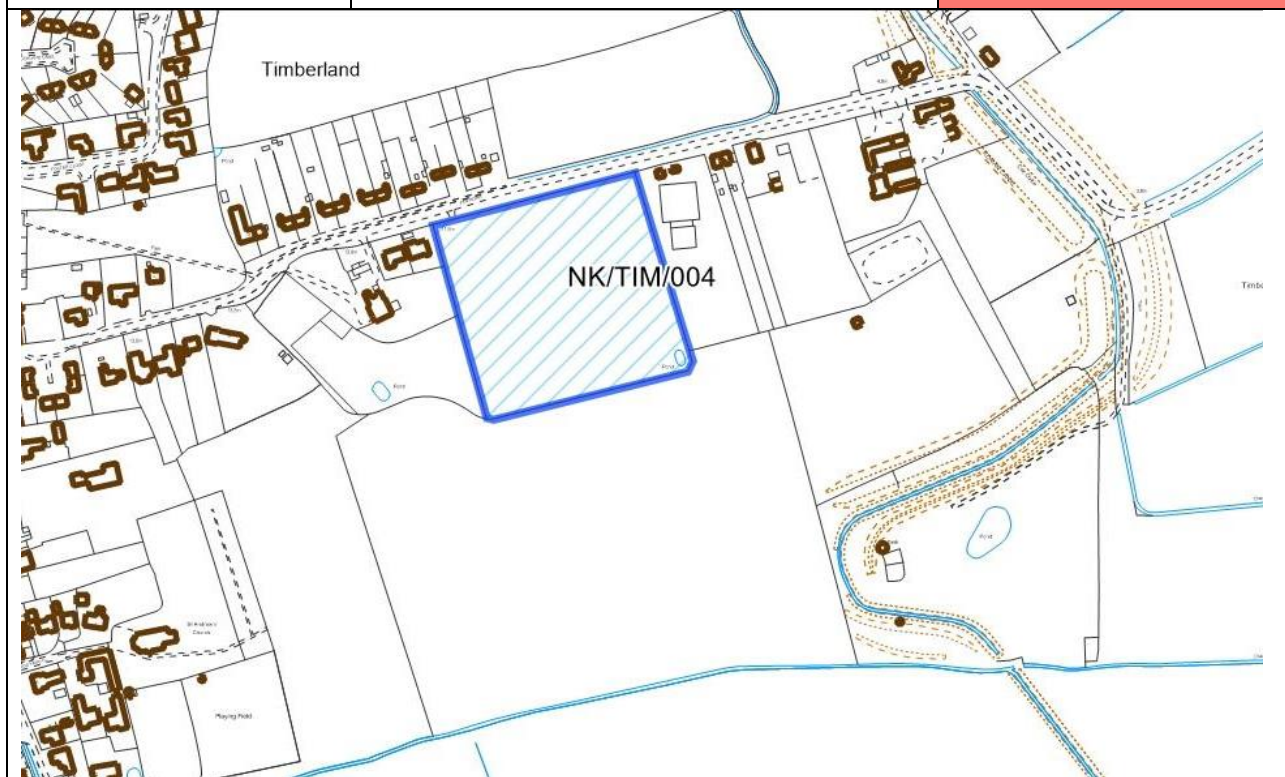
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TIM/004	Site Address: Land east of 36 Fen Road, Timberland	Status: Rejected
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Size (ha): 1.81	Current use:
Indicative capacity: 31	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is located between dwellings and an area of woodland (covered by a group tree preservation order) to the west. To the south is open land and fields.</p> <p>Conclusion:</p> <p>Timberland is a small village with limited services and connections. Proposed not to allocate in this location.</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

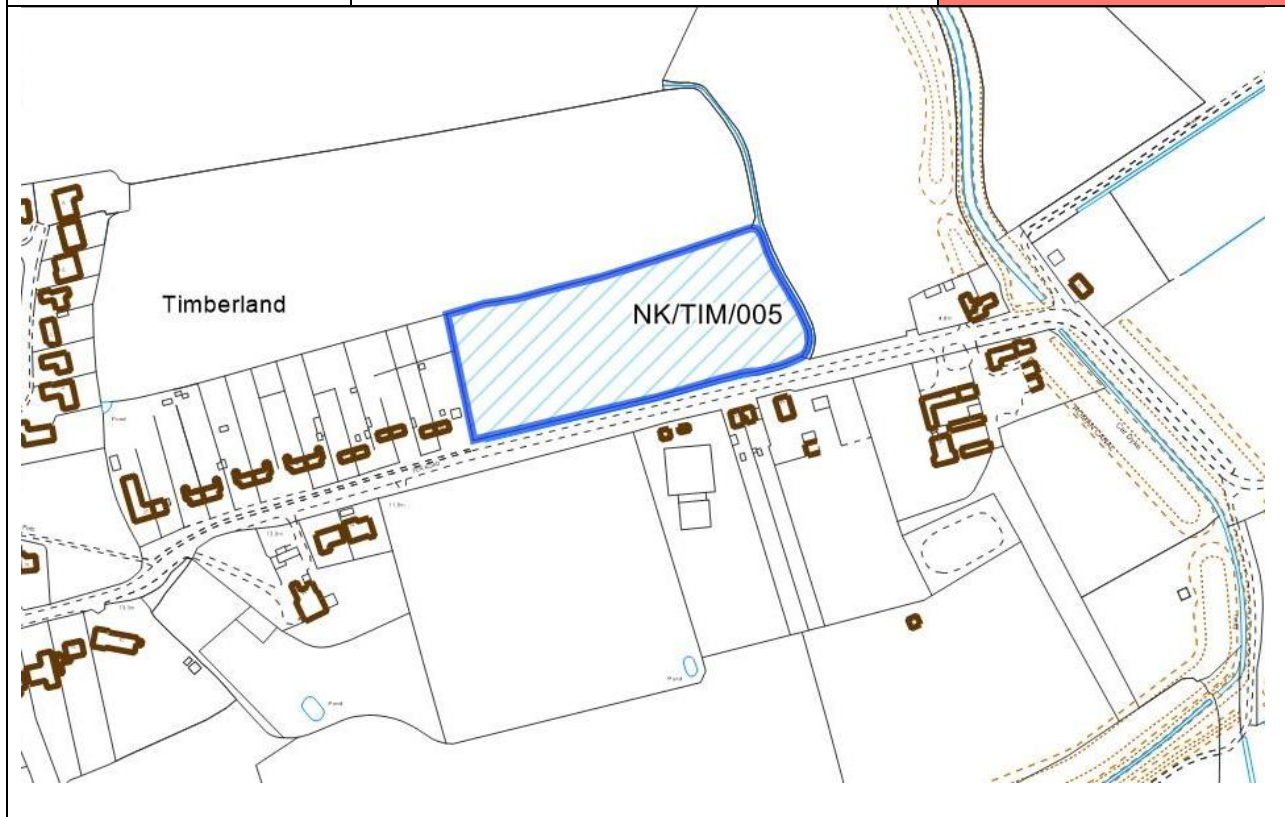
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Proximity Scheduled Monument (Car Dyke). Heritage impact assessment; archaeological evaluation required			

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	-

Ref: NK/TIM/005	Site Address: Land east of 49 Fen Road, Timberland	Status: Rejected
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Size (ha): 1.17	Current use: Agricultural
Indicative capacity: 20	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is a linear area of land to the east of existing development on Fen Road. There are fields to the north and east of the site. There is a scheduled ancient monument to the east of the site.</p> <p>Conclusion:</p> <p>The site would result in linear ribbon development. Timberland is a small village with limited services and connections. Proposed not to allocate in this location.</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	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

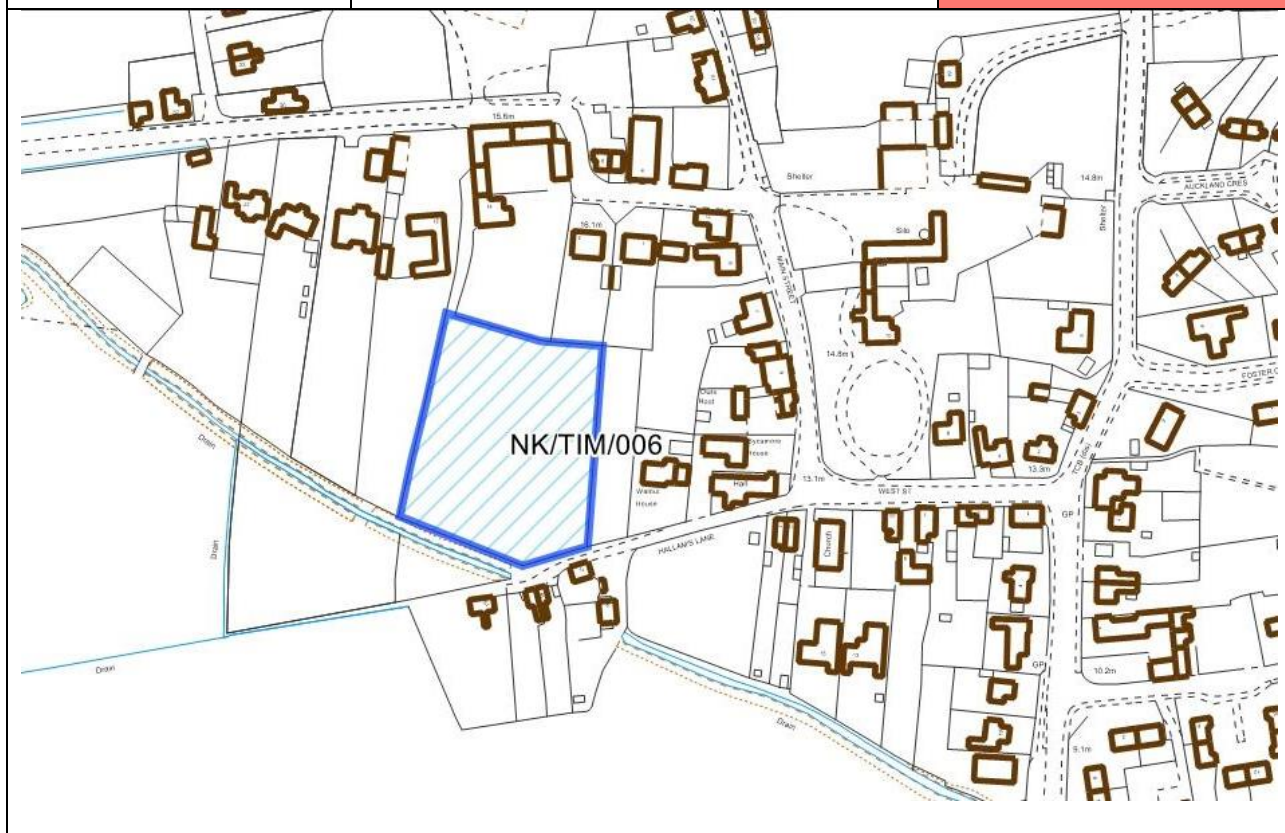
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Proximity Scheduled Monument (Car Dyke). Heritage impact assessment required. Archaeological evaluation required			

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 and speed limit will require extension	

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

Ref: NK/TIM/006	Site Address: Land north of Hallams Lane, Timberland	Status: Rejected
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Size (ha): 0.54	Current use: Garden land
Indicative capacity: 9	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site comprises of garden land to the rear of properties on Station Road. The highway and watercourse form the boundary to the south.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Timberland is a small village with limited services and connections. Proposed not to allocate in this location.

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

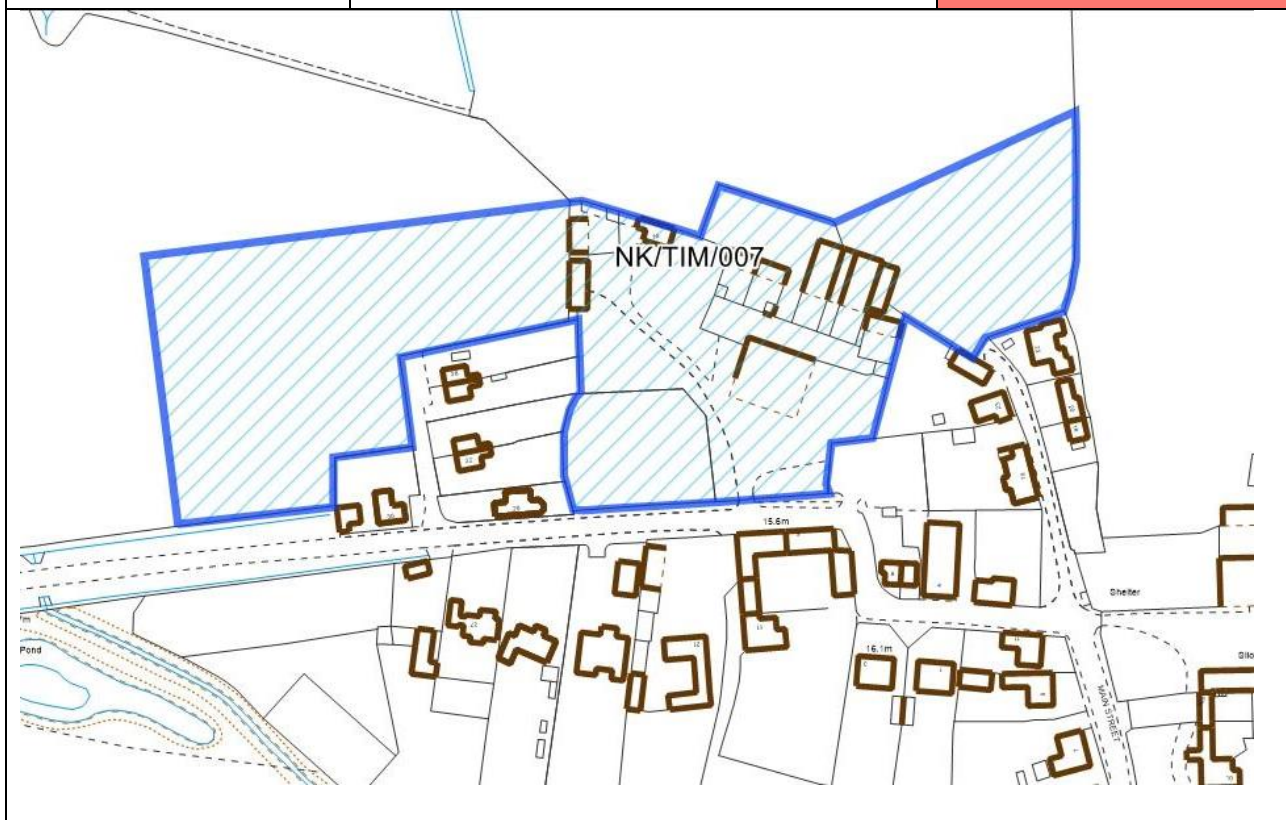
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TIM/007	Site Address: Land north of Station Road, Timberland	Status: Rejected
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Size (ha): 2.13	Current use: Agricultural
Indicative capacity: 32	Brownfield/Greenfield: Mixed
Hierarchy: Small Villages	
<p>Summary: The site is a farmyard and buildings to the north of Station Road. There are dwellings to the south, east and west and open fields to the north of the site.</p> <p>Conclusion: A brownfield site within the built footprint of the village, however Timberland is a small village with limited services and connections. Proposed not to allocate in this location.</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	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

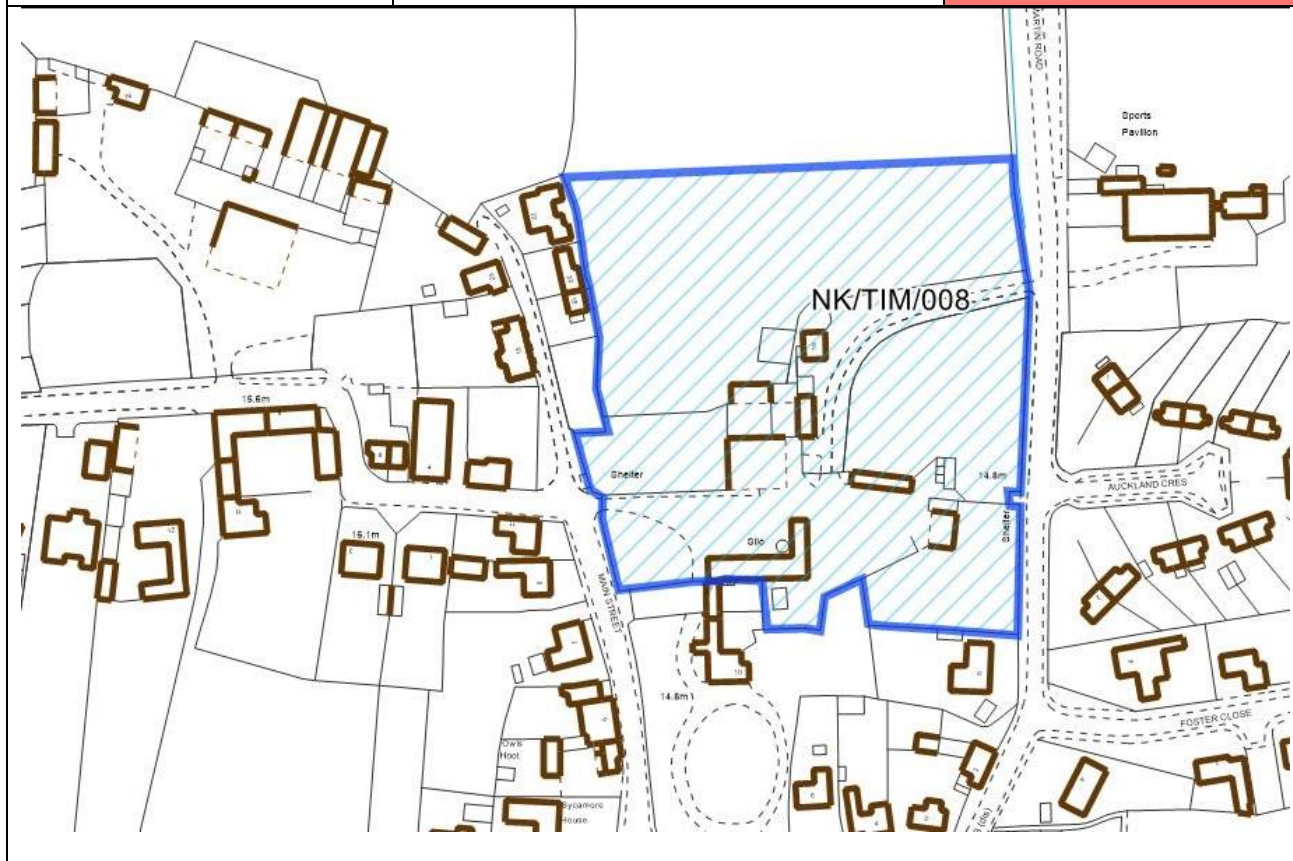
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TIM/008	Site Address: Land at Manor Farm, Main Street, Timberland	Status: Rejected
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Size (ha): 1.72	Current use: Agricultural
Indicative capacity: 29	Brownfield/Greenfield: Mixed
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site comprises a farmyard and buildings located between Main Street to the west and Martin Road to the east. There are dwellings to the south of the site and sports pavilion to the east.</p> <p>Conclusion:</p> <p>A brownfield site within the built footprint of the village, however, Timberland is a small village with limited services and connections. Proposed not to allocate in this location.</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

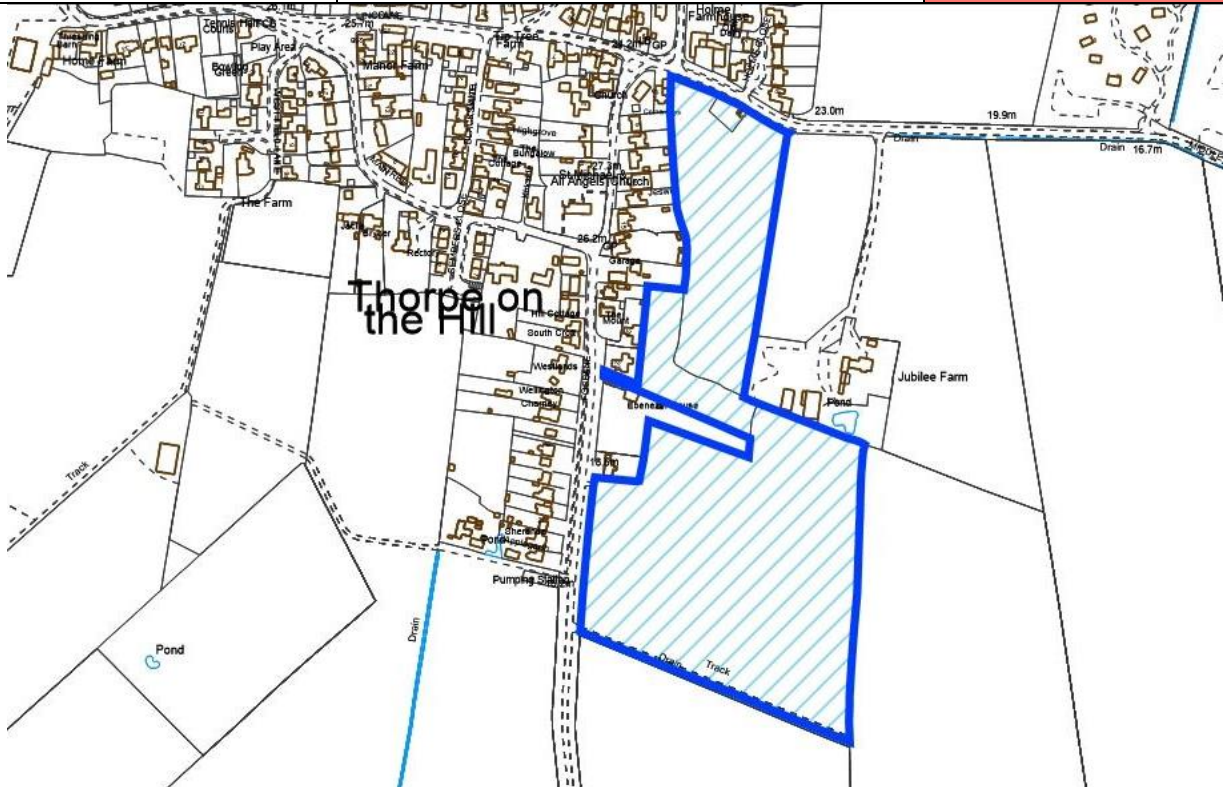
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
History on this site; 19/0397/FUL, 19/1505/FUL, 19/1536/PNND, 19/1537/PNND, 19/1535/PNND, 18/1006/ADVICE.	

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

Thorpe on the Hill

Ref: NK/TOTH/001	Site Address: Land off Middle Lane, Thorpe on the Hill	Status: Rejected
		
Size (ha): 7.90	Current use: Agricultural	
Indicative capacity: 119	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>A large site to the west of Fosse Lane and south of Middle Lane. There is a farm and fields to the east of the site and existing dwellings to the north and west.</p> <p>Conclusion:</p> <p>Scale of the site would have impacts on the character of the village. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3, partial 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

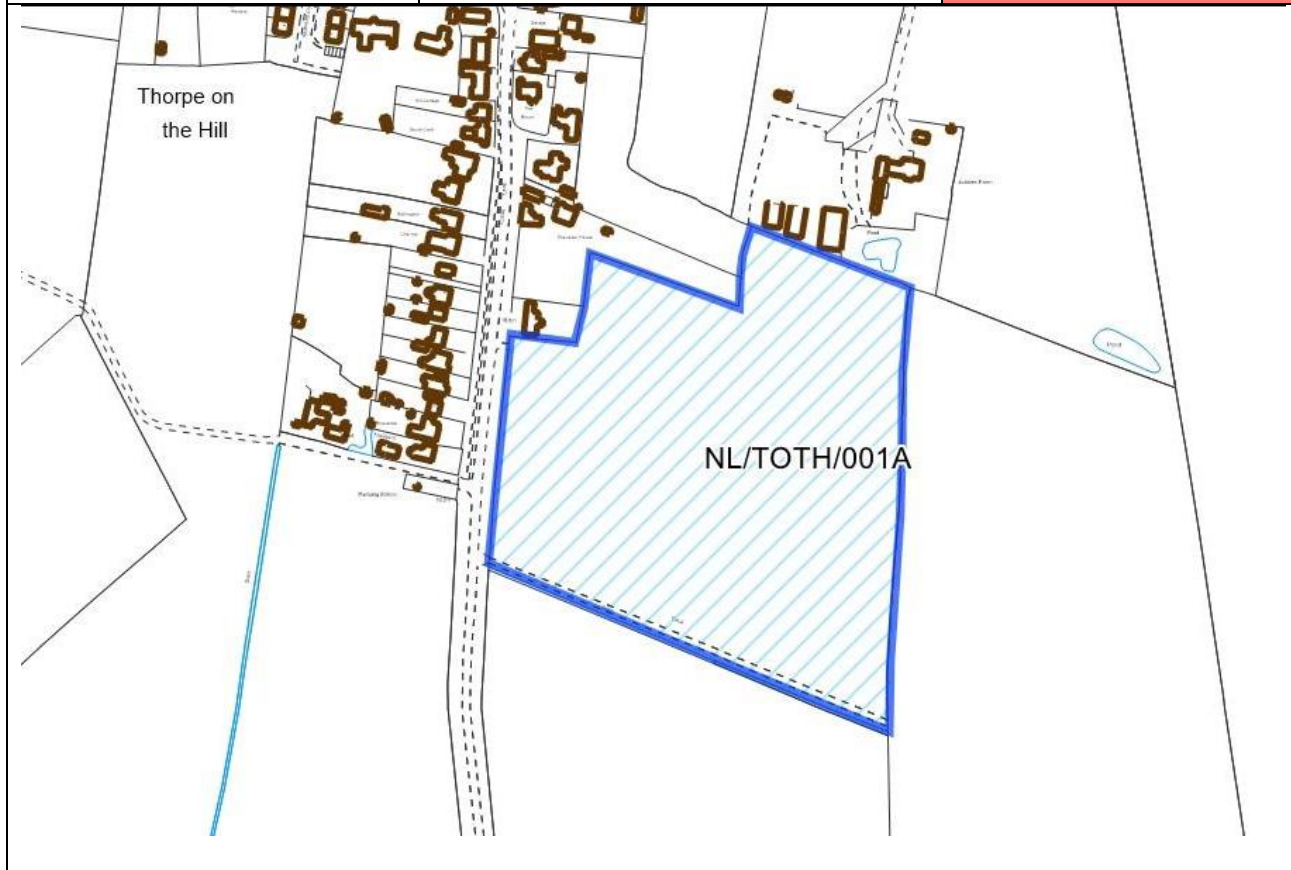
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TOTH/001A	Site Address: Land off Middle Lane, Thorpe on the Hill	Status: Rejected
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Size (ha): 5.33	Current use:
Indicative capacity: 80	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

<p>Summary:</p> <p>The site is to the west of Fosse Lane and to the south of farm buildings. To the east and south are open fields.</p> <p>Conclusion:</p> <p>The site extends into the countryside and would have impacts on the character of the settlement. Proposed not to allocate.</p>
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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 & 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

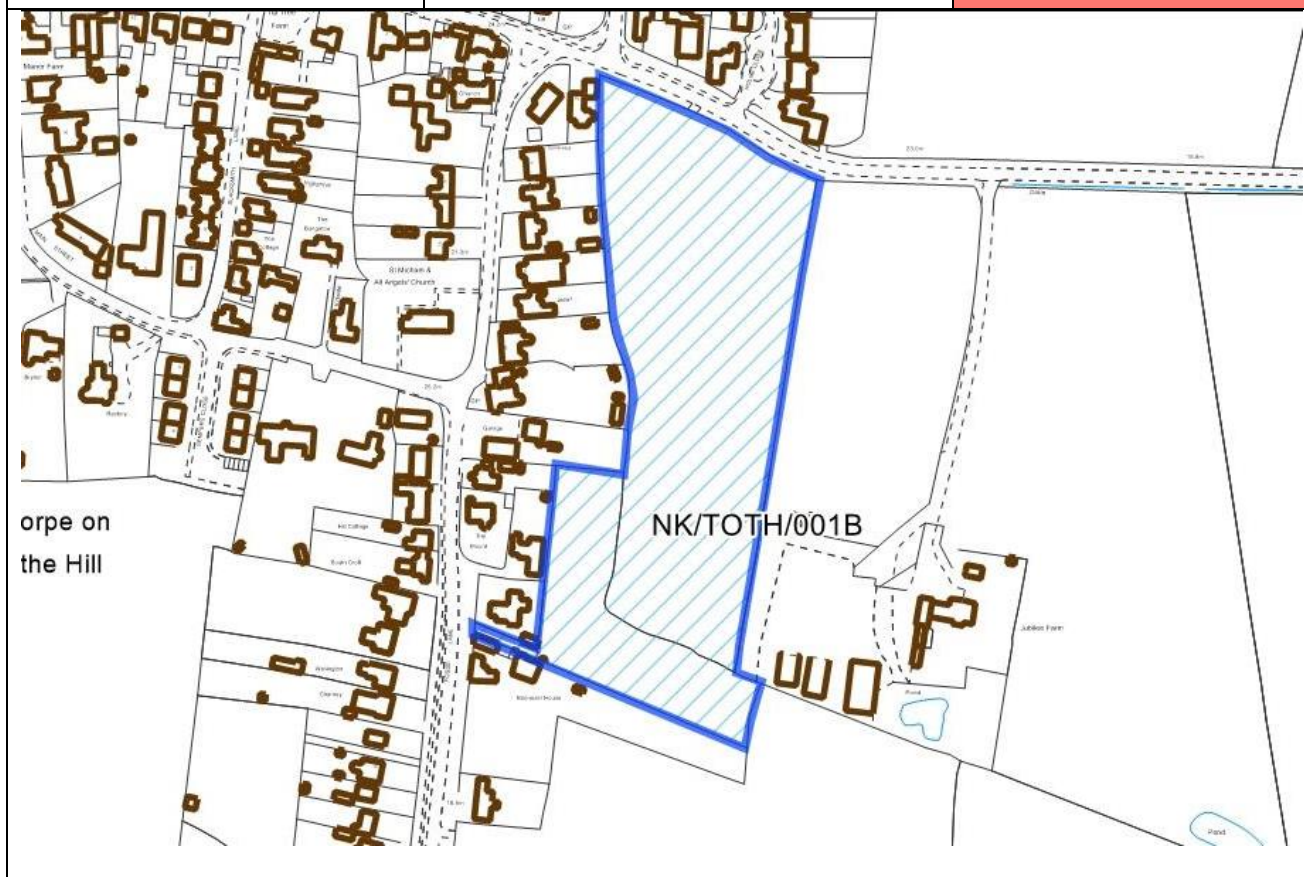
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TOTH/001B	Site Address: Land off Middle Lane, Thorpe on the Hill	Status: Rejected
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Size (ha): 2.59	Current use:
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site comprises of land to the south of Middle Lane and east of Fosse Lane. There are farm buildings to the east and dwellings to the west.</p> <p>Conclusion:</p> <p>The site extends the built footprint of 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

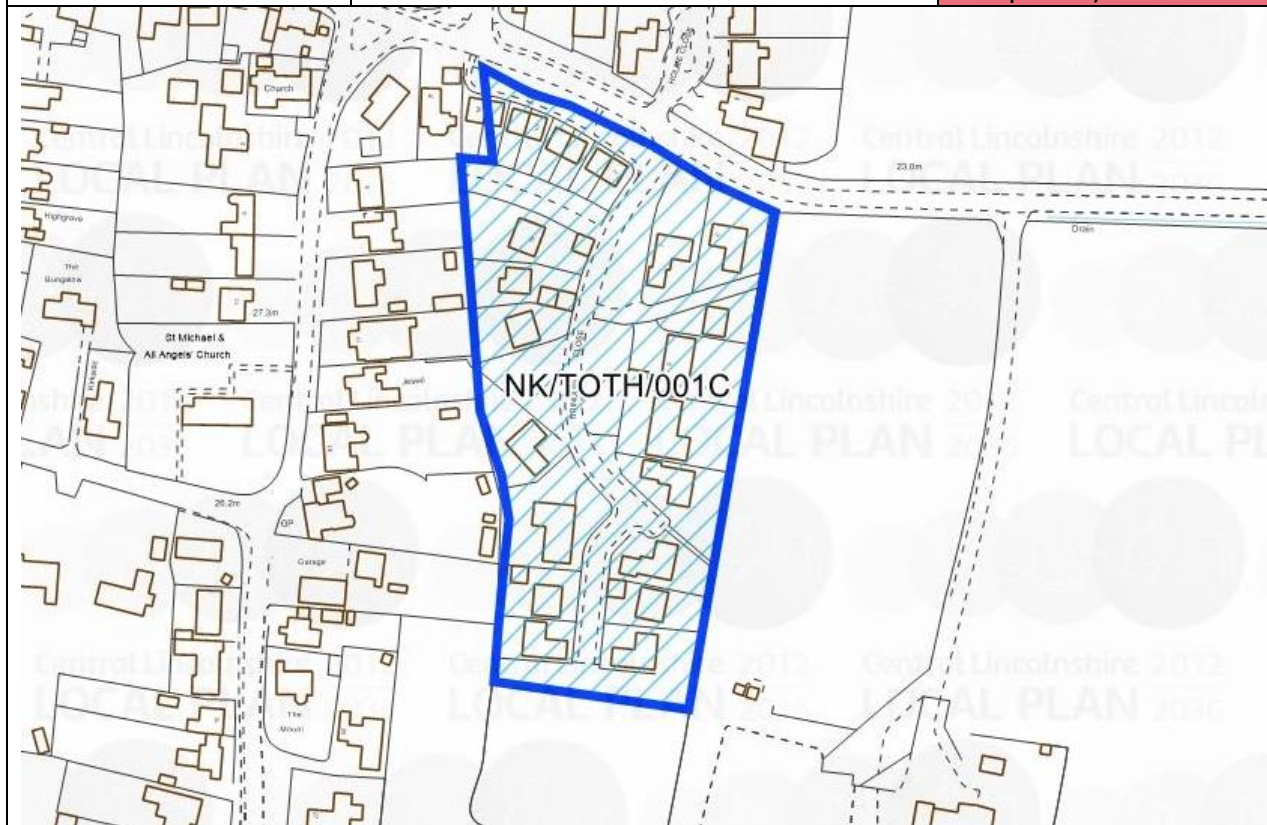
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TOTH/001C	Site Address: Land off Middle Lane, Thorpe on the Hill	Status: Completed (Existing allocation completed)
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Size (ha): 1.61	Current use:
Indicative capacity: 23	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary: The site is south of Middle Lane and has existing dwellings to the west and north of the site.</p> <p>Conclusion: The site has planning permission for 23no. dwellings and is complete.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	NoN
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

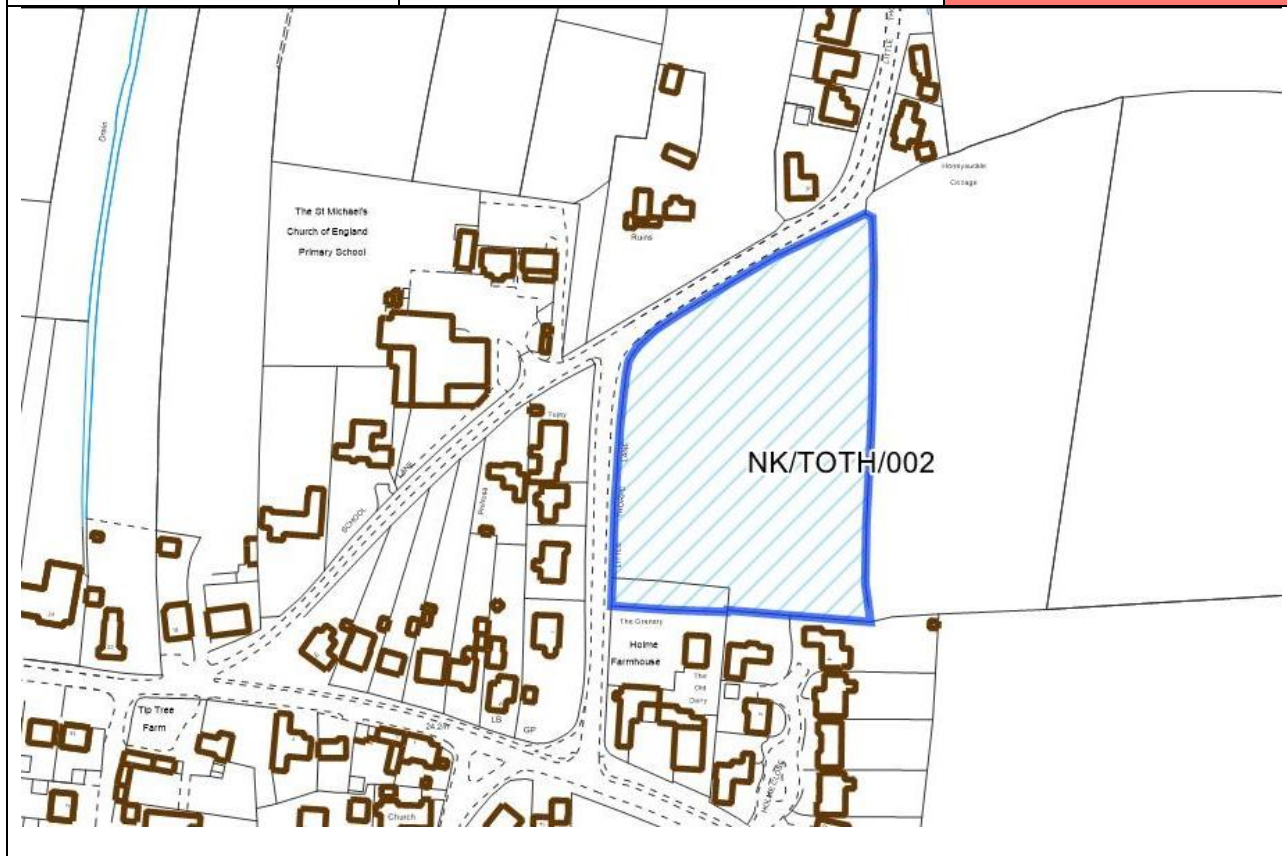
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TOTH/002	Site Address: Holme Close (Northern Extension), Thorpe on the Hill	Status: Rejected
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Size (ha): 1.13	Current use: Grassland
Indicative capacity: 19	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	
<p>Summary:</p> <p>The site is to the north of Holme Close and there are existing dwellings to the north and west of the site.</p> <p>Conclusion:</p> <p>The site is well connected to the existing built footprint of the village. There is a small 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	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	

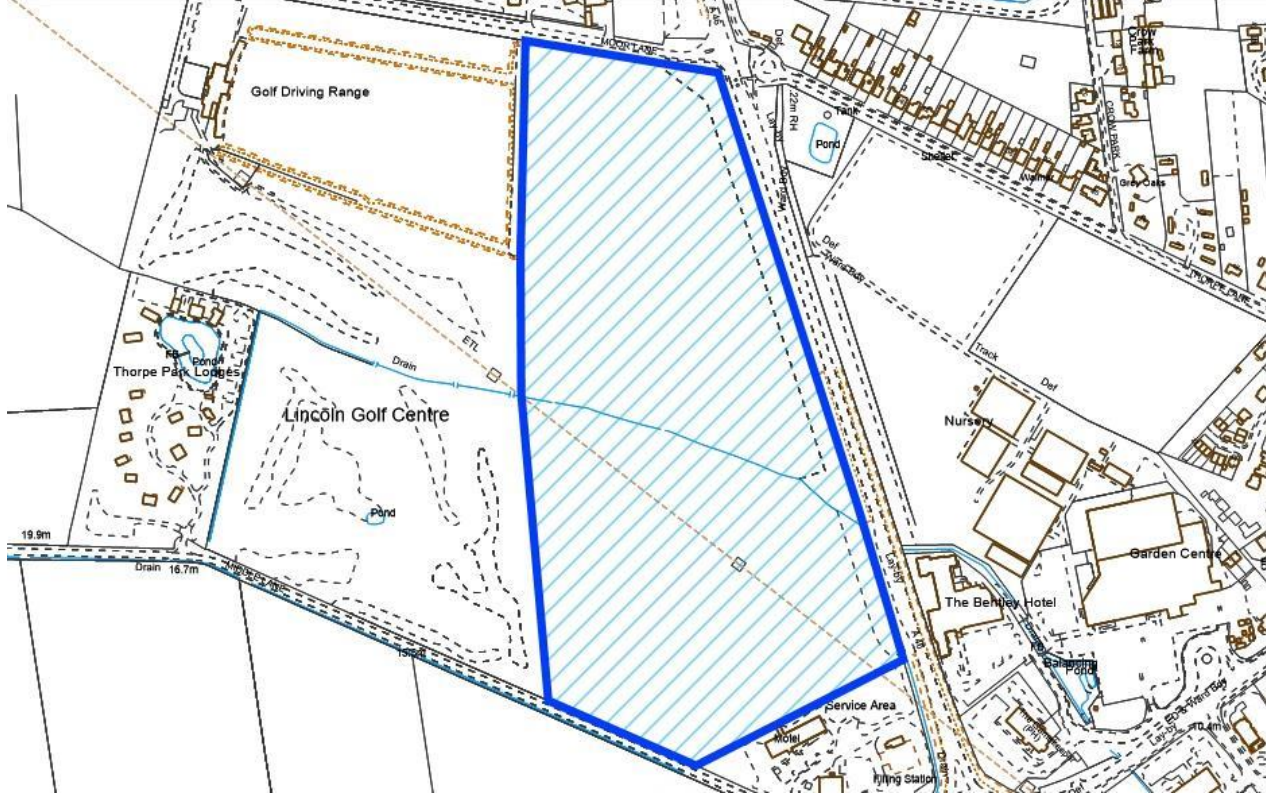
Built Environment, Heritage and Landscape

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			
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/TOTH/003	Site Address: Land on the side of A46, between Thorpe Lane & Lincoln Lane, Thorpe on the Hill	Status: Rejected
		
Size (ha): 14.88	Current use: Farmland	
Indicative capacity: 335	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site is located to the east of Lincoln Golf Course and to the west of the A46 bypass. It is detached from the village and separated from other development by the bypass.</p> <p>Conclusion:</p> <p>The site is detached from the settlement and located outside of the bypass/A46. 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	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	

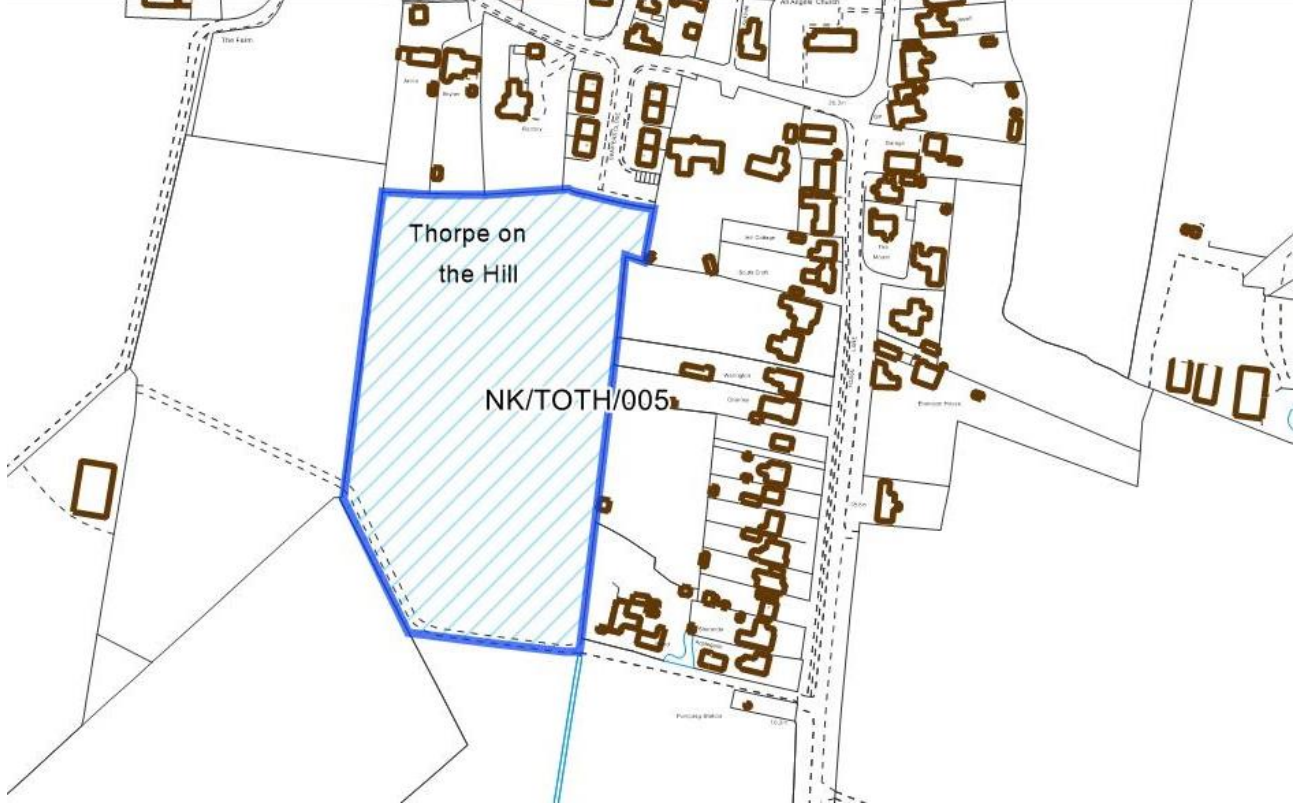
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	
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/TOTH/005	Site Address: Land to th south of Sempers Close, Thorpe on the Hill	Status: Rejected
		
Size (ha): 2.66	Current use: Grassland	
Indicative capacity: 40	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is located to the south of Sempers Close and west of Fosse Lane. There are fields to the west and south of the site. The site contains areas at risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site could have access issues from Sempers Close and parts of the site are at risk from surface water flooding. 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			
None			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

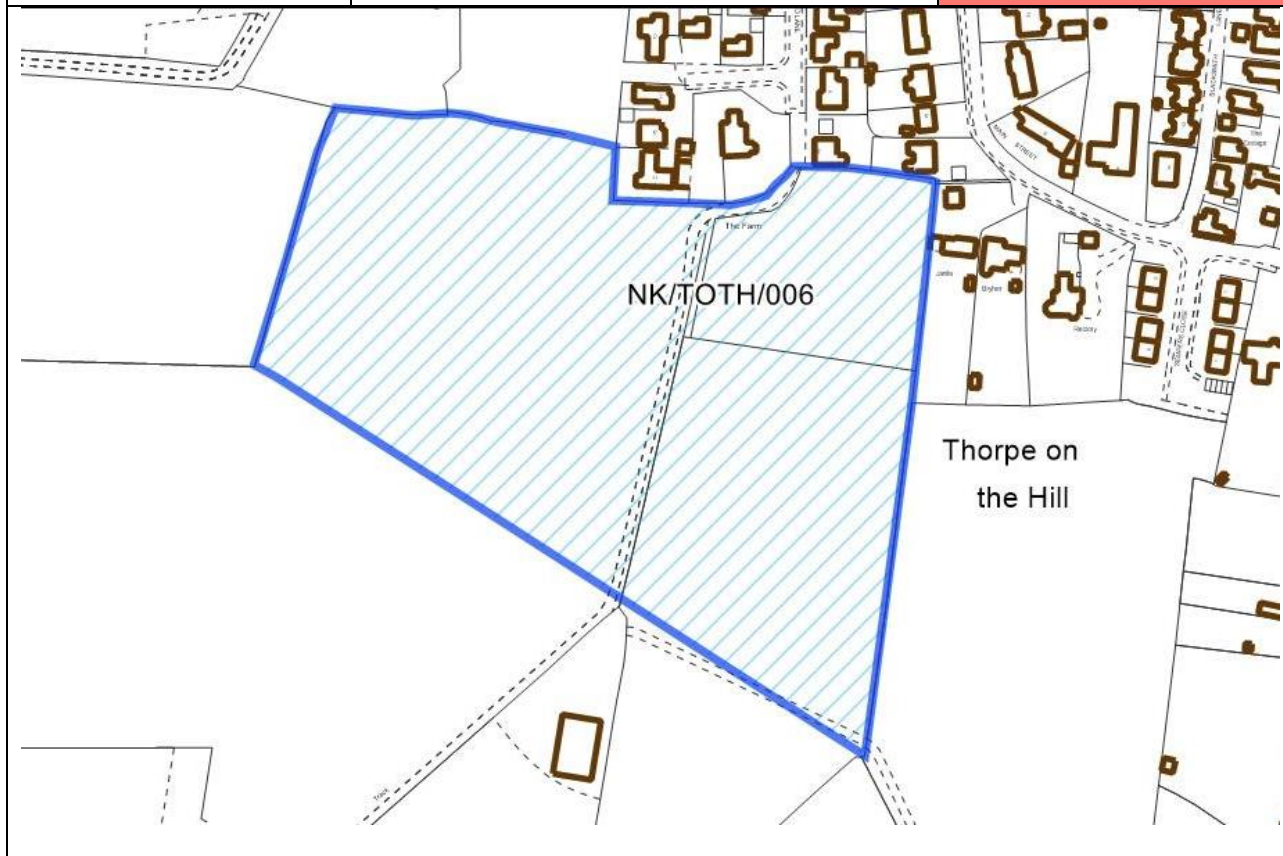
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

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/TOTH/006	Site Address: Land south of Westfield Lane, Thorpe on the Hill	Status: Rejected
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Size (ha): 4.80	Current use: Grassland
Indicative capacity: 72	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is a large area to the south of Westfield Lane. There are dwellings to the north and open fields to the east, south and west of the site.

Conclusion:

A large site extending into the countryside which would have impacts on the character of the village. Proposed not to allocate.

Constraints

Environmental

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

Highways, Transport and Infrastructure

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

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Representatives of the site confirmed available and deliverable. Additional sites should be allocated in Thorpe on the Hill as allocation is completed 	<ul style="list-style-type: none"> Noted. Sites are allocated in accordance with the settlement hierarchy and sustainability criteria.

Ref: NK/TOTH/007	Site Address: Land between 24 and 30 Lincoln Lane, Thorpe on the Hill	Status: Rejected
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Size (ha): 0.10	Current use: Grassland
Indicative capacity: 2	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is a thin area of land located between dwellings on Lincoln Lane. There are open fields to the north of the site.

Conclusion:

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

Constraints

Environmental

Fluvial flood risk	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	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/TOTH/008	Site Address: Land at Coal Yard, Thorpe on the Hill	Status: Rejected
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Size (ha): 1.08	Current use: Coal yard
Indicative capacity: 18	Brownfield/Greenfield: Brownfield
Hierarchy: Small Villages	

Summary:

The site is a coal yard located to the north of the railway. To the north and east are fields and woodland. There are dwellings to the south and public house to the south-west.

Conclusion:

The site is detached from the main village and separated from neighbouring development by the railway line. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	borders to east of site	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

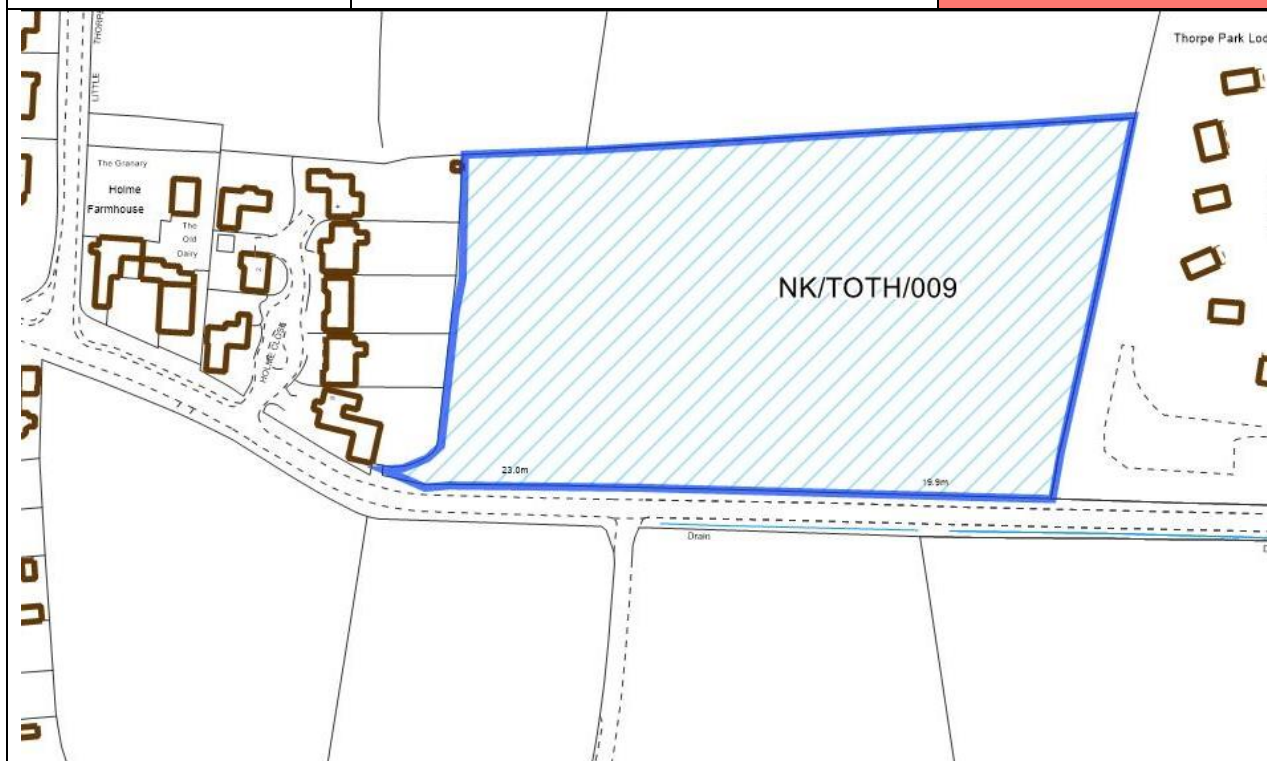
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TOTH/009	Site Address: Land north of Middle Lane, Thorpe on the Hill	Status: Rejected
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Size (ha): 2.30	Current use: Grassland
Indicative capacity: 35	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is located between Holme Close to the west and Thorpe Park Lodges caravan site to the east. There are fields to the north and south of the site.

Conclusion:

The site extends the built footprint into the 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 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

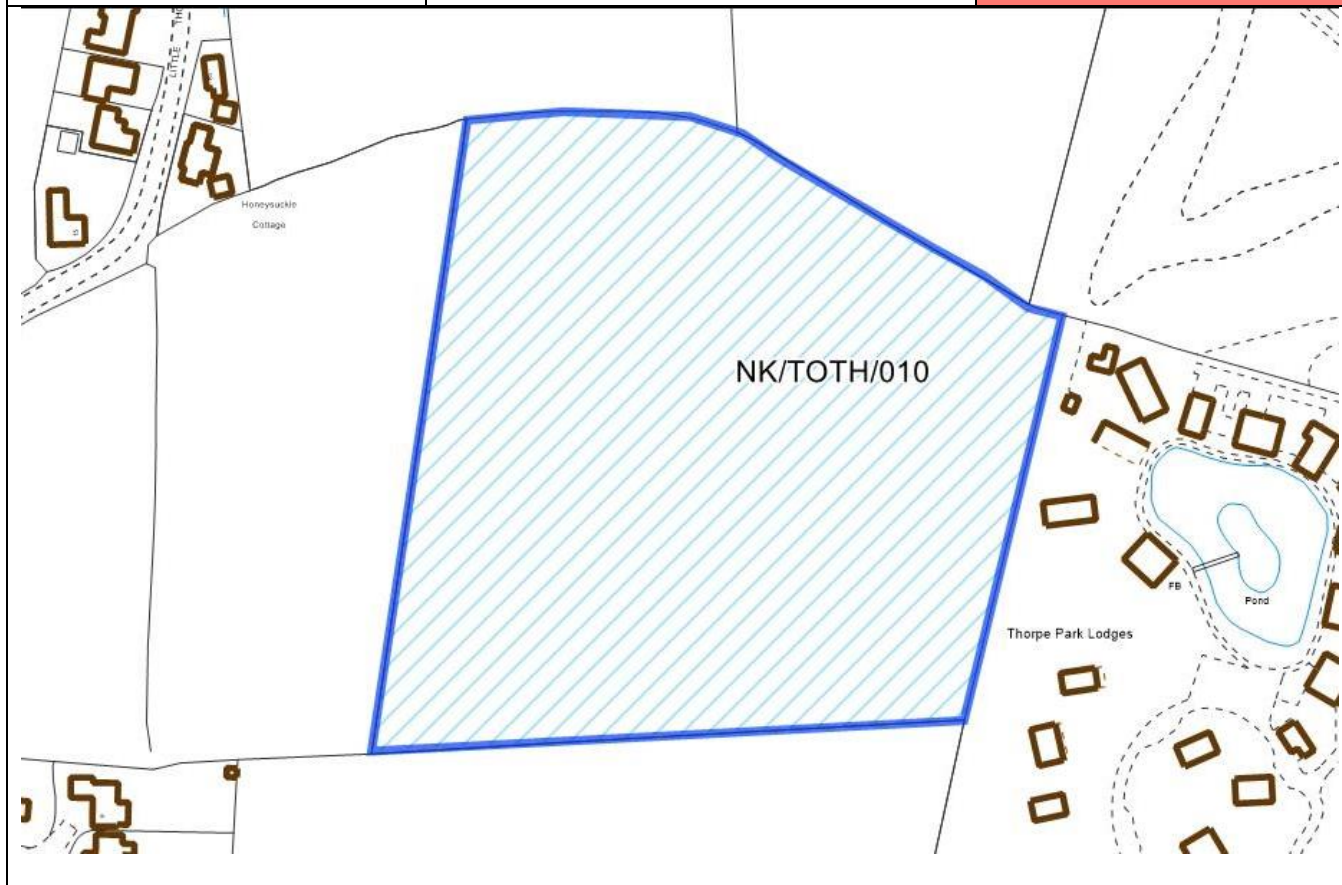
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/TOTH/010	Site Address: Land north of Middle Lane, Thorpe on the Hill	Status: Rejected
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Size (ha): 2.95	Current use: Agricultural
Indicative capacity: 44	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is located to the west of Thorpe Park Lodges. There are fields to the north, west and south of the site.

Conclusion:

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

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	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

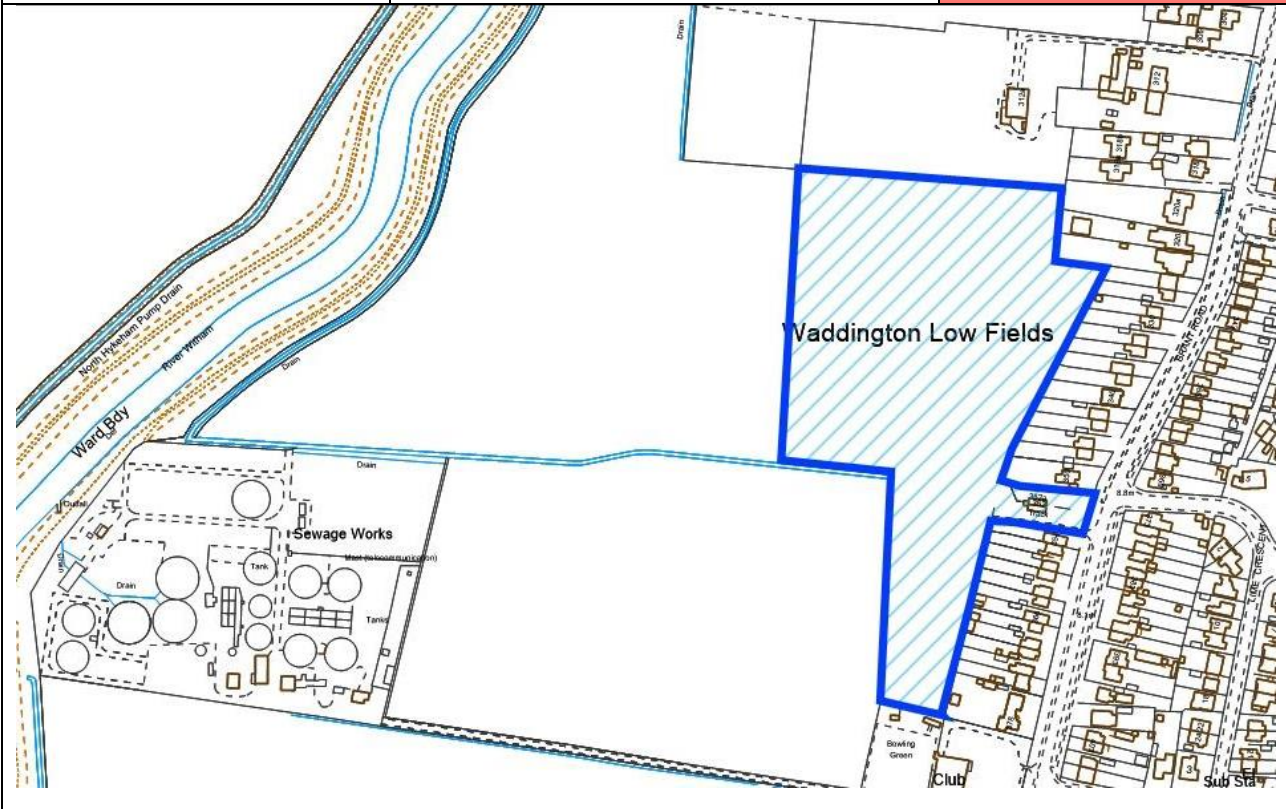
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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	-

Waddington

Ref: NK/WAD/001	Site Address: Land to rear of 320 - 378 Brant Road, Waddington	Status: Rejected
		
Size (ha): 3.35	Current use: Agricultural	
Indicative capacity: 101	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site is located to the east of Brant Road, to the rear of existing dwellings. The River Witham is to the east of the site and a sewage treatment works is to the south-east.</p> <p>Conclusion:</p> <p>The site is located within the green wedge and partially within flood zone 2. 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	No
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			
nr to STW			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		Yes	

Built Environment, Heritage and Landscape

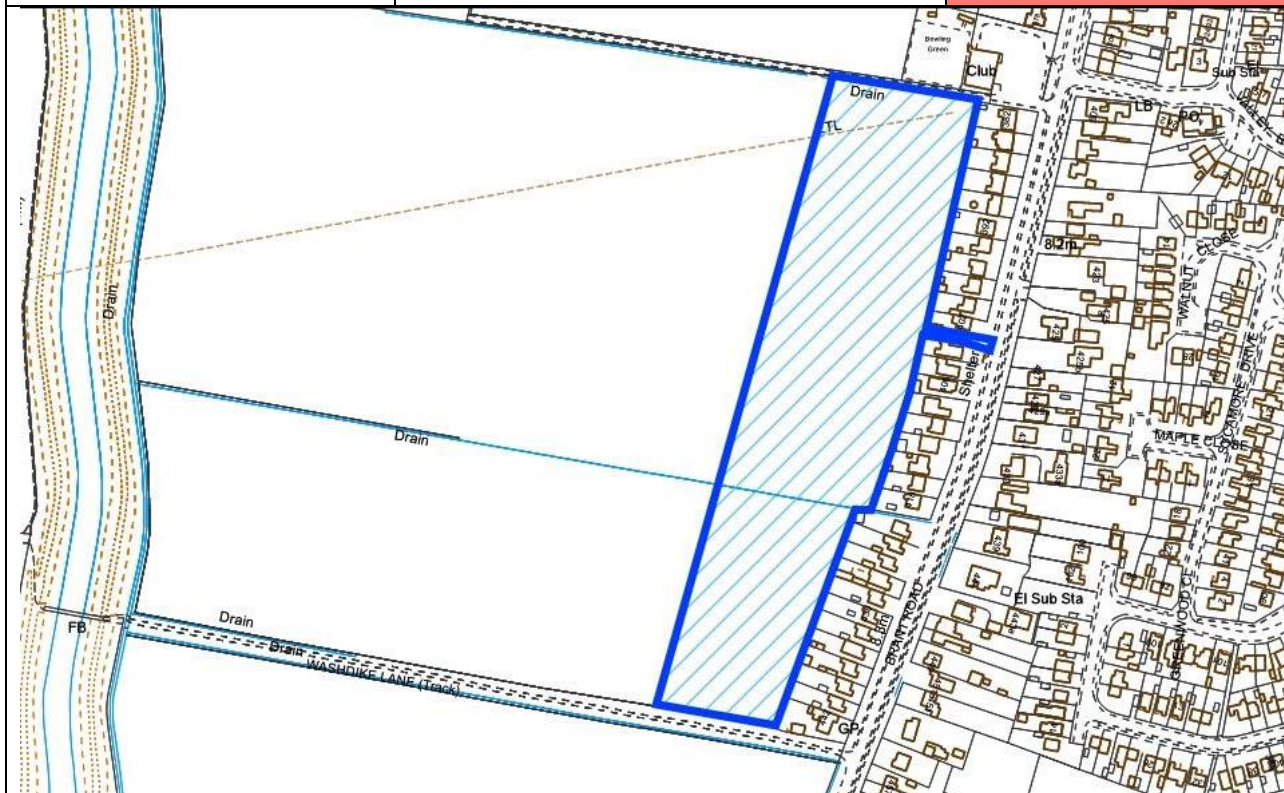
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Access in conflict with Hawthorn Avenue Junction onto Brant Road. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> - Representatives of the site confirmed availability. - IDB: Houses should be placed outside flood zones 	<ul style="list-style-type: none"> - Site not proposed to be allocated

Ref: NK/WAD/002	Site Address: Land to rear of 382 - 418 Brant Road, Waddington	Status: Rejected
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Size (ha): 3.85	Current use: Agricultural
Indicative capacity: 115	Brownfield/Greenfield: Greenfield
Hierarchy: Lincoln Urban Area	
<p>Summary:</p> <p>The site is located to the east of Brant Road, to the rear of existing dwellings. The River Witham is to the east of the site and a sewage treatment works is to the north-east.</p> <p>Conclusion:</p> <p>The site is located within the green wedge and partially within flood zone 2. 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 Half 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			
nr to STW			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		Yes	

Built Environment, Heritage and Landscape

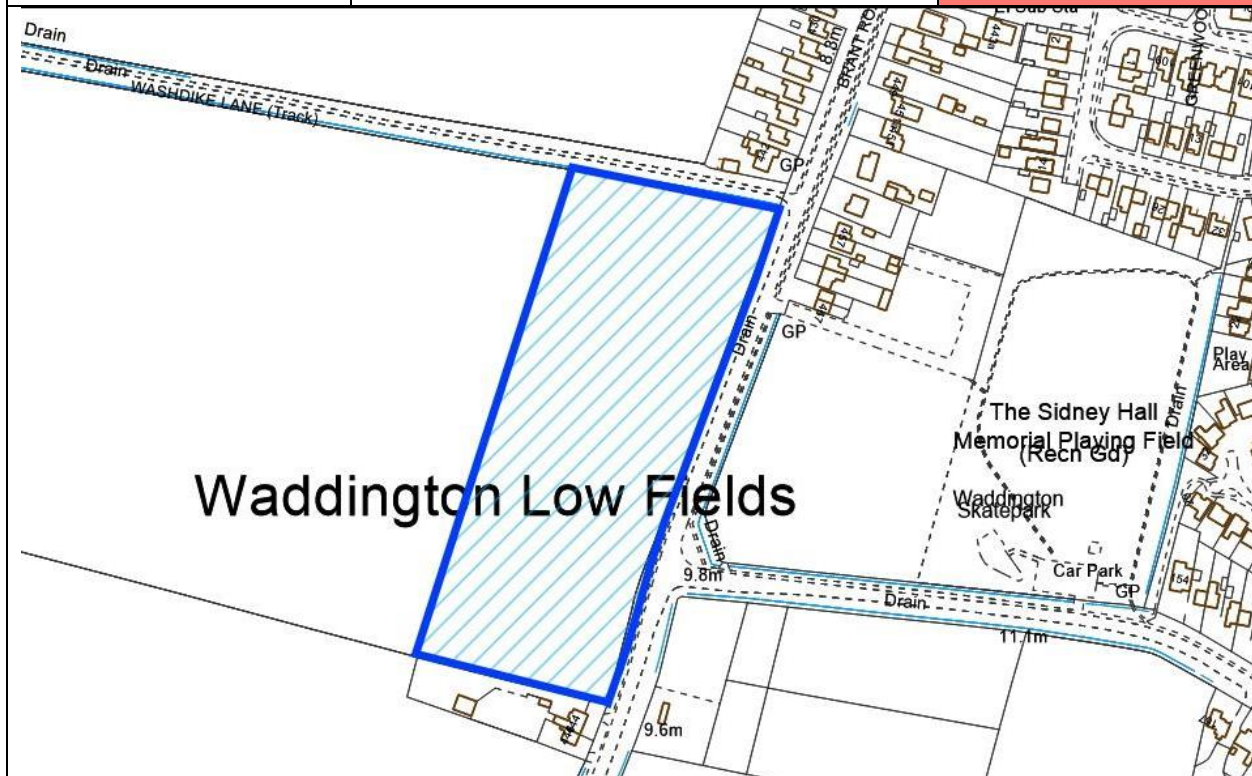
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No obvious access point onto Brant Road. However if a suitable access could be achieved the Highways Authority would be likely to support an application in this location. Site at risk of surface water flooding.	

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

Ref: NK/WAD/003	Site Address: Land off Washdyke Lane, Brant Road, Waddington	Status: Rejected
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Size (ha): 2.80	Current use: Agricultural
Indicative capacity: 84	Brownfield/Greenfield: Greenfield
Hierarchy: Lincoln Urban Area	
<p>Summary:</p> <p>The site is located to the east of Brant Road and Station Road junction. The River Witham is to the east of the site and a sewage treatment works is to the north. There are fields to the north-east, east and south of the site.</p> <p>Conclusion:</p> <p>The site is located within the green wedge and forms an important view across to the River Witham from Station Road. 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 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		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

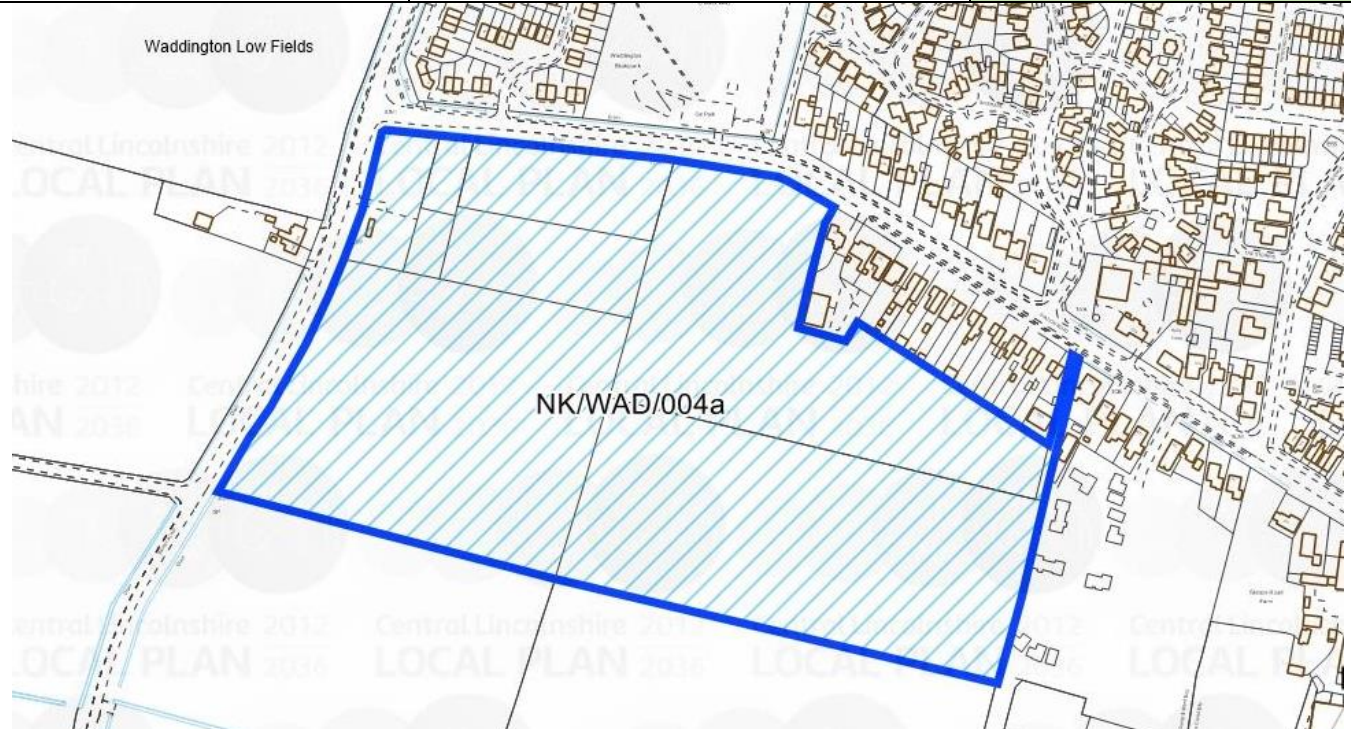
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

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

Ref: NK/WAD/004A	Site Address: Land south of Station Road, Waddington Lowfields	Status: Allocate (New site without planning permission)
		
Size (ha): 12.51	Current use: Agriculture	
Indicative capacity: 321	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area	Availability: Confirmed via Regulation 18 consultation	
<p>Summary:</p> <p>The site comprises agricultural land to the south of existing development, including a former plant nursery and garden centre. There are fields to the south and the highway forms the border to the west of the site. Some risk of surface water flooding to the western side of the site</p> <p>Conclusion:</p> <p>A relatively unconstrained site that retains shape and character of the settlement. The site is close to existing services and has good connections to Lincoln. Proposed to allocate.</p> <p>*Boundary amended to remove area of land that forms NK/WAD/026 from the site.</p>		

Constraints

Environmental

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

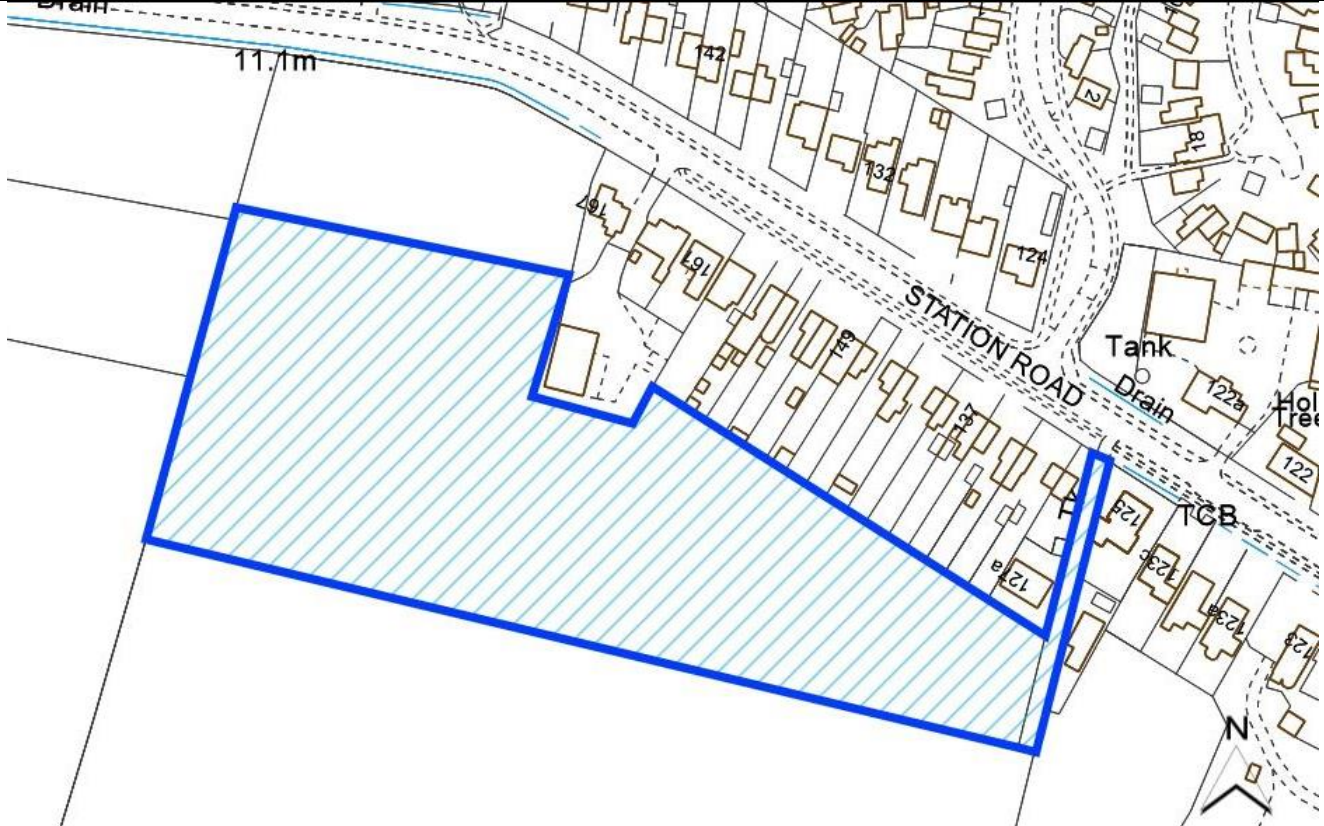
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	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	R
Impact on Local Road Network	A
Additional Highways Comments	
A transport Assessment and Travel Plan will be required to determine what off site mitigation and S106 developer contributions will be required. A contribution to the Lincoln Southern Bypass will 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/WAD/005	Site Address: Land adjacent 127 - 165 Station Road, Waddington	Status: Rejected
		
Size (ha): 2.14	Current use: Agricultural	
Indicative capacity: 64	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area		
Summary: The site is located to the rear of existing properties on Station Road. There are fields to the south and west of the site.		
Conclusion: The site is not proposed for allocation; however, it does form part of the wider site WAD/004A which is 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	No		
Opportunity for creation	No		
Opportunity for creation – joined up	No		
Environmental Health Comments			
depot use- CL			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

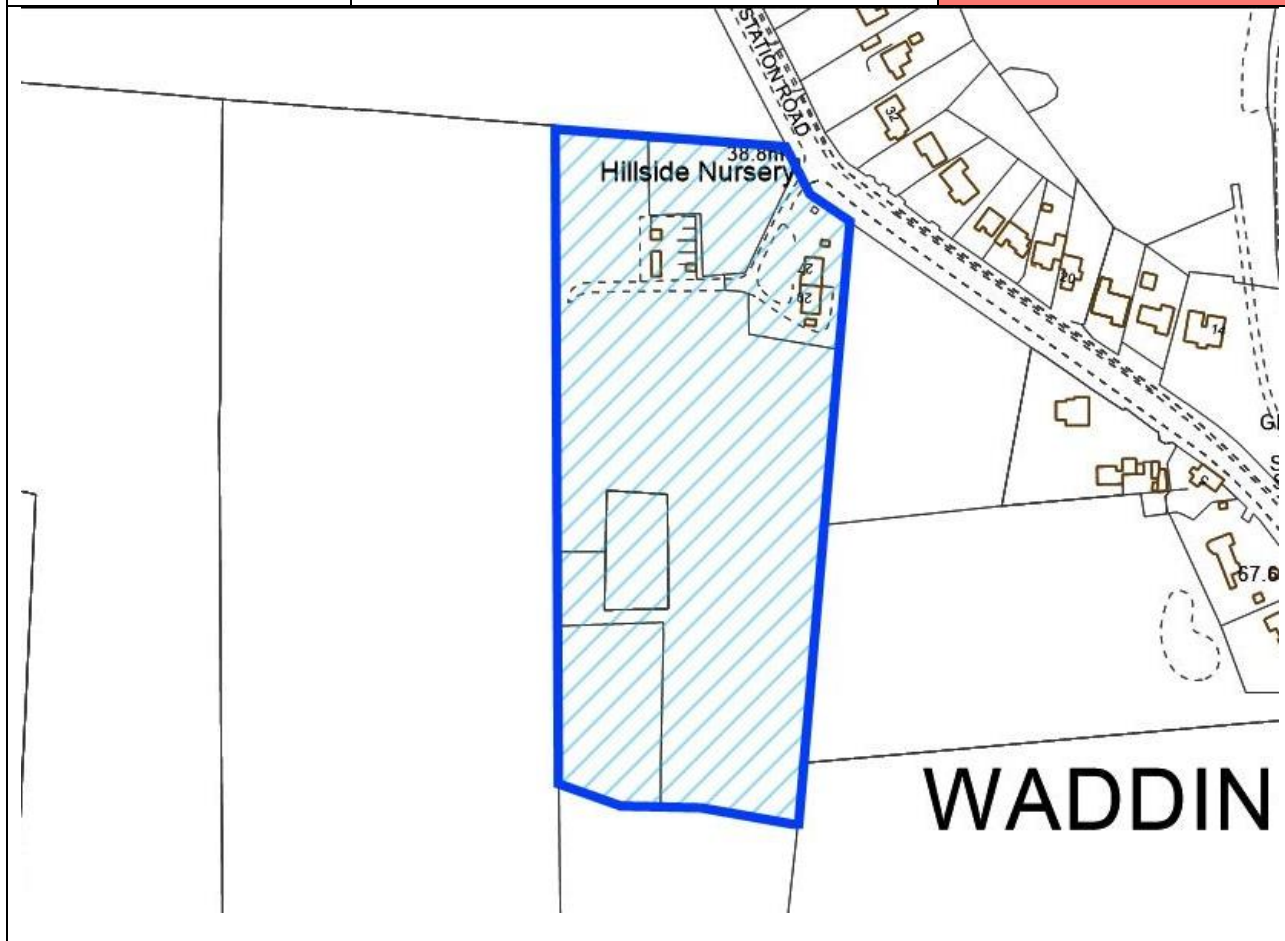
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Within 200m
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	R
Additional Highways Comments	
No obvious point of access. Site appears to be 'land locked'. No objection in principle to the site being developed provided that a suitable access point can be achieved. Some impact on highway capacity.	

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

Ref: NK/WAD/006	Site Address: Hillside Nursery, Station Road, Waddington	Status: Rejected
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Size (ha): 3.47	Current use: Nursery
Indicative capacity: 65	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	

Summary:

The site is a plant nursery to the west of Station Road. There are fields to the west and south of the site. The site contains areas at risk of surface water flooding and is located within the green wedge and Area of Great Landscape Value.

Conclusion:

The site is constrained by the green wedge, Area of Great Landscape Value and the setting of the Conservation Area. Other sites are preferable.

Constraints

Environmental

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

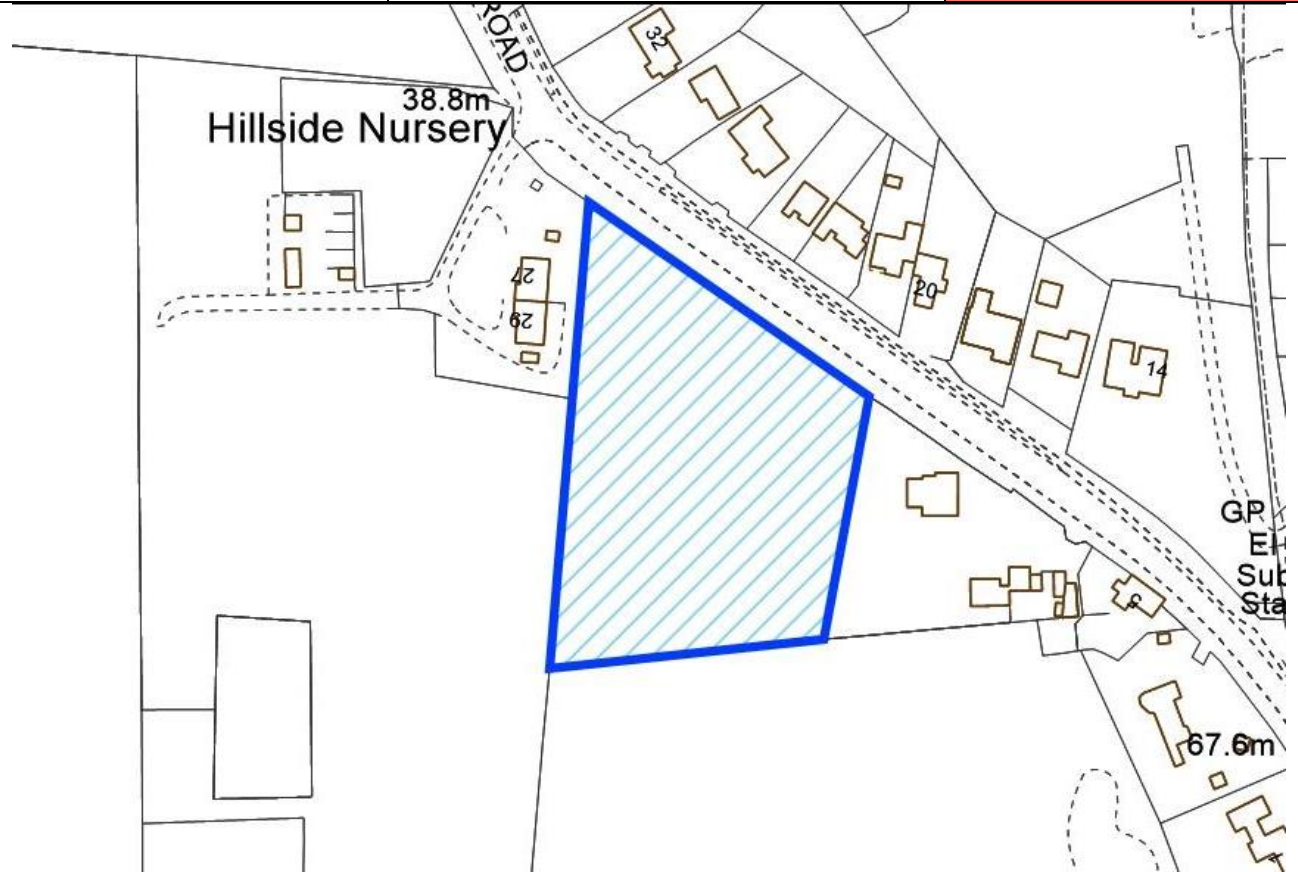
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	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	

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

Ref: NK/WAD/007	Site Address: Land off Station Road, Waddington, Lincoln	Status: Rejected
		
Size (ha): 0.84	Current use: Paddock	
Indicative capacity: 18	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is to the south of Station Road and east of Hillside nursery. There are dwellings opposite and fields to the south and west of the site. The site is located within the Green Wedge and Area of Great Landscape Value and the setting of the Conservation Area</p> <p>Conclusion:</p> <p>The site is constrained by the location within the green wedge, Area of Gret Landscape Value and setting of the Conservation Area. Other sites 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	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			
filled quarry/ pit- 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 Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	Within 200m	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
If NK/WAD/006 also comes forward, there should be a combined frontage footway.	

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

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Partial 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			
inc quarry/ pit- CL			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

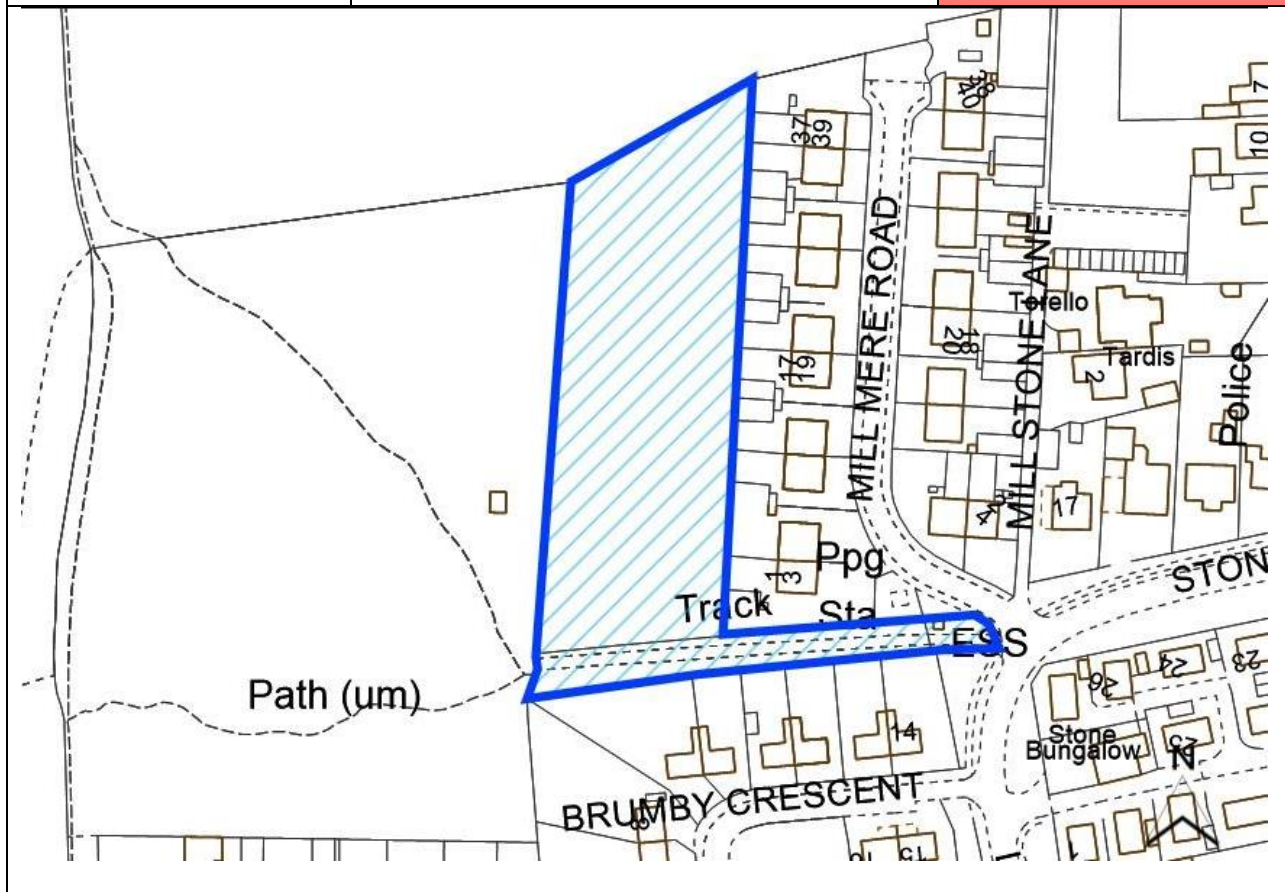
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway to be provided to link to the existing footway on Grantham Road. S.106 Contribution of £3,500 likely to be requested for speed limit reduction on Grantham Road. No objection in principle to the proposal. Mitigation works/S.106 contributions may be required following assessment of the TA/TP.	

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

Ref: NK/WAD/009	Site Address: Land to the west of Mill Mere Road, Waddington	Status: Rejected
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Size (ha): 0.60	Current use: Agricultural
Indicative capacity: 13	Brownfield/Greenfield: Greenfield
Hierarchy : Large Villages	

Summary:

The site is located to the west of existing dwellings on Mill Mere Road. There is a track through the site leading to public rights of way (the Viking Way). The site is located within the green wedge and Area of Great Landscape Value.

Conclusion:

The site is located on the edge of the village and is constrained by the location within the green wedge and Area of Great Landscape Value. Other sites preferable.

Constraints

Environmental

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

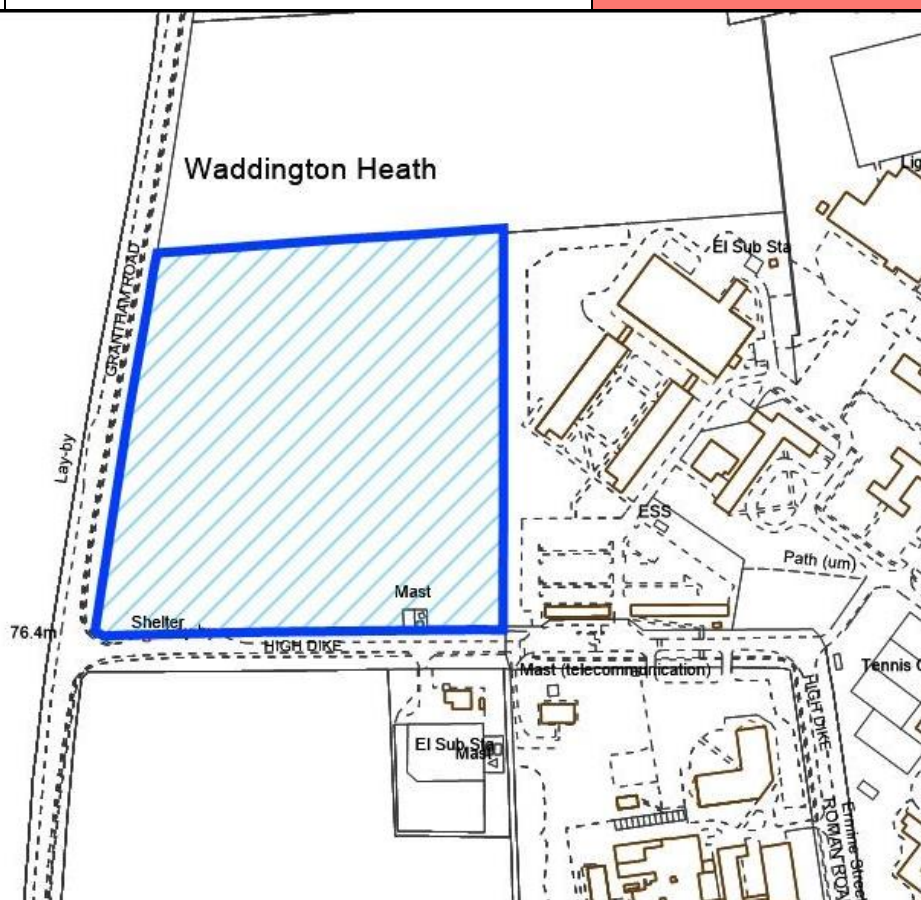
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Awkward access from the Mill Mere Road junction with Stone Lane and High Street. Site at risk of surface water flooding.	

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

Ref: NK/WAD/010	Site Address: Land at the corner of High Dyke and Grantham Road, Waddington	Status: Rejected
		
Size (ha): 4.54	Current use: Agricultural	
Indicative capacity: 85	Brownfield/Greenfield: Greenfield	
Hierarchy : Large Villages		
<p>Summary:</p> <p>The site is located to the north of High Dyke and east of Grantham Road. Waddington RAF base is to the west of the site and a new development site is to the south.</p> <p>Conclusion:</p> <p>The site would extend the build footprint to the north of High Dyke. 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			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

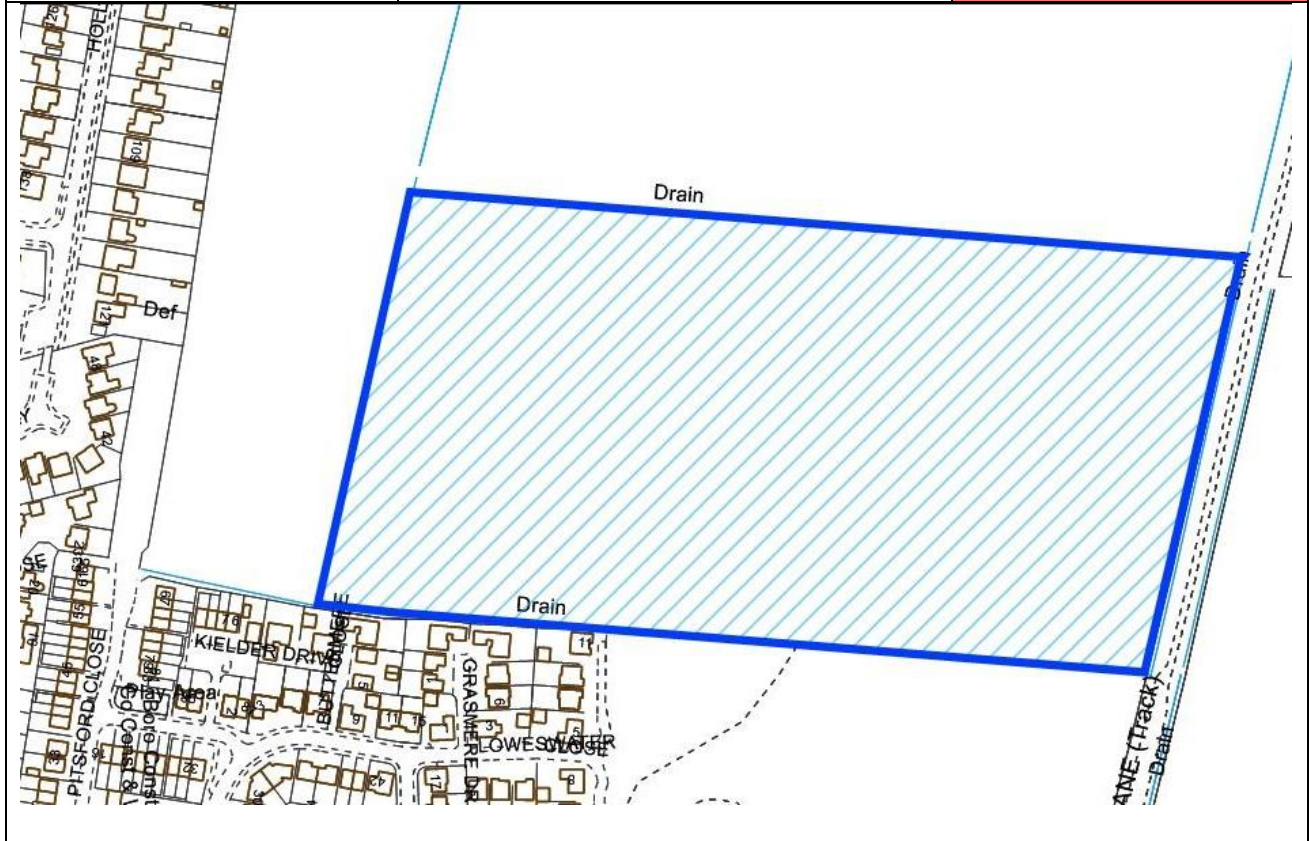
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Within 200m
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

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/WAD/011	Site Address: Land off Griffins Lane, Station Road, Waddington	Status: Rejected
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Size (ha): 6.65	Current use: Agricultural
Indicative capacity: 200	Brownfield/Greenfield: Greenfield
Hierarchy : Lincoln Urban Area	
<p>Summary:</p> <p>The site is located to the north of existing development. The land rises to the east of the site. The site is located within the green wedge and Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is constrained by the location within the green wedge and Area of Great Landscape Value. 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			
adj to quarry/ brickworks- Contaminate land			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

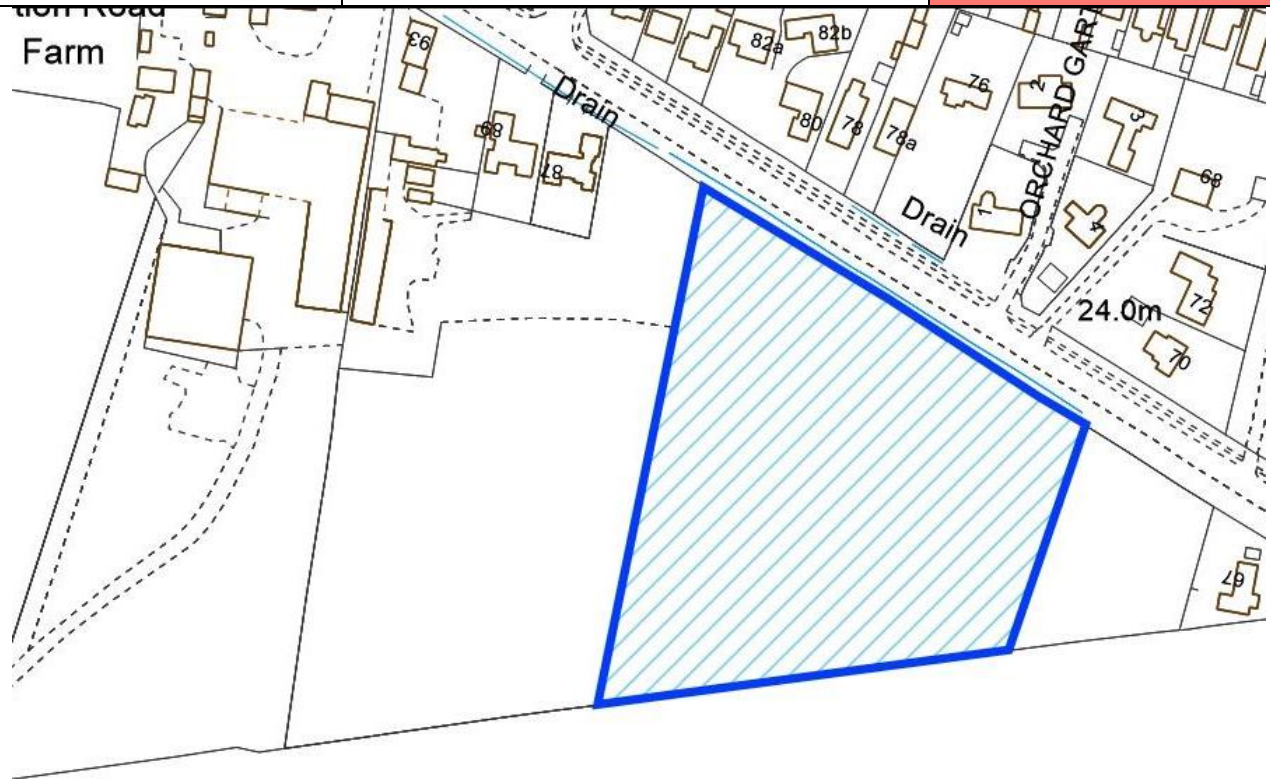
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	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	
Site appears to be 'land locked' with no obvious access points.	

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

Ref: NK/WAD/012	Site Address: Four Acres, Land to the West of 67 Station Road, Waddington	Status: Rejected
		
Size (ha): 1.43	Current use: Scrub land	
Indicative capacity: 49	Brownfield/Greenfield: Greenfield	
Hierarchy : Lincoln Urban Area		
<p>Summary:</p> <p>The site is located on fields to the south of Station Road. There are dwellings to the north and west of the site. The site is located within the Green Wedge and Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is in a sensitive location for views along the cliff area, Area of Great Landscape Value and Conservation Area. Other sites 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	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

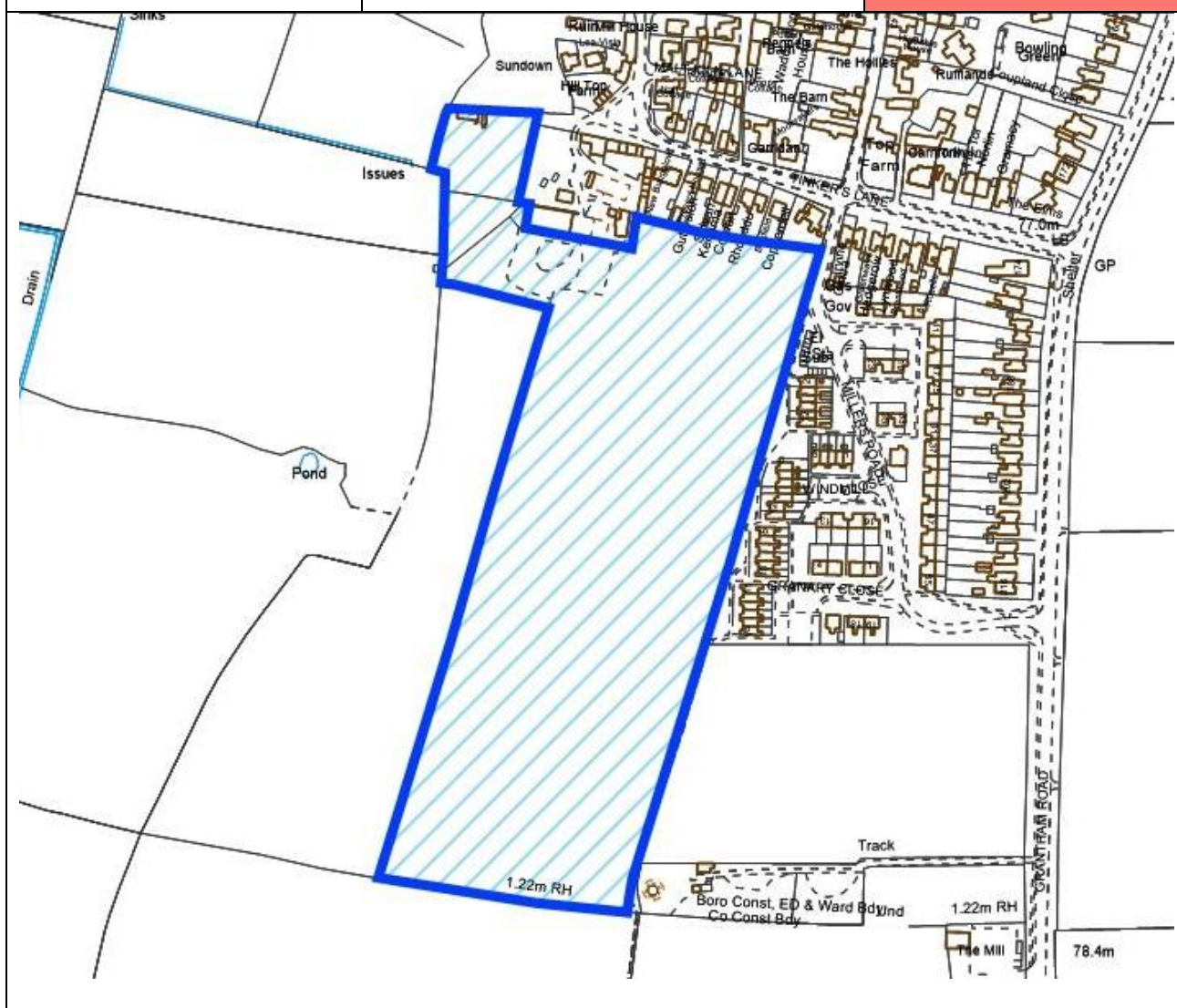
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Frontage footway to be provided to link to existing bus stop.	

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

Ref: NK/WAD/013	Site Address: Land at Green Farm, Waddington	Status: Rejected
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Size (ha): 7.16	Current use: Agricultural
Indicative capacity: 134	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site comprises of land to the south of Green Farm and to the west of dwellings on Millers Road. There are fields to the south and west of the site. The site is located within the green wedge and Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is constrained by the location within the green wedge and Area of Great Landscape Value. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes Partial 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 farm use- noise, etc			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

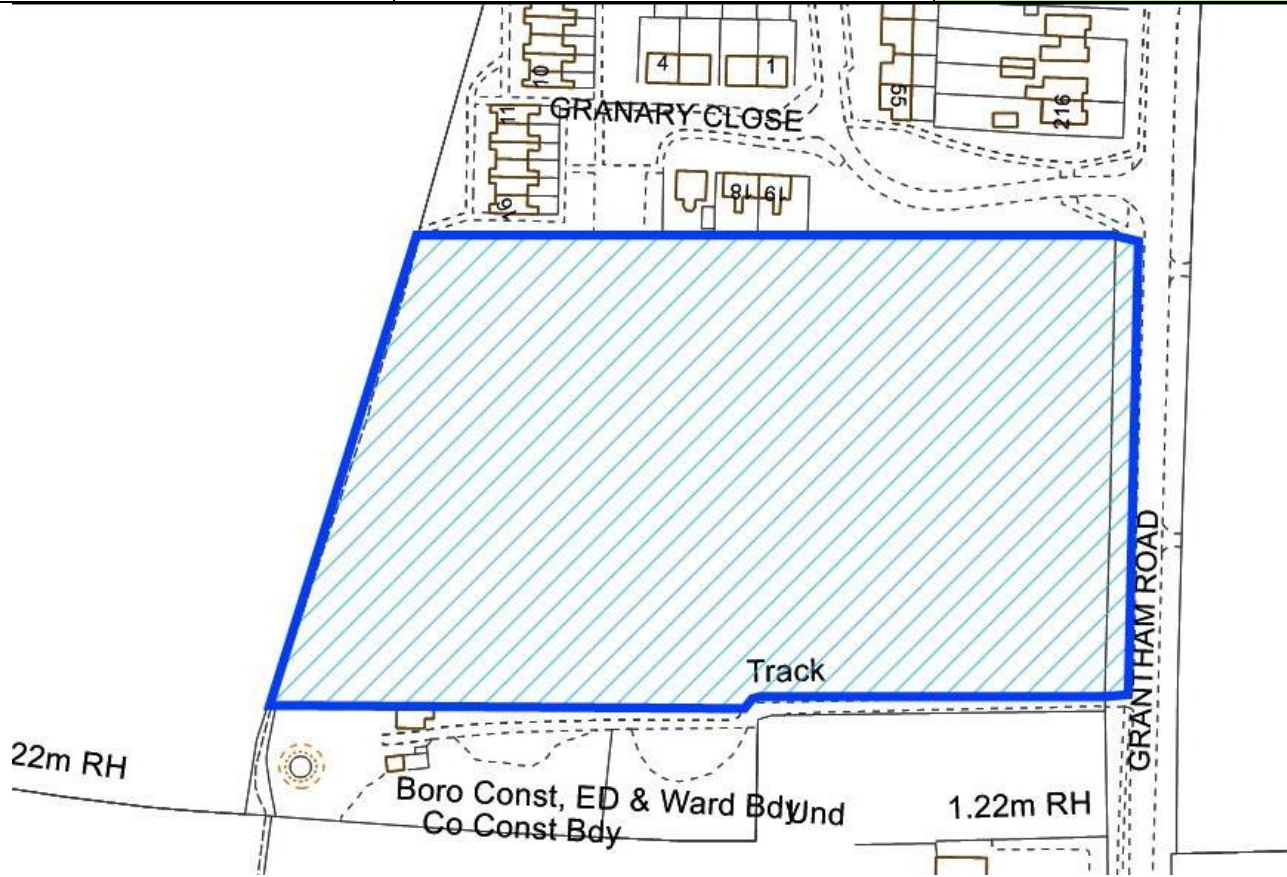
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	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	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Would require careful design of its connection to Millers Road	

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

Ref: NK/WAD/014	Site Address: Land off Grantham Road, South of Millers Road	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 3.03	Current use: Agricultural	
Indicative capacity: 30 (remaining)	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Under construction	
<p>Summary:</p> <p>The site comprises of land to the south of existing development and to the west of Grantham Road. The site is within the green wedge and Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is an existing allocation under construction. Proposed to carry forwards. The site is currently under construction, with 30 units remaining.</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

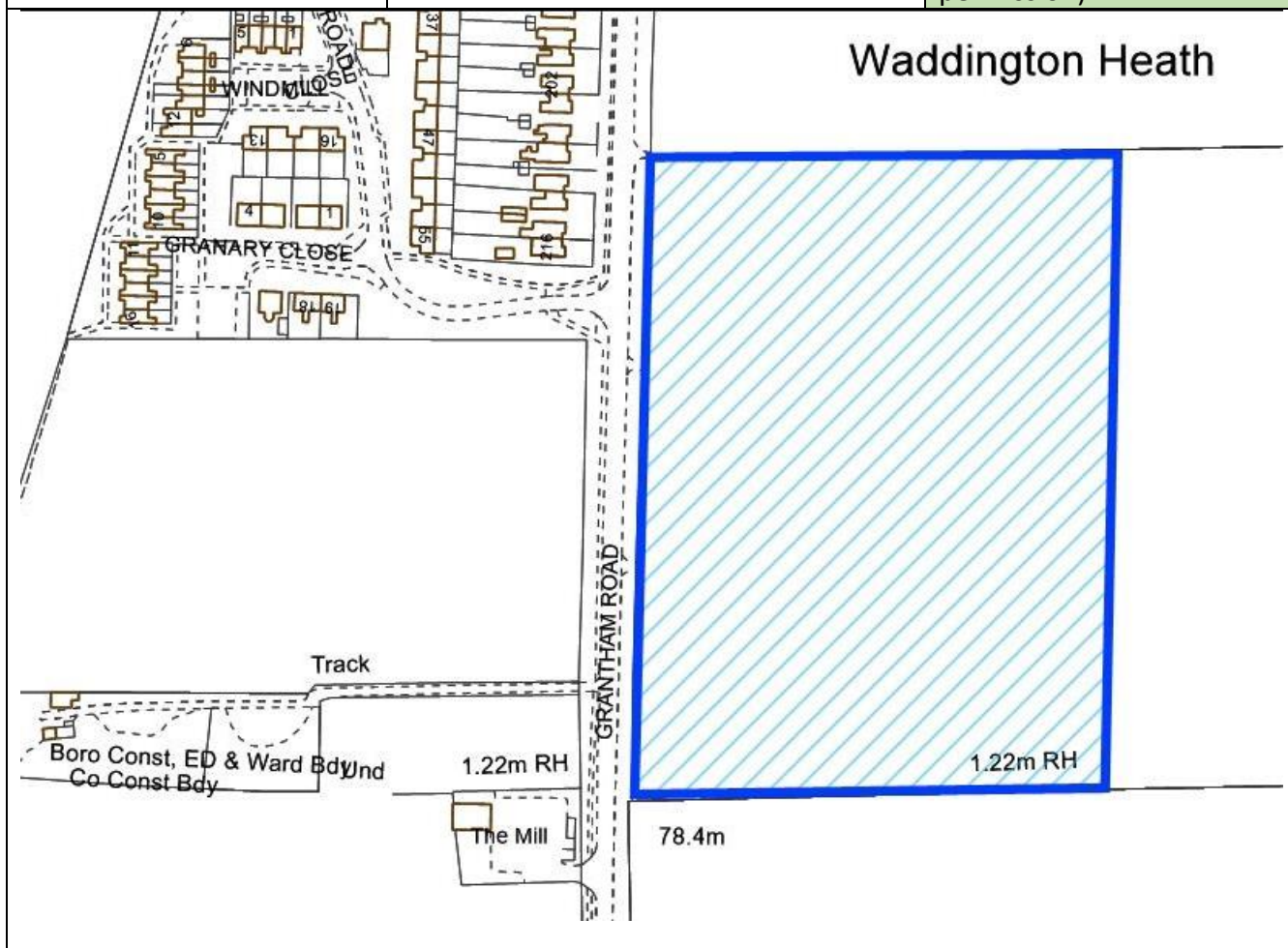
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			
No further archaeological work required			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works/S.106 contributions likely to be required following assessment of the TA and TP. Widening of existing frontage footway will be required. S.106 contribution for £3,500 likely to be requested for reduction in speed limit on Grantham Road.	

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

Ref: NK/WAD/015	Site Address: Land east of Grantham Road, Waddington	Status: Allocate (New site without planning permission)
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Size (ha): 4.39	Current use: Agricultural
Indicative capacity: 82	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Confirmed via Regulation 18 consultation

Summary:

The site is located to the east of Grantham Road. There are existing development sites under construction to the north and west of the site. Waddington RAF base is to the east and fields to the south.

Conclusion:

The site is relatively unconstrained and well connected to the built footprint with good access to services and amenities. The site is close to the RAF base and will require careful design and layout considerations. Proposed to allocate.

Constraints

Environmental

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

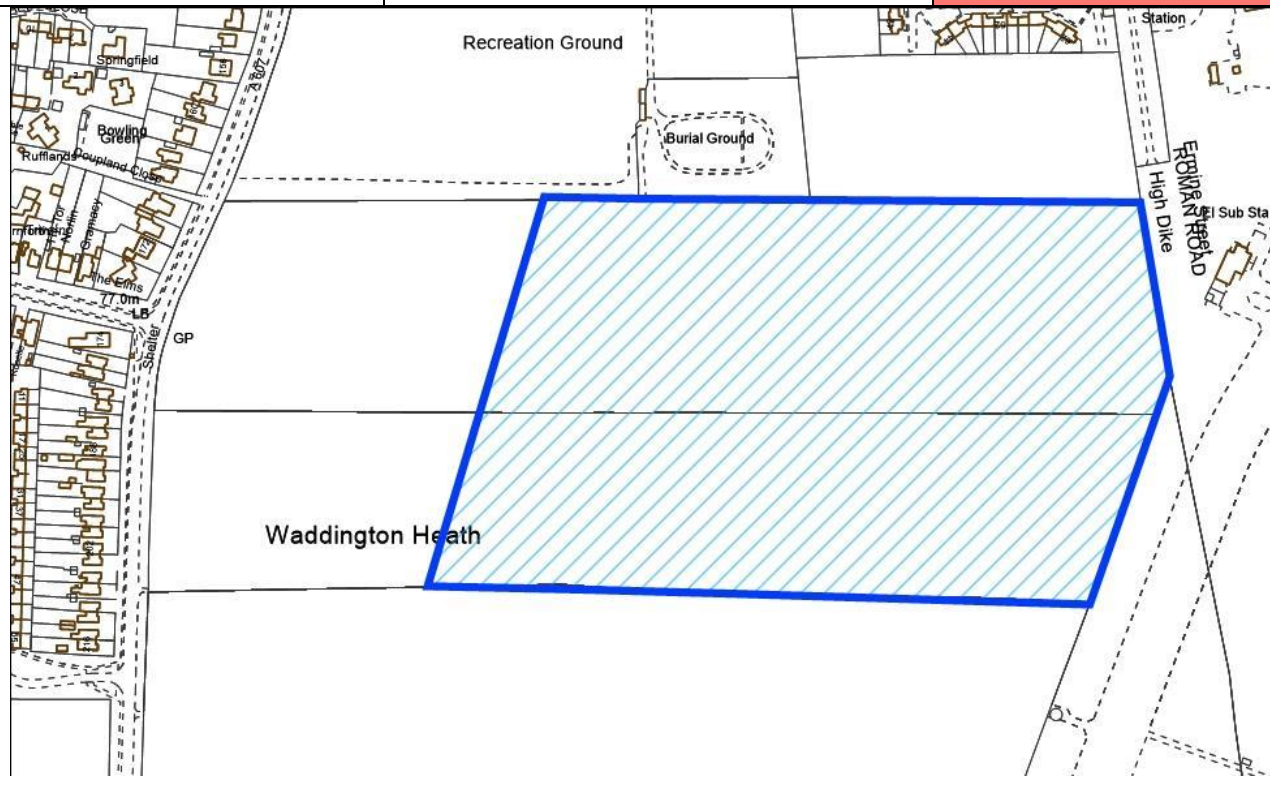
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
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 deliverability	-

Ref: NK/WAD/016	Site Address: Land off Grantham Road, Waddington South	Status: Rejected
		
Size (ha): 10.96	Current use: Agricultural	
Indicative capacity: 206	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site forms an extension to the existing development site to the west. To the north is a cemetery and playing fields. To the east is the RAF runway. The eastern edge of the site is at risk of surface water flooding.</p> <p>Conclusion:</p> <p>Part of the site has planning permission and is under construction (WAD/024). The remainder of the site is constrained by radar and noise related to the RAF base and is unlikely to be acceptable to the MOD. 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 Some 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			
adj RAF base- noise, 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	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	
Frontage footway to be provided. Ghost island right turn Lane to be provided. S.106 contribution of £50,000 require towards Bar Lane/A607 junction improvement. Site at risk of surface water flooding.	

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

Ref: NK/WAD/018	Site Address: Land to the east of Larne Road and Hollywell Road, Waddington	Status: Rejected
		
Size (ha): 44.29	Current use: Agricultural	
Indicative capacity: 1063	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area		
<p>Summary:</p> <p>The site is a large area of fields to the east of properties at Waddington Lowfields. The land rises to the west of the site. There is a water course to the western boundary. The site is located within the green wedge and Area of Great Landscape Value. There are areas of the site at risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site is a large area within the green wedge and Area of Great Landscape Value. It is constrained by topography and 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 Partial 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			
railway land to W, Landfill to north – contaminated land.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

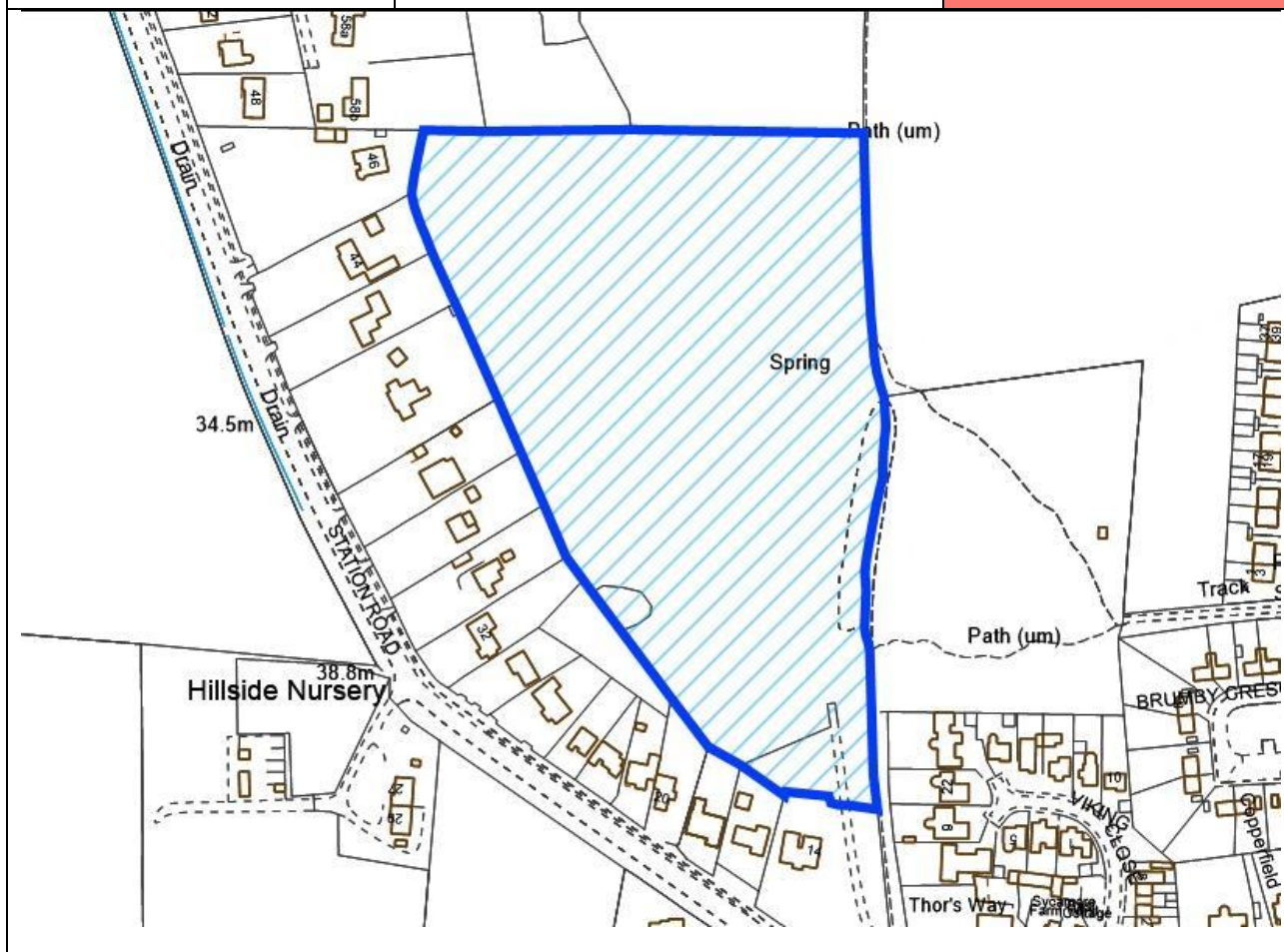
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
May require third party land to achieve vehicular access. Too large a number to be served from a single access. 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/WAD/019	Site Address: Land to the east of Station Road, Waddington	Status: Rejected
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Size (ha): 4.16	Current use: Paddock
Indicative capacity: 78	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located to the rear of properties on Station Road. There are public rights of way (the Viking Way) to the eastern boundary of the site. The site is located within a Local Wildlife Site, the Green Wedge and Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is constrained by lack of suitable access and location within Local Wildlife Site, Green Wedge and Area of Great Landscape Value. Proposed not to allocate.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

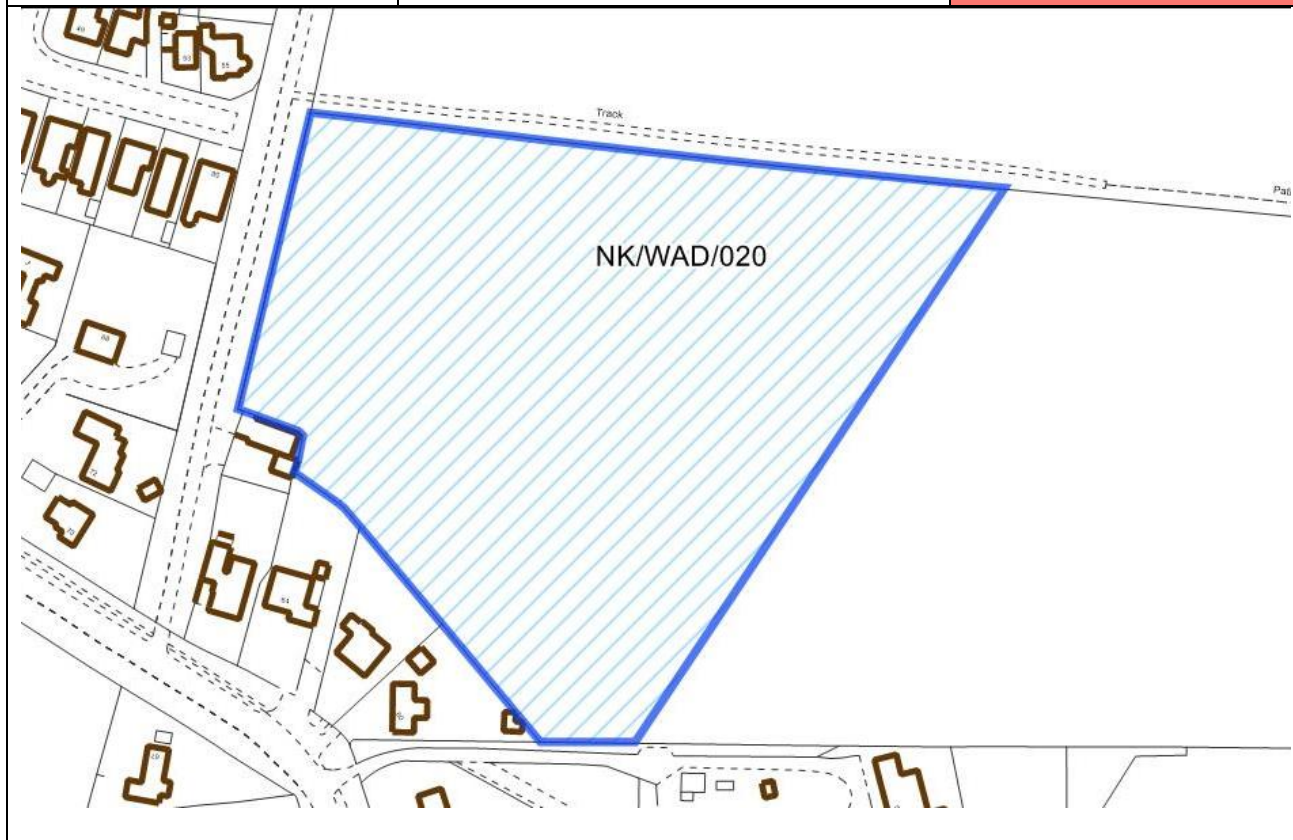
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Site does not abut a public highway and nearest highway single track.	

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

Ref: NK/WAD/020	Site Address: Land to the east of Griffin's Lane, Waddington	Status: Rejected
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Size (ha): 2.27	Current use: Agricultural
Indicative capacity: 43	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is to the rear of properties of Station Road and to the east of Griffins Lane. There are fields to the north and east of the site. The site is located within the Green Wedge and Area of Great Landscape Value.

Conclusion:

The site is constrained by the location within the green wedge and Area of Great Landscape Value. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	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			
adj quarry/ fill- Contaminated land.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

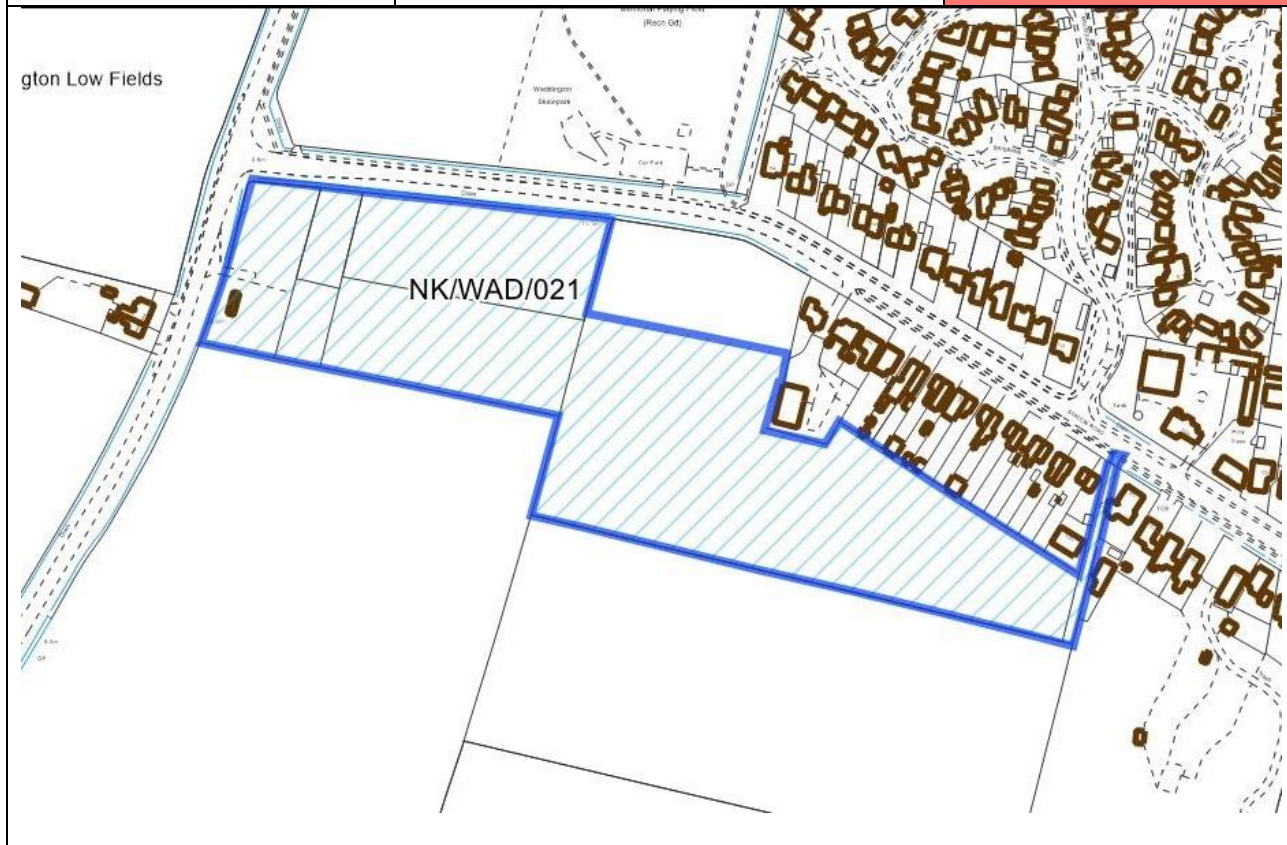
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Highway improvements may be required. Access should be from Griffins Lane. Access may be affected by the North Hykeham Relief Road.	

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

Ref: NK/WAD/021	Site Address: Land south of Station Road, east of Brant Road, Waddington	Status: Rejected
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Size (ha): 3.78	Current use: Agricultural
Indicative capacity: 71	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located to the south of Station Road and extends to the west to Brant Road. There are fields to the south of the site and dwellings to the north and east.</p> <p>Conclusion:</p> <p>The site is not proposed for allocation; however, it forms part of the larger WAD/004a which is proposed to be allocated.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 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	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required. May require highway improvements. Site is at risk of surface water flooding.	

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

Ref: NK/WAD/021A	Site Address: Land south of Station Road, east of Brant Road, Waddington	Status: Rejected
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Size (ha): 1.64	Current use: Agricultural
Indicative capacity: 35	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	
<p>Summary:</p> <p>The site is located to the south of Station Road and extends to the west to Brant Road. There are fields to the south and east of the site and dwellings to the north.</p> <p>Conclusion:</p> <p>The site is not proposed for allocation; however, it forms part of the larger WAD/004a which is proposed to be allocated.</p>	

Constraints

Environmental

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

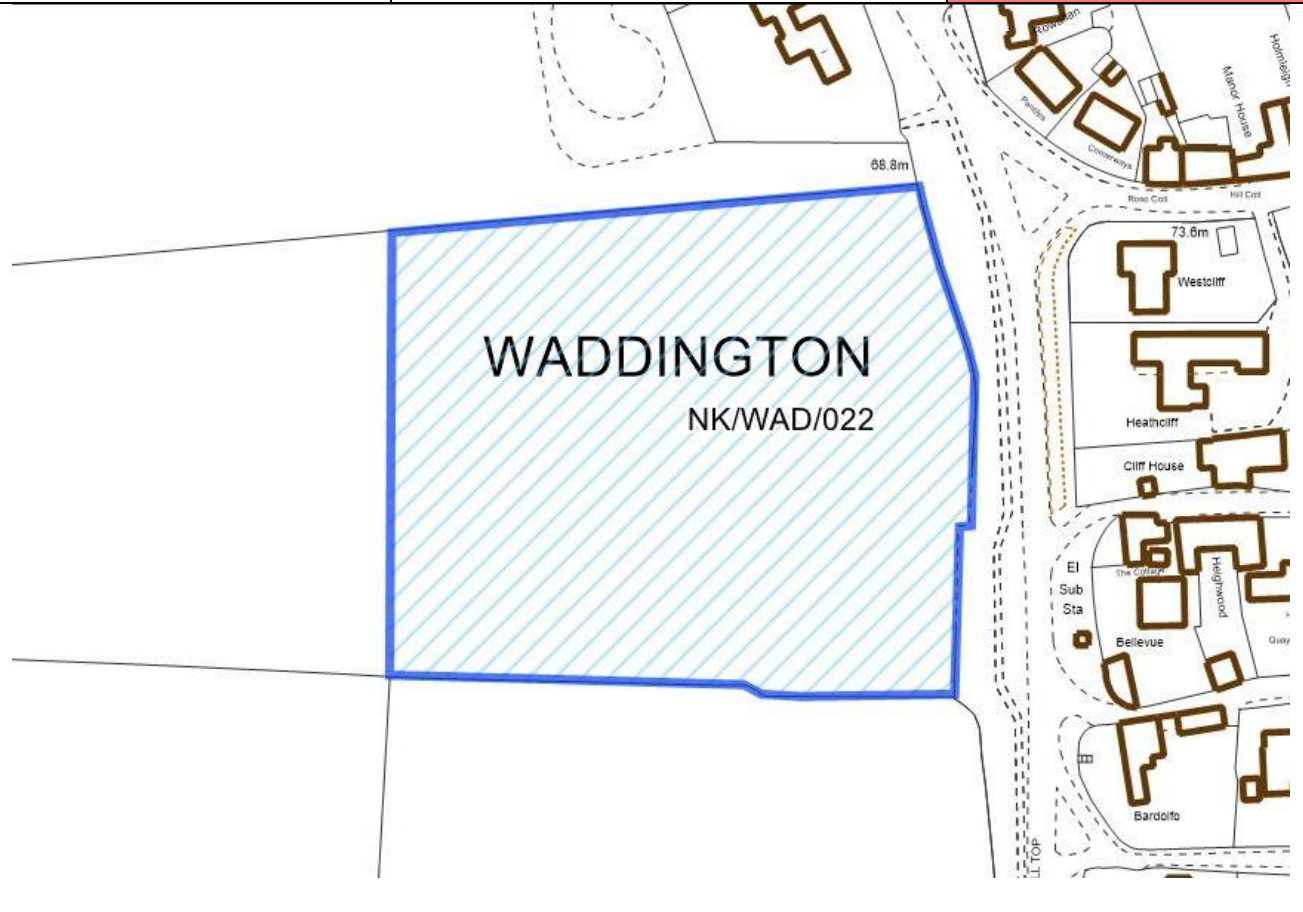
Built Environment, Heritage and Landscape

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	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/WAD/022	Site Address: Land south of Hill Top, Waddington	Status: Rejected
		
Size (ha): 1.41	Current use: Agricultural	
Indicative capacity: 30	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is located to the south of Hill Top. There are dwellings to the north and east of the site and fields to the west and south. The site is located at the top of the cliff and topography slopes downwards to the west. The site is located within the green wedge and Area of Great Landscape Value and forms the setting of the Conservation Area. The site is at risk of some surface water flooding.</p> <p>Conclusion:</p> <p>The site is constrained by the location within the green wedge, Area of Great Landscape Value and setting of the Conservation Area. 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	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	Within 250m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/WAD/023	Site Address: Land north of Waddington village, Grantham Road, Waddington	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 6.22	Current use: Grassland/Agricultural	
Indicative capacity: 10 (remaining)	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages	Availability: Under construction	
<p>Summary:</p> <p>The site is land to the north of bungalows on Pottergate Close. The RAF base is to the east and fields are to the north and west of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation currently under construction. Proposed to be carried forward.</p>		

Constraints

Environmental

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

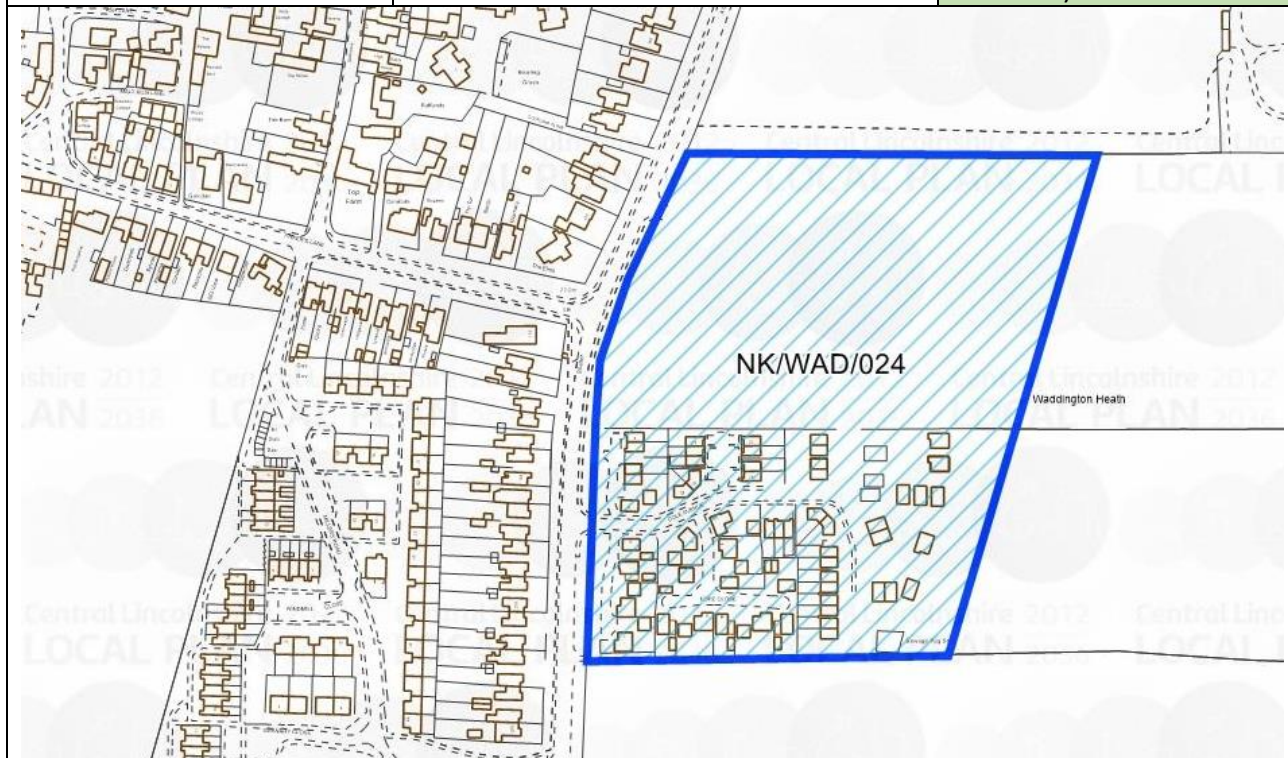
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Some archaeological surveys carried out. Further archaeological work required			

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/WAD/024	Site Address: Land east of Grantham Road, Waddington	Status: Allocate (Existing allocation to be retained)
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Size (ha): 5.22	Current use:
Indicative capacity: 47 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Under construction
<p>Summary: The site is located to the east of Grantham Road, with existing dwellings to the east, playing fields to the north and the RAF base to the west.</p> <p>Conclusion: The site is an existing allocation under construction. Proposed to be carried forwards.</p>	

Constraints

Environmental

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

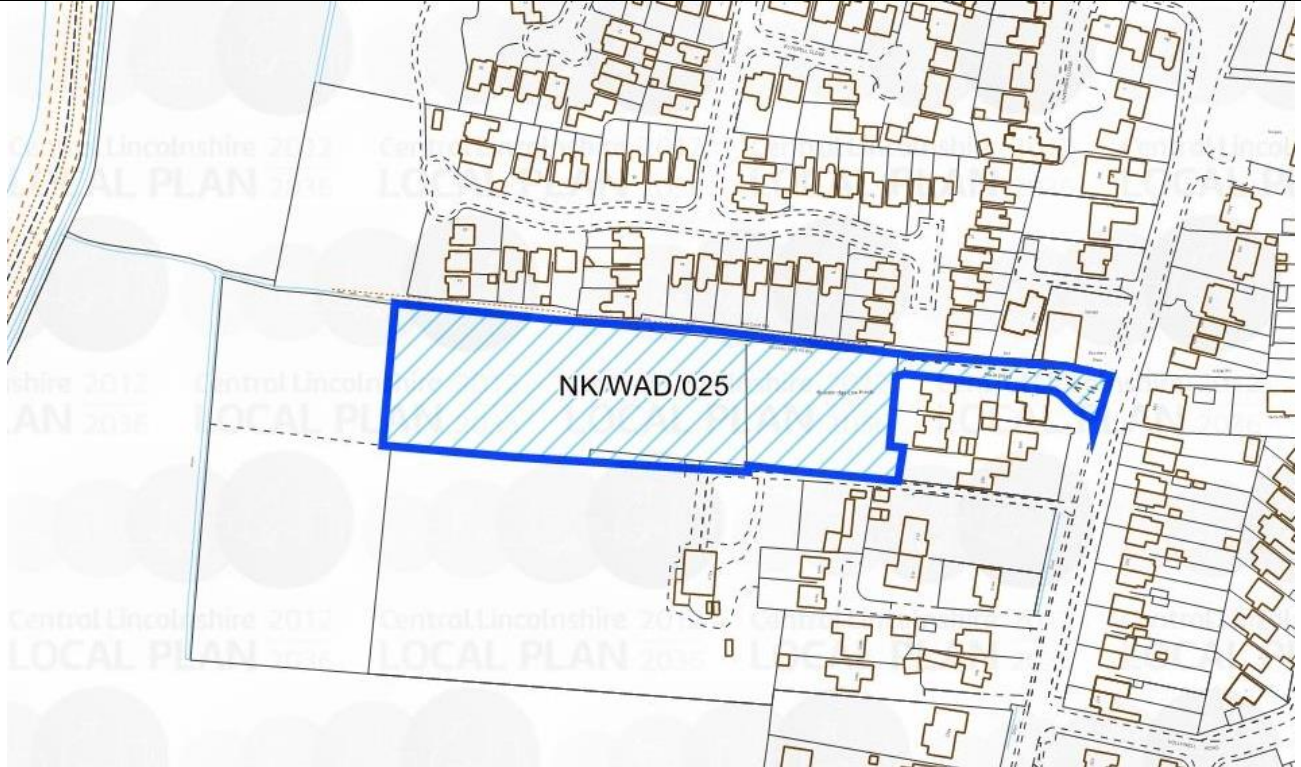
Built Environment, Heritage and Landscape

Scheduled Ancient 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	
Impact on Local Road Network	
Additional Highways Comments	

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

Ref: NK/WAD/025	Site Address: Land off Palm Road, Brant Road, Waddington	Status: Allocate (New site with planning permission)
		
Size (ha): 1.06	Current use:	
Indicative capacity: 20	Brownfield/Greenfield: Greenfield	
Hierarchy: Lincoln Urban Area	Availability: Has planning permission	
<p>Summary:</p> <p>The site is located off Palm Road, to the west of Brant Road. There are properties to the north and east of the site and the River Witham to the west.</p> <p>Conclusion:</p> <p>The site has planning permission for 20no dwellings. Proposed 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	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

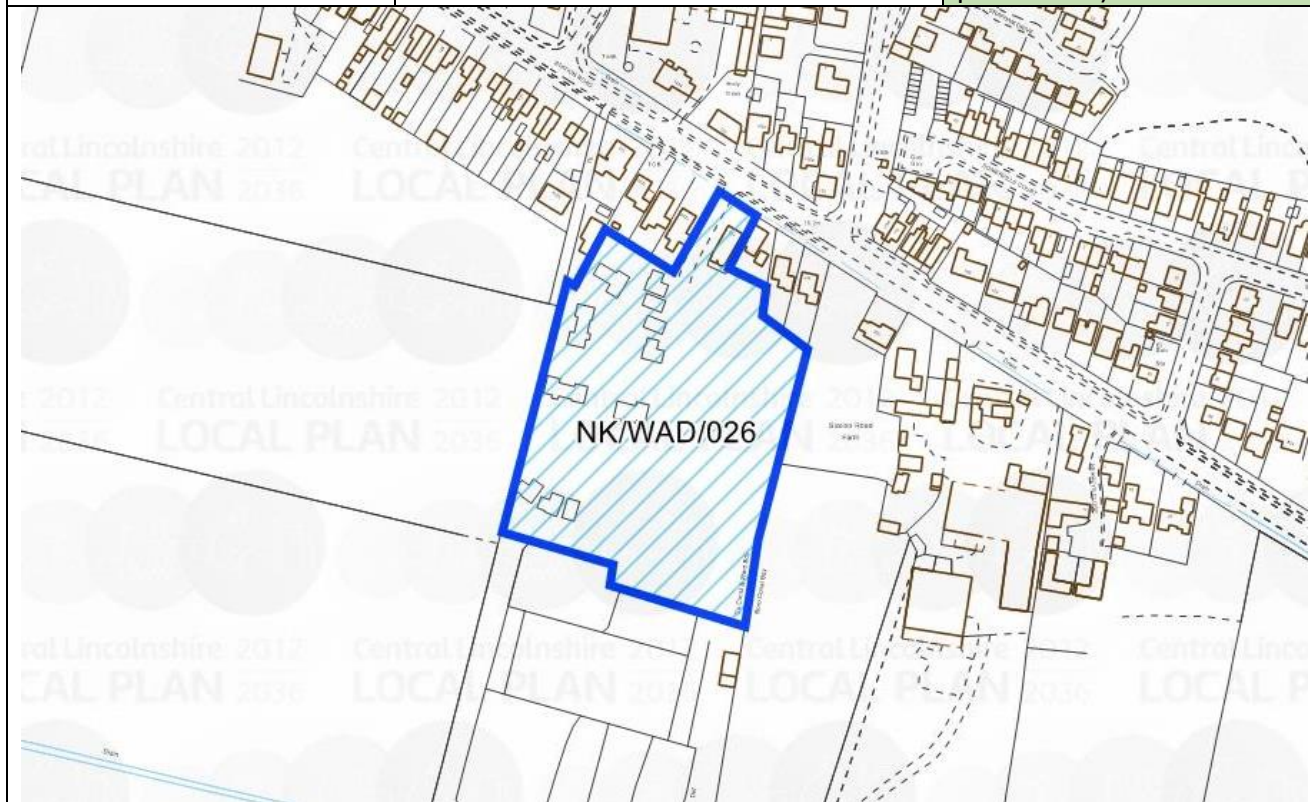
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/WAD/026	Site Address: Land to the rear of 117 - 123c Station Road, Waddington	Status: Allocate (New site with planning permission)
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Size (ha): 1.82	Current use: Former garden centre
Indicative capacity: 42	Brownfield/Greenfield: Brownfield
Hierarchy: Lincoln Urban Area	

Summary:

The site is located to the rear of properties on Station Road on land formerly used as a garden centre. There are properties to the north, east and west of the site and fields to the south.

Conclusion:

The site has planning permission for 42no dwellings. Proposed to allocate.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

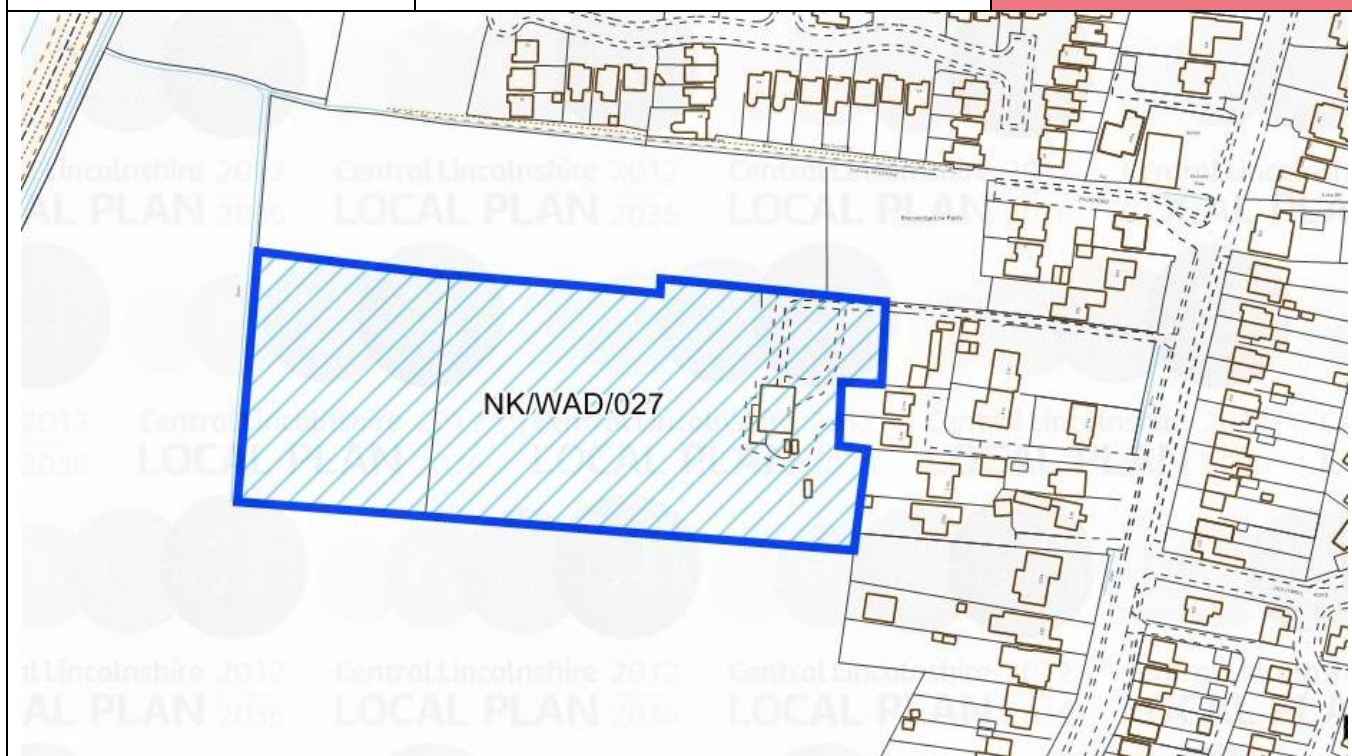
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			

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/WAD/027	Site Address: Land to the rear of 312 Brant Road, Waddington	Status: Rejected
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Size (ha): 1.92	Current use:
Indicative capacity: 65	Brownfield/Greenfield: Greenfield
Hierarchy: Lincoln Urban Area	
<p>Summary: The site is an area of land to the rear of existing dwellings on Brant Road. There are a number of trees covering the site, with fields to the south. To the west is a field and beyond that the River Witham. The site is within Flood Zone 2.</p> <p>Conclusion: The site is constrained due its location within the Green Wedge and partially within Flood Zone 2 and 3. Other sites are 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	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			
appears to be ind/ commercial use- potential contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

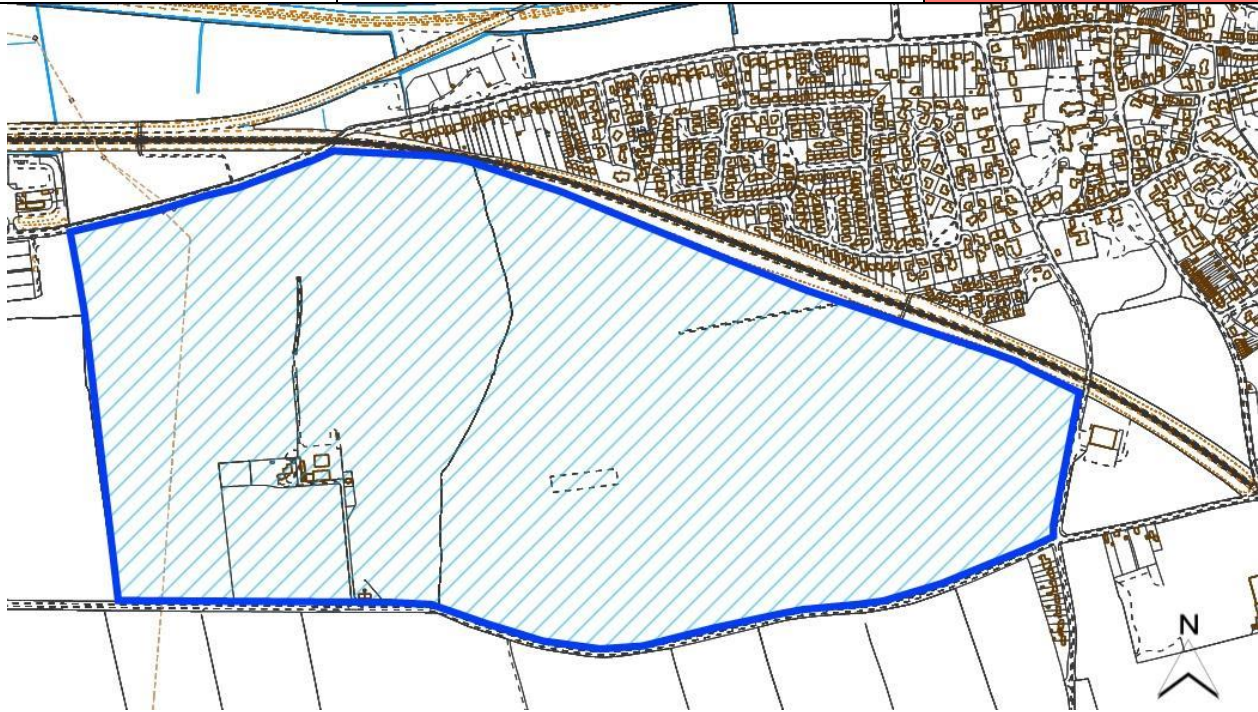
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
S19 investigation at 312 Brant Road. Site at risk of surface water flooding.	

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

Washingborough

Ref: NK/WASH/001	Site Address: Land at Sheepwash Grange, Washingborough	Status: Rejected
		
Size (ha): 103.57	Current use: Agricultural	
Indicative capacity: 1554	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary: The site is a large area of fields to the south of the village. The railway line forms the boundary to the north. The site contains a listed building and is within the green wedge.</p> <p>Conclusion: The site is a large area extending into the open countryside and detached from the settlement by the railway line and constrained by the green wedge and the listed building within the site. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	Within 500m	Agricultural Land	Yes Half G2, half none
SSSI	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 railway- noise			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

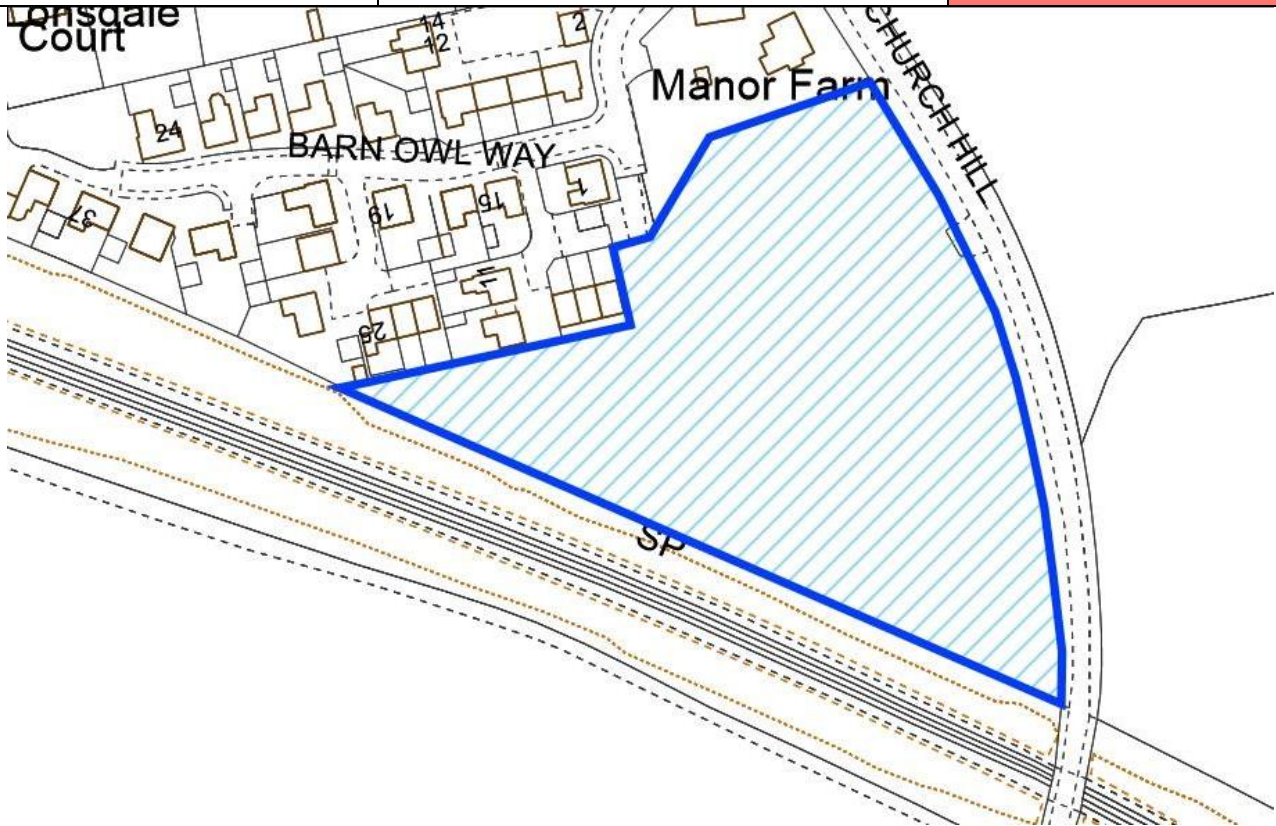
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works and S.106 Contributions would be required following assessment of the TA & TP.	

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

Ref: NK/WASH/002	Site Address: Land at Church Hill, Washingborough	Status: Rejected
		
Size (ha): 1.22	Current use: Agricultural	
Indicative capacity: 26	Brownfield/Greenfield: Greenfield	
Hierarchy: Large Villages		
<p>Summary:</p> <p>The site is located to the east of Barn Owl Way and has the highway to the eastern boundary and the railway to the south of the site. Manor Farm to the north is a listed building.</p> <p>Conclusion:</p> <p>The site is constrained by highway, the railway and 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 Some 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			
borders railway- noise			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

Built Environment, Heritage and Landscape

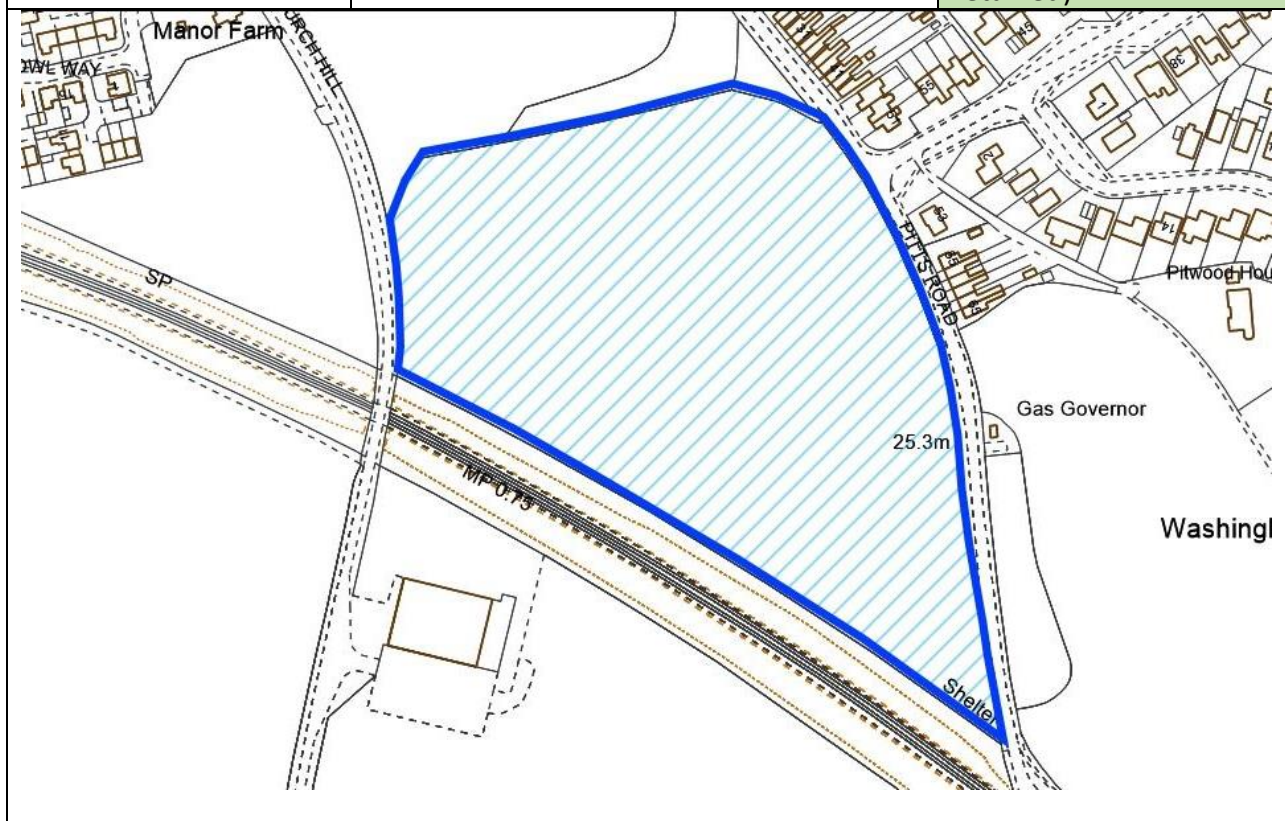
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway to be provided with pedestrian crossover points to the existing footway on the opposite side of Church Hill. Site at risk of surface water flooding.	

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

Ref: NK/WASH/003	Site Address: Land at Pitts Road, Washingborough	Status: Allocate (Existing allocation to be retained)
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Size (ha): 4.39	Current use: Arable farm land
Indicative capacity: 45 (remaining)	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Under construction
<p>Summary: The site is to the west of Pitts Road and has Church Hill to the west and the railway to the south.</p> <p>Conclusion: The site is an existing allocation currently under construction. Proposed to carry forwards.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes Some G2
SSSI	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 railway- noise			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

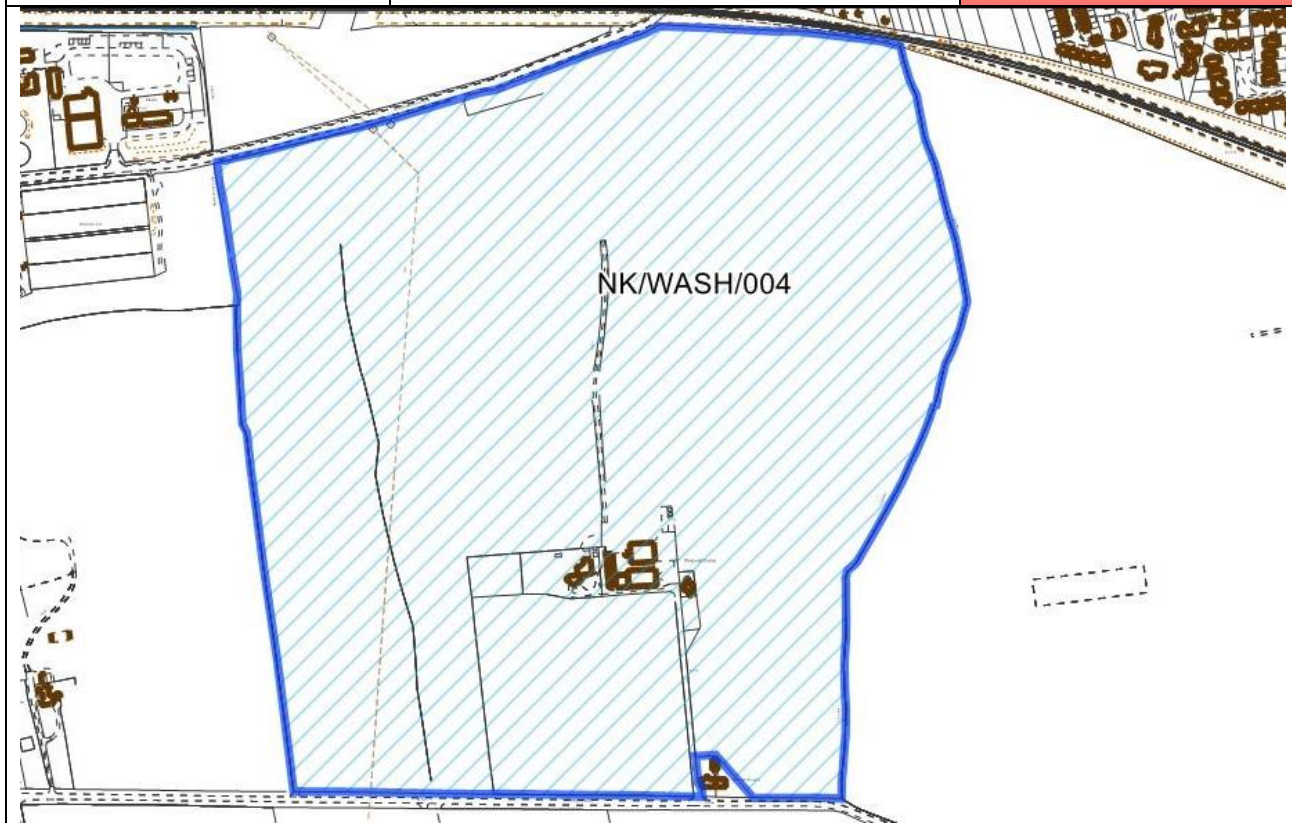
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway to be provided. S.106 contributions towards improvements to existing bus stops/shelters. Site at risk of surface water flooding.	

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

Ref: NK/WASH/004	Site Address: Land at Sheepwash Grange and Heighington Road, Washingborough	Status: Rejected
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Size (ha): 46.42	Current use: Arable farm land
Indicative capacity: 696	Brownfield/Greenfield: Brownfield
Hierarchy: Large Villages	

Summary:

The site is a large area of fields to the south of the village. The railway line and highway form the boundary to the north and the eastern bypass forms the boundary to the west. The site contains a listed building and is within the green wedge.

Conclusion:

The site is a large area extending into the open countryside and detached from the settlement by the railway line and constrained by the green wedge and the listed building within the site.
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 Half G2, half none
SSSI	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, STW, bypass. Noise, CL, odour			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	Yes		

Built Environment, Heritage and Landscape

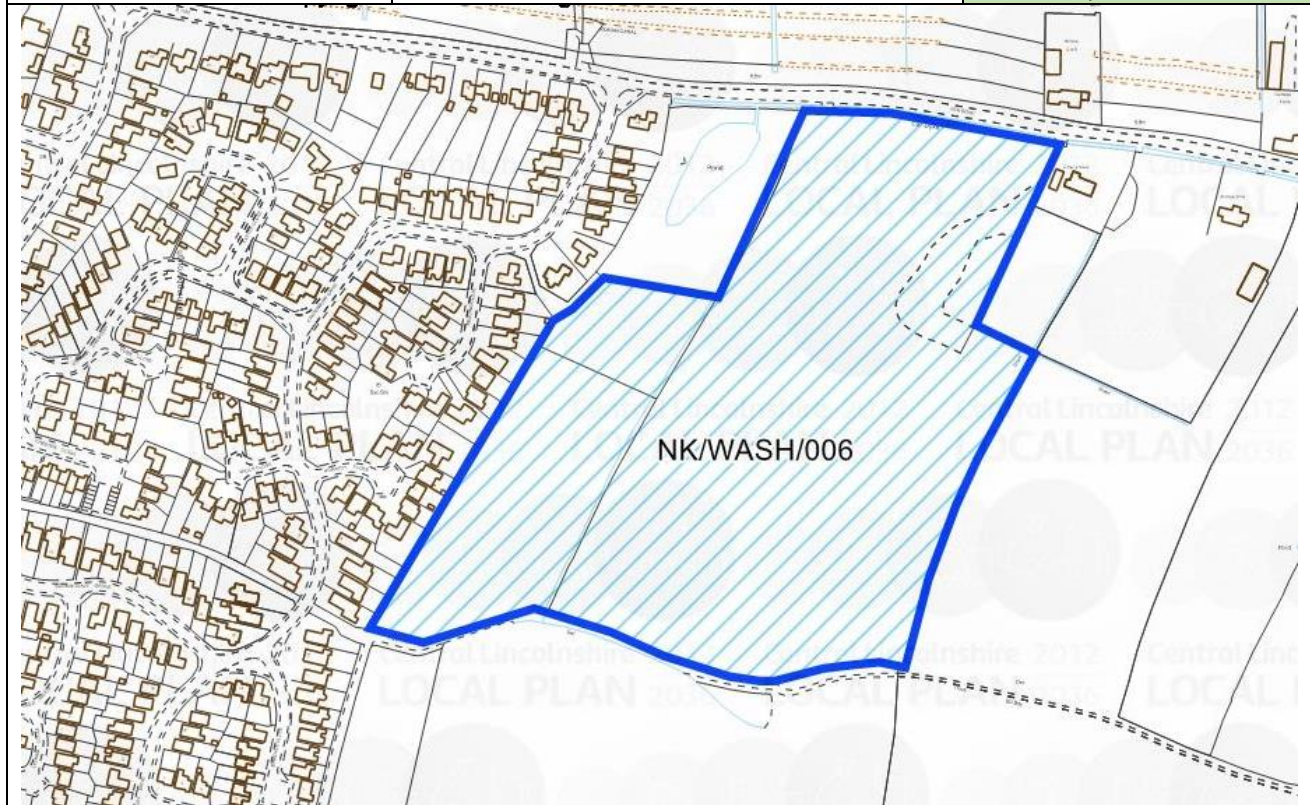
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	Yes		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Site detached from village and no footway link. Site bisected by LEB. Likely to increase queuing at Canwick Hill junction.	

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

Ref: NK/WASH/006	Site Address: Land south of Fen Road, Washingborough	Status: Allocate (Existing allocation to be retained)
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Size (ha): 8.28	Current use:
Indicative capacity: 185	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	Availability: Has planning permission
<p>Summary:</p> <p>The site is fields to the east of existing development and south of Fen Road. There are fields to the east of the site. There is a group tree preservation order to part of the southern edge of the site and a small area of flood zone 2 to the northern boundary of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation. Proposed to be retained.</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	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

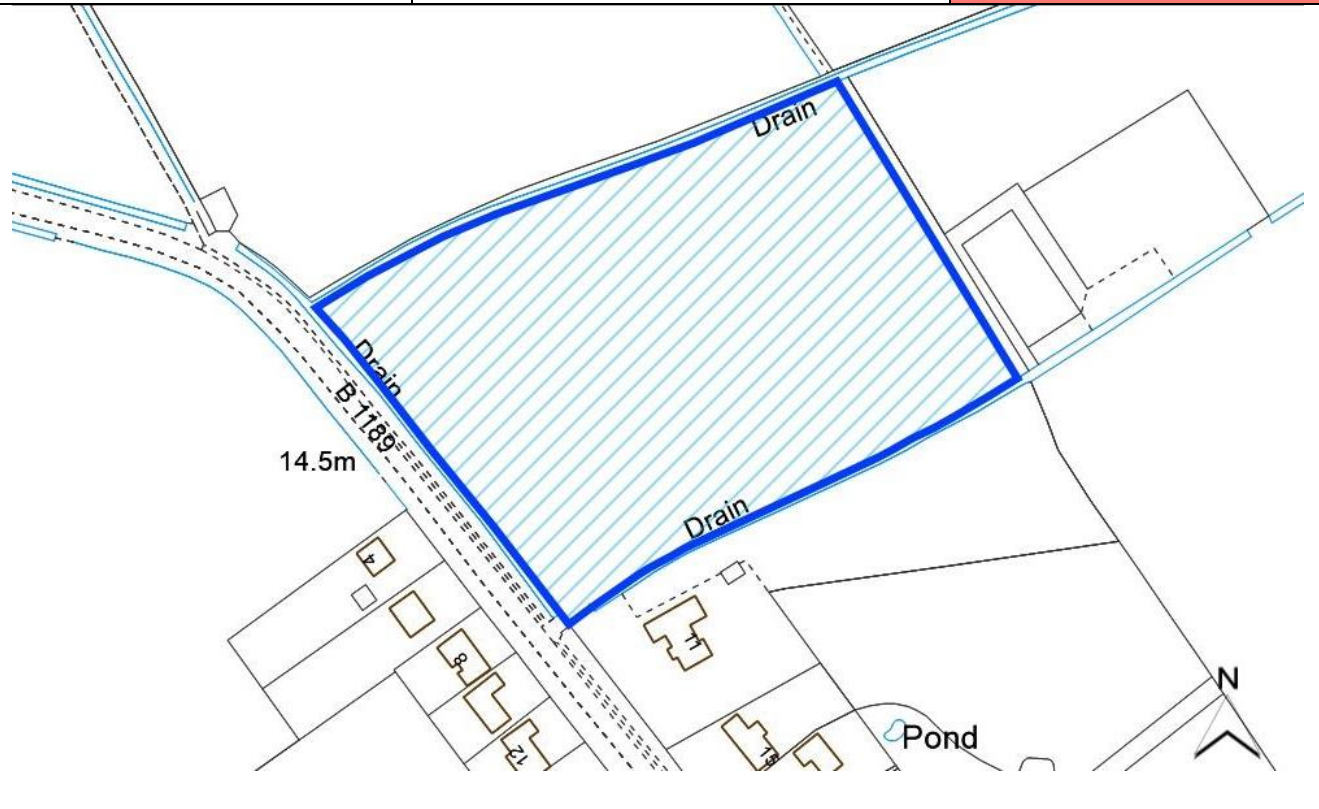
Scheduled Ancient Monumen	Within 250m	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
No further archaeological work required			

Highways, Transport and Infrastructure

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

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

Walcott

Ref: NK/WCTT/001	Site Address: Land on the north east side of High Street, Walcott, Lincoln	Status: Rejected
		
Size (ha): 2.14	Current use: Agricultural	
Indicative capacity: 32	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is a parcel of land to the north of existing dwellings. There is a watercourse to the northern boundary and fields to the north and east of the site.</p> <p>Conclusion:</p> <p>Walcott is a small village with limited services and connections. Proposed not to allocate in this location.</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

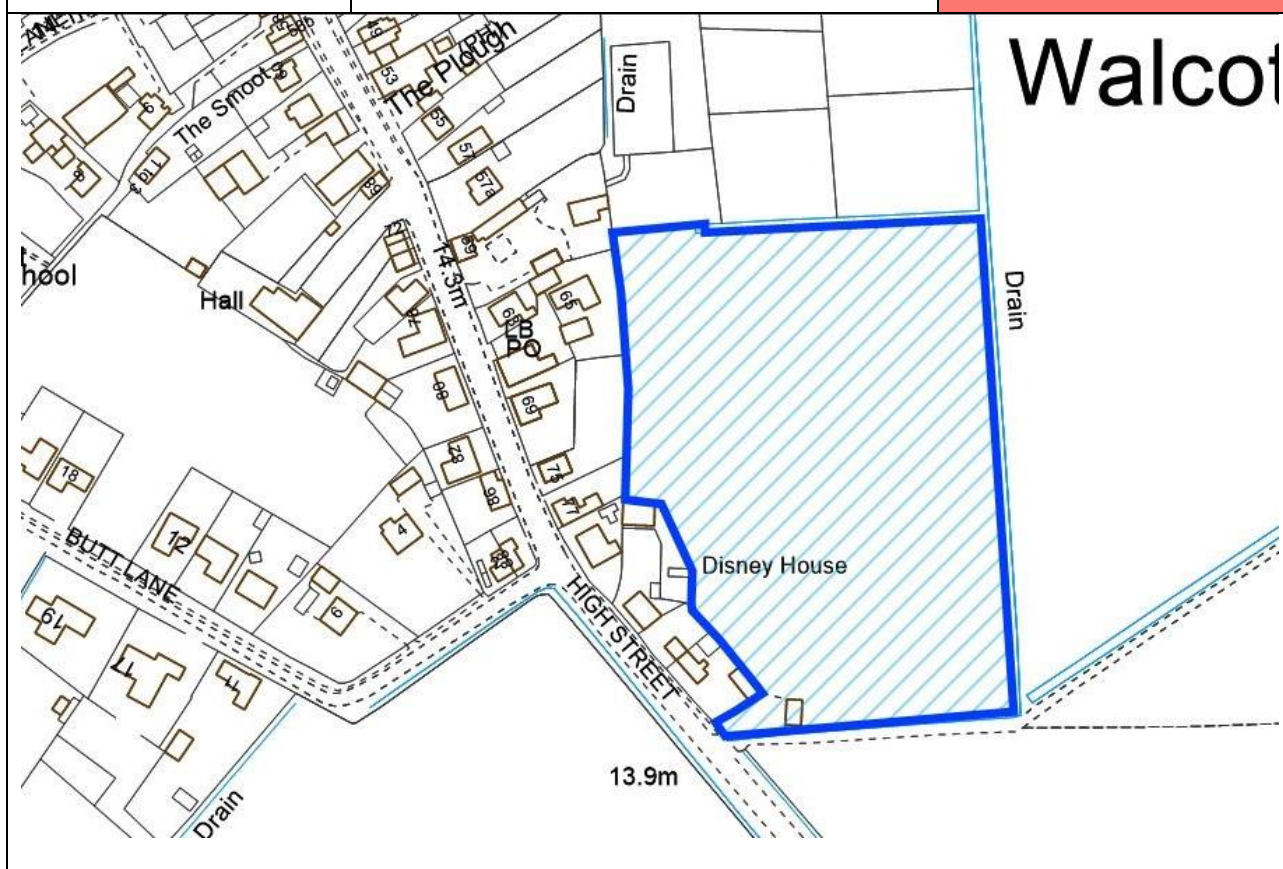
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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/WCTT/002	Site Address: Land off High Street, Walcott	Status: Rejected
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Size (ha): 2.21	Current use: Paddock
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is land located to the east of High Street, to the rear of existing dwellings. There is a watercourse to the eastern boundary.

Conclusion:

Walcott is a small village with limited services and connections. Proposed not to allocate in this location.

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	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

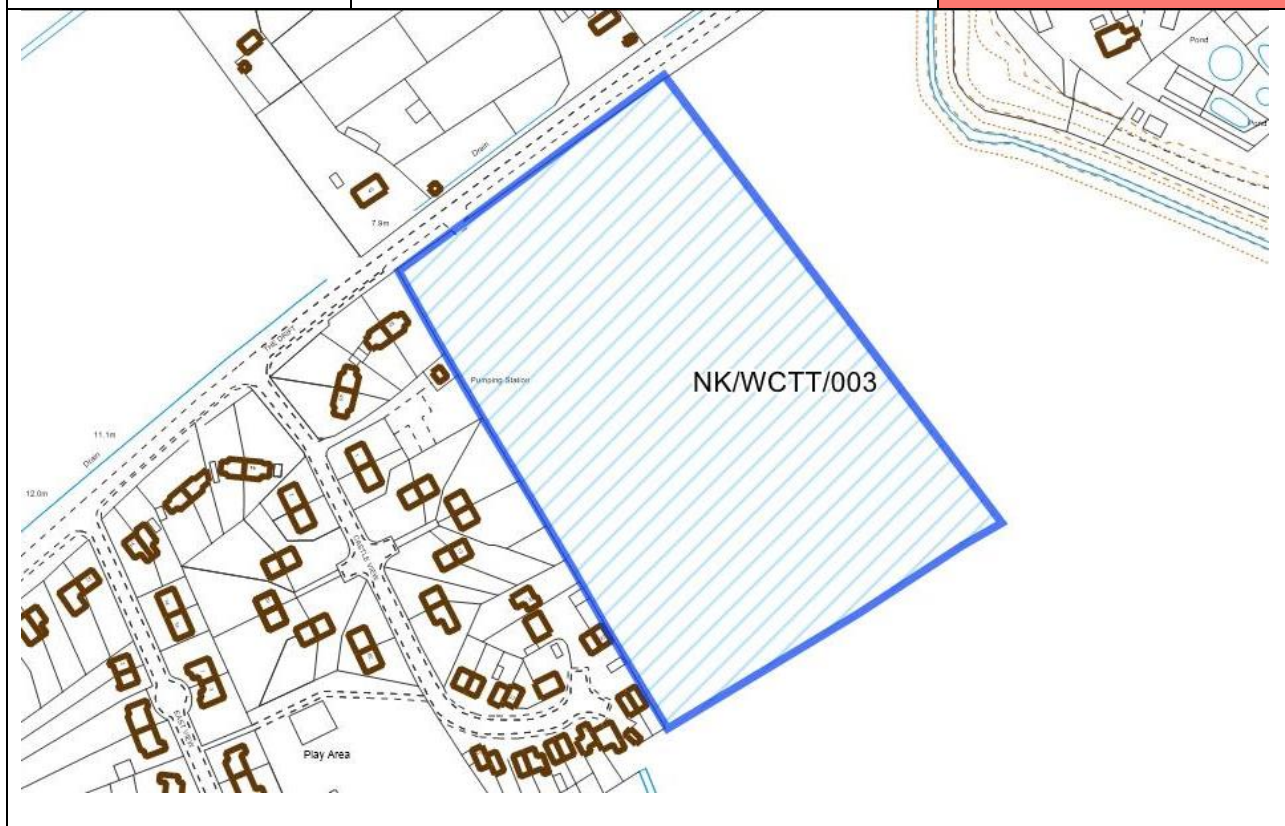
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

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/WCTT/003	Site Address: Land east of Castle View, Walcott	Status: Rejected
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Size (ha): 2.88	Current use: Agricultural
Indicative capacity: 43	Brownfield/Greenfield: Greenfield
Hierarchy: Small Villages	

Summary:

The site is located to the east of properties on Castle View. There are open fields to the south and north of the site.

Conclusion:

Walcott is a small village with limited services and connections. Proposed not to allocate in this location.

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		

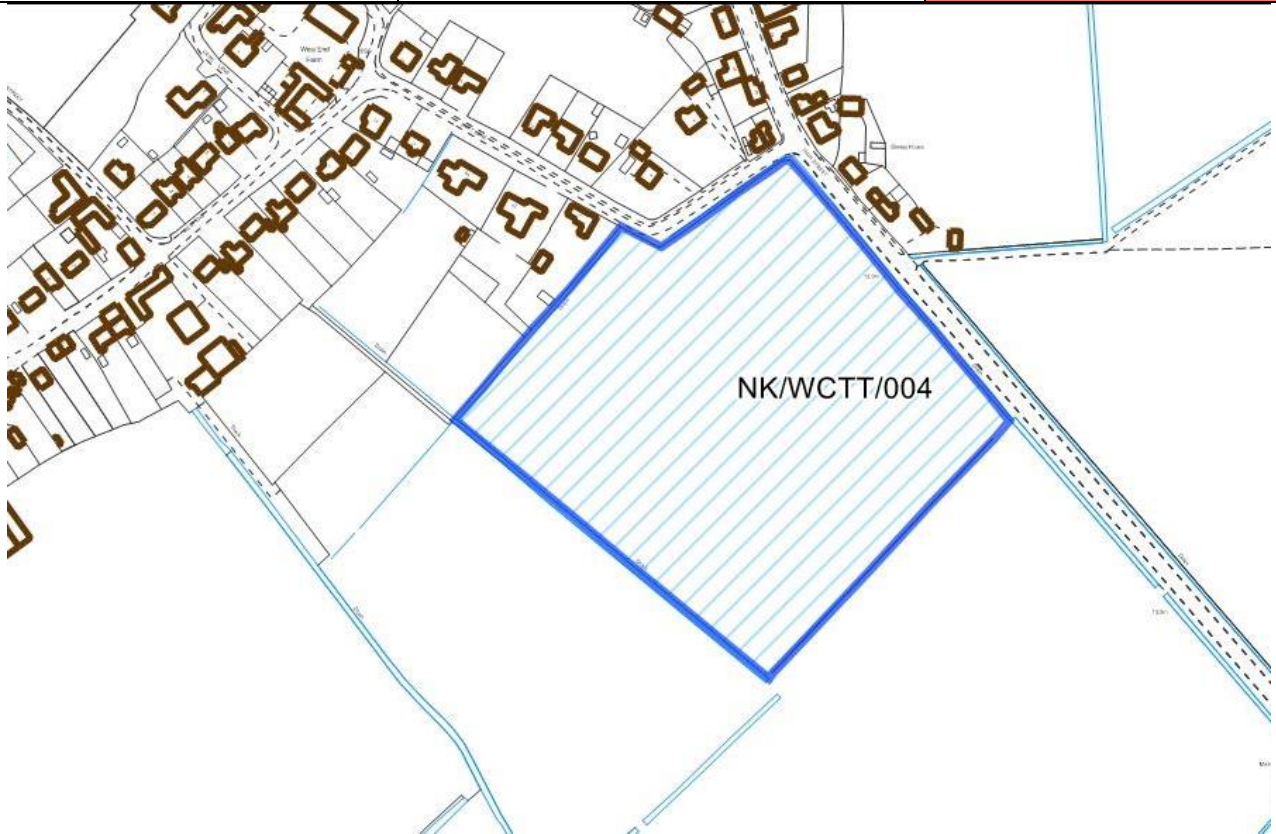
Built Environment, Heritage and Landscape

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	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Footway extension to connect with the existing along with a tactile crossing. Minor widening works required from junction with B1188. 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/WCTT/004	Site Address: Land west off Butt Lane, west of High Street, Walcott	Status: Rejected
		
Size (ha): 4.43	Current use: Agricultural	
Indicative capacity: 66	Brownfield/Greenfield: Greenfield	
Hierarchy: Small Villages		
<p>Summary:</p> <p>The site is agricultural land to the south of the village. There are dwellings to the north and west of the site.</p> <p>Conclusion:</p> <p>Walcott is a small village with limited services and connections. Proposed not to allocate in this location.</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			

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	-

Welbourn

Ref: NK/WELB/001	Site Address: Land at Beck Street, Welbourn	Status: Rejected
		
Size (ha): 0.41	Current use: Vacant Land	
Indicative capacity: 9	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is an area of land between dwellings on Beck Street. Cow Lane runs along the southern boundary of the site. The site is within the Green Wedge, Conservation Area and Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Constrained by green wedge, Conservation Area and Area of Great Landscape Value. 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

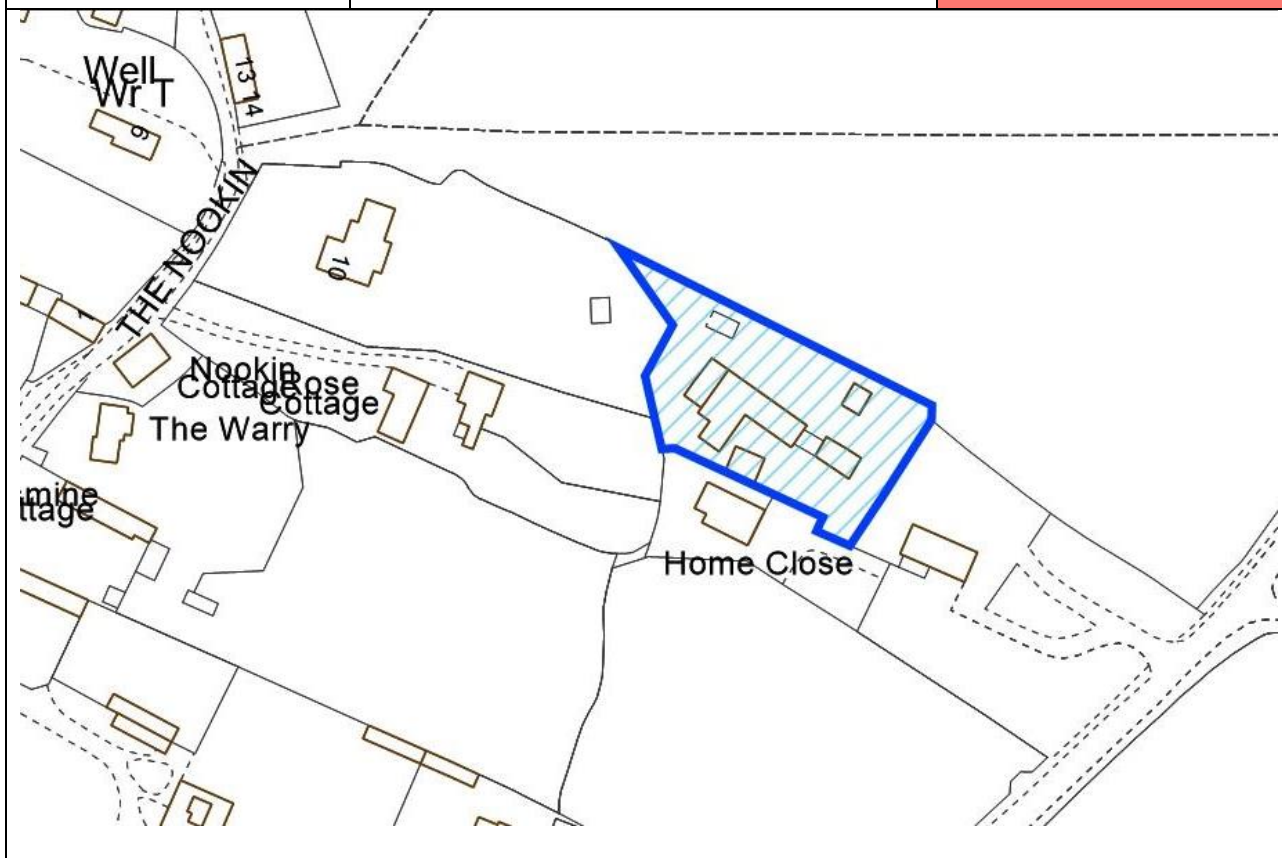
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Yes	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

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

Ref: NK/WELB/002	Site Address: Holme Close, Main Road, Welbourn	Status: Rejected
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Size (ha): 0.25	Current use: Residential/ Office/ Industrial
Indicative capacity: 5	Brownfield/Greenfield: Brownfield
Hierarchy: Medium Villages	

Summary:

The site is an area of land to the rear of Home Close. The site is within the Area of Great Landscape Value and is at risk of surface water flooding.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Constrained by surface water flood risk and the Area of Great Landscape Value. 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	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

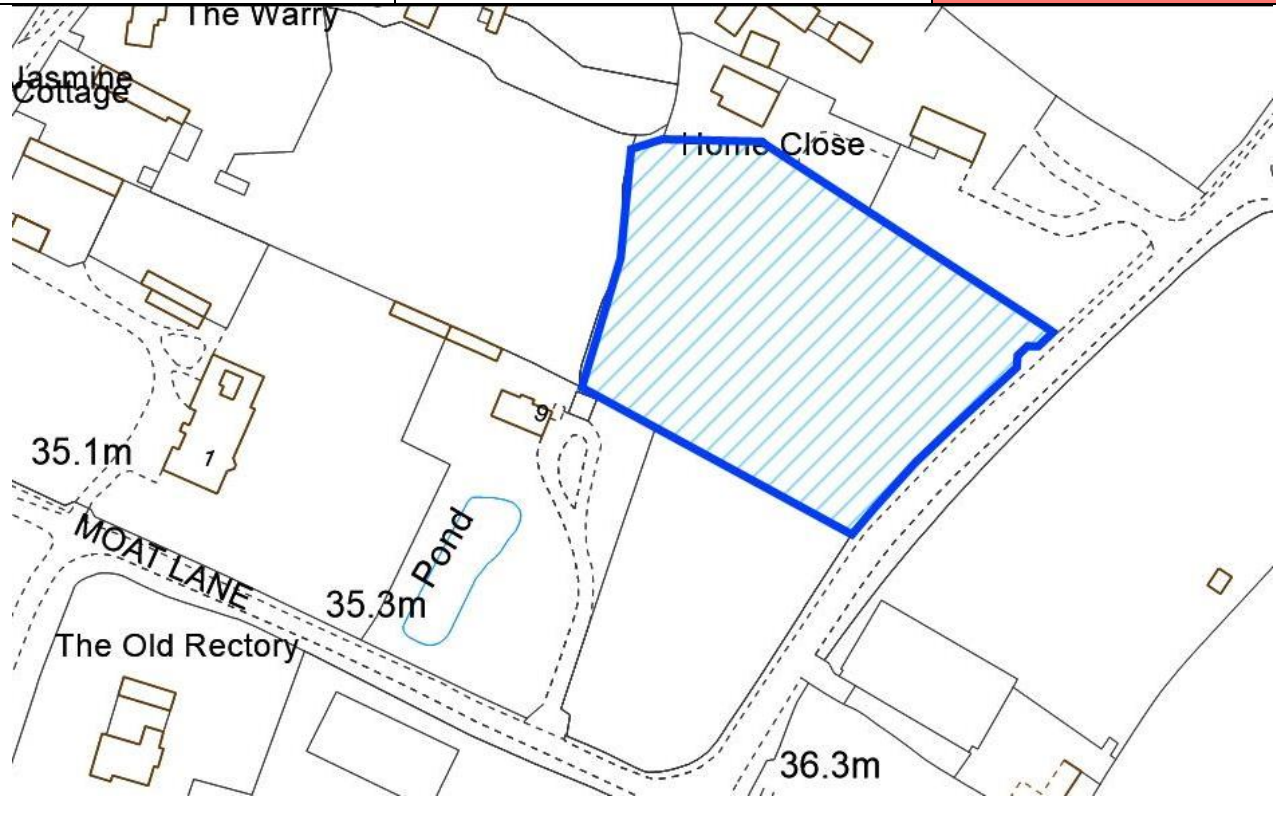
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	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/WELB/003	Site Address: Main Road, Welbourn, Lincoln, LN5 0QJ	Status: Rejected
		
Size (ha): 0.69	Current use: Paddock	
Indicative capacity: 12	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is an area of land to the south of Home Close. The site is within the Area of Great Landscape Value and is at risk of surface water flooding. There is a group tree preservation order to the south of the site.</p> <p>Conclusion:</p> <p>The site is constrained by surface water flood risk and the Area of Great Landscape Value. Proposed not to allocate.</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 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

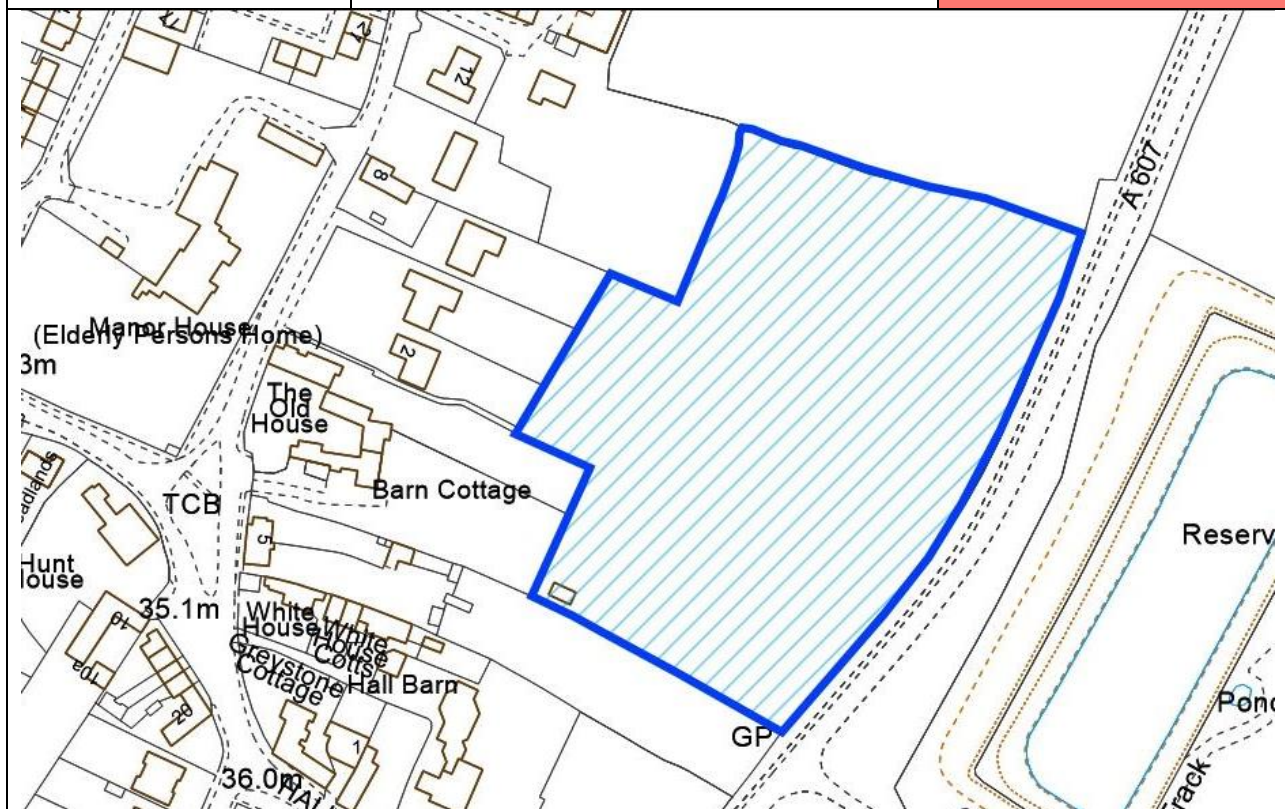
Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Will require access onto A607.	

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

Ref: NK/WELB/004	Site Address: Land adjacent to A607, Welbourn	Status: Rejected
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Size (ha): 1.92	Current use: Grazing
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	

Summary:

The site is located between dwellings to the west and the A607 to the east. There are a number of listed buildings to the west of the site. The site is located in the Area of Great Landscape Value.

Conclusion:

The site would result in the loss of important open space and is constrained by the proximity to a number of listed buildings and the Area of Great Landscape Value. 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			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area		No	
Waste Safeguarding Area		No	

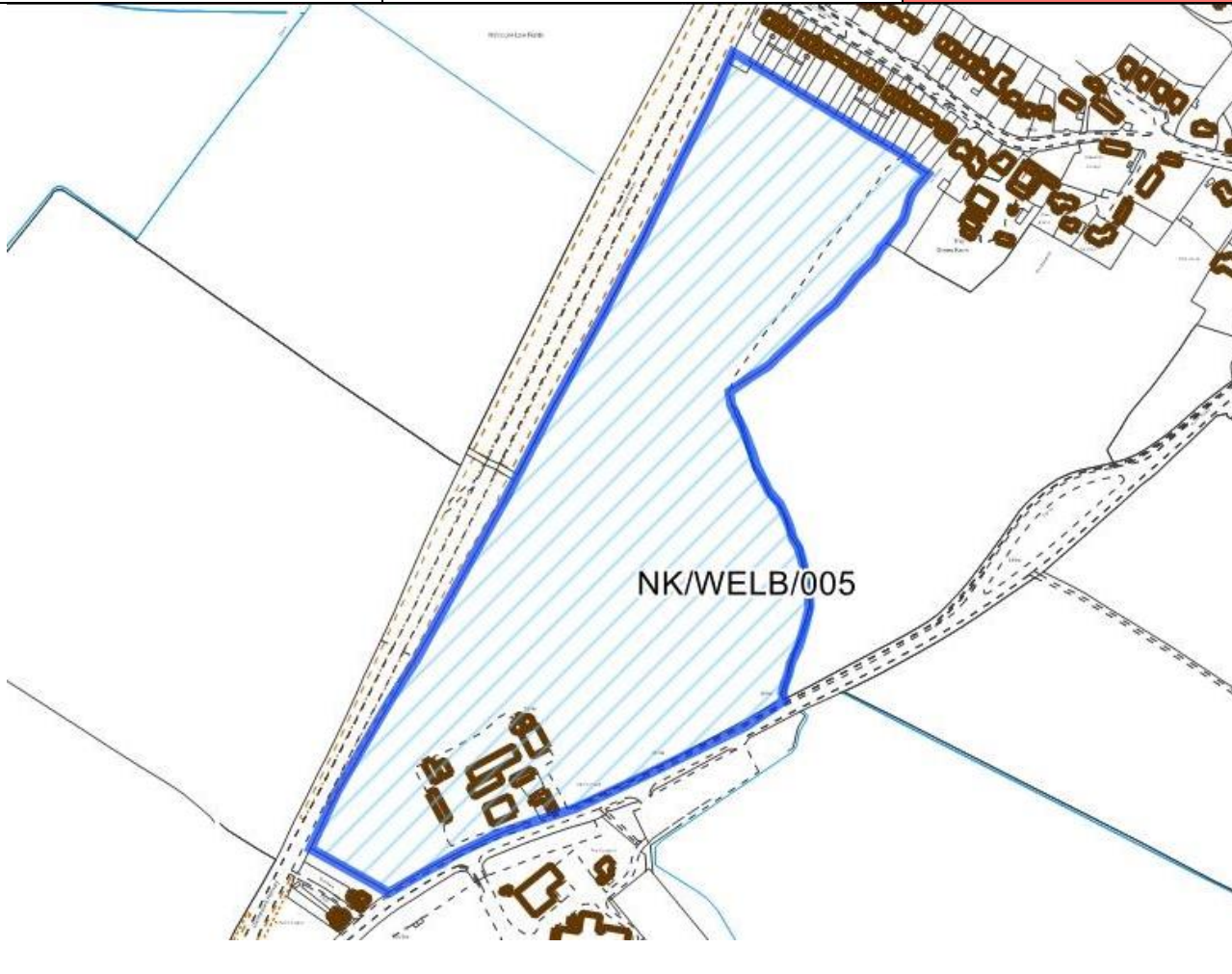
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	Within 200m	AGLV	Yes
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	
Will require access onto the un-restricted A607. Bend in the road would require removal of frontage hedge to provide safe junction visibility	

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

Ref: NK/WELB/005	Site Address: Land north of Cliff Road, Welbourn	Status: Rejected
		
Size (ha): 9.83	Current use: Grazing	
Indicative capacity: 147	Brownfield/Greenfield: Brownfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is a large area of land to the south of the village. It is located to the south of existing dwellings, with the A607 to the eastern boundary. The Sir William Roberston High School is to the south of the site. The site is within the Area of Great Landscape Value and has large areas at risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site is constrained by risk of surface water flooding and impacts on character of the village. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

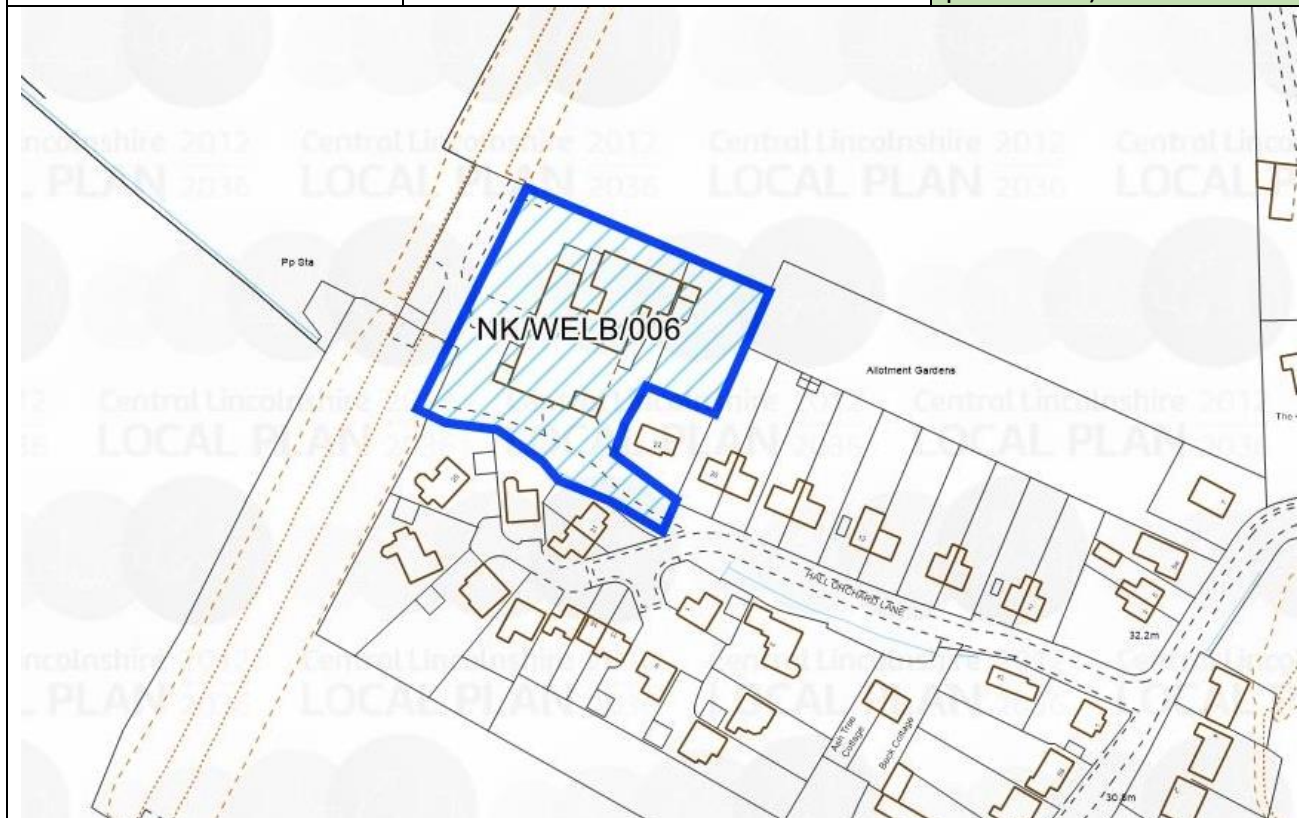
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Pedestrian links to villiage would need to be provided. At least two points of access would be required to create a loop through the site. Site at risk of surface water flooding.	

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

Ref: NK/WELB/006	Site Address: Land at Borfa-Wen Farm, Hall Orchard Lane, Welbourn	Status: Allocate (New site with planning permission)
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Size (ha): 0.50	Current use: Agricultural
Indicative capacity: 14	Brownfield/Greenfield: Brownfield
Hierarchy: Medium Villages	Availability: Has planning permission
<p>Summary:</p> <p>The site is a farmyard located to the west of dwellings on Hall Orchard Lane. There is some surface water flood risk, and the site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site has planning permission for 14no. dwellings, therefore it is proposed to allocate.</p>	

Constraints

Environmental

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

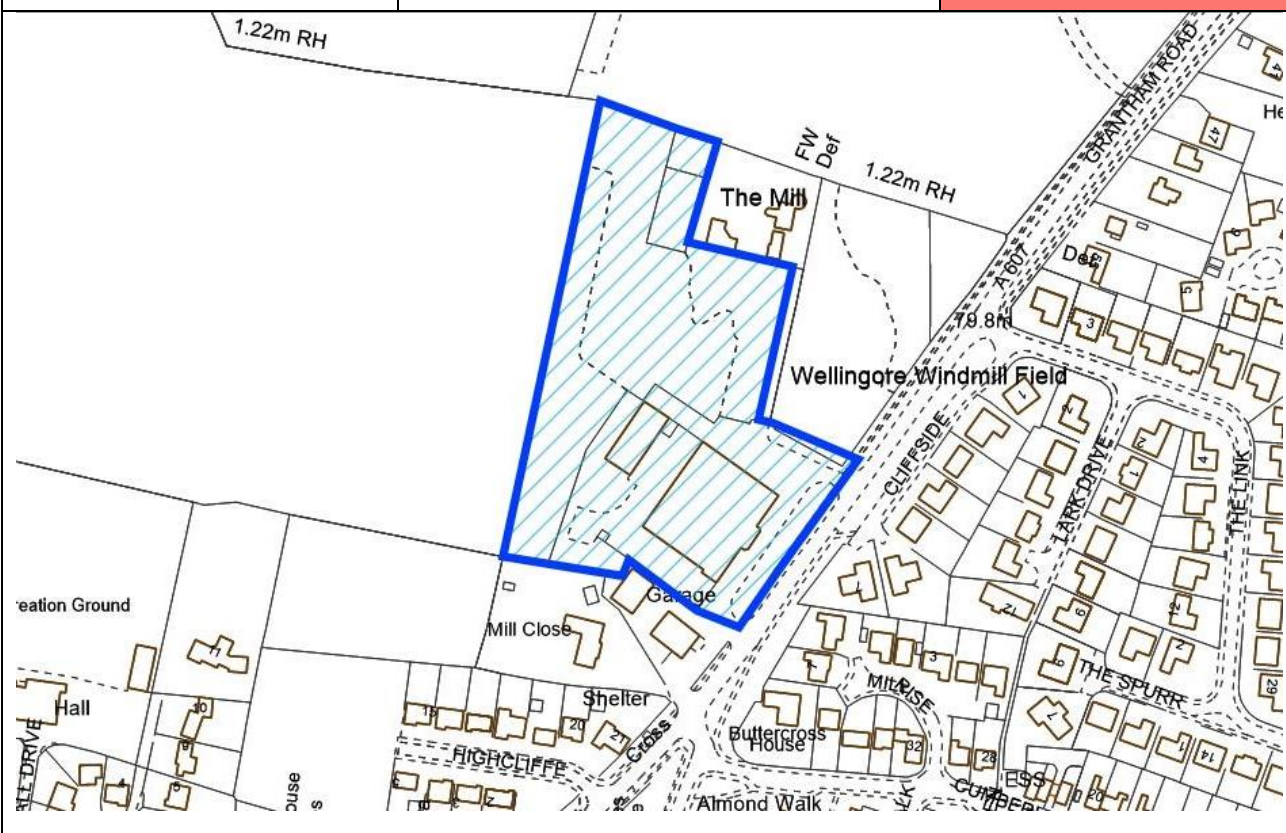
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

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	-

Wellingore

Ref: NK/WELL/001	Site Address: Land adjacent to The Mill, Wellingore	Status: Rejected
		
Size (ha): 1.96	Current use: Part Lawnmower Service Business and part grassland	
Indicative capacity: 33	Brownfield/Greenfield: Brownfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site comprises of a lawnmower service business and associated open space. The site is located to the south of The Mill. There are dwellings to the east and a garage and dwellings to the south of the site. The site is located within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is well connected to the village and would be brownfield site. However, other sites are preferable.</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 & 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, quarry/ fill- CL			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

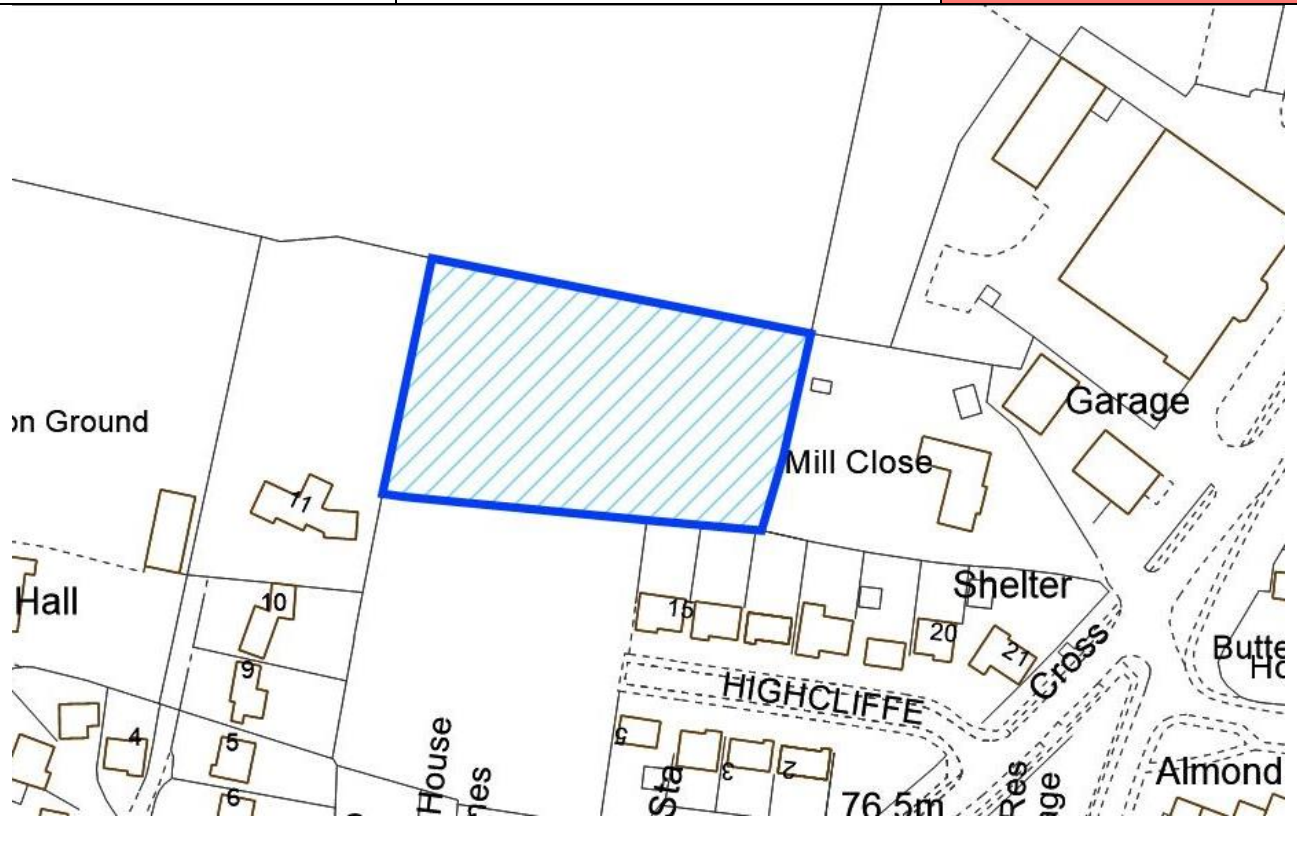
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	Within 200m	Historic Park and Garden	No
Listed Buildings	Yes	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	

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

Ref: NK/WELL/002	Site Address: Land off Highcliffe, Wellingore	Status: Rejected
		
Size (ha): 0.52	Current use: Paddock	
Indicative capacity: 9	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is paddock land to the north-west of Highcliffe. There are properties to the east and south of the site. The site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is detached from access point. Proposed not to allocate (see WELL/002A).</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			
quarry/ fill- 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 Monument	Within 200m	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	R
Additional Highways Comments	
Site has no existing frontage to a public highway.	

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

Ref: NK/WELL/002A	Site Address: Land at Highcliffe, Wellingore	Status: Allocate (New site with partial planning permission)
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Size (ha): 1.00	Current use:
Indicative capacity: 17	Brownfield/Greenfield: Greenfield
Hierarchy: Medium Villages	Availability: Has planning permission

Summary:

The site is paddock land to the west of Highcliffe. There are properties to the east and south of the site. The site is within the Area of Great Landscape Value. The site includes the land under WELL/002.

Conclusion:

The larger site retains shape and character of the settlement and is well connected to the surrounding built footprint. There is a historic planning permission that covers the southern part of the site and has been partially implemented via the properties to the east of the site. It is proposed to allocate the 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	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

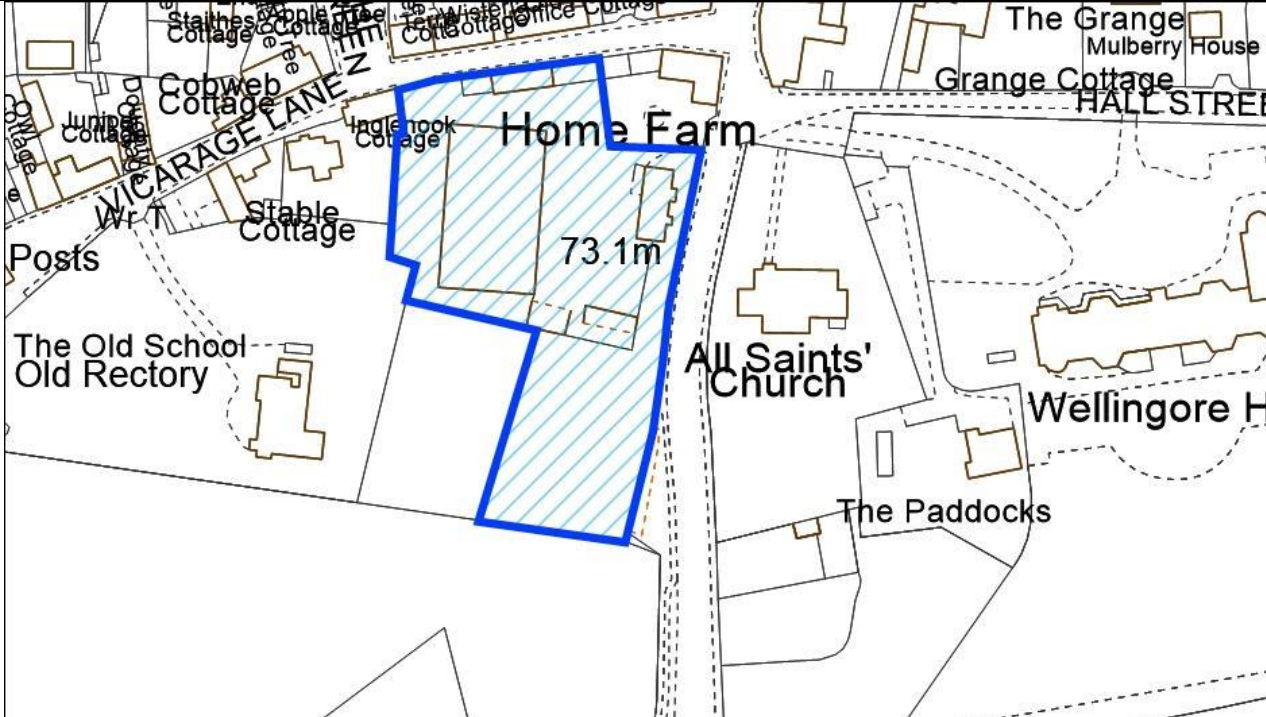
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	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	R
Additional Highways Comments	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
- Historic England: Welcome the site-specific bullet point in relation to setting of Grade II Listed buildings	- Included in policy wording

Ref: NK/WELL/003	Site Address: Land at Home Farm, Vicarage Lane, Wellingore	Status: Rejected
		
Size (ha): 0.60	Current use: Agricultural Farmyard	
Indicative capacity: 10	Brownfield/Greenfield: Brownfield	
Hierarchy: Medium Villages		
<p>Summary:</p> <p>The site is a farmyard to the south of Vicarage Lane. There are listed buildings to the north and east of the site. The site is located within the Conservation Area and the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is constrained by the limited capacity and proximity to listed buildings. Unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	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			
agri use- CL.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

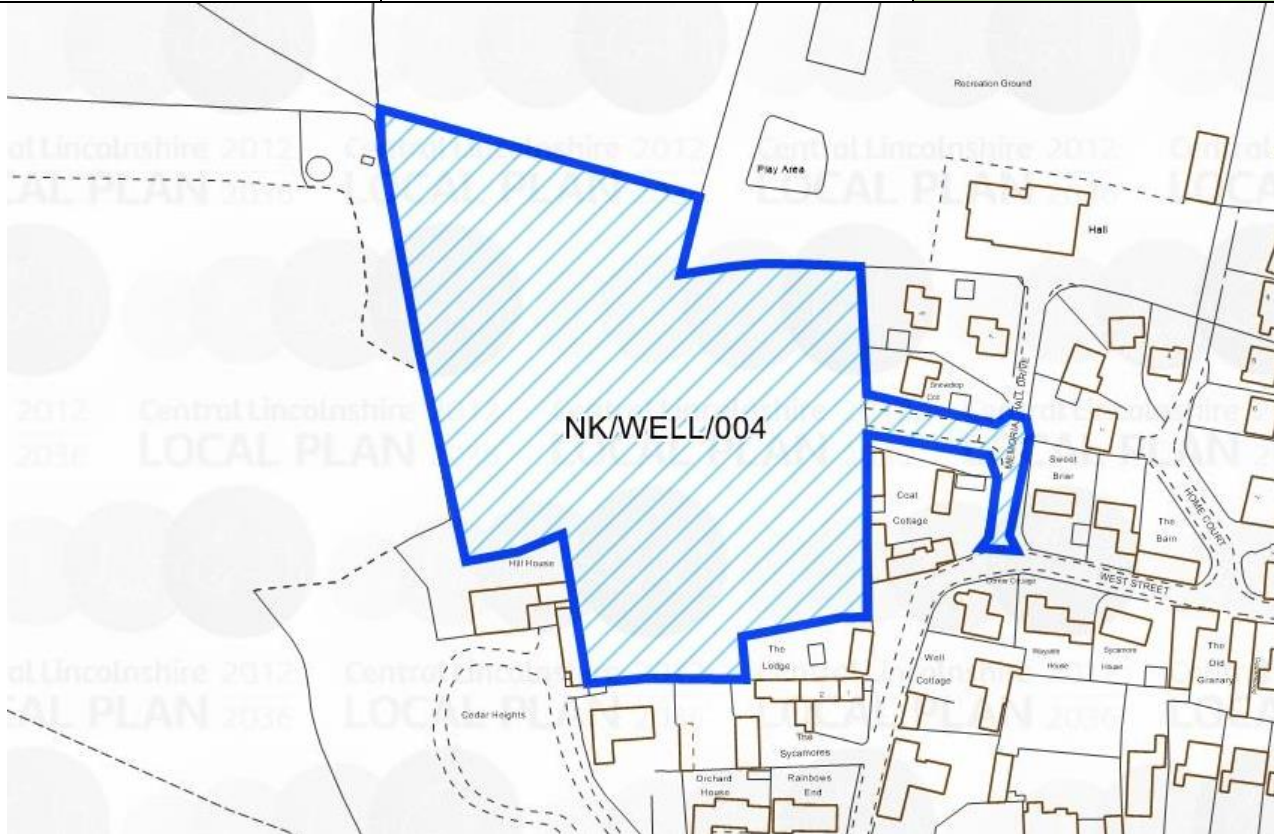
Built Environment, Heritage and Landscape

Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	Yes	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	
Vicarage Lane is narrow but a small residential development replacing a farm enterprise would not be expected to have a severe impact.	

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

Ref: NK/WELL/004	Site Address: Land at Walnut Tree Field, Off Memorial Hall Drive, Wellingore	Status: Allocate (New site with planning permission)
		
Size (ha): 1.57	Current use:	
Indicative capacity: 13	Brownfield/Greenfield: Greenfield	
Hierarchy: Medium Villages	Availability: Has planning permission	
<p>Summary:</p> <p>The site is located to the west of West Street. There is a playing field to the north of the site and dwellings to the east and south, including listed buildings. The site contains Tree Preservation Orders and is within the Conservation Area.</p> <p>Conclusion:</p> <p>Although the site has some constraints it has planning permission for 13no dwellings, therefore it is proposed 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			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

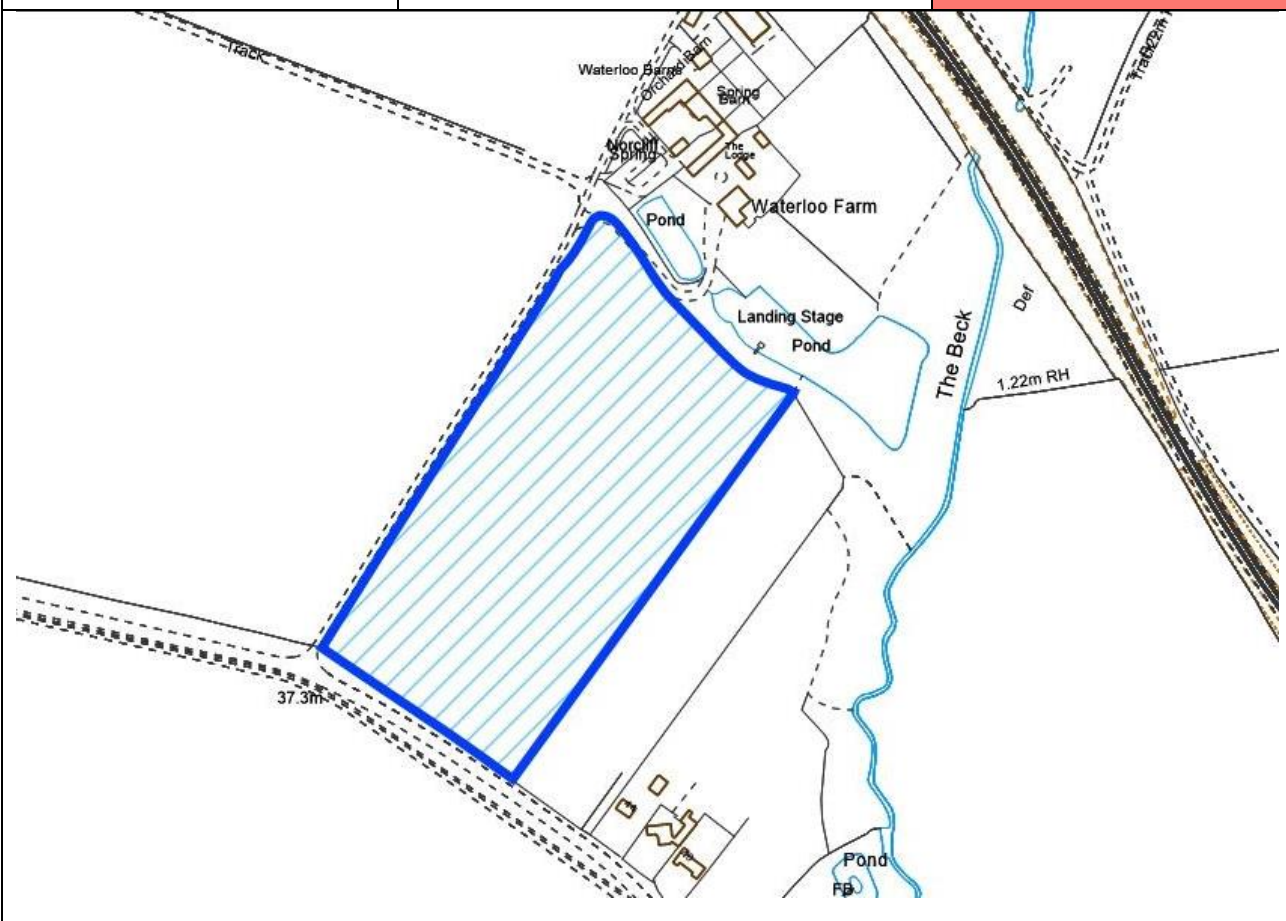
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Yes	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

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	-

Wilsford

Ref: NK/WILS/001	Site Address: Waterloo Farm, Wilsford	Status: Rejected
		
Size (ha): 3.80	Current use: Vacant/ Grazing land	
Indicative capacity: 86	Brownfield/Greenfield: Greenfield	
Hierarchy: Countryside		
<p>Summary:</p> <p>The site is land located to the south of Waterloo Farm. There are fields to the east and west of the site.</p> <p>Conclusion:</p> <p>The site is detached from the settlement and extends into open countryside. Proposed not to allocate.</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	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

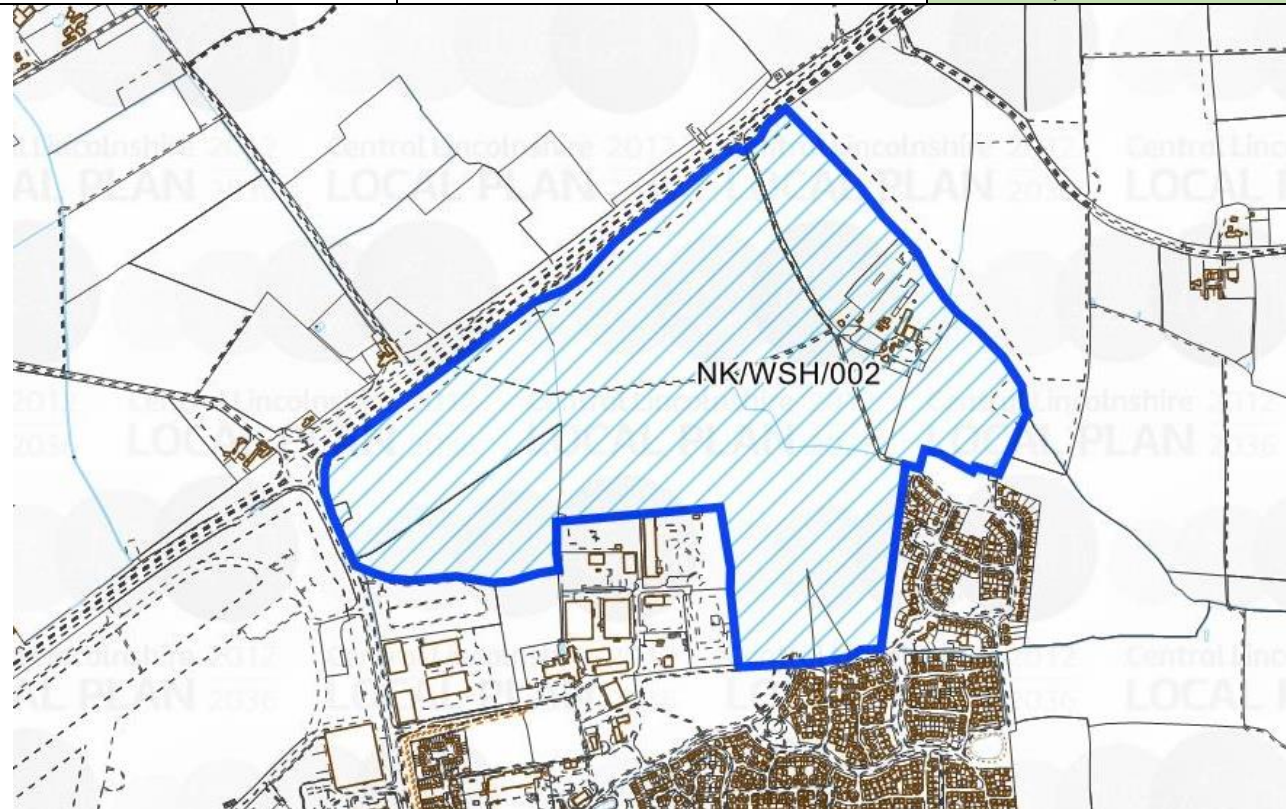
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

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	-

Witham St Hughs

Ref: NK/WSH/002	Site Address: Land to the north of Witham St Hughs (Phase 3)	Status: Allocate (Existing allocation to be retained)
		
Size (ha): 69.11	Current use:	
Indicative capacity: 1250	Brownfield/Greenfield: Mixed	
Hierarchy: Large Villages	Availability: Has planning permission	
<p>Summary:</p> <p>The site is a large area of land to the north of Witham St Hughs. There are dwellings to the south of the site and industrial units to the south-west. To the north is the A46. Parts of the site are at risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site is an existing allocation with Outline planning permission, proposed to be carried forward.</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 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/WSH/003	Site Address: Land off Moor Lane, Witham St Hughs.	Status: Rejected
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Size (ha): 12.89	Current use: Agricultural
Indicative capacity: 242	Brownfield/Greenfield: Greenfield
Hierarchy: Large Villages	

Summary:

The site is a relatively flat area of agricultural land located to the south of dwellings at Witham St Hughs. There are fields to the east of the site and Moor Lane to the southern boundary. The site is at risk of some surface water flooding.

Conclusion:

The site is a large extension to the south of the existing settlement. Witham St Hughs is currently undergoing a large amount of development to the north and the infrastructure within the village would be unlikely to be able to support a site of this size. Constrained by Highways capacity, surface water flooding and infrastructure. 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	
SSSI	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 military land- 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

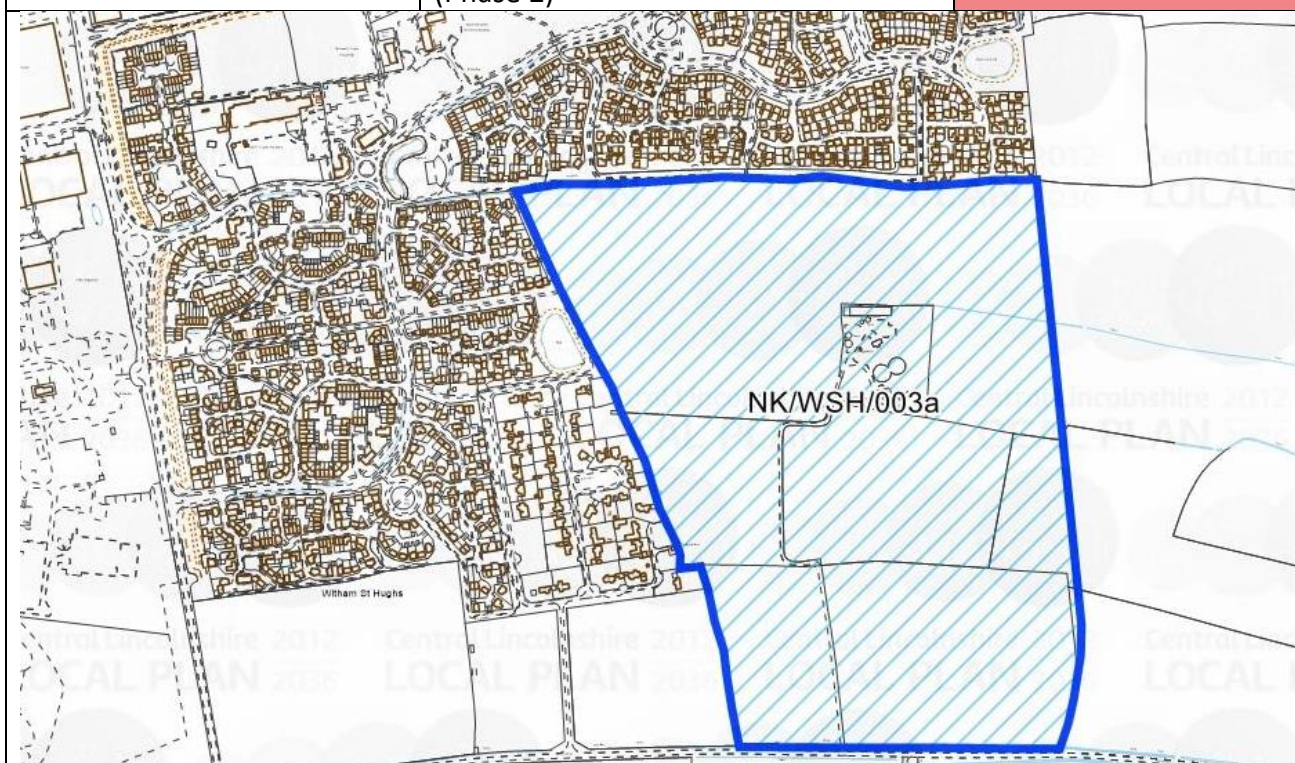
Scheduled Ancient Monumen	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Archaeological surveys / pre-commencement trial trenching likely to be required			

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
There are existing and known capacity issues for the last 1300 dwellings - Testing/modelling not undertaken for another 240/540/780 total dwellings. Pedestrian/cyclist provision required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Site put forwards during Reg 18 consultation 	-

Ref: NK/WSH/003A	Site Address: Land off Moor Lane, With St Hughs (Phase 2)	Status: Rejected
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Size (ha): 35.96	Current use: Agricultural/Sewage Works
Indicative capacity: 539	Brownfield/Greenfield: Mixed
Hierarchy: Large Villages	

Summary:

The site is a relatively flat area of agricultural land located to the south and east of dwellings at Witham St Hughs. There are fields to the east of the site and Moor Lane to the southern boundary. The site is at risk of some surface water flooding and partially within flood zone 2 and 3.

Conclusion:

The site is a large area to the south-east of the settlement and is constrained by Highways capacity, lack of infrastructure in the village, surface water and sewage treatment works within the site. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	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			
potential impact from sewage treatment works on site			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	No		
Waste Safeguarding Area	No		

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
There are existing and known capacity issues for the last 1300 dwellings - testing/modelling not undertaken for another 240/540/780 total dwellings. Pedestrian/cyclist provision required. Site at risk of surface water flooding.	

Summary of Regulation 18 Consultation	
Comments	Actions/Response
<ul style="list-style-type: none"> Site submitted during Reg 18 consultation 	-

